

**From:** [Pupke, Andrew W](#)  
**To:** [Berger, William M](#)  
**Cc:** [Lauro, Joseph](#); [Griffin, Sean P](#); [Lishefski, Rebecca](#)  
**Subject:** Comments on Legistar Item #19-1860A Contract for Sale and Purchase  
**Date:** Friday, November 8, 2019 1:56:17 PM

---

Good afternoon Bill.

Thank you for your inquiry on this Legistar item. The two reasons supporting the offer of \$300K are as follows:

- The appraisal, which valued the home at \$225K, was conducted from the exterior only, before interest in the property was communicated to the property owner. Because it was an exterior only appraisal, it did not account for any interior improvements to the home, nor expenses related to relocation of the current property owners. To motivate a potentially unwilling seller to sell a needed property, and in consideration of interior improvements, which include an in-home music studio, new floors, and new kitchen appliances, and the costs and inconveniences of relocation, the County's initial offer was 25% above the appraised value.
- Based on the advice of a realtor, whom the property owners are using to find a new home, they countered the County's offer with the \$300K ask. They advised the County they were firm on this price.

There are alternatives to a full, voluntary acquisition of the property, including a partial easement acquisition and eminent domain.

A partial easement acquisition was offered to the property owners, along with the full property acquisition. We estimate the cost to acquire the easement rights at \$75,000.00. However, this is not an ideal alternative as it limits the County's access and abilities during the initial creek re-stabilization, and with construction of the steel sheet pile retaining wall in proximity to the residence, stormwater staff are concerned with the stability of the existing structure on the property, as the pool has already begun to crack.

Eminent domain is a third alternative; however, this can be a costly and drawn out process.

We believe the aforementioned reasons support the \$300K offer, as the best option for the County in support of the Public Works project.

**Andrew W. Pupke**  
Division Director, Facilities and Real Property Division  
Pinellas County Department of Administrative Services  
509 East Avenue South, Clearwater, FL 33756  
Phone (727) 464-3237  
[apupke@pinellascounty.org](mailto:apupke@pinellascounty.org)

Follow Pinellas County:



[www.pinellascounty.org](http://www.pinellascounty.org)

[Subscribe to county updates and news](#)

*All government correspondence is subject to the public records law.*