

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Land Acquisition for Future Fire Station # 29 on Aloma Avenue/SR426

DEPARTMENT: Administrative Services

DIVISION: Support Services

AUTHORIZED BY: Frank Raymond

CONTACT: Stan Hunsinger

EXT: 5253

MOTION/RECOMMENDATION:

Staff is seeking authorization to negotiate the purchase of Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.13 acres owned by Aloma Square, LLC for the construction of future Fire Station # 29.

County-wide

Meloney Lung

BACKGROUND:

At the January 22, 2008 BCC meeting, the board directed staff to conduct further research into available properties within the area designated by Public Safety suitable for a future fire station. Staff performed a mass mail-out of 1005 letters to all Seminole County real estate brokers/realtors for assistance in identifying all available properties in the identified area.

Fourteen (14) properties were identified as possible sites, and of these properties, the list was narrowed down by the ranking of each site as to property cost and pre-construction costs, i.e., mast arms, demolition, utilities, etc involved with each property.

Public Safety has indicated after reviewing all the available sites that the Aloma Square, LLC, Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030 appear to be the site most suitable in its present state for the construction of the future fire station. Aloma Square, LLC has indicated that they have agreed to reduce their asking price to \$1,480,000 based on a "Bargain Sale" transaction.

STAFF RECOMMENDATION:

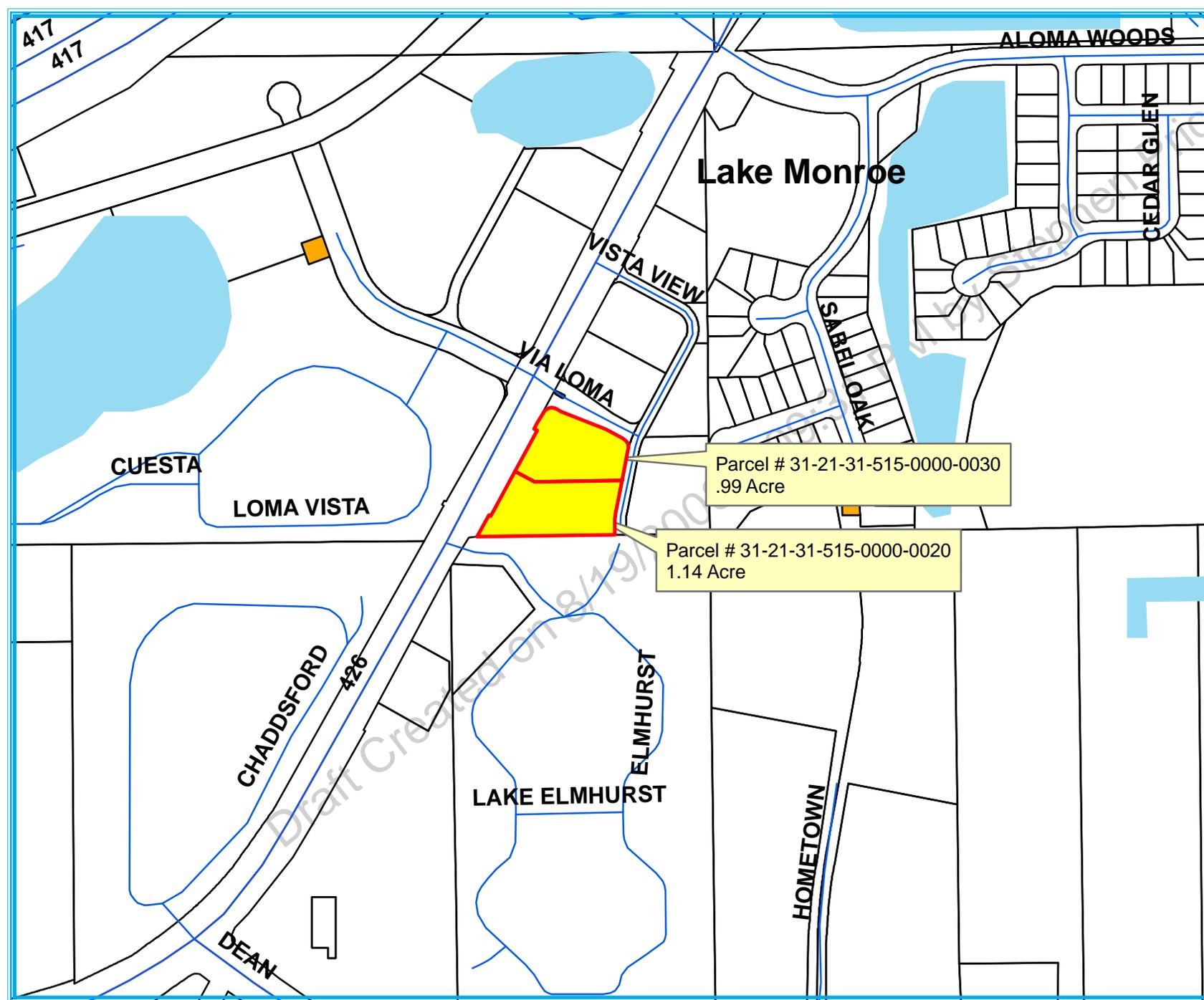
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ATTACHMENTS:

