



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** June 17, 2020

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Jeffrey Sponenburg, Title Program Manager  
Real Estate Management Division *JS by PS*

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of purchase of lands available for taxes and Tax Deed Issuance Information Sheet and authorization to disburse funds to pay total fees and costs and to perform all actions necessary and incidental to purchase lands available for taxes

**PROJECT:** 2305 S. Westmoreland Drive  
  
District 6

**PURPOSE:** To acquire lands for affordable housing.

**ITEM:** Tax Deed Issuance Information Sheet

**BUDGET:** Account No.: 7701-068-7856-4490

**FUNDS:** \$25,761.41 Orange County Comptroller  
(total fees and costs)

Real Estate Management Division

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**APPROVALS:** Real Estate Management Division  
Orange County Comptroller  
Orange County Tax Collector  
Housing and Community Development Division  
Risk Management Division

**REMARKS:** The Housing and Community Development Division (Division) has requested to purchase one parcel that is on the Orange County Comptroller's list of Lands Available for Taxes and which County has the first right to purchase pursuant to Subsection 197.502(7), Florida Statutes.

The Division intends to use the subject parcel for affordable housing.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: June 17, 2020

Total Amount: \$25,761.41

Project: 2305 S. Westmoreland Drive

Charge to Account # 7701-068-7856-4490

Parcels:

*[Handwritten Signature]* 6/19/2020

Controlling Agency Approval Signature

Date

Mitchell Glasser

6/19/2020

Printed Name:

*[Handwritten Signature]*

Digitally signed by Liza Lergier  
DN: cn=Liza Lergier, o=Orange County Government,  
ou=PEDS, email=liza.lergier-font@ocnet.oc.us  
Date: 2020.06.19 22:28:39 -0400

6/19/2020

Fiscal Approval Signature

Date

Liza Lergier-Font

Printed Name

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation  Post-Condemnation

N/A District # 6

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

**\$25,761.41 Orange County Comptroller  
(total fees and costs)**

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Request for tax deeds form
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: **Orange County Comptroller (\$25,761.41)**

\*\*\*\*\*  
**IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)**  
\*\*\*\*\*

Recommended by *[Signature]*  
Jeffrey Sponenburg, Title Program Manager, REM

6/17/2020  
Date

Payment Approved *[Signature]*  
Paul Sladek, Manager, Real Estate Management Division

6/17/2020  
Date

or  
Payment Approved William Blackham, Asst. Mgr. Real Estate Management Div.

Date  
**JUL 07 2020**

Certified *[Signature]*  
Approved by BCC for Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Payment Date: As soon as check is available.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**JUL 07 2020**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUL 07 2020

**THE FOLLOWING INFORMATION NEEDS TO BE COMPLETED IN FULL**

**PLEASE PRINT CLEARLY**

**Tax Deed Application Number:** 2012-14206

**Sale Date:** 02/20/2020

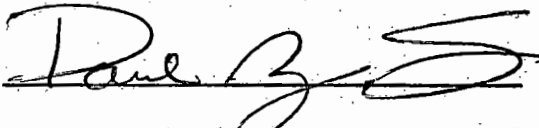
I hereby request the tax deed to be issued reflecting the following information:

**Names to appear on Tax Deeds:** Orange County, Florida

**Address:** c/o Real Estate Management Division  
P.O. Box 1393

**City:** Orlando **State:** Florida **Zip:** 32802

**Phone number** (407)836-7070

**Signature** 

**Printed Name** Paul Sladek, Manager, Orange County Real Estate Management Division

**Date** 6/18/2020

TDA #	Sale Date	Applicant	Parcel #	Date Received	Recording Fees	Purchase Price JUNE 2020	Purchase Price JULY 2020	Purchase Price AUGUST 2020
2012-14206	Feb 20 2020	CHARLES BROOKS HOLDINGS COMPANY 401K	03-23-29-0180-32-111	Aug 08 2019	\$45.50	\$25,442.62	\$25,761.41	\$26,080.20
					<b>TOTAL</b>	<b>\$25,442.62</b>	<b>\$25,761.41</b>	<b>\$26,080.20</b>



## Interoffice Memorandum

April 14, 2020

To: Paul Sladek, Manager, Real Estate Management Division

From: Desmond J. Henderson, Review Appraiser, Real Estate Management Division *D.J.H.*

Subject: Cost Estimate – 2305 S. Westmoreland Drive  
Tax ID# (03-23-29-0180-32-111)

### Cost Estimate

This cost study is a market analysis of the subject property, based on your instructions, and is not an estimate of market value. The cost estimate is predicated on preliminary plans, tax assessor's maps and a cursory investigation of the real estate market to arrive at a market analysis of the site. Research was conducted to identify market data similar properties that have sold within the recent past and/or other market indicators. The data was obtained from public records, internal files, and OCPA. This cost estimate should not be construed to be an appraisal. This estimate is prepared solely for the internal use of Orange County and does not nor is it intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation. This estimate is not intended to meet the requirements of the "Standards for the Development of Certified Appraisal Reports" or the "Standards of Communication of Certified Appraisals" as contained in Florida Statutes, Section 475 Part 2. The author of this estimate is performing duties in the capacity of a county employee within the scope of employment for the sole use of the County. Cost estimates may be subject to other variable cost factors and further adjustment based upon superior data.

### Subject Property

The subject property is a vacant residential lot that consist of a total of 6,798 square feet. It is located in the southeastern corner of S. Westmoreland Drive and 23<sup>rd</sup> Street. The subject is zoned R-2 and has a future land use of Low-Medium Residential Development. The highest and best use is determined to be for residential development.

Vacant lot sales that are similar to the subject and have sold recently have been analyzed for this cost estimate. Based on my research, I determined a sales range of \$22,000 per lot - \$35,000 per lot. I have concluded to an estimate of \$30,000 per lot. This brings the total estimated amount for the subject to \$30,000.

This cost estimate involves a market analysis of the subject property. The estimated cost of the subject property is based on the research of recent sales that are comparable to the subject and located within the subject area or similar competing areas in Orange County.