



Legislation Details (With Text)

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Title: "AS-IS" Contract for Sale and Purchase of Real Estate With CEMEX Construction Materials Florida, LLC, for Portion of Property Located on Citrus Way for Sheriff's Office and Hernando County Fire and Emergency Services Public Safety Training Facility (Key #1354019)

Sponsors:

Indexes:

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Attachments: 1. Key 1354019 Property Record Card, 2. CEMEX Sunbiz, 3. Key 1354019 Citrus Way Portion of CEMEX Map, 4. Key 1354019 Citrus Way Aerial Views, 5. Survey - CEMEX Brooksville Sheriff Lease Parcel, 6. Proposed AS-IS Contract for Purchase and Sale, 7. Affidavit of Publication of Legal Ad CLK23-098, 8. Approved AS-IS Contract for Sale and Purchase of Real Estate With CEMEX Construction Materials Florida, LLC

Date	Ver.	Action By	Action	Result
7/11/2023	1	Board of County Commissioners	adopted	Pass

TITLE

"AS-IS" Contract for Sale and Purchase of Real Estate With CEMEX Construction Materials Florida, LLC, for Portion of Property Located on Citrus Way for Sheriff's Office and Hernando County Fire and Emergency Services Public Safety Training Facility (Key #1354019)

BRIEF OVERVIEW

Hernando County Public Safety Departments do not have adequate training facilities available and must travel out of Hernando County for their training needs. Hernando County departments have been working on identifying appropriate land to construct facilities that can accommodate the ongoing training needs of staff since 2012.

It is recommended that a suitable facility should be constructed to accommodate continued training requirements as well as provide new fire rescue and law enforcement candidates a proper environment and facilities to learn and hone their skills. Findings have determined that the type of property must take into consideration the potential impacts to its surroundings. Recent development and availability of property owned by CEMEX Construction Materials Florida, LLC on Citrus Way has presented itself as the best option and deemed suitable by staff.

In purchasing a portion of this property on Citrus Way, in Brooksville, Florida, the Hernando County Sheriff's Office and the Hernando County Fire Rescue and Emergency Services will be able to use the property to build a public safety training facility.

The parcel is legally described as follows:

A parcel of land lying and being in Section 12, Township 22 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commence at a point marking the Northwest corner of Section 12, Township 22 South, Range 18 East, Hernando County, Florida, thence coincident with the North boundary of the Northwest $\frac{1}{4}$ of said Section 12, S $89^{\circ}40'26''$ E a distance of 2089.94 feet to a point coincident with the Southwesterly right-of-way boundary of Citrus Way (also known as County Road 491); thence departing said North boundary, coincident with said Southwesterly right-of-way boundary the following eight (8) courses: 1.) S $20^{\circ}40'05''$ E a distance of 103.15 feet; 2.) thence N $69^{\circ}19'55''$ E a distance of 5.00 feet; 3.) thence S $20^{\circ}40'05''$ E a distance of 556.85 feet to the POINT OF BEGINNING; 4.) thence S $20^{\circ}40'05''$ E a distance of 1043.04 feet; 5.) thence S $69^{\circ}19'55''$ W a distance of 5.00 feet; 6.) thence S $20^{\circ}40'05''$ E a distance of 399.97 feet; 7.) thence N $69^{\circ}19'55''$ E a distance of 5.00 feet; 8.) thence S $20^{\circ}40'05''$ E a distance 233.09 feet; thence departing said Southwesterly right-of-way boundary, S $64^{\circ}36'13''$ W a distance of 1636.09 feet; thence N $29^{\circ}47'08''$ W a distance of 1317.01 feet to a point coincident with the South boundary of the lands described in Official Records Book 1313, page 1998 of the Public Records of Hernando County, Florida; thence coincident with said South boundary, N $53^{\circ}48'58''$ E a distance of 1908.78 feet to the Point of Beginning.

Containing an area of 2,613,584.25 square feet, 60.000 acres, more or less.

Parcel #R12 422 18 0000 0020 0012 Key #1354019

FINANCIAL IMPACT

Funding for the property acquisition and associated closing costs will be in Account No. 0012-00012-5606101.

LEGAL NOTE

The Board is authorized to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve and authorize the Chairman's signature on the attached contract for purchase between CEMEX Construction Materials Florida, LLC and Hernando County for the amount of \$100.00, and it is further recommended that the County Attorney's Office be designated to sign all documents necessary to finalize the purchase.