



Legislation Details (With Text)

File #: 12478
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File created: 6/26/2023 **In control:** Board of County Commissioners
On agenda: 12/12/2023 **Final action:**
Enactment date: **Enactment #:**
Title: Contract for Purchase of Real Estate With Dennis P. Nelski for Portion of Property Located at Skyview Circle for Floodplain Mitigation (Key #943313)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Key No. 943313 - Contract for Sale and Purchase of Real Estate, 2. Key No. 943313 - Property Record Card, 3. Key. No. 943313 - Warranty Deed, 4. Key No. 943313 Aerial Views, 5. Affidavit of Publication of Legal Ad CLK23-182, 6. Approved Contract for Purchase of Real Estate With Dennis P. Nelski for Portion of Property Located at Skyview Circle for Floodplain Mitigation (Key #943313)

Date	Ver.	Action By	Action	Result
12/12/2023	1	Board of County Commissioners		

TITLE

Contract for Purchase of Real Estate With Dennis P. Nelski for Portion of Property Located at Skyview Circle for Floodplain Mitigation (Key #943313)

BRIEF OVERVIEW

Hernando County Storm Water, Department of Public Works has determined a need to acquire property for the purpose of constructing a floodplain compensation pond. This compensation is required in order for Hernando County to elevate Culbreath Road above the floodplain. This project is also referred to as The Culbreath/Carr Creek Road Improvement Project.

A portion of Parcel Key No. 943313 has been found suitable for this project. Property owner Dennis Nelski has agreed to relinquish 3.95 acres more or less, to Hernando County for \$195,00.00.

Parcel Key No. 943313 consists of 12.2 acres in the Spring Lake Forest neighborhood lying northeast of Culbreath Road. The Hernando County Property Appraiser's preliminary 2023 market value, based on 2022 qualified sales, is \$582,831.00.

Staff recommends the Contract for Sale and Purchase of Real Estate for \$195,000.00 be approved.

The legal description for this parcel is as follows:

Legal Description for Parcel 18.1

A parcel of land lying in the southwest 1/4 of Section 13, Township 23 South, Range 19 East, Hernando County, Florida. Being more particularly described as follows:

Beginning at the northwest corner of the southwest 1/4 of said Section 13, and the northwest corner of Lot 18, Spring Lake Forest as recorded in Plat Book 17, Pages 76-77 of the Public Records of Hernando County, Florida; thence along the north line of said Lot 18, Run S67° 43'30"E, 583.77 feet to the northeast corner of said Lot 18, and the west right-of-way line of Skyview Circle. Said point being on a non-tangent curve to the left. Said curve being concave to the east, having a radius of 340.00 feet, a central angle of 20°02'19", and a chord bearing and distance of s13°59'14"W, 118.31 feet; thence along said right-of-way line, and the arc of said curve 118.91 feet; Thence Leaving said right-of-way line, run parallel to the south line of said Lot 18 S69°23'39"W, 559.23 feet to the west line of said Section 13, and the west line of said Lot 18; Thence along said west line, run N01°16'25"E, 533.02 feet to the point of beginning.

Being subject to a utility easement along the north 7.50 Feet thereof, containing 3.95 acres more or less.

Property Appraiser's Parcel ID No.: R13 123 19 1227 0000 0190
Property Appraiser's Key No.: 00943313

FINANCIAL IMPACT

Funding to acquire the Skyview Circle property for the Culbreath Rd/Carr Creek Flood Improvement project in amount of \$195,000.00 is available in the following account:

7552-09552-5606101 Stormwater Mgmt MSTU, Land Acquisition

LEGAL NOTE

The Board is authorized to act upon this matter pursuant to Section 125 and Section 270.11, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve the Contract for sale and purchase of real estate for \$195,000.00 for flood plain mitigation and authorize the Chairman's signature on the attached Contract for purchase of real property and authorize the County Attorney's Office to sign the necessary documents on behalf of the County to close this transaction.