



| | | | | | |
|----------|-----|----|----|---|----|
| WS | __ | RM | __ | X | __ |
| Item No. | S.A | | | | |

CITY COMMISSION MEMORANDUM 15-035
MARCH 9, 2015 AGENDA

TO: Honorable Mayor and Members of the City Commission
PREPARED BY: Darrel Presley, Director of Community Improvement
SUBMITTED BY: Norton N. Bonaparte, Jr., City Manager
SUBJECT: Approval of resolution accepting real property located at 1122 W. 14th Street from Baker Financial Solutions LLC.

STRATEGIC PRIORITIES:

- Unify Downtown & the Waterfront
- Promote the City's Distinct Culture
- Update Regulatory Framework
- Redevelop and Revitalize Disadvantaged Communities

SYNOPSIS:

The City Commission is asked to approve a resolution accepting real property located at 1122 W. 14th Street from Baker Financial Solutions LLC. Mr. Daniel E. Baker is the sole manager/member of the company.

FISCAL/STAFFING STATEMENT:

There is no fiscal impact relative to this action. The taxes deriving from the subject property are negligible at this time. If the property is assembled with other parcels for redevelopment in the future, an increase in City tax and other revenues is likely to occur. The demolition of the structure located on the subject property is already anticipated and the City is not likely to recoup those expenditures. The City would avoid the costs and expenses inherent in the condemnation/demolition processes and procedures if it accepts ownership in this voluntary method.

BACKGROUND:

The real property located at 1122 W. 14th Street is in a state of profound disrepair and would soon be placed in the City's condemnation/demolition processes and procedures. Discussions with Mr. Daniel E. Baker have resulted in Mr. Baker offering to have the property donated to the City.

City staff recommends approval in order to avoid the costs and expenses inherent in the condemnation/demolition processes and procedures. Also, City staff believes that a reasonable likelihood exists with regard to the City using the real property ownership for affordable housing programs and other similar programs.

LEGAL REVIEW:

The City Attorney has drafted the proposed resolution and an implementing deed of conveyance.

RECOMMENDATION:

It is staff's recommendation that the City Commission approve Resolution Number 2511.

SUGGESTED MOTION:

"I move to approve Resolution No. 2511.

- Attachments: 1. Resolution No. 2511.
2. Deed of Conveyance.

Resolution No. 2511

A Resolution of the City Commission of the City of Sanford, Florida accepting the dedication of a parcel of land located at 1122 W. 14th Street from Baker Financial Solutions LLC; providing for legislative findings and intent; providing for implementing administrative actions; providing for a savings provision; providing for conflicts; providing for severability and providing for an effective date.

Whereas, Mr. Daniel E. Baker, the Sole Manager/Member of Baker Financial Solutions LLC which owns property located at 1122 W. 14th Street has offered the property to the City as a donation; and

Whereas, the City Commission of the City of Sanford hereby determines that it would be in the public interest, and of potential beneficial for affordable housing use, to accept the property into ownership by the City while the City evaluates the potential long-term economic use of the property.

Now, Therefore, Be it adopted and resolved by the City Commission of the City Of Sanford, Florida as follows:

Section 1. Legislative Findings And Intent.

(a). The above recitals (whereas clauses) are adopted by the City Commission of the City of Sanford and made a substantive part of this Resolution.

(b). The City of Sanford has complied with all requirements and procedures of Florida law in processing and advertising this Resolution.

Section 2. Acceptance Of Parcel Of Property.

The City Commission of the City of Sanford hereby accepts into City ownership, by means of quit claim deed, with a covenant of title to the property the property as accepted by the City Attorney, the property located at 1122 W. 14th Street from Baker

Financial Solutions LLC said property being assigned Tax Parcel Identification Number: 36-19-30-515-0K00-065A by the Seminole County Property Appraiser.

Section 3. Implementing administrative actions.

The City Manager is hereby directed to implement the provisions of this Resolution by means of such administrative actions as may be deemed appropriate. The City Manager is authorized, moreover, to evaluate the potential use of the real property accepted for City ownership with regard to affordable housing programs and other similar programs. The City Manager is further, specifically, authorized, without limiting the generality of the foregoing, to clear the said real property of nuisances and to otherwise abate adverse conditions that may be present on the subject property in an effort to prepare the said property for use or marketing.

Section 4. Savings.

The prior actions of the City of Sanford relating its management and procurement of real property are hereby ratified and affirmed.

Section 5. Conflicts.

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

Section 6. Severability.

If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

Section 7. Effective Date.

This Resolution shall become effective immediately upon enactment.

Passed and adopted this 9th day of March, 2015.

Attest:

City of Sanford City Commission

Cynthia Porter, City Clerk

Jeff Triplett, Mayor

For use and reliance of the Sanford
City Commission only.
Approved as to form and legality.

William L. Colbert, City Attorney

Prepared by and return to:

Lonnie N. Groot, Esquire
Stenstrom, McIntosh, et al.
1001 Heathrow Park Lane
Suite 4001
Lake Mary, Florida 32746
Telephone 407-322-2171

Tax Parcel ID#: 36-19-30-515-0K00-065A

**BAKER FINANCIAL SOLUTIONS LLC TO CITY OF SANFORD
DEED OF CONVEYANCE RELATING TO 1122 W 14TH STREET**

THIS DEED OF CONVEYANCE made this ___ day of February A. D. 2015 by the Baker Financial Solutions LLC, a Florida limited liability company, whose address is 3960 Dandelion Cove, Oviedo, Florida 32766, hereinafter called the "First Party", and the City of Sanford, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 300 North Park Avenue, Sanford, Florida 32771, hereinafter called the "Second Party".

WITNESSETH:

THAT THE FIRST PARTY, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of Seminole, State of Florida, to-wit:

The West 35 feet of Lot 65, Block K, Plat of A. D. CHAPPELLES SUBDIVISION as recorded at Plat Book 1 Page 71 of the Public Records of Seminole County, Florida.

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 said First Party, either in law or equity, to the only proper use, benefit and behalf of the said Second Party forever and the First Party covenants with the Second Party this is the true and lawful owner of the subject real property and that the said property is owned or encumbered by none other and that the subject property is free and clear of all liens and encumbrances of any type of nature. .

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

SIGNATURE PAGE FOLLOWS

Signed, Sealed and Delivered
In the Presence of Witnesses:

Baker Financial Solutions LLC

By: _____
Signature
Printed Name: _____

By: _____
Daniel E. Baker
Sole Manager/Member

By: _____
Signature
Printed Name: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Daniel E. Baker and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and he is personally known to me or provided _____ as identification.

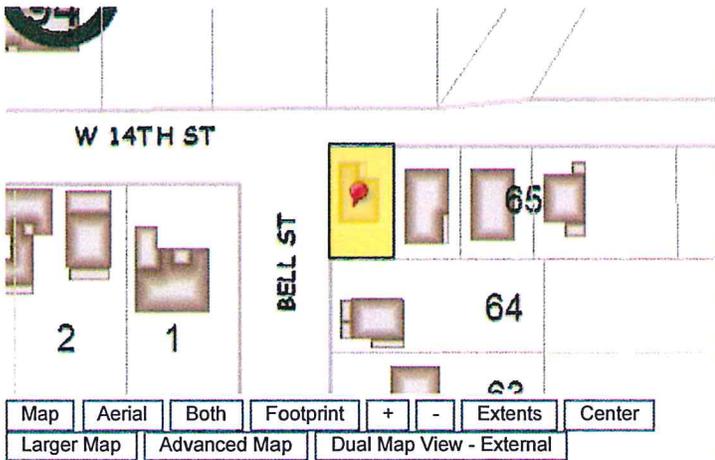
WITNESS my hand and official seal in the County and State last aforesaid this ____ day of February, 2015.

(Affix Notary Seal)

Notary Public; State of Florida

< Back Save Layout Reset Layout New Search

Parcel: 36-19-30-515-0K00-065A
 Property Address: 1122 W 14TH ST
 Owner: BAKER FINANCIAL SOLUTIONS LLC
 Mailing: 3960 DANDELION CV
 OVIEDO, FL 32765
 Subdivision Name: CHAPPELS SUBD A D
 Tax District: S1-SANFORD
 Exemptions:
 DOR Use Code: 01-SINGLE FAMILY



| Value Summary | | |
|-----------------------------|---------------------|-----------------------|
| | 2015 Working Values | 2014 Certified Values |
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Bldg Value | \$94 | \$89 |
| Depreciated EXFT Value | | |
| Land Value (Market) | \$3,715 | \$3,715 |
| Land Value Ag | | |
| Just/Market Value ** | \$3,809 | \$3,804 |
| Portability Adj | | |
| Save Our Homes Adj | \$0 | \$0 |
| Amendment 1 Adj | \$0 | \$0 |
| Assessed Value | \$3,809 | \$3,804 |

Tax Amount without SOH: \$76
2014 Tax Bill Amount \$76
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 35 FT OF LOT 65 BLK K A D CHAPPELS SUBD PB 1 PG 71

Tax Details

| Taxing Authority | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| County General Fund | \$3,809 | \$0 | \$3,809 |
| Schools | \$3,809 | \$0 | \$3,809 |
| City Sanford | \$3,809 | \$0 | \$3,809 |
| SJWM(Saint Johns Water Management) | \$3,809 | \$0 | \$3,809 |
| County Bonds | \$3,809 | \$0 | \$3,809 |

Sales

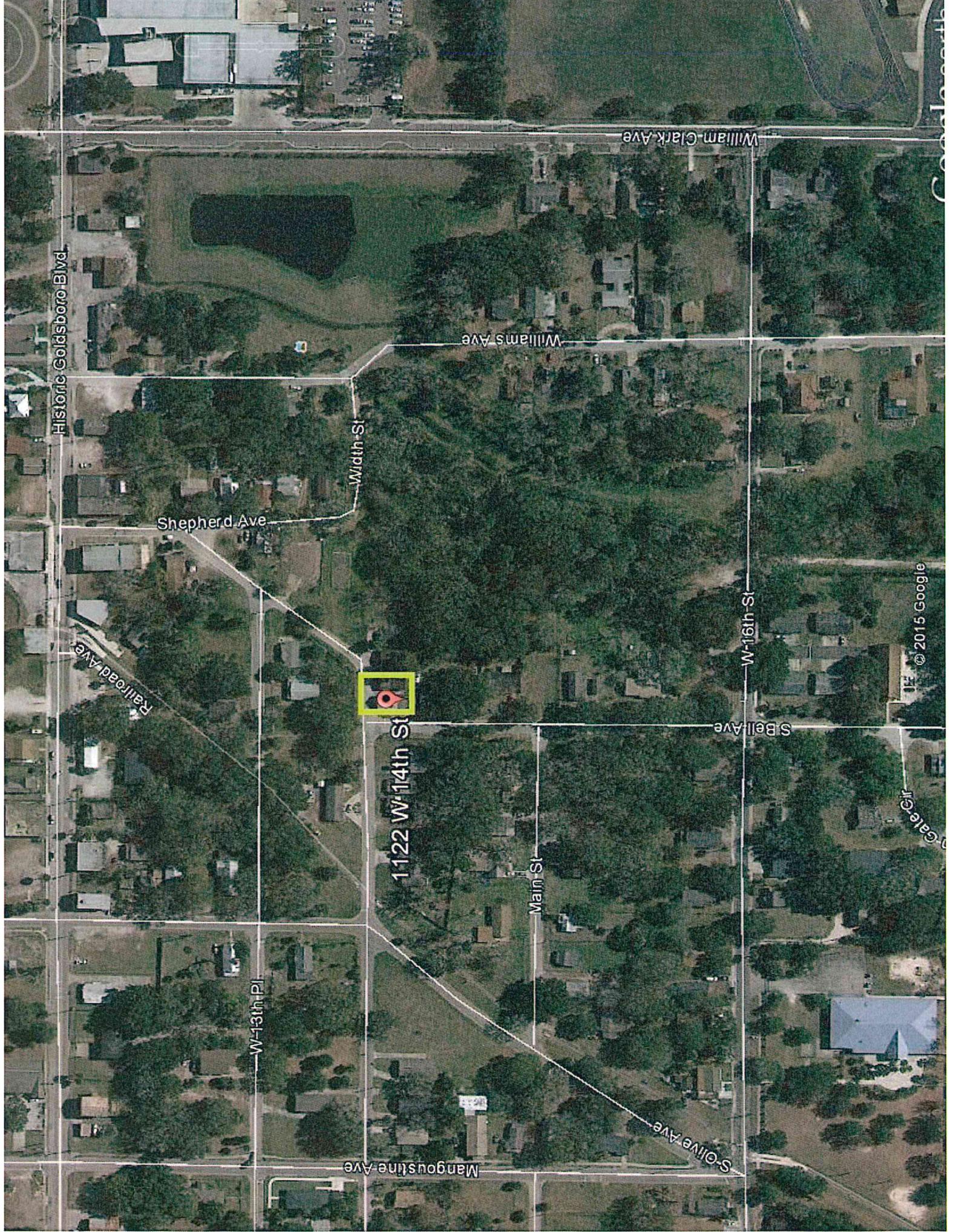
| Deed | Date | Book | Page | Amount | Vac/Imp | Qualified |
|-----------------------|---------|-------|------|---------|----------|-----------|
| SPECIAL WARRANTY DEED | 03/2014 | 08227 | 1630 | \$5,000 | Improved | Yes |
| WARRANTY DEED | 04/2013 | 08035 | 1718 | \$4,000 | Improved | Yes |
| QUIT CLAIM DEED | 02/1996 | 03037 | 1063 | \$100 | Improved | No |
| QUIT CLAIM DEED | 02/1993 | 02567 | 0067 | \$100 | Improved | No |
| QUIT CLAIM DEED | 09/1991 | 02338 | 0481 | \$100 | Improved | No |
| WARRANTY DEED | 12/1978 | 01206 | 0875 | \$100 | Improved | No |

Find Comparable Sales within this Subdivision

Land

| Method | Frontage | Depth | Units | Unit Price | Land Value |
|--------------------|----------|-------|-------|------------|------------|
| FRONT FOOT & DEPTH | 35 | 60 | .000 | 174.00 | \$3,715 |

Building Information



William Clark Ave

Historic Goldsboro Blvd

Williams Ave

Width St

Shepherd Ave

W-16th St

© 2015 Google

Railroad Ave

S Bell Ave

1122 W-14th St

Main St

Gate St

W-13th Pl

Mangouline Ave

S Olive Ave



1122 W 14th ST





1122 W 14th ST

