



Agenda Item Summary

File #: 24-00233

Agenda Date: 4/23/2024

Agenda Item Name:

Acquisition of Caputa Residence in Pine Hills for Stormwater Management

Presenter:

Ramon D. Gavarrete, P.E.

Description:

Purchase of house located at 11208 NW 14th Avenue for demolition and creation of storm water basin in Pine Hills Estates neighborhood, approval of resolution for unanticipated revenues with budget amendment, and approval of an inter fund loan from general fund of up to \$1,180,460 till grants are reimbursed.

Recommended Action:

Approve the acquisition of the property located at 11208 NW 14th Avenue, Alachua County, FL for demolition and use as a storm water basin, authorize the Chair to sign the Purchase Agreement for Property, acceptance of the Deed, Dedication to Public Use and Declaration of Restrictive Covenants, any other documents, approved by the County Attorney, necessary to complete the acquisition, approve resolution for unanticipated revenues with budget amendment and inter fund loan.

Prior Board Motions:

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

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

Fiscal Note:

The Purchase Price of the Property is	\$690,000.00.
The appraisal report for the Property is	\$1,500.00.
Title search and examination fees are approximately	\$1,000.00.
The title insurance Premium is	\$3,525.00.
The recording fees are approximately	\$ 30.00.

The total cost to purchase the Property is approximately \$696,055.

The match for the grant was previously set up in the general fund account 001.79.7900.541.63.98 with the description of improvements other than building. The actual purchase costs will be made from the same category of capital but from the account 001.79.7900.541.61.00 with the description of land. The resolution for unanticipated revenues with budget amendment is to account and budget for both

the Pine Hills and the Hills of Santa Fe Resilient Florida Grants and has been set up in the Resilient Florida Grant Fund in the account 134.79.7920.541.61.00 with the description of land. Since this is a reimbursement grant, inter fund loan is necessary till the County get reimbursed.

Strategic Guide:
Infrastructure

Background:

Storm water flooding has threatened homes within the Pine Hills Estates subdivision on multiple occasions. Continuing flood events and repetitive losses are impacting the health and safety of residents in this neighborhood. One of the homes that has experienced multiple flood events is owned by Lewis A. Caputa, Jr. and Joanna E. Caputa, as Trustees of the Caputa Family Revocable Trust under Agreement dated March 27, 2020, located at 11208 NW 14th Avenue, Gainesville, FL 32606. The property is identified as a high flood risk site 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. As required by the grant, Public Works has obtained an independent appraisal report, establishing the fair market value of the property as \$690,000.00. The Public Works Department prepared, and the County Attorney's Office reviewed, a Purchase Agreement for the property at its appraised value. The property owners have agreed to sell the property at its appraised value and have signed the Purchase Agreement. After acquisition of the property, the County will record a Declaration of Restrictive Covenants restricting the use of the property, as required by the terms of the grant.