

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO:	Honorable Chairman and Members of the Board of County Commissioners	DATE:	1/14/09	FILE:	REA09-080
THRU:	Bipin Parikh, P.E. Assistant County Administrator (Development Services)	SUBJECT:	Agreement for Sale and Purchase of Interest in Property - Stuart L. Stubbins and Cynthia D. Stubbins; Clinton Avenue Project; Project No. C3216.30; Parcel Nos. 132, 732A, and 732B; Section 10, Township 25 South, Range 21 East		
FROM:	James C. Widman, P.E. Engineering Services Director/ County Engineer	REFERENCES:	Comm. Dist. 1		

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 Clinton Avenue Project.

<u>Parcel Nos.;</u> <u>Parcel ID Nos.</u>	<u>Owners</u>	<u>Appraised</u> <u>Value</u>	<u>Increase</u> <u>Amount</u>	<u>Agreement</u> <u>Amount</u>
132, 732A, and 732B; A Portion of 10-25-21- 002A-00000-1100, 10-25-21-002A-00000- 1110, and 10-25-21- 002A-00000-1120	Stuart L. Stubbins and Cynthia D. Stubbins	\$190,500.00	\$49,500.00	\$240,000.00

An offer was made to the property owners for \$190,500.00 based on Pasco County's appraisal. The owner made a counteroffer in the amount of \$300,000.00 based upon the owner's appraisal. The County's appraiser did not include any damages to the remainder even though the take included approximately 40% of the subject commercial property and it bifurcated the property. The County agreed to move the pond to one end of the parent tract to avoid severing the property into two separate tracts and to decrease some of the damage and offered \$218,500 which included a minor damage. The owners countered at \$265,000 but after negotiation agreed to accept \$240,000.00. The Condemnation Review staff agreed.

Pasco County is responsible for the seller's cost. The cost includes the amount of \$1,500.00 for the title insurance policy and \$16,335.00 for attorney fees.

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 Clinton Avenue Project.

RECOMMENDATION AND FUNDING:

The Condemnation Review staff and the Engineering Services Department, Real Estate Division, recommend that the BCC approve Alternative No. 1, authorize the Chairman to execute the three original agreements provided, and direct the Board Records Department to distribute the agreements

as follows: retain one original; two originals to the Real Estate Division; and one copy to the County Attorney, New Port Richey. It is further recommended that the Chairman direct the Clerk to issue a check in the amount of \$257,835.00, made payable to:

American Government Services Corp.
Attention Wendi McAleese
3812 W. Linebaugh Avenue
Tampa, FL 33618
Federal ID No.: 59-2346160
Telephone No.: (813) 933-3355

The check is to be held in the Clerk's Office in Dade City where the Real Estate Division will contact the property owners to set a closing date and time to comply with the Clerk's procedures.

Funding will be provided in Account No.:

B165-820500-66555/001816	\$128,917.50	50%
B103-820400-66555/001816	<u>\$128,917.50</u>	50%
	\$257,835.00	

ATTACHMENTS:

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

JCW/DJE/JLS/ai/public/re/jrea09080/01b