

NOTICE OF SALE OF REAL PROPERTY
RFP#24-940

Pursuant to Section 125.35, Florida Statutes, Lake County, a political subdivision of the state of Florida, is publishing this Notice of Sale of Real Property for two consecutive weeks on March 29, 2024, and April 5, 2024. This Notice is hereby given that the Lake County Board of County Commissioners (County) will sell to the highest and best bidder the following real property owned by Lake County:

A PARCEL OF LAND BEING A PORTION OF LOT 2, LAKE COUNTY CENTRAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL ALSO LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE N76°06'55"W, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, 196.12 FEET, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2182, PAGE 2014, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE, N76°06'55"W, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, 298.36 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 5809.58 FEET; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY AND CURVE, 19.82 FEET, THROUGH A CENTRAL ANGLE OF 00°11'44" AND A CHORD BEARING AND DISTANCE OF N76°01'03"W, 19.82 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY BOUNDARY AND CURVE, 38.95 FEET, THROUGH A CENTRAL ANGLE OF 89°15'49" AND A CHORD BEARING AND DISTANCE OF S59°26'54"W, 35.13 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S14°49'00"W, ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, 220.08 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY BOUNDARY OF SAID LOT 2 AND CURVE, 65.29 FEET, THROUGH A CENTRAL ANGLE OF 05°20'38" AND A CHORD BEARING AND DISTANCE OF S12°08'40"W, 65.27 FEET, TO THE NORTHERLY BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2323, PAGE 1672, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG SAID NORTHERLY BOUNDARY TO FOLLOWING THREE (3) COURSES: (1) THENCE S83°14'58"E, 49.19 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG SAID CURVE, 204.86 FEET, THROUGH A CENTRAL ANGLE OF 50°22'31" AND A CHORD BEARING AND DISTANCE OF S58°03'42"E, 198.32 FEET, TO THE POINT OF TANGENCY THEREOF; (3) THENCE S32°52'27"E, 50.60 FEET, TO THE SOUTHWESTERLY CORNER THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2182, PAGE 2014;

THENCE N44°58'51"E, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, 129.67 FEET, TO A CORNER OF SAID LANDS; THENCE CONTINUE N14°36'41"E, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, 288.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.58815 ACRES (112,740 SQUARE FEET), MORE OR LESS.

a/k/a the Lake County Welcome Center.

The County will be accepting sealed bids until April 16, 2024, with a minimum bid of \$700,050.00. SEALED BIDS MUST BE SUBMITTED by April 16, 2024 @ 3:00 p.m. through the Solicitation Response Portal:

<https://procurement.lakecountyfl.gov/login> Hand delivery of submittals will not be accepted. At said time, date and place, responses will be opened and read aloud. Interested parties may listen to the 3:01 P.M. solicitation opening by calling 1-321-332-7400, Conference ID 971 920 36#.

Anyone desiring to submit bids for the above listed parcels may contact Procurement Services at (352) 343-9839 or from the County's website at:

https://c.lakecountyfl.gov/offices/procurement_services/solicitations Reference RFP 24-940.

PROJECT: LAKE COUNTY WELCOME CENTER
 OWNER: LAKE COUNTY BOARD OF COUNTY
 COMMISSIONERS
 PARCEL NO.: 20-21-25-1200-000-00200
 ALTERNATE KEY: 3612132

SKETCH OF DESCRIPTION

LEGEND:

▲ = DESCRIPTIVE POINT	PG. = PAGE
C# = CURVE NUMBER (SEE CURVE TABLE)	P.O.B. = POINT OF BEGINNING
DB = DEED BOOK	P.O.C. = POINT OF COMMENCEMENT
DWG. = DRAWING	PRC = POINT OF REVERSE CURVATURE
L# = LINE NUMBER (SEE LINE TABLE)	PT = POINT OF TANGENCY
F.B. = FIELD BOOK	R = RANGE
ORB = OFFICIAL RECORDS BOOK	R/W = RIGHT-OF-WAY
PB = PLAT BOOK	SEC. = SECTION
PC = POINT OF CURVATURE	T = TOWNSHIP
PCC = POINT OF COMPOUND CURVATURE	TYP = TYPICAL

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 25 EAST, BEARING S 01° 05' 30" W PER THE PLAT OF LAKE COUNTY CENTRAL PARK, PHASE 1, PLAT BOOK 35, PAGE 1.

2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON.

3. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: THIS IS NOT A SURVEY.

CARY M. MELVIN, FLORIDA PROFESSIONAL
 SURVEYOR AND MAPPER LICENSE NO. 6329

SEC. 20-T21S-R25E

SEE PAGE 2
 FOR DESCRIPTION
 SEE PAGE 3
 FOR SKETCH



LAKE COUNTY
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEYING SECTION
 350 N. SINCLAIR AVE.
 TAVARES, FLORIDA 32778

JOB #: 23038
FILE #: 5L-2023.110B
F.B./PG: N/A
SKETCH DATE: 06/29/2023
DWG. FILE: 23038-S0D2-R2.DWG
DRAWN BY: V. GESINSKI
APPROVED BY: C. MELVIN

REVISION: DESCRIPTION
 REVISED
 DATE: 07/03/2023

PAGE 1 OF 3


DESCRIPTION:

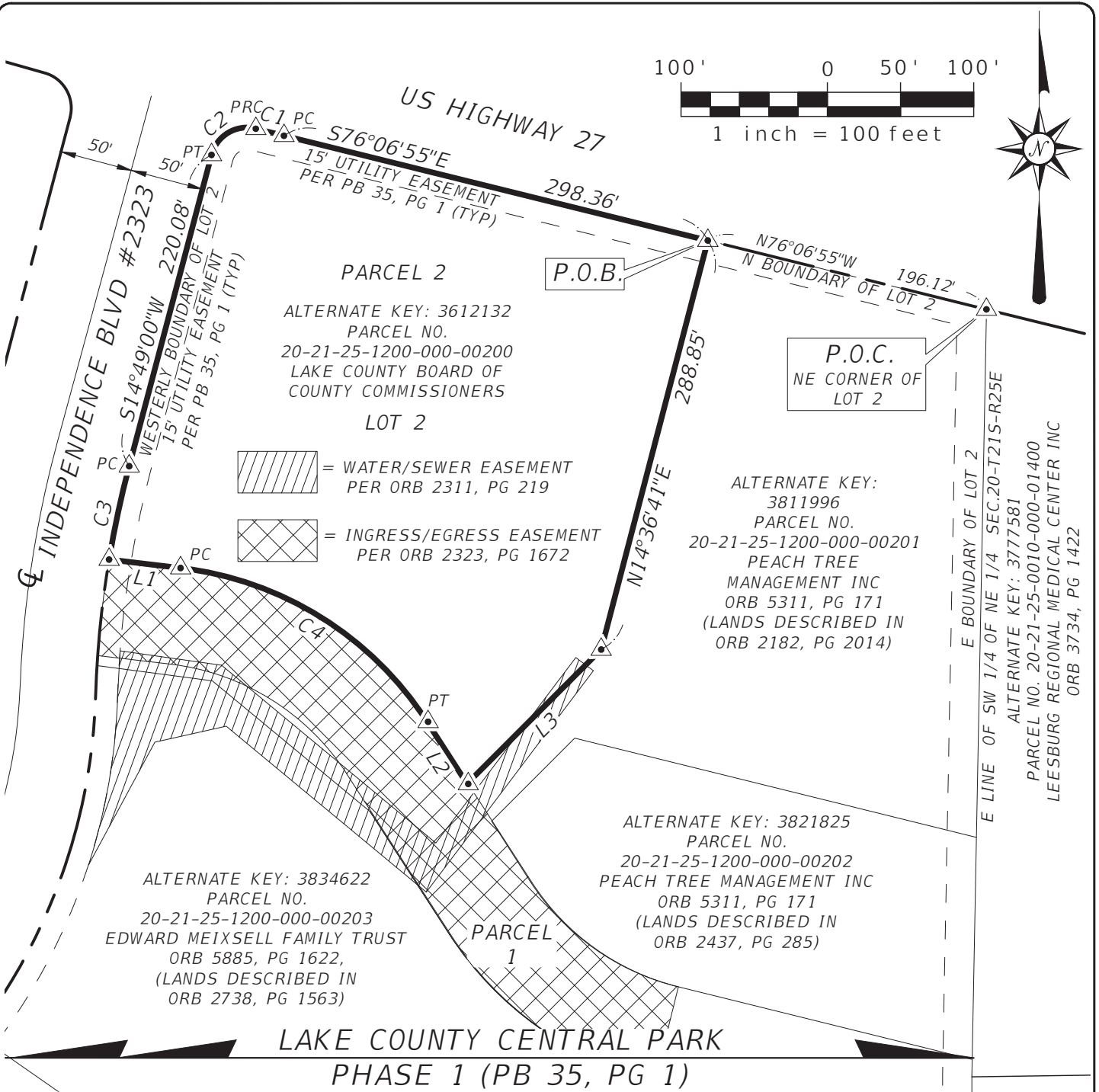
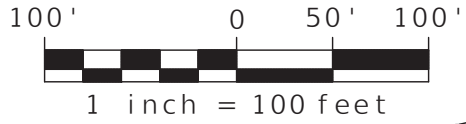
PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF LOT 2, LAKE COUNTY CENTRAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID PARCEL ALSO LYING WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 2.58815 ACRES (112,740 SQUARE FEET), MORE OR LESS.

<p>SEC. 20-T21S-R25E</p> <p>SEE PAGE 1 FOR LEGEND & NOTES SEE PAGE 3 FOR SKETCH</p>	 <p>LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778</p>	<p>JOB #: 23038 FILE #: 5L-2023.110B F.B./PG: N/A SKETCH DATE: 06/29/2023 DWG. FILE: 23038-S0D2-R2.DWG DRAWN BY: V. GESINSKI APPROVED BY: C. MELVIN</p>	<p>REVISION: DESCRIPTION REVISED DATE: 07/03/2023</p> <p>PAGE 2 OF 3</p>
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- = WATER/SEWER EASEMENT
PER ORB 2311, PG 219
- = INGRESS/EGRESS EASEMENT
PER ORB 2323, PG 1672

ALTERNATE KEY: 3834622
 PARCEL NO.
 20-21-25-1200-000-00203
 EDWARD MEIXSELL FAMILY TRUST
 ORB 5885, PG 1622,
 (LANDS DESCRIBED IN
 ORB 2738, PG 1563)

ALTERNATE KEY:
 3811996
 PARCEL NO.
 20-21-25-1200-000-00201
 PEACH TREE
 MANAGEMENT INC
 ORB 5311, PG 171
 (LANDS DESCRIBED IN
 ORB 2182, PG 2014)

ALTERNATE KEY: 3821825
 PARCEL NO.
 20-21-25-1200-000-00202
 PEACH TREE MANAGEMENT INC
 ORB 5311, PG 171
 (LANDS DESCRIBED IN
 ORB 2437, PG 285)

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	5809.58'	19.82	0°11'44"	N76°01'03"W	19.82'
C2	25.00'	38.95'	89°15'49"	S59°26'54"W	35.13'
C3	700.00'	65.29'	5°20'38"	S12°08'40"W	65.27'
C4	233.00'	204.86'	50°22'31"	S58°03'42"E	198.32'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S83°14'58"E	49.19'
L2	S32°52'27"E	50.60'
L3	N44°58'51"E	129.67'

SEC. 20-T215-R25E

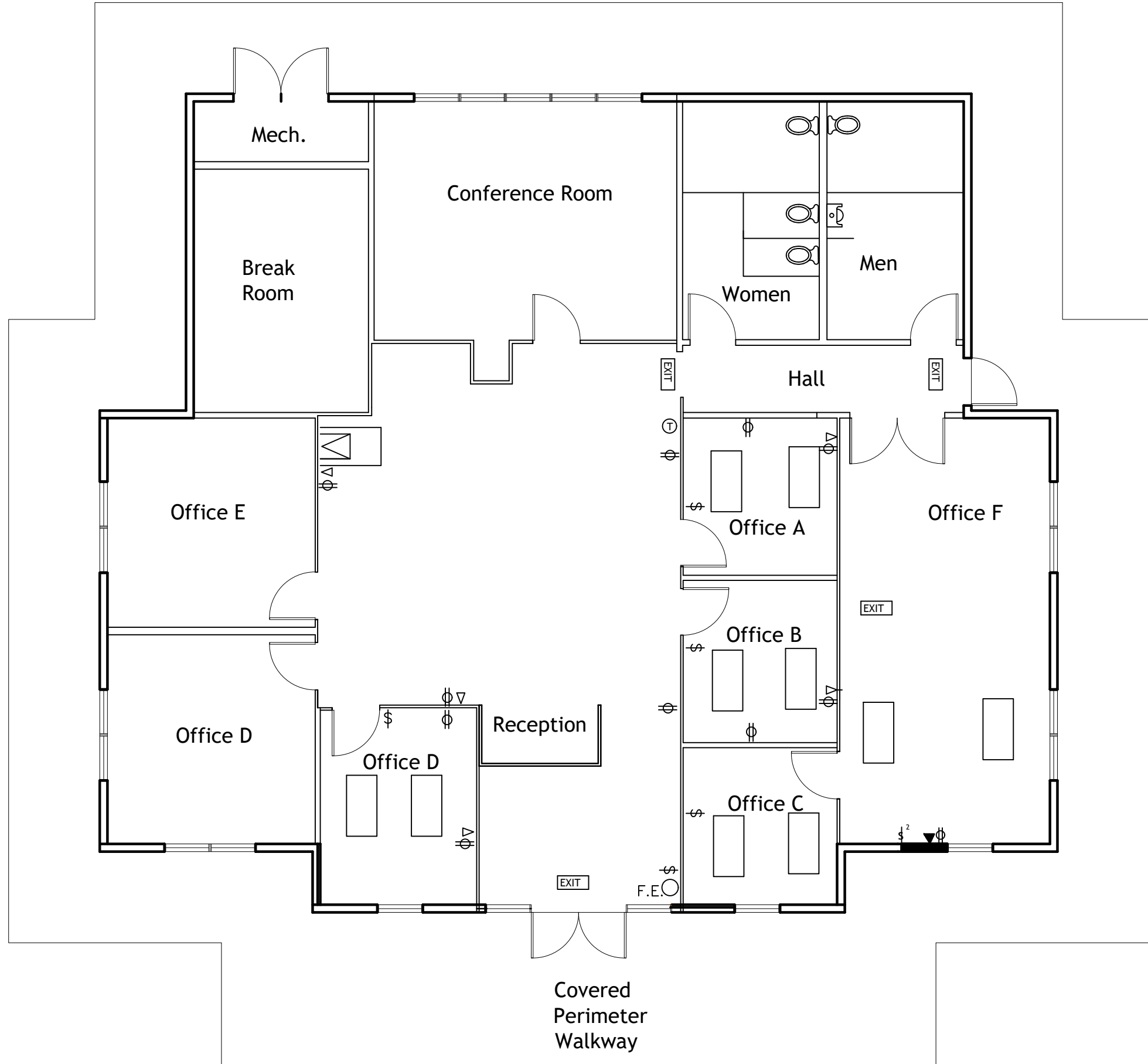
SEE PAGE 1
 FOR LEGEND & NOTES
 SEE PAGE 2
 FOR DESCRIPTION



LAKE COUNTY
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEYING SECTION
 350 N. SINCLAIR AVE.
 TAVARES, FLORIDA 32778

JOB #: 23038
 FILE #: 5L-2023.110B
 F.B./PG: N/A
 SKETCH DATE: 06/29/2023
 DWG. FILE: 23038-S0D2-R2.DWG
 DRAWN BY: V. GESINSKI
 APPROVED BY: C. MELVIN

REVISION: DESCRIPTION
 REVISED
 DATE: 07/03/2023



Lake County Dept. of Facilities
 Development & Management
 32400 CR 473
 Leesburg, FL 34788
 352.253.4960



Tourist Welcome Center

REVISIONS

no.	date	description

ISSUED FOR:
BIDDING

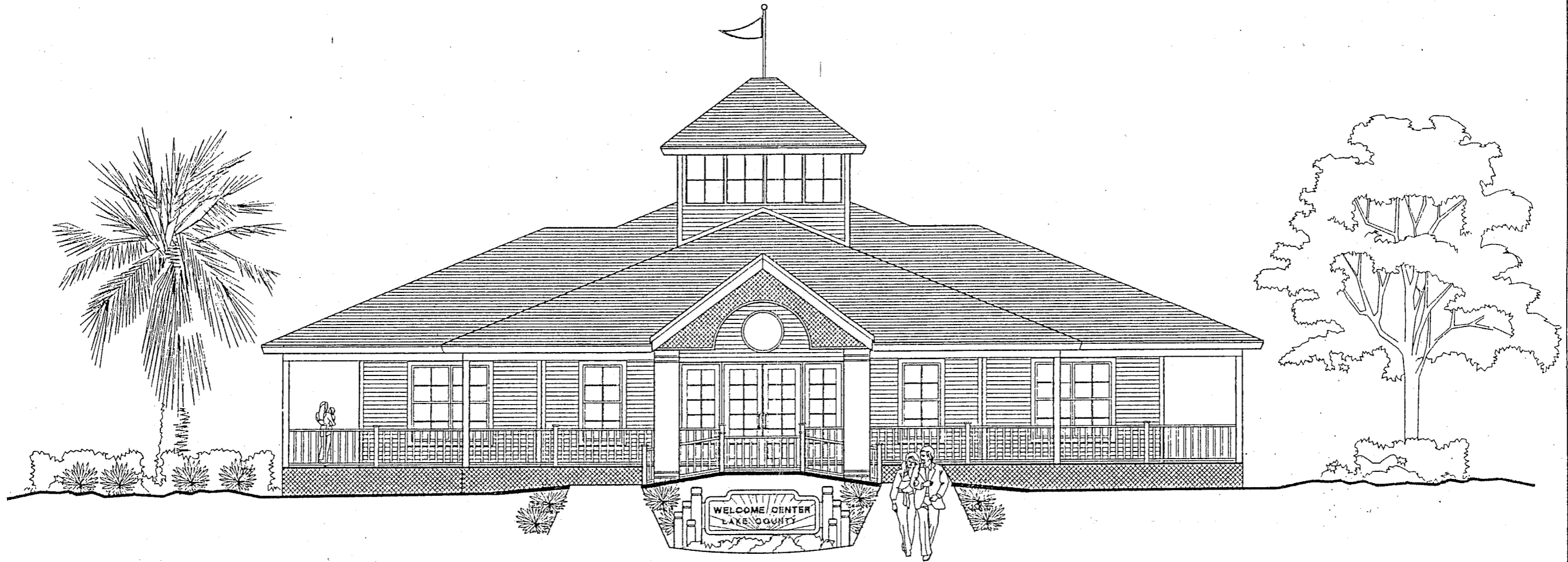
Date: 3-30-16

Drawn by: DMGII

SHEET NBR.

1 of 1

A1.1



LAKE COUNTY WELCOME CENTER
 Proposed Front Elevation

SCALE: 0 ft. 10 ft.
 ... 5 ft 15 ft

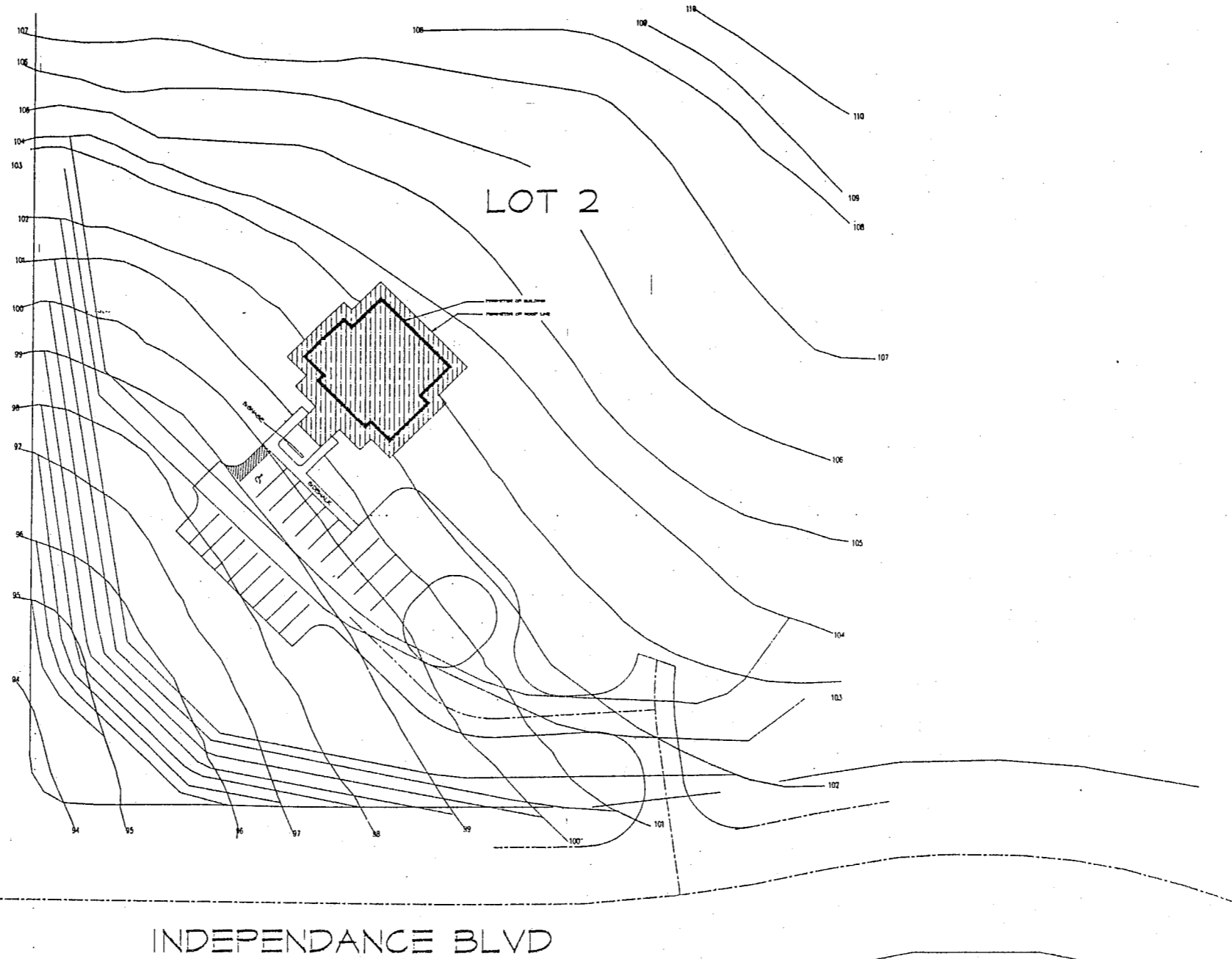
PROPOSED:

LAKE COUNTY WELCOME CENTER
 INDEPENDANCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

ANGUS A. McRAE, ARCHITECT
 111 NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
 TEL. NO. (904) 792-3301 FAX NO. (904) 792-2425

DATE	12/12
SCALE	AS SHOWN
NO. OF SHEETS	1
TOTAL SHEETS	1

US HIGHWAY 27



LAKE COUNTY WELCOME CENTER
Proposed Building Cross Section

SCALE: 0 ft. 60 ft.
30 ft. 90 ft.



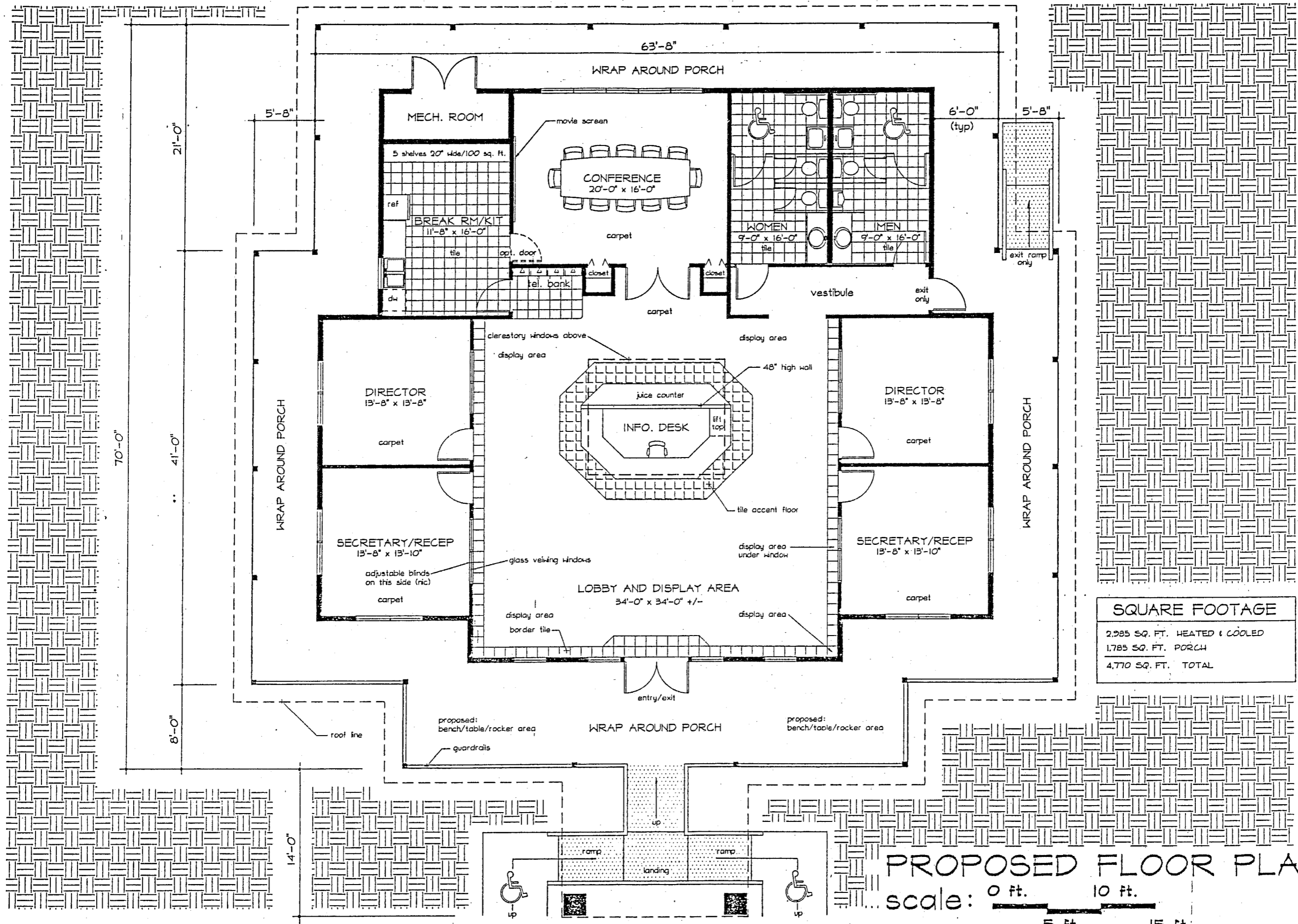
HALL, FARNER & ASSOC., INC.
ENGINEERS SURVEYORS PLANNERS

2007 W. BUTLER ST., LEEWARD, FLORIDA 34748
(904) 787-3115 FAX-(904) 787-0787

