
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Land Acquisition for the Five Points Expansion Project

DEPARTMENT: Administrative Services

DIVISION: Support Services

AUTHORIZED BY: Frank Raymond

CONTACT: Stan Hunsinger

EXT: 5253

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the Contract for the Sale and Purchase of Land for Parcels # 03-20-31-5AY-0000-31A0, 03-20-31-300-0100-0000 and 03-20-31-300-0110-0000 in the amount of \$3,500,000, for a total of approximately 28 +/- acres, with Khalil and Franziska Schmidt, Ziegelgasse 21, 85354 Freising, Germany.

County-wide

Meloney Lung

BACKGROUND:

The County has had several planning/master planning efforts conducted on the Five Points Government Campus concepts. All the plans have the common element of moving the Fleet and Public Works equipment and material storage facilities out of the Five Points Campus, which would free-up approximately 16.7 acres of space at the Five Points Complex.

Staff has located 28 acres of contiguous property located in unincorporated Seminole County, with frontage to East Lake Mary Blvd, near Sanford International Airport. This property should yield approximately 21 buildable acres after water retention and treatment are addressed. Staff is currently having the total 28 acres analyzed to ascertain what the site will be able to accommodate in regards to Fleet, Public Works (Five Points) and Reflections lease space.

Staff has negotiated a purchase price of \$3,500,000 with the property owner's representative, from an asking price of \$4,000,000.

Diversified Property Specialists, Inc., on July 7, 2008, appraised the 28-acre property at \$3,700,000. A Phase I, Environmental Site Assessment has been completed by Advantage Consulting, LLC on October 22, 2005, and their findings are that the assessment has not revealed evidence of recognized environmental conditions in connection with the subject site. Closing of the transaction will be conditioned upon receipt of a favorable report on an updated environmental site assessment; a geotechnical report; and the vacation of the Premises by a tenant farmer/rancher.

STAFF RECOMMENDATION:

Staff is recommending that the Board approve and authorize the Chairman to execute the Contract for Sale and Purchase of Land for Parcels # 03-20-31-5AY-0000-31A0, 03-20-31-300-0100-0000 and 03-20-31-300-0110-0000 in the amount of \$3,500,000, for a total of approximately 28 +/- acres with Khalil and Franziska Schmidt, Ziegelgasse 21, 85354 Freising, Germany.

ATTACHMENTS:

1. Maps and Aerials

Additionally Reviewed By:

County Attorney Review (Matthew Minter)

**GIS Map of
28 Acre Property
East Lake Mary Blvd, Sanford**

