



## Board of County Commissioners

Meeting: 09/23/2025  
Department: Department of Public Works  
Prepared By: Jane Gonzalez  
Initiator: Scott Herring  
DOC ID: 14241  
Legal Request Number: LR 25-424  
Bid/Contract Number:

### AGENDA ITEM

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#### TITLE

Contract for Purchase of Real Estate With Sundara Holdings, LLC, for Property Located at 924 Hale Avenue for Clerk of Circuit Court and Comptroller Building (Keys 972772 and 1251424)

Contract for Purchase of Real Estate With Sundara Holdings, LLC, for Property Located at 924 Hale Avenue for Clerk of Circuit Court and Comptroller Building (Keys 972772 and 1251424)

#### BRIEF OVERVIEW

Hernando County is seeking to provide additional space for the Clerk of the Circuit Court and Comptroller. The Clerk's office requires enhanced operational capacity to support growth and fulfill heightened demands to ensure efficient service. Recently, two parcels, Key No.'s 972772 and 1251424, have become available for purchase and are situated near downtown Brooksville, providing enhanced accessibility to all County buildings.

Staff recommends the approval of the contract for purchase of the property located at 924 Hale Avenue and the adjacent Parcel Key No. 1251424, owned by Sundara Holdings, LLC in the amount of \$1,963,000.00. The legal description is as follows:

Lot 4, less the South 42 feet thereof. All of Lots 5 and 6, together with the following contiguous roads: "C" Street, "D" Street, and the East 1/2 of Abbey Avenue, all in Parson Addition to the City of Brooksville, as per plat thereof, as recorded in Plat Book 3, at Page 17, Public Records of Hernando County, Florida.

Parcel ID Nos.: R27 222 19 3010 0000 0050, R27 222 19 3010 0000 0040  
Key Nos.: 972772, 1251424

#### FINANCIAL IMPACT

Funding for this property acquisition and associated closing costs/fees based upon approval from the Board will be budgeted in FY2026, pending approval, in the amount of \$1,936,000.00 in:

**Fund: 3321** - Impact Fees-Public Buildings, **Department: 01662** - Impact Fees-Public Buildings, **Account: 5606101** - Land Acquisition

The proposal also includes utilizing the \$500,000 currently budgeted in FY26 for CIP 111913 for a new Constitutional building. The CIP information is attached.

#### LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

## RECOMMENDATION

It is recommended that the Board approve the Contract for Purchase with Sundara Holdings, LLC for Parcel Key No.'s 972772 and 1251424. It is further recommended that the Board approve and authorize the Chairman's signature on the attached Contract for Sale and Purchase of Real Estate and authorize the County Attorney to sign all documents on behalf of the County which are necessary to close the transaction.

## REVIEW PROCESS

Kelly Soreng	Approved	08/25/2025	1:37 PM
Lillian Hoyt	Approved	08/27/2025	9:30 AM
Todd Crosby	Approved	08/28/2025	7:50 AM
Albert Bertram	Delegated	09/05/2025	3:21 PM
Jodi Florio	Approved	09/05/2025	3:31 PM
Albert Bertram	Approved	09/05/2025	5:13 PM
Pamela Hare	Approved	09/11/2025	3:43 PM
Jon Jouben	Escalated	09/15/2025	5:18 PM
Pamela Hare	Approved	09/17/2025	8:59 AM
Jon Jouben	Approved	09/17/2025	9:58 AM
Heidi Prouse	Approved	09/17/2025	11:51 AM
Toni Brady	Approved	09/17/2025	8:41 PM
Jeffrey Rogers	Approved	09/17/2025	10:08 PM
Colleen Conko	Approved	09/18/2025	9:41 AM

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Hawkins, Campbell and Allocco
<b>NAYES:</b>	Amsler and Champion