



PINELLAS PARK CITY COUNCIL

AGENDA MEMORANDUM

FROM: Shannon Coughlin, Economic Development Specialist

DATE: April 12, 2011

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

BACKGROUND:


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.

Attached Backup May Be Required:

- Attorney Approval
- Purchasing Approval
- OMB Approval
- Finance Approval
- Minutes from Board or Commission
- Document required for Council action

- Workshop Agenda
- Council Agenda

Department Head Approval 

City Manager Approval _____

COMMENT SUMMARY

CITY-OWNED PROPERTY AS SURPLUS

**10100 46th Street North
(former Disabled American Veterans property)**

REVIEW COMMENTS

CITY MANAGER	Use
"Needed for possible future use."	
ASST. CITY MGR. /COMMUNITY DEV. ADMIN.:	
"At what population would we need this parkland for concurrency?" 79,500	
ASST. COMM. DEV. ADMIN / BLDG. DEVELOPMENT:	No use.
COMMUNITY PLANNING DIVISION:	No use.
"The property is not necessary for Recreation/Open Space concurrency."	
"Only a very small portion of the property, on the SW corner of the parcel, is in the 100 year floodplain."	
"The City may want to retain the eastern most 14 ft. of the lot as ROW so that the ROW from 102nd Avenue to the Park entrance would be consistent."	
FINANCE:	No use.
FIRE DEPARTMENT:	No use.
LIBRARY & RECREATION:	Use
"We have use for the property for future expansion of the Freedom Lake Community Garden."	
OMB ADMINISTRATOR:	No use.
NEIGHBORHOOD SERVICES:	No use.
POLICE DEPARTMENT:	No use.
PUBLIC WORKS:	
BUILDING MAINTENANCE	No use.
ENGINEERING SERVICES:	No use.

PARKS DIVISION

Use

“Planning to work with Recreation to expand the existing Freedom Lake Community Garden”

STREETS & DRAINAGE:

No use.

TRAFFIC DIVISION:

No use.

UTILITIES DESIGN:

No use.

WATER & SEWER:

