



Legislation Details (With Text)

**File #:** 13160  
**Type:** Agenda Item **Status:** Adopted  
**File created:** 11/3/2023 **In control:** Board of County Commissioners  
**On agenda:** 12/12/2023 **Final action:** 12/12/2023  
**Enactment date:** **Enactment #:**  
**Title:** Contracts for Sale and Purchase Between Southwest Florida Water Management District and Hernando County Water & Sewer District for Properties Located on Snowy Plover Avenue (Key #829081) and Barnevelde Road (Key #1153334) for Public Well Sites

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Key No. 829081 - Contract for Sale and Purchase, 2. Key No. 1153334 - Contract for Sale and Purchase, 3. Key No. 829081 Property Record Card, 4. Key No. 1153334 Property Record Card, 5. Key No. 829081 Warranty Deed, 6. Key No. 1153334 Warranty Deed, 7. Key No.s 829081 and 1153334 Aerial View, 8. Affidavit of Publication of Legal Ad CLK23-181, 9. Approved Contract for Sale and Purchase Between SW Florida Water Management and Hernando County Water & Sewer District on Barnevelde Road for Public Well Sites, 10. Approved Contract for Sale and Purchase Between SW Florida Water Management and Hernando County Water & Sewer District on Snowy Plover Ave for Public Well Sites

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

**TITLE**

Contracts for Sale and Purchase Between Southwest Florida Water Management District and Hernando County Water & Sewer District for Properties Located on Snowy Plover Avenue (Key #829081) and Barnevelde Road (Key #1153334) for Public Well Sites

**BRIEF OVERVIEW**

A need has been determined for additional public well sites by the Hernando County Utility Department (HCUD). Currently, Southwest Florida Water Management District (SWFWMD) has two lots in their Annutteliga Hammock Project that are available for purchase. Parcel Key No. 829081 is located on Snowy Plover Avenue and Parcel Key No. 1153334 is located on Barnevelde Road. Both parcels lie just east of the Royal Highlands area in Hernando County. SWFWMD has placed a deed restriction on the parcels for the continued protection of resources and the Chassahowitzka Priority Focus Area. Placing a public well on these properties will not present a conflict to the deed restrictions.

According to The Hernando County Property Appraiser’s Office, the market value of Parcel Key No. 829081 is \$93,840.00 and the market value for Parcel Key No. 1553334 is \$163,200.00.

Staff recommends the contract to purchase these properties; Parcel Key No. 829081 on Snowy Plover Avenue for \$39,000.00 and Parcel Key No. 1153334 on Barnevelde Road for \$60,000.00, be approved.

The legal description for these parcels is as follows:

All that land lying West of Florida Power Corporation right-of-way location in the Southwest ¼ of Section 22, Township 21 South, Range 18 East, Hernando County, Florida,

Less the following:

All that land lying West of Florida Power Corporation right-of-way location in the portion of Southwest ¼ of Section 22, Township 21 South, Range 18 East, Hernando County, Florida, more particularly described as follows: Commencing at the Southwest corner of said Section 22, thence North 00°03'02" West along the West line of said Section 22 1355.38 feet to the point of beginning, thence continue North 00°03'02" West 1305.39 feet, thence South 89°13'36" East along the East-West ¼ line of said Section 22 to the Westerly right-of-way line of the Florida Power Easement 133.66 feet, thence South 00°11'27" East along said Westerly line of the Florida Power Easement 1305.39 feet, thence North 89°14'51" West 136.85 feet to the point of beginning.

Property Appraiser's Parcel ID No.: R22 421 18 0000 0050 0010  
Property Appraiser's Key No.: 829081

and

All that land lying West of the Florida Power Corporation right-of-way in the Northwest ¼ of Section 22, Township 21 South, Range 18 East, Hernando County, Florida.

Property Appraiser's Parcel ID No.: R22 421 18 0000 0050 0020  
Property Appraiser's Key No.: 1153334

## **FINANCIAL IMPACT**

Funding for this property acquisition and associated closing costs/fees are available in the HCUD Operating Fund 4111, Admin Dept. 07091, Land Acquisition account 5626101

## **LEGAL NOTE**

The Board has the authority to approve the Contract for Purchase agreements pursuant to Chapter 125, Florida Statutes and specific authority therein to purchase property for public purposes.

## **RECOMMENDATION**

It is recommended that the Board approve the purchase agreement negotiated by staff for property located on Snowy Plover Avenue and Barnevelde Road, Brooksville, Florida with property owner, Southwest Florida Water Management District. It is further recommended that the Board approve and authorize the Chairperson's signature on the attached contract for sale and purchase of real estate, and authorize the County Attorney's Office to sign the necessary documents on behalf of the County to close this transaction.