




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 27 2015 NP/KH

REAL ESTATE MANAGEMENT ITEM 1

DATE: January 5, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Steve Lorman, Property Specialist 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF RESOLUTION, APPROVAL OF QUITCLAIM DEED FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Florida Department of Transportation Surplus Properties
3010 Bess Lane, 2911, 2917 and 2921 Hambleton Avenue, Orlando

District 2

PURPOSE: To provide for access, construction, operation and maintenance of drainage improvements.

ITEMS: Resolution

Quitclaim Deed
Cost: Donation
Total size: 17,820.40 square feet

BUDGET: Account No.: 1004-072-3010-6110

FUNDS: \$35.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division


REMARKS: The Florida Department of Transportation (FDOT) has offered to donate four surplus remnant parcels to Orange County. The Public Works Department has a need for these parcels for drainage improvements for John Young Parkway. There is a reverter clause in the Quitclaim Deed that requires these properties be used for drainage purposes or they will revert back to FDOT. FDOT will execute and return the Quitclaim Deed after they receive the Resolution.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 27 2015 NP/KH

February 19, 2015
This instrument prepared by
LYNN W. BLAIS
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

DOC# 20150126588 B: 10888 P: 0580
03/12/2015 02:58:30 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To: FL DEPT OF TRANSPORTATION



PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
STATE ROAD 423 (John Young Parkway)
COUNTY ORANGE

QUITCLAIM DEED
Public Purpose

THIS INDENTURE, Made this 20 day of February, 2015, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, Party of the Second Part, whose address is

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on March 20, 2014, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Orange County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
PAGE 2

SUBJECT to all Utilities in place and in use to the maintenance thereof.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

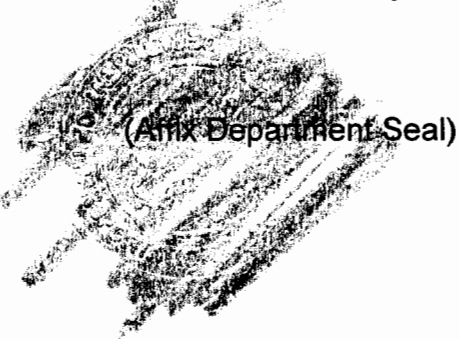
REVERTER - The property herein described is to be used for public purpose, by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

ATTEST: Crystal Bass
Crystal Bass
(Type/print name)
Executive Secretary

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
By: Noranne Downs

Noranne B. Downs, P.E.
District Five Secretary



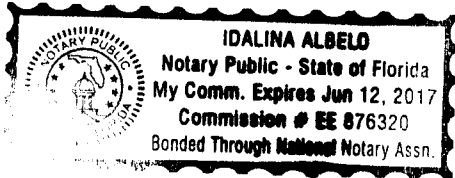
Legal Review
[Signature]
Office of General Counsel

PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
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STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 23 day of February, 2015,
by Noranne B. Downs, P.E., District Secretary for District Five, who is personally known to me, or
who has produced N/A as identification.



(Affix Notary Seal)

Idalina Albelo
Idalina Albelo

(Type/print name)

Notary Public in and for the
County and State last aforesaid.

My Commission Expires: June 12, 2017

PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
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EXHIBIT A

SECTION: 75190 and 75260
FP No. 239496-2

PARCEL No. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)

That Part of:

Parcel No. 106

As shown on the State of Florida, Department of Transportation, Right-of-Way Map, State Road 423 and State Road 434, Section Number 75190 and 75260, F.P. No. 239496-2, Orange County, filed on record in the Surveying and Mapping Section of the Florida Department of Transportation, Fifth District Headquarters, DeLand, Florida.

Described as follows:

"LOT 8 (LESS ROAD FOR RIGHT OF WAY) BAY LAKE SHORES
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y,
PAGE 91 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND ALSO;

LOT 9, PLAT BOOK Y, PAGE 91, BAY LAKE SHORES, ORANGE COUNTY,
FLORIDA"

(Said property being the same lands as described in Official Records Book
8152, page 3815, of the Public Records of Orange County, Florida.)

