

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: BILL RAY NISSAN EXCHANGE OF PROPERTY

DEPARTMENT: Planning and Development **DIVISION:** Community Resources

AUTHORIZED BY: Don Fisher **CONTACT:** Colleen Rotella **EXT.** 7351

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| Agenda Date 9/23/03 Regular <input type="checkbox"/> Consent X Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/> |
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MOTION/RECOMMENDATION:

Request Board adopt Resolution authorizing the exchange of real property with R&R Investments, LLC.

(District: 2 Morris)

BACKGROUND:

As directed by the Board, staff is completing the necessary due diligence and legal process for the exchange of property in Spring Hammock Preserve with R&R Investments, LLC, (William D. Ray Jr.). Mr. Ray intends to use the property to expand the car dealership and has agreed to require any future transfer of the property to be part of a conveyance of the entire dealership, rather than a separate transfer.

In accordance with Florida Statutes, Section 125.37, the required notice has been issued and the attached Resolution is provided for Board approval.

Attachments: Resolution

| | |
|--------------|---------------|
| Reviewed by: | |
| Co Atty: | <u>SLG/AF</u> |
| DFS: | |
| Other: | |
| DCM: | <u>SS</u> |
| CM: | <u>VB</u> |
| File No. | <u>cpdc02</u> |

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF SEPTEMBER 23, 2003.

WHEREAS, R&R Investments, LLC, whose address is 2724 North Highway 17-92, Longwood Fl. 32750, owns and operates a Nissan dealership which it wishes to expand; and

WHEREAS, the County owns property adjacent to the dealership which is not needed for County purposes, a description of which is attached as Exhibit "A"; and

WHEREAS, R&R Investments, LLC has acquired or will acquire interests in property which the County desires for the County's Natural Lands program, a description of which is attached as Exhibit "B"; and

WHEREAS, the parties wish to exchange their respective properties; and

WHEREAS, *Section 125.37, Florida Statutes*, authorizes an exchange of real property; and

WHEREAS, the County has complied with the statutory notice requirements in order to authorize an exchange of the properties.

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

1. The Board of County Commissioners of Seminole County, Florida, (the Board) hereby authorizes and approves the exchange of real property with R&R Investments, LLC.

2. The Board also authorizes the Chairman of the Board to execute a County Deed in order to convey the County owned property

to R&R Investments, LLC, provided that R&R Investments, LLC first satisfies the County Attorney that the future transfer of the property will be tied to the transfer of the adjacent car dealership property.

3. County staff is authorized to accept and record a deed from R&R Investments, LLC.

ADOPTED this 23rd day of September, 2003.

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

Date: _____

SPL 09/04/03
Attachments
Legal Descriptions
F:\Ca\Users\Cas101\Agenda\Bill Ray Nissan Property Exchange Reso.doc

Exhibit "A"

Seminole County Property

The East 595 feet of the North $\frac{1}{2}$ of Lot 20 of Spring Hammock as recorded in PB 2, Page 3 according to Public Records of Seminole County, Florida
Less any dedicated rights of way.

Parcel I. D. No. 21-20-30-5AP-0000-0190

Exhibit "B"

R&R Investments, LLC Property

A One Half (1/2) Undivided Interest in the following described lands:

Government Lot 3, of Section 27, Township 20 South, Range 30 East, Seminole County, Florida; LESS AND EXCEPT, five (5) acres of the above described real property, said five (5) acres to commence at the Southeast corner of the above described real property running West to Highway 419,

Property Appraiser's Parcel # 27-20-30-300-003A-0000

together with any right, title and interest in the following described lands:

Section 27, Township 20 South, Range 30 East, Seminole County, Florida, South five (5) acres of Government Lot 3, East of road,

Property Appraiser's Parcel # 27-20-30-300-003B-0000

Lots 14 through 17 and Lot 20 (Less Part of Lot 17 and 20 South of Soldiers Creek), SHUMANS ADDITION TO EUREKA, Plat Book 2, Page 53, Public Records of Seminole County, Florida,

Property Appraiser's Parcel # 27-20-30-501-0000-0140

Tracts 18 to 27 East of SCL Railroad Right of Way and Part of Tracts 16 and 17, lying East of East right of Way line of Florida Power Easement, described in ORB 183, Page 133, OVIEDO FARMS, Plat Book 6, Page 86, Public Records of Seminole County, Florida.

Property Appraiser's Parcel # 27-20-30-504-180A-0000