RESOLUTION NO. 2026-69

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, AUTHORIZING THE DISPOSITION OF PREVIOUSLY DECLARED SURPLUS REAL PROPERTY THROUGH LISTING WITH A LICENSED REAL ESTATE BROKER; SUPERSEDING THE PRIOR AUTHORIZATION FOR DISPOSITION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 26, 1999, the Levy County Board of County Commissioners (the "Board") acquired title to certain real property identified as Parcel ID No. 0646000100 located at 622 E Hathaway Avenue, Bronson and Parcel ID No. 0656800000, more particularly described in Exhibit A hereto (the "Property"), which are the subject of this Resolution; and

WHEREAS, on May 19, 2026, the Board adopted Resolution No. 2025-76, declaring the Property surplus pursuant to Section 2-303 of the Code and authorizing the County Manager or designee to dispose of the Property through the invitation to bid method set forth in Section 2-305(a) of the Code, with a minimum base bid of $480,000; and

WHEREAS, on June 28, 2026, the Levy County Board of County Commissioners issued ITB_2026_09, titled 622 E Hathaway Ave, Sale of Real Property soliciting competitive bids for the purchase of the Property; and

WHEREAS, bids were opened on July 8, 2026 and the County received no responsive bids; and

WHEREAS, the Board desires to authorize an alternative method of disposition of the Property through listing with a licensed real estate broker pursuant to Section 2-305(c) of the Code; and

WHEREAS, the Board finds that the proposed method of disposition is in the best interest of Levy County.

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

Section 1. The Board hereby acknowledges and confirms that the Property, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, was previously declared surplus pursuant to Resolution No. 2025-76 and Section 2-303 of the Code. The Property shall retain its designation as surplus property.

Section 2. The Board hereby supersedes the authorization for disposition of the Property through the invitation to bid method set forth in Resolution No. 2025-76 and authorizes the County Manager or designee to initiate disposition of the Property through the competitive

disposition method of listing with a licensed real estate broker pursuant to Section 2-305(c) of the Code, subject to the following conditions:

A. The selection and engagement of a licensed real estate broker shall comply with all applicable requirements of the Code and County policies.
B. All offers to purchase the Property shall be submitted to the County Manager or designee on a form of contract approved by the County, in accordance with Section 2-305(c) of the Code.
C. Any proposed contract for the sale of the Property shall be subject to approval by the Board. No contract for the sale of the Property shall be binding upon the County unless and until approved by the Board and executed by its duly authorized representative.
D. The County expressly reserves the right, in its sole discretion, to reject any or all offers, discontinue marketing of the Property, or withdraw the Property from the market at any time prior to the execution of a binding contract for sale.
E. The listing agreement with the licensed real estate broker shall expressly preserve the County's right to withdraw the Property from the market for the purpose of considering or effectuating a conveyance of the Property to a municipality, whether for consideration or by donation, subject to applicable law and approval by the Board. The listing agreement shall further provide that such withdrawal shall not result in any commission, penalty, reimbursement of expenses, or other financial obligation of the County to the broker, provided that no binding contract for sale has been executed by the County.
F. Any proposed conveyance of the Property to a municipality shall require separate approval by the Board and compliance with all applicable statutory and County Code requirements.
G. The minimum base bid established in Resolution No. 2025-76 shall not apply to the disposition method authorized herein. Any proposed sale of the Property, regardless of the offered purchase price, shall remain subject to approval by the Board.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED in regular session, this _____ day of _____ _____, 20___.

