

ADD ON

Meeting Date
10/21/2014



AGENDA	
Section	New Business
Item No.	V.A.5

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Approval Re: Contract For Sale And Purchase of a parcel of land from Michael and Isabella Palumbo for improvements to existing Lift Station V-01 - District 2.
DEPT/OFFICE:	Public Works Department / Land Acquisition Section / Utility Services Department

Requested Action:

It is requested that the Board of County Commissioners: 1) approve and authorize the Chairman to execute the Contract For Sale And Purchase of a parcel of land to be used for improvements to existing Lift Station V-01; and 2) the Board waives the requirement for an appraisal and utilizes the Market Value as established by the Brevard County Property Appraiser.

Summary Explanation & Background:

The subject property is located in Section 31, Township 24 South, Range 37 East.

Utility Services Department plans to make improvements to the existing Lift Station V-01 and requires additional land to do so. The owners (Michael and Isabella Palumbo) offered to sell the parent parcel to the County for \$20,000.00 with recognition of a donation for the remainder of the assessed value. The Property Appraiser has indicated a Market Value of \$52,800.00. The remainder has potential for use by Public Works Department and/or Natural Resources Management Department.

The acquisition of the property for \$20,000.00 could be equal to the costs associated with condemnation of the parcel needed by Utility Services with an economic remainder that could more than offset the cost to acquire.

Land Acquisition policies and procedures have been followed in this transaction.

Fiscal Impact: FY 2014-2015: \$20,000.00 plus associated Closing Costs.
Fund 4157-365315-5650000-6982209
FY 2015-2016: No impact

Clerk to the Board Instructions: Return Board Approval Letter and Original Executed Contract For Sale And Purchase to Department.

Exhibits Attached: Original Contract For Sale And Purchase with Description, Property Fact Sheet, Location Map

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager Mel Scott	Department Director / Extension John P Denninghoff / 57202
Stockton Whitten	Assistant County Manager Venetta Valdengo	 Robert Adolphe / 52091



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

October 22, 2014

M E M O R A N D U M

TO: John Denninghoff, Public Works Director

RE: Item V.A.5., Contract for Sale and Purchase of Parcel of Land from Michael and Isabella Palumbo for Improvements to Existing Lift Station V-01

The Board of County Commissioners, in regular session on October 21, 2014, executed Contract for Sale and Purchase with Michael and Isabella Palumbo for a parcel of land to be used for improvements to existing Lift Station V-01; and waived the requirement for an appraisal, utilizing the Market Value as established by the Brevard County Property Appraiser. Enclosed is the original Contract.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

Encl. (1)

cc: Contracts Administration
Utility Services Director
Asset Management
Finance
Budget

CONTRACT FOR SALE AND PURCHASE

Seller: Michael P. Palumbo and Isabella Palumbo, husband and wife, whose address is; 569 Hawkbill Island Drive, Satellite Beach, FL 32937

Buyer: Board of County Commissioners, Brevard County, Florida 2725 Judge Fran Jamieson Way, Viera, Florida 32940

Legal description of property being transferred: SEE ATTACHED EXHIBIT "A"

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, on the reverse side of this contract.

Purchase price: \$20,000.00 (twenty thousand dollars and no cents)

Deposit: \$100 to be transferred to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before October 21, 2014, the deposit(s) will, at Buyer's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date, [] Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney or [X] Buyer shall at Buyer's expense obtain [] a title search and/or [X] title insurance commitment (with legible copies of instruments listed as exceptions attached hereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered on December 16, 2014, unless modified by other provisions of this Contract.

Warranties: The following warranties are made and shall survive closing. a. SELLER warrants that there are no parties in occupancy other than Seller. b. SELLER warrants there is no hazardous waste or other environmental contamination located in or upon the property being acquired by the County. Seller shall indemnify and defend Buyer from any and all claims or expenses resulting from hazardous waste or environmental contamination located in or upon the property provided such waste or contamination was not placed on the property by the Buyer. c. SELLER warrants that he/she has no knowledge of any fact or restriction which would prevent use of the property for purposes. d. SELLER hereby represents and warrants to COUNTY that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby. SELLER hereby acknowledges and covenants that SELLER is solely responsible for any and all commissions due arising out of or connected within the sale or transfer of the property. SELLER hereby indemnifies COUNTY and agrees to hold COUNTY free and harmless from and against any and all liability, loss, costs, damage and expense, including but not limited to attorney's fees and costs of litigation both prior to and on appeal, which COUNTY shall ever suffer or incur because of any claim by any agent, broker or finder engaged by SELLER, including broker, whether or not meritorious, for any fee, commission or other compensation with respect to this Agreement or to the sale and purchase of the property contemplated hereby.

Inspections: The BUYER shall have 60 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER shall 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 60 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards. If the Phase I assessment reveals contamination this agreement may be terminated by BUYER and BUYER may decline to allow SELLER to clean up or to proceed to a Phase II assessment. Likewise, if the Phase II assessment reveals contamination objectionable to BUYER, BUYER may terminate this agreement. Alternatively, BUYER may grant SELLER an additional 90 days to clean up the site after the Phase II assessment, but BUYER is not required to do so. SELLER shall allow the BUYER or its agent's reasonable right of entry upon the property for inspection purposes. Before the expiration of the initial 60-day inspection period or the additional 90-day extension for a Phase II assessment, BUYER shall have the right to terminate this agreement with a full refund of any deposits, should the results of the inspection indicate the property cannot be used for its intended purpose or that mitigation of conditions would be required. If clean up after a Phase II assessment is attempted but unacceptable to BUYER, the BUYER shall receive a full refund of its deposit.

See Addendum attached as Exhibit A.

Condemnation: This property [] is [X] is not being acquired under threat of condemnation. If so, this agreement includes and settles all issues of full compensation for the property being acquired, including fees and costs.

SELLER shall comply with §196.295, Fla. Stat.

SELLER hereby agrees to provide the necessary information and execute a beneficial interest and disclosure affidavit as required by §206.23, Fla. Stat.

Special Clauses: [X] See attached addendum [] NOT APPLICABLE

BOARD OF COUNTY COMMISSIONERS BREVARD COUNTY, FLORIDA Mary Bolin Lewis, CHAIRMAN

As approved by the Board

Date: 10-21-2014

[Signature] Date 10-16-2014 (Seller)

Isabella Palumbo Date 10/16/2014 (Seller)

Handwritten initials: DP, MPP, MBL

STANDARDS FOR REAL ESTATE TRANSACTIONS

A. EVIDENCE OF TITLE: A title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is. Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefor. If Seller is unable to remove the defects within the times allowed therefor, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligation under this Contract.

B. SURVEY: Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.

C. INGRESS AND EGRESS: Seller warrants and represents that there is ingress and egress to the Real Property sufficient for its intended use as described in the Warranties section of the agreement.

D. LIENS: Seller shall furnish to Buyer at time of closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statement, claims of lien or potential lienors known to Seller and further attesting that there have been no improvements or repairs to the Property for 90 days immediately preceding date of closing. If Property has been improved or repaired within that time Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and materialmen and further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at closing of this Contract.

E. TIME PERIOD: Time is of the essence in this Contract.

F. DOCUMENTS FOR CLOSING: Seller shall furnish the deed, bill of sale, construction lien affidavit, owner's possession affidavit, assignments of leases, tenant and mortgagee estoppel letters and corrective instruments. Buyer shall furnish closing statement.

G. EXPENSES: Documentary stamps on the deed, if required, and recording of corrective instruments shall be paid by Seller. Buyer will pay for the cost of recording the deed.

H. PRORATIONS; CREDITS: Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Buyer shall have the option of taking over any existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at closing shall be increased or decreased as may be required by prorations. Prorations will be made through day prior to occupancy if occupancy occurs before closing. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement.

I. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer. If the improvement has been substantially completed as of Effective Date, any pending lien shall be considered certified, confirmed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate of assessment for the improvement by the public body.

J. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow by Seller's attorney or by another mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and reconvey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (1993), as amended.

K. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. The parties hereby agree to waive trial by jury.

L. CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller. Personal Property shall, at request of Buyer, be transferred by an absolute bill of sale with warranty of title, subject only to such matters as may be otherwise provided for herein.

M. OTHER AGREEMENTS: No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.

N. WARRANTY: Seller warrants that there are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed.

Reviewed for legal form and content:

 (Assistant) County Attorney



Addendum

This addendum is made this 10/16/2014, 2014 and amends the CONTRACT FOR SALE AND PURCHASE between Seller: Michael P. Palumbo and Isabella Palumbo, husband and wife whose address is: 3028 Lamanga Drive, Melbourne, Florida 32940, and Buyer: Brevard County, Florida, 2725 Judge Fran Jamieson Way, Viera, Florida 32940:

For value received, the parties hereto agree as follows:

