

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 12 2019

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

**AUTHORIZATION TO CONVEY
CERTAIN COUNTY PROPERTY INTERESTS TO
THE CITY OF MAITLAND, FLORIDA IN ACCORDANCE WITH
SECTION 125.38, FLORIDA STATUTES**

Resolution No. 2019 - M-08

WHEREAS, Orange County ("County"), a charter county and political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38, Florida Statutes, upon an application by the United States, the State of Florida, any political subdivision or agency thereof, any municipality of the State of Florida, or any corporation or not for profit entity organized for the purpose of promoting community interest and welfare, has authority to determine that certain County property is not needed for County purposes and to convey such property, for nominal price or otherwise, to such applicant; and

WHEREAS, the County has an interest in the land more particularly described in Exhibit "A" attached hereto (the "Parcel"); and

WHEREAS, the City of Maitland, Florida has applied to the County for the conveyance of any and all of County's interest in the Parcel for the operation and maintenance by the City; and

WHEREAS, the Board of County Commissioners of Orange County (“Board”) has determined that the County’s interest in the Parcel is no longer needed for County purposes; and

WHEREAS, the County has determined that, pursuant to the City of Maitland’s application, the County’s interest in the Parcel should be conveyed to the City of Maitland, and such conveyance is in the public interest.

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

1. The above recitals are hereby incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Board hereby determines that it is in the best interests of Orange County that the County’s interest in the Parcel be conveyed to the City of Maitland.
3. The Board directs that all of the County’s right, title, and interest in the Parcel, to the extent transferable, be conveyed to the City of Maitland and, as consideration, the City of Maitland will assume all of the County’s rights, duties, and obligations that exist or arise from the County’s interest in the Parcel.
4. The Board directs the Orange County Mayor to execute and deliver a County Deed in the form attached hereto as Exhibit “B” to effectuate such conveyance, and that staff do all things necessary and appropriate to conclude this transaction.
5. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to the Mayor of the City of Maitland.
6. This Resolution shall become effective upon its adoption by the Board.

ADOPTED this 12 day of MAR, 2019



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Bryan W. Burks
for Jerry L. Demings
Orange County Mayor

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

By: Katie Sneet
Deputy Clerk

EXHIBIT "A"

Parcel 1

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida.

LESS AND EXCEPT:

- The West 481 feet (W 481') of the North 885 feet (N 885') thereof;
- The West 50 feet (W 50') of the East 185 feet (E 185') of the North 200 feet (N 200') thereof;
- Any portion thereof located within: Lake Faith Villas Condominium, according to the Declaration of Condominium Ownership of Lake Faith Villas Condominium recorded in Official Records Book 2505, Page 1276, of the Public Records of Orange County, Florida;
- Any portion thereof located within: Tract 7, Maitland Concourse North, according to the plat thereof as recorded in Plat Book 92, Page 113, of the Public Records of Orange County, Florida; and
- Any portion thereof located within: Beginning at the Southeast (SE) corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida, thence run South 50 feet (S 50'), thence N 87° 00' 00" W 148 feet, the North 455 feet (N 455'), thence East to the East line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), thence South to the Point of Beginning.

TOGETHER WITH:

Parcel 2

The North 100 feet (N 100') of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida.

EXHIBIT "B"

Project: Lake Faith

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-4.014(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 Maitland, a municipal corporation of the State of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, 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 APPENDIX "A"

Property Appraiser's Parcel Identification Number:

25-21-29-0000-00-083

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.

Project: Lake Faith

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: _____

Jerry L. Demings

Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

This instrument prepared by:

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

EXHIBIT "A"

Parcel 1

The Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida.

LESS AND EXCEPT:

- The West 481 feet (W 481') of the North 885 feet (N 885') thereof;
- The West 50 feet (W 50') of the East 185 feet (E 185') of the North 200 feet (N 200') thereof;
- Any portion thereof located within: Lake Faith Villas Condominium, according to the Declaration of Condominium Ownership of Lake Faith Villas Condominium recorded in Official Records Book 2505, Page 1276, of the Public Records of Orange County, Florida;
- Any portion thereof located within: Tract 7, Maitland Concourse North, according to the plat thereof as recorded in Plat Book 92, Page 113, of the Public Records of Orange County, Florida; and
- Any portion thereof located within: Beginning at the Southeast (SE) corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida, thence run South 50 feet (S 50'), thence N 87° 00' 00" W 148 feet, the North 455 feet (N 455'), thence East to the East line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), thence South to the Point of Beginning.

TOGETHER WITH:

Parcel 2

The North 100 feet (N 100') of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 25, Township 21 South, Range 29 East, Orange County, Florida.