

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 7/30/08

FILE: REA08-257

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

SUBJECT: Agreement for Sale and Purchase of
Interest in Property, William W.
Gragg, Project S.R. 54 (C.R. 581 to
C.R. 577), C3330.27, Parcels 131
and 132, Section 08, Township 26
South, Range 20 East
(BCC: 8/27/08, 10:00 a.m., NPR)

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

REFERENCE: Commission Districts 1 and 2

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 S.R. 54 (C.R. 581 to C.R. 577), C3330.27.

<u>Owner(s)</u>	<u>Parcel Number</u>	<u>Combined Appraised Value</u>	<u>Agreement Amount</u>
William W. Gragg 29446 Pomello Trace Wesley Chapel, FL 33545-4111	131 & 132	\$117,400.00	\$175,010.00
		Seller's Costs	\$ 24,011.30
		Title Insurance	<u>\$ 1,175.50</u>
		Total	\$200,196.80

An offer was made to the property owner for the combined appraised values and was not accepted. The owner made a counteroffer in the amount of \$282,000.00. Negotiations between the County's representatives and the Owner's attorney were carried out with an agreed price of \$175,010.00. Pasco County is responsible for the Seller's costs. The costs include Seller's statutory attorney's fees in the amount of \$19,011.30 and Seller's appraiser's fees in the amount of \$5,000.00, negotiated down from \$6,720.00. In addition, the amount of \$1,175.50 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 S.R. 54 (C.R. 581 to C.R. 577) 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 One Thousand One Hundred Seventy-Five and 50/100 Dollars (\$1,175.50) for title insurance, and the second check in the amount of One Hundred Ninety-Nine Thousand Twenty-One and 30/100 Dollars (\$199,021.30) for the parcel, fees, and costs.

Make check payable to:

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

B165-820500-66544\001222	\$ 587.75	50%
B128-820438-66544\001222	<u>\$ 587.75</u>	50%
	\$1,175.50	

Make the second check for parcel, plus fees 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 Nos.:

B165-820500-66544\001222	\$ 99,510.65	50%
B128-820438-66544\001222	<u>\$ 99,510.65</u>	50%
	\$199,021.30	

The check is 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