

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

**DECLARING COUNTY PROPERTY AS SURPLUS AND
AUTHORIZING THE REAL ESTATE MANAGEMENT DIVISION
TO SELL THE PROPERTY AT PUBLIC SALE BY SEALED BID
IN ACCORDANCE WITH
SECTION 125.35, FLORIDA STATUTES**

Resolution No. 2024-_____

WHEREAS, Orange County, a charter county and political subdivision of the State of Florida, pursuant to its home rule power and section 125.35, Florida Statutes, has the authority to determine that certain real property is not needed for County purposes and to convey said property to third parties; and

WHEREAS, the Orange County Board of County Commissioners ("**Board**") finds that the parcel of County-owned real property described in **Exhibit A**, attached hereto and incorporated herein by this reference ("**Parcel**"), is no longer needed for County purposes; and

WHEREAS, the Parcel was originally acquired with Orange County Tourist Development Tax ("**TDT**") revenues and such funds must be repaid to the appropriate TDT account; and

WHEREAS, the Board further determines that the Parcel should be offered for sale to the public by the Orange County Real Estate Management Division ("**Real Estate Management Division**") in accordance with the terms set forth herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The Orange County Board of County Commissioners hereby declares the Parcel as surplus real property and authorizes and directs the Real Estate Management Division to offer the Parcel for sale consistent with the provisions of section 125.35(1)(c), Florida Statutes, and to gather the highest and best bid for said Parcel. The highest and best bid for said Parcel shall be accepted, provided that such

bid is equal to or greater than the Parcel's appraised value of \$4,050,000, and that such bid otherwise meets the terms and conditions set forth in the advertised notice of sale, including any bond or deposit that the Real Estate Management Division deems proper.

Section 2. If the Parcel does not receive acceptable bids as described in Section 1, herein, the Real Estate Management Division shall present to the Board for consideration the highest and best bid received. If the Board does not approve such bid, the Real Estate Management Division shall offer the Parcel for public sale again at a later date on the terms provided in Section 1, herein.

Section 3. The Real Estate Management Division is authorized and directed to do all things necessary and proper to arrange the conveyance of the Parcel to the successful bidder described in Section 1, herein, and approved by the Board pursuant to Section 2, herein. If the Real Estate Management Division determines that the bid meets the requirements of the advertised notice of sale and this Resolution, it shall notify the County Mayor and submit all necessary documents to the Mayor for final execution of the conveyance to the successful bidder. Such conveyance shall be made in conformity with all applicable statutory requirements, with the terms of this Resolution, with the terms of the advertised notice of sale, and with the terms of the accepted bid. No bid shall be deemed accepted by the Board until the County Mayor has executed documents necessary for the conveyance pursuant to this Resolution.

Upon conveyance, all proceeds of the sale shall be deposited into the Tourist Development Tax account from which the funds to purchase the Parcel were withdrawn.

Section 4. This Resolution shall become effective upon its adoption by the Board.

ADOPTED this ____ day of _____, 2024.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

BY: _____
Deputy Clerk

EXHIBIT "A"

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 $89^{\circ}03'01''$ 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.

Parcel Identification Number: 02-23-29-1092-00-051