

CITY OF TARPON SPRINGS, FLORIDA

Purchasing Department

324 East Pine Street

P.O. Box 5004

Tarpon Springs, Florida 34688-5004

(727) 942-5615

Fax (727) 937-1766

Solicitation 130055-R-JJ

Nursing Home Property, Request for Letters of Interest

Solicitation No.: 130055-R-JJ

Title: Nursing Home Property, Request for Letters of Interest

Announcement Date: March 5, 2013

Due Date: April 4, 2013 @ 3:00 PM

Contact: Jay Jackus, CPPO, CPPB
Purchasing Administrator
727 943-4871
jjackus@ctsfl.us

Pre-Response Conference: Friday, March 22, 2013 @ 9:30 AM
Attendance is Optional
City of Tarpon Springs
2nd Floor Conference Room
324 E. Pine St.
Tarpon Springs, FL 34689

NOTIFICATION OF REQUEST FOR LETTERS OF INTEREST

SOLICITATION NO. 130055-R-JJ

NURSING HOME PROPERTY DEVELOPMENT

Introduction

The City of Tarpon Springs is requesting Letters of Interest (RLI) from qualified developers of real property to propose a use of City-owned property located at the northwest corner of E. Martin Luther King Jr. Dr. and S. Walton Ave. with the property address of 501 S. Walton Ave.

The location is ideal just west of the commercial hub of US 19 which includes offices, retail, restaurants, and other services. Moving west from US 19, the neighborhood transitions to public buildings and multi-family and single family uses. Near and adjacent to the site are several City and public properties, including the City Recreation Center and Public Safety Building, the Pinellas County Health Department, and the US Post Office. Other surrounding uses include the Tarpon Shores Mobile Home Park and Walton Village, St. Michael's, and Sandpiper Village Apartments. The neighborhood then transitions to single family homes moving farther west toward the Pinellas Trail.

Property Attributes

- The entire site is approximately 4.5 acres; however, the City is retaining ownership of the north 150 ft. or approximately 1.06 acre for municipal parking. The site subject to redevelopment is approximately 3.46 acres.
- The site is currently improved with an approximate 35,000 sq.ft. building constructed in 1980 and operated as a 120-bed nursing home. The building has been vacant since March 2004. No interior or exterior maintenance has been conducted by the City over that time with the exception of lawn maintenance.
- The property is zoned RM (Residential Multifamily District) and the land use is RM (Residential Medium - Density 15 UPA). Uses include multi-family residential as well as institutional. The zoning and land use codes are attached.
- If the building were to be razed for new construction, development fee credits of approximately \$145,000 would be available.
- The site has recently been appraised for a market value of \$813,000.

- The site is located in Flood Zone “X” which lies outside the 100-year flood plain.
- All utilities are available to the site. Water and sewer are provided by the City.

City Vision

For the past nine years the property has been vacant, several ideas for development have been discussed; however, no formal plans have been undertaken and the City has not marketed the property for sale or lease. The City has recently taken a proactive stance to redevelopment of distressed properties and is seeking ideas, vision, and a methodology from experienced developers to transform this parcel into a use that will complement the neighborhood and add to the quality of life for Tarpon Springs residents.

Attachments:

Zoning & Land Development Code Information

Aerial view of property

Estimate of Development Fee Credits

Residential Classification

For those interested in visiting the property prior to submitting a Letter of Interest, a site visit is scheduled for Friday, March 22, 2013 at 9:30 A.M. While attendance is not mandatory, tours at other times might not be available.

Do not submit costs at this time, if it is determined that this is a viable property for redevelopment; a formal proposal will be issued by the City.

SUBMITTALS OF LETTER OF INTEREST

1. Your letter should contain the following:
2. Name and address of the firm/individual responding
3. Contact person and phone number
4. Background information and qualifications
5. Overall approach, including but not limited to proposed vision, ideas and methodology

Number of copies required: One (1) Bound Original, Three (3) Bound Copies and one (1) CD. In case of any discrepancy between the original hard copies and the CD, the original hard copy prevails. The City prefers all responses to this RLI to be less than 50 pages and expensive or fancy binders are not preferred.

