BOARD OF COUNTY COMMISSIONERS

DATE: December 10, 2013
AGENDA ITEM NO. 14a.

Consent Agenda ☐ **Regular Agenda** ☑ **Public Hearing** ☐

County Administrator's Signature:

Subject:

Conveyance of Land per Florida Statutes, §125.38 (2013).

Submitted By: City of Seminole
Property Address: 9199 113th Street
Seminole, Florida 33772
File No.: 1447

Department:

Real Estate Management
Environment and Infrastructure

Staff Member Responsible:

Paul S. Sacco, Director
David Scott, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) CONSIDER DECLARING COUNTY-OWNED PROPERTY SURPLUS, AUTHORIZING CONVEYANCE TO THE CITY OF SEMINOLE AT NOMINAL COST PURSUANT TO FLORIDA STATUTES §125.38(2013), AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION AND THE COUNTY DEED IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

The City of Seminole has requested the conveyance of a small sliver of land owned by Pinellas County in the right of way of the Bay Pines Frontage road. The original deed of this right of way is located in Deed Book 669, Pages 419 thru 422. The City of Seminole has requested the transfer of the non-buildable strip as part of a development project. As there is no County need and the strip is of minimal value, Pinellas County has no objection to the requested transfer to the City for nominal value as allowed under Florida Statutes §125.38(2013).

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments Attached:

Contract Review Transmittal
County Deed
Resolution
Location Map

CATS #__43584_

CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: Transfer of Right of Way to City of Seminole
TYPE: Deed
Date: 11/19/2013 **ESTIMATED EXPENDITURE/REVENUE:**
$ 0.00
(Circle appropriate choice above.)

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- ***To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.***

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call **464-3672** at so that it can be picked up and taken to the next Review Authority on the list.

Review Authority	Review Date	Review Signature	Comments Included/Addressed Initial & Date
Real Property Div. (Dave DelMonte)	11-12-13		
Real Est. Mgmt (Paul Sacco)	11/14/13		
Legal (Michael Zas)	11/15/13	M Zas	you may want to retain non-buildable strip and de minimis value
County Admin. (Mark Woodard)	11/18/13		

__X__ Release/Termination/Amendment
____ FS 177.101 - Vacation
____ FS 336.09/10/12 - ROW
____ Advertisement to Board Records
__X__ Scheduled Board Date
__X__ Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by _____, 2013
All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.

Prepared by and return to:

David. J. DelMonte
Real Property Division
Attn: Cynthia M. Harris
509 East Avenue South
Clearwater, FL 33756

Property Appraiser
Attention: Utilities Dept

COUNTY DEED

THIS DEED, made this _____ day of _____, 20___, by PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, FL 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantor", and CITY OF SEMINOLE, whose address is Seminole City Hall, 9199 113TH Street, Seminole, Florida, 33772, hereinafter referred to as "Grantee."

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has released, granted, bargained and sold to the Grantee, its successors, and assigns forever, the following described land lying and being in Pinellas County, Florida:

Lands described in Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all tenements, hereditaments and appurtenances thereto belonging or in any way thereto appertaining.

With reference to Section 270.11 Florida Statutes, Grantor does not reserve any rights interest, or title in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under said land or any privilege to mine or develop the same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

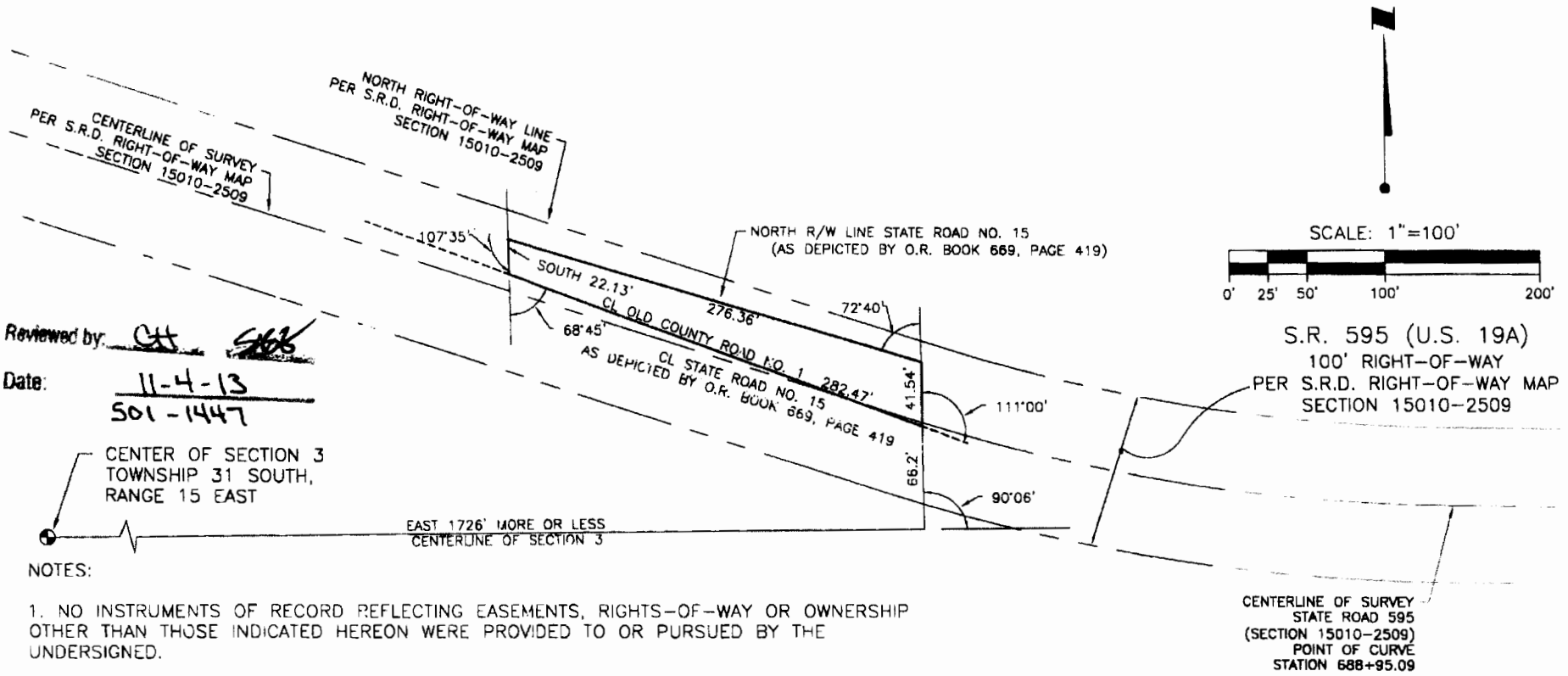
ATTEST:	KEN BURKE Clerk of the Circuit Court	PINELLAS COUNTY, FLORIDA by and through its Board of County Commissioners
By:	_____ Deputy Clerk	By: _____ Chairman

(Official Seal)

EXHIBIT "A"

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 669, PAGE 419, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA);

COMMENCING AT A POINT 1726 FEET MORE OR LESS EAST AND 66.2 FEET NORTH FROM THE CENTER OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND RUN NORTH 41.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 15, THENCE TURN AN ANGLE OF 72 DEGREES 40 MINUTES TO THE LEFT AND RUN 276.36 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 15, THENCE TURN AN ANGLE OF 107 DEGREES 35 MINUTES TO THE LEFT AND RUN SOUTH 22.13 FEET TO A POINT, WHICH SAID POINT IS THE CENTER OF OLD COUNTY ROAD NO. 1, THENCE TURN 68 DEGREES 45 MINUTES TO THE LEFT AND RUN ALONG THE CENTER LINE OF OLD COUNTY ROAD NO. 1, 282.47 FEET TO POINT OF BEGINNING.



Reviewed by: CH

Date: 11-4-13

501-1447

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.

2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

STANTEC CONSULTING SERVICES, INC.
CERTIFICATE OF AUTHORIZATION No. L.B.7866

JAMES DARIN O'NEAL, PSM
FLORIDA LICENSE No L.S.5926

- S.R.D. = STATE ROAD DEPARTMENT
- S.R. = STATE ROAD
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD

LEGEND
L.B.= LICENSED BUISNESS
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P.S.M.=PROFFESIONAL SURVEYOR & MAPPER
S-T-R= SECTION, TOWNSHIP & RANGE

NO.	REVISION DESCRIPTION	DATE	EMP.	SCALE 1"=100'	Stantec	TITLE O.R. BOOK 669, PAGE 419	PROJECT NO. 215610992
				TECH JDO		PROJ: BAY PINES	INDEX NO: deed669pg419
				S-T-R 3-31-15		CLIENT: KE BAY PINES PROPERTIES LLC	DATE: 10/2013 / SHEET NO: 1 OF 1

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RESOLUTION NO._____

RESOLUTION DECLARING COUNTY-OWNED PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 669, PAGES 419 THRU 422, SURPLUS AND AUTHORIZING CONVEYANCE TO THE CITY OF SEMINOLE PURSUANT TO FLORIDA STATUTES, §125.38.

WHEREAS, in accordance with Florida Statutes, §125.38, (2013), Pinellas County desires to declare a portion of County-owned property surplus, and convey to the City of Seminole, at nominal cost; and

WHEREAS, the County holds title to this property by a Quit Claim Deed dated May 6, 1932 recorded in Official Records Book, 669 Pages 419-422; and

Lands described in legal description attached hereto as

Exhibit "A"
and by this reference made a part hereof; and

WHEREAS, the City has requested the conveyance of the property to them for one dollar ($1.00) and other good and valuable consideration, as part of a development project; and

WHEREAS, the County finds that it has no current or future need for this property; and

WHEREAS, the property will be conveyed by County Deed; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this _____ day of _____, 20___, that the above described property and plat be, and the same are hereby conveyed by this Board of County

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, and the proof of publication of the notice of adoption hereof, be recorded in the deed records of Pinellas County, Florida.

Commissioner_____offered the foregoing resolution and moved its adoption, which was seconded by Commissioner_____ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

BY ..... M Zas .....
ATTORNEY

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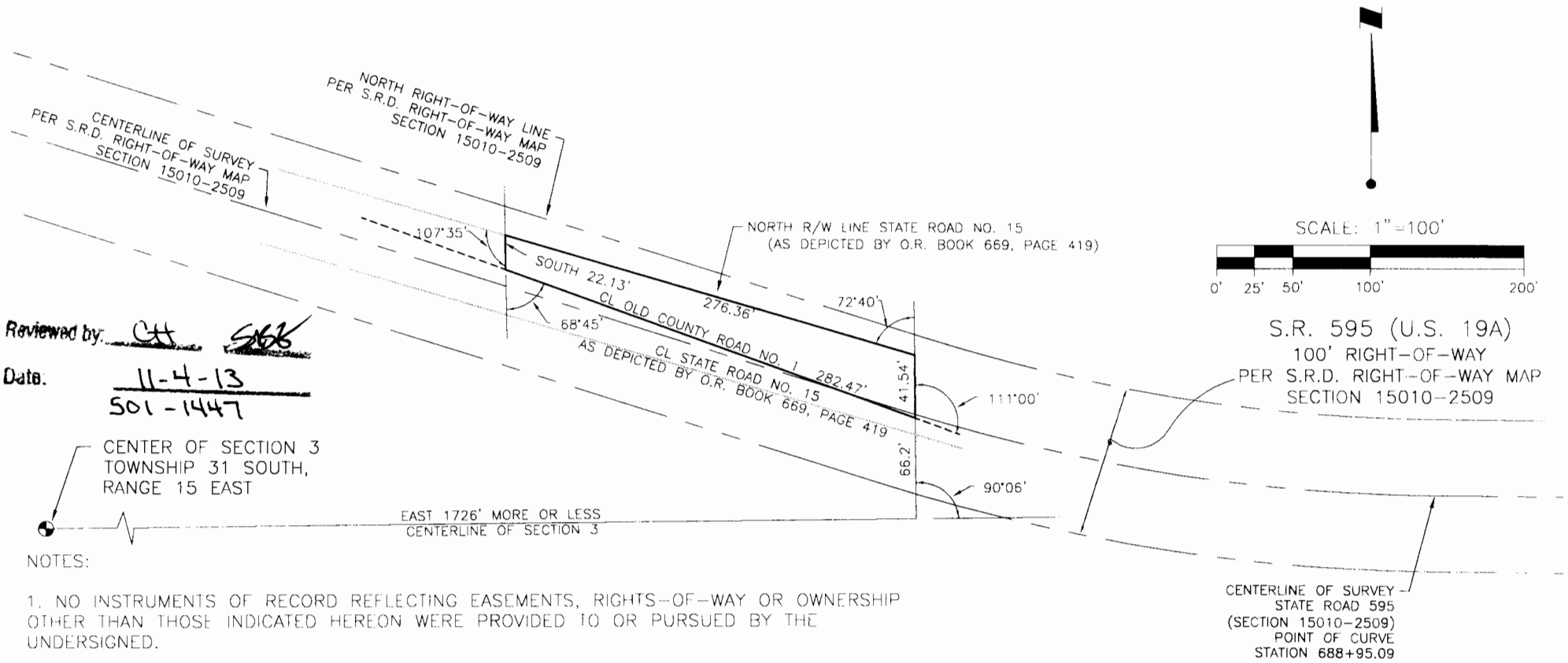

Reviewed by: CH SAG

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△ NO.	REVISION DESCRIPTION	DATE	EMP.

SCALE: 1"=100'
TECH: JDO
S-T-R 3-31-15

Stantec
2205 North 20th Street, Tampa, FL 33605
800.643.4336 • 813-223-9508 • F 813-223-0009 • www.Stantec.com
Stantec Consulting Services, Inc. • Certificate of Authorization L.B 7866

TITLE: O.R. BOOK 669, PAGE 419
PROJ: BAY PINES
CLIENT: KE BAY PINES PROPERTIES LLC

PROJECT NO. 215610992
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Transfer Frontage Road ROW

CITY OF SEMINOLE

Pinellas County
Real Estate Management
Real Property Division