1. Maps and Aerials
2. Maps and Aerials
3. Aloma Square LLC, Sales Offer Letter
4. Property Appraiser Data

<p>Additionally Reviewed By: No additional reviews</p>

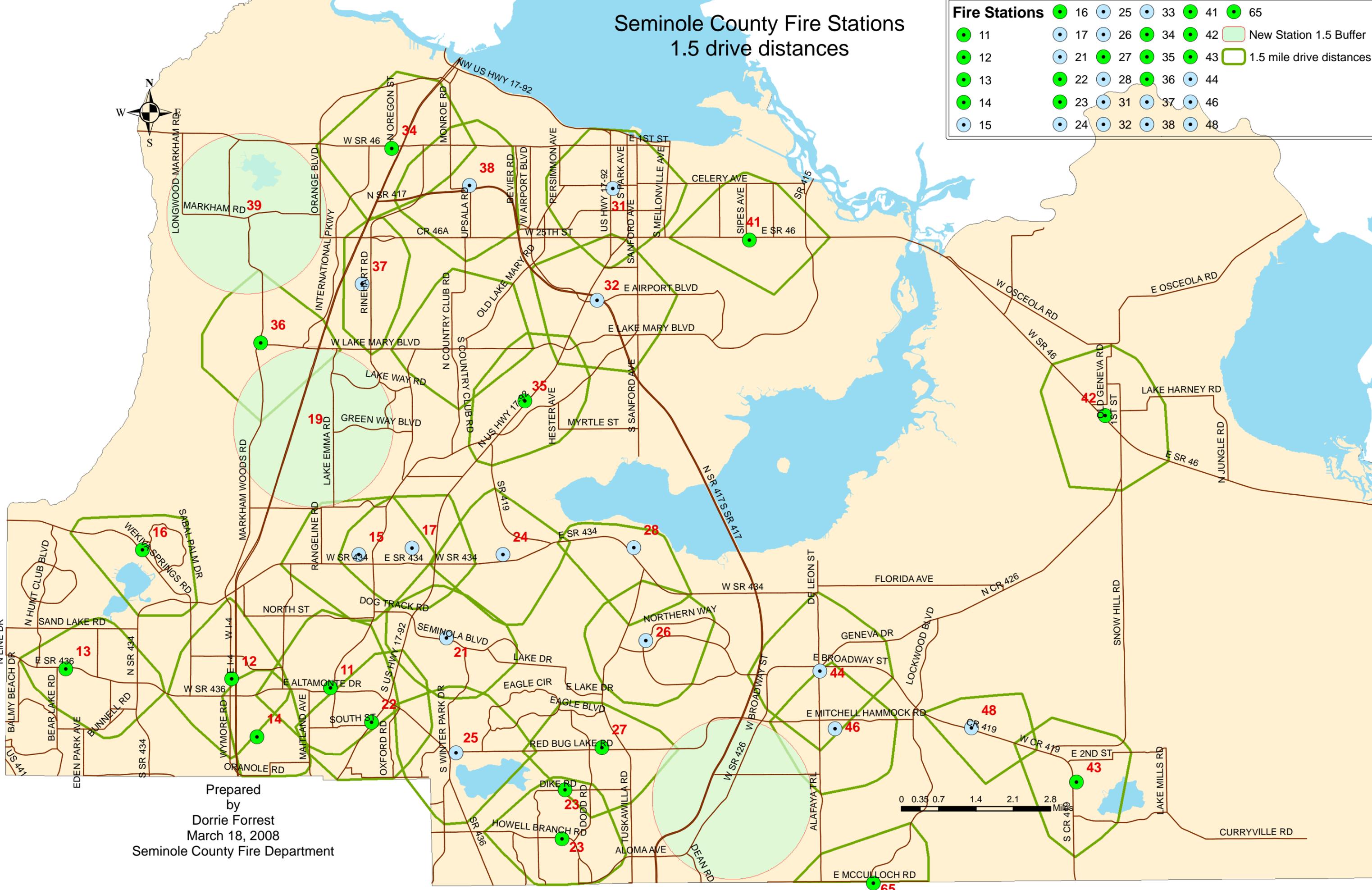
GIS Map of Property Owned by Clayton Investment LTD



