

5

# Nicholas Thomas

Gadsden County, Florida

Clerk of the Circuit Court



Clerk of the County Court

Clerk to the Board of County Commissioners  
County Recorder  
County Auditor

## MEMORANDUM

DATE: February 13, 2009

TO: Honorable Chairman and Members of the Board of County Commissioners

FROM: Nicholas Thomas *NT*

SUBJECT: Sale of County Property

---

Statement of Issue:

Confirm \$2,000 payment and direct sale of county owned parcel of land to Homer Maxwell Fletcher, Jr.

Background:

During the August 19, 2009 meeting the BOCC authorized Nicholas Thomas, Clerk of the Circuit Court to proceed with a direct sale of a county owned parcel of land to Homer Maxwell Fletcher, Jr. The parcel of land is situated between a pasture owned by Mr. Homer Maxwell Fletcher, Jr and Mary Sue Phillips at 724 Tolar-White Road in Greensboro, Florida, parcel identification #3-09-2N-5W-0000-00442-0200.

Recommendation:

The County Deed has been prepared and awaits the Chairman's signature. The Clerk request BOCC to authorize Chairman to sign county deed and place request on the Consent Agenda.

Attachments:

1. County Deed
2. Copy of Agenda Request from BOCC
3. Copy of \$2,000 check from Homer Maxwell Fletcher, Jr

Return to:  
Homer Maxwell Fletcher, Jr  
113 N. Madison St.  
Quincy, FL 32351

This instrument prepared by:  
Glenda McPherson, Deputy Clerk  
P. O. Box 1649  
Quincy, FL 32351

**COUNTY DEED**  
**Gadsden County, Florida**  
**BOARD OF COUNTY COMMISSIONERS**

**THIS DEED**, made this 13<sup>th</sup> day of February, 2009, by **GADSDEN** County, Florida, party of the first part, and **HOMER MAXWELL FLETCHER, JR**, 113 N. Madison St., Quincy, Florida 32351, party of the second part,

**WITNESSETH** that the said party of the first part, for and in consideration of the sum of \$2,000.00 (Two Thousand Dollars and no/cent) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in GADSDEN County, Florida:

**OR 25, P 662 COMM. AT NWC OF SE ¼ OF SE ¼, RUN S. 516 FT., E. 210 FT. TO BEGIN, RUN S. 102 FT., E. 42 FT., W. 42 T. TO P.O.B.**  
**PARCEL #3092N5W0000004420200**

**IN WITNESS WHEREOF** the said party of the first part 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.

By Chairman: \_\_\_\_\_  
Eugene Lamb, Jr.

ATTEST: \_\_\_\_\_ (SEAL)  
Nicholas Thomas  
Clerk of the Circuit Court or County Comptroller  
Gadsden County, Florida

**STATE OF FLORIDA**  
**COUNTY OF GADSDEN**

On this \_\_\_\_ day of \_\_\_\_\_, 2009, before me, **Muriel Straughn**, personally appeared **Eugene Lamb, Jr.**, Chairman of the Gadsden County Board of County Commissioners and **Nicholas Thomas**, Clerk of the Circuit Court, in and for the State of Florida and Gadsden County, known to me personally to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution of this instrument to be in accordance with the act and deed of the Gadsden County Board of County Commissioners, Gadsden County, Florida for the purpose therein mentioned.

Witness my hand and official seal date aforementioned. \_\_\_\_\_

**Muriel Straughn**

THE ESTATE OF KATHRYN M. FLETCHER  
HOMER MAXWELL FLETCHER, JR.  
PERSONAL REPRESENTATIVE  
113 N Madison St.  
Quincy, FL 32351

1047  
63-68/631  
BRANCH 086

DATE JANUARY 22, 2009

PAY  
TO THE  
ORDER OF

THE BOARD OF COUNTY COMMISSIONERS

\$ 2,000.00

TWO THOUSAND AND 00/100

DOLLARS



FOR PARCEL ON TOLAR WHITE ROAD

A handwritten signature in black ink, appearing to be "H".

MP

⑈001047⑈ ⑆063100688⑆6693004106⑈

TC 745 to 1986

12

## Board of County Commissioners Agenda Request

**Date of Meeting:** August 19, 2008

**Date Submitted:** August 6, 2008

**To:** Honorable Chairman and Members of the Board

**From:** Marlon Brown, County Manager  
Farnita L. Saunders, Community Development Director

**Subject:** Approval of the Sale of County Owned Property to Mr. Max Fletcher, Jr. – (Tolar White Road in Greensboro for \$2,000), Parcel Identification # - 3-09-2N-5W-0000-00442-0200

**Statement of Issue:**

This agenda item seeks the Gadsden County Board of County Commissioners (BOCC) approval to sale a county owned parcel of land situated between a pasture owned by Mr. Max Fletcher, Jr. and Mary Sue Phillips at 724 Tolar-White Road in Greensboro, Florida for the assessed value of \$2,000.

**Background:**

The BOCC acquired the parcel of land as a result of non-payment of property taxes in 1999 via a tax deed. Subsequently, this parcel has been on the List of Lands Available for Taxes for seven (7) years. It was offered for sale at a County held auction, but no bids were received. The parcel is insufficient in size for any future development to occur. County staff has recently been advised by the Clerk of Court that Mr. Max Fletcher has expressed an interest in purchasing this parcel from the County.

**Analysis:**

Florida Statute 125.35 (2) provides for the private sale of property when the size of the parcel is of insufficient size and/or shape for any feasible development. When this situation exists, the BOCC has traditionally authorized and directed the Clerk of Court to proceed with the private sale if approached by adjacent property owners.

**Fiscal Impact:**

The County will increase its revenue by \$2,000 from the sale of the property.

**Options:**

- Option 1: Authorize the Clerk of Court to proceed with the private sale of County Owned Property, with Parcel Identification # - 3-09-2N-5W-0000-00442-0200 to Mr. Max Fletcher, Jr.
- Option 2: Do not authorize the Clerk of Court to proceed with the private sale of County Owned Property, with Parcel Identification # - 3-09-2N-5W-0000-00442-0200 to Mr. Max Fletcher, Jr.
- Option 3: Provide other direction.

**Recommendations:**

- Option 1: Authorize the Clerk of Court to proceed with the private sale of County Owned Property, with Parcel Identification # - 3-09-2N-5W-0000-00442-0200 to Mr. Max Fletcher, Jr.

**Attachment:**

1. Memorandum of Request from Deputy Clerk

Drake Acres Park - \$135,611 Agreement No. A9078; CSFA No. 37.017; CSFA FRDAP

- ~~10. Approval of the Gadsden County Tourist Development Council Grant Requests for the Second Funding Cycle for 2008 \$6,500~~

~~This item for pulled for discussion following the consent agenda.~~

11. Post Approval of the Department of Community Affairs, Community Development Block Grant (CDBG) Housing Rehabilitation Program Closeout Summary - \$750,000 Contract ended July 26, 2008

- ★ 12. Approval of the Sale of County Owned Property to Mr. Max Fletcher, Jr. (Tolar White Road in Greensboro, FL for the assessed value of \$2,000 and Authorization for the Clerk of Court to Proceed with Private Sale. .

- ~~13. Approval of Resolution 2008 041 and Second Amended and Restated Interlocal Agreement of the Florida Water Utility Finance Commission~~

This Item was pulled from the consent agenda and placed for discussion.

- ~~14. Approval of Preble Rish, Inc. as the Consultant to Oversee the Implementation of the Countywide Water/Sewer Infrastructure Engineering and Design Study~~

This item was pulled from the consent agenda and placed for discussion.

- ~~15. Approval of Reimbursement Process to Hotel Owners for the Installation of Temporary Septic Systems (Highway 267 and Interstate 10 Wastewater Project)~~

This item was deleted from the agenda via the amended agenda.

16. Approval to Reject all Proposals Submitted for RFP 08-06 for the Addition of Air Medical Division

17. Approval for the County Manger to Continue to Serve on the Board of Directors of the Economic Development Council of Tallahassee/Leon County, Inc.