



Legislation Details (With Text)

File #: 10503
Type: Agenda Item **Status:** Adopted
File created: 6/1/2022 **In control:** Board of County Commissioners
On agenda: 7/12/2022 **Final action:** 7/12/2022
Enactment date: **Enactment #:**
Title: Declaration of County Owned Property Located on Sheltered Hill Drive as Surplus Property and Consideration of Purchase Offers Submitted by SoHilly Homes, LLC, and Nabil Gamout

Sponsors:

Indexes:

Code sections:

Attachments: 1. Purchase/Sale Agreement - SoHilly Homes, LLC, 2. Sunbiz - SoHilly Homes, LLC, 3. Purchase/Sale Agreement - Gamout, 4. Key No. 1559735 Property Record Card, 5. Escheatment Tax Deed, 6. Key No. 1559735 List of Offers, 7. Key No. 1559735 Aerial View, 8. Affidavit of Publication of Legal Ad CLK22-116, 9. Approved Purchase Sale Agreement With SoHilly Homes, LLC, for Property Located on Sheltered Hill Drive

Date	Ver.	Action By	Action	Result
7/12/2022	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 Offers Submitted by SoHilly Homes, LLC, and Nabil Gamout

BRIEF OVERVIEW

Hernando County owned Parcel Key No. 1559735 is a vacant residential lot, consisting of 12,920 square feet that is located on Sheltered Hill Drive.

There are two offers to purchase the subject property on this agenda item. The first offer is from SoHilly Homes, LLC for the sum of \$35,000.00. The second offer is from Nabil Gamout for the sum of \$32,000.00.

The Hernando County Property Appraiser's 2021 market value, based on 2020 qualified sales, is \$8,656.00. The offer presented by SoHilly Homes, LLC is 404% of the Property Appraiser's value and the offer presented by Nabil Gamout is 370% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of SoHilly Homes, LLC in the amount of \$35,000.00 be accepted and the offer being made by Nabil Gamout in the amount of \$32,000.00 be the contingent offer.

The legal description for this parcel is as follows:

Lot 4, 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 0040
Property Appraiser's Key No.: 1559735

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. 1559735 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 SoHilly Homes, LLC in the amount of \$35,000.00 be accepted, and the offer being made on behalf of Nabil Gamout in the amount of \$32,000.00 be the contingent offer.