Seminole County Fire Stations 1.5 drive distances

Fire Stations

● 11	● 16	● 25	● 33	● 41	● 65
● 12	● 17	● 26	● 34	● 42	■ New Station 1.5 Buffer
● 13	● 21	● 27	● 35	● 43	□ 1.5 mile drive distances
● 14	● 22	● 28	● 36	● 44	
● 15	● 23	● 31	● 37	● 46	
	● 24	● 32	● 38	● 48	



Prepared by
Dorrie Forrest
March 18, 2008
Seminole County Fire Department



ALOMA SQUARE, LLC

5405 Diplomat Circle
Suite 100
Orlando, Florida 32810

May 8, 2008

Mr. Frank Raymond
Ms. Meloney Lung
Seminole County Administrative Services
200 W. County Home Road
Sanford, FL 32773

RE: Proposed Fire Station # 29 Site
At Aloma Square Lots 2 & 3
Seminole County, Florida

Dear Frank and Meloney:

In our previous conversations regarding Seminole County's assessment of our Aloma Square site for the possible placement of Fire Station # 29, you have indicated that this property is the premiere site meeting every requirement for the fire station. Nevertheless, the price for this ideal site has been a concern, inasmuch as the cost to the County has been determined to be fair, it is based on a rate consistent with a prime commercial property.

As you will recall, the County previously engaged an appraiser who valued the property at \$1,858,200.00. We are now willing to sell the property to the County under terms that would require the County to only have to pay a cash amount of \$1,480,000.00 based on a "Bargain Sale" transaction. This type of transaction would reduce the cash outlay by the County by approximately \$378,000.00 based on the County's appraisal of the property.

A Bargain Sale proposal is a transaction in which the Sellers would be entitled to a tax deduction for the difference in sales price between the appraisal value and the cash outlay actually paid by the County. In this way, the Owner receives some benefit commensurate with the full value of the property, while the County would be able to take advantage of the significantly reduced cash price needed to acquire this premium property.

Mr. Frank Raymond
Ms. Meloney Lung
May 8, 2008
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We understand that the County is considering other properties in the area as alternative locations for Fire Station # 29. I would urge the County to carefully weigh the additional time and costs that will be required to bring any other site to the equivalent of the lots we are offering at Aloma Square. As you know, there are many unknown costs associated with developing raw land. These can include mitigation of onsite wetlands, addressing environmental and endangered species situations, non-availability of utilities, topographical issues such as low-lying areas, non-availability of underground power/cable/IT lines, non-availability of traffic signalization, less convenient access to right of ways, internal traffic circulation issues and most importantly, lack of rapid, ready access to a major roadway.

We feel that the terms we are proposing are a win-win situation for both the County and the property owner. The County will be able to purchase the Aloma Square property at a value well below the appraised value, will have purchased a fully understood parcel of land, immediately able to be built upon without the potential unknown delays and costs listed above and, most importantly, the County will have secured a site ready to be put into use at the County's earliest need to allow rapid response to emergency situations in this part of the County.

The following is a summary of the features offered by the Aloma Square site:

- Location: Located within the area of service needed by the Seminole County Fire Department
- Acreage: 2.2 Acres which will accommodate either a two-bay or three-bay station.
- Access: Prime access directly onto SR 426 (Aloma Avenue) with service access available via the internal roadway on two sides of the property.
- Traffic Signal: Already in place, ready to be turned on for full service operation.

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Environ-
mental: No wetlands issues at all. Gopher tortoises mitigated previously. No environmental issues.

Soils: Soil studies by County previously approved.

Water/
Sewer County services already stubbed out to each lot at no additional cost to the County.

Retention: Common off-site retention pond already constructed and fully approved for operation by St. Johns Water Management District, with a fully constructed storm water system in service.

Power/Cable
Services: Underground power lines already available to each lot. Conduits underground to each lot for access to underground phone/cable at SR 426.

I understand that you are meeting this week to discuss the sites under consideration. We would appreciate our Aloma Square property being given every consideration for this important facility. Should you require any further information regarding this offer, please call me at (407) 875-2655 or Linda Dodge at (407) 644-6200.

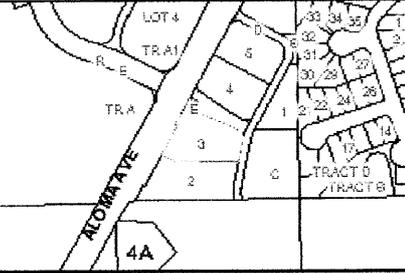
Sincerely,



Kenneth M. Clayton, President

KMC:jo

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																																		
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