



## Legislation Text

**File #:** ID#21-9088, **Version:** 1

### **SUBJECT/RECOMMENDATION:**

Declare three parcels of certain real property in Section 15, Township 29 South, Range 15 East, located at 704 Court St., 710 Court St. and 701 Franklin St., in Clearwater, Florida, as surplus for the purpose of conveying the three parcels to the Pinellas Suncoast Transit Authority (PSTA) in exchange for a parcel owned by the PSTA located at the northwest corner of South Garden Avenue and Pierce Street, Clearwater, Florida, in order to effectuate PSTA's construction of a new Multimodal Transit Facility. (APH)

### **SUMMARY:**

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The City is the owner of two of the three parcels to be conveyed to the PSTA, more particularly described as:

Parcel 1: 704 Court St.-Tax Assessor Parcel Number: 15/29/15/54450/011/0020.

A part of Lots 2, 3, 8 and 9, Block 11, MAGNOLIA PARK, as recorded in Plat Book 3, Page 43, of the Public Records of Pinellas County, Florida, described as follows:

From the Southwest corner of said Block 11, run thence East, 73.45 feet for the Point of Beginning; thence run N 0 deg. 15'12" E, 314.34 feet to the South right-of-way line of Franklin Street also being the North line of said Block 11; thence S89 deg 58'00" E, along said North line of Block 11, 58.82 feet; thence S 0 deg 52'44" E, 314.34 feet to the North right-of-way line of Court Street also being the South line of said Block 11; thence West, along said South line of Block 11, 65.03 feet to the Point of Beginning.

Parcel 2: 710 Court St.-Tax Assessor Parcel Number: 15-29-15-54450-011-0030

#### Parcel 1

Lot 3, less the West four feet (4'); and all of Lots 4, 5, 6, and 7; and Lot 8, less the West four feet (4'), of Block 8, MAGNOLIA PARK, according to the plat thereof as recorded in Plat Book 3, Page 43, of the Public Records of Pinellas County, Florida.

AND

#### Parcel 2

Lot 3 lying Easterly of Railroad right-of-way and Lots 4, 5, 6, and 7 and that portion of Lot 8, lying

Easterly of the Seaboard Airline Railroad spur in Block 11, MAGNOLIA PARK, according to the plat thereof as recorded in Plat Book 3, Page 43, Public Records of Pinellas County, Florida.

Together with those portions of Lots 3 and 8, Block 11 described as:

From the Northwest corner of Block 11, MAGNOLIA PARK, as recorded in Plat Book 3, Page 43, Public Records of Pinellas County, Florida, thence South 89°16'00" East, on an assumed bearing, along the North line of said block, 152.50 feet for a Point of Beginning; thence South 00°10'44" East, 194.38 feet; thence by a curve to the left, radius 804.52 feet, arc 120.45 feet, chord South 04°28'05" East, 120.34 feet to the Northerly right-of-way line of Olive Street; thence North 89°17'30" West, along said right-of-way line 24.00 feet; thence North 00°10'44" West, 314.38 feet to the North line of said block; thence South 89°16'00" East, along said North line 15.00 feet to the Point of Beginning.

Said portions of Lots 3 and 8, Block 11 also being described as follows:

That portion of Lots 3 and 8, Block 11, MAGNOLIA PARK, according to the plat thereof as recorded in Plat Book 3, Page 43, Public Records of Pinellas County, Florida, which lies East of the East line of the land described in deed recorded in Official Records Book 10345, Page 2252, of said public records, being situate, lying and being in the County of Pinellas, State of Florida.

Of even date herewith, and as a prerequisite to this declaration, the City Council has approved that certain Contract for Purchase of Real Property by the City of Clearwater (Contract) between the City of Clearwater and the Community Redevelopment Agency of the City of Clearwater, Florida (CRA), for the sale and purchase of the third parcel (which is currently owned by the CRA), more particularly described as:

Parcel 3: 701 Franklin St.-Tax Assessor Parcel Number:15/29/15/54450/011/0010

A part of Lots 1, 2, 9 and 10, Block "11", Magnolia Park, as recorded in Plat Book 3, Page 43 of the Public Records of Pinellas County, Florida, described as follows:

From the Southwest corner of said Block "11", run thence East, 15.0 ft; thence run N 0 deg. 42'00" W, parallel with and 15.0 ft. East of the East right of way line of East Avenue, 129.0 ft. for the Point of Beginning; thence continue N 0 deg. 42'00" W, along said line, 185.40 ft. to the South right of way line of Franklin Street, also being the North line of said Block "11"; thence S 89 deg. 58'00" E, along said North line of Block "11", 63.68 ft.; thence S. 0 deg. 15'12" W, 185.16 ft.; thence S 89 deg. 49'30" W, 60.60 ft. to the Point of Beginning.

Parcel 1, located at 704 Court St. is approximately 0.43 acres of vacant land, acquired by the City on 10/27/2011 at the purchase price of \$475,000.00 for the long-range purpose of acquiring a strategically located parcel well suited for transit and/or government purposes.

Parcel 2, located at 710 Court St. is approximately 0.94 acres of vacant land, acquired by the City on 8/26/2011 at the purchase price of \$1,950,000.00 for the long-range purpose of acquiring a strategically

located parcel well suited for transit and/or government purposes.

Parcel 3, located at 701 Franklin St. is approximately 0.26 acres in size with a 5,600 SF warehouse located thereon. The parcel was acquired by the CRA on 08/05/2019 at the purchase price of \$525,000.00 for the purpose of acquiring a strategically located parcel to assemble with the adjacent City owned parcels for future transit or governmental purposes.

This declaration of surplus shall apply to the subject parcels as the City's interest may appear as of this date, vested or equitable, and bind said parcels upon title vesting in the City at such time as the City closes on Parcel 3.

The appraised value of the combined three parcels as determined by James Millspaugh & Associates, Inc., is \$3,600,000.00 and by Tobias Realty Advisors, is \$3,300,000.00.

The following excerpts, taken from the City of Clearwater Planning Department's Downtown Development Plan, support an intermodal transit facility in downtown Clearwater.

- Objective 2J: Pursue a premium transit system between Downtown, Clearwater Beach, Tampa International Airport, and St. Pete/Clearwater International Airport.
- Objective 2D: Maintain and improve the Pinellas Trail as both a recreational amenity and as a unique opportunity for economic development. Enhance Trail connectivity from the Downtown to the waterfront and Beach. Promote Downtown Clearwater as a destination accessible by the Pinellas Trail.
- Policy 10: The CRA may evaluate participating with the private sector in land assembly to facilitate projects consistent with this Plan.
- Table 4.4: Coordinate with all transportation service providers on infrastructure and program improvements including the water taxi, trolley, bus system, rail, elevated transit, bike share and others.
- Table 4.5: Work with the County to create a comprehensive transit plan.

City management has reviewed and support declaring the three parcels surplus.