

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution to accept land for public purposes

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dan Matthys *DM* **CONTACT:** Tom Radzai *M* **EXT.** 7342

Agenda Date <u>06/27/06</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Adopt the Resolution to accept the Quit Claim Deed and cancel property taxes for land donated as right-of-way on Upsala Road from PULTE HOME CORPORATION.

District 5 - Commissioner Carey (Tom Radzai, Senior Engineer)

BACKGROUND:

The developer, PULTE HOME CORPORATION, is building a 254 unit town home development (Regency Oaks) on their property located on Upsala Road south of St. Johns Parkway in Sanford, Florida. PULTE HOME CORPORATION is required as part of their right-of-way permit, to install a left turn lane and a right turn lane on Upsala Road into their site. Additional right-of-way is needed to accommodate these off-site improvements. PULTE HOME CORPORATION has agreed to donate land to Seminole County for additional right-of-way on Upsala Road.

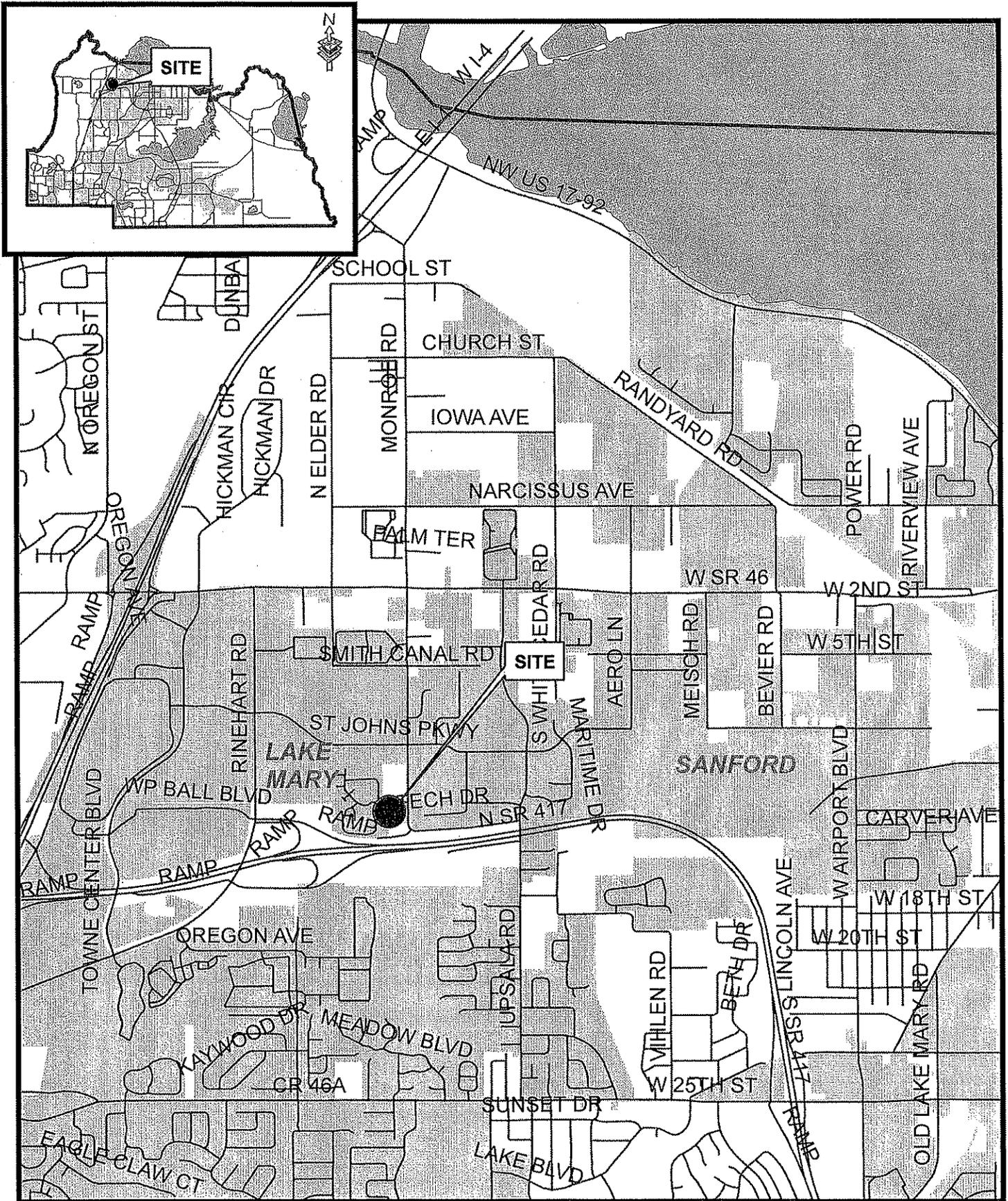
This resolution accepts the right-of-way and cancels the ad valorem taxes on the dedicated property. The taxes cancelled for year 2006 are estimated to be \$2.00.

STAFF RECOMMENDS

Adopt and authorize the chairman to execute a Resolution to accept the Quit Claim Deed and cancel property taxes for land donated as right-of-way on Upsala Road from PULTE HOME CORPORATION.

- Attachments: Location maps
 Resolution
 Quit Claim Deed
 Estimate of Real Property Assessments

Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	<u> </u>
Other:	<u>M</u>
DCM:	<u> </u>
CM:	<u> </u>
File No.	<u>cpdd05</u>



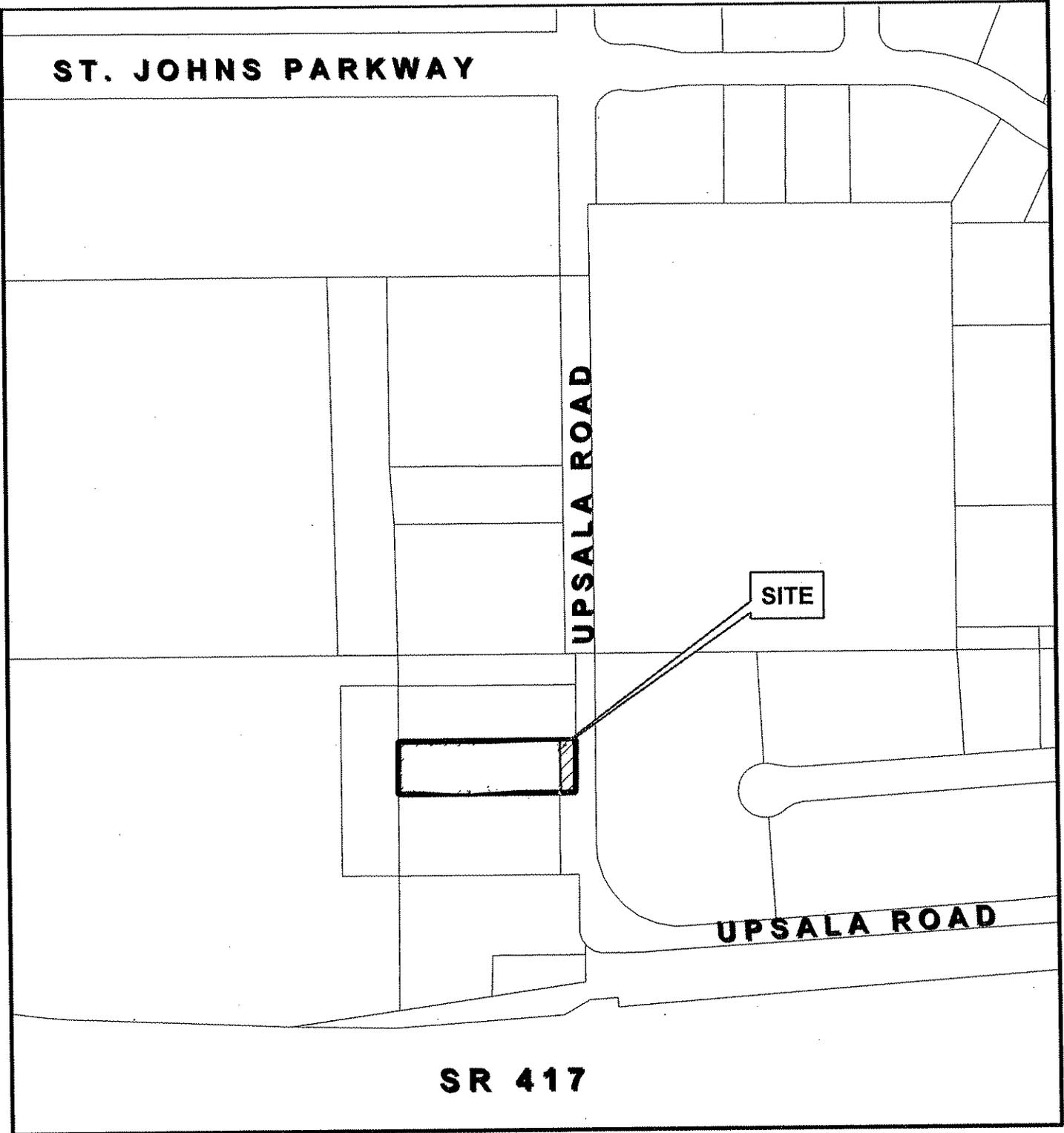
ST. JOHNS PARKWAY

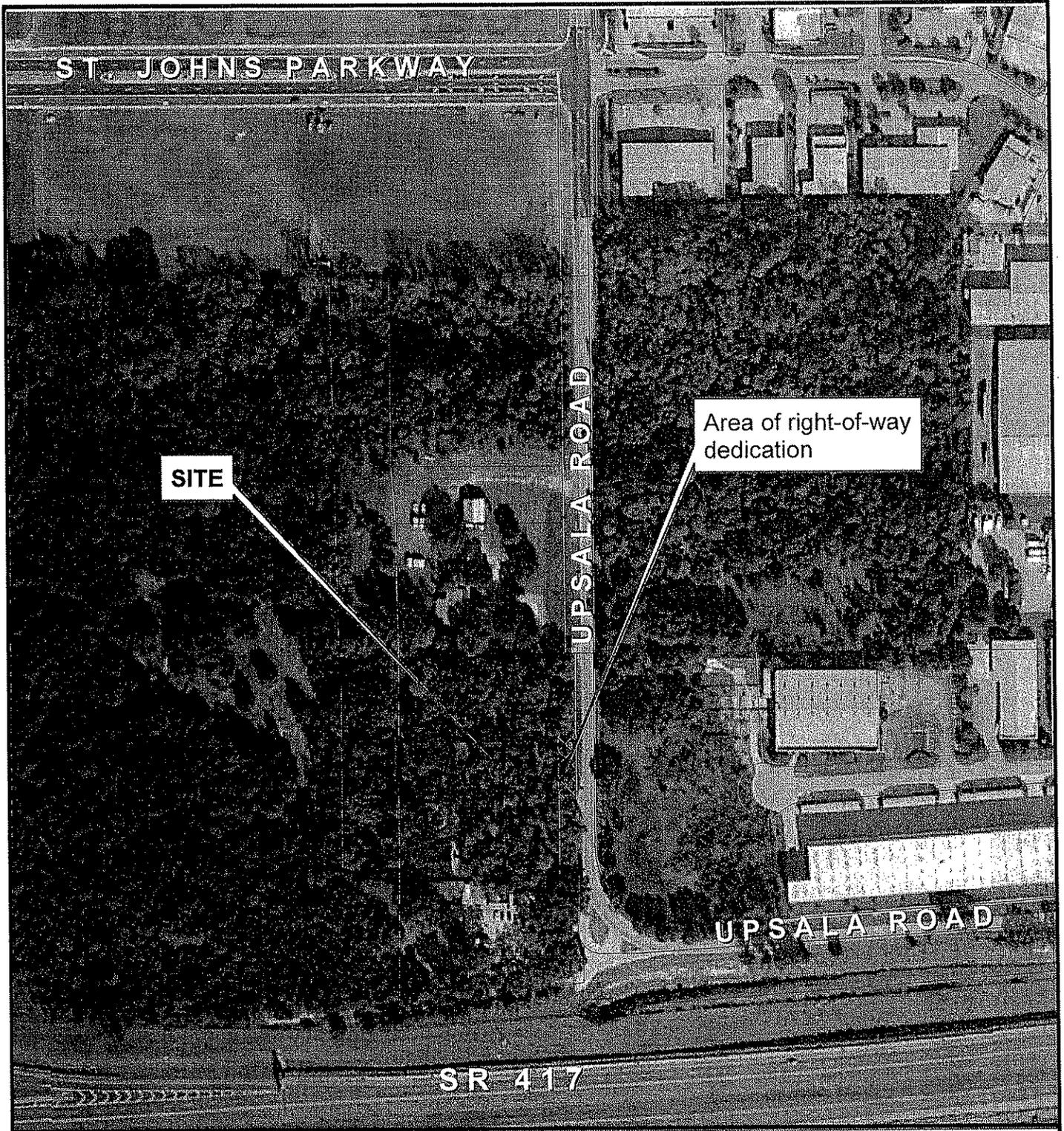
UPSALA ROAD

SITE

UPSALA ROAD

SR 417





Upsala Road Right of Way
Regency Oaks

- Parcel
- Subject Property



January 2004 Color Aerials

RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON 27th DAY OF June, 2006 .

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that there is a necessity for future improvements to property, located in Section 33, Township 19 South, Range 30 East, Seminole County, Florida; and

WHEREAS, the implementation of the future roadway improvements will require right-of-way not now owned by the County of Seminole; and

PULTE HOME CORPORATION., has indicated it's willingness to donate to Seminole County the required right-of-way, as evidenced by executed Quit Claim Deed for RIGHT-OF-WAY, attached hereto; and

WHEREAS, Section 196.28, Florida Statutes, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road purposes.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County hereby accepts this Quit Claim Deed for Right-of-way executed May 2, 2006, conveying to Seminole County the land described in EXHIBIT "A", attached hereto.

BE IT FURTHER RESOLVED that all ad valorem taxes either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in EXHIBIT "A" are hereby cancelled and discharged.

BE IT FURTHER RESOLVED that said Quit Claim Deed be recorded in the Official Records of Seminole County, Florida.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Clerk to the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

ADOPTED THIS 27th DAY OF June, 2006 .

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

ATTEST:

CARLTON D. HENLEY, CHAIRMAN

**MARYANNE MORSE, Clerk to the Board of
County Commissioners in and for Seminole
County, Florida.**

TAX PARCEL ID's # 33-19-30-300-0130-0000

**Prepared by: Tracy N. Phelps
Development Review Division
Date: 05-18-06**

This instrument was prepared by
and should be returned to:

Ashley V. Brewer, Esq.
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

QUIT CLAIM DEED

THIS INDENTURE, is executed this 2nd day of MAY, 2006, by **PULTE HOME CORPORATION**, a Michigan corporation, whose mailing address is 4901 Vineland Road Suite 500, Orlando, FL 32811 (hereinafter referred to as "Grantor"), to **SEMINOLE COUNTY**, whose mailing address is 1101 East First Street, Sanford, FL 32771 (hereinafter referred to as "Grantee").

WITNESSETH:

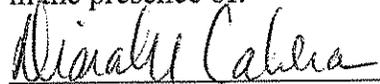
The Grantor, for and in consideration of the sum of \$1.00 in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, and to its legal representatives, successors and assigns forever, all the right, title, interest, claim and demand in which Grantor has in and to that certain real property located in Seminole County, Florida and more particularly described as:

See Exhibit "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

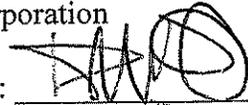
IN WITNESS WHEREOF, the Grantor has signed and sealed these premises the day and year first written.

Signed, sealed and delivered
in the presence of:


Print Name: DIANA M. CABRERA


Print Name: RICHARD G. MACHNIC

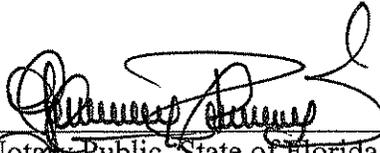
PULTE HOME CORPORATION, a Michigan
corporation

By: 
Print Name: DOUGLAS W. PUROGD
Title: Attorney in Fact

STATE OF FLORIDA

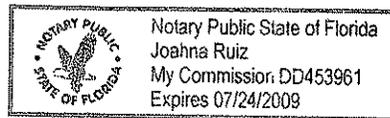
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2nd day of May, 2006, by Douglas W. Purogel, as attorney-in-fact of **PULTE HOME CORPORATION**, a Michigan corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



Notary Public, State of Florida

Notary Stamp:



SKETCH OF DESCRIPTION

(SEE SHEET 2 FOR SKETCH)

DESCRIPTION:

The West 25.00 feet of the East 50.00 feet of the South 245 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, less the South 150 feet therefrom, of Section 33, Township 19 South, Range 30 East, Seminole County, Florida, lying, situate and being in the Northwest 1/4 of said Section 33, being further described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 28, Township 19 South, Range 30 East, Seminole County, Florida, said Southeast corner also being the North 1/4 corner of Section 33, Township 19 South, Range 30 East, as documented in Certified Corner Record #063142; thence run S89°53'11"W along the North line of the Northwest 1/4 of said Section 33 for a distance of 25.00 feet to the West right-of-way line of Upsala Road (variable width right-of-way); thence, departing said North line of said Northwest 1/4, run S00°10'52"E along said West right-of-way line, distant 25 feet Westerly from and parallel with the East line of said Northwest 1/4, for a distance of 150.70 feet to the North line of the South 245 feet of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 and to the POINT OF BEGINNING; thence continue S00°10'52"E along said West right-of-way line for a distance of 95.00 feet to the North line of the South 150 feet of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence departing said West right-of-way line run S89°53'11"W along said North line for a distance of 25.00 feet; thence run N00°10'52"W along a line being distant 50 feet Westerly from and parallel with the East line of said Northwest 1/4 of said Section 33, for a distance of 95.00 feet to the aforesaid North line of the South 245 feet; thence run N89°53'11"E along said North line for a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 0.055 acres (2,375 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES:

- This is not a Survey.
- Bearings based on the North line of the Northwest 1/4 of Section 33, Township 19 South, Range 30 East, Seminole County, Florida, being N89°53'11"E, an assumed meridian.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Paul Trnka
 PAUL TRNKA
 Florida Registered Surveyor and Mapper
 Certificate No. 5244

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

CCR	CERTIFIED CORNER RECORD	POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
FND	FOUND	PRM	PERMANENT REFERENCE MONUMENT
FPL	FLORIDA POWER AND LIGHT	LB	LICENSED BUSINESS
SEC 28-19-30	SECTION, TOWNSHIP, RANGE	NE	NORTHEAST
NO.	NUMBER	SE	SOUTHEAST
NT	NON-TANGENT	NW	NORTHWEST
ORB	OFFICIAL RECORDS BOOK	SW	SOUTHWEST
PB	PLAT BOOK	R/W	RIGHT-OF-WAY
PG(S)	PAGE(S)		



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:
PULTE HOME CORP.

REGENCY OAKS - R/W DEDICATION (PULTE)

REVISIONS:

DRAWN BY: <u>P.I.</u>	CHECKED BY: <u>P.I.</u>	JOB NO. <u>23239.0095</u>	SCALE <u>1"=50'</u>	SHEET <u>1</u>	DWG NO. <u>CS#06-301</u>
DATE: <u>04/07/06</u>	DATE: <u>04/07/06</u>			OF <u>2</u>	

EXHIBIT A

SEMINOLE COUNTY PROPERTY APPRAISER
1101 E FIRST STREET
SANFORD, FL 32771
407-665-7523

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES

DATE: 05/18/2006
PARCEL: 33 - 19 - 30 - 300 - 0130 - 0000
PAD: UPSALA RD

OWNER: PULTE HOME CORP
ADDRESS: 4901 VINELAND RD STE 500
ORLANDO FL 32811

LEGAL DESCRIPTION:

LEG SEC 33 TWP 19S RGE 30E N 95 FT OF S 245 FT OF N 3 AC OF E 1/2 OF NE 1/4 OF NE 1/4
OF NW 1/4 (LESS E 25 FT FOR RD)

NOTE: This is an estimate based on information provided by requestor and other data available in this office. This estimate DOES NOT reflect non-ad valorem or special assessments and taxes. For information regarding County non-ad valorem or special assessments and taxes contact the Office of Management and Budget at (407) 665-7176.

Contact the city of SANFORD for city non-ad valorem or special assessments and taxes.

ASSESSMENT RECORDS INDICATE PARCEL WAS VACANT AS OF JANUARY 1, 2006.

JUST VALUE	100
EXEMPTED AMOUNT	0
TAXABLE VALUE	100
MILLAGE RATE	19.955
*** ESTIMATED TAXES	2.00

* Millages and exempt totals used are based on latest certified amounts.

*** This estimate represents the most current value and is subject to change.

DAVID JOHNSON

Initialed by person authorized to release this information

This estimate is good through: 06/17/2006.

ESTIMATE FOR A PORTION OF ABOVE LEGAL. FOR ROAD TAKING