



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2757, **Version:** 1

Subject:

Approval, Re: Contract for Sale and Purchase from Bruce and Louise Whipple for 511 Hollywood Boulevard - District 3.

Fiscal Impact:

FY 2020-2021: Impact fees: 1232 270970/5650000 IO#6932301 - \$200,000.00

Dept/Office:

Public Works Department / Land Acquisition

Requested Action:

It is requested that the Board of County Commissioners: 1) approve and authorize the Chair to execute the attached Contract for Sale and Purchase and 2) authorize the reimbursement of appraisal fees in the amount of \$500.00 to the owner at closing.

Summary Explanation and Background:

The subject property is located in Section 07, Township 28 South, Range 37 East, on the west side of Hollywood Boulevard south of Henry Avenue in West Melbourne.

The Public Works Department was contacted by property owners Bruce and Louise Whipple to inquire about the purchase of their home located at 511 Hollywood Boulevard in advance of the future road widening project on Hollywood Boulevard.

The Owners provided an appraisal prepared by Tuttle-Armfield-Wagner Appraisal & Research, Inc., Member Appraisal Institute, dated March 11, 2021, with an appraised value of \$200,000.00. The cost to the owner for the appraisal was \$500.00. If this contract is accepted by the Board, the owners are requesting reimbursement for the appraisal cost at closing. Staff has no objections to either the value as established by the appraisal or the fee for the appraisal.

The Whipple property has been identified as a property located in the area of needed parcels for the future widening project.

Potential options are as follows:

1. Accept the offer as presented by the seller and instruct staff to proceed with closing

2. Counter the offer with an amount to be determined by the Board at this time
3. Reject the offer which could result in a future eminent domain suit, including all the cost and fees associated with eminent domain

Option 1 is consistent with prior Board direction regarding willing buyer and seller transactions associated with the Hollywood Boulevard widening project.

The User Department approves this request.

This acquisition follows the policies and procedures as set forth in Administrative Order 37.

Clerk to the Board Instructions: