



Legislation Details (With Text)

**File #:** 11629  
**Type:** Agenda Item                                    **Status:** Adopted  
**File created:** 12/22/2022                           **In control:** Board of County Commissioners  
**On agenda:** 2/28/2023                                **Final action:** 2/28/2023  
**Enactment date:**                                        **Enactment #:**  
**Title:** Declaration of County Owned Property Located on Sheltered Hill Drive as Surplus Property and Consideration of Purchase Offer Submitted by GTG Spire Homes, LLC (Key #1559833)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 1559833.GTG Spire Homes, LLC PSA, 2. 1559833 Sunbiz, 3. 1559833 Property Record Card, 4. 1559833 Escheatment Tax Deed, 5. 1559833 Aerial Views, 6. 1559833 Offer, 7. Affidavit of Publication of Legal Ad CLK23-014, 8. Approved Purchase Sale Agreement With GTG Spire Homes, LLC, for Property Located on Sheltered Hill Drive

Date	Ver.	Action By	Action	Result
2/28/2023	1	Board of County Commissioners	adopted	Pass

**TITLE**

Declaration of County Owned Property Located on Sheltered Hill Drive as Surplus Property and Consideration of Purchase Offer Submitted by GTG Spire Homes, LLC (Key #1559833)

**BRIEF OVERVIEW**

Hernando County owned Parcel Key No. 1559833 is a vacant residential lot, consisting of 16,434 square feet that is located on Sheltered Hill Drive.

There is one offer to purchase the subject property on this agenda item. The offer is from GTG Spire Homes, LLC for the sum of \$32,000.00. There are no contingent offers.

The Hernando County Property Appraiser's 2022 market value, based on 2021 qualified sales, is \$16,270.00. The offer presented by GTG Spire Homes, LLC is 197% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of GTG Spire Homes, LLC in the amount of \$32,000.00 be accepted. There are no contingent offers.

The legal description for this parcel is as follows:

Lot 14, Block 5, Southern Hills Plantation, Phase 1, according to the plat thereof as recorded in Plat Book 35, Pages 1 through 18, inclusive, Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R04 223 19 3571 0005 0140  
Property Appraiser's Key No.: 1559833

## **FINANCIAL IMPACT**

If this Contract is accepted, after closing (per FS 197.592) the proceeds will be deposited in Revenue Account 0011-3641061 General Fund, Sale of Surplus Land.

## **LEGAL NOTE**

The Board is authorized to act upon this matter pursuant to Section 125.35, Florida Statutes and Art. VII, Section 2-170, Hernando County Code of Ordinances concerning disposition of Real Property.

## **RECOMMENDATION**

If the Board determines that the offer and terms serve the best interests of Hernando County, declare Parcel Key No. 1559833 as Surplus, and authorize the Chairman to sign any contracts conveying the property, as well as authorize the County Attorney's Office to prepare or have prepared the necessary documents to finalize the transaction and execute same on the Board's behalf including, but not limited to, a statutory deed.

It is recommended the offer being made on behalf of GTG Spire Homes, LLC in the amount of \$32,000.00 be accepted. There are no contingent offers.