

**ORDINANCE NO. 533**

**AN ORDINANCE OF THE TOWN OF BELLEAIR, FLORIDA  
AUTHORIZING THE SALE AND CONVEYANCE IN FEE  
OF CERTAIN TOWN OWNED REAL  
PROPERTY LOCATED WITHIN THE TOWN OF  
BELLEAIR, PINELLAS COUNTY, FLORIDA AT 7  
BAYBROOK PLACE; PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, the vacant land located at 2 Baybrook Place and 7 Baybrook Place and as further described in Exhibit A hereto (the “ Property”) was donated to the Town by Robert Ahlf, subject to his continuing life estate interest in the property.

**WHEREAS**, Robert Ahlf died in 2019 making the Town the sole owner of the Property.

**WHEREAS**, at the time of the original donation and following the donor’s death, the Town Commission determined that the Town has no foreseen current or future use for that Property and that it should be sold to the highest bidder following the donor’s death.

**WHEREAS**, pursuant to Section 2.07(g) of the Town Charter, the Town has obtained an independent appraisal of the value of the Property.

**WHEREAS**, the Town, through its real estate agent marketed the property for sale and invited bids for its purchase.

**WHEREAS**, the highest bidder for the Property is the buyer set forth in the Purchase and Sale Agreement attached hereto as Exhibit A (the “Purchase Agreement”) under which the buyer will simultaneously purchase both the parcels located at 2 Baybrook Place and 7 Baybrook Place which constitute the Property, and the offered purchase price for both parcels is not less than the appraised value of the Property.

**WHEREAS**, all conditions to the sale and purchase of the Property under the Purchase Agreement have been satisfied and the Town and Buyer are prepared to close such sale and purchase; and

**WHEREAS**, in addition to such requirements set forth in the Purchase Agreement, Section 2.11(a)(2) of the Town Charter requires a conveyance in fee of any real property of the Town be done by ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF  
THE TOWN OF BELLEAIR, FLORIDA;**

**SECTION 1.** The above premises are found to be true and correct.

**SECTION 2.** Subject to satisfaction of all requirements for closing under the Purchase Agreement, the Town of Belleair hereby conveys, in fee simple, its title to the parcel of the Property located at 7 Baybrook Place together with the parcel located at 2 Baybrook Place and as fully described in Exhibit A hereto and all improvements located thereon to Richard R. Dimmit as Trustee of the Richard R. Dimmitt Revocable Trust (“Buyer”) for a purchase price of One Million Three Hundred Eighty Five Thousand Dollars (\$1,385,000.00). Either the Mayor or the Town Manager are hereby authorized to execute and deliver to Buyer all required deeds and other instruments as required to fully convey all right, title and interest of the Town in the Property.

**SECTION 3.** This ordinance may be recorded in the Public Records of Pinellas County and shall be in full force and effect immediately upon its passage, and approval upon second and final reading.

**PASSED ON FIRST READING: June 2, 2020**

**PASSED AND ADOPTED ON SECOND AND FINAL READING: June 16, 2020**

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**Mayor**

**ATTEST:**

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**Town Clerk**

EXHIBIT "A"

**Purchase Agreement and Legal Description of the Property**