

**CITY OF PINELLAS PARK, FLORIDA
CITY COUNCIL WORKSHOP
APRIL 12, 2011**

7:30 P. M. — COUNCIL WORKSHOP ROOM

**CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE**

I. DISCUSSION OF AGENDA ITEMS FROM THE THURSDAY REGULAR COUNCIL AGENDA

II. ITEMS FOR DISCUSSION

◆ COMMUNITY DEVELOPMENT

W1 DISCUSS THE POSSIBILITY OF DECLARING THAT CERTAIN CITY-OWNED REAL PROPERTY GENERALLY LOCATED AT 10100 46TH STREET NORTH BE SURPLUS

Staff has been approached by Mainlands of Tamarac, abutting property owners, to purchase the City-owned property formerly known as the Disabled American Veterans property. The City purchased the property, 0.99 acres MOL, in 2006 for \$358,115.80 for the future expansion of Freedom Lake Park. The purchase price included \$4,715.80 in closing costs. Prior to the purchase, the City paid \$2,400.00 for an appraisal, making the City's initial investment \$360,515.80. Since the purchase of the property, the City has removed two HVAC units, and installed them in other City buildings. There are two more HVAC units remaining that were working when the building was closed, but have been deemed not suitable for reuse. The City has fenced the property and installed a concrete slab in the community garden area. A portion of this site contains a bald eagle nest. The City is currently involved in a bald eagle monitoring plan to verify that the bald eagle juveniles have left the nest for the season. Staff anticipates being cleared sometime around May 15, 2011. No construction or demolition can take place until clearance has been received. City Administration has determined that this lot may be needed for future use. The Pinellas County Property Appraisers lists the just market value of the property as \$189,754.00, down from \$337,100.00 in 2007. If Council decides to sell the property, a Resolution will be drafted and Staff will proceed with the disposition of the property through the sealed bid process administered by the Finance Department, or proceed with the sale to Mainlands at the appraised value.

NOTE: If the property is offered for sale with another use, the Land Use and Zoning will need to be changed.

(reference material — Comment sheet, map)

W2 DISCUSSION OF THE DISPOSITION OF TWO CITY-OWNED LOTS IN UNITED COTTAGE CORPORATION SUBDIVISION.

The purpose of this item is to determine the manner in which the City wishes to dispose of these two City-owned lots.

On March 30, 2011, the City acquired ownership of lots 26 and 28 in United Cottage Corporation Subdivision pursuant to Section 7.8 of the Development Agreement with United Cottage Corporation. Also pursuant to Section 7.8 is the requirement that the lots be developed with Katrina-like cottages.

The total acquisition cost for these lots was \$11,683.35 which included reimbursement to two property owners for property taxes they paid on the two lots on behalf of the Corporation, closing costs and attorney fees to Mr. Meni Kanner who represented the Corporation throughout this transaction.

(reference material — cost breakdown, closing statements, Section 7.8 of Development Agreement with United Cottage Corporation, example of Katrina-like cottage, map)

III. GENERAL BUSINESS

PLEASE NOTE that if a person decides to appeal any decision made by City Council with respect to any matter considered at the above-cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City maintains a tape recording of all public hearings. In the event that you wish to appeal a decision, the tape may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense. (Section 286.0105, Florida Statutes.)

FOR PERSONS WITH HEARING IMPAIRMENT — An interpreter for persons with hearing impairment will be made available upon requests made at least 72 hours in advance. Also, an Assistive Hearing Device (amplifier) is available from the City Clerk for use in Council Chambers and all meeting rooms throughout the City. This agenda document is available in the following accessible formats: Braille, Large Print, Audio Tape, and Electronic File on Computer Disks.