

BOARD OF COUNTY COMMISSIONERS

DATE: November 19, 2013

AGENDA ITEM NO. 20

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

County Administrator's Signature

Subject:

Adoption of a Resolution determining that parcels 08/30/16/70974/100/1401 and 08/30/16/70974/100/1502, which escheated to Pinellas County (County), are not needed for County purposes, and authorize the Economic Development Authority (EDA) to seek business opportunities for the sale and development of the property through a Request for Negotiations process.

Department:

Planning and Development Services
Real Estate Management

Staff Member Responsible:

Michael Meidel, Director
Paul Sacco, Director

Recommended Action:

I RECOMMEND THE BOARD DETERMINE THAT PARCEL NUMBERS 08/30/16/70974/100/1401 and 08/30/16/70974/100/1502, WHICH ESCHATED TO THE COUNTY, ARE NOT NEEDED FOR COUNTY PURPOSES, ADOPT THE ATTACHED RESOLUTION FURTHER AUTHORIZING THE PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, D/B/A, THE ECONOMIC DEVELOPMENT AUTHORITY, TO SEEK BUSINESS OPPORTUNITIES FOR THE SALE AND DEVELOPMENT OF THE PROPERTY THROUGH A REQUEST FOR NEGOTIATIONS PROCESS.

Summary Explanation/Background:

The escheated properties are located east of U.S. Highway 19 North, on 126th Avenue North in unincorporated Pinellas County and contain a total of approximately 15.182 acres. It is a former landfill that was privately owned and abandoned by its operator. Given the properties challenges, County Administration determined it was in the County's best interest to market and sell the property for private development. The zoning for Parcel 08/30/16/70974/100/1401 is M-1 (Light Manufacturing and Industry District) and the Land Use Codes are P (Preservation) and IL (Industrial Light) and consists of approximately 13.245 acres. The zoning for Parcel 08/30/16/70974/100/1502 is C-2 (General Retail Commercial and Limited Services District) with a Land Use Code of IL (Industrial Limited) and contains approximately 1.954 acres. If authorized as herein, the EDA will seek a proposal for redevelopment which will be solicited as part of the Request for Negotiations (RFN) process and evaluated based on economic development criteria, and sale price. After due diligence, any private interest meeting the RFN evaluation criteria will result in a future Board decision to convey the parcels to EDA, subject to an executed sales agreement with the interested party. The County's Department of Environmental and Infrastructure will research to determine if any easements need to be reserved in the event the property sells.

Fiscal Impact/Cost/Revenue Summary:

Proceeds from this sale will be deposited to the General Fund Account.

Returning the property to private ownership will improve the tax base and provide increased tax revenues.

The sale of this property will also eliminate any future cost for maintenance to the County.

Exhibits/Attachments Attached:

Contract Review

Resolution

Location Map

CONTRACT REVIEW TRANSMITTAL SLIP

BCC Submittal Subject: Resolution to Convey County Owned Land
to Pinellas County Industrial Authority and Grant
Authorization to Sell
Project: 126th Avenue North Landfill

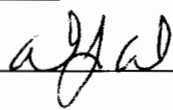
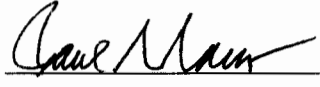
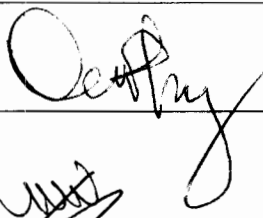
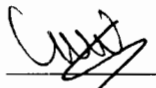
BCC Agenda Date: _____, 2013

ESTIMATED EXPENDITURE/REVENUE:

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- *To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.*
- *So that we can correctly identify which are your comments on this form, please indicate the page numbers that correspond to your suggested changes and/or comments.*

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-4136 so that it can be picked up and taken to the next Review Authority on the list.

<u>Review Authority</u>	<u>Review Date</u>	<u>Review Signature</u>	<u>Corres. Pg. #s to Document</u>	<u>Comments Included/Addressed Initial & Date</u>
Real Property Div. (David DelMonte)	10-9-13			
Real Estate Mgmt. (Paul Sacco)	10/21/13			
Environment & Infrastructure (Robert Hauser)	8.29.13	BH		REVIEW IN CATS
Risk Mgmt. (Virginia Holscher)	4.3.13	VH		"
Economic Development (Mike Meidel)	9.11.13	MM		"
Legal (Michael Zas)	10/31/13			
County Admin. (Mark Woodard)	10/31/13			
Larry Arrington	11.8.13	L. Arrington		APPROVED BY E-MAIL 11.8.13

Please return to Real Estate Management Department, Real Property Division.

