



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** January 4, 2018

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *MS for MH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF RESOLUTION REGARDING  
AUTHORIZATION TO CONVEY CERTAIN COUNTY PROPERTY  
TO THE CITY OF BELLE ISLE AND COUNTY DEED FROM  
ORANGE COUNTY TO THE CITY OF BELLE ISLE AND  
AUTHORIZATION TO DISBURSE FUNDS TO PAY RECORDING  
FEES AND RECORD INSTRUMENT

**PROJECT:** Windsor Place Phase 1  
  
District 3

**PURPOSE:** To transfer Orange County's interest in certain properties to the City of  
Belle Isle.

**ITEMS:** Resolution  
  
County Deed  
Revenue: None/Donation  
Total size: 9.35 acres

**BUDGET:** Account No.: 1023-072-2753-6110

**FUNDS:** \$18.50 Payable to Orange County Comptroller  
(recording fees)

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

**REMARKS:** Orange County owns, within the Windsor Place Phase I and Windsor Place Phase II developments, two retention ponds (the "Properties") which are wholly located within municipal boundaries of the City of Belle Isle (the "City"). Maintenance of the Properties was transferred to the City in 2001 without transfer of ownership. The City has requested that Orange County transfer to the City Orange County's interest in the two retention ponds. This County Deed will transfer Orange County's interest to the City.

**REQUEST FOR FUNDS FOR LAND ACQUISITION**

  X   Under BCC Approval

       Under Ordinance Approval

Date: December 21, 2017

Amount: \$18.50

Project: Windsor Place Phase 1

Charge to Account # 1023-072-2753-6110

\_\_\_\_\_  
Controlling Agency Approval

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fiscal Approval

\_\_\_\_\_  
Date

TYPE TRANSACTION (Check appropriate block{s})  
       Pre-Condensation           Post-Condensation

District #3

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

Name:

DOCUMENTATION ATTACHED (Check appropriate block{s})

       Contract/Agreement  
  X   Copy of Instrument  
       Certificate of Value  
       Settlement Analysis

Payable to: Orange County Comptroller

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

Recommended by Monica Hand  
Monica Hand, Sr. Title Examiner

12/21/17  
Date

Payment Approved Paul Sladek  
Paul Sladek, Manager

12/21/17  
Date

Under Ordinance  
Approved by \_\_\_\_\_  
Assistant Manager, Real Estate Management Division

\_\_\_\_\_  
Date

Certified Katie Smith  
Approved by BCC Deputy Clerk to the Board

JAN 23 2018  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

\_\_\_\_\_  
Check No. / Date

**REMARKS:**

To be recorded as soon as possible after BCC approval.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JAN 23 2018

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: December 21, 2017

Amount: \$18.50

Project: Windsor Place Phase 1

Charge to Account # 1023-072-2753-6110

*Michael J. [Signature]*  
Controlling Agency Approval

12/21/17  
Date

*[Signature]*  
Fiscal Approval

12-26-17  
Date

TYPE TRANSACTION (Check appropriate block(s))  
☐ Pre-Condernation ☐ Post-Condernation

District #3

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

Name:

DOCUMENTATION ATTACHED (Check appropriate block(s))

☐ Contract/Agreement  
☒ Copy of Instrument  
☐ Certificate of Value  
☐ Settlement Analysis

Payable to: Orange County Comptroller

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

Recommended by *Monica Hand*  
Monica Hand, Sr. Title Examiner

12/21/17  
Date

Payment Approved *P. Sladek*  
Paul Sladek, Manager

12/21/17  
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:

To be recorded as soon as possible after BCC approval.

JAN 23 2018

Instrument: 101.1

Project: Windsor Place Phase 1

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 Rule 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 City of Belle Isle, a Florida municipal corporation, whose address is 1600 Nela Avenue, Belle Isle, Florida 32809, 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:

Tract A, Windsor Place Phase I, according to the plat thereof, as recorded in Plat Book 30, pages 28 and 29, Public Records of Orange County, Florida.  
Tax ID #20-23-30-9373-00-001

AND

Tract A, Windsor Place Phase II, according to the plat thereof, as recorded in Plat Book 30, pages 81 and 82, Public Records of Orange County, Florida.  
Tax ID #20-23-30-9375-00-001

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.

Instrument: 101.1  
Project: Windsor Place Phase 1

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.

(Official Seal)



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor  
DATE: 1. 23. 18

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