



Legislation Details (With Text)

File #: 11634
Type: Agenda Item **Status:** Adopted
File created: 12/22/2022 **In control:** Board of County Commissioners
On agenda: 2/28/2023 **Final action:** 2/28/2023
Enactment date: **Enactment #:**
Title: Declaration of County Owned Property Located on Elm Leaf Drive as Surplus Property and Consideration of Purchase Offer Submitted by GTG Spire Homes, LLC (Key #1596071)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1596071 Purchase/Sale Agreement - Spire Homes SLS, 2. 1596071 Sunbiz, 3. 1596071 Property Record Card, 4. 1596071 Escheatment Tax Deed, 5. 1596071 Offer, 6. 1596071 Aerial Views, 7. Affidavit of Publication of Legal Ad CLK23-016, 8. Approved Purchase Sale Agreement With GTG Spire Homes, LLC for Property Located on Elm Leaf Drive

Date	Ver.	Action By	Action	Result
2/28/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Declaration of County Owned Property Located on Elm Leaf Drive as Surplus Property and Consideration of Purchase Offer Submitted by GTG Spire Homes, LLC (Key #1596071)

BRIEF OVERVIEW

Hernando County owned Parcel Key No. 1596071 is a vacant residential lot, consisting of 15,184 square feet that is located on Elm Leaf Drive.

There is one offer to purchase the subject property on this agenda item. The offer is from GTG Spire Homes, LLC for the sum of \$32,000.00. There are no contingent offers.

The Hernando County Property Appraiser's 2022 market value, based on 2021 qualified sales, is \$18,524.00. The offer presented by GTG Spire Homes, LLC is 173% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of GTG Spire Homes, LLC in the amount of \$32,000.00 be accepted. There are no contingent offers.

The legal description for this parcel is as follows:

Lot 40 Block 10, Southern Hills Plantation, Phase 2, according to the plat thereof as recorded in Plat Book 36, Pages 40 through 67, inclusive, Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R10 223 19 3572 0100 0400
Property Appraiser's Key No.: 1596071

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. 1596071 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 GTG Spire Homes, LLC in the amount of \$32,000.00 be accepted. There are no contingent offers.