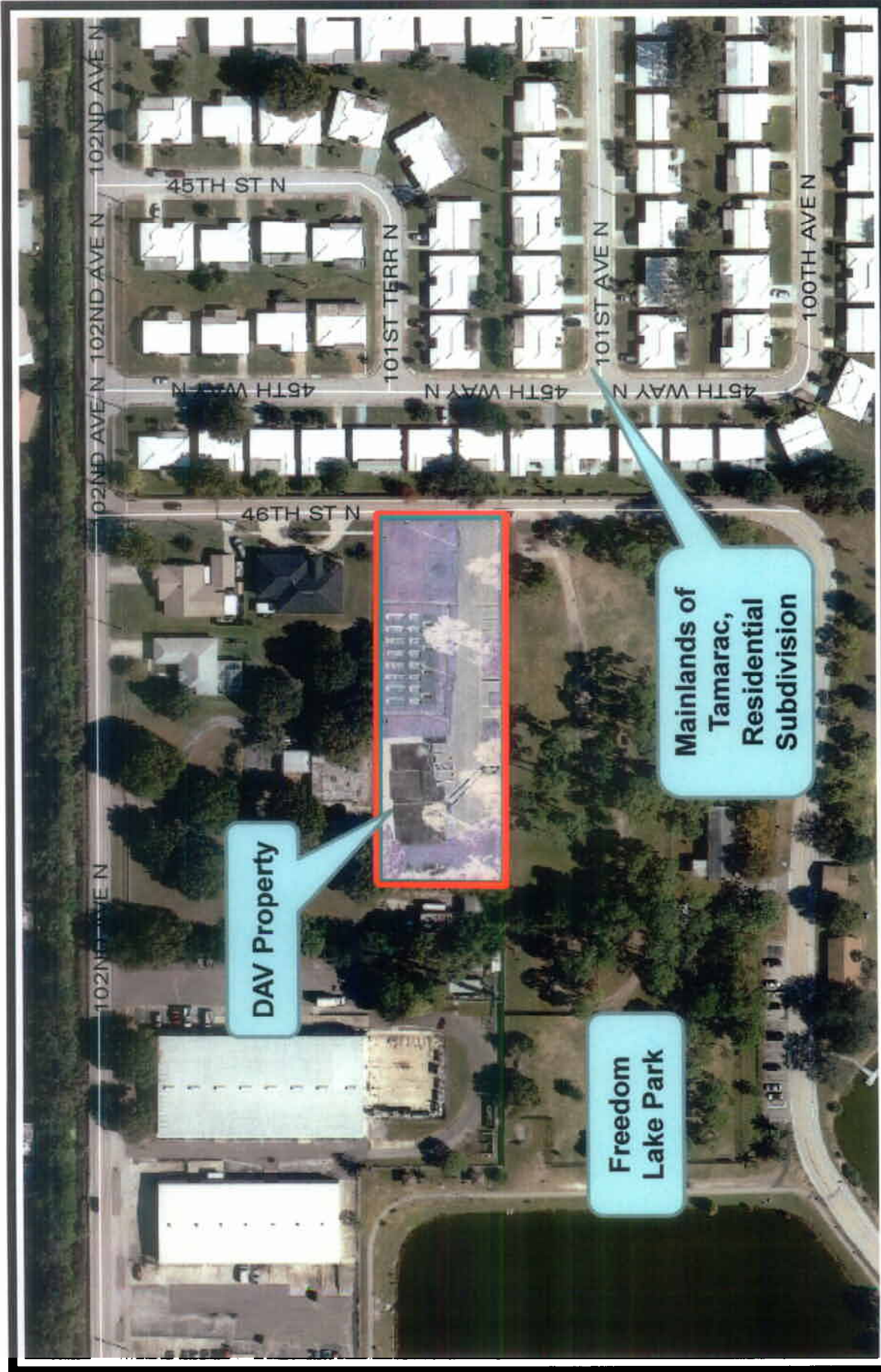
No use.

UTILITY BILLING DIVISION:

No use.

ZONING DIVISION:

No use.



DAV Property

**Freedom
Lake Park**

**Mainlands of
Tamarac,
Residential
Subdivision**

**City Owned Property
(former Disabled American Veterans property)
10100 46th Street North**





PINELLAS PARK CITY COUNCIL WORKSHOP

AGENDA MEMORANDUM

FROM: Chuck Webber, Economic Development Specialist

DATE: April 12, 2011

SUBJECT: Discussion of the disposition of two City-owned lots in United Cottage Corporation Subdivision

BACKGROUND:

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.

Attached Backup May Be Required:

- Attorney Approval
- Purchasing Approval
- OMB Approval
- Finance Approval
- Minutes from Board or Commission
- Document required for Council action

- Workshop Agenda
- Council Agenda

Department Head Approval 

City Manager Approval _____

**COST BREAKDOWN FOR THE ACQUISITION OF TWO LOTS IN
UNITED COTTAGE CORPORATION SUBDIVISION**

<u>CLOSING COSTS PER CLOSING STATEMENT # 1</u>	\$5,563.31
<u>CLOSING COSTS PER CLOSING STATEMENT # 2</u>	<u>\$5,620.04</u>
<u>TOTAL COSTS PER CLOSING STATEMENTS</u>	<u>\$11,183.35</u>
ATTORNEY FEES TO MENI KANNER (approximately)	\$500.00
TOTAL ALL COSTS	<u>\$11,683.35</u>

