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**COUNTY ATTORNEY'S OFFICE  
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney *[Signature]*

FROM: Lynn Vouis, Assistant County Attorney *[Signature]*

CONCUR: Pam Hastings, Administrative Manager/Public Works Department *[Signature]*  
 Kathleen Myer, Principal Engineer/Major Projects *[Signature]*

DATE: August 6, 2004

SUBJECT: Purchase Agreement Authorization  
 Owners: Elmer D. and Barbara A. Bakalla  
 Parcel No. 124  
 Lake Drive Road Improvement Project

This memorandum requests authorization by the Board of County Commissioners (BCC) and execution by the Chairman of a purchase agreement for Parcel No. 124. The parcel is required for the Lake Drive road improvement project. The purchase price is \$413,200.00, with minor costs and no attorney fees incurred by the property owners.

**I THE PROPERTY**

**A. Location Data**

The property is located along the west side of Lake Drive, at the northwest corner of Center Drive and Lake Drive, within unincorporated Seminole County, Florida.

1. Location Map (Exhibit A);
2. Sketch (Exhibit B); and
3. Purchase Agreement (Exhibit C)

**B. Address**

2031 Center Drive  
 Casselberry, FL 32730

### **C. Description**

The parent tract property contains 8.967 acres and is improved with a 4,250 square foot two-story, concrete block single family residence. The home is occupied by the property owners.

### **II AUTHORITY TO ACQUIRE**

The BCC adopted Resolution No. 2002-R-70 on April 23, 2002, authorizing the acquisition of the referenced property, and finding that the construction of the Lake Drive road improvement project is necessary and serves a county and public purpose and is in the best interests of the citizens of Seminole County.

### **III ACQUISITION/REMAINDER**

The proposed acquisition consists of 3.969 acres of land area, is irregular in shape, and is located along the subject's northern and eastern boundary, leaving the property owners with 4.998 acres after the completion of the project. The purpose of this almost four acre acquisition is to construct a large retention pond needed to support the Lake Drive Project. The parent tract was one of the few vacant acreage tracts suitable for this purpose.

### **IV APPRAISED VALUE**

The County's appraised value amount, as of the March 5, 2004 date of value, was \$340,100.00. The County's appraisal was prepared by Clayton, Roper & Marshall, P.A., and was approved by the County's MAI designated staff appraiser.

### **V BINDING OFFER/NEGOTIATIONS**

On June 8, 2004, the BCC authorized a binding written offer in the amount of \$410,000.00. The County's staff asked the BCC for permission to make this binding written offer for more than the appraised value in order to encourage the property owners to sell to the County prior to litigation. The property owners accepted the binding written offer amount subject to the County providing a survey of the property. The owners wanted a survey because of issues with the parent tract's legal description the County provided. The owners solicited bids and contracted with a survey company to do the work for \$3,200.00. The County's staff agreed to a contingent settlement in the amount of the binding written offer plus survey costs.

## **VI SETTLEMENT ANALYSIS/COST AVOIDANCE**

The proposed settlement amount is reasonable, since it is only \$3,200.00 above the binding written offer amount. The County's appraiser conducted a land use study to determine the highest and best use of the parent tract, and concluded that the property could be developed as a twenty home subdivision. After the acquisition, the County's appraiser assessed value of the land acquired at \$242,100.00 plus damages to the remainder of \$98,000.00

## **VII RECOMMENDATION**

County staff recommends that the BCC authorize settlement in the amount of \$413,200.00, inclusive of costs, with no attorney fees incurred.

LV/kc

### **Attachments:**

- Location Map (Exhibit A)
- Sketch (Exhibit B)
- Purchase Agreement (Exhibit C)

