

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 03/09/10

FILE: REA10-091

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

SUBJECT: Agreement for Sale and Purchase of
Interest in Property; William G., Tara,
Jason W., Kenneth D. Bamberger,
and Kristen M. Casillo; Moon Lake
Road; Project No. C9528.00;
Parcel 278; Section 17, Township 25
South, Range 17 East
(BCC: 4/14/10, 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>Agreement Amount</u>
Kenneth D. Bamberger 153 Alabama Rd. DYESS Air Force Base, TX 79607	278	\$48,500.00	\$55,775.00

William G. Bamberger
1455 B. Queen of Sheba Rd.
Colville, WA 99114

Tara Bamberger
1215 N. 2nd St.
Couer d'Alene, ID 83814

Jason W. Bamberger
4263 Audubon Circle
Apt. 301
Lakeland, FL 33809

Kristen M. Castillo
1607 Fenwick Ave.
Ft. Walton Beach, FL 32547

Seller's Costs	\$10,734.25
Insurance	<u>\$ 545.85</u>
Total	\$67,055.10

An offer was made to the property owner(s) for the appraised value of \$48,500.00 and was not accepted. The owner(s) made a counteroffer in the amount of \$104,000.00. Negotiations between the County and the Owner's attorney were carried out with an agreed price of \$55,775.00. Pasco County is responsible for the Seller's costs. The costs include Seller's statutory attorney's fees in the amount of \$2,400.75, appraiser's fees in the amount of \$2,392.00, Land Planner's fees in the amount of \$4,525.05 and engineer/consulting fees in the amount of \$1,416.45. In addition, the amount of \$545.85 for the title insurance policy per paragraph five 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 Five Hundred Forty-Five and 85/100 Dollars (\$545.85) for title insurance, and the second check in the amount Sixty-Six Thousand, Five Hundred Nine and 25/100 Dollars (\$66,509.25) for the parcel and costs, to be distributed at closing.

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 No.:

B161-820500-66614\000228	\$545.85	100%
--------------------------	----------	------

Make the second check for parcel and costs 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 No.:

B161-820500-66614\000228	\$66,509.25	100%
--------------------------	-------------	------

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