L. SETTLEMENT CHARGES:		File Number: 10-137		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	2	"		
Division of commission (line 700) as follows:					
701.	\$ to				
702.	\$ to				
703.	Commission paid at Settlement				
704.	PROCESSING/ADMINISTRATIVE FEE				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN		P.O.C.		
801.	Loan Origination Fee %				
802.	Loan Discount %				
803.	Appraisal Fee to				
804.	Credit Report to				
805.	Lender's Inspection Fee to				
806.	Mtg. Ins. Application Fee to				
807.	Assumption Fee to				
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from to @ \$ /day				
902.	Mortgage Insurance Premium to				
903.	Hazard Insurance Premium yrs. to				
904.	1 YR - FLOOD INSURANCE				
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance mo. @ \$ / mo.				
1002.	Mortgage Insurance mo. @ \$ / mo.				
1003.	City property taxes mo. @ \$ / mo.				
1004.	County property taxes mo. @ \$ / mo.				
1005.	Annual Assessments mo. @ \$ / mo.				
1006.	FLOOD INSURANCE mo. @ \$ / mo.				
1007.	mo. @ \$ / mo.				
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee to SUNCOAST TITLE COMPANY OF FLORIDA, INC.			100.00	
1102.	Abstract or title search to SUNCOAST TITLE COMPANY OF FLORIDA, INC.	65B		POC	
1103.	Title examination to				
1104.	Title insurance binder to				
1105.	Document preparation to				
1106.	Notary fees to				
1107.	Attorney's fees to				
	(includes above item No:)				
1108.	Title insurance to SUNCOAST TITLE COMPANY OF FLORIDA, INC.			100.00	
	(includes above item No:)				
1109.	Lender's coverage				
1110.	Owner's coverage 10,000.00 -- 100.00				
1111.					
1112.					
1113.					
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees Deed \$ 18 50 Mortgage \$ Releases \$ 18.50				
1202.	City/county/stamps Deed \$ Mortgage \$				
1203.	State tax/stamps Deed \$ Mortgage \$				
1204.	Intangible Tax Deed \$ Mortgage \$				
1205.					
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey to				
1302.	Pest inspection to				
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			218.50	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

CITY OF PINELLAS PARK
By WILLIAM MISCHLER, Mayor

UNITED COTTAGE CORPORATION
By NANCY HAWKINS, Pres

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this or will cause the funds to be disbursed in accordance with this statement.

transaction I have caused

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number 10-139
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower CITY OF PINELLAS PARK 5141 78th AVE N. PINELLAS PARK, FL 33781		E. Name and Address of Seller UNITED COTTAGE CORPORATION 5670 75TH TERR. N. PINELLAS PARK, FL 33781	
G. Property Location 75TH AVENUE NORTH PINELLAS PARK, FL 33781 LOTS 28 & PT LOTS 27&14 UNITED COTTAGE		H. Settlement Agent SUNCOAST TITLE COMPANY OF FLORIDA INC.	
		Place of Settlement 7241 - 49TH STREET NORTH PINELLAS PARK, FLORIDA 33781	I. Settlement Date 03/30/10 DD: 03/30/10
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	5,620.04	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	5,620.04	420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		508.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER		520. TOTAL REDUCTION AMOUNT DUE SELLER	
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	5,620.04	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		602. Less reduction amount due to seller (line 520)	
303. CASH	FROM BORROWER	603. CASH	TO SELLER
	5,620.04		

