



Agenda Item Summary

File #: 24-00412

Agenda Date: 5/14/2024

Agenda Item Name:

Acquisition of Pena and Arango/De La Cruz Flooded Houses in Hills of Santa Fe

Presenter:

Ramon D. Gavarrete, P.E.

Description:

Purchase of two properties located at 10002 NW 25th PI and 10012 NW 25th PI for demolition and creation of storm water basin in Hills of Santa Fe neighborhood.

Recommended Action:

Approve the acquisition of the properties located at 10002 NW 25th Place (06236-002-000) and 10012 NW 25th Place (06236-003-000) in Alachua County, Florida for demolition and use as a storm water basin, authorize the Chair to sign the Purchase Agreements, acceptance of the Deeds, Dedication to Public Use and Declaration of Restrictive Covenants, and any other documents, approved by the County Attorney, necessary to complete the acquisitions.

Prior Board Motions:

March 28, 2023-Approved General Fund Reserves for 50/50 match with Resilient Florida Grant Program.

September 12, 2023-Authorized negotiation and contracts with owners of flooded properties identified in Florida Resilient Grant Program.

April 23, 2024-Approved Resolution for unanticipated revenues with budget amendment and inter fund loan.

Fiscal Note:

The Purchase Price of the two properties is	\$840,000.00.
The appraisal reports for the two properties are	\$3,000.00.
Title search and examination fees for the two properties are approximately	\$2,000.00.
The title insurance premiums for the two properties are	\$4,350.00.
The recording fees are approximately	\$60.00.

The total cost to purchase the two properties is approximately \$849,410.00.

The county match is budgeted in account 001.79.7900.541.61.00 project #2247902 and the grant is budgeted in 134.79.7920.541.61.00 project #2247902 with both having the account description of land.

Strategic Guide:

Infrastructure

Background:

Storm water flooding has threatened homes within the Hills of Santa Fe subdivision on multiple occasions. Continuing flood events and repetitive losses are impacting the health and safety of residents in this neighborhood. Two of the homes that have experienced multiple flood events are: 10002 NW 25th Place, Gainesville, FL 32606, owned by Luisa M. Pena and Mauricio A. Pena, and 10012 NW 25th Place, Gainesville, FL 32606, owned by Jorge Arango and Alyssa De La Cruz. The properties are identified as high flood risk sites in the County's 2010 Stormwater Master Plan, adopted as a part of the County's Local Mitigation Strategy.

The County Public Works Department applied, and received a matching grant, for the acquisition, demolition and creation of additional storm water retention on this property through the Resilient Florida Grant Program. In order to qualify for the grant, both properties must be purchased at the same time. As required by the grant, Public Works has obtained an independent appraisal report, establishing the fair market value of each property as \$360,000.00 for the Pena property and \$410,000.00 for the Arango/De La Cruz Property. The Public Works Department prepared, and the County Attorney's Office reviewed, Purchase Agreements for the two properties at 9% over the appraised value.

Although Public Works Staff worked very closely with the property owners, the purchase price remains above the appraised value. However, the Board of County Commissioners has indicated that the purchase of these structures is a priority in order to continue to alleviate the legacy flooding challenges in these neighborhoods. The property owners have agreed to sell the properties at the price included in the Purchase Agreements and have signed the Purchase Agreements.

Address	Purchase	Appraisal	Net Above Appraisal	
			(\$)	(%)
10002 NW 25th Place Gainesville, FL 32606	\$ 380,000.00	\$ 360,000.00	\$ 20,000.00	5.56%
10012 NW 25th Place Gainesville, FL 32606	\$ 460,000.00	\$ 410,000.00	\$ 50,000.00	12.20%

After acquisition of the properties, the County will record a Declaration of Restrictive Covenants restricting the use of the properties, as required by the terms of the grant.