All inquiries should be made to Elizabeth Lewis at telephone extension 4-4136 or 4-3672.

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY TO DETERMINE THAT PARCEL NUMBERS 08/30/16/70974/100/1401 AND 08/30/16/70974/100/1502, WHICH ESCHEATED TO THE COUNTY, ARE NOT NEEDED FOR COUNTY PURPOSES, ADOPT THE ATTACHED RESOLUTION FURTHER AUTHORIZING THE PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, D/B/A, THE ECONOMIC DEVELOPMENT AUTHORITY, TO SEEK BUSINESS OPPORTUNITIES FOR THE SALE AND DEVELOPMENT OF THE PROPERTY THROUGH A REQUEST FOR NEGOTIATIONS PROCESS.

WHEREAS, as provided in Section 125.045, Florida Statutes, the Legislature of the State of Florida has declared that it is necessary and in the public interest to facilitate the growth and creation of business enterprises in order to provide a stronger, more balanced and stable economy, enhance and preserve purchasing power and employment opportunities for residents, and improve the welfare and competitive position of the state; and

WHEREAS, converting current tax-exempt land into productive taxable land, preserving and creating jobs, creating capital investment, and reducing County expenditures for maintenance of County-owned property are appropriate economic development goals; and

WHEREAS, due to the prior owner's nonpayment of taxes to the County, the following properties, parcel numbers 08-30-16-70974-100-1502 and 08-30-16-70974-100-1401 (hereinafter "Property") escheated to the County; and

WHEREAS, the Pinellas County Industrial Development Authority, d/b/a Economic Development Authority (hereinafter "EDA"), is a public body corporate formed to promote industrial development which is deemed to be an essential public purpose and function, now

desires and has requested the conveyance of the Property pursuant to Section 125.38, Florida Statutes; and

WHEREAS, after due consideration, the County has determined that the Property is not needed for County purposes; and

WHEREAS, the County finds that ultimately conveying the Property to the EDA promotes industrial and economic development, serves a vital public purpose, and is in the public's best interest to maximize its development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY that:

1. The County declares the Property described in Exhibits A and B attached hereto and incorporated herein by reference, as surplus property not needed for County purposes.

2. The Board of County Commissioners hereby determines that it is in the best interest of the County to authorize the Economic Development Authority (hereinafter "EDA"), through a Request For Negotiations process, to seek the sale and development of the property in order to accomplish the economic development goals and in accordance with the terms and conditions set out herein.

3. The EDA shall seek business opportunities for the sale of the Property, and upon selection of a business enterprise to purchase and or be located on the Property as approved by the Board of County Commissioners, the County shall then complete the conveyance of the Property to the EDA.

4. This Resolution shall take effect upon its adoption.

Commissioner _____ offered the foregoing Resolution and moved
its adoption, which was seconded by Commissioner _____, and
upon roll call the vote was:

AYES:

NAYS:

Absent and Not Voting:

**APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY**

By M. Zup
Attorney

Return to: Real Estate Management
Real Property Division
509 East Avenue S.
Attn: Dave DelMonte, Manager

TAX ESCHEAT DEED
Section 197.502 (8) Statutes

STATE OF FLORIDA
COUNTY OF PINELLAS

Tax Escheat Deed No. 1451

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the following described land situated in Pinellas County, Florida, was placed on the list of lands available for taxes on July 29, 2009, pursuant to the provisions of Section 197.502 (8), Florida Statutes, and as three years have passed since that date and no person, County, nor other governmental unit has purchased the lands pursuant to the aforesaid law:

PINELLAS GROVES NE 1/4, THAT PT OF LOT 14 LYING W OF CANAL LESS RD AND S 360FT (S) OF LOT 15 LESS RD

PARCEL #: 08-30-16-70974-100-1401

TAX ESCHEAT DEED BASED ON APPLICATION CERTIFICATE NUMBER 06091 A SALE OF 1997
HELD BY PINELLAS COUNTY


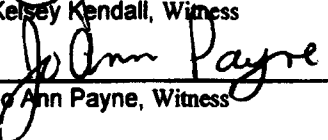
WHEREAS, Section 197.502 (8) provides that upon passage of three years as set out above, the land escheats to Pinellas County and further requires that the Clerk execute a tax deed to PINELLAS COUNTY through its BOARD OF COUNTY COMMISSIONERS.

NOW, THEREFORE, in compliance and in conformance with the aforesaid laws of Florida, the Clerk does hereby convey and deed to PINELLAS COUNTY through its BOARD OF COUNTY COMMISSIONERS, 315 Court Street, Clearwater, Florida, 33756, the escheated property described above.

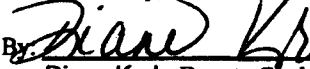
This instrument prepared by:
KEN BURKE
Clerk of Circuit Court and Comptroller
315 Court Street
Clearwater, FL 33756
By: Diane Krok
Deputy Clerk

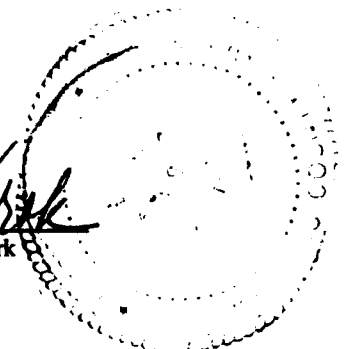
IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of the County of Pinellas, State of Florida, I, the undersigned as Clerk of the Circuit Court and Comptroller for the County and State aforesaid, have executed this deed and have hereunto set my official signature and seal, at Clearwater, in the County of Pinellas, State of Florida, on this 15th day of August, A.D., 2012.

Signed, sealed and delivered in the presence of:


Kelsey Kendall, Witness

Jo Ann Payne, Witness

KEN BURKE
Clerk of the Circuit Court
Pinellas County, Florida

By 
Diane Krok, Deputy Clerk



STATE OF FLORIDA
COUNTY OF PINELLAS

On this 15th day of August, A.D., 2012, before me personally appeared (personally known to me and did not take an oath) as a Deputy Clerk for KEN BURKE, Clerk of the Circuit Court and Comptroller in and for the State and County aforesaid, to me known to be the deputy clerk described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his/her own free act and deed for the use and purposes therein mentioned, and in the capacity therein indicated.

Witness my hand and official seal date aforesaid.



CONSTANCE L. SEADO
MY COMMISSION # EE 015108
EXPIRES: August 21, 2014
Bonded Thru Budget Notary Services


Notary

Return to: Real Estate Management
Real Property Division
509 East Avenue S.
Attn: Dave DelMonte, Manager

TAX ESCHEAT DEED
Section 197.502 (8) Statutes

STATE OF FLORIDA
COUNTY OF PINELLAS

Tax Escheat Deed No. 1450

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the following described land situated in Pinellas County, Florida, was placed on the list of lands available for taxes on July 29, 2009, pursuant to the provisions of Section 197.502 (8), Florida Statutes, and as three years have passed since that date and no person, County, nor other governmental unit has purchased the lands pursuant to the aforesaid law:

PINELLAS GROVES NE 1/4, S 135FT OF N 300FT (S) OF LOT 15 LESS RD

PARCEL #: 08-30-16-70974-100-1502

**TAX ESCHEAT DEED BASED ON APPLICATION CERTIFICATE NUMBER 04920 A SALE OF 1996
HELD BY PINELLAS COUNTY**

WHEREAS, Section 197.502 (8) provides that upon passage of three years as set out above, the land escheats to Pinellas County and further requires that the Clerk execute a tax deed to **PINELLAS COUNTY** through its **BOARD OF COUNTY COMMISSIONERS**.

NOW, THEREFORE, in compliance and in conformance with the aforesaid laws of Florida, the Clerk does hereby convey and deed to **PINELLAS COUNTY** through its **BOARD OF COUNTY COMMISSIONERS**, 315 Court Street, Clearwater, Florida, 33756, the escheated property described above.

This instrument prepared by:
KEN BURKE
Clerk of Circuit Court and Comptroller
315 Court Street
Clearwater, FL 33756
By: Diane Krok
Deputy Clerk

IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of the County of Pinellas, State of Florida, I, the undersigned as Clerk of the Circuit Court and Comptroller for the County and State aforesaid, have executed this deed and have hereunto set my official signature and seal, at Clearwater, in the County of Pinellas, State of Florida, on this 15th day of August, A.D., 2012.

Signed, sealed and delivered in the presence of:


Kelsey Kendall, Witness


Jo Ann Payne, Witness

KEN BURKE
Clerk of the Circuit Court and Comptroller
Pinellas County, Florida

By: 
Diane Krok, Deputy Clerk

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 15th day of August, A.D., 2012, before me personally appeared (personally known to me and did not take an oath) as a Deputy Clerk for KEN BURKE, Clerk of the Circuit Court and Comptroller in and for the State and County aforesaid, to me known to be the deputy clerk described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his/her own free act and deed for the use and purposes therein mentioned, and in the capacity therein indicated.

Witness my hand and official seal date aforesaid.



CONSTANCE L. SEADO
MY COMMISSION #EE 015100
EXPIRES: August 21, 2014
Bonded Third Budget Notary Services


Notary

LOCATION MAP: 126th Avenue N Landfill

