

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners DATE: 2/21/08 FILE: REA08-114

THRU: Bipin Parikh, P.E. SUBJECT: Agreement for Sale and Purchase of Interest in Property - John Troupe and Mary Troupe; Shady Hills/Peace Boulevard Intersection Improvement Project; Project No. C0755.00; Parcel No. 101; Section 13, Township 24 South, Range 17 East
Assistant County Administrator (Development Services)

FROM: James C. Widman, P.E. REFERENCES: Comm. Dist. 2
Engineering Services Director/
County Engineer

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>Owners</u>	<u>Appraised Value</u>	<u>Increase Amount</u>	<u>Agreement Amount</u>
101 13-24-17-0010-00000-0162 (Portion of)	John Troupe and Mary Troupe 15902 Peace Boulevard Spring Hill, FL 34610-4354	\$17,700.00	\$0.00	\$17,700.00

An offer was made to the property owners for \$17,700.00 based on the original appraisal amount. The owners accepted the offer of \$17,700.00. The Condemnation Review staff agreed.

Pasco County is responsible for the seller's cost. The cost includes the amount of \$402.00 for the title insurance policy from American Acquisition Title, Inc., 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 \$18,102.00, made payable to:

American Acquisition Title, Inc.
Attention Dennee VanDyke
5600 W. Mariner Street, S-104
Tampa, FL 33609
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 owners 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 \$18,102.00

ATTACHMENTS:

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

JCW/DJE/JLS/public/re/ai/trea08126/01b