

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 10/6/10

FILE: REA11-020

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

SUBJECT: Resolution Canceling Taxes on
Parcels owned by two entities
Interphase, Inc. and Tahitian
Development, Inc. and License
Agreement with Villa del Rio
Homeowners Association 13-26-16-
0000-00100-0080, 13-26-16-0000-
00100-0011 and 13-26-16-0000-
00600-0000; Section 13, Township 26
South, Range 16 East and 13-26-16-
0000-00100-0050; Section 13,
Township 26 South, Range 16 East

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

STAFF: Robert Baltzer,
Right-of-Way Agent

REFERENCES: 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 property owners of two parcels adjacent to and east of the Villa del Rio subdivision have offered the parcels to Pasco County, at no cost to the County. The property is encumbered by a stormwater system that benefits Villa del Rio, and the homeowners association has offered to maintain the property by mowing or performing any other necessary maintenance activities. In exchange, they will also be able to utilize the parcel for passive recreation. Villa del Rio has executed a License Agreement which reflects these terms. The initial term of the License Agreement is for twenty years, though it may be terminated by either party, at any time, with sufficient notice.

The Real Estate Division requests the BCC's acceptance and approval of the following deeds and Resolutions Canceling Taxes:

| <u>Owner's Name</u> | <u>Section, Township and Range</u> | <u>Project</u> | <u>Amount Acquired</u> |
|---|--|--|----------------------------|
| Interphase, Inc. 2535 Success Drive Odessa, FL 33556 | 13-26-16 | Misc. #111 Villa del Rio and Riverside Subdivisions | 452,831.41 s.f. mol |
| Tahitian Development, Inc. 2514 Aloha Place Holiday, FL 34691 | 13-26-16 | Misc. #111 Villa del Rio and Riverside Subdivisions | 22,908.20 s.f. mol |

In order to cancel the taxes of the acquired parcels, the BCC must adopt the attached resolutions prepared by the Real Estate Division.

| <u>Interphase Tax Folio Numbers</u> | <u>Date of Acquisition</u> |
|-------------------------------------|----------------------------|
| 13-26-16-0000-00100-0080 | 06/04/2010 |
| 13-26-16-0000-00100-0011 | |
| 13-26-16-0000-00600-0000 | |
| <u>Tahitian Tax Folio Number</u> | <u>Date of Acquisition</u> |
| 13-26-16-0000-00100-0050 | 06/04/2010 |

Additionally, the Real Estate Division requests the BCC's approval of the License Agreement with the Villa del Rio Homeowners Association.

ALTERNATIVES AND ANALYSIS:

1. Accept and record the attached resolutions canceling taxes for the above acquisitions, and approve the License Agreement with the Villa del Rio Homeowners Association.
2. Decline the attached resolutions canceling taxes and allow taxes to continue to accrue and reject the License Agreement with the Villa del Rio Homeowners Association.

RECOMMENDATION AND FUNDING:

The Engineering Services Department, Real Estate Division recommends that the BCC approve Alternative No. 1, authorize the Chairman's signature on the Resolutions Canceling Taxes, as well as the License Agreement with the Villa del Rio Homeowners Association., and direct the Board Records Department to record the resolutions canceling taxes and the License Agreement, and forward the executed copies as follows: retain the originals; one copy of each to the Property Appraiser's Office, New Port Richey for action; one copy of each to the Tax Collector's Office, Dade City for action; one copy of each to the Survey Division, New Port Richey, for action; and one copy of each to Robert Baltzer, Real Estate Division, New Port Richey.

ATTACHMENTS:

1. Resolution Canceling Taxes for Interphase, Inc.
2. Resolution Canceling Taxes for Tahitian Development Inc.
3. License Agreement with Villa del Rio
4. Location Maps