

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Honorable Chairman and Members of the Board of County Commissioners      DATE: 8/30/11      FILE: REA12-001

THRU: Bipin Parikh, P.E.      SUBJECT: Agreement for Sale and Purchase of Interest in Property – CRP II – Fairway Oaks, LLC; Little Road and Hudson Avenue Intersection Project; Project No. C6479.04; Parcel Nos. 101 and 701, Section 36, Township 24 South, Range 16 East  
Assistant County Administrator (Development Services)

FROM: James C. Widman, P.E.      REFERENCES: Comm. Dist. 5  
Engineering Services Director/  
County Engineer

STAFF: Mary E. Arend  
Assistant Real Estate Manager

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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 an Agreement for Sale and Purchase of Interest in Property to add a right turn lane on Little Road at Hudson Avenue.

An appraisal of the property was prepared and an offer was hand delivered to the property owner in the amount of \$13,750.00 based on that appraised value. The owners countered at \$50,000.00 citing rent concessions for local/in-line tenants to eliminate the potential for 15 business damage claims. After further negotiations a settlement of \$45,000.00 was reached. The Condemnation Review Staff recommends approval.

Pasco County is responsible for the seller's costs. These costs include the amount of \$375.00 for the title insurance policy and closing services. There are no other costs associated with this settlement.

ALTERNATIVES AND ANALYSIS:

1. Approve the attached Agreement for Sale and Purchase of Interest in Property.
2. Deny the agreement and continue to acquire the parcels through condemnation.
3. Discontinue the Intersection Project on Little Road at Hudson Avenue.

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, and direct the Board Records Department to distribute the agreements as follows: retain one original; distribute two originals to the Real Estate Division and one copy to County Attorney's Office, New Port Richey. It is further recommended that the Chairman direct the Clerk to issue a check for closing in the amount of \$45,375.00, made payable to:

Master Title Service, Inc.  
ESCROW ACCOUNT  
Attention Ms. Mary Julian  
6337 River Road  
New Port Richey, FL 34652  
Telephone (727) 848-4909  
Federal ID No. 59-1857734

The check is to be held in the Clerk's Office, Dade City, and the Real Estate Division will schedule a closing date and time, and comply with the Clerk's and Comptroller's procedures.

Funding is provided in Account No. B161-820500-66422/002630 in the total amount of \$45,375.00.

ATTACHMENTS:

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

JCW/MEA