

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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

DATE: 7/13/10

FILE: REA10-133

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

SUBJECT: Agreement for Sale and Purchase  
of Interest in Property; Alfred T.  
Smith; Middle School HH and  
High School GGG (Old Pasco  
Road and S.R. 52; Old Pasco  
Road and Overpass Road),  
Project No. C06545.05, Parcels  
115, 115.1, and 615; Section 07  
Township 25 South, Range 20  
East  
(BCC: 08/10/10, 10:00 a.m., DC)

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

STAFF: Mark Bigham  
Right-of-Way Agent

REFERENCE: Commission Districts 1 and 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 Middle School HH and High School GGG (Old Pasco Road and S.R. 52; Old Pasco Road and Overpass Road) Project No. C06545.05.

<u>Owner</u>	<u>Parcel Number(s)</u>
Alfred T. Smith	115
28736 Ranch Hill Road	115.1
San Antonio, FL 33576-7848	615

An offer was made to the property owner for the appraised value and was not accepted. Negotiations between the County and the Owner's attorney were carried out with an agreed price of \$136,000.00. Pasco County is responsible for the Seller's costs. The costs include Seller's statutory attorney's fees in the amount of \$24,816.00, Seller's appraiser's fees in the amount of \$3,013.34, engineer's fees in the amount of \$3,489.34 and mortgagee's review/processing fee in the amount of \$250.00 for the partial release of mortgage and subordination of encumbrance needed to close, all having a combined amount of \$31,568.68. In addition, the amount of \$805.00.00 for the title insurance policy per paragraph five of the agreement would be paid by the County. Pasco County Utilities Department will utilize 11,435 square feet mol of parcel 115, for a water line being constructed along Old Pasco Road, and have agreed to pay \$15,389.28 of the total cost of acquiring the property. 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 parcels through condemnation.
3. Discontinue the Middle School HH and High School GGG (Old Pasco Road and S.R. 52; Old Pasco Road and Overpass Road) project.

RECOMMENDATION AND FUNDING:

The Engineering Services Department recommends that the BCC approve Alternative No. 1, authorize the Chairman to execute three original agreements attached, and further direct the Board Records Department, Dade City, to retain one original executed agreement; forward two original the 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 Eight Hundred Five and 00/100 Dollars (\$805.00) for title insurance, and the second check in the amount of One Hundred Sixty-Seven Thousand, Five Hundred Sixty-Eight and 68/100 Dollars (\$167,568.68) for the parcel and costs, to be distributed at closing.

Make the first check for title insurance payable to:

Master Title Service, Inc.  
6337 River Road  
New Port Richey, FL 34652

Funding will be provided in Account No.:

B103-820410-66699\600174      \$805.00

Make the second check for parcel and costs payable to:

Master Title Service, Inc./Escrow Account  
6337 River Road  
New Port Richey, FL 34652  
Tel: (727) 848-4909  
FID/EIN No. 59-1857734

Funding will be provided in Account No.:

B103-820410-66699\600174      \$152,179.40  
B401-823002-66100\002503      \$ 12,003.64  
B401-824100-66100\002503      \$ 3,385.64

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