

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 09 2014 KH/CAS

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
DECLARING COUNTY PROPERTY SURPLUS
and
AUTHORIZING PRIVATE SALE

Resolution No. 2014-11-52

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

WHEREAS, Section 125.35(2), Florida Statutes, provides that when the Board of County Commissioners ("Board") finds that a County-owned parcel of real property is of insufficient size or shape to be issued a building permit for any type of development, or when the Board determines that the value of a County-owned parcel of real property is Fifteen Thousand Dollars (\$15,000) or less as determined by a Board-approved fee appraiser or the County property appraiser, and when it is determined that due to the parcel's size, shape, location, and value it is only of use to one or more of the adjacent property owners, the Board may then effect a private sale of the parcel;

WHEREAS, the Board finds that the parcel of County property ("Parcel") described in **Exhibit "A"** attached hereto and incorporated herein by reference is no longer needed for County purposes and comports with the size, shape, and value requirements of Section 125.35(2), Florida Statutes;

WHEREAS, the Orange County Real Estate Management Division previously mailed notices via certified mail to the owners of property adjacent to the Parcel of the Board's intention to consider declaring the Property as surplus and to then consider selling and conveying the Parcel at a private sale without publishing notice, pursuant to Section 125.35(2), Florida Statutes;

WHEREAS, each such notice notified the recipients that if the recipients wished to purchase the adjacent Parcel, he/she/it had to notify the County within ten (10) working days after receiving such mailed notice of the recipient's desire to purchase the adjacent Parcel;

WHEREAS, only one of the owners of property adjacent to the Parcel timely notified the County of its desire to purchase such Parcel;

WHEREAS, such owner of adjacent property communicated its desire to purchase the Parcel by submitting a sealed bid in the amount of \$10,000.00; and

WHEREAS, the Board further determines that the Parcel should be offered for private sale or sale to the adjacent property owner who made that bid.

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

Section 1. The Parcel is surplus to the County's needs, as described in Section 125.35(2), Florida Statutes, and the Parcel shall be sold pursuant to Section 125.35(2), Florida Statutes, to the adjacent owner who made the highest bid for the Parcel. Accordingly, the Manager of the Real Estate Management Division is authorized to do all things necessary and proper to effectuate such sale(s), and the County Mayor is authorized to execute a County deed conveying such Parcel.

Section 2. This Resolution shall take effect immediately upon its adoption.

ADOPTED this _____ day of SEP 09 2014, 2014.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Teresa Jacobs
Teresa Jacobs
County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk to the Board of County Commissioners

By: Martha O. Haynie
Deputy Clerk

