



Legislation Text

File #: 24-958, **Version:** 1

Interoffice Memorandum

DATE: June 18, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: David Sustachek, Senior Acquisition Agent

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Agreement for Sale and Purchase by and between William R. Henry, Jr. (a/k/a William R. "Chip" Henry) and Orange County, Florida, approval of Warranty Deed, and authorization for the Manager of the Real Estate Management Division to exercise all delegations of authority expressly provided for by the Agreement for Sale and Purchase, disburse funds to pay purchase price in the amount of \$608,403.95, and perform all actions necessary and incidental to closing for Green PLACE Parcel 179. District 2. **(Real Estate Management Division)**

PROJECT: Green PLACE Parcel 179

PURPOSE: To preserve Environmentally Sensitive Lands (ESL).

ITEM:

Contract for Purchase and Sale

(Parcel 179)

Cost: \$608,403.95

Size: 9.85 acres

Warranty Deed

(Instrument 179.1)

BUDGET: Account No.: 1023-068-4303-6110

REVENUE: NA

FUNDS: \$608,403.95 - Payable to Cobblestone Title Services, LLC (purchase price, title insurance, and closing costs)

APPROVALS:

Real Estate Management Division
Environmental Protection Division

REMARKS: The property is located along the south-side of Haas Road, approximately 0.7 miles east of SR 429 and just east of Plymouth Sorrento Road in Apopka ("Property") (see attached map - area in bright teal). The rectangular-shaped property contains 9.85 acres with a single-family residence, has a zoning of A-1, Citrus Rural District with a future land use of Rural Settlement. The entire property consists of uplands and is within Zone "X" according to FEMA Flood Map 12095C0050H.

This action adds 9.85 acres of ESL to the Environmental Protection Division's Green PLACE Program. Property meets the evaluation and selection criteria outlined in Administrative Regulation 11.07.01 ESL Acquisition (see attached criteria) and provides water resource protection, aquifer recharge, and floodplain storage; closes gaps between other publicly owned lands.

Closing is contingent upon completion and acceptance of due diligence of the Property, to be undertaken by the County during the inspection period. The closing of Green PLACE Parcel 179 is contingent on the closing of Green PLACE Parcel 176 simultaneously with this acquisition.

Seller to pay documentary stamp taxes and prorated taxes.