



Agenda Item Summary

File #: 24-00136

Agenda Date: 2/13/2024

Agenda Item Name:

Conveyance of Escheated Property

Presenter:

Claudia Tuck (352) 213-0058

Description:

Conveyance of heirs' property

Recommended Action:

Approve and authorize the conveyance of the property located at 2501 NE 70th Terrace, Gainesville, Florida (parcel #17744-007-000) to Charles M. Lewis, Jr., contingent on payment of given tax liability; and authorize the Chair to sign the sale agreement and documentation necessary for the closing and conveyance, including but not limited to any amendments to extend the proposed closing date.

Prior Board Motions:

NA

Fiscal Note:

Revenue from sale will be received into Fund 206 – Affordable Housing Trust Fund

Strategic Guide:

Housing

Background:

On October 23, 2023, the Board of County Commissioners (BoCC) approved the Policy on Conveyance of County Properties and Surplus Lands, which details the process for Alachua County to divest itself of County owned real property that is not needed for County purposes. Within the Policy, is a process, citing F.S. 197.592, regarding Property that has been escheated to the County and a request is made by an immediate prior owner of heirs property to obtain the property.

An Escheatment Tax Deed was issued on October 15, 2019, conveying the real property located at 2501 NE 70th Terrace, Gainesville, Florida 32669 (parcel # 17744-007-000) to the County (“property”). The Board of County Commissioners, pursuant to its Policy and Section 125.379, Florida Statutes found the property appropriate for use as affordable housing. During the process, the home on property was found to be occupied by Mr. Charles Lewis who was unaware that the property had been escheated to the County. Mr. Lewis is the Immediate Prior Owner and the property had been in his family for many years prior. Mr. Lewis has provided the County with a written request to obtain the

property (request attached) and has offered to pay the amount equal to all taxes due plus interest and costs. In order to allow Mr. Lewis to remain in the property while this process was pending, Mr. Lewis executed a short-term lease agreement and he has been making monthly rent payments to the County.

According to the Alachua County Tax Collector's Office, there is a tax liability of \$14,706.86. If this agenda item is approved by the Board, the sale agreement will be executed and the property will be conveyed to Mr. Lewis via a County Deed per the Policy upon payment of Mr. Lewis an amount equal to the tax liability including costs, minus any rent monies he already paid to the County up to the date of the closing. If approved and the property conveyed, this property will be removed from the list of Eligible Properties found appropriate for affordable housing.