L. SETTLEMENT CHARGES:		File Number: 10-139	PAYED FROM BORROWER'S FUNDS AT SETTLEMENT	PAYED FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	0		
Division of commission (line 700) as follows:				
701.	\$ to			
702.	\$ to			
703.	Commission paid at Settlement			
704.	PROCESSING/ADMINISTRATIVE FEE			
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN	P.O.C.		
801.	Loan Origination Fee %			
802.	Loan Discount %			
803.	Appraisal Fee to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Mtg. Ins. Application Fee to			
807.	Assumption Fee to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from to @ \$ /day			
902.	Mortgage Insurance Premium to			
903.	Hazard Insurance Premium yrs. to			
904.	1 YR - FLOOD INSURANCE			
905.				
1000.	RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @ \$ / mo.			
1002.	Mortgage Insurance mo. @ \$ / mo.			
1003.	City property taxes mo. @ \$ / mo.			
1004.	County property taxes mo. @ \$ / mo.			
1005.	Annual Assessments mo. @ \$ / mo.			
1006.	FLOOD INSURANCE mo. @ \$ / mo.			
1007.	mo. @ \$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to		100.00	
1102.	Abstract or title search to SUNCOAST TITLE COMPANY OF FLORIDA, INC.	658	POC	
1103.	Title examination to			
1104.	Title insurance binder to			
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to			
	(includes above item No:)			
1108.	Title insurance to SUNCOAST TITLE COMPANY OF FLORIDA, INC.		129.95	
	(includes above item No:)			
1109.	Lender's coverage			
1110.	Owner's coverage 22573.00 -- 200.00			
1111.	TITLE INSURANCE FOR MR. KAGY		100.00	
1112.				
1113.				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$ 18.50 ; Mortgage \$; Releases \$		18.50	
1202.	City/county/stamps Deed \$; Mortgage \$			
1203.	State tax/stamps Deed \$ 158.20 ; Mortgage \$		158.20	
1204.	Intangible Tax Deed \$; Mortgage \$			
1205.	ADDITIONAL DEED TO MR. KAGY		18.50	
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to			
1302.	Pest inspection to			
1303.	DOC STAMPS ON KAGY DEED CLERK OF THE COURT		77.70	
1304.	PAY 2010 RE TAXES LOT 28 PINELLAS COUNTY TAX COLLECTOR		248.89	
1305.	PAY 09 & 10 RE TAXES LOT 27&14 PINELLAS COUNTY TAX COLLECTOR		1,330.32	
1306.	2011 RE TAXES LT 28&27/14 PINELLAS COUNTY TAX COLLECTOR		118.31	
1307.	REIMBURSE HAWKINS FOR TAX PINANCY HAWKINS		3,319.67	
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)		5,620.04	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

CITY OF PINELLAS PARK

UNITED COTTAGE CORPORATION

By WILLIAM MISCHLER, Mayor

By NANCY HAWKINS, Pres.

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transaction. I have caused

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0285



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number 10-139A
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
8. Mortgage Insurance Case Number			
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D. Name and Address of Borrower CITY OF PINELLAS PARK 5141-78TH AVENUE NORTH PINELLAS PARK, FL 33781		E. Name and Address of Seller LEONARD KAGEY 5725 75TH AVE N. PINELLAS PARK, FL 33781	
F. Name and Address of Lender			
G. Property Location LOT 26 UNITED COTTAGE CORP PINELLAS PARK, FL 33781		H. Settlement Agent SUNCOAST TITLE COMPANY OF FLORIDA INC.	
		I. Settlement Date 03/30/10 DD: 03/30/10	Place of Settlement 7241 - 49TH STREET NORTH PINELLAS PARK, FLORIDA 33781
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211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
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218.		518.	
219.		519.	
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802.	Loan Discount %			
803.	Appraisal Fee to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Mtg. Ins. Application Fee to			
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902.	Mortgage Insurance Premium to			
903.	Hazard Insurance Premium yrs. to			
904.	1 YR - FLOOD INSURANCE			
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1005.	Annual Assessments mo. @ \$ / mo.			
1006.	FLOOD INSURANCE mo. @ \$ / mo.			
1007.	mo. @ \$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to		100.00	
1102.	Abstract or title search to SUNCOAST TITLE COMPANY OF FLORIDA, INC.	658	POC	
1103.	Title examination to			
1104.	Title insurance binder to			
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to			
	(includes above item No:)			
1108.	Title insurance to SUNCOAST TITLE COMPANY OF FLORIDA, INC.		100.00	
	(includes above item No:)			
1109.	Lender's coverage			
1110.	Owner's coverage 10,842.00 — 100.00			
1111.				
1112.				
1113.				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$ 18.50 ; Mortgage \$; Releases \$		18.50	
1202.	City/county/stamps Deed \$; Mortgage \$			
1203.	State tax/stamps Deed \$ 75.60 ; Mortgage \$		75.60	
1204.	Intangible Tax Deed \$; Mortgage \$			
1205.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to			
1302.	Pest inspection to			
1303.	REIMBURSE KAGEY FOR TAXES PBEONARD KAGEY		5,269.21	
1304.				
1305.				
1306.				
1307.				
1308.				
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)		5,583.31	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement

CITY OF PINELLAS PARK

LEONARD KAGEY

By, WILLIAM MRSCHLER, Mayor

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement
 SUNCOAST TITLE COMPANY OF FLORIDA Date

WARNING It is a crime to knowingly make false statements to the U.S.A. on this or any other similar form. Penalties upon conviction can include fine or imprisonment. For details see Title 18 U.S. Code §§ 1001 & 1003

7.8 As to Lot 27 and Lot 28, legally described on Exhibit "C," *United Cottage Corporation* agrees that deed restrictions, acceptable to the *City*, shall, immediately upon the effective date of this *Agreement*, be imposed on such lots to require that any existing structures on such lots are immediately demolished, and that such lots are, within a period of six months of the effective date of this *Agreement*, sold and/or developed (defined as by obtaining building/development permits) for the construction of Katrina-like cottages similar to those provided in Exhibit "F," with completion of such Katrina-like cottages (as defined by receipt of a Certificate of Occupancy for use of such cottages) being accomplished within 18 months of the effective date of this *Agreement*. In the event such lots are not sold and/or developed within six months from the effective date of this *Agreement*, or construction is not completed, as defined herein, within 18 months of the effective date of this *Agreement*, then such lots shall be conveyed by *United Cottage Corporation* or the then current Owners to the *City*. In the event such lots are transferred to the *City*, the *City* shall reimburse any individual who has paid property taxes on such lots during the past ten (10) years (other than *United Cottage Corporation*) for the amount of property taxes paid.

7.9 The *Owners* of all lots agree that parking on the grass of such lots shall be prohibited. Parking shall be permitted on turfblock, pavers or other pervious or impervious type surface that provides a stabilized weight bearing surface to maintain the aesthetic qualities of the community.

7.10 The *Owners* of all lots agree to allow the *City* to install, at its expense and if it so desires, uniform street address signage on each lot or on the structure on each lot.

7.11 The conditions and requirements of this *Agreement*, pursuant to this *Agreement* or by deed restrictions enacted and recorded, may only be released or modified upon the approval of the City Council of the *City of Pinellas Park* and the Board of Directors of the *Pinellas Park Community Redevelopment Agency*.

SECTION 8. BINDING OBLIGATIONS OF THE CITY.

8.1 The *City* shall promptly review site, construction plans and license applications for the *Property*, as the case may be, that are consistent with the *Comprehensive Plan*, the Code of Ordinances, Land Development Code, Florida Building Code and this *Agreement*.

8.2 The *City* shall inspect existing underground utilities for sanitary sewerage, potable water and reclaimed water service, make improvements where deemed necessary, and shall accept maintenance responsibility for said services in perpetuity.

8.3 The *City* shall construct, at its expense, necessary improvements to the streets conveyed to the *City* by *United Cottages Corporation* and *Owners*, including stormwater drainage, and shall cause such street to be designated for one-way traffic.

