

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 1/10/08

FILE: REA08-094

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Agreement for Sale and Purchase
of Interest in Property, Wildcats on
Wings, Co., Moon Lake Rd.,
Project No. C9528.00, Parcel 220,
Section 17, Township 25 South,
Range 17 East (BCC: 2/12/08;
10:00 a.m., DC)

FROM: James C. Widman, P.E.
Engineering Services Director/
County Engineer

REFERENCE: Commission District 4

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

The Pasco County Real Estate Division has received the following Agreement for Sale and Purchase of Interest in Property for the Moon Lake Road Project No. C9528.00.

<u>Owner(s)</u>	<u>Parcel Number</u>	<u>Appraised Value</u>	<u>Whole Take Value</u>	<u>Agreement Amount</u>
Wildcats on Wings Co. Trustee of Moon Lk Land Trust Agreement P.O. Box 340189 Tampa, FL 33694-0189	220	\$48,700.00	\$90,000.00	\$120,500.00
			Seller's Costs	\$ 26,223.43
			Title Insurance	\$ <u>902.50</u>
			Total	\$147,625.93

An offer was made to the property owner for the appraised value of parcel 220 containing 1,838 square feet mol, which would have left an uneconomic remainder of the parent parcel. This offer was not accepted. Negotiations between the County's representatives and the owner's attorney were carried out with an agreed price of \$120,500.00 being the accepted price for parcel 220 and the uneconomic remainder, which, when combined, contain 7,700 square feet mol. with mobile home. Pasco County is responsible for the Seller's costs. The costs include Seller's attorney's fees in the amount of \$23,694.00, Seller's appraiser's fees in the amount of \$1,497.00, and Seller's engineering fees in the amount of \$1,032.43. In addition the amount of \$902.50 for the title insurance policy per paragraph six of the agreement would be paid by the county. This was presented to the Condemnation Review Staff and approved for recommendation to the BCC.

ALTERNATIVES AND ANALYSIS:

1. Approve the attached Agreement for Sale and Purchase of Interest in Property.
2. Disapprove the Agreement and continue to acquire the parcel through condemnation.
3. Discontinue the Moon Lake Road Project.

RECOMMENDATION AND FUNDING:

The Engineering Services Department recommends that the BCC approve Alternative No. 1, authorize the Chairman to execute the three original agreements attached, and further direct the Board Records Department, Dade City, to retain one original executed agreement; forward two original executed agreements to the Real Estate Division to the attention of Lisa Kral; and forward one copy of the executed agreement to the Office of the County Attorney; all located in New Port Richey. It is further recommended that the Chairman instruct the Clerk to issue two checks, one check in the amount of Nine Hundred Two and 50/100 Dollars (\$902.50) for title insurance, and the second check in the amount of One Hundred Forty-Six Thousand, Seven Hundred Twenty-Three and 43/100 Dollars (\$146,723.43) for the parcel.

Make the first check for title insurance payable to:

American Government Services
3812 West Linebaugh Avenue
Tampa, FL 33618
(813) 933-3322 (Christine Wagers)
Federal ID No. 592346160

Funding will be provided in Account Nos.:

B161-820500-66614\000228	\$ 902.50	100%
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Make the second check for parcel payable to:

American Government Services / Escrow Account 2001993
3812 West Linebaugh Avenue
Tampa, FL 33618
(813) 933-3322 (Christine Wagers)
Federal ID No. 592346160

Funding will be provided in Account Nos.:

B161-820500-66614\000228	\$146,723.43	100%
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The checks are to be held in the Clerk's office in Dade City where the Real Estate Division will contact them to set a closing date and time to comply with the Clerk's procedures.

ATTACHMENTS:

1. Agreement for Sale and Purchase of Interest in Property (Three Originals)
2. Location Map