



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

---

**File #:** 1908, **Version:** 1

---

### **Subject:**

Approval Re: Contract for Sale and Purchase and Amendment 1 to Contract for Sale and Purchase from Property Owner Thomas J. Happel for the Basin 2420 Stormwater Drainage Improvement Project - District 4.

### **Fiscal Impact:**

FY: 2019-2020 -\$135,000.00 Stormwater 1114 260050 5610000

### **Dept/Office:**

Public Works Department / Land Acquisition / Natural Resources Management Department

### **Requested Action:**

It is requested that the Board of County Commissioners approve and authorize the Chair to execute the attached Contract for Sale and Purchase as well as Amendment 1 to the Contract for Sale and Purchase.

### **Summary Explanation and Background:**

The subject property is located in Section 01, Township 26 South, Range 36 East, on the east side of US Highway 1 in Rockledge.

The Natural Resources Management Department, Stormwater Program, is planning the Basin 2420 Stormwater Drainage Improvement Project. The project consists of constructing a wet detention pond that will provide water quality treatment for the twenty-five (25) acre drainage Basin 2420. The effects of the treatment will provide the removal of approximately 94.54 pounds of total nitrogen per year along the northern section of the Indian River Lagoon.

Amendment 1 to the Contract for Sale and Purchase has been written to address the concerns of the owner pertaining to the Warranties provisions in the County approved standard Contract for Sale and Purchase. The County Attorney's Office does not necessarily object to these revisions, however, the Board of County Commissioners must be made aware of the changes, approve and authorize the Chair to sign the Amendment 1 to Contract for Sale and Purchase.

An appraisal obtained on April 3, 2020, by an independent appraiser, reflects an appraised value of \$130,000.00. The parcel owner will accept a minimum of \$135,000.00.

Potential options are as follows:

1. Reject the counter offer and extend an offer to the owner in an amount to be determined by the Board at this time.
2. Accept the counter offer from the seller and instruct staff to proceed with the closing.

Staff recommends option 2. The User Department is in agreement with this request.

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

**Clerk to the Board Instructions:**

Upon execution by the Chair, please contact Public Works Department (321-617-7202) to make delivery arrangements for the original executed Contract for Sale and Purchase with Exhibit and original executed Amendment 1 to Contract for Sale and Purchase.