

**Agenda Item:** 3.b

**Meeting Date:** October 18, 2022

## MEMORANDUM

**To:** City Commission

**Date:** 2022-09-19

**From:** Robert C. Ironsmith, Dir. of Economic & Housing Dev./CRA

**Subject:** Declaration of Surplus Property - 1241 San Christopher Drive, Dunedin Florida

**Presenter(s):** Robert C. Ironsmith, Dir. of Economic & Housing Dev./CRA

**Recommend:** Motion to Approve Declaration of 1241 San Christopher Drive, Dunedin Florida as Surplus Property

**Epic Goal(s):** Create a Visual Sense of Place Throughout Dunedin

**Boards & Committees:** N/A

**Budget Impact:** There is \$250,000 in the FY24 Penny Fund Long Range Fund Projection under Misc. Revenue as a placeholder for the proceeds from the sale of the Jones Building. See page 98 of the FY 2023 City of Dunedin Operating & Capital Budget. It is expected that the actual proceeds will be significantly higher should the property be sold.

**Past Action:** None

**Next Action:** Order property appraisal and list property for sale, "as-is"

**Attachments:** [A. RES 11-14 Surplus Property.pdf](#), [B. 1241 San Christopher \\_Pinellas County Property Appraiser.pdf](#),

**Background:** The approximately 1.1 acre property and structure at 1241 San Christopher Drive, Dunedin, commonly known as "The Jones Building", was acquired by

the City on June 18, 1976 for \$157,750. It has served primarily as the City's Parks Division offices, workshop and maintenance storage facility, as well as other minor uses from time to time including, but not limited to, the Dunedin Credit Union, Dunedin Boxing Club, band practice room, etc. The prefabricated metal building is approximately 90 ft. by 175 ft. with mezzanine space above used as general storage. The north end of the building had been built-out for office space and bathrooms. The 2009 Facility Assessment & Space Needs Analysis (FASNA) prepared by Long & Associates, Architects and Engineers, determined that the structure was "in general poor physical condition due to the age of the building..." and undersized for both current and future operational needs. They categorized the facility as obsolete with significant space and maintenance needs.

The Parks Division recently moved their operations into a newly renovated facility on Solon Avenue vacating the Jones Building. Those improvements were funded from the Penny. During budget workshops and briefings it was discussed that the proceeds from the sale of "The Jones Building" property would return to the Penny Fund from which an advance was secured to renovate the former Solon Avenue Blue Jays clubhouse for Parks Division purposes. The Pinellas County Property Appraiser lists the property with an assessed value of \$764,845 and a just/market value of \$841,759.

In accordance with Resolution 2011-14, the City Manager is to recommend to the City Commission any real property deemed appropriate for sale and no longer needed for public purposes now or in the future. The City Manager has confirmed with Department Heads that the property is no longer needed for a public purpose and is appropriate for sale.

Recommendation is for a motion to Approve Declaration of 1241 San Christopher Drive, Dunedin Florida as Surplus Property. With Commission approval, staff will secure an appraisal on the property and market the property for sale in accordance with the procedures outlined in Resolution 2011-14. It would then return to the City Commission requiring the affirmative vote of four-fifths (4/5ths) of the full City Commission to complete the sale of the City-owned property.