



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: February 27, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *ac*
Real Estate Management Division *ac for mtl*

FROM: Monica Hand, Senior Title Examiner
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF RESOLUTION AND COUNTY DEED FROM ORANGE COUNTY TO THE TOWN OF OAKLAND AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Parcel 20-22-27-0000-00-038

District 1

PURPOSE: To transfer a parcel not needed by Orange County for county purposes to the Town of Oakland.

ITEMS: Resolution

County Deed
Revenue: None
Size: 2,250 square feet

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

REMARKS:

In 1977, Orange County acquired this parcel, located in the Town of Oakland on the south side of SR 438, for drainage purposes. The Town of Oakland has requested that the ownership of this parcel be transferred to them.

The Public Works Department has reviewed the request and determined that the parcel is not needed and recommends the transfer to the Town of Oakland, reserving unto Orange County a permanent drainage easement over, under, and through the entire parcel.

Section 125.38, Florida Statutes, provides that a county may, upon application by a municipality and upon a finding that county property is not needed for county purposes, convey such county property to such municipality at private sale, for a nominal price or otherwise.

Town of Oakland to pay the recording fees and record instrument.

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
MAR 21 2017

Project: Parcel 20-22-27-0000-00-038

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
**AUTHORIZATION TO CONVEY CERTAIN
COUNTY PROPERTY INTERESTS TO
THE TOWN OF OAKLAND**

RESOLUTION NO. 2017-M-08

WHEREAS, Orange County (the "County"), a charter county and political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38, Florida Statutes (2016), has authority to determine that certain County property is not needed for County purposes and convey said property, for nominal price or otherwise, to the State or any political subdivision or agency thereof, or any municipality of Florida;

WHEREAS, application has been made by the Town of Oakland, a Florida municipal corporation, (hereinafter referred to as the "Town of Oakland") for donation of a certain parcel of County property;

WHEREAS, the Board of County Commissioners (the "Board") determines that the Town of Oakland is qualified to receive the property pursuant to the requirements of Section 125.38, Florida Statutes;

WHEREAS, the Board finds that the property described in Exhibit "A", attached hereto and incorporated herein by reference, (hereinafter referred to as the "Property") is not needed for County purposes; and

WHEREAS, the Board, pursuant to its home rule power and those powers expressly granted in Section 125.38, Florida Statutes, finds that it is in the best interest of the residents of Orange County to allow the property to be conveyed to the Town of Oakland.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

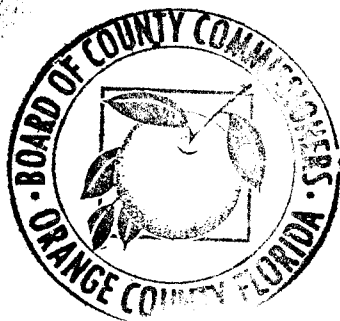
1. The Board hereby determines that the Property is not needed for County purposes and that it is in the best interest of Orange County that its fee simple interest in the Property be conveyed to the Town of Oakland, reserving however unto Orange County, a permanent drainage easement over, under and through the entire parcel.

2. The Board hereby directs that all of the County's right, title and interest in the Property be conveyed to the Town of Oakland, reserving for itself a drainage easement, for the consideration of ONE DOLLAR (\$1.00), and that the Orange County Mayor execute and deliver a Statutory County Deed to effectuate such conveyance.

3. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to the Town of Oakland.

4. This Resolution shall become effective upon its adoption by the Board.

ADOPTED THIS _____ DAY OF MAR 21 2017, 2017.



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

DATE: 3.21.17

ATTEST: Phil Diamond, CPA, as County Comptroller
and Clerk to the Board of County Commissioners

BY: *Katie Smith*
Deputy Clerk
Katie Smith

Printed Name

This instrument prepared by:
Monica Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAR 21 2017

Project: Parcel 20-22-27-0000-00-038

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and Town of Oakland, a Florida municipal corporation, whose address is 220 North Tubb Street, Oakland, Florida 34760, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

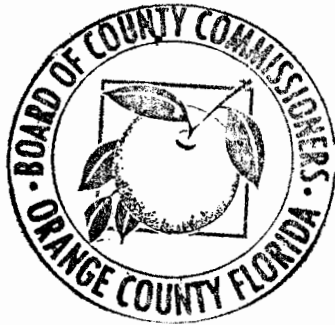
20-22-27-0000-00-038

RESERVING HOWEVER unto Grantor, a perpetual non-exclusive Drainage Easement over, under and through the entire parcel.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

DATE: 3.21.17

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Katie Smith*
Deputy Clerk
Katie Smith
Printed Name

This instrument prepared by:

Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

EXHIBIT "A"

Legal Description:

(Tax I.D. # 20-22-27-0000-00-038)

Begin at the Southwest corner of Block F, of the City of Oakland, as per Plat thereof as recorded in Plat Book B, Page 99-100, Public Records of Orange County, Florida and run thence North along the West boundary of said Block F, 150 feet to the Northwest corner of said block, thence run West 15 feet, thence run South parallel to said West boundary 150 feet, thence run East 15 feet to the Point of Beginning.