

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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

DATE: 7/08/08 FILE: REA08-130

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

SUBJECT: Agreement for Sale and Purchase of  
Interest in Property - Darlene A.  
Davis; Shady Hills/Peace Boulevard  
Intersection Improvement Project;  
Project No. C0755.00; Parcel  
No. 110; Section 13, Township 24  
South, Range 17 East

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

REFERENCES: Comm. Dist. 2

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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 Shady Hills/Peace Boulevard Intersection Improvement Project.

<u>Parcel No. and Parcel ID No.</u>	<u>Owner</u>	<u>Appraised Value</u>	<u>Increase Amount</u>	<u>Agreement Amount</u>
110 A Portion of 13-24-17-0010- 00000-001A	Darlene A. Davis 16219 Shady Hills Rd. Spring Hill, FL 34610-4367	\$6,100.00	\$500.00	\$6,600.00

An offer was made to the property owner for \$6,100.00 based on the original appraisal amount. The owner countered at \$7,000.00. Staff then offered \$6,600.00, which the owner has accepted. The Condemnation Review staff agreed. Pasco County is responsible for the seller's cost. The cost includes the amount of \$550.00 for the title insurance policy per the attached purchase agreement.

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 Shady Hills/Peace Boulevard Intersection Improvement Project.

RECOMMENDATION AND FUNDING:

The Condemnation Review staff and the 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 \$7,150.00, made payable to:

American Acquisition Title, Inc.  
Escrow Account  
5600 W. Mariner St., Ste. 104  
Tampa, Florida 33609  
Attention: Denee VanDyke  
Telephone: (813) 287-8191  
Federal ID No. 59-3552099

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

Funding will be provided in Account No.:

B163-820500-66148/002138      \$7,150.00

ATTACHMENTS:

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

JCW/DJE/JLS/public/re/ai/trea08130b/01b