

**Charlotte County Board Of County Commissioners  
Agenda Item Summary**

**Item Number: F- 7**

**1 DEPARTMENT MAKING REQUEST**

Real Estate Services

**2 MEETING DATE**

10/28/2014 9:00:00 AM

**3 REQUESTED MOTION/ACTION**

Approve a resolution authorizing the Board of County Commissioners to accept a parcel of land being used as a public right of way (portion of Hancock Avenue) to be donated by the Charlotte County School Board.

**4 AGENDA**

Consent

**5 IS THIS ITEM BUDGETED ( IF APPLICABLE ) -**

**Budget Action**  
No action needed.

**Financial Impact Summary Statement**  
No additional impact.

**Detailed Analysis Attached -**

**Budget Officer-**

**6 BACKGROUND ( Why is this Action Necessary, and What Action will be accomplished )**

Real Estate Services Division was contacted by a representative of the Charlotte County School Board advising they were interested in donating to the County a parcel of land located at the corner of Hancock Avenue and Tamiami Trail (U.S. Highway 41).

The County Engineer agrees with this proposed donation since this parcel of land includes a portion of Hancock Avenue that has been maintained by the County.

This parcel is depicted on the attached sketch and description along with maps showing the location.

Acceptance of this donation by the County will eliminate any future ownership conflicts that could arise for this portion of Hancock Avenue.

**ATTACHMENTS:**

Name:	Description:	Type:
<input type="checkbox"/> <a href="#">Hancock Avenue Blank Resolution for 10.28.14 BCC.pdf</a>	Resolution for Hancock Avenue Donation by Charlotte County School Board	Resolution Letter
<input type="checkbox"/> <a href="#">Hancock Avenue Sketch and Description for 10.28.14 BCC.pdf</a>	Hancock Avenue Sketch & Description	Backup Material
<input type="checkbox"/> <a href="#">Hancock Avenue Sample Deed for 10.28.14.pdf</a>	Hancock Avenue Draft Deed for 10.28.14	Backup Material
<input type="checkbox"/> <a href="#">Hancock Avenue Location Map 1 of 2 for 10.28.14 BCC.pdf</a>	Site Location Map #1 of 2 - Hancock Avenue	Backup Material
<input type="checkbox"/> <a href="#">Hancock Avenue Location Map 2 of 2 for 10.28.14 BCC.pdf</a>	Hancock Avenue Location Map #2 of 2	Backup Material

RESOLUTION  
NUMBER 2014-

A RESOLUTION ACCEPTING A DONATION OF REAL PROPERTY FROM THE  
CHARLOTTE COUNTY SCHOOL BOARD OF A TRIANGULAR PARCEL OF LAND  
LOCATED AT HANCOCK AVENUE AND ADJACENT TO U.S. HIGHWAY 41.

RECITALS

WHEREAS, The Charlotte County School Board currently holds title to a triangular parcel fronting U.S. Highway 41 and more particularly described in the Deed of Dedication attached hereto as Exhibit "A" and more particularly described in the Surveyor's Sketch and Legal Description attached hereto as Exhibit "B", and incorporated herein by reference; and

WHEREAS, the subject property is being used as a public street and right-of-way; therefore, it is desired on behalf of the public to accept this donation of real property

WHEREAS, the Charlotte County School Board, proposes to transfer by means of the Deed of Dedication attached hereto as Exhibit "A".

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

1. This Resolution is hereby approved by the Board of County Commissioners (the "Board"), and the Chairman of the Board is authorized to execute this Resolution on behalf of the Board.

2. The Board hereby authorizes the County's acceptance of the subject property conveyed by the Charlotte County School Board to the County by means of the Deed of Dedication dated \_\_\_\_\_, 2014, and attached hereto as Exhibit "A".

PASSED AND DULY adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By \_\_\_\_\_  
Kenneth W. Doherty, Chairman

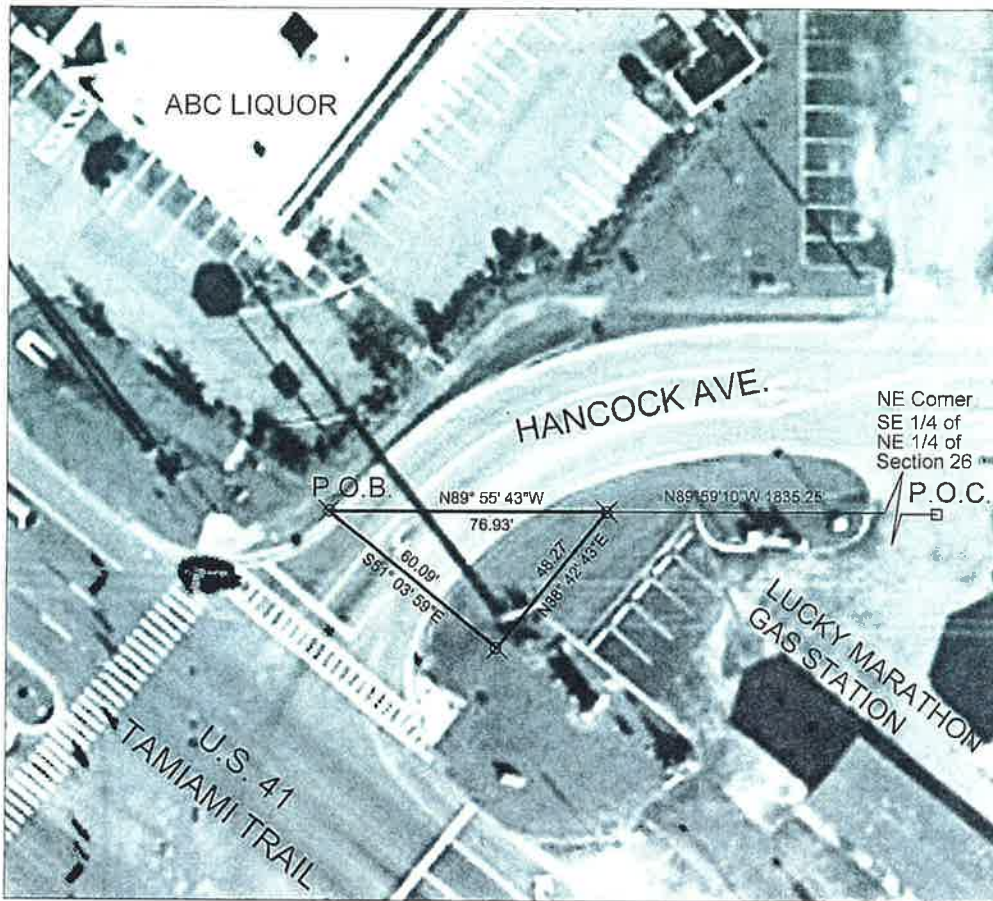
Attest:  
Barbara T. Scott, Clerk of the  
Circuit Court and Ex-Officio Clerk  
To the Board of County Commissioners

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
Janette S. Knowlton, County Attorney

# SKETCH TO ACCOMPANY DESCRIPTION



## DESCRIPTION

A TRIANGULAR TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 26; THENCE N89°59'10\"/>

CONTAINS 1450 SQUARE FEET, MORE OR LESS.

BEARINGS SHOWN HEREIN ARE BASED ON STATE PLANE COORDINATES FLORIDA WEST ZONE BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS OF THE FOUND MONUMENTATION ON SITE.

### Legend:

- 1) SEC. = SECTION
- 2) T = TOWNSHIP
- 3) R = RANGE
- 4) ROW = RIGHT OF WAY
- 5) C/L = CENTERLINE
- 6) C.M. = CONCRETE MONUMENT
- 7) P.O.B. = POINT OF BEGINNING
- 8) P.O.C. = POINT OF COMMENCEMENT
- 9) □ = CONCRETE MONUMENT
- 10) X = 5/8\"/>

FOR THE EXCLUSIVE USE OF:  
CHARLOTTE COUNTY BOARD  
OF COUNTY COMMISSIONERS

*Steven L. Ford* 8/15/14  
STEVEN L. FORD (COUNTY SURVEYOR)  
PROFESSIONAL SURVEYOR & MAPPER NO. 4992

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**THIS IS NOT A SURVEY**

### SCHOOL BOARD PARCEL DONATION

From  
HANCOCK BLVD. AT U.S. 41

Parcel No. SEC. 26-40-22

### CHARLOTTE COUNTY SURVEYING AND MAPPING DEPT.

410 TAYLOR STREET, #104 PUNTA GORDA, FL 33950 (941) 575-3618	Checked R.F.C.	REVISIONS	APPROVED
Designed ***	Scale 1" = 50'	Date 8/14/14	SHEET 1 OF 1
Drawn S.L.F.	Prj. No.		DWG. No. HancockSchBrd.dwg

This Instrument Prepared By:  
Michael R. McKinley, Esquire  
Wotitzky, Wotitzky, Ross & McKinley  
223 Taylor Street  
Punta Gorda, FL 33950  
Consideration: \$10.00

## DEED OF DEDICATION

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2014, between **THE SCHOOL BOARD OF CHARLOTTE COUNTY, FLORIDA, a corporate body organized and existing under the constitution and laws of the State of Florida**, as Grantor, and **CHARLOTTE COUNTY, a political subdivision of the State of Florida**, as Grantee, whose post office address is 18500 Murdock Circle, Port Charlotte, Florida 33948-1094.

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby dedicate and quit-claim unto the Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following-described properties, situate, lying and being in the County of Charlotte, State of Florida, for use as a public street and right-of-way, and for such other uses as public streets may be used:

See attached survey sketch.

Property Appraiser's Parcel Identification No. 402226253001 being one and the same parcel as described in Official Records Book 81 at Page 652, of the Public Records of Charlotte County, Florida.

Subject to conditions, restrictions, reservations, easements and limitations of record, zoning and other governmental regulations, and without limitation the easement described in Official Records Book 3257 at Pages 1032 through 1033, inclusive, of the Public Records of Charlotte County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

THIS INSTRUMENT was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**THE SCHOOL BOARD OF CHARLOTTE  
COUNTY, FLORIDA**

Print Name \_\_\_\_\_

By: \_\_\_\_\_  
IAN VINCENT, Chairman

Print Name: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
DR. DOUGLAS K. WHITTAKER,  
Superintendent

**DRAFT**

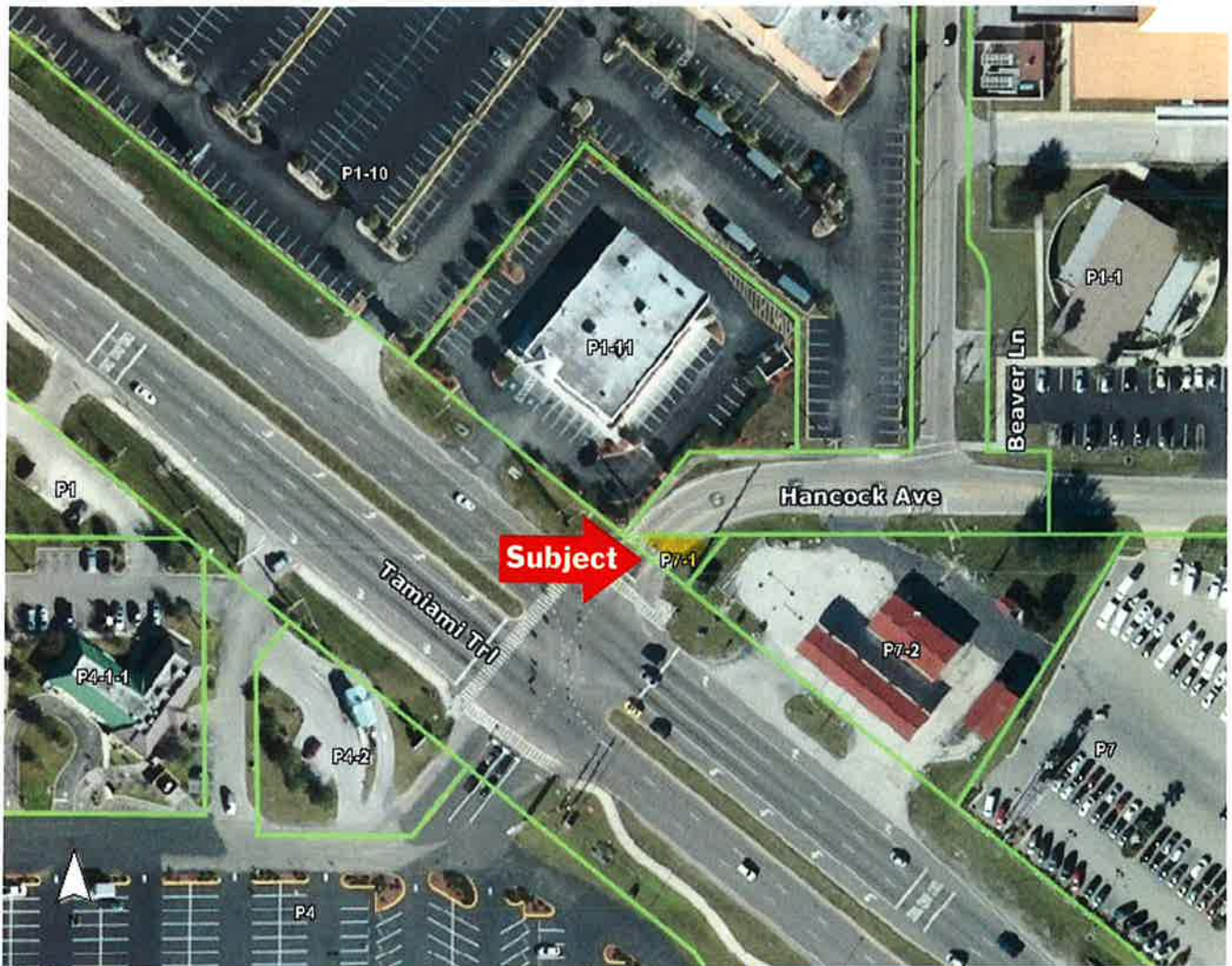
**APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:**

By: \_\_\_\_\_  
MICHAEL R. MCKINLEY, Esquire,  
School Board Attorney

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2014, IAN VINCENT, as Chairman of THE SCHOOL BOARD OF CHARLOTTE COUNTY,  
FLORIDA, a corporate body organized and existing under the constitution and laws of the State of  
Florida, on behalf of the corporate body. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

Printed Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_



Charlotte County GIS Department Copyright (C) 2014

0 150ft

# Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2014

0 1000ft



Copyright 2014  
 Charlotte County GIS  
 18500 Murdock Circle  
 Port Charlotte, FL 33948

- Legend**
- Selected\_Features
  - Accounts
  - Lots
  - ~ Waterway Names

DISCLAIMER : This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.