



## Interoffice Memorandum

### REAL ESTATE MANAGEMENT ITEM 1

**DATE:** September 9, 2022

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

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

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

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

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

**ACTION REQUESTED:** Approval and execution of Resolution of the Orange County Board of County Commissioners regarding Declaring County Property Surplus and Authorization to Sell the Property at Public Sale by Sealed Bid in Accordance with Section 125.35, Florida Statutes, and authorization for the Real Estate Management Division to do all things necessary and proper to arrange the conveyance of such County property.

**PROJECT:** Surplus Sale  
576 N Semoran Blvd., Orlando, Florida 32807  
  
District 3

**PURPOSE:** To provide authorization to sell County property to surplus, to the needs of Orange County, by public sale.

**ITEMS:** Resolution  
(Parcel ID: 28-22-30-0000-00-011)  
Size: 2.13 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Administrative Services Department

**REMARKS:** The County acquired the property at 576 N Semoran Blvd., Orlando, Florida 32807 (Parcel ID: 28-22-30-0000-00-011) ("Property") on January 25, 2017, with the intent that the property be developed into a community center. A current evaluation of the Property has shown that it is not suitable for the intended use, and it has been determined that the Property is not needed for public purposes.

This Resolution declares the Property as surplus to the needs of the County and authorizes and directs the Real Estate Management Division to offer the Property for sale, pursuant to public sale consistent with the provisions of Section 125.35, Florida Statutes. The sale of the Property will return the Property to the tax roll, eliminate liability, and generate revenue.

SEP 27 2022

# RESOLUTION

*of the*  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**  
*regarding*  
**DECLARING COUNTY PROPERTY SURPLUS AND  
AUTHORIZATION TO SELL THE PROPERTY AT PUBLIC  
SALE BY SEALED BID IN ACCORDANCE WITH SECTION  
125.35, FLORIDA STATUTES**

**Resolution No. 2022-M-53**

**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 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") on 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 \$1,037,152, 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.

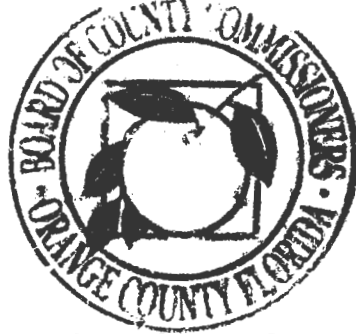
**Section 2.** If the Parcel does not receive acceptable bids as described in Section 1, herein, the Real Estate Management Division shall present to the Board for consideration the highest and best bid received. If the Board does not approve such bid, the Real Estate Management Division shall offer 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.

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

[SIGNATURE PAGE FOLLOWS]

ADOPTED this \_\_\_\_\_ day of SEP 27 2022, 2022.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Brynn Brooks*  
for Jerry L. Demings  
Orange County Mayor

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

BY: *Latela Louis*  
for Deputy Clerk

## EXHIBIT "A"

The North 151 feet of the following described parcel; the South 307 feet of the North 1107 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, of Section 28, Township 22 South, Range 30 East, Orange County, Florida, less the East 50 feet for highway, being more particularly described as follows:

Commence at the Northeast corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 30 East, Orange County, Florida; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said East 1/2 of the Northeast 1/4 of the Northeast 1/4, a distance of 800.00 feet; thence South 89 degrees 48 minutes 16 seconds West a distance of 50.00 feet to the point of beginning. Said point of beginning being on the West right of way line of Semoran Boulevard; thence continue South 89 degrees 48 minutes 15 seconds West a distance of 610 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 151 feet; thence North 89 degrees 48 minutes 15 seconds East a distance of 610 feet to the said West right of way line of Semoran Boulevard; thence North 00 degrees 00 minutes 00 seconds East, along said West right of way line, a distance of 151 feet to the point of beginning.

Parcel Identification Number: 28-22-30-0000-00-011