



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** May 10, 2021

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

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

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

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

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

**ACTION REQUESTED:** Approval and execution of Resolution declaring surplus County property and authorizing private sale and delegation of authority to the Real Estate Management Division to do all things necessary and proper to arrange the conveyance of such County property

**PROJECT:** Private Sale of Surplus Property  
Boggy Creek – Simpson Road  
  
District 4

**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  
Administrative Services Department  
Public Works Department  
County Attorney's Office

**REMARKS:**

The County acquired a permanent drainage easement interest in a certain parcel of land by virtue of a certain Second Amended Final Judgment recorded on August 1, 1997, in Official Records Book 5301, Page 4554, of the Public Records of Orange County, Florida. The Controlling Agency for the Parcel, the Public Works Department, has deemed the Parcel 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. The sale of the Parcel will return the Parcel to the tax roll, eliminate liability, and generate revenue.

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.