

# NOTICE OF DISPOSAL OF APPROXIMATELY 1.5 ACRES 'MORE OR LESS' OF REAL PROPERTY WITHIN THE TEMPLE TERRACE DOWNTOWN COMMUNITY REVEVELOPMENT AREA LOCATED AT THE SOUTHEAST CORNER OF 56TH STREET AND BULLARD PARKWAY BY THE CITY OF TEMPLE TERRACE

Notice is hereby given pursuant to Section 163.380, Florida Statutes, that the City of Temple Terrace, owner of real property located at the southeast corner of 56th Street and Bullard Parkway in the City of Temple Terrace, intends to dispose of its interest in approximately 1.5 acres 'more or less' of real property located at the northwest corner of Folio No. 201949-0000 ("Property"), as more accurately described below. A potential buyer has proposed a mixed use, multi-story development upon the Property.

Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property or interest therein in a community redevelopment area, a municipality or community redevelopment agency shall give public notice of such disposition by publication in a newspaper of general circulation at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, before executing any documents conveying the property, invite proposals from, and make all pertinent information available to, private developers or any persons interested in undertaking to redevelop or rehabilitate the property. Such notice shall identify the property being considered for disposition and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained from the Temple Terrace Redevelopment Director, whose office is located at City Hall, 11250 N. 56th Street, Temple Terrace, Florida, 33617.

The municipality or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The municipality or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The municipality or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes.

Further, Chapter 163.380(2), Florida Statutes, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable disposal procedures as the City may prescribe. In determining that the sales price of the Property is in the public interest and that the proposed use(s) is in compliance with the Community Redevelopment Plan, the City will take into account and give consideration to the criteria set forth in Section 163.380, Florida Statutes, and other criteria, including, but not limited to:

1. The consideration being offered for the Property;
2. The economic impact of the proposed project on the City's redevelopment efforts;
3. Preliminary site layout and building design that helps achieve the goals and objectives of the Community Redevelopment Plan.

The City may provide in any instrument of conveyance that the purchaser may not sell, lease, or otherwise transfer the Property without the prior written consent of the City until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The City and the Community Redevelopment Agency may require other covenants as part of the conveyance process.

Any party interested in purchasing the Property for the purposes of redevelopment is hereby notified that sealed proposals to acquire the Property must be received on or before June 20, 2016 at 5:00 p.m. by the Temple Terrace City Clerk 11250 North 56th Street, First Floor, Temple Terrace, Florida 33617. (NOTE: Seven (7) copies of the proposal will be required.) Proposals received after that date will not be considered. Proposals must include, at a minimum, the following: (i) a description and preliminary drawings of the proposed development that would be built on the Property, (ii) an explanation of how the proposed development meets the zoning and land use requirements of the City's Land Development Code, as well as the goals and objectives of the Community Redevelopment Plan, (iii) the proposed uses of the Property, and (iv) a purchase bid for the Property. Should construction of the development not be substantially initiated within a reasonable time period to be negotiated with the purchaser, the City shall have the right to repurchase the Property at a negotiated sum that shall be less than the conveyance price.

Further information regarding the Property is available from the Redevelopment Director, whose office is located at Temple Terrace City Hall, 11250 North 56th Street, Temple Terrace, Florida 33617.

## LEGAL DESCRIPTION OF SUBJECT PROPERTY

APPROXIMATELY 1.5 ACRES M.O.L. OF THE NORTHWEST CORNER OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SURVEY CENTERLINE OF STATE ROAD S-583, ALSO KNOWN AS 56TH STREET, SOUTH 00°00'31" EAST, A DISTANCE OF 50.14 FEET; THENCE LEAVING SAID LINE NORTH 89°59'29" EAST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY AND THE POINT OF BEGINNING; THENCE SOUTH 89°20'43" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, FORMERLY KNOWN AS TEMPLE TERRACE HIGHWAY, A DISTANCE OF 589.73 FEET; THENCE LEAVING SAID LINE SOUTH 00°00'50" WEST, A DISTANCE OF 1,464.67 FEET; THENCE NORTH 89°57'31" WEST, A DISTANCE OF 589.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583, 45.00 FEET EASTERLY OF SAID SURVEY CENTERLINE; THENCE NORTH 00°00'31" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,470.98 FEET TO THE POINT OF BEGINNING.

## MAP OF SUBJECT PROPERTY

