



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: May 10, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Nicole Steen, Program Coordinator *NS/MTC.*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval of bid amount and approval and execution of County Deed by Orange County and SWA Investments Group, LLC and authorization to perform all actions necessary and incidental to closing.

PROJECT: Public Sale of Surplus Property
576 N. Semoran Blvd., Orlando, Florida 32807

District 3

PURPOSE: To dispose of property surplus to the needs of the County.

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ITEMS: County Deed
Revenue: \$600,000
Size: 2.13 acres

REVENUE: Account No: 1023-021-0333-6410

APPROVALS: Real Estate Management Division
County Attorney's Office
Administrative Services Department

REMARKS: On September 27, 2022, the Board declared this property surplus and authorized a public sale, Resolution 2022-M-53 (Resolution). In accordance with F.S. 125.35(1)(c), notices of the intended action to sell the property were published once a week, for two weeks, in the Orlando Sentinel. The Real Estate Management Division (REM) received two bids; however, neither bid was equal to or greater than the parcel's appraised value of \$1,037,152. Therefore, per the Resolution, REM is presenting the highest and best bid received for the Board's approval. Due to the current condition of the building, REM recommends approval of the bid amount.

Grantee shall pay the purchase price, recording fees, and documentary stamp tax.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 23 2023

Project: Public Sale of Surplus Property
576 N Semoran Blvd.

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and SWA INVESTMENTS GROUP, LLC with address at 6735 Conroy Road, Suite 310 Orlando, FL 32835, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$600,000 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

Property Appraiser's Parcel Identification Number: 28-22-30-0000-00-011

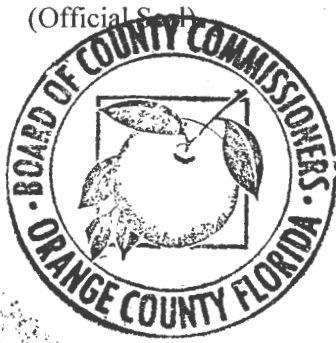
The North 151 feet of the following described parcel; the South 307 feet of the North 1107 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, of Section 28, Township 22 South, Range 30 East, Orange County, Florida, less the East 50 feet for highway, being more particularly described as follows:

Commence at the Northeast corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 30 East, Orange County, Florida; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said East 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 800.00 feet; thence South 89 degrees 48 minutes 16 seconds West a distance of 50.00 feet to the Point of Beginning. Said point of beginning being on the West right of way line of Semoran Boulevard; thence continue South 89 degrees 48 minutes 15 seconds West a distance of 610 feet; North 89 degrees 48 minutes 15 seconds East a distance of 610 feet to the said West right of way line of Semoran Boulevard; thence North 00 degrees 00 minutes 00 seconds East, along said West right of way line, a distance of 151 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

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576 N Semoran Blvd

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

DATE: 23 May 2023

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann Klimetz*
Deputy Clerk
Jennifer Ann Klimetz
Printed Name

This instrument prepared by:

N. Steen, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P. O. Box 1393
Orlando, Florida 32802-1393