

RESOLUTION
of the
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

PROVIDING FOR THE SALE OF COUNTY SURPLUS PROPERTY BY PRIVATE SALE TO ONE OR MORE ADJACENT PROPERTY OWNERS, USING THE APPRAISAL VALUE OF \$22,000.00 AS A MINIMUM SALE PRICE OR BID; PROVIDING FOR THE RELEASE OF MINERAL RIGHTS ON THE SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.35, Florida Statutes (2022), authorizes the sale of real property interests by counties in accordance with certain procedures; and

WHEREAS, Seminole County owns the real property known as:

See Exhibit "1" (the "Property")

Property Appraiser's Parcel Identification No.: 25-19-30-5AG-0713-0020; and

WHEREAS, Seminole County originally acquired the Property through an escheatment tax deed resulting from unpaid real estate taxes on the Property, but Seminole County does not need the Property; and

WHEREAS, Seminole County can potentially obtain a higher bid for the Property if it releases the mineral rights on the Property pursuant to Section 270.11, Florida Statutes (2022); and

WHEREAS, the Property is only 0.10 acre and is of insufficient size and shape to be issued a building permit for any type of development; and

WHEREAS, due to the size, shape, location, and value of the Property, the Property is of use only to one or more adjacent property owners; and

WHEREAS, the requirements of Section 125.35(1) & (2), Florida Statutes (2022), have been met,

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

1. The foregoing recitals are true and correct and constitute the legislative findings of the Board of County Commissioners of Seminole County, Florida, in support of this Resolution.

2. The Board of County Commissioners of Seminole County, Florida, finds that it is in the best interest of Seminole County to authorize a private sale of the Property to one or more adjacent property owners as authorized by Section 125.35(2), Florida Statutes (2022).

3. County Staff is authorized to send notice of the proposed sale of the Property to the adjacent property owners by certified mail as prescribed by Section 125.35(2), Florida Statutes (2022), using the Property Appraiser's appraised value of \$22,000.00 as a minimum sale price.

4. County Staff is authorized to complete a sale and conveyance of the Property at private sale without receiving bids or publishing notice as provided in Section 125.35(2), Florida Statutes (2022).

5. As provided in Section 125.35(2), Florida Statutes (2022), if within 10 working days after receiving such mailed notice, two or more owners of adjacent property notify the County their desire to purchase the Property, County Staff is authorized to accept sealed bids for the Property from such adjacent property owners and determine whether to convey the Property to the highest bidder or to reject all offers because they are all too low.

6. The Board of County Commissioners of Seminole County, Florida, further finds that a release of mineral rights on the Property would potentially bring a higher bid for the property.

7. The Board of County Commissioners of Seminole County, Florida further finds the Property being conveyed by Seminole County is too small to have practical value for mining, it is unknown whether any valuable minerals exist on the Property, the Property is not in a location

conducive to mining operations of any kind, and without full mineral rights, a prospective bidder for the Property might not be able to obtain financing on the Property or to sell the Property.

8. Therefore, upon the petition of the purchaser of the Property, the Board of County Commissioners of Seminole County, Florida, in accordance with Section 270.11, Florida Statutes (2022), approves the release of Seminole County's interest in, and title in and to all the phosphate, minerals and metals that are or may be in, on or under the Property with the privilege to mine and develop the Property.

BE IT FURTHER RESOLVED that the Chairman of the Board of County Commissioners of Seminole County, Florida, is authorized to execute the Purchase and Sale Agreement and the County Deed for the sale of the Property resulting from the foregoing procedure.

This Resolution becomes effective upon adoption by the Board of County Commissioners.

ADOPTED this ____ day of _____, 2023.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County,
Florida.

By: _____
Amy Lockhart, Chairman

Date: _____

Attachment:
Exhibit "1" – Legal description

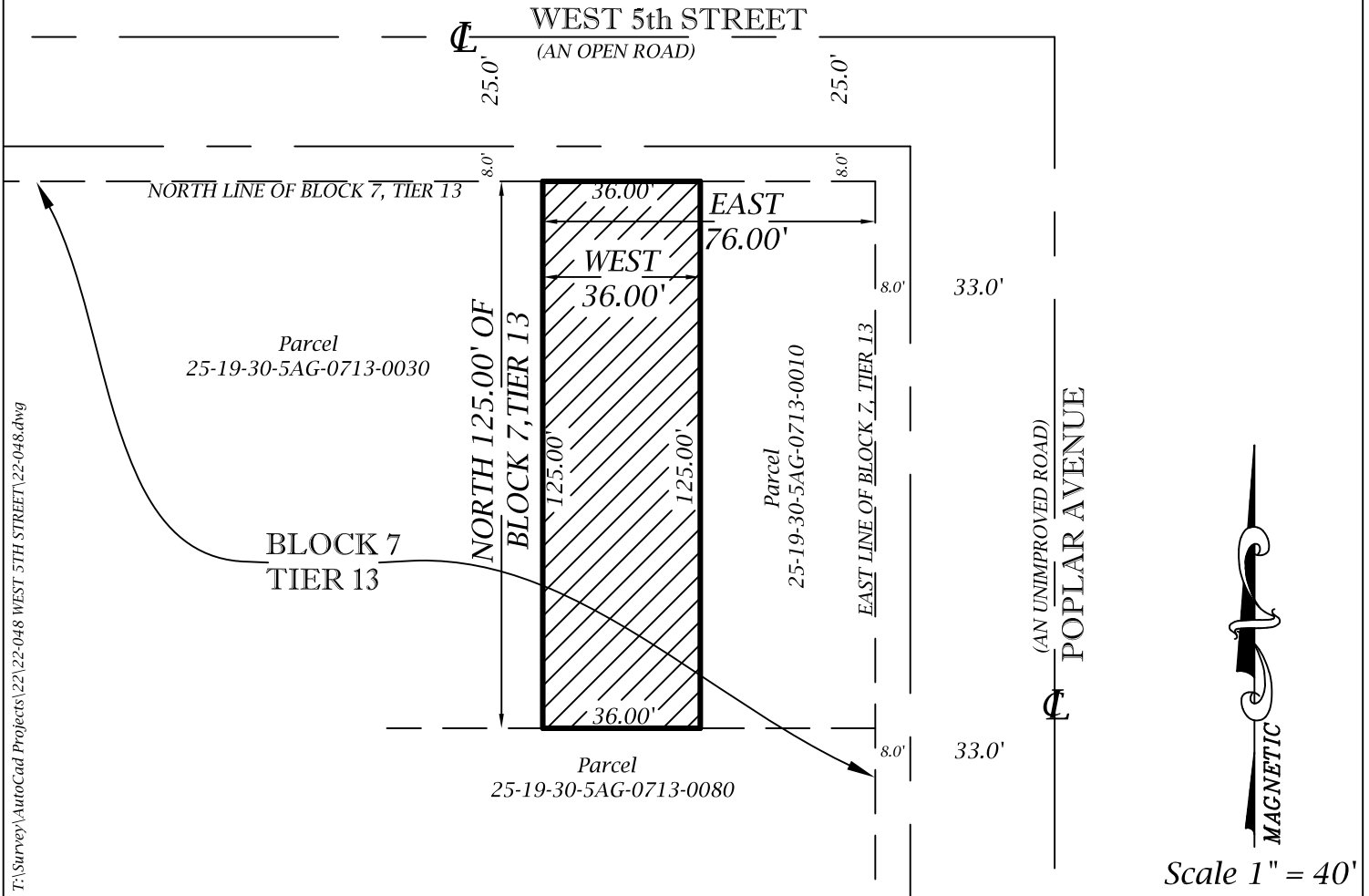
Authority: Section 125.35, Florida Statutes (2022)
Section 270.11, Florida Statutes (2022)

SKETCH OF DESCRIPTION

DESCRIPTION:

THE WEST 36.00 FEET OF THE EAST 76.00 FEET OF THE NORTH 125.00 FEET OF BLOCK 7, TIER 13, FLORIDA LAND AND COLONIZATION COMPANY MAP OF THE ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 4,500 SQUARE FEET MORE OR LESS



SEMINOLE COUNTY

SURVEY SECTION
OF THE
ROADS-STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD.
SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF THE LICENSED SURVEYOR AND MAPPER.

BY:

RAYMOND F. PHILLIPS
Professional Surveyor and Mapper
STATE OF FLORIDA
License Number 7015
RAYMOND F. PHILLIPS, LICENSE # 7015

SURVEYOR'S NOTES

BEARINGS BASED ON: NOT APPLICABLE

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FIELD DATE: NOT APPLICABLE

DATE: 05/10/2022

JOB NAME: 22-048

SCALE: 1" = 40'

DRAWN BY: T.E.

CHECKED BY: R.F.P.