All letters of interest must be submitted in a sealed package with the RLI number, due date and RLI title clearly marked on the outside.

Submittal of response by fax or email will NOT be acceptable. The City is not liable for any costs or expenses incurred by any Proposer in responding to this RLI.

For information concerning procedures for responding to this request, contact Jay Jackus, CPPO, CPPB, Purchasing Administrator at 727 943-4871 or email at jjackus@ctsfl.us.

Letters of Interest shall be sent to:

**Jay Jackus, CPPO, CPPB
City of Tarpon Springs Purchasing Department
324 E. Pine St
Tarpon Springs, Florida 34689**

All Letters of Interest are due prior to 3:00 PM on April 4, 2013.

ATTACHMENT A

Zoning & Land Development Code

§ 25.05 - RM Residential Multifamily District.

- (A) The Residential Multifamily District is established to provide for multifamily dwellings at a mix of densities, limited by the parcel's designation on the City's Future Land Use Map Series, and allow for other uses generally compatible with the character and intensity of multifamily dwellings.
- (B) Permitted Uses
 - (1) Community Assembly
 - (2) Emergency Service Facilities
 - (3) Family Care Homes (Not within 1,000 feet of a pre-existing Family Care Home)
 - (4) Multifamily Dwellings
 - (5) Single Family Attached Dwellings
 - (6) Single Family Detached Dwellings
 - (7) Single Family Semi-Detached Dwellings
 - (8) Two Family Dwellings
- (C) Conditional Uses
 - (1) Boarding Homes
 - (2) Community Residential Homes
 - (3) Congregate Care Facilities
 - (4) Day Care Centers
 - (5) Day Care Homes
 - (6) Emergency Shelters, Residential Treatment Facilities, and Recovery Homes
 - (7) Family Care Homes (Within 1,000 feet of a pre-existing Family Care Home)
 - (8) Home Occupations (Pursuant to Sections [51.00](#) through [51.03](#) of this Code)
 - (9) Hospitals
 - (10) Libraries, Museums, Galleries, Cultural Centers and similar uses
 - (11) Light Utility Service
 - (12) Lodging Facilities
 - (13) Nursing Homes
 - (14) Private Clubs including Yacht Clubs
 - (15) Schools of General Education
 - (16) Schools of Special Education
 - (17) Tourist Home
- (D) Dimensional Regulations
 - (1) As provided for by the CRM District, or;
 - (2) Alternative Dimensional Criteria Review

Residential projects located within the RM Zoning District may request an alternative dimensional plan whereby the zoning dimensional criteria set out in [Section 25.04](#) (D) (excluding height and minimum net floor area) may be modified to accommodate unique projects that do not conform to the traditional zoning dimensional criteria or those developments located within unusual or difficult project sites.

The alternative dimensional plan shall require a Conditional Use review for compatibility, in addition to any other site plan review process required by this Code. When uses under this Code Section are evaluated for compatibility such factors as scale, mass, intensity, location, size, height, style and aesthetics shall be taken into

account. This list of factors to be considered is not exclusive and the reviewing body may consider other relevant factors in making a compatibility determination. The use, in order to be compatible, shall be found to preserve the character of the adjacent neighborhoods and/or community.