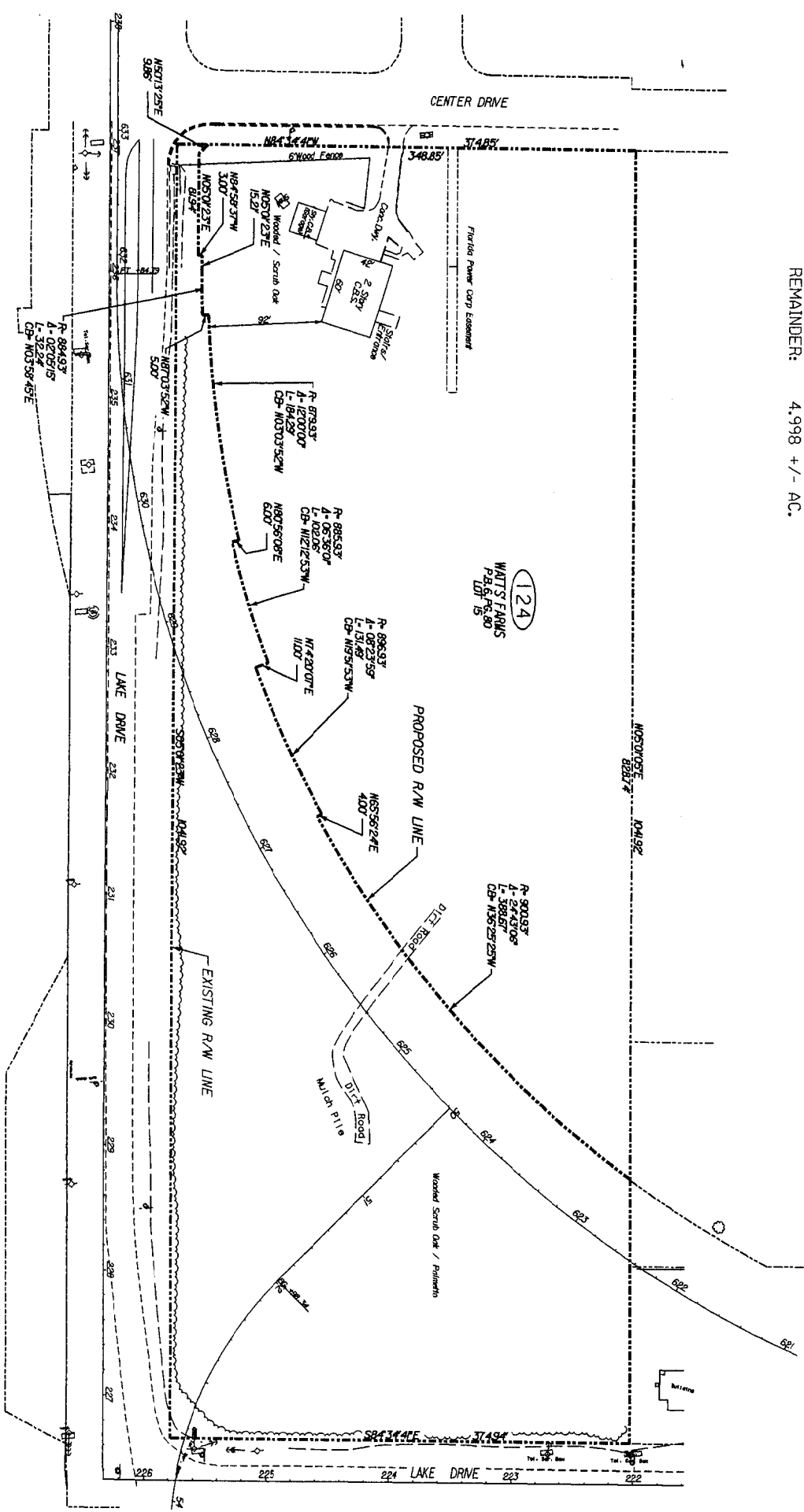
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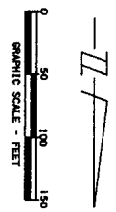
**EXHIBIT A**

**EXHIBIT B**

**GENERAL INFORMATION**  
 ZONED: A-1 (AGRICULTURAL) & R1-AA  
**AREA SUMMARY**  
 PARENT TRACT: 8.967 +/- AC.  
 AREA TAKEN: 3.969 +/- AC.  
 REMAINDER: 4.998 +/- AC.



124  
 WATTS FARMS  
 P.A. 6, P.A. 80  
 LOT 15



NO.	REVISION	DATE

**PURCHASE AGREEMENT  
FEE SIMPLE**

STATE OF FLORIDA        )  
COUNTY OF SEMINOLE    )

**THIS AGREEMENT** is made and entered into this 1st day of August, 2004, by and between ELMER D. BAKALLA and BARBARA A. BAKALLA, whose address is 2031 Center Drive, Casselberry, Florida 32707, hereinafter referred to as "OWNER," and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY."

