

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Surplus County Land

**DEPARTMENT:** Administrative Services **DIVISION:** Support Services/Land Mgmt

**AUTHORIZED BY:** Jamie Croteau, Director **CONTACT:** Meloney Lung, Manager **EXT.** 5256

<b>Agenda Date</b> <u>11/09/04</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:** Approve and authorize Chairman to execute Resolution and County Deed conveying Parcels 08-20-30-503-5200-00A0, 08-20-30-503-5200-00B0, 08-20-30-503-5200-00E0, 08-20-30-503-5200-00G0, including the South half of vacated right of way North of and adjacent to Block 52, approximately 2.067 acres to the City of Lake Mary for use in their City Hall improvement project.

**BACKGROUND:** The City of Lake Mary is requesting conveyance of the above mentioned parcels for the use in their City Hall improvement project, including changes to the retention pond. The Board of County Commissioners approved the conveyance of these parcels at the October 12, 2004 BCC meeting. Public Works has approved the release of these properties for surplus with the stipulation that the County reserves an easement for construction and maintenance of a pedestrian overpass, sidewalk, utility and drainage easement over the entirety of all the parcels to ensure future County improvement needs are met. The County originally purchased these parcels in 1989 as part of the Lake Mary Blvd, Phase I, Right of Way Project. The County has received the sum of \$264,000 from the City of Lake Mary as consideration for the conveyance.

Reviewed by:
Co Atty: <u>[Signature]</u>
DFS: _____
Other: _____
DCM: _____
CM: <u>[Signature]</u>
File No. <u>CASSS01</u>

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

WHEREAS, Section 125.38, Florida Statutes, provides for the sale of real or personal property owned by Seminole County ("County") to a municipality where application is made by the municipality to the Board of County Commissioners for conveyance of the property; and

WHEREAS, the County, in promoting the public's interest and welfare pursuant to Section 125.38, Florida Statutes, has determined that the County-owned real property depicted in Exhibit "A," attached hereto and incorporated herein is not needed for County purposes; and

WHEREAS, the City of Lake Mary ("City") is a municipality within Seminole County which has requested ownership of the property as described in Exhibit "A" for the purpose of making improvements to the Lake Mary City Hall; and

WHEREAS the County finds that the conveyance of the identified property to the City for improvement of the Lake Mary City Hall serves the public interest and a County purpose,

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

The County shall convey by County Deed, in exchange for the sum of \$264,000.00, the property depicted in Exhibit "A" to the City of Lake Mary for the purpose of making improvements to the Lake Mary City Hall. The County shall, in said Deed, reserve an easement over the entirety of the property for the County's use for the construction and maintenance of a pedestrian overpass, sidewalk, utilities, and drainage.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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

By: \_\_\_\_\_  
\_\_\_\_\_, Chairman

Date: \_\_\_\_\_

AC/lpk  
11/2/04  
resolution-sale of land to Lake Mary  
Attachments:  
Exhibit "A" - Property Description

## **EXHIBIT "A"**

Lots A, B, C, D, E, F, G, H and I, Block 52, including the south ½ of vacated road north of and adjacent to Block 52, all within the AMENDED PLAT OF CRYSTAL LAKE SHORES, according to the plat thereof as recorded in Plat Book 6, Page 18 of the Public Records of Seminole County, Florida; LESS that portion lying within 71 feet of the baseline of survey of Lake Mary Boulevard and also LESS that portion lying within 50 feet of the centerline of Country Club Road, all as depicted upon Sheet 15 of the right-of-way map for Lake Mary Boulevard Phase 1 (Project No. P86-0121).

**COUNTY DEED AND RESERVATION OF EASEMENT**

**THIS DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 referred to as the "GRANTOR," and the **CITY OF LAKE MARY**, a municipal corporation of the State of Florida, whose address is 158 N. Country Club Road, Lake Mary, Florida 32795-0700, hereinafter referred to as the "GRANTEE".

**W I T N E S S E T H:**

**THAT GRANTOR** for and in consideration of the sum of TWO HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$264,000.00) 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:

See Legal Description attached hereto as Exhibit "A".

Property Appraiser's Parent Parcel Identification Nos.:

08-20-30-503-5200-00A0; 08-20-30-503-5200-00B0;

08-20-30-503-5200-00E0; 08-20-30-503-5200-00G0

**GRANTOR** reserves an easement for construction and maintenance of a pedestrian overpass, sidewalk, drainage, and utilities over the entirety of the parcel described in Exhibit "A"; also

**GRANTOR**, in accordance with Section 270.11, Florida Statutes, retains and reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on or under the above described land and an undivided one-half interest in all the petroleum that is or may be in, on or under the above described land with the privilege to mine and develop the same.

**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.

THIS INSTRUMENT PREPARED BY:

ANN E. COLBY  
ASSISTANT COUNTY ATTORNEY  
SEMINOLE COUNTY SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

ATTEST:

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

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

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.

Approved as to form and  
legal sufficiency.

As authorized for execution  
by the Board of County Commissioners  
at their \_\_\_\_\_, 20\_\_\_\_  
regular meeting.

\_\_\_\_\_  
County Attorney

AC/lpk  
11/2/04  
county deed-sale of land to Lake Mary

Attachment:  
Exhibit "A" - Legal Description

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