

**CITY OF TARPON SPRINGS, FLORIDA**  
**Planning & Zoning Department**

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**TO:** MAYOR AND BOARD OF COMMISSIONERS

**FROM:** PLANNING AND ZONING DEPARTMENT

**HEARING DATES:** SEPTEMBER 10, 2019

**SUBJECT: APP-19-79 RESOLUTION 2019-21:**  
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ACCEPTING SURPLUS PROPERTY FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCATED ADJACENT TO 1395 SOUTH PINELLAS AVENUE AND AS DESCRIBED IN THE ATTACHMENT; PROVIDING FOR INCLUSION OF THE SURPLUS PROPERTY IN THE CAMPUS OF HELEN ELLIS HOSPITAL AND PROVIDING FOR AN EFFECTIVE DATE.

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**BACKGROUND**

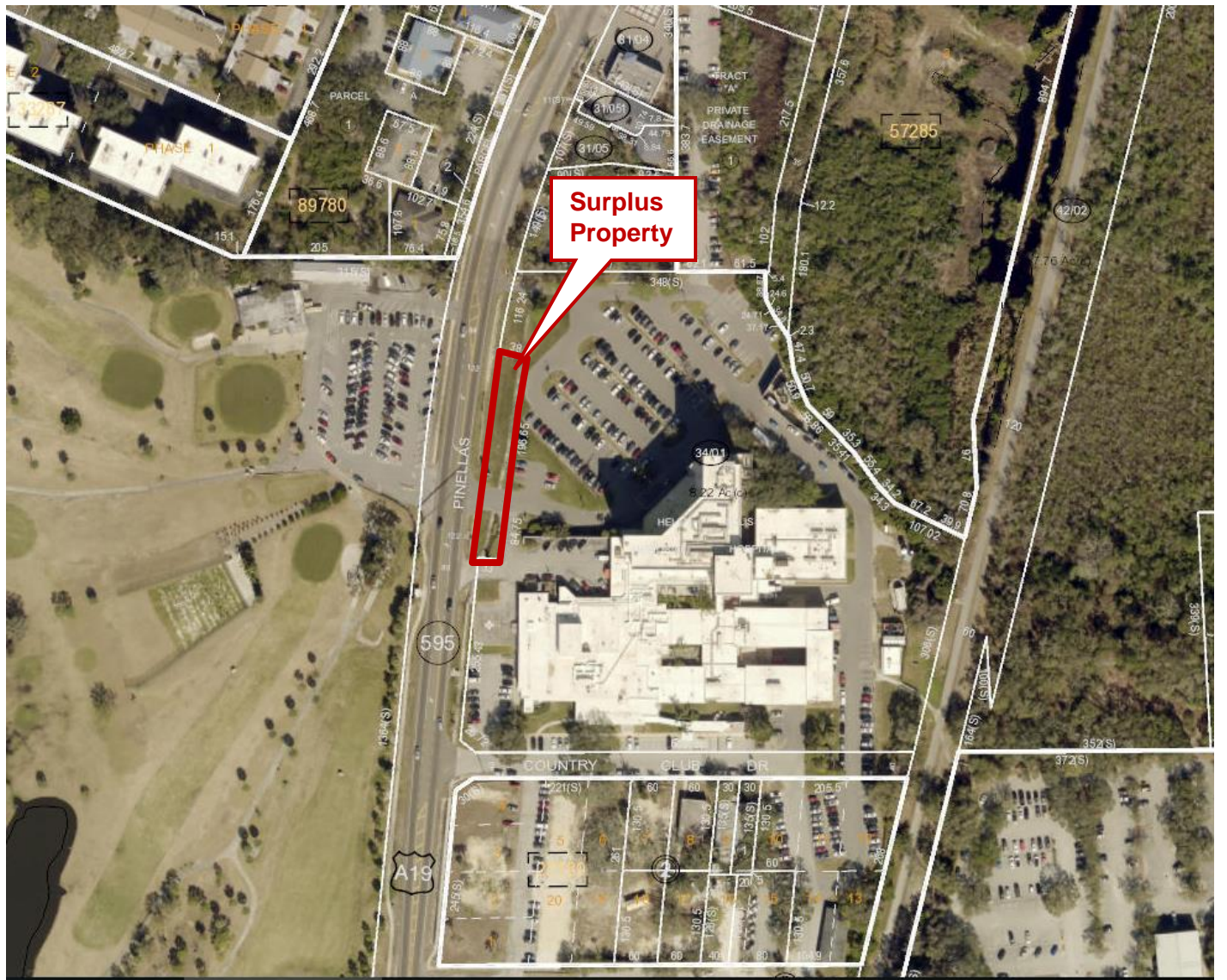
The Florida Department of Transportation has agreed to provide a surplus property located between the right of way of Alternate 19 and the Helen Ellis Hospital Campus. The surplus property will be added to the Helen Ellis Hospital Campus to allow for future parking lot and vehicular circulation improvements. The attached map shows the location of the surplus property in relationship to Alternate 19 and the Helen Ellis Hospital Campus.

