







Meeting Date October 11, 2022

Consent Section Regular Section Public Hearing

Subject: Resolution and Quit Claim Deed to the City of Plant City relating to the conveyance of platted right-of-way in Plant City			
Department Name: Facilities Management & Real Estate Services Department			
Contact Person: Anne-Marie Lenton, (C. Allen)		Contact Phone: 813-272-5810	
Sign-Off Approvals:			
Thomas H. Fass 	10.04.22	John Muller 	10/4/22
<small>Assistant County Administrator</small>	<small>Date</small>	<small>Department Director</small>	<small>Date</small>
Kevin Brickey 	10/4/22	Todd Sobel 	10/4/22
<small>Management and Budget – Approved as to Financial Impact Accuracy</small>	<small>Date</small>	<small>County Attorney – Approved as to Legal Sufficiency</small>	<small>Date</small>

Staff's Recommended Board Motion:

(a) Adopt a resolution authorizing the conveyance of any and all interest held by Hillsborough County ("County") in a certain portion of a 50-foot wide unimproved platted public right-of-way, lying within the plat of the Subdivision of SE \square of Section 1 and of NE \square of Section 12 Township 29 S. Range 22 E, as recorded in Plat Book 6, Page 46, of the public records of Hillsborough County, and being more particularly described in the Resolution ("ROW"), to the City of Plant City ("City"). (b) Approve a quit claim deed conveying any and all interest that Hillsborough County may have in the subject ROW to the City. The subject ROW area consists of approximately 49,500 square feet (1.14 acres) and is generally located south of Medulla Road, west of South County Line Road, and north of Ralston Road, in Plant City. On or about July 19, 2022, the City annexed certain lands, including the subject ROW, into the City limits. The City has formally requested that the subject ROW be transferred under their jurisdictional control. County staff has determined that there are no County plans to utilize this ROW. Approval of the resolution and the accompanying quit claim deed will (i) effectively transfer the County's interest in the subject ROW to the City in compliance with both Florida Statute 125.38 and Section 1.2.9 of the Intergovernmental Coordination Element of the Unincorporated Hillsborough County Comprehensive Plan ("Comprehensive Plan"), and (ii) document the change in jurisdictional control of the subject ROW to the City. The cost associated with this item is limited to recording fees of less than \$100.00, which can be adequately accommodated within the Department's approved operating budget in the Transportation Trust Fund.

Financial Impact Statement:

The cost associated with this item is limited to recording fees of less than \$100.00, which can be adequately accommodated within the Department's approved operating budget in the Transportation Trust Fund.

Background:

The City recently annexed certain lands into the City limits, which included the subject ROW and adjacent properties. Following annexation, the City submitted a request to the County for the transfer of jurisdictional control of the subject ROW from the County to the City. Florida Statute 125.38 allows for this conveyance provided the Board determines it is not needed for County purposes. Additionally, Section 1.2.9 of the Intergovernmental Coordination Element of the Comprehensive Plan encourages the transfer of right-of-way when (i) the adjacent lands have been annexed into a municipality and (ii) the municipality formally requests the ownership and maintenance responsibilities thereof. The subject portion of right-of-way is unimproved and the County has no plans to utilize the subject ROW. The Facilities Management & Real Estate Services Department recommends approval of the resolution and quit claim deed.

Staff Reference: V21-0014 Right-of-Way Transfer to City of Plant City
 List Attachments: Board Item Sketch, Resolution, Quit Claim Deed, Request from the City

FMRESD Project No.: V21-0014
Right-of-Way Transfer to City of Plant City
Subdivision of SE ¼ of Section 1 and of NE ¼
of Section 12 Township 29 S. Range 22 E (PB 6 PG 46)
Folio: 91020-0000
Sec 12, Twp 29S, Rng 22E

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY,
FLORIDA, AUTHORIZING THE COUNTY TO CONVEY
CERTAIN RIGHTS AND INTERESTS TO THE CITY OF
PLANT CITY**

Upon motion by Commissioner _____, seconded by Commissioner _____ the following Resolution was adopted by a vote of _____ to _____; Commissioner(s) _____ voting No.

WHEREAS, Hillsborough County holds and possesses an interest in an unimproved parcel of land dedicated as right-of-way on the plat of Subdivision of SE ¼ of Section 1 and of NE ¼ of Section 12 Township 29 S. Range 22 E as recorded in Plat Book 6 Page 46 of the Public Records of Hillsborough County, Florida, more particularly described as follows; and

**LANDS DESCRIBED IN EXHIBIT “A”
ATTACHED HERETO AND MADE A PART HEREOF;**

WHEREAS, the subject right-of-way and the lots abutting to the east and west of said right-of-way, were annexed into the City of Plant City on or about July 19, 2022; and

WHEREAS, the City of Plant City has requested conveyance of any interest held by the County in the subject right-of-way as it is now within the City of Plant City limits; and

WHEREAS, the County agrees that the City of Plant City is the proper authority to maintain jurisdiction over this right-of-way and the conveyance of the County’s interest in said right-of-way to the City of Plant City would benefit the public interest and welfare, pursuant to Section 125.38, Florida Statutes.

