

RESOLUTION NO. 2023-_____

RESOLUTION APPROVING THE EXCHANGE OF PROPERTY BETWEEN POLK COUNTY AND TAMPA ELECTRIC COMPANY

WHEREAS, pursuant to Florida Statutes §125.37, the Board of County Commissioners (BOCC) is authorized to exchange County property, not needed for County purposes, for other property when it is in the best interest of the County to do so; and

WHEREAS, Tampa Electric Company, a Florida corporation (“TECO”) is the fee owner of a parcel of land, identified as Parcel ID Number 262916-689000-014801 which parcel is more fully described in Exhibit “A” attached hereto and made a part thereof (“TECO Parcel”). The TECO Parcel is located along Eagle Lake Loop Road in the Winter Haven area immediately adjacent to property owned by the County; and

WHEREAS, the County is the fee owner of a parcel of land, identified as Parcel ID Number 233201-000000-032020 which parcel is more fully described in Exhibit “B” attached hereto and made a part hereof (“County Parcel”). The County Parcel is located along Fort Green Road in the Bradley area and is no longer needed by the County. The County Parcel is located immediately adjacent to, and surrounded by, property associated with the TECO Polk Power Station; and

WHEREAS, to acquire the TECO Parcel it is proposed that the County Parcel, which is not needed for County purposes, be exchanged for the TECO Parcel owned by TECO; and

WHEREAS, it is in the best interest of Polk County to exchange property not needed for County purposes for the property owned by TECO; and

WHEREAS a notice of the intent of the BOCC to consider adoption of a resolution approving the exchange of property was duly published in the Lakeland Ledger, as required by Florida Statute §125.37 on November 22, 2023 and on November 29, 2023.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 5TH DAY OF DECEMBER, 2023:

1. The exchange of property between Polk County and Tampa Electric Company, is approved.
2. Tampa Electric Company shall convey to Polk County, a Political Subdivision of the State of Florida the TECO Parcel.
3. In exchange for the conveyance of the TECO Parcel, the Chairman of the BOCC is authorized, on behalf of the Board, to execute a County Deed transferring the County Parcel to TECO.

4. The Real Estate Services Administrator is authorized to accept, for purposes of recording, instruments from TECO to Polk County in conjunction with the conveyance.
5. This resolution shall be effective upon adoption.

DATED this 5th day of December, 2023.

ATTEST:
STACY M. BUTTERFIELD, CLERK

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____, Chair

Exhibit "A"
(TECO Parcel)

The West 128.5 feet of the North 215 feet of Lot 148 and the East 71.5-feet of the North 215-feet of Lot 149, WAHNETA FARMS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, at Pages 82A and 82B, Public Records of Polk County, Florida LESS AND EXCEPT right-of-way for Eagle Lake Loop Road including right-of-way as described in that certain Warranty Deed recorded in O.R. Book 10167, at Pages 1320 through 1323, Public Records of Polk County, Florida.

The above being a portion of the property described in that certain Warranty Deed recorded in O.R. Book 597, at Pages 751 and 752, Public Records of Polk County, Florida.

Exhibit "B"
(County Parcel)

A parcel of land being a portion of a parcel described in O.R. Book 4167, at Page 830, Public Records of Polk County, Florida and lying in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 32 South, Range 23 East, Polk County, Florida, being described as follows:

That part of said Southeast 1/4 of the Northwest 1/4 lying west of Fort Green Road right-of-way and LESS and EXCEPT the West 330 feet thereof.

AND

The North 145.01-feet of said Northeast 1/4 of the Southwest 1/4 lying west of Fort Green Road right-of-way and LESS and EXCEPT the West 330-feet thereof.

All of the above being the same property described in that certain Warranty Deed recorded in O.R. Book 8817, at Pages 339 through 341, Public Records of Polk County, Florida.