BOARD OF COUNTY
COMMISSIONERS LEVY COUNTY, FL

_____
Tim Hodge, Chair

ATTEST: Clerk of the Circuit Court
and Ex Officio Clerk to the Board

_____
Matt Brooks, Clerk of Courts

Approved as to form and legal sufficiency

_____
Ray Poole, County Attorney

Exhibit "A"

PARCEL #1: That part of the SE¼ of the NW¼ of Section 17, Township 12 South, Range 17 East, and that part of Lot 5 of Block "E" of BRONSON VILLA, as per plat recorded in Plat Book 2, page 28 of the public records of Levy County, Florida, and being more particularly described as follows: Commence at the intersection of the West line of the SE¼ of the NW¼ of Section 17, Township 12 South, Range 17 East, with the southerly right of way line of State Road No. 500, Section 3401-202 for a point of reference; thence run S 63°24'30" E, along the said Southerly right of way line 494.38 feet to the point of beginning; from the said point of beginning run S 63°24'30" E, along the Southerly right of way line of State Road 500 a distance of 120 feet to a point; run thence S 26°35'30" W, a distance of 100 feet to a point; run thence N 63°24'30" W, parallel to the said Southerly right of way line of State Road 500, a distance of 120 feet to a point; run thence N 26°35'30" E, a distance of 100 feet to an intersection with the said Southerly right of way line of State Road 500 and to the point of beginning. AND

PARCEL #2: A parcel of land in BRONSON VILLA Subdivision, as recorded in Plat Book 2, page 28, public records of Levy County, Florida, being a portion of Lots 3 and 4, Block "E" of said subdivision, and a portion of Oak Street as described in Deed Book 95, pages 272, 273 and 274, of the public records of Levy County, Florida. Said parcel being more particularly described as follows: For a point of reference commence at the most southerly corner of said Lot 4, Block "E" of BRONSON VILLA Subdivision; thence N 67°41'30" E, along the southerly lot line of Lot 4, a distance of 119.96 feet to the POINT OF BEGINNING; thence continue N 67° 41'30" E, a distance of 23.24 feet; thence N 36°51'37" E, a distance of 99.51 feet; thence N 63°16'05" W, a distance of 17.50 feet to the most southern corner of Lot 5, Block "E" of Bronson Vflla Subdivision; thence N 22°52'27" W, a distance of 64.26 feet to the most northern corner of said Lot 3, Block "E", thence S 65°27'02" W, along the northerly line of Lot 3 a distance of 96.60 feet; thence S 22°18'30" E, a distance of 124.67 feet to close on the point of beginning. Also, that portion of Oak Street that was abandoned by the Town of Bronson South of the above parcel of land, if any. It being the intent of the Grantor to convey the parcel of land so that it will front on Oak Street as it now exists. AND

PARCEL #3: Lots 1, 2 and 5 of Block "E" of BRONSON VILLA, according to plat thereof recorded in Plat Book 2, page 28, public records of Levy County, Florida, EXCEPTING from the aforesaid Lot 5 the following, to-wit: COMMENCE at the intersection of the West line of SE¼ of NW¼ of Section 17, Township 12 South, Range 17 East with the southerly right of way line of State Road No. 500 (Section 3401-202) for a point of reference; thence run S 63°24'30" E, along the said southerly right of way line 596.88 feet to an intersection with the westerly right of way line of Oak Street; thence run S 26°35'30" W, along the said westerly right of way line 55.95 feet to the Northeast corner of said Lot 5 of Block "E" of BRONSON VILLA, the point of beginning; From said point of beginning, thence continue S 26°35'30" W, along the said westerly right of way line 44.05 feet; thence run N 63°24'30" W, parallel to the said southerly right of way line of State Road NO. 500 (Section 3401-202), 82.90 feet to an intersection with the North line of said Lot 5 of Block "E" of BRONSON VILLA; thence run N 88°36'30" E, along the said North line of Lot 5 of Block "E" 93.88 feet to the said Northeast corner of Lot 5 of Block "E" of BRONSON VILLA and the point of beginning; AND

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ON

PARCEL #4:
Commence at the intersection of the West line of the SE¼ of NW¼ of Section 17, Township 12 South, Range 17 East with the southerly right of way line of State Road No. 500 (Section 3401-202) for a point of reference; thence run S 63°24'30" E, along the said southerly right of way line 205.0 feet; thence run S 17°34'00" W, 106.88 feet; thence run S 42°22'30" E, 159.76 feet to the point of beginning; From said point of beginning thence run N 86°59'36" E, 127.74 feet to a point that is perpendicular to and 100 feet from the said southerly right of way line of State Road No. 500 (Section 3401-202); thence run