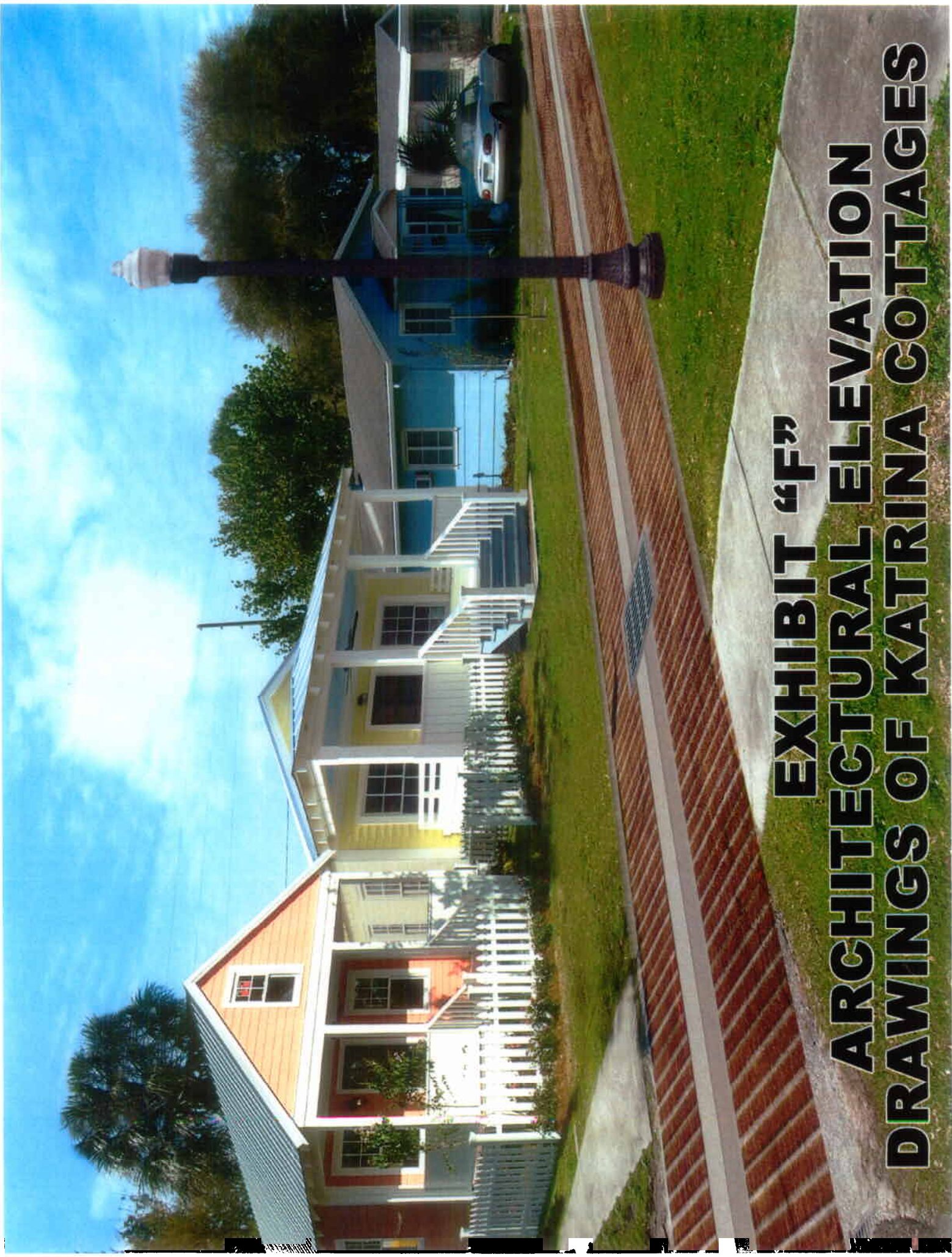
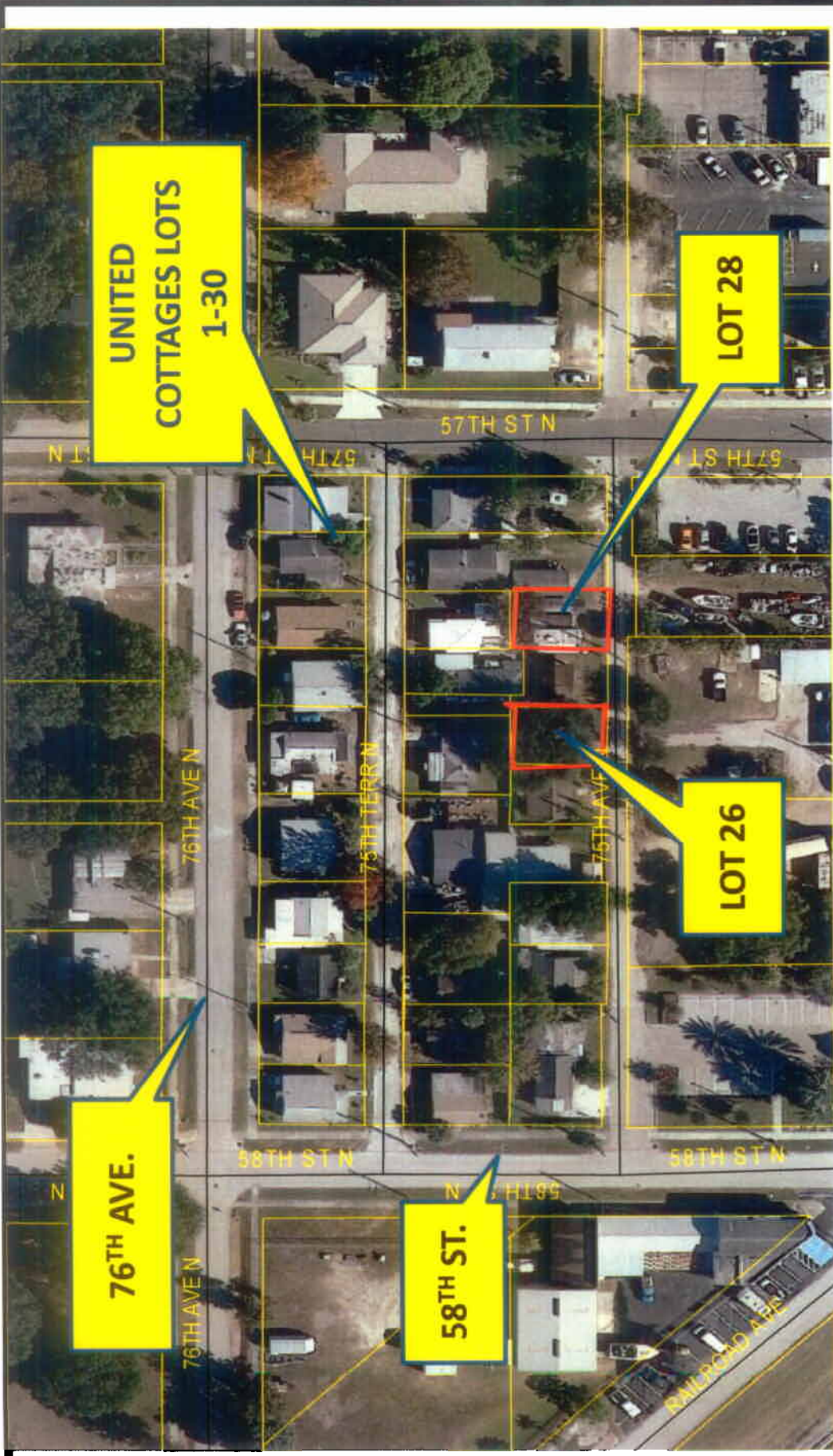


EXHIBIT "F"
ARCHITECTURAL ELEVATION
DRAWINGS OF KATRINA COTTAGES



**UNITED
COTTAGES LOTS
1-30**

LOT 28

LOT 26

76TH AVE.

58TH ST.

**UNITED COTTAGE CORPORATION
SUBDIVISION**