**STAFF RECOMMENDATION**

Staff recommends approval of Resolution 2019-21.

Attachments

1. Location Map
2. Deed and Exhibit A
3. Resolution 2019-21



**Surplus  
Property**

89780

57285

595

A19

3401

822 Acres

HEI

DR

3726

352(S)

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This instrument prepared by,  
or under the direction of,

  
Department of Transportation  
11201 North McKinley Drive  
Tampa, Florida 33612-6456

Parcel No.: 100  
Section/Job: 15020-2901  
Excess No.: 6700  
State Road: 595  
District: Seven  
County: Pinellas



**QUITCLAIM DEED**

THIS INDENTURE, Made this 20<sup>th</sup> day of June, 2019, by the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (Grantor), whose address is 11201 North McKinley Drive, Tampa, Florida 33612 to CITY OF TARPON SPRINGS a Florida municipal corporation, (Grantee), whose address is 324 East Pine Street, Tarpon Springs, Florida 34689.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all their right, title and interest in all that certain land situate in Pinellas County, Florida, viz:

(See Exhibit "A" attached hereto and made a part hereof)

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said Grantee forever.

REVERTER – The property herein described is to be used for public right-of-way purposes only. Should said property cease to be used for public right-of-way, all property rights revert to Grantor.

Parcel No: 100  
Section/Job: 15020-2901  
Excess No.: 6700  
State Road: 595  
District: Seven  
County: Pinellas

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its District Secretary and its seal to be hereunto affixed, attested on the date first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

WITNESS: Maricelle Venegas

Print Name: Maricelle Venegas

WITNESS: [Signature]

Print Name: David Botello

By: [Signature]  
David W. Gwynn, P.E.  
District Seven Secretary

(Affix Department Seal)

STATE OF FLORIDA

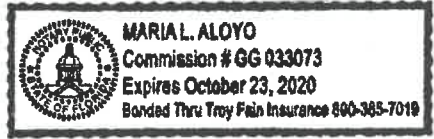
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 20th day of June 2019, by David W. Gwynn, P.E., District Secretary for District Seven, who is personally known to me.

[Signature]  
Print Name: Maria L. Aloyo

(Affix Notary Seal)

Notary Public in and for the County and State last aforesaid.  
My Commission Expires:



### Exhibit A

A parcel of land being a portion of the southeast 1/4 of the southwest 1/4 of Section 13, Township 27 South, Range 15 East, Pinellas County Florida, being more particularly described as follows:

**COMMENCING** at the southwest corner of the southwest 1/4 of Section 13, Township 27 South, Range 15 East, Pinellas County, Florida; thence along the south line of the southwest 1/4 of said Section 13 S 89°50'21" E, a distance of 2,022.87 feet to a point; thence leaving said south line of the southwest 1/4 of Section 13 N 0°09'39" E, a distance of 939.13 feet to a point on the east right of way line of South Pinellas Avenue, State Road 595, Alternate U.S. 19 (Section 15020-2901) as it exists and the **POINT OF BEGINNING** of the parcel herein described; thence N 5°50'03" E, a distance of 7.50 feet to a point; thence N 25°11'00" W, a distance of 13.65 feet to a point; thence N 5°50'03" E, a distance of 18.31 feet to a point; thence N 41°05'00" E, a distance of 12.20 feet to a point of curve of a non tangent curve concave east, being subtended by a chord of N 7°20'50" E 238.26 feet, and containing a radius 1,862.86 feet; thence northerly along the arc, through a central angle of 7°19'59", a distance of 238.42 feet to a point on the existing east right of way line of the aforementioned South Pinellas Avenue; thence along said east right of way line of said South Pinellas Avenue S 77°52'36" E, a distance of 37.80 feet to a point of curve of a non tangent curve concave east, being subtended by a chord of S 8°59'46" W 197.06 feet, and containing a radius 1,829.86 feet; thence continue along said east right of way line southerly along the arc, through a central angle of 6°10'23", a distance of 197.15 feet to a point; thence continue along said east right of way line S 5°50'03" W, a distance of 84.75 feet to a point; thence continue along said east right of way line N 84°09'57" W, a distance of 33.00 feet to the **POINT OF BEGINNING**.

Containing 0.234 acres, more or less.



GRAPHIC SCALE  
1 INCH = 100 FEET



13-27-15-00000-340-0100  
CITY OF TARPON SPRINGS  
C/O FLORIDA HOSPITAL NORTH PINELLAS  
1395 S PINELLAS AVE  
TARPON SPRINGS FL 34689-3790

EXISTING EAST RIGHT OF WAY LINE  
SOUTH PINELLAS AVENUE  
STATE ROAD 595, ALTERNATE U.S. 19 (SECTION 15020-2901)  
VARIABLE WIDTH RIGHT OF WAY

SOUTH PINELLAS AVENUE  
STATE ROAD 595, ALTERNATE U.S. 19  
(SECTION 15020-2901)  
VARIABLE WIDTH RIGHT OF WAY

RIGHT OF WAY  
TRANSFER PARCEL  
0.234 acres ±  
L6 AGREEMENT PER OR 8482 PAGE 754

POINT OF  
BEGINNING

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N5°50'03"E	7.50'
L2	N25°11'00"W	13.65'
L3	N5°50'03"E	18.31'
L4	N41°05'00"E	12.20'
L5	S77°52'36"E	37.80'
L6	S5°50'03"W	84.75'
L7	N84°09'57"W	33.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	7°19'59"	1862.86'	238.42'	N07°20'50"E	238.26'
C2	6°10'23"	1829.86'	197.15'	S08°59'46"W	197.06'

POINT OF  
COMMENCEMENT  
SOUTHWEST CORNER OF  
THE SOUTHWEST ¼ OF  
SECTION 13, TOWNSHIP 27  
SOUTH, RANGE 15 EAST

COUNTRY CLUB COURT  
40 FOOT RIGHT OF WAY  
(ASPHALT PAVEMENT)

S89°50'21"E 2022.87'

SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 15 EAST

REVISED PER CLIENT: 8/22/19



1615 EDGEWATER DRIVE, STE 200.  
ORLANDO, FLORIDA 32804  
T 407.975.1273  
F 407.975.1278  
www.smeinc.com  
Certification of  
Authorization LB#8165

PROJECT:  
North Pinellas Hospital  
Tarpon Springs, Florida

TITLE:  
RIGHT OF WAY  
TRANSFER PARCEL  
PROJ # 557119010 SHEET 2 OF 2  
DATE: 8/8/2019

**RESOLUTION NO. 2019-21**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, ACCEPTING SURPLUS PROPERTY FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION LOCATED ADJACENT TO 1395 SOUTH PINELLAS AVENUE AND AS DESCRIBED IN THE ATTACHMENT; PROVIDING FOR INCLUSION OF THE SURPLUS PROPERTY IN THE CAMPUS OF HELEN ELLIS HOSPITAL AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Commissioners accepts the surplus property from the State of Florida Department of Transportation described in the attached deed; and

**WHEREAS**, the Board of Commissioners authorizes the inclusion of the surplus property into the campus of Helen Ellis Hospital; and

**WHEREAS**, the Board of Commissioners has determined that the surplus property may be utilized by Advent Health as part of the planned site renovations on the Helen Ellis Hospital campus; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

**Section 1.** That the City of Tarpon Springs accepts the surplus property described in Exhibit A of the attached deed

**Section 2.** That the City Manager, of the City of Tarpon Springs, Florida, or his designee, is hereby authorized and empowered to do all things necessary and proper to carry out and make effective the inclusion of the surplus property in the campus of Helen Ellis Hospital and record in the records of Pinellas County the deed for the property described above.

**Section 3.** That this Resolution shall take effect immediately upon adoption.