1. Seller has used the services of and owes compensation to the licensed real estate broker/agent Dennis Basile, D. Basile Real Estate, LLC who will be compensated by the Seller pursuant to a listing agreement. Buyer shall not be responsible for any payments or compensation to Dennis Basile or D. Basile Real Estate, LLC or any other broker or Realtor.
2. Seller agrees to accept a cash payment of \$20,000.00, which is below market value, and acknowledgement by Buyer of Seller's partial donation of the subject property for a public purpose. Buyer acknowledges that Seller may seek a tax deduction from the Internal Revenue Service for the partial donation in the amount of \$32,800.00, Seller's estimate of value.
3. Buyer will execute Part IV of IRS Donation Form 8283 at closing. Seller will provide said form to Buyer no later than five (5) business days prior to closing.
4. **INSPECTIONS:** The BUYER shall have 30 days after the Brevard County Board of County Commissioners executes the contract within which to complete physical inspection and evaluation of the property for environmental, hazardous materials, developability, access, drainage and subsurface conditions. In the event a Phase I environmental assessment meeting ASTM standards is prepared and environmental issues objectionable to BUYER are detected, SELLER may 1) take all steps necessary to remove BUYER'S objections prior to the expiration of the 30 day inspection period, if possible or 2) if acceptable to BUYER, SELLER shall allow an additional 90 days to provide adequate time to conduct a Phase II assessment meeting ASTM standards or SELLER may terminate this agreement. If the Phase I assessment reveals contamination this agreement may be terminated by BUYER and BUYER may decline to allow SELLER to clean up or to proceed to a Phase II assessment. Likewise, if the Phase II assessment reveals contamination BUYER or SELLER may terminate this agreement. Alternatively, BUYER and SELLER may agree in writing to an additional 90 days to clean up the site after the Phase II assessment and 90-day extension of the closing deadline. SELLER shall allow the BUYER or its agent's reasonable right of entry upon the property for inspection purposes. Before the expiration of the initial 30-day inspection period or the additional 90-day extension for a Phase II assessment, BUYER shall have the right to terminate this agreement with a full refund of any deposits, should the results of the inspection indicate the property cannot be used for its intended purpose or that mitigation of conditions would be required. If clean up after a Phase II assessment is attempted but unacceptable to BUYER, the BUYER shall receive a full refund of its deposit.
5. All other terms and conditions of the contract for sale and purchase between the parties shall remain in full force and effect.

mpp / JDP

Addendum

6. This contract is subject to final approval by the Board of County Commissioners, Brevard County, Florida by October 21, 2014.

BOARD OF COUNTY COMMISSIONERS

BREVARD COUNTY, FLORIDA



Mary Bolin Lewis, CHAIRMAN

As approved by the Board: 10-21, 2014

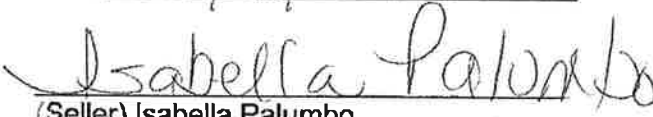
Item #: _____

Michael P. Palumbo and Isabella Palumbo,
husband and wife



(Seller) Michael P. Palumbo

Date: 10/16/2014



(Seller) Isabella Palumbo

Date: 10-16-2014

PROPERTY FACT SHEET
PROJECT: Palumbo Property

OWNER: Palumbo, Michael and Isabella (H/W)

PARCEL LOCATION: N. Banana River Drive, North of Merritt Island Causeway

PARCEL SIZE: 0.48 acres (per Property Appraiser Site)

ZONING/LANDUSE: Vacant Commercial

IMPROVEMENTS: N/A

TOPOGRAPHY: Level with road grade, no wetlands indicated

FLOOD ZONE: AE

TAX PARCEL ID#: 24-37-31-00-00001.0-0000.00

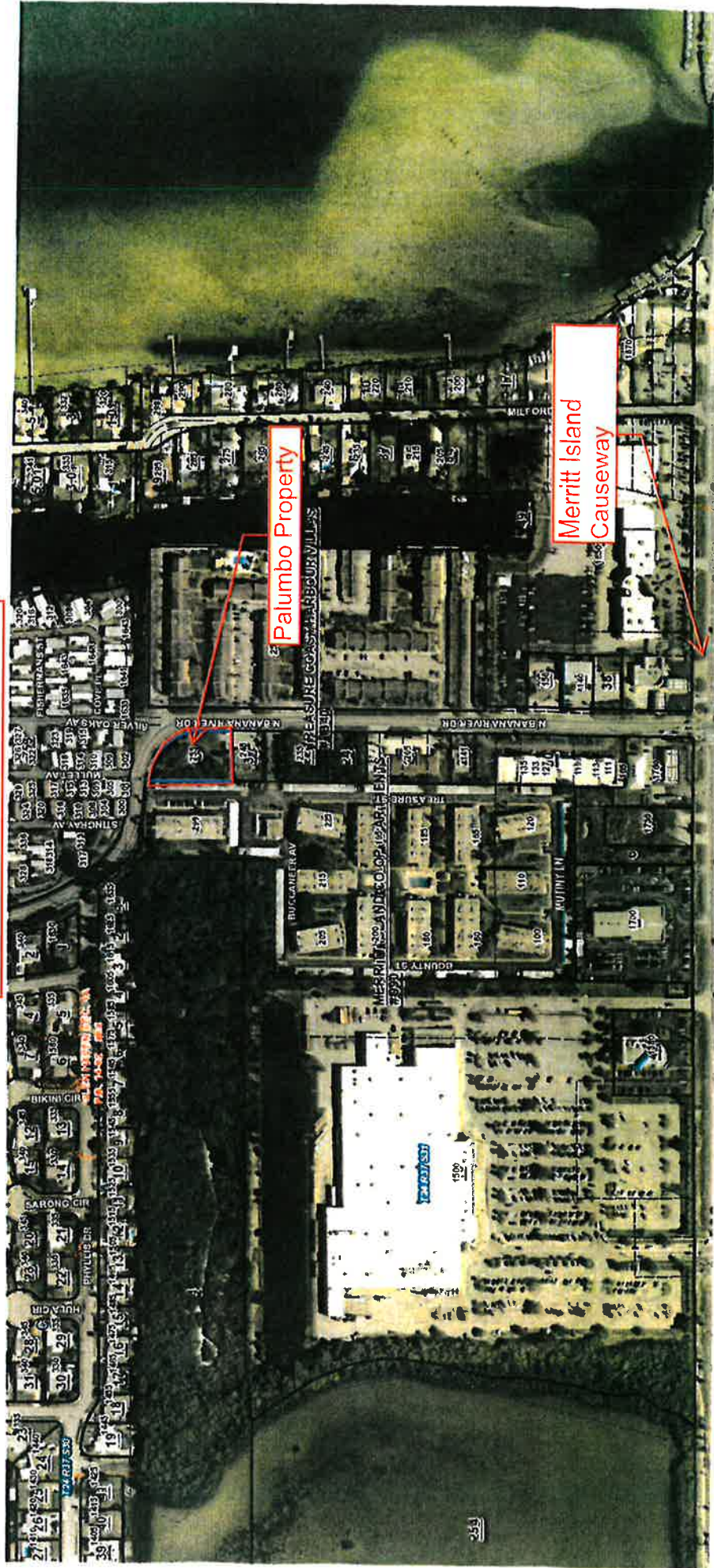
MARKET VALUE: \$52,800.00 (2014 Assessment)
(Property Appraiser's Records)

PUBLIC UTILITIES: All utilities

PROPERTY TRANSACTION: Purchase date: 11/19/2012
(Clerk of the Court Records) Sale amount: \$100.00

Palumbo received the property as settlement in a law suit.

Palumbo Property Location Map
property located on N. Banana
River Drive, North of Merritt Island
Causeway.
24-37-31-00-00001.0-0000.00



BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE OF PALUMBO PROPERTY
FOR IMPROVEMENTS TO LIFT STATION V-01

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /
UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>10/16/14</u>
COUNTY ATTORNEY Christine Lepore Assistant County Attorney	<u>See attached</u>	_____	<u>10/16/14</u>
PUBLIC WORKS John Denninghoff, Director	<u>[Signature]</u>	_____	<u>10/17/14</u>
UTILITY SERVICES Robert Adolphe, Director	<u>RAd</u>	_____	<u>10/17/14</u>

AGENDA DUE DATE: October 07, 2014 for the October 21, 2014 Board meeting

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.

BOARD OF COUNTY COMMISSIONERS

AGENDA: CONTRACT FOR SALE AND PURCHASE OF PALUMBO PROPERTY
FOR IMPROVEMENTS TO LIFT STATION V-01

AGENCY: PUBLIC WORKS DEPARTMENT / LAND ACQUISITION SECTION /
UTILITY SERVICES DEPARTMENT

AGENCY CONTACT: DAN JONES LAND ACQUISITION SUPERVISOR

CONTACT PHONE: 321-690-6847 (5-2726)

REVIEW

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Dan Jones, Supervisor	<u>DPJ</u>	_____	<u>10/16/14</u>
COUNTY ATTORNEY Christine Lepore Assistant County Attorney	<u>CL</u>	_____	<u>10/17/14</u>
PUBLIC WORKS John Denninghoff, Director	_____	_____	_____
UTILITY SERVICES Robert Adolphe, Director	_____	_____	_____

AGENDA DUE DATE: October 07, 2014 for the **October 21, 2014 Board meeting**

IF ANY REVIEWING OFFICE HAS QUESTIONS OR CONCERNS REGARDING THIS PACKAGE, PLEASE ADVISE AGENCY CONTACT IMMEDIATELY.

PLEASE CALL DEBBIE CRUZ AT 690-6847 (5-6847) WHEN READY TO BE PICKED UP.

THANK YOU.