PROPOSED:
LAKE COUNTY WELCOME CENTER
INDEPENDANCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

ANGUS A. McRAE, ARCHITECT
111 NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
TEL. NO. (904) 732-3301 FAX NO. (904) 732-2425

DATE: 08/11/09
SHEET NO.: 2



SQUARE FOOTAGE	
2,985 SQ. FT.	HEATED & COOLED
1,785 SQ. FT.	PORCH
4,770 SQ. FT.	TOTAL

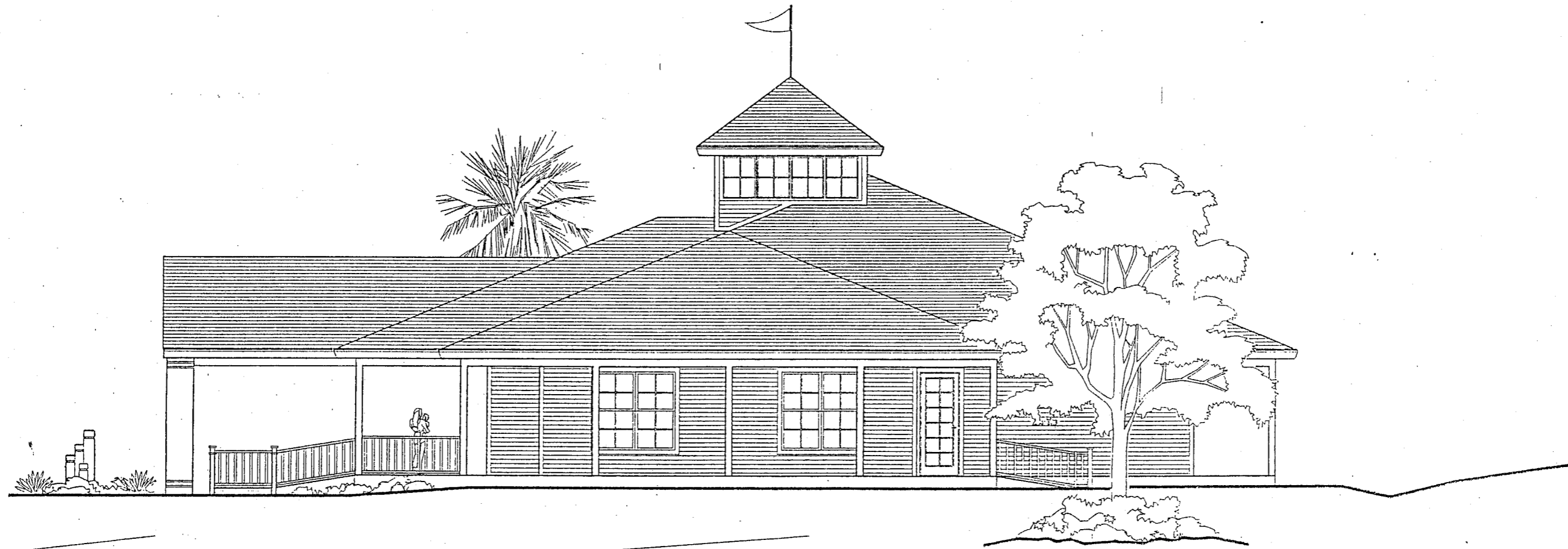
PROPOSED FLOOR PLAN

scale: 0 ft. 10 ft.
5 ft. 15 ft.

ANGUS. A. McRAE, ARCHITECT
111 NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
TEL. NO. (904) 732-3301 FAX NO. (904) 732-3425

PROPOSED:
LAKE COUNTY WELCOME CENTER
INDEPENDENCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

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99	100



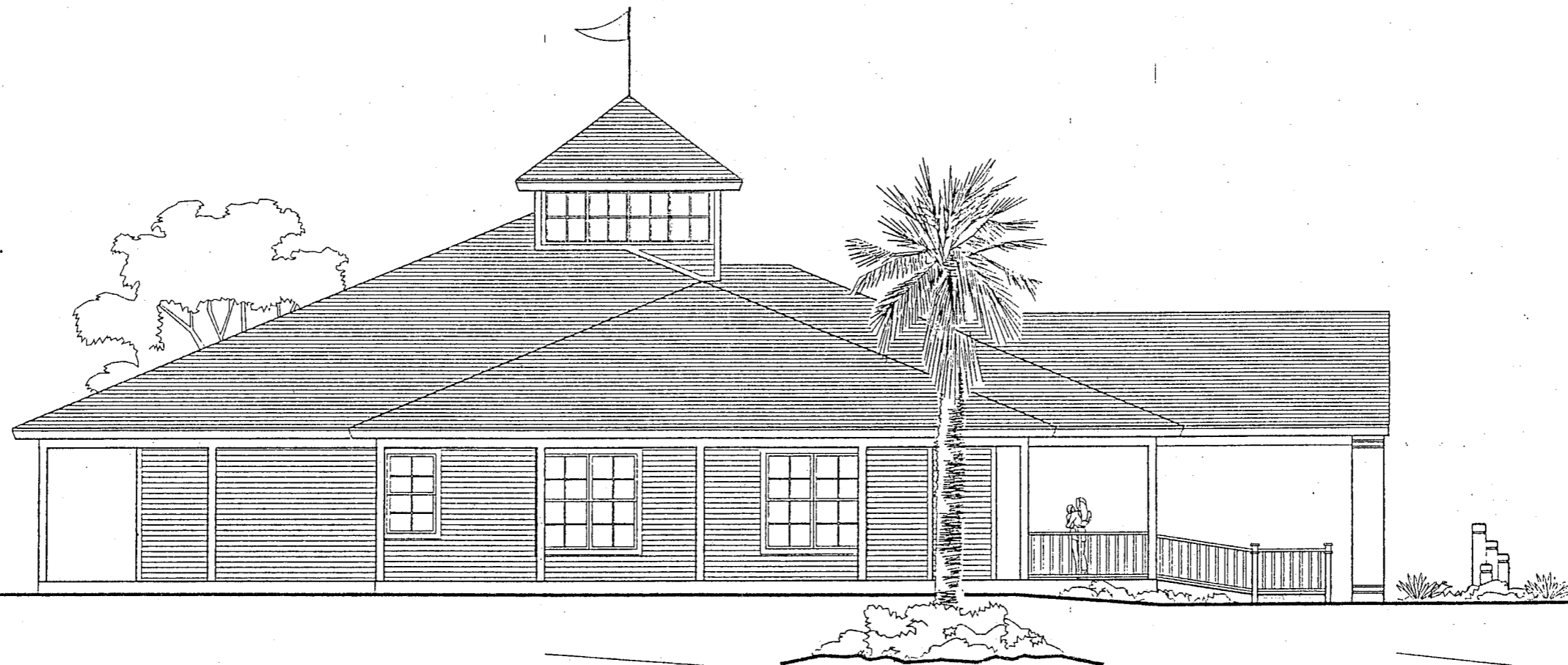
LAKE COUNTY WELCOME CENTER
 Proposed Right Side Elevation

SCALE: 0 ft. 10 ft.
 5 ft 15 ft

PROPOSED:
 LAKE COUNTY WELCOME CENTER
 INDEPENDENCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

ANGUS A. McRAE, ARCHITECT
 III NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
 TEL. NO. (904) 733-3301 FAX NO. (904) 733-2425

100 76
 45 1/2
 15 1/2
 5 1/2
 4



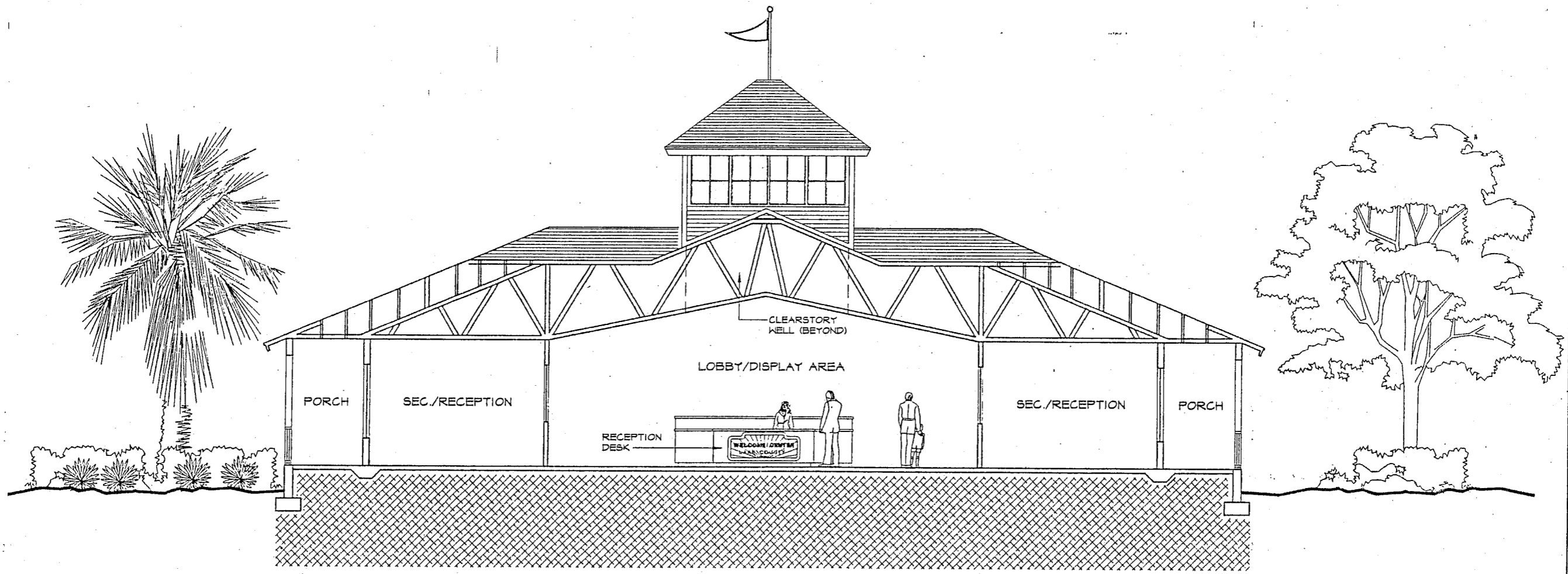
LAKE COUNTY WELCOME CENTER
 Proposed Left Side Elevation

SCALE: 0 ft. 5 ft. 10 ft. 15 ft.

PROPOSED:
 LAKE COUNTY WELCOME CENTER
 INDEPENDANCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

ANGUS A. McRAE, ARCHITECT
 111 NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
 TEL. NO. (904) 732-3301 FAX NO. (904) 732-2425

DATE	5/11/88
BY	5/11/88
NO.	5



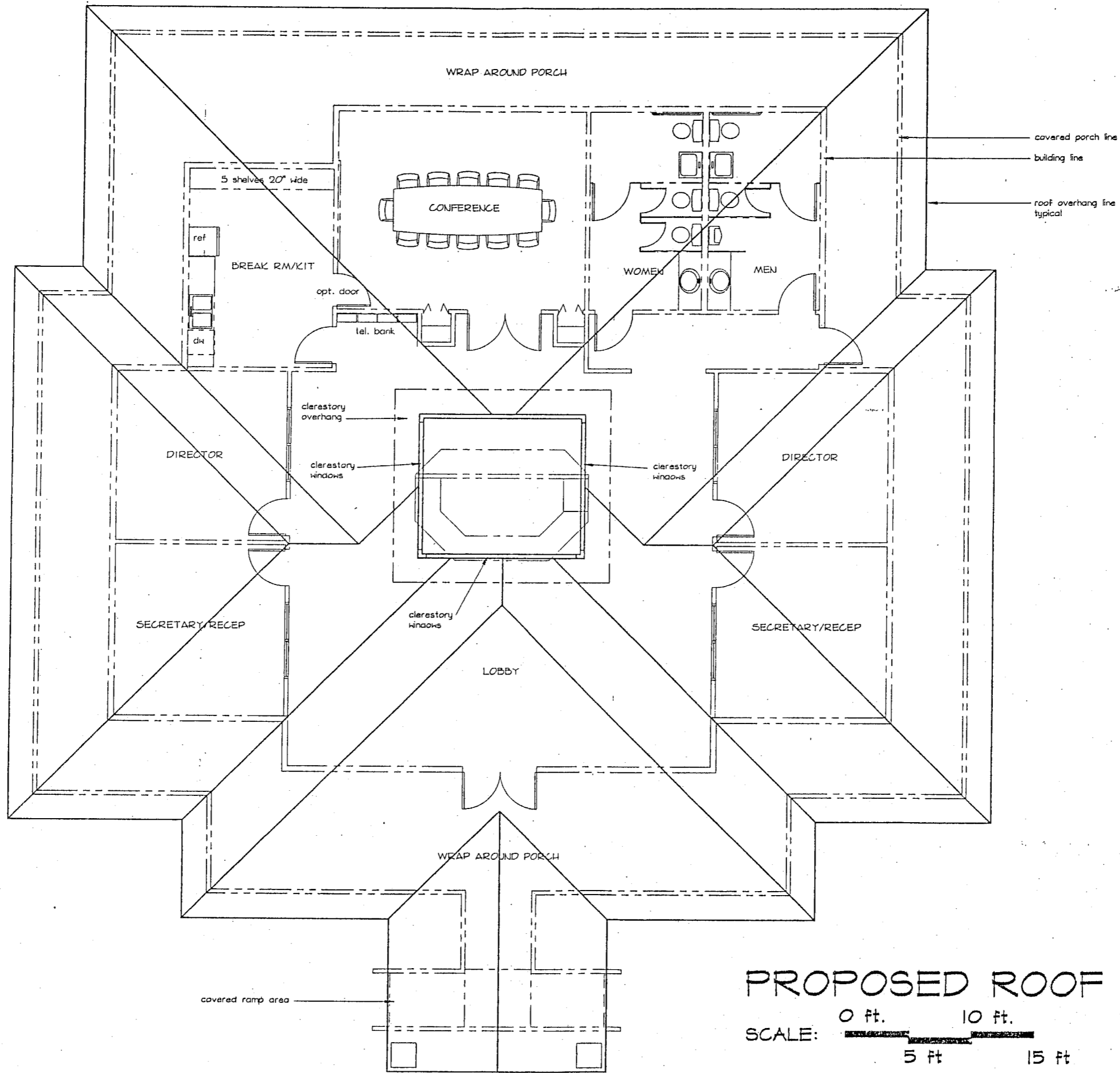
LAKE COUNTY WELCOME CENTER
 Proposed Building Cross Section

SCALE: 0 ft. 5 ft. 10 ft. 15 ft.

PROPOSED:
 LAKE COUNTY WELCOME CENTER
 INDEPENDANCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

ANGUS A. McRAE, ARCHITECT
 III NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
 TEL. NO. (904) 732-3301 FAX NO. (904) 732-2425

DATE	REVISED



PROPOSED ROOF PLAN

SCALE: 0 ft. 10 ft.
5 ft 15 ft

ANGUS A. McRAE, ARCHITECT
111 NORTHEAST 12TH AVENUE, OCALA, FLORIDA 32670
TEL. NO. (904) 732-3301 FAX NO. (904) 732-2425

PROPOSED:
LAKE COUNTY WELCOME CENTER
INDEPENDENCE BLVD. AND U.S. HIGHWAY 27 LAKE COUNTY, FLORIDA

JOB NO.	
REVISED	
DATE	
BY	
7	