



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** November 13, 2020

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

**FROM:** Alex Feinman, Assistant Manager *AF*  
Real Estate Management Division

**CONTACT PERSON:** Alex Feinman, Assistant Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7082

**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  
653 Harold Avenue, Winter Park, Florida 32789  
  
District 5

**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 the Parcel by Tax Deed in 1989. The Parcel's Controlling Agency, the Public Works Department, has deemed the Parcel as surplus to their needs, and the Parcel has been routed to the Utilities Department, and to the City of Winter Park, who have determined the Parcel is not needed for public purposes.

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, the value of the Parcel 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 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.