Less and Except, that portion lying within the Right-of-Way of State Road 423 as shown
on said Right-of-Way Map.

Together with That Part of:

Parcel No. 143

As shown on the State of Florida, Department of Transportation, Right-of-Way Map,
State Road 423 and State Road 434, Section Number 75190 and 75260, F.P. No.

PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
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239496-2, Orange County, filed on record in the Surveying and Mapping Section of the Florida Department of Transportation, Fifth District Headquarters, DeLand, Florida.

Described as follows:

“LOT 13, BLOCK C, TROTWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.”

(Said property being the same lands as described in Official Records Book 8120, page 98, of the Public Records of Orange County, Florida.)

AND

Parcel No. 144

As shown on the State of Florida, Department of Transportation, Right-of-Way Map, State Road 423 and State Road 434, Section Number 75190 and 75260, F.P. No. 239496-2, Orange County, filed on record in the Surveying and Mapping Section of the Florida Department of Transportation, Fifth District Headquarters, DeLand, Florida.

Described as follows:

“LOT 14, BLOCK C, TROTWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.”

(Said property being the same lands as described in Official Records Book 8182, page 1165, of the Public Records of Orange County, Florida.)

AND

Parcel No. 145

As shown on the State of Florida, Department of Transportation, Right-of-Way Map, State Road 423 and State Road 434, Section Number 75190 and 75260, F.P. No. 239496-2, Orange County, filed on record in the Surveying and Mapping Section of the Florida Department of Transportation, Fifth District Headquarters, DeLand, Florida.

Described as follows:

“LOT 15, BLOCK C, TROTWOOD PARK, ACCORDING TO THE PLAT

PARCEL NO. 106 (PART), 143 (PART), 144 (PART), and 145 (PART)
SECTION 75190 & 75260
F.P. NO. 239496 2
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THEREOF AS RECORDED IN PLAT BOOK R, PAGE 62, OF THE PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA.”

(Said property being the same lands as described in Official Records Book 8289,
page 4647, of the Public Records of Orange County, Florida.)

Less and Except, that portion lying within the Right-of-Way of State Road 434 as shown
on said Right-of-Way Map.

Containing 17152 Square Feet more or less.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: December 17, 2014

Amount: \$ \$35.50

Project: Florida Department of Transportation Surplus Properties
3010 Bess Lane, 2911, 2917, and 2921 Hambleton Ave.

Parcels: N/A

Charge to Account: 1004-072-3010-6110

Controlling Agency Approval: _____

Fiscal Approval: _____

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condernation Post-Condernation N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested (recording fees)

Name: \$35.50 Orange County Comptroller

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract/Agreement
- Copy of Instruments
- Certificate of Value
- Settlement Analysis

Payable to: \$35.50 Orange County Comptroller

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Steve Lorman
Steve Lorman, Project Specialist

12-17-14
Date

Payment Approved Ann Caswell
Ann Caswell, Manager

1-5-15
Date

Under Ordinance Approved by _____
Assistant Manager, Real Estate Management Division

_____ Date

Certified Kate Swick
Approved by BCC Deputy Clerk to the Board

JAN 27 2015
Date

Examined/Approved _____
Comptroller/Government Grants

_____ Check No. / Date

REMARKS:

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JAN 27 2015
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Parcels: N/A

Charge to Account: 1004-072-3010-6110

Controlling Agency Approval: _____

[Signature]

Fiscal Approval: _____

[Signature]

TYPE TRANSACTION (Check appropriate block{s})

Pre-Condemnation Post-Condemnation N/A

District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested (recording fees)

Name: \$35.50 Orange County Comptroller

DOCUMENTATION ATTACHED (Check appropriate block{s})

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Recommended by *Steve Lorman*
Steve Lorman, Project Specialist

12-17-14
Date

Payment Approved _____
Ann Caswell, Manager

Date

Under Ordinance _____
Approved by Assistant Manager, Real Estate Management Division

Date

Certified _____
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS: