



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: May 11, 2022

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

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

FROM: Nicole Steen, Program Coordinator
Real Estate Management Division *NS/MTC.*

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

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

ACTION REQUESTED: Approval and execution of Resolution declaring County property surplus and authorization of private sale and authorization for 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
309 & 321 E 15th Street Apopka, Florida 32703

District 2

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

ITEMS: Resolution (309 E. 15th St., Apopka, Florida 32703)
Size: 6,142 square feet

Resolution (321 E. 15th St., Apopka, Florida 32703)
Size: 6,142 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Administrative Services Department
Housing and Community Development Division

REMARKS: The County acquired the property at 309 E. 15th St., Apopka, Florida 32703 (Parcel ID: 15-21-28-0000-00-156) by Tax Deed in 2018 and the property at 321 E. 15th St., Apopka, Florida 32703 (Parcel ID: 15-21-28-0000-00-140) by Tax Deed in 2019. The parcels' controlling agency, Administrative Services, has deemed the parcels as surplus to their needs, and the parcels have been routed to the Housing and Community Development Division, who have determined the parcels are not needed for public purposes.

It has been determined that the parcels are of insufficient size and shape to issue building permits for any type of development on the property. The value of each of the parcels is less than \$15,000 as determined by the Orange County Property Appraiser, and due to the size, shape, location, and value of the parcel, the parcels are of use only to one or more adjacent property owners. Therefore, the parcels may be offered for sale to the owners of the adjacent property, pursuant to private sale, consistent with the provisions of Section 125.35(2), Florida Statutes.

The Resolutions declare these parcels as surplus to the needs of the County, and authorizes and directs the Real Estate Management Division (Division) to offer the parcels for sale to owners of the adjacent properties 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(s), 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.