



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Legislation Text

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**File #:** 25-782, **Version:** 1

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### Interoffice Memorandum

**DATE:** May 9, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Mindy T. Cummings, Manager

**FROM:** Bruce W. Hardaway, Program Coordinator

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

**PHONE:** 407-836-7090

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval of bid amount, approval and execution of County Deed by Orange County and Carter-Kaley Street, LLC, authorization for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing, and authorization to record instrument for S011 - 438 W. Kaley Street. District 6. **(Real Estate Management Division)**

**PROJECT:** S011 - 438 W. Kaley Street

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

**ITEM:**

County Deed  
Revenue: \$3,000,000  
Size: 1.735 acres

**BUDGET:** N/A

**REVENUE:** 4430-035-0900-6420

**FUNDS:** N/A

**APPROVALS:** Real Estate Management Division

**REMARKS:** On September 24, 2024, the Board declared the property at 438 W. Kaley Street (Property) surplus and authorized a public sale, Resolution No. 2024-M-37 (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 four weeks, in the Orlando Sentinel. In addition, the Real Estate Management Division (REM) sent notifications of the sale directly to the owners adjacent to the Property. No bids were received after the first rounds of publication and notices were sent. Thereafter, REM readvertised the Property published once a week, for three weeks, in the Orlando Sentinel. In addition, the REM sent notifications of the sale directly to the owners adjacent to the Property.

REM received two bids from the same bidder. However, neither bid was equal to or greater than the stated minimum bid in the Resolution: \$4,050,000. Per the Resolution, REM is presenting the highest and best bid received in the amount of \$3,000,000 for the Board's approval. Due to the current condition of the building, REM recommends approval of the bid amount.

If the Board accepts the bid, then Grantee shall pay the purchase price, recording fees and documentary stamp tax.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAY 20 2025

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

Katherine E. Ortiz, 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

**Property Appraiser's Parcel Identification Number(s):**  
02-23-29-1092-00-051

**Project:** S011 – 438 W. Kaley Street

**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 **Carter-Kaley Street, LLC**, a Florida limited liability company, whose address is 3333 S. Orange Ave., Suite 200, Orlando, Florida 32806, **GRANTEE**.

**WITNESSETH:** That the **GRANTOR**, for and in consideration of the sum of \$10.00 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:

**SEE ATTACHED EXHIBIT A**

**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.

Project: S011 – 438 W. Kaley Street

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.



“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Bryan W. Brooks  
for Jerry L. Demings  
Orange County Mayor

Date: 20 May 2025

**ATTEST:**

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

By: [Signature]  
Deputy Clerk

DAVID ROONEY  
Printed Name

**EXHIBIT A**  
**LEGAL DESCRIPTION**

That part of Lot 5, John W. Burke's Subdivision, as recorded in Miscellaneous Book 4, Page 135, Public Records of Orange County, Florida, being described as follows:

From the Northeast corner of Lot 14, Block B, Lake Holden Industrial Park, as recorded in Plat Book Y, Page 15, Public Records of Orange County, Florida, said Northeast corner being marked by a cross-cut in a concrete curb and gutter, run North  $89^{\circ}25'23''$  East 79.99 feet, along the Easterly prolongation of the North boundary of said Lot 14, to a point on the East right-of-way line of Division Street, said East right-of-way line being described and recorded in Official Records Book 1360, Page 77, Public Records of Orange County, Florida; run thence North  $00^{\circ}04'24''$  West 453.21 feet, along said East right-of-way line, to an iron bar with cap, stamped "#1585 and #1819", for the Point of Beginning, said Point of Beginning being a point on a line parallel with and 10.00 feet South of, when measured at right angles to, the South face of the South wall line of an existing concrete block commercial building; thence run North  $89^{\circ}039'01''$  East 327.50 feet, along said parallel line, to the beginning of a non-tangent curve concave Southerly and having a radius of 418.65 feet; thence from a tangent bearing to the North  $88^{\circ}53'34''$  East, run Easterly 71.76 feet, along the arc of said curve through a central angle of  $09^{\circ}49'15''$ , to a point on a line parallel with and 0.33 feet West of, when measured at right angles, to the West face of the West wall of an existing concrete block storage bend; thence run North  $00^{\circ}33'14''$  West 199.93 feet, along said parallel line, to a point on the Southerly right-of-way line of Kaley Avenue, as described and recorded in Official Record Book 1382, Page 552, Public Records of Orange County, Florida, said Southerly right-of-way line being a non-tangent curve concave Northerly and having a radius of 9,583.30 feet; thence from a tangent bearing of North  $88^{\circ}27'33''$  West, run Westerly 34.67 feet, along the arc of said curve and said Southerly right-of-way line through a central angle of  $00^{\circ}12'26''$ , to the end of said curve; thence run North  $88^{\circ}015'06''$  West 10.48 feet, along said Southerly right-of-way line, to the beginning of a tangent curve concave Southerly and having a radius of 9,515.30 feet; thence run Westerly 319.25 feet, along the arc of said curve and said Southerly right-of-way line through a central angle of  $01^{\circ}55'21''$ ; thence run South  $44^{\circ}50'44''$  West 46.74 feet, along said Southerly right-of-way line to a point on the aforesaid East right-of-way line of Division Street; thence run South  $00^{\circ}04'24''$  East 169.73 feet to the Point of Beginning.