

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

Regarding

AUTHORIZING THE CONVEYANCE OF COUNTY FORECLOSED PROPERTY

RESOLUTION NO. 2016 - M-51

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Florida Statute 125.38 has authority to determine that certain County property is not needed for County purposes and convey or lease said property to the United States or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of Florida or any corporation or non-profit entity organized for the purposes of promoting community interest and welfare;

WHEREAS, on July 31, 1997, the County's Housing and Community Development Division and the Zoning Division entered into a Memorandum of Understanding concerning the transfer of properties that have been deeded in lieu of foreclosure or foreclosed by the Code Enforcement Division (the "MOU"); and

WHEREAS, on February 10, 1998, the Board of County Commissioners approved Resolution No. 98-M-01 authorizing the conveyance of title to publicly owned properties suitable for affordable housing development to not-for-profit developers of affordable housing under the Foreclosed Properties Program; and

WHEREAS, the County acquired title to, that certain tract of real property in Orange County, Florida, more particularly described in Exhibit "A", attached hereto and incorporated herein, (the "Property"), pursuant to such MOU and has determined that the Property is suitable for affordable housing pursuant to its Foreclosed Properties Program; and

WHEREAS, application has been made by Habitat for Humanity of Greater Orlando, Inc., a Florida not-for-profit corporation (hereinafter referred to as the "applicant");

WHEREAS, the Board of County Commissioners determines that the applicant is qualified to make application pursuant to the requirements of Florida Statutes 125.38;

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;

WHEREAS, the Board, pursuant to its home rule power and those powers expressly granted in Florida Statute 125.38, finds that it is in the best interest of the residents of Orange County to allow the property to be used for the following purposes: affordable housing.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA that the Property shall be conveyed pursuant to County Deed to applicant as a Donation.

BE IT FURTHER RESOLVED that the County shall execute a County Deed in substantially the form attached hereto and incorporated herein by reference as Exhibit "B".

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded forthwith to applicant.

ADOPTED THIS OCT 18 2016

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

ATTEST: Martha O. Haynie, County
Comptroller, Clerk to the Board

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name



EXHIBIT "A"

LEGAL DESCRIPTION

Tract #7, Bithlo Ranches Annex, described as follows: Commence at the East $\frac{1}{4}$ corner of Section 27, Township 22 South Range 32 East: run thence South along the East line of the Southeast $\frac{1}{4}$ of said Section 27. a distance of 419.36 feet; run thence South 89 degrees 39 minutes 11 seconds West, 331.59 feet to the Point of Beginning; run thence South 89 degrees 39 minutes 11 seconds West, 280.09 feet; run thence North 14 degrees 07 minutes 39 seconds East, 157.0 feet; run thence North 27 degrees 37 minutes 39 seconds East, 115.0 feet; run thence North 49 degrees 30 minutes 39 seconds East, 93.0 feet; run thence North 65 degrees 34 minutes 39 seconds East, 129.27 feet; run thence South 366.27 feet to the Point of Beginning. Subject to an easement for drainage over the Westerly and Northerly 30 feet thereof, Orange County, Florida.

Tract #8, Bithlo Ranches Annex, described as follows: Commence at the East 114 corner of Section 27, Township 22 South. Range 32 East; run thence South 89 degrees 24 minutes 11 seconds West, along the quarter section line 166.59 feet to the Point of Beginning; run thence South parallel to the East line of the Southeast $\frac{1}{4}$ a distance of 418.63 feet; run thence South 89 degrees 39 minutes 11 seconds West, 165.0 feet; run thence North 366.27 feet; run thence North 65 degrees 34 minutes 39 seconds East, 44.73 feet; run thence South 84 degrees 38 minutes 21 seconds East, 18.82 feet; run thence North 00 degrees 34 minutes 49 seconds West, 35.52 feet to a point on the North line of said southeast 114; run thence North 89 degrees 24 minutes 11 seconds East, 105.91 feet to the Point of Beginning.

Subject to an easement for drainage described as follows; Return to the Point of Beginning of the above described parcel; run thence South 75.0 feet; run thence South 89 degrees 24 minutes 11 seconds West, 143.11 feet; run thence South 65 degrees 34 minutes 39 seconds West, 23.73 feet to a point on the West line of the above described parcel; run thence North 32.95 feet; run thence North 65 degrees 34 minutes 39 seconds East, 44.73 feet; run thence South 84 degrees 38 minutes 21 seconds East, 18.82 feet; run thence North 00 degrees 35 minutes 49 seconds West, 35.52 feet; run thence North 89 degrees 24 minutes 11 seconds East, 105.91 feet to the Point of Beginning, Orange County, Florida.

Tract #9, Bithlo Ranches Annex, described as follows: Commence at the East $\frac{1}{4}$ corner of Section 27, Township 22 South. Range 32 East; run thence South along the East line of the Southeast $\frac{1}{4}$ of said Section 27, a distance of 419.36 feet; run thence South 89 degrees 39 minutes 11 seconds West, 166.59 feet; run thence North 418.63 feet to a point on the North line of said Southeast $\frac{1}{4}$; run thence North 89 degrees 24 minutes 11 seconds East: 166.59 feet to the Point of Beginning; Subject to on easement for drainage over the North 75.0 feet thereof, Orange County, Florida.

Exhibit "B"

Project: Bithlo Ranches – Foreclosed Properties

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 Habitat for Humanity of Greater Orlando, Inc., a Florida not-for-profit corporation, whose address is 4116 Silver Star Road, Orlando, Florida 32808, 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:

27-22-32-0735-00-070

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: Bithlo Ranches – Foreclosed Properties

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
Orange County Mayor

DATE: _____

ATTEST: Martha O. Haynie, County Comptroller
As Clerk to the Board

BY: _____
Deputy Clerk

Printed Name

This instrument prepared by:

Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida