

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Resolution / County Deed

**DEPARTMENT:** Public Works **DIVISION:** Engineering

**AUTHORIZED BY:** *W. Gary Johnson* **CONTACT:** Jerry McCollum, P.E. **EXT.** 5651  
*W. Gary Johnson, P.E., Director*

<b>Agenda Date</b> <u>03/23/04</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>		

**MOTION/RECOMMENDATION:**

Adopt Resolution authorizing the Chairman to execute the County Deed conveying property to the City of Longwood.

**BACKGROUND:**

As part of the County Road 427, Phase III, roadway project, Seminole County acquired a parcel located southeast of the CSX railroad tracks in downtown Longwood and adjacent to the recently built Walgreen. This particular parcel was a whole take and there is a remainder of approximately 10,000 square feet. Due to the size of the remainder, this property cannot be developed and only has value as a remnant parcel. Since the adjacent Walgreen has already developed, the parcel has no significant value. The City of Longwood has requested that this parcel be deeded to them so that they may use it for a public purpose, which could include entry features to the City of Longwood, a possible passive park or other public uses. Based on staff's review of this request, there is no objection to the City using this property for public use. The attached resolution provides for transferring the deed for the property to the City and contains language that if the City does not use the property for public purposes, the property would revert back to Seminole County.

District 4 – Commissioner Henley

Attachments: Resolution  
County Deed  
Sketch

Reviewed by:	<u><i>SK</i></u>
Co Atty:	<u><i>SK</i></u>
DFS:	<u>N/A</u>
Other:	<u></u>
DCM:	<u><i>SK</i></u>
CM:	<u><i>SK</i></u>
File No.	<u>CPWE03</u>

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF MARCH 23, 2004.

WHEREAS, the County acquired certain parcels as part of the 427 Road Improvement Project, one of which is identified by tax parcel #31-20-30-5AU-0000-1410 (the "Subject Property"); and

WHEREAS, the City of Longwood (the "City") has applied to the County for a conveyance of the Subject Property; and

WHEREAS, the City proposes to use the Subject Property for open space, passive recreation and aesthetic enhancement;

WHEREAS, the County has no need for the Subject Property and wishes to convey same to the City.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

1. The Board of County Commissioners (BCC) hereby declares the Subject Property to be surplus and not needed for any County purpose. Except as to the reverter rights hereafter specified, the BCC elects not to retain any interest in the Subject Property.

2. The BCC hereby authorizes the conveyance of the Subject Property to the City for no consideration for use by the City for use as open space, passive recreation, aesthetic enhancements and any other public purpose, provided however, that the Subject Property shall revert to the County should the City cease using same for a public purpose.

3. The Chairman is authorized to execute a County Deed, in substantially the form attached hereto, conveying the Subject Property to the City.

**ADOPTED** this 23rd day of March, 2004.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
DARYL G. MCLAIN, Chairman

spl  
3/2/04  
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This Instrument prepared by:  
Stephen P. Lee, Esq.  
1101 East First Street  
Sanford, Florida 32771

COUNTY DEED  
COUNTY OF SEMINOLE, FLORIDA

THIS COUNTY DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2004, by SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the GRANTOR, and the CITY OF LONGWOOD, a Florida municipal corporation, whose address is 175 W. Warren Avenue, Longwood, Florida 32750, hereinafter called the GRANTEE.

W I T N E S S E T H:

THAT GRANTOR for and in consideration of the sum of ONE and NO/100 DOLLARS, (\$1.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE, its heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

Legal Description attached hereto as Exhibit "A".

Parcel # 31-20-30-5AU-0000-1410

THIS CONVEYANCE IS SUBJECT to the following reversionary interest: Title to the property described on Exhibit "A" shall revert to GRANTOR, by operation of law and without the need for any document of conveyance, in the event that GRANTEE ceases to use the property for a public purpose.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
Daryl G. McLain, Chairman

EXHIBIT "A"

PARCEL NO. 102  
REMAINDER

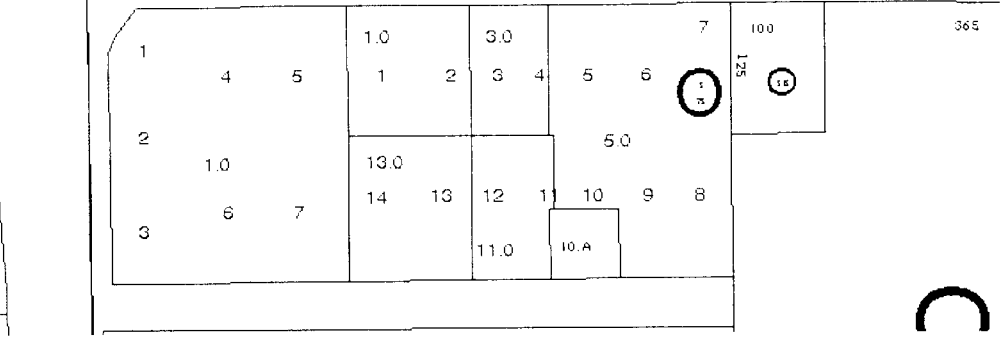
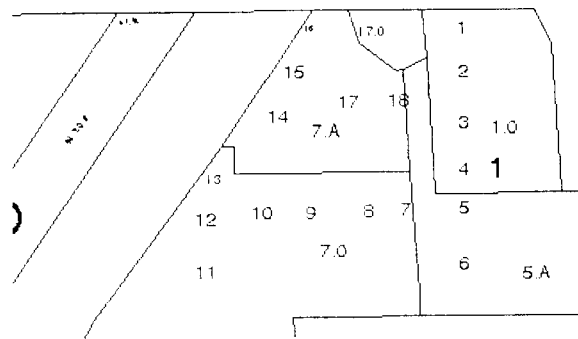
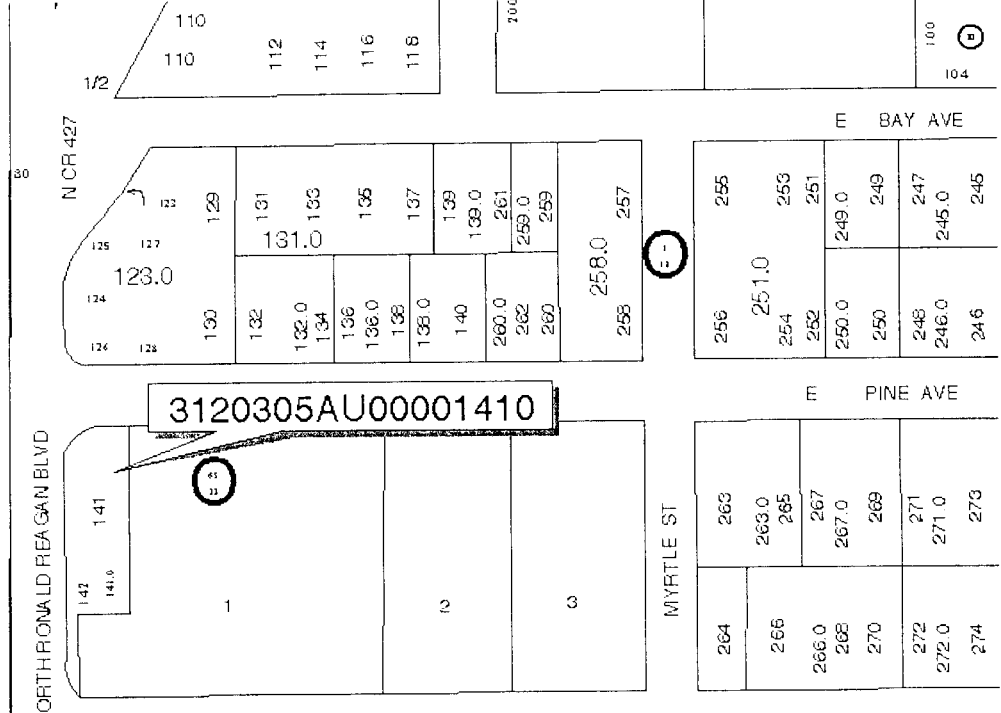
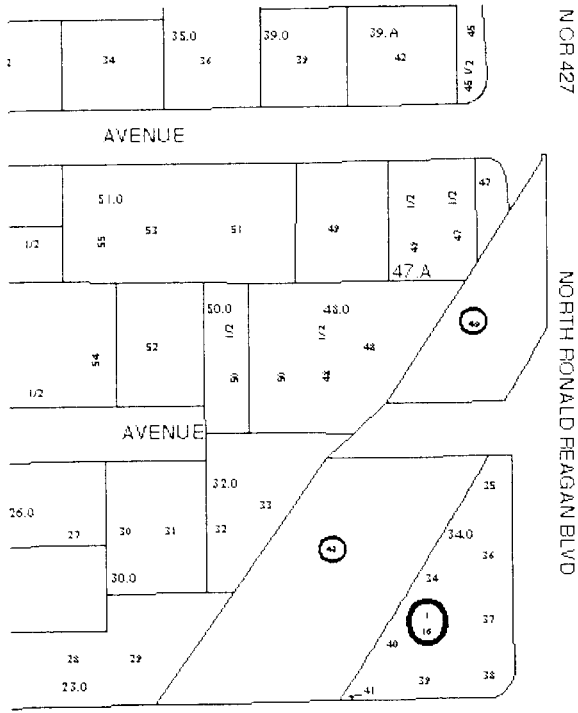
C.R. 427, PHASE III

A PART OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 984, PAGE 1672, OFFICIAL RECORDS BOOK 108, PAGE 427 AND OFFICIAL RECORDS BOOK 4, PAGE 80 LESS RIGHT-OF-WAY IN OFFICIAL RECORD BOOK 2066, PAGE 1190, LESS RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 1035, PAGE 476, AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING THAT PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 30 EAST, DESCRIBED AS FOLLOWS:

3409 1955  
SEMINOLE COUNTY  
BOOK 1035 PAGE 476

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF LOT 142, TOWN OF LONGWOOD, AS RECORDED IN PLAT BOOK 1, PAGES 18 THROUGH 21, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434 HAVING A RIGHT-OF-WAY WIDTH OF 90.00 FEET PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 77580-2605; THENCE SOUTH 89°45'00" WEST, A DISTANCE OF 43.05 FEET ALONG THE NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 427 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP, SECTION 7510-2605 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 16°10'21", AND A CHORD OF 7.03 FEET BEARING NORTH 89°09'50" WEST; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 427 ALONG THE ARC OF SAID CURVE 7.06 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY NORTH 00°29'45" WEST, A DISTANCE OF 5.95 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY OF COUNTY ROAD 427 ALONG A CURVE CONCAVE TO THE NORTH AN ARC DISTANCE OF 18.43 FEET, HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 43°59'47", AND A CHORD OF 17.98 FEET BEARING NORTH 23°32'31" WEST; THENCE ALONG THE RIGHT-OF-WAY OF COUNTY ROAD 427 ALONG A CURVE CONCAVE TO THE WEST A DISTANCE OF 120.01 FEET, HAVING A RADIUS OF 5,662.72 FEET, A CENTRAL ANGLE OF 01°12'15", AND CHORD OF 120.00 FEET THAT BEARS NORTH 00°56'12" WEST; THENCE ALONG A CURVE CONCAVE TO THE WEST AN ARC DISTANCE OF 92.60 FEET, HAVING A RADIUS OF 2,931.65 FEET, A CENTRAL ANGLE OF 00°48'35", AND A CHORD OF 92.60 FEET BEARING NORTH 01°14'04" WEST; THENCE ALONG A CURVE CONCAVE TO THE EAST AN ARC DISTANCE OF 38.49 FEET, HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 91°53'14", AND A CHORD BEARING NORTH 43° 48'16" EAST TO THE SOUTH RIGHT-OF-WAY LINE OF PINE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°44'53" EAST, A DISTANCE OF 35.06 FEET TO A CONCRETE MONUMENT #2301 AND THE EAST LINE OF LOT 142 AND THE WEST LINE OF LOT 143; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°29'45" EAST ALONG THE EAST LINE OF LOT 142 AND THE WEST LINE OF LOT 143, A DISTANCE OF 140.30 FEET; THENCE SOUTH 00°29'45" EAST ALONG THE EAST LINE OF LOT 142 AND THE WEST LINE OF LOT 144, A DISTANCE OF 40.10 FEET; THENCE SOUTH 89°25'59" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°29'45" EAST, A DISTANCE OF 73.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.249 ACRES, MORE OR LESS.

LESLIE ENGINEERING  
FOR RECORDS



SR 434