



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 8**

**DATE:** June 23, 2023

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

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

**FROM:** Juanita Thomas, Senior Title Examiner *JT/MTC*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** Approval and execution of Resolution of the Orange County Board of County Commissioners Regarding Declaring County Property Surplus and Authorizing Private Sale in Accordance with Section 125.35(2), Florida Statutes, and authorization for the Real Estate Management Division to do all things necessary and proper to arrange the conveyance of such County property.

**PROJECT:** South Lake Crossings - Conserv II Easements  
  
Lake County

**PURPOSE:** To provide authorization to sell County property surplus to the needs of Orange County by private sale to adjacent property owner.

**ITEM:** Resolution

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:**

The County acquired a Permanent Utility Easement (Parcel 849) and a Permanent Drainage Easement (Parcel 850) (collectively, the "Parcel"), interest in a certain parcel of land in Lake County (Parcel Id No. 22-23-26-0004-000-00600) by virtue of an Order of Taking, recorded July 8, 1985 at Book 845, Page 567, Official Records of Lake County, Florida; and the Stipulated Final Judgment, recorded August 29, 1985 at Book 850, Page 506, Official Records of Lake County, Florida. The Controlling Agency for the Parcel, the Utilities Department, has deemed the Easement as surplus to their needs.

It has been determined that the Parcel is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the Parcel, and due to the size, shape, location, and value of the Parcel, the Parcel is of use only to one or more adjacent property owners. Therefore, the Parcel may be offered for sale to owners of adjacent property pursuant to private sale, consistent with the provisions of Section 125.35(2), Florida Statutes.

This Resolution declares the Parcel as surplus to the needs of the County and authorizes and directs the Real Estate Management Division ("Division") to offer the Parcel for sale to owners of adjacent property pursuant to private sale, consistent with the provisions of Section 125.35(2), Florida Statutes.

In the event an owner of adjacent property notifies the Division of their desire to purchase the Parcel, the Division will gather and present the highest offer or the highest responsive bid to the Board for consideration, along with a County Deed necessary for the conveyance of the Parcel.