

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

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

DATE: 10/1/09 FILE: REA10-013

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

SUBJECT: Agreement for Sale and Purchase of
Interest in Property - Carolyn S.
Sells, Trustee, UTD 5/4/90, FBO
Carolyn S. Sells; Ridge Road
Widening Project; Project
No. C6686.30; Parcel Nos. 142.1,
142.2, and 742; Section 25,
Township 25 South, Range 16 East

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

REFERENCES: Comm. Dist. 4

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 Ridge Road Widening Project.

<u>Parcel ID No. and Parcel Nos.</u>	<u>Owner</u>	<u>Appraised Value</u>	<u>Increase Amount</u>	<u>Agreement Amount</u>
A Portion of 25-25-16- 0010-03400-0000 142.1, 142.2, and 742	Carolyn S. Sells, Trustee, UTD 5/4/90, FBO Carolyn S. Sells 9640 Ridge Road, New Port Richey, FL 34654	\$30,900.00	\$9,100.00	\$40,000.00

An offer was made to the property owner for \$30,900.00 based on the original appraisal amount. The owner countered at \$40,000.00. The Condemnation Review staff agreed.

Pasco County is responsible for the seller's cost. The cost includes the amount of \$380.00 for the title insurance policy.

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 parcel through condemnation.
3. Discontinue the Ridge Road Widening Project.

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 two original agreements provided, and direct the Board Records Department to distribute the agreements as follows: retain one original; one original 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 \$40,380.00, made payable to:

Master Title Service, Inc.
ESCROW ACCOUNT
Attention 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 in Dade City where the Real Estate Division will contact the property owner to set a closing date and time to comply with the Clerk's procedures.

Funding will be provided in Account No. B161-820500-66904/000924 in the amount of \$40,380.00.

ATTACHMENTS:

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

JCW/DJE/JLS/public/re/ai/jrea10013/01b