**WITNESSETH:**

**WHEREAS**, the COUNTY requires the hereinafter described property for a road project in Seminole County;

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions herein contained, OWNER hereby agrees to sell and COUNTY hereby agrees to buy the following property upon the following terms and conditions:

**I. LEGAL DESCRIPTION**

A part of Lot 15, Watts' Farms, according to the plat thereof recorded in Plat Book 6, page 80 and a part of that parcel of land described in Official Record Book 1132, page 1746 as recorded in the Public Records of Seminole County, Florida being that portion of Sections 11 and 14, Township 21 South, Range 30 East of Seminole County, Florida,

described as follows:

Commence at the Northwest corner of Lot 15, Watts' Farms Subdivision, according to the Plat thereof as recorded in Plat Book 6, page 80, Public Records of Seminole County, Florida; thence S05°01'05"W along the West line of said Lot 15 a distance of 8.00 feet to the Right of Way line of Lake Drive as recorded in Official Record Book 186, page 490, Public Records of Seminole County, Florida for a Point of Beginning; thence S84°34'41"E along said Right of Way line a distance of 374.94 feet to the East line of said Lot 15; thence S05°01'23"W along said East lot line a distance of 1,041.92 feet to the Southeast corner of said Lot 15 and the Right of Way line of Center Drive as shown on the aforesaid Plat of Watts' Farms; thence N84°34'41"W along the South line of said Lot 15 and the Right of Way line of Center Drive a distance of 26.00 feet; thence, departing said South lot line and Right of Way line, run N50°13'25"E a

distance of 9.86 feet; thence N05°01'23"E a distance of 81.94 feet; thence N84°58'37"W a distance of 3.00 feet; thence N05°01'23"E a distance of 15.21 feet to a Point of Curvature of a curve concave Southwesterly and having a radius of 884.93 feet; thence along said curve an arc length of 32.24 feet through a central angle of 02°05'15"; thence, departing said curve, N87°03'52"W a distance of 5.00 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 879.93 feet; thence, from a chord bearing of N03°03'52"W, run along said curve an arc length of 184.29 feet through a central angle of 12°00'00"; thence, departing said curve, N80°56'08"E a distance of 6.00 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 885.93 feet; thence, from a chord bearing of N12°21'53"W, run along said curve an arc length of 102.06 through a central angle of 06°36'01"; thence, departing said curve, N74°20'07"E a distance of 11.00 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 896.93 feet; thence, from a chord bearing of N19°51'53"W, run along said curve an arc length of 131.49 feet through a central angle of 08°23'59"; thence, departing said curve, N65°56'24"E a distance of 4.00 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 900.93 feet; thence, from a chord bearing of N36°25'25"W, run along said curve an arc length of 388.67 feet through a central angle of 24°43'06" to a point on the West line of the aforesaid Lot 15; thence N05°01'05"E along said West lot line a distance of 213.18 feet to the Point of Beginning.

Containing 3.97 acres, more or less.

**Parcel I. D. Number: 10-21-30-5BQ-0000-0150**

**II. PURCHASE PRICE**

(a) OWNER agrees to sell and convey the above described property of the above referenced project by Warranty Deed, free of liens and encumbrances, unto COUNTY for the sum of ~~FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$410,000.00)~~ <sup>FOUR HUNDRED THIRTEEN THOUSAND TWO HUNDRED DOLLARS</sup> (\$413,200.00). The above amount includes all compensation due as a result of this acquisition to the OWNER for any reason and for any account whatsoever.

(b) COUNTY shall be responsible for the following closing costs: recording fees for Warranty Deed and Title Insurance Policy issued to the COUNTY by a title insurance company of the COUNTY's choice.

(c) OWNER shall be responsible for OWNER's own attorney's fees, cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances, and OWNER's share of the pro-rata property taxes outstanding, up to and including the date of closing. The before mentioned closing costs and pro-rata real estate taxes shall be withheld by the COUNTY's closing agent from the proceeds of this sale and paid to the proper authority on behalf of the OWNER.

B BAP

EB BAP

(d) OWNER covenants that there are no real estate commissions due any licensed real estate broker and further agrees to defend against and pay any valid claims made in regard to this purchase relating to covenants made herein by the OWNER.

### III. CONDITIONS

(a) COUNTY shall pay to the OWNER the sum as described in Item II., above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. The OWNER agrees to close within seven (7) days of notice by the COUNTY or the COUNTY's closing agent that a closing is ready to occur.

(b) OWNER agrees to vacate and surrender possession of the property upon the date of delivery of the instruments and closing of this Agreement. COUNTY may, but is not obligated to, extend possession of the property by OWNER; provided, however, that such approval will be evidenced by a written document of equal dignity herewith. During the period from the date of the execution of this Agreement by both parties and the closing, OWNER agrees to exercise diligent care in protecting the property from theft and vandalism. All windows, doors, bathroom fixtures, electrical outlets, heaters and other similar items included in the purchase price, as well as the land itself, shall be preserved in normal conditions and turned over to the COUNTY by the OWNER, intact, if applicable.

