



Agenda Item Summary

File #: 26-00072

Agenda Date: 1/27/2026

Agenda Item Name:

Alachua County Agreement to Convey Property to Maxwell Danford Under approved Policy for Conveyance of County Properties and Surplus Lands

Presenter:

Claudia Tuck, Community Support Services Director, (352) 231-0058
Ralston Reodica, Housing and Strategic Program Manager, (352) 262-3243
Satori Days, Community Stabilization Property Manager, (352) 264-6745

Description:

Request to Convey a formerly owned property to Maxwell Danford and Jaina Azevedo under the Policy for Conveyance of County Properties and Surplus Lands

Recommended Action:

Approve and authorize Chair to convey property located at 9009 SW 135th Place, Archer, FL 32618, parcel #07399-100-016 to Maxwell Danford and Jaina Azevedo, contingent on payment of given tax liability, terminate the lease agreement between the County and Maxwell Danford which will be effective on the date of closing, and authorize the Chair to sign the sale agreement and documentation necessary for the closing and conveyance, including but not limited to, and any amendments to extend the proposed closing date of February 6, 2026.

According to the Alachua County Tax Collector's Office, there is a tax liability of \$30,595.34. If this agenda item is approved by the Board, the sale agreement will be executed and the property will be conveyed to Danford and Azevedo upon payment of an amount equal to the tax liability including costs, minus any rent monies he already paid to the County up to the date of closing. The lease agreement which commenced on April 1, 2025, between Danford and the County shall terminate on the date of closing in accordance with Section 35.a. of the purchase and sale contract. If approved and the property conveyed, this property will be removed from the list of Eligible Properties found appropriate for affordable housing.

Prior Board Motions:

N/A

Fiscal Note:

Any 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 28, 2019, conveying the real property located at 9009 SW 135th Place, Archer, FL 32618, parcel #07399-100-016 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 of posting vacate notices on the property, staff was alerted that the home on property was found to be occupied by Maxwell Danford and Jaina Azevedo who were unable to keep up with the payments of their property taxes. The former owners of the home Danford and Azevedo completed a conveyance application requesting the return of the property. In order to allow Danford and Azevedo to remain on the property while this process was pending, Danford and Azevedo executed a short-term lease agreement and has been making monthly rent payments to the County.