

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Surplus County Land

DEPARTMENT: Administrative Services **DIVISION:** Support Services

AUTHORIZED BY: Jamie Croteau **CONTACT:** Meloney Lung ^{mcl} **EXT.** 5256

Agenda Date <u>10/14/03</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: Approve request to declare surplus a County owned .61 acre parcel, which is a portion of the vacant land identified as Parcel # 13-21-30-300-002C-0000, Citrus Road, Winter Springs to the adjacent property owners. Public Works is recommending a minimum bid of \$8,989 based on the per square footage purchase price of the entire parcel.

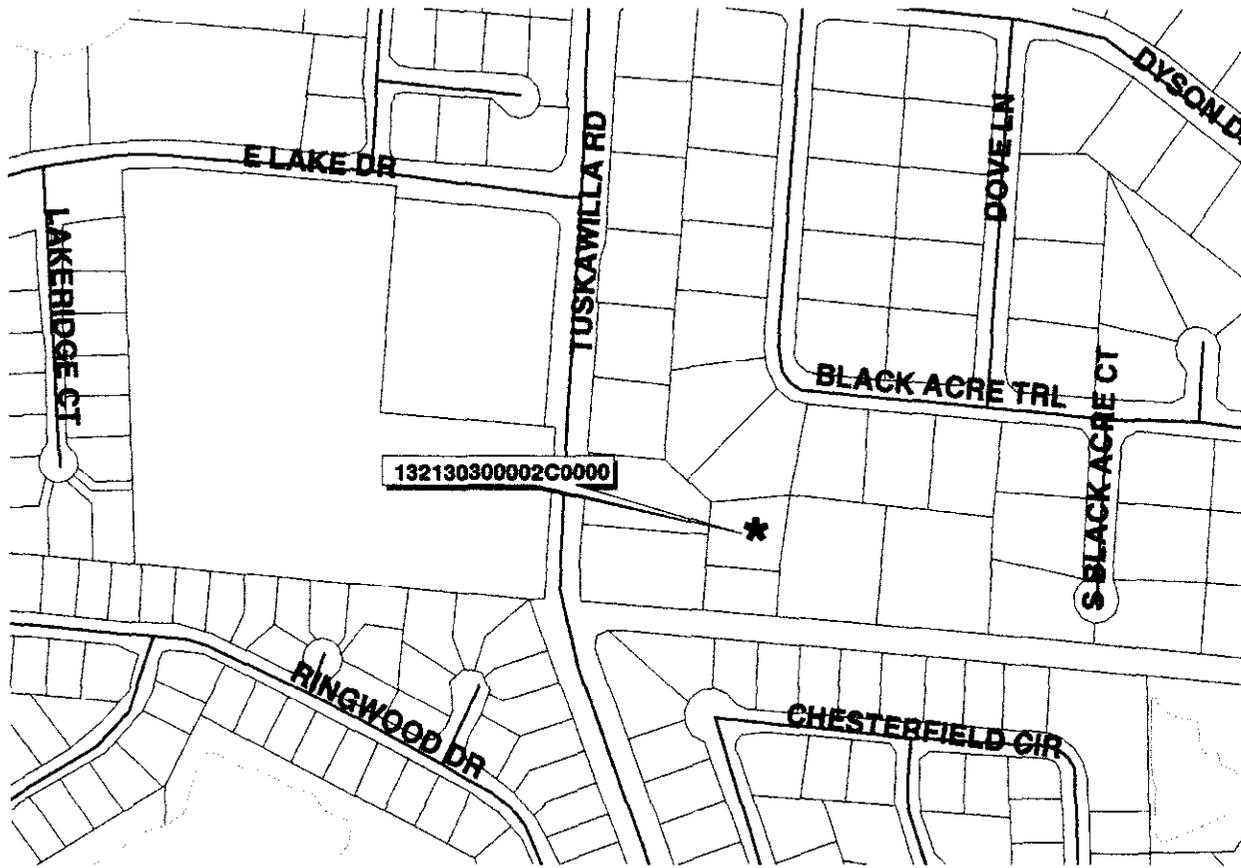
BACKGROUND: Public Works has approved the release of this vacant land for surplus (Property I.D. 13-21-30-300-002C-0000) with the condition that the County retain a Drainage and Utility Easement over the entire property. The County acquired the 1.9 acre parcel for \$28,000 with the intent to be used in the future as part of the trails system. The entire property is not needed for trail use. The portion being declared surplus becomes un-developable with the constraints of the easement, and is of use only to the adjacent property owners. It is recommended that the minimum bid for this property be set at \$8,989.