(c) Any and all encroachments existing upon the property, other than those improvements included in the purchase price, are to be removed by the OWNER at the expense of the OWNER prior to closing.

(d) OWNER warrants that there are no facts known to OWNER materially affecting the value of the properties which are not readily observable by COUNTY or which have not been disclosed to COUNTY.

(e) The instrument(s) of conveyance to be utilized at closing shall, in addition to containing all other common law covenants through the use of a warranty deed, also include the covenant of further assurances.

(f) The OWNER shall fully comply with *Section 286.23, Florida Statutes*, to the extent that said statute is applicable.

(g) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, this Agreement shall be null and void.



(h) In the event that difficulties arise as to clearing title sufficient to consummate a closing of this Purchase Agreement or difficulties occur in the issuance of a title insurance commitment which is acceptable to the COUNTY; this Agreement shall survive the filing of any eminent domain action by the COUNTY and shall serve as a joint stipulation regarding all valuation issues and fees and costs matters in any condemnation proceeding initiated by the COUNTY relating to the real property herein described. The OWNER agrees that, in accordance with any request made by the COUNTY, the OWNER shall execute any and all instruments, pleadings, documents and agreements upon litigation reflecting the full settlement as set forth herein. The OWNER agrees not to oppose the COUNTY's condemnation proceedings in any way. The OWNER, may however, assert OWNER's rights against other claimants in apportionment proceedings.

(i) As part of the consideration for this Purchase Agreement, OWNER hereby grants to COUNTY, its employees, agents, consulting engineers, contractors and other representatives the right to enter upon and to have exclusive possession of the property described in paragraph I of this Agreement. The right of entry shall commence ninety (90) days after the execution of this Agreement by COUNTY, and shall continue until closing occurs, or if closing cannot occur, until the condemnation proceedings to acquire the property have been completed. Aside from this Agreement, no further notification of COUNTY's intent to enter the property is required. This right of entry is for the purpose of construction of the Lake Drive road improvement project and so that the COUNTY's construction schedule can be maintained notwithstanding issues which may delay closing in a timely manner. OWNER will not receive from COUNTY any additional compensation beyond that set forth in this Purchase Agreement during the period of time the COUNTY occupies the above described property for the purpose set forth above for the right to enter and possess the property before conveyance of title.

~~(j) The OWNER shall indemnify and save the COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected with this Agreement or in any act or omission in any manner related to said Agreement.~~ EB  
PAB

(k) The COUNTY shall be solely responsible for all of COUNTY activities conducted on the property. OWNER shall not be considered an agent or employee of COUNTY for any reason whatsoever on account of the Agreement.

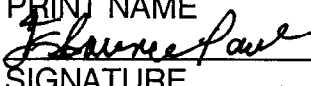
(l) The OWNER states that the OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with the COUNTY which would violate or cause others to violate the provisions of *Part III, Chapter 112, Florida Statutes*, relating to ethics in government.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date first above written.

WITNESSES:

  
\_\_\_\_\_  
SIGNATURE


J. H. PADILLA  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE

FLORENCE PAUL  
\_\_\_\_\_  
PRINT NAME

  
\_\_\_\_\_  
SIGNATURE

J. H. PADILLA  
\_\_\_\_\_  
PRINT NAME

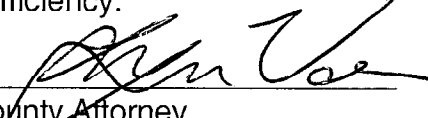
  
\_\_\_\_\_  
SIGNATURE

FLORENCE PAUL  
\_\_\_\_\_  
PRINT NAME

ATTEST:

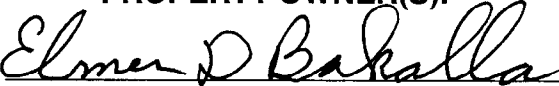
\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

For the use and reliance of  
Seminole County only. Ap-  
proved as to form and legal  
sufficiency.

  
\_\_\_\_\_  
County Attorney

LV/dre  
06/10/04

PROPERTY OWNER(S):

  
\_\_\_\_\_  
ELMER D. BAKALLA

  
\_\_\_\_\_  
BARBARA A. BAKALLA

ADDRESS: 2031 Center Drive  
Casselberry, FL 32707

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
DARYL McLAIN, Chairman

Date: \_\_\_\_\_

As authorized for execution by the Board of  
of County Commissioners at its \_\_\_\_\_,  
2004, regular meeting.