

BOARD OF COUNTY COMMISSIONERS

DATE: February 24, 2015

AGENDA ITEM NO. 16

Consent Agenda ☐

Regular Agenda ☒

Public Hearing ☐

 **County Administrator's Signature:**

Subject:

Adoption of a Resolution Declaring a Portion of County-owned Property Surplus and Authorizing Conveyance to the State of Florida.

Department:

Real Estate Management

Staff Member Responsible:

Paul S. Sacco, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) ADOPT THE RESOLUTION DECLARING A PORTION OF COUNTY-OWNED PROPERTY SURPLUS, GRANT AUTHORIZATION TO CONVEY TO THE STATE OF FLORIDA, AND AUTHORIZE THE CHAIRMAN TO EXECUTE THE COUNTY DEED AND THE CLERK TO ATTEST.

IT IS FURTHER RECOMMEND THE BOARD AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

Board action is recommended to declare three (3) County-owned parcels surplus and grant authorization to convey to the State of Florida as detailed in the attached resolution.

The Florida Department of Transportation (FDOT) has completed the sidewalk, drainage, and utility work for their project over these parcels per an easement previously provided by the County. FDOT has requested the County convey these parcels per Florida Statutes, Section §125.38 as shown on the attached Document Layout Map to incorporate into their road system. FDOT currently maintains these parcels, which abut the existing FDOT road and road right-of-way.

The County received deeds for the three parcels constituting NE Coachman Road. The deeds included a warranty deed recorded in January 4, 1960, a quit claim deed recorded in January 4, 1977, and a quit claim deed recorded on March 5, 1979. These parcels were acquired primarily for road right-of-way purposes and have been used accordingly since acquisition.

On July 6, 2009 the County gave FDOT a "Sidewalk, Drainage, and Utility Easement" over the area encompassed by the Quit Claim Deed recorded on March 5, 1979. The easement did not encompass the other two parcels deeds.

Fiscal Impact/Cost/Revenue Summary:

There are no funds involved with this transaction.

Exhibits/Attachments Attached:

Contract Review Transmittal Slip
Resolution/with Exhibit A
County Deed/with Exhibit A
Document Layout Map
Location Map

NON-PURCHASING CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: Proposed Resolution Declaring County Owned Property Surplus and Conveying same to the State of Florida, Attn.: Department of Transportation, by County Deed.

CONTRACT NO.: N/A



ESTIMATED EXPENDITURE / REVENUE: N/A

(Circle or underline appropriate choice above.)

In accordance with Contract Administration and its Review Process, the attached documents are submitted for your review and comment. Please complete this Non-Purchasing Contract Review Transmittal Slip below with your assessment, and **forward to the next Review Authority on the list, skipping any authority marked "N/A."** Indicate suggested changes by noting those in "Comments" column, or by revising, in RED, the appropriate section(s) of the document(s) to reflect the exact wording of the desired change(s).

OTHER SPECIFICS RELATING TO THE CONTRACT:

There has never been any involvement in this property by Risk, Finance or OMB.

REVIEW SEQUENCE	DATE	INITIAL/ SIGNATURE	COMMENTS (IF ANY)	COMMENTS REVIEWED & ADDRESSED OR INCORPORATED
Originator: Sean Griffin Paul S. Sacco	1/9/15 1/12/15			
Risk Mgmt: Virginia Holscher		N/A		
Finance:** Cassandra Williams		N/A		
OMB:** Enter text.		N/A		
Legal: Michael Zas		1/2/15		
Assistant County Administrator:				
Special Assistant to County Administrator Ramona Sirianni	12/3/14		see attached changes	8/4 1/12/15

Please return to M. Leah Petroburgo By ~~December 24, 2014~~ January 2015
All inquiries should be made to M. Leah Petroburgo ext.44097.

** See Contract Review Process

RESOLUTION NO.: _____

RESOLUTION DECLARING A PORTION OF COUNTY PROPERTY SURPLUS AND FURTHER AUTHORIZING CONVEYANCE OF SAME TO THE STATE OF FLORIDA, ATTENTION DEPARTMENT OF TRANSPORTATION, "FDOT" FOR THEIR ROAD PROJECT "STATE ROAD 590 FROM U.S. 19 TO MCMULLEN BOOTH ROAD."

WHEREAS, Pinellas County "COUNTY", by Warranty Deed dated January 4, 1960, and recorded in Official Records Book (OR BOOK) 851, Page 318, by Quit Claim Deed recorded August 29, 1977 in OR BOOK 4590, Pages 714 thru 715, and by Quit Claim Deed recorded March 5, 1979 in OR BOOK 4862, Page 1935, holds title to the land as described in Exhibit "A", which encompasses parcels recorded in OR BOOK 4590, Page 714 thru 715 and OR BOOK 4862, Page 1935 in their entirety but only the south fifty (50) feet of the parcel recorded in OR BOOK 851, Page 318, attached hereto and hereinafter referred to as "PROPERTY"; and

WHEREAS, "FDOT" has requested the County deed this PROPERTY to them for their maintenance as part of their road; and

WHEREAS, the PROPERTY is no longer needed for a County purpose and thus, in accordance with Section §125.38, Florida Statutes, "COUNTY" could declare it surplus and transfer same to FDOT, by County Deed; and

WHEREAS, the PROPERTY was acquired for public road right of way, that is now the jurisdiction of FDOT, and will be maintained by them.

NOW, THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida "BOARD", in regular session duly assembled on this _____ day of _____, 20____, that this BOARD finds that the PROPERTY is not needed for County purposes and is thus surplus and;

NOW BE IT FURTHER RESOLVED that this BOARD per Section §125.38, Florida Statutes, authorizes the conveyance of the PROPERTY to FDOT by the Chairman signing the County Deed with the Clerk attesting to that signature, and;

NOW BE IT FURTHER RESOLVED that this BOARD shall adopt this resolution with authorization for the Clerk to record same in the Public 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 Michelle Gallare
ATTORNEY

PINELLAS COUNTY PUBLIC WORKS
DIVISION OF SURVEY AND MAPPING
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2347



SECTION(S) 05, TOWNSHIP 29 SOUTH, RANGE 16 EAST

Additions or deletions by other than the Professional Land Surveyor in responsible charge is prohibited. Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor.

DESCRIPTION

A portion of lands described in Official Record Book 851, Page 318, public records of Pinellas County, Florida, lying southerly of a line being 50 feet north of and parallel with the south line of the Southwest $\frac{1}{4}$ of Section 5, Township 29 South, Range 16 East.

Together with

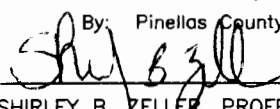
Lands described in Official Record Book 4590, Page 714, public records of Pinellas County, Florida.

Together with

Lands described in Official Record Book 4862, Page 1935, public records of Pinellas County, Florida.

LESS AND EXCEPT any existing State road right-of-way over the above three described parcels.

Reserving an easement for utilities over the above three described parcels.

CALCULATED BY: L.L.	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief. By: Pinellas County Public Works  DATE <u>6/2/10</u> SHIRLEY B. ZELLER, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5877 STATE OF FLORIDA, PHONE # (727) 464-8904
CHECKED BY: C.H.	
S.F.N.: 1332	

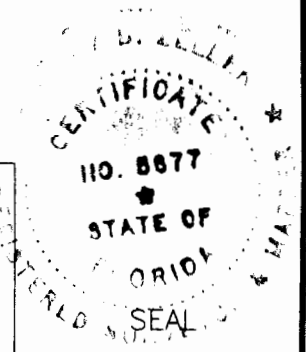


EXHIBIT "A"

Parcel No.: P002-R1
SHEET 1 OF 1

Project: FDOT-S.R. 590 –
U.S. 19 to McMullen Booth Rd.
Surplus Land: SL-087, Transfer

Prepared by and return to:
Real Property Division
Attn: M. Leah Pietroburgo
509 East Avenue South
Clearwater, FL 33756

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 the STATE OF FLORIDA, ATTENTION: DEPARTMENT OF TRANSPORTATION, DISTRICT SEVEN, whose address is 11201 North McKinnley Drive, Tampa, FL 33612-6156, 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.

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)

PINELLAS COUNTY PUBLIC WORKS
DIVISION OF SURVEY AND MAPPING
22211 U.S. HIGHWAY 19 N.
CLEARWATER, FLORIDA 33765-2347



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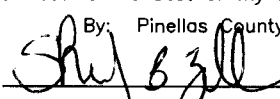
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CALCULATED BY: L.L.	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: C.H.	By: Pinellas County Public Works 
S.F.N.: 1332	DATE <u>6/2/10</u> SHIRLEY B. ZELLER, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5877 STATE OF FLORIDA, PHONE # (727) 464-8904

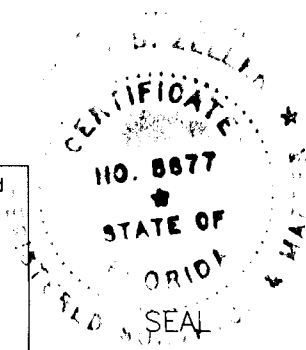


EXHIBIT "A"

Parcel No.: P002-R1
SHEET 1 OF 1

DOCUMENT LAYOUT MAP



This is the area contained in O.R. Book 4590, Pages 714 – 718 by Quit Claim Deed recorded on August 29, 1977.

This is the area contained in O.R. Book 4862, Page 1935 – Quit Claim Deed recorded on March 5, 1979. This is also the area in the Sidewalk, Drainage and Utility Easement from Pinellas County to FDOT by O.R. Book 16647, Pages 1084-1087 as recorded on July 20, 2009.

This is the area contained in O.R. Book 851, Page 318 - Warranty Deed recorded on January 4, 1960. Only the south 50 feet is to be conveyed to FDOT,



SCALE IN FEET 1" = 300'



S.R. 590
from U.S 19 TO
MCMULLEN BOOTH ROAD
(C.R. 611)

EXHIBIT
NOT A SURVEY
PARCEL P002-R1

state.dwg

DATE: MAY 2010

PHOTOGRAPHY DATE: 12/08

SURVEY FILE NO.: 1332

SHEET 01 OF 01