

submitted and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

### **Public Hearings - Not before 6:00 PM**

## **8. Administrative Public Hearings**

- 8.1** Declare surplus certain real property formerly used as city right-of-way located in Section 17, Township 29 South, Range 16 East for the purpose of sale to an abutting property to support meaningful development through proposed Invitation to Bid 01-23, more specifically, declaring a 10-foot strip of land, deeded to the City of Clearwater, located on Rogers Street, Clearwater, as recorded in Official Records Book 6302, Page 1729, together with a 20-foot strip of vacated right-of-way which title became vested in the City of Clearwater as a result of Ordinance 9507-21, recorded in Official Records Book 21781, Page 2617, of the Public Records of Pinellas County, Florida, and authorize the appropriate officials to execute same. (APH)

On August 5, 1985, the City of Clearwater acquired the fee simple ownership of a 10-foot strip of land for Rogers Street right-of-way abutting existing Rogers Street 40-foot right-of-way. The existing 40-foot right-of-way was vacated by Ordinance 9507-21 on October 21, 2021. The City expressly reserved fee ownership of the north 20 feet of vacated right-of-way included in the total 30-foot strip to be declared surplus.

The appraised value of the combined 30-foot strip, an uneconomic remainder, has been determined by James Millspaugh & Associates, Inc., to be Ten Thousand Dollars (\$10,000.00). Per City Charter 2.01, real property declared surplus shall be sold to the party submitting the highest competitive bid above the appraised value whose bid meets the terms set by the Council and whose proposed use of the property is in accordance with the Council's stated purpose for declaring the property surplus.

The appraised value is the dollar amount that city management recommends council set the minimum required bid for a successful bidder to exceed in the Invitation to Bid.

In the vacation ordinance, the City expressly reserved a utility easement for the installation and maintenance of any and all public utilities under, over, across and through the entire 30-foot strip described in Exhibit A.

City management supports declaring the property surplus for the purpose of sale through Invitation to Bid.

**Councilmember Bunker moved to declare surplus certain real property formerly used as city right-of-way located in Section 17, Township 29 South, Range 16 East for the purpose of sale to an abutting property to support meaningful development through**

proposed invitation to Bid 01-23, more specifically, declaring a 10-foot strip of land, deeded to the City of Clearwater, located on Rogers Street, Clearwater, as recorded in Official Records Book 6302, Page 1729, together with a 20-foot strip of vacated right-of-way which title became vested in the City of Clearwater as a result of Ordinance 9507-21, recorded in Official Records Book 21781, Page 2617, of the Public Records of Pinellas County, Florida, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 8.2 Declare as surplus, certain real property identified as a portion of parcel number 22-29-15-29247-000-0020 at 1498 South Martin Luther King Jr. Avenue, which is legally described as a portion of Lot 2, Foundation Oaks, according to the Plat thereof as recorded in Plat Book 118, Page 85, Public Records of Pinellas County, Florida and the south 100 feet of the east 100 feet of the tract of land described in Exhibit A of the lease for the purpose of amendment to the Business Lease Contract for Community Dental Clinic, providing for two successive two-year extensions and authorize the appropriate officials to execute same. (APH)

The city-owned property is described as that certain portion of the building located at 1498 South Martin Luther King Jr. Avenue, containing 3354 SF, more or less, of interior floor area measured to the unfinished surfaces of its perimeter walls. It is currently being leased by Community Dental Clinic and being used as a community dental clinic.

The City entered a Business Lease Contract with Community Dental Clinic for a period of five years on February 26, 2013. The lease allowed for one option to request an extension of the term of the lease for one successive five-year period which was exercised and terminates on February 26, 2023. Community Dental Clinic has requested a lease amendment to allow two successive extensions for a period of two years each, amending the term to potentially end February 26, 2027.

The lease amendment is contingent upon the declaration of the city property as surplus.

Councilmember Teixeira moved to declare as surplus, certain real property identified as a portion of parcel number 22-29-15-29247-000-0020 at 1498 South Martin Luther King Jr. Avenue, which is legally described as a portion of Lot 2, Foundation Oaks, according to the Plat thereof as recorded in Plat Book 118, Page 85, Public Records of Pinellas County, Florida and the south 100 feet of the east 100 feet of the tract of land described in Exhibit A of the lease for the purpose of amendment to the Business Lease Contract for Community Dental Clinic, providing for two successive two-year extensions and authorize the appropriate officials to