

ORDINANCE NO. 2023-08

**AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AUTHORIZING THE CONVEYANCE OF THE REAL PROPERTY DESCRIBED AS A PORTION OF LOT 6, PINELLAS FARMS AND GROVES, IN THE NORTH- WEST 1/4 OF SECTION 9, TOWNSHIP 30 S, RANGE 15 E, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 55 TO PINELLAS COUNTY; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to section 2.12(a)(4) of the City Charter, conveyance of any real property owned by the City must be authorized by ordinance; and

WHEREAS, the City is the owner of the following described real property in Pinellas County, Florida, to wit:

A portion of Lot 6, Pinellas Farms and Groves, in the north-west 1/4 of Section 9, Township 30 S, Range 15 E, according to plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the northwest corner of Section 9, Township 30 S, Range 15 E, thence S 89° 01' 34" E, along the north line of said Section 9, a distance of 663.73 feet; thence S 00° 09' 10" W, a distance of 40.00 feet for a Point of Beginning; thence S 89° 01' 34" E, a distance of 200.00 feet; thence S 00° 09' 10" W, a distance of 400.00 feet; thence N 89° 01' 34" W, a distance of 200.00 feet to the intersection with the west line of said Lot 6; thence N 00° 09' 10" E, along the west line of said Lot 6, a distance of 400.00 feet to the Point of Beginning. Containing 1.837 acres M.O.L.

(the "Property"); and

WHEREAS, Pinellas County previously conveyed the Property to the City, and the City built and operates a fire station on the Property; and

WHEREAS, the quit claim deed conveying the Property to the City includes a reverter clause that provides that if the City ceases using the Property as a fire station, ownership of the Property will revert to the County; and

WHEREAS, the City intends to construct a new fire station on the real property owned by the County located at the northwest corner of the land bearing Parcel ID No.: 09-30-15-70488-200-2300, ; and

WHEREAS, the County is agreeable to convey the real property located at the northwest corner of the land bearing Parcel ID No.: 09-30-15-70488-200-2300 to the City for the construction of the new fire station; and

WHEREAS, the City Commission finds that conveyance by quit claim deed of the Property to Pinellas County in exchange for the real property referred to as the northwest corner of the land bearing Parcel ID No.: 09-30-15-70488-200-2300 for the purposes of building and operating a new fire station will benefit the health, safety, and welfare of the residents of the City.

NOW, THEREFORE, THE CITY OF LARGO CITY COMMISSION HEREBY ORDAINS:

Section 1. That the above recitals are true, correct, and are hereby incorporated by reference as the findings of the City Commission.

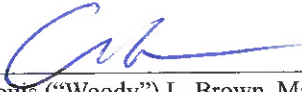
Section 2. That the City Commission authorizes the conveyance of the Property to Pinellas County pursuant to the quit claim deed attached as Exhibit A. Authorization for this conveyance is contingent upon Pinellas County providing consideration to the City for the conveyance of the Property by conveying the real property referred to as the northwest corner of the land bearing Parcel ID No.: 09-30-15-70488-200-2300 to the City. The Mayor, City Manager, City Clerk and City Attorney are authorized to execute all necessary documents to accomplish this transaction.

Section 3. That the provisions of this ordinance shall take effect immediately upon its final passage and adoption.

APPROVED ON FIRST READING November 15, 2022

PASSED AND ADOPTED ON  
SECOND AND FINAL READING December 6, 2022

CITY OF LARGO, FLORIDA

  
Louis ("Woody") L. Brown, Mayor, Mayor

REVIEWED AND APPROVED:

 For  
Alan S. Zimmet, City Attorney

ATTEST:


  
Diane Bruner, City Clerk  


EXHIBIT A

QUIT CLAIM DEED

**PREPARED BY  
AND RETURN TO:**

Alan S. Zimmet, B.C.S.  
Bryant Miller Olive P.A.  
One Tampa City Center, Suite 2700  
Tampa, FL 33602

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Wherever used herein, the terms "Grantor" and/or "Grantees" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED, made this 6<sup>th</sup> day of December, 2022, by and between the **CITY OF LARGO, FLORIDA**, a municipal corporation, with its principal address located at 201 Highland Avenue, Largo, Florida 33770 ("Grantor"), and **PINELLAS COUNTY, FLORIDA**, a political subdivision, with its principal address located at 315 Court Street, Clearwater, Florida 33756 ("Grantee").

**WITNESSETH:**

That Grantor for and in consideration of the sum of TEN U.S. Dollars and NO/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, and quitclaimed and by these presents does hereby remise, release, and quitclaim unto Grantee, and its successors and assigns, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following described real property in Pinellas County, Florida to wit:

A portion of Lot 6, Pinellas Farms and Groves, in the north-west 1/4 of Section 9, Township 30 S, Range 15 E, according to plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the northwest corner of Section 9, Township 30 S, Range 15 E, thence S 89° 01' 34" E, along the north line of said Section 9, a distance of 663.73 feet; thence S 00° 09' 10" W, a distance of 40.00 feet for a Point of Beginning; thence S 89° 01' 34" E, a distance of 200.00 feet; thence S 00° 09' 10" W, a distance of 400.00 feet; thence N 89° 01' 34" W, a distance of 200.00 feet to the intersection with the west line of said Lot 6; thence N 00° 09' 10" E, along the west

line of said Lot 6, a distance of 400.00 feet to the Point of Beginning. Containing 1.837 acres M.O.L.

(the "Property").

**THE PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY PHYSICAL RESIDENCE OF THE GRANTOR.**

TOGETHER with all the improvements, hereditaments, tenements, easements, rights-of-way, appurtenances, passages, water rights, drainage rights, and any and all other rights, liberties, and privileges thereon including, if any, all right, title, and interest of the Grantor as it relates to the Property.

IN WITNESS WHEREOF, Grantor has executed this quit claim deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

[Signature]  
Signature of Witness

Justin Good  
Typed/Printed Name of Witness

[Signature]  
Signature of Witness

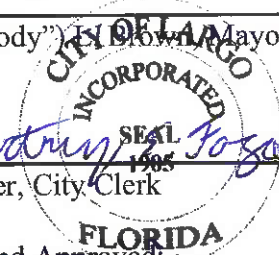
OMAR JIMENEZ  
Typed/Printed Name of Witness

CITY OF LARGO, FLORIDA a municipal corporation, by and through Louis ("Woody") L. Brown, as Mayor.

[Signature]  
Louis ("Woody") L. Brown, Mayor

Attest: [Signature] For  
Diane Bruner, City Clerk

Reviewed and Approved: [Signature] For  
Alan S. Zimmet, City Attorney

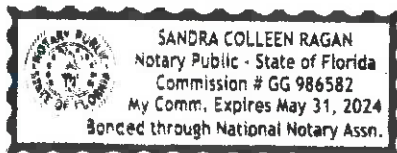


STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14<sup>th</sup> day of December 2022, by Louis ("Woody") L. Brown as Mayor for and on behalf of the CITY OF LARGO, FLORIDA, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
Print Name: Sandra Colleen Ragan

(NOTARY SEAL)



PINELLAS COUNTY  
 PUBLIC WORKS  
 SURVEY AND MAPPING DIVISION  
 22211 U.S. HIGHWAY 19 N.  
 CLEARWATER, FLORIDA 33765-2328  
 PHONE # (727) 464-8904



**SECTION 9, TOWNSHIP 30 SOUTH, RANGE 15 EAST**  
**DESCRIPTION**

All that part of the lands described in Official Records Book 4688, Page 311, Public Records of Pinellas County, Florida being

A portion of Lot 6, Pinellas Groves, in the Northwest 1/4 of Section 9, Township 30 S, Range 15 E, according to plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

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Containing 1.837 acres, more or less.

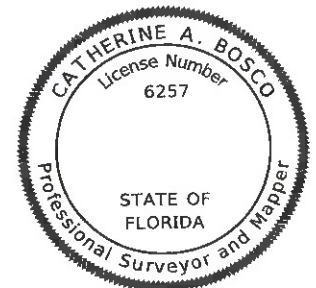
Basis of Bearings: Bearings shown hereon are based on the North line of Section 9, Township 30 South, Range 15 East, Pinellas County, Florida, being S89°01'34"E as per Official Records Book 4688, Page 311, Public Records of Pinellas County, Florida.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

*Catherine A. Bosco* 2022.03.31 15:24:33 -04'00'

CATHERINE A. BOSCO, PROFESSIONAL SURVEYOR AND MAPPER DATE  
 CERTIFICATE NUMBER: 6257, STATE OF FLORIDA



SEAL

S.F.N.: 0802_00003	CALCULATED BY: az	CHECKED BY: cb	By: Pinellas County Survey and Mapping Division
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EXHIBIT \_\_\_\_\_

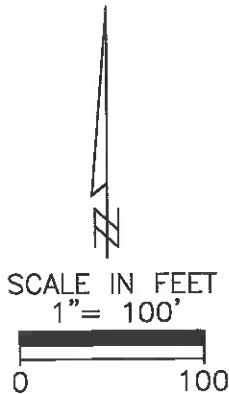
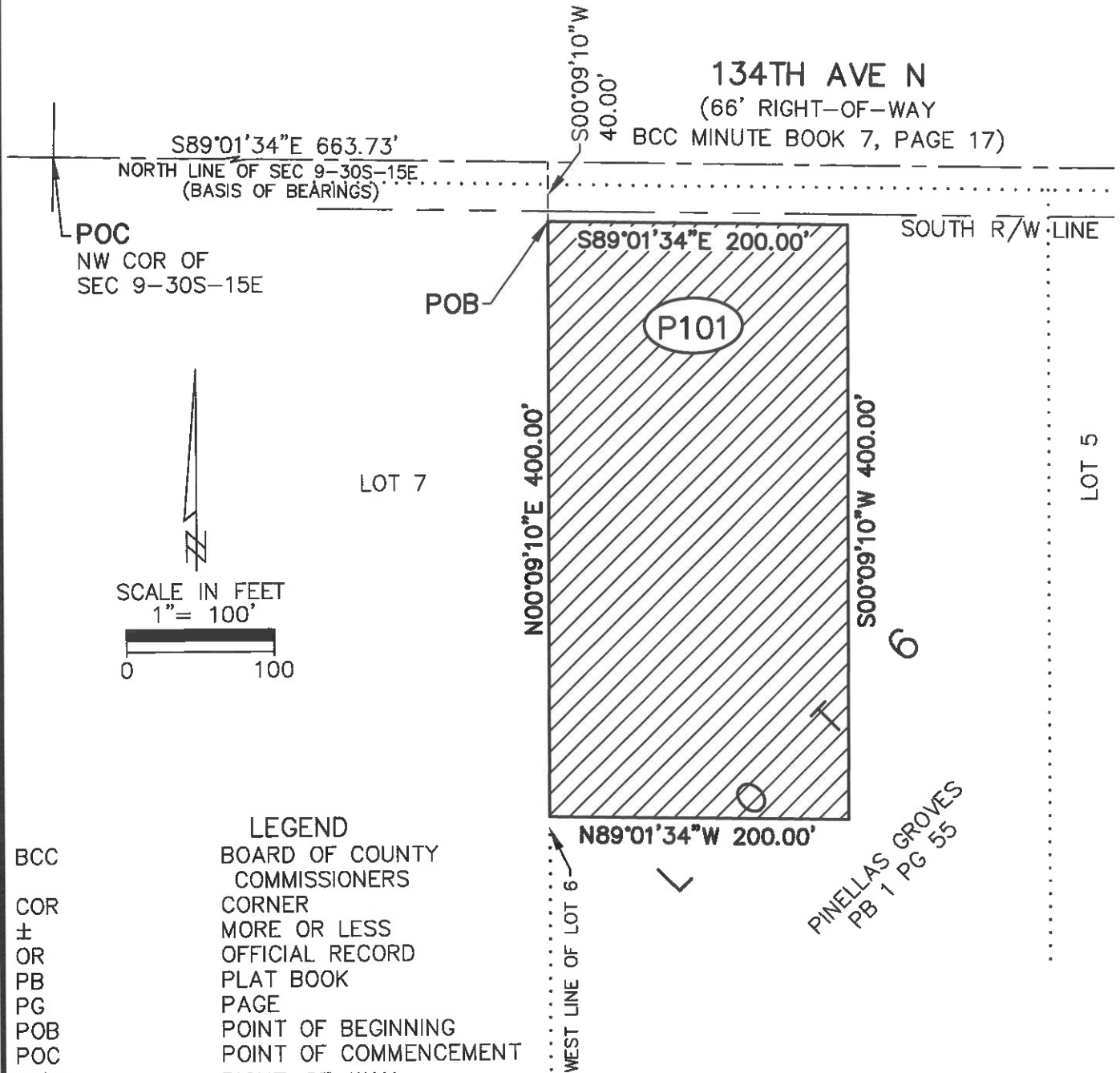
Parcel No.: P101  
 SHEET 1 OF 2

PINELLAS COUNTY  
 PUBLIC WORKS  
 SURVEY AND MAPPING DIVISION  
 22211 U.S. HIGHWAY 19 N.  
 CLEARWATER, FLORIDA 33765-2328  
 PHONE # (727) 464-8904



SECTION 9, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH - NOT A SURVEY



- |              |                               |
|--------------|-------------------------------|
| BCC          | BOARD OF COUNTY COMMISSIONERS |
| COR          | CORNER                        |
| ±            | MORE OR LESS                  |
| OR           | OFFICIAL RECORD               |
| PB           | PLAT BOOK                     |
| PG           | PAGE                          |
| POB          | POINT OF BEGINNING            |
| POC          | POINT OF COMMENCEMENT         |
| R/W          | RIGHT-OF-WAY                  |
| SEC ##-##-## | SECTION, TOWNSHIP, RANGE      |

S.F.N.: 0802_00003	CALCULATED BY: az	CHECKED BY: cb	By: Pinellas County Survey and Mapping Division
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Parcel No.: P101  
 SHEET 2 OF 2

EXHIBIT \_\_\_\_\_