

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING

SEP 24 1991



RESOLUTION NO. 91-M-60

A RESOLUTION AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY TO EXECUTE A CERTAIN DEED AND CONVEY CERTAIN REAL PROPERTY TO ORLANDO REGIONAL MEDICAL CENTER, INC. AS CONSIDERATION FOR CERTAIN REAL PROPERTY TO BE CONSTRUCTED FOR AND RECEIVED BY THE COUNTY FROM ORLANDO REGIONAL MEDICAL CENTER, INC.

PREMISES

1. This Resolution is being adopted pursuant to the provisions of Section 125.37, Florida Statutes.

2. Orange County is possessed of certain real estate described hereinbelow. This real estate will not be needed for any present or foreseeable County purpose upon full consummation of the transaction contemplated herein.

3. The Orlando Regional Medical Center, Inc. has a need for the aforementioned County real estate and desires to convey in timely fashion certain real estate interests which will arise from and be created by Orlando Regional Medical Center, Inc. sponsoring and paying for the custom construction of various buildings and other permanent improvements upon certain parcels of County-owned real estate.

4. An exchange of interests in real estate as described hereinabove would be both fair and in the best interests of both Orange County and the Orlando Regional Medical Center, Inc.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY;

Section 1. The parcels of real property owned by Orange County, Florida, and described hereinbelow are conditionally found to be surplus and not required for any present or foreseeable County use upon the satisfaction by Orlando Regional Medical Center, Inc. (hereinafter "ORMC") of those conditions precedent as set forth in Section 2 of this Resolution.

Accordingly, it will be proper to exchange such parcels pursuant to Section 125.37, Florida Statutes, upon satisfaction of the aforementioned conditions precedent. In order to accomplish the exchange contemplated herein, the Chairman of the Board of County Commissioners is hereby authorized to execute a deed on behalf of the County to ORMC in order to convey those said certain parcels of real estate, such conveyance to be executed upon the written certification of the County Administrator to the said Chairman that ORMC has satisfied all such said conditions precedent.

Those parcels of real estate to be conveyed by the County to ORMC are described as follows:

PARCEL ONE:

Orange County Medical Clinic building & parking

The South 120 feet of Lot 12; and Lots 13 through 16, inclusive, Block B, COLUMBIA HEIGHTS, according to the plat thereof as recorded in Plat Book H, page 137, Public Records of Orange County, Florida.

(This parcel is hereinafter referred to as "County Medical Clinic and attached parking".)

PARCEL TWO:

Community Service Center building & parking

Lots 7 through 10, inclusive, Block B, COLUMBIA HEIGHTS, according to the plat thereof as recorded in Plat Book H, page 137, Public Records of Orange County, Florida.

(This parcel is hereinafter referred to as "County Community Service Center Building and attached parking".)

PARCEL THREE:

Parking Lot at Copeland and Lucerne

Lots 13 and 14, Block F, COLUMBIA HEIGHTS ANNEX, according to the Plat thereof as recorded in Plat Book J, page 68, Public Records of Orange County, Florida.

(This parcel is hereinafter referred to as "Copeland and Lucerne Parking Lot".)

Section 2. In return for the conveyance to be made by Orange County to ORMC, and as consideration therefor, ORMC shall tender to the County, upon acceptance of the work by the County Administrator or his designee, a deed and bill of sale under which ORMC shall convey to the County, free, clear and unencumbered, all the right, title and interest of ORMC in and

to certain structures and other permanent improvements to be constructed to County specifications and to be paid for by ORMC. The value of such construction and improvements shall be in a minimum amount of Five Million Eight Hundred Forty-One Thousand (\$5,841,000) Dollars.

The parcels of real estate upon which ORMC shall construct the aforementioned structures and improvements are described as follows:

PARCEL ONE:

Michigan Avenue Complex Health Department Site

Commence at a point on the South right-of-way line of Michigan Avenue and the easterly edge of asphalt driveway lying East of Juvenile Justice Building; run South and East along said asphalt driveway to the North edge of asphalt driveway that runs East to Bumby Avenue; thence run East along the North edge of asphalt driveway 250 feet, more or less, thence North 250 feet, more or less, thence run northwesterly to an intersection of a line extended southerly from the West edge of existing parking lot of Agriculture Center, thence run northerly along said line of West edge of existing parking lot to a point on the South right-of-way line of Michigan Avenue, thence run West along South right-of-way line of Michigan Avenue to the POINT OF BEGINNING; all lying and begin in the South 1/2 of the SW 1/4 of Section 6, Township 23 South, Range 30 East, Orange County, Florida.

PARCEL TWO:

Westmoreland Street Property

Begin 225' South of the Southeast corner of Central Avenue and Westmoreland Drive in

Orlando, Florida, thence run East 300',
thence South 143', thence West 300', thence
North 145.5' to Point of Beginning, all
lying and being in Section 26, Township 22
South, Range 29 East, Orange County, Florida.

Section 3. The terms and conditions of the aforementioned
real property exchange, construction, conveying and all the
respective rights and obligations of the parties stemming from
this transaction shall be and are incorporated in a certain
agreement to be executed by the parties of even date herewith.
A copy of said agreement is attached to this Resolution, marked
Exhibit "A", and incorporated herein by this reference.

Section 4. This Resolution shall take effect upon
adoption.

ADOPTED THIS 24th DAY OF September, 1991.

ORANGE COUNTY, FLORIDA

BY: Vera M. Carter
Vice County Chairman
FOR THE COUNTY CHAIRMAN
DATE: SEP 24 1991

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

BY: Mary Jo Garrison
Deputy Clerk