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NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS _____ DAY OF _____, 2022:

1. That the Whereas provisions set forth above are true and correct and are incorporated herein by reference.
2. That pursuant to the provisions of Section 125.38, Florida Statutes, the Board of County Commissioners does hereby acknowledge that the City of Plant City has requested conveyance of any and all County held interest in the property described in Exhibit "A" as the subject right-of-way is now within the limits of the City of Plant City.
3. That the Board of County Commissioners does hereby agree that it is in the best interest of the public to transfer the subject right-of-way to the City of Plant City for nominal consideration.
4. That the Board of County Commissioners approves the conveyance and authorizes the execution of the Quit Claim Deed by its Chair.
5. That this Resolution shall take effect immediately upon adoption.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of _____, 2022, as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida,

WITNESS my hand and official seal this _____ day of _____, 2022.

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

Approved as to form and legal sufficiency

By: Todd Sobel
Todd Sobel, Assistant County Attorney

EXHIBIT "A"

Legal Description

COMMENCE AT THE SOUTHWEST CORNER OF LOT 29, SUBDIVISION OF SE 1/4 OF SECTION 1 AND OF NE 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 22 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN S 89°55'27" E, ALONG THE SOUTH LINE OF SAID LOT 29, ALSO BEING THE NORTH LINE OF WIGGINS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 144 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, A DISTANCE OF 1272.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29 AND THE INTERSECTION OF THE WESTERLY 50 FOOT PLATTED RIGHT-OF-WAY, ALSO BEING THE POINT OF BEGINNING; THENCE RUN N 00°04'44" W, ALONG THE WEST LINE OF SAID PLATTED RIGHT-OF-WAY, A DISTANCE OF 990.00 FEET TO THE NORTHEAST CORNER OF LOT 27, THENCE RUN S 89°55'17" E, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST PLATTED RIGHT-OF-WAY LINE AND THE NORTHWEST CORNER OF LOT 11; THENCE RUN S 00°04'44" E, ALONG SAID EAST PLATTED RIGHT-OF-WAY LINE, A DISTANCE OF 990.00 FEET TO A POINT OF INTERSECTION WITH THE EAST PLATTED RIGHT-OF-WAY LINE AND THE SOUTHWEST CORNER OF LOT 13 OF SAID, SUBDIVISION OF SE 1/4 OF SECTION 1 AND OF NE 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 22 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE RUN N 89°55'17" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 49,500 SQUARE FEET / 1.14 ACRES MORE OR LESS.

Prepared by:
Hillsborough County Facilities Management &
Real Estate Services Department
Attn: Cari Allen
601 E. Kennedy Blvd., 23rd Floor
Tampa, FL 33602

Project No. V21-0014
Right-of-Way Transfer to City of Plant City
Subdivision of SE ¼ of Section 1 and of NE ¼
of Section 12 Township 29 S. Range 22 E (PB 6 PG 46)
Folio: 91020-0000
Sec 12, Twp 29S, Rng 22E

QUIT CLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20____, by **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1110, Tampa, Florida 33601, hereinafter “Grantor,” and the **CITY OF PLANT CITY**, a municipal corporation of the State of Florida, whose address is: 302 W. Reynolds Street, Plant City, Florida 33563, hereinafter “Grantee.”

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release, and quit claim unto the Grantee, its successors and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the Grantor has in and to the following described land, lying and being in Hillsborough County, Florida:

LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

The purpose of this instrument is to convey to the Grantee any and all interest that Hillsborough County may have in the above-described property by virtue of the plat of the Subdivision of SE ¼ of Section 1 and of NE ¼ of Section 12 Township 29 S. Range 22 E as recorded in Plat Book 6, Page 46 of the Public Records of Hillsborough County, Florida.

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

**HILLSBOROUGH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA**

ATTEST:
CINDY STUART
CLERK OF THE CIRCUIT COURT

By its Board of County Commissioners

Clerk (or Deputy Clerk) of the
Circuit Court

By: _____
Its Chair

Print name: _____

Print Name: Kimberly Overman

Approved as to form and legal sufficiency

By: Todd Sobel
Todd Sobel,
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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CONTAINING 49,500 SQUARE FEET / 1.14 ACRES MORE OR LESS.

From: [Muller, John](#)
To: [Allen, Cari](#); [Dalfino, Jarryd](#)
Subject: FW: Transfer of ROW Request
Date: Monday, October 3, 2022 2:03:02 PM
Attachments: [image001.png](#)

From: Bill Mcdl <billmcdl@plantcitygov.com>
Sent: Monday, October 3, 2022 1:57 PM
To: Muller, John <MullerJ@hillsboroughcounty.org>
Cc: Gormly, Adam <Gormlya@HillsboroughCounty.ORG>
Subject: Transfer of ROW Request

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon, John,

The City of Plant City requests the transfer of county-owned right-of-way located within the property located at 310 S. Wiggins Road, Folio # 91020.0000.

This property and the subject ROW are within the city limits of Plant City.

Thanks for you consideration.



Bill McDaniel

Certified Public Manager

CITY MANAGER | CITY MANAGER'S OFFICE

302 W Reynolds St, Plant City, FL 33563

Phone 813-659-4200 x4257

Email billmcdl@plantcitygov.com

Website plantcitygov.com

PUBLIC RECORDS NOTICE: Under Florida's Public Records Law, all state, county, and municipal records and communications regarding government business are open to the public and media for inspection and copying upon request, unless the information requested is found to be exempt from disclosure, all in accordance with Florida Statutes, Chapter 119. This includes electronic communications and email addresses. If you do not wish your information be released in response to a public records request, it is suggested that you contact City of Plant City in person.