



Legislation Details (With Text)

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Title: Declaration of County Owned Property Located on Fish Cove Drive as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers (Key #458276)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 458276 Purchase Agreement...Austin--Stamped, 2. 458276 Purchase Agreement...Kish--Stamped, 3. 458276 Deed, 4. 458276 Property Record Card, 5. 458276 List of Offers, 6. 458276 Fish Cove Drive Aerial Views, 7. Affidavit of Publication of Legal Ad CLK22-128, 8. Affidavit of Publication of Legal Ad CLK22-133, 9. Approved Purchase Sale Agreement With Dawn Austin and Samuel Austin for Property Located on Fish Cove Drive

Date	Ver.	Action By	Action	Result
8/23/2022	1	Board of County Commissioners	adopted	Pass

TITLE

Declaration of County Owned Property Located on Fish Cove Drive as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers (Key #458276)

BRIEF OVERVIEW

Hernando County owned Parcel Key No. 458276 is a vacant residential lot, consisting of 14,395 square feet located on Fish Cove Drive in Hernando County.

The Hernando County Property Appraiser's 2021 market value based on qualified sales of 2020 for this property is \$22,312.00.

The offers presented by Dawn and Samuel Austin and Ronald and Marietta Kish are 134% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of adjacent property owners, Dawn and Samuel Austin, whose offer is not co-brokered, bringing the commission to 5% and also being the first to submit an offer for the property in the amount of \$30,000.00 be accepted.

Staff also recommends the offer made by Ronald and Marieta Kish, who are not adjacent property owners, for the sum of \$30,000.00 and which is co-brokered, bringing the commission to 6%, be considered the contingent offer.

The legal description for this parcel is as follows:

Lot 5, Block 870, SPRING HILL UNIT 13, as per the plat thereof as recorded in Plat Book 8, Pages

84 through 100, Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R32 323 17 5130 0870 0050

Property Appraiser's Key No.: 458276

FINANCIAL IMPACT

If this Contract is accepted, after closing (per FS 197.592) the proceeds will be deposited in Revenue Account No. 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. 458276 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 adjacent property owners Dawn and Samuel Austin whose offer is not co-brokered bringing the commission to 5% and whose offer was submitted first for the subject property, in the amount of \$30,000.00 be accepted. Staff also recommends the offer made by Ronald and Marieta Kish for the sum of \$30,000.00 which is co-brokered, bringing the commission to 6%, be considered as the contingent offer.