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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Seminole County Affordable Housing Surplus

**DEPARTMENT:** Administrative Services

**DIVISION:** Support Services

**AUTHORIZED BY:** Frank Raymond

**CONTACT:** Stan Hunsinger

**EXT:** 5253

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the Seminole County Resolution and County Deed to the Center for Affordable Housing Inc., for Parcel # 34-19-30-5AK-0B00-001B, 1606 Roosevelt Ave., Sanford, FL 32771, a single family structure on a .12 acre lot.

District 5 Brenda Carey

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**BACKGROUND:**

In the mid-1990's, Seminole County Community Assistance, through the City of Sanford, funded grant monies for the demolition and reconstruction of the single family residence at 1606 Roosevelt Ave., Sanford (Parcel # 34-19-30-5AK-0B00-001B). The owner/occupant passed away prior to the expiration of the corresponding lien encumbrance, requiring any subsequent owner to be income-eligible. The owner/occupant's surviving family members although income-eligible, did not express a desire in keeping the property due to concerns over taxes and maintenance.

On August 21, 2007, in the interest of protecting Seminole County's investment and preserving affordable housing in the County, the County purchased Parcel # 34-19-30-5AK-0B00-001B, 1606 Roosevelt Ave., Sanford, FL, at a foreclosure sale.

On September 21, 2007, County staff, along with a representative from the Seminole County Building Department, conducted a site visit to 1606 Roosevelt Ave. to determine the condition of the single family residential structure. Upon completion of the site visit, it was determined that the structure was in fairly good condition but would require some renovations/repairs.

In August 2008, County staff notified Habitat for Humanity of the availability of 1606 Roosevelt Ave. and their desire was to demolish and rebuild a new single family residential structure. County staff also contacted the Center for Affordable Housing, Inc., who expressed an interest in repairing/renovating and re-conveying the subject property to a qualified very low income household.

Section 125.379 (2) Florida Statute provides authority for conveyance of real property owned by counties to a non-profit corporation for the purpose of providing permanent affordable housing.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve and authorize the Chairman to execute the Seminole County Resolution and County Deed to the Center for Affordable Housing Inc. for Parcel # 34-19-30-5AK-0B00-001B, 1606 Roosevelt Ave., Sanford, FL 32771, a single family structure on a .12 acre lot.

**ATTACHMENTS:**

1. Resolution
2. County Deed
3. E-mail from Center for Affordable Housing
4. Maps and Aerials

**Additionally Reviewed By:**

County Attorney Review ( Arnold Schneider )

**THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF \_\_\_\_\_, 2008.**

**WHEREAS**, Section 125.379(2), Florida Statutes, provides authority for conveyance of real property owned by counties to a non-profit corporation for the purpose of providing permanent affordable housing; and

**WHEREAS**, the Board of County Commissioners (the "Board") has determined that the County owned real property depicted in the attached County Deed, attached hereto and incorporated herein by reference, is not needed for other County purposes; and

**WHEREAS**, The Center For Affordable Housing, Inc. is a local non-profit corporation in Seminole County which has requested ownership of the property as described in the attached County Deed for the purpose of reconveying the subject property to a qualified lower income household; and

**WHEREAS**, the County finds that the conveyance of the identified property to The Center For Affordable Housing, Inc. serves the public interest and a County purpose,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:**

The Board hereby approves and authorizes the conveyance to The Center For Affordable Housing, Inc. by County Deed in the form attached as Exhibit "A" hereto, that parcel legally described and under the terms and conditions set forth therein, in exchange for the sum of ONE AND NO/100 DOLLAR (\$1.00), said parcel to be used exclusively for providing a permanent affordable housing unit to an income qualified household.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of County  
Commissioners of Seminole  
County, Florida

By: \_\_\_\_\_  
BOB DALLARI, Chairman

Date: \_\_\_\_\_

Attachment:  
Exhibit "A" - County Deed

This document was prepared by:  
Arnold W. Schneider  
Assistant County Attorney  
County Attorney's Office  
Seminole County Government  
1101 East First Street  
Sanford, FL 32771

Please return to:  
The Center For Affordable Housing, Inc.  
2524 S. Park Drive  
Sanford, FL 32773

**COUNTY DEED  
COUNTY OF SEMINOLE, FLORIDA**

**THIS COUNTY DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the "GRANTOR", and **THE CENTER FOR AFFORDABLE HOUSING, INC.**, a Florida non-profit corporation, whose address is 2524 S. Park Drive, Sanford, Florida 32773, hereinafter called the "GRANTEE".

**W I T N E S S E T H:**

**THAT GRANTOR** for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE, its heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to wit:

LOT 1, BLOCK B, DESCRIBED AS BEGINNING 184.28 FEET SOUTH AND 25 FEET WEST OF INTERSECTION CENTERLINE OF 16<sup>TH</sup> STREET AND ROOSEVELT AVENUE; RUN NORTH 53°45'30" WEST 123.02 FEET SOUTH 36°14'30" WEST 34.35 FEET; SOUTH 53°45'30" EAST 148.20 FEET; NORTH 42.59 FEET TO BEGINNING; M. M. SMITH'S 2<sup>ND</sup> SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

Parcel Identification No.: 34-19-30-5AK-0B00-001B

(hereinafter referred to as the "Property").

This conveyance shall be construed as a determinable fee simple according to the following conditions:

(1) That GRANTEE is now and shall continue to be a local, non-profit housing developer constructing affordable housing units in Seminole County, Florida for qualified lower income households. If GRANTEE fails to continue in that capacity at any time while it has title to the Property, the Property, improvements thereto and all

rights conveyed pursuant to this County Deed shall revert to the GRANTOR; and

(2) That GRANTEE shall, within two (2) years from the date hereof, complete all rehabilitation of the Property as may be necessary and convey the Property to a qualified Very Low Income purchaser with no profit, monetary or otherwise, gained from the improvement, conveyance or lease of the Property accruing to GRANTEE. Any funds received from such development and conveyance shall only be used to for the provision of additional affordable single family homes to Very Low Income households in Seminole County.

"Very Low income" means annual gross household income from all sources whatsoever not exceeding fifty percent (50%) of the median family income within the Orlando Metropolitan Statistical Area.

If GRANTEE fails to timely convey the Property to an income qualified purchaser or utilizes the Property for any purpose whatsoever, other than as described herein or acts in such a way as to evidence intent to reap any profit or gain from the subject parcel, then the Property, improvements thereto and all rights conveyed pursuant to this County Deed shall revert to GRANTOR.

**IN WITNESS WHEREOF**, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
BOB DALLARI, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.

As authorized for execution by the  
Board of County Commissioners at  
their \_\_\_\_\_, 20\_\_\_\_  
regular meeting.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

## Hunsinger, Stan

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**From:** Balagia, Buddy  
**Sent:** Tuesday, January 06, 2009 2:27 PM  
**To:** Hunsinger, Stan  
**Subject:** FW: 1606 Roosevelt Ave.  
**Attachments:** William F. Newman.vcf

-----Original Message-----

**From:** William F. Newman [mailto:wfnewman@bellsouth.net]  
**Sent:** Tuesday, December 18, 2007 2:54 PM  
**To:** Balagia, Buddy  
**Subject:** 1606 Roosevelt Ave.

Buddy,

The Center for Affordable Housing would be interested in acquiring the property at 1606 Roosevelt Avenue, for the purpose of rehabilitation and sale to a qualified low-income homebuyer. We would need to have a repair estimate prepared to determine a proposed sale price.

Bill Newman

**GIS Map of  
Seminole County Property  
1606 Roosevelt Ave., Sanford**