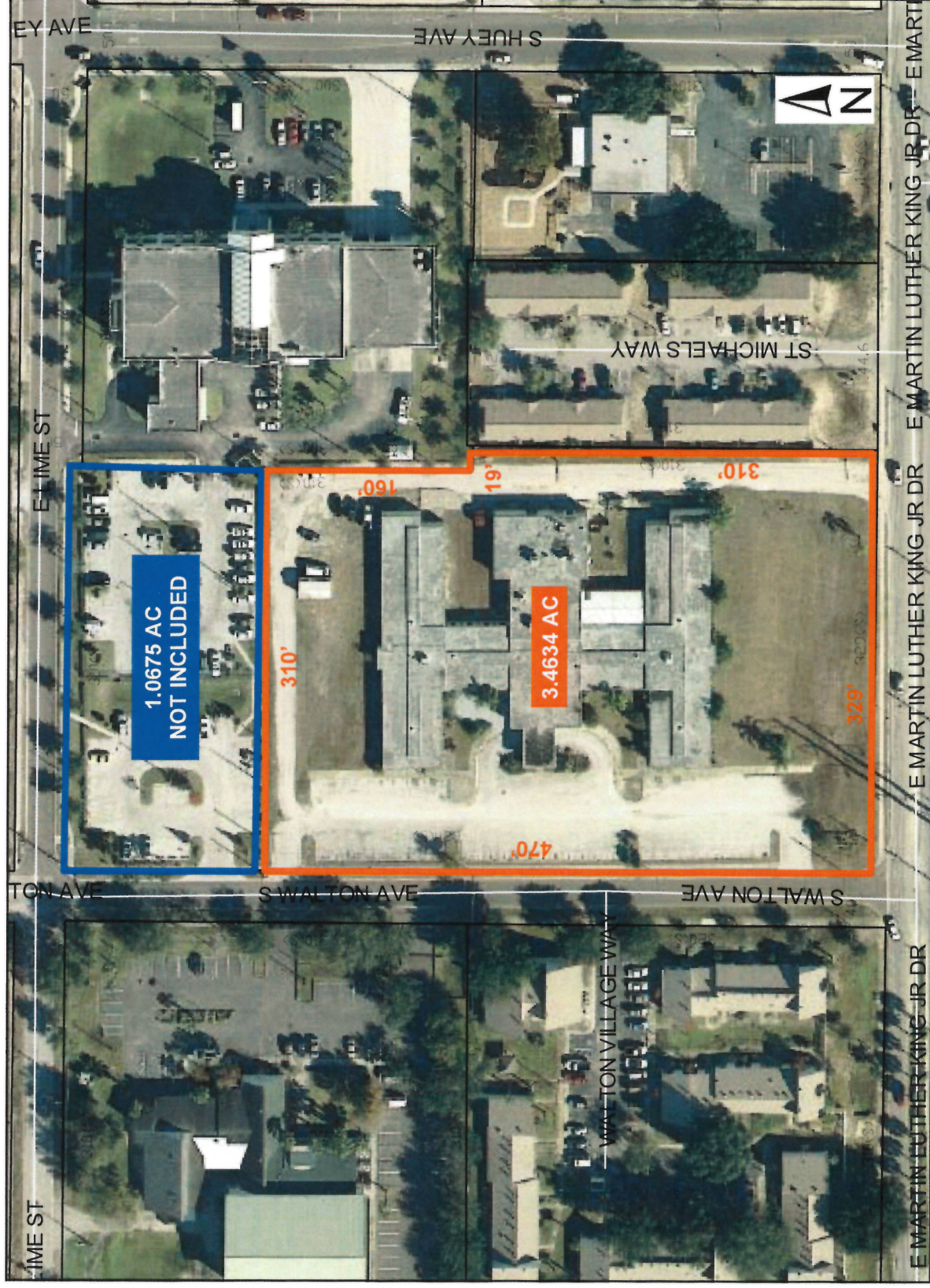
- (E) Supplementary Dimensional Regulations
 - (1) A minimum 100 foot setback is required for all yards adjoining the Gulf of Mexico shoreline. The setback shall be measured from the mean high tide.
- (F) Supplementary Regulations of Lodging Facilities
 - (1) As provided for by the CRM District
- (G) Public/Semi-Public, Ancillary Non-Residential Uses: Shall not exceed a maximum area of three acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.
- (H) Residential Equivalent Use: Shall not exceed an equivalent of three beds per the maximum permitted dwelling units per acre as set forth in the comprehensive plan and future land use map series.

(Ord. 90-10, passed 5-1-90; Am. Ord. 91-14, passed 5-7-91; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 96-07, passed 5-7-96; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2009-13, passed 10-20-09)

ATTACHMENT B

Aerial View of Property

501 S. WALTON AVENUE, TARPON SPRINGS, FL



NOT TO SCALE—FOR ILLUSTRATION PURPOSES ONLY

SUBJECT PROPERTY

STREET ADDRESS: 501 S. WALTON AVENUE, TARPON SPRINGS, FL 34689

TAX PARCEL ID NO.: 12/27/15/89982/048/0200

LEGAL DESCRIPTION: TARPON SPRINGS OFFICIAL MAP BLK 48, LOTS 2 & 3 & PT OF SW COR OF LOT 1 & W PT OF LOT 4 ALL BEING DESC AS BEG INTER S R/W LIME ST & E R/W WALTON AVE TH E 310 FT(S) TH S 310FT(S) TH E 19FT (S) TH S 310FT (S) TH W 329FT(S) ALG N R/W LAKE ST TH N 620FT(S) ALG E R/W WALTON AVE TO POB (SEE N18-27-16)

IMPORTANT NOTE: THE CITY WILL RETAIN OWNERSHIP OF THE NORTH 150FT OF THE SUBJECT PROPERTY CONTAINING APPROXIMATELY 46,500 SQ FT (1.067 AC) CURRENTLY UTILIZED FOR MUNICIPAL PARKING. THE REMAINING PROPERTY TO BE APPRAISED CONTAINS APPROXIMATELY 150865.70 SQ FT (3.4634 AC).

ATTACHMENT C

Estimate of Development Fee Credits



ESTIMATE OF DEVELOPMENT FEE CREDITS

Property Information

Street Address:	501 S. Walton Avenue, Tarpon Springs, FL 34689
Tax Parcel No.:	12-27-15-89982-048-0200
Owner:	City of Tarpon Springs
Previous Use:	Formerly Operated as a Skilled Nursing Facility
Gross Square Footage:	31,780
Number of Licensed Beds:	120

Calculation of Credits

Fee Type	Unit Charge		Credits
I. Transportation Impact			
Land Use Type	Medical: Nursing Home		
Fee Per Unit	\$217 per bed		
City Portion (48%)		\$	12,499.20
County Portion (48%)		\$	12,499.20
Administrative Portion (4%)		\$	1,041.60
II. Multi-Modal Transportation District (MMTD)			
MMTD / Mobility	\$64.56 per trip end	\$	-
	[Unit x Trip Rate / 2 x \$64.56 = Fee]		
III. Utilities			
Sewer Impact Fee	\$1,703 per ERU	\$	39,441.48
Sewer Tap-in Fee (Non-Residential)	\$350 for 1st ERU; \$200 per ERU thereafter	\$	4,782.00
Water Impact Fee	\$2,211 per ERU	\$	51,206.76
IV. Public Services			
	[Residential / Non-Residential]		
Police Protection	\$477 per unit / 35.2¢ per sq. ft.	\$	11,186.56
Fire Protection	\$417 per unit / 30.9¢ per sq. ft.	\$	9,820.02
Fire Protection Surcharge	\$148 per unit / 16.3¢ per sq. ft.	\$	-
Library	\$478 per unit / no charge	\$	-
Parks & Recreation Services	\$988 per unit / no charge	\$	-
General Government Services	\$173 per unit / 8.4¢ per sq. ft.	\$	2,669.52
TOTAL CREDITS \$			145,146.34

ATTACHMENT D

Residential Classification

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Medium (RM)

Purpose – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Use Characteristics – This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are medium density residential in nature; in areas serving as a transition between less urban and more urban residential and mixed use areas; and in areas served by a complete range of urban services with particular emphasis on transit service and recreation/open space facilities. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential.

•

Standards – Shall include the following:

- Residential Use – Shall not exceed fifteen (15) dwelling units per acre. [10-18]
- Residential Equivalent Use – shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per acre. [10-18]
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- See 'Additional Standards' section of this table.

Zoning Compatibility - The following zoning districts are compatible with the **Residential Medium (RM)** land use category:

A-E	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
RM- 12.5	Residential, Multiple Family District
RPD-12.5	Residential Planned Development District
All RPD and RM zoning districts that allows less than 12.5 units per acre. [10-18]	