Consent Agenda ☐  Regular Agenda ☑  Public Hearing ☐

County Administrator’s Signature:

Subject:
Approval to execute a Consent to Platting of Lands and Partial Release of Mortgage for Whispering Palms Apartments, a new affordable housing community being developed by HTG Pinellas 2, LLC.

Department: Planning  Staff Member Responsible: Gordon R. Beardslee, Director

Recommended Action:
I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS AUTHORIZE THE CHAIR TO EXECUTE AND THE CLERK TO ATTEST THE ATTACHED CONSENT TO PLATTING OF LANDS AND PARTIAL RELEASE OF MORTGAGE; THE CERTIFICATE OF MORTGAGEE; AND THE CONSENT TO PLAT NOTE REQUIRED ON A PLAT WHEN A PRE-RECORDED CONSENT TO PLAT FORM IS USED.

Summary Explanation/Background:
As a Mortgagee of Record on the subject property, the County is required to execute a “Consent to Platting of Lands and Partial Release of Mortgage” document in order for the Plat document to be properly completed and recorded. The County’s consent to partial release of mortgage will not reduce the principal amount of the mortgage to be repaid by HTG Pinellas 2, LLC. This consent will release all streets and all other areas shown on the plat to be dedicated to public use from the lien of the mortgage.

On November 13, 2014, HTG Pinellas 2, LLC entered into a mortgage with Pinellas County to partially finance the development and construction of the Whispering Palms project. The mortgage loan for $950,000.00 was made from the County’s HOME Program allocation. The project is a 63-unit, affordable housing development.

The site is located at 601 16th Avenue SE in Largo and is identified as parcel number 03/30/15/47970/100/2400.

Fiscal Impact/Cost/Revenue Summary:
Not Applicable.

Exhibits/Attachments Attached:
Consent to Platting of Lands and Partial Release of Mortgage Document
Certificate of Mortgagee Document
Consent to Plat Note Required on Plat When a Pre-Recorded Consent to Plat is Used Document
Plat
Location Map
CONSENT TO PLATTING OF LANDS AND PARTIAL RELEASE OF MORTGAGE

(I)(WE) the undersigned, as mortgagee(s) under a certain mortgage dated November 13 A.D. 2014, recorded in O.R. Book 18593, Page(s) 493-500, in the Public Records of PINELLAS County, Florida, covering the following described real property located in said county, to wit:

Lot 24, LAKE LARGO HAMMOCK #2, according to the map or plat thereof as recorded in Plat Book 6, Page 29, of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, LESS and except the South 50 feet thereof.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE at the Center of Section 3, Township 30 South, Range 15 East, Pinellas County, Florida. Thence N89d14'48"W, along the East-West centerline of said Section 3 (being the basis of bearings For this description), for 2856.54 to the Southwest corner of Lot 24 LAKE LARGO HAMMOCK #2 according to the map or plat thereof as recorded in Plat Book 6, Page 29, of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly A part, Thence N 00d57'03"E Along the west line of said Lot 24, LAKE LARGO HAMMOCK #2 for 50.00 feet for the point of Beginning; Thence continue N00d57'03"E along said west line of said Lot 24 for 596.27 feet to a Northwest corner of said lot 24, thence S88d39'29"E, along the North line of said Lot 24, for 325.72 feet to the northeast corner of said Lot 24; thence S01d02'58"W, along the East line of said Lot 24, for 592.93 feet; thence N89d14'48"W, along a line 50.00 feet North of and parallel with the South line of said Lot 24, for 324.71 feet to the POINT OF BEGINNING.

Containing 193,366 square feet or 4.44 acres, more or less
do hereby consent to the platting of said lands, or so much thereof as is contained in the proposed plat, as a plat to be known as WHISPERING PALMS APARTMENTS and hereby join in the dedication of such lands as such plat and release from the lien of such mortgage all streets, and all other areas shown by said plat to be dedicated to public use, and agree that in the event of foreclosure of this mortgage all dedicated areas shall survive and be enforceable.
Witness (his/her/their) hands(s) and seal(s) this _____ day of ________________, A.D., 2015.

PINELLAS COUNTY

______________________________
Signature

John Morroni
Print Name

Chairman
Title

WITNESS:

______________________________
Signature of witness

______________________________
Printed name of witness

STATE OF ______________________
COUNTY OF _________________

The foregoing instrument was acknowledged before me this _____ day of ________________, 2015, by ____________________________, who is personally known to me or has produced ____________________________ as identification and who did/did not take an oath.

______________________________
Notary signature

______________________________
Print Name

______________________________
Commission Number

(Notary Seal)

APPROVED AS TO FORM:
Office of County Attorney

By: Michelle Wallace
Senior Assistant County Attorney
CERTIFICATE OF MORTGAGEE

(For use on plats)

THE UNDERSIGNED, as Mortgagee(s) under a certain mortgage dated November 13, 2014, recorded in O.R. Book 18593, Page(s) 493-500, in the Public Records of PINELLAS County, Florida, joins in and consents to the dedication of the lands described hereon, and agrees that in the event of foreclosure of this mortgage all dedicated areas shall survive and be enforceable.

PINELLAS COUNTY

____________________________________
Signature

John Morroni
Printed name

Chairman
Title

WITNESS:

____________________________________
Signature of witness

____________________________________
Printed name of witness

ACKNOWLEDGEMENT AS TO MORTGAGEE:

STATE OF _______________________
COUNTY OF _________________

The foregoing instrument was acknowledged before me this ___ day of _____________, 2015, by ____________________________, who is personally known to me or has produced ____________________________ as identification and who did/did not take an oath.

____________________________________
NOTARY SIGNATURE

(Notary Seal)

APPROVED AS TO FORM
Office of County Attorney

By: Michelle Wallace
Senior Assistant County Attorney
CONSENT TO PLAT NOTE REQUIRED ON PLAT WHEN A PRE-RECORDED CONSENT TO PLAT FORM IS USED

PINELLAS COUNTY, a political subdivision of the State of Florida, by and through the Pinellas County Board of County Commissioners, as Mortgagee under certain mortgage dated November 13, 2014, recorded in O.R. Book 18593, Page(s) 493 - 500, in the Public Records of PINELLAS COUNTY, FLORIDA, by the Consent to Platting as recorded in O.R. Book _____, Page(s) ______ does join in and consent to the dedication of the lands described hereon, and agrees that in the event of the foreclosure of this mortgage all dedicated areas shall survive and be enforceable.

PINELLAS COUNTY

________________________________________
Signature

John Morroni ______________________________
Print Name

Chairman _________________________________
Title

WITNESS:

________________________________________
Signature of Witness

________________________________________
Printed Name of Witness

WITNESS:

________________________________________
Signature of Witness

________________________________________
Printed Name of Witness

APPROVED AS TO FORM
Office of County Attorney

By: ____________________________
Michelle Wallace
Senior Assistant County Attorney
WHISPERING PALMS APARTMENTS
LEGAL DESCRIPTION
The following instrument was acknowledged before me on the day of , 2015, at of the County of , State of Florida. 

ACKNOWLEDGMENT

IN WITNESS WHEREOF

Kenneth P. Taylor, P.S.M.
St Ann Drive Apt# 1113
Henderson, Louisiana 70471
Phone 985-231-7958
WHISPERING PALMS APARTMENTS

REPLAT OF LOT 24, LAKE LARGO HAMMOCK #2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK E, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

REPLAT OF LOT 24, LAKE LARGO HAMMOCK #2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK E, PAGE 26, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 50 FEET THEREOF, LYING IN THE NORTHEAST 1/4 SECTION 3, TOWNSHIP 30 SOUTH, RANGE 15 EAST, CITY OF LARGO, PINELLAS COUNTY, FLORIDA.

Kenneth P. Taylor P.S.M.
St Ann Drive Apt # 1113
Mandeville, Louisiana 70471
Phone 985-231-7058

Scale 1" = 100'