This property will be offered to the adjacent property owners in accordance with the requirements set forth in Florida Statute 125.35. If the County receives more than one offer, the parcel will be offered to the respondents under the competitive bid process.

District # 1, Commissioner Maloy

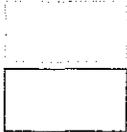
Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>ML</u>
CM: <u>ML</u>
File No. <u>CASS03</u>

Seminole County Property Public Works/Trails Citrus Road, Winter Springs



Parcel #
13-21-30-300-002C-0000

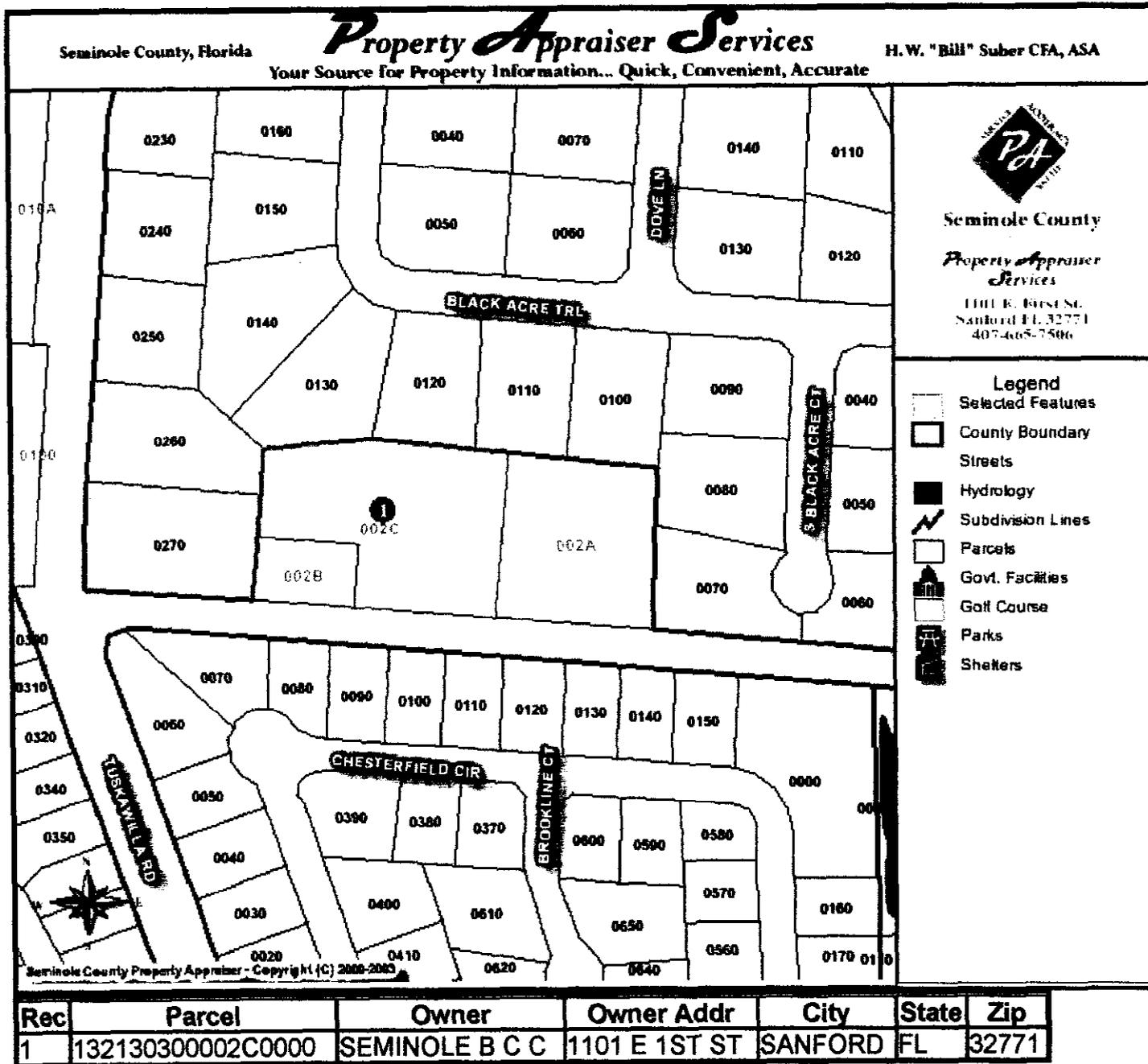
Approximately:
.61 Acre

 Pclwater
Parcel



PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH																									
<p>Seminole County Property Appraiser Services 1101 E. FIRST ST. Sanford FL 32771 407-665-7506</p>																													
<p align="center">GENERAL</p> <p>Parcel Id: 13-21-30-300-002C-0000 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: SEMINOLE B C C Exemptions: 85-COUNTY</p> <p>Own/Addr: COUNTY SERV BLDG</p> <p>Address: 1101 E 1ST ST</p> <p>City,State,ZipCode: SANFORD FL 32771</p> <p>Property Address:</p> <p>Subdivision Name:</p> <p>Dor: 00-VACANT RESIDENTIAL</p>			<p align="center">2003 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$28,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$28,000</p> <p>Assessed Value (SOH): \$28,000</p> <p>Exempt Value: \$28,000</p> <p>Taxable Value: \$0</p> <p align="center">2003 Notice of Proposed Property Tax</p>																										
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/2002</td> <td>04530</td> <td>1363</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1998</td> <td>03486</td> <td>2000</td> <td>\$15,000</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1975</td> <td>01056</td> <td>1210</td> <td>\$3,000</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	09/2002	04530	1363	\$100	Vacant	WARRANTY DEED	07/1998	03486	2000	\$15,000	Vacant	WARRANTY DEED	01/1975	01056	1210	\$3,000	Vacant	<p align="center">2002 VALUE SUMMARY</p> <p>2002 Tax Bill Amount: \$488</p> <p>2002 Taxable Value: \$28,000</p>		
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<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>28,000.00</td> <td>\$28,000</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	28,000.00	\$28,000	<p align="center">LEGAL DESCRIPTION</p> <p>SEC 13 TWP 21S RGE 30E BEG 100 FT N 5 DEG E OF SE COR LOT 27 BLK A WINTER SPRINGS RUN S 85</p> <p>DEG E 150 FT S 5 DEG W 100 FT S 85 DEG E 227.31 FT N 5 DEG E 257.98 FT N 85 DEG W 205 FT S 84 DEG 09 MIN</p> <p>48 SEC W 175.44 FT S 5 DEG W 125 FT TO BEG</p>														
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																													

[BACK](#)
 [PROPERTY APPRAISER HOME PAGE](#)
 [CONTACT](#)



IN WITNESS WHEREOF, the GRANTOR has hereunto signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in our presence

(Sign) Deborah A. Rogers
Print Name: DEBORAH A. ROGERS

Terry W. Singleton
Terry W. Singleton, GRANTOR

(Sign) Wim Muzo
Print Name: WIM MUZO

(Sign) Carole A. Singleton
Print Name: CAROLE A. SINGLETON

Carole A. Singleton
Carole A. Singleton, GRANTOR

(Sign) Wim Muzo
Print Name: WIM MUZO

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 18th day of September, 2002,
by Terry W. Singleton and Carole A. Singleton, husband and wife, who is personally known to me or
who has produced FL [REDACTED] as
identification and did/did not take an oath.

Deborah A. Rogers
Print Name: DEBORAH A. ROGERS
Notary Public in and for the County
and State Above mentioned

My commission expires

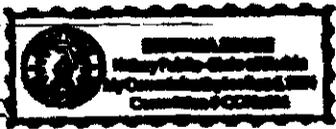


EXHIBIT "A"

Begin at the Southwest corner of Lot 7, Block "A", WINTER SPRINGS, as recorded in Plat Book 15, Pages 81-82, Public Records of Seminole County, Florida, thence run North 05° 00' 00" East along the West lot line of Lots 7 and 8 of said Block "A", 257.98 feet to the Southeast corner of Lot 10, of said Block "A"; thence run North 85° 00' 00" West along the South line of Lots 10, 11 and 12 of said Block "A", 440.00 feet; thence South 05° 00' 00" West 257.98 feet to the Westerly extension of the South lot line of said Lot 7, Block "A"; thence run South 85° 00' 00" East along said West lot extension and the North right-of-way line of a 33 foot road right-of-way, 440.00 feet to the point of beginning, containing 2.6059 acres more or less.

AND

From the Southeast corner of Lot 27, Block "A", WINTER SPRINGS as recorded in Plat Book 15, pages 81 and 82, Public Records of Seminole County, Florida, run thence North 05° 00' 00" East along the East line of said Lot 27 a distance of 100.00 feet for a point of beginning; thence run South 85° East 150.00 feet; thence South 05° West 100.00 feet to the North right-of-way line of a 33.00 foot road right-of-way; thence run South 85° East along said North right-of-way line 37.31 feet; thence North 05° East 257.98 feet to the South line of Lot 12, Block "A" of said WINTER SPRINGS; thence run North 85° West 15.00 feet to the Southeast corner of Lot 13, Block "A", of said WINTER SPRINGS; thence run South 84° 09' 48" West along the South line of said Lot 13, a distance of 175.44 feet to the East line of Lot 26, Block "A" of said WINTER SPRINGS; thence run South 05° West along the East line of Lots 26 and 27, Block "A" of said WINTER SPRINGS a distance of 125.00 feet to the point of beginning, containing 0.69973 acres, more or less.

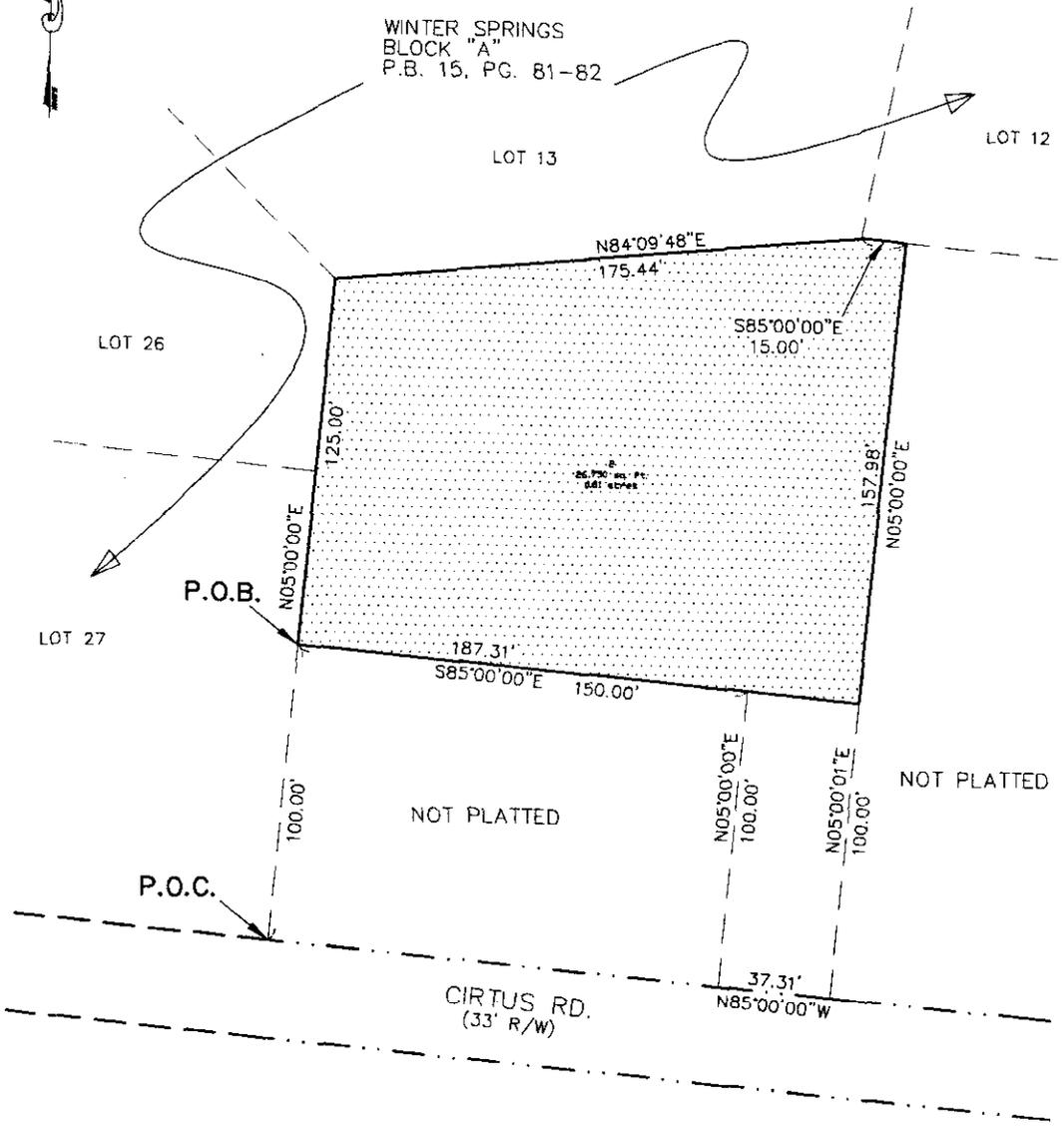
All of said land lying and being in Seminole County, Florida.

Original Copy

SKETCH OF DESCRIPTION



WINTER SPRINGS
BLOCK "A"
P.B. 15, PG. 81-82



SHEET 1 OF 2

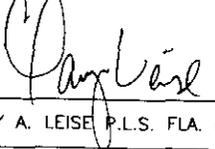
SEMINOLE COUNTY

LEGEND

ENGINEERING DEPARTMENT
SURVEY SECTION
520 W. LAKE MARY BLVD.
SANFORD, FLORIDA 32773
(407)323-2500 EXT.5647

- | | |
|--------------------------------|----------------------------------|
| △ - CENTRAL ANGLE (DELTA) | PB - PLAT BOOK |
| R - RADIUS | PG - PAGE (S) |
| CB - CHORD BEARING | ORB - OFFICIAL RECORDS BOOK |
| L - ARC LENGTH | SEC - SECTION - TOWNSHIP - RANGE |
| C - CHORD | PCL - PARCEL |
| ○ - SET IRON PIN OR PIPE | PC - POINT OF CURVATURE |
| ◦ - FOUND IRON PIN OR PIPE | PT - POINT OF TANGENCY |
| ◻ - SET CONCRETE MONUMENT | PI - POINT OF INTERSECTION |
| ■ - FOUND CONCRETE MONUMENT | PCC - POINT OF COMPOUND CURVE |
| P.O.B. - POINT OF BEGINNING | PRC - POINT OF REVERSE CURVE |
| P.O.C. - POINT OF COMMENCEMENT | M - MEASURED |
| P.O.T. - POINT OF TERMINATION | P - PLAT |
| R/W - RIGHT OF WAY | F - FIELD |
| D - DEED | C - CALCULATED |
| C/L - CENTERLINE | P/L - PROPERTY LINE |
| UTIL - UTILITY | ESMT - EASEMENT |

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

BY: 
GARY A. LEISE P.L.S. FLA. CERT. # 4723

FIELD DATE: N/A
DATE: 08/27/03
JOB NAME: 03-040

SCALE: 1"=50'
DRAWN BY: L.W.
CHECKED BY:

LEGAL DESCRIPTION

THAT PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4530, PAGE 1365 (PARENT TRACT) OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 27, BLOCK "A", WINTER SPRINGS, AS RECORDED IN PLAT BOOK 15, PAGES 81-82 OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA; THENCE RUN N05°00'00"E ALONG THE EAST LINE OF SAID LOT 27, BLOCK "A" A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N05°00'00"E ALONG THE EAST LINE OF SAID LOT 27, AND LOT 26 A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK "A" SAID WINTER SPRINGS; THENCE RUN N84°09'48"E ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK "A" A DISTANCE OF 175.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK "A"; THENCE RUN S85°00'00"E ALONG THE SOUTH LINE OF LOT 12, BLOCK "A" SAID WINTER SPRINGS A DISTANCE OF 15.00 FEET; THENCE RUN S05°00'00"W A DISTANCE OF 157.98 FEET; THENCE RUN N85°00'00"W A DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.61 ACRES MORE OR LESS.

SHEET 2 OF 2

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

BEARINGS BASED ON :

THE EAST OF LOT 27, BLK "A", WINTER SPRINGS

AS RECORDED IN P.B. 15, PG'S 81-82

SEMINOLE COUNTY, FL. AS BEING N05°00'00"E

REVISIONS

DATE	BY	REVISIONS	REQUESTED BY:
1			
2			
3			
4			

JOB NAME: 03-040	FIELD DATE: N/A	DATE: 08/27/03	SCALE: 1"=50'	DRAWN BY: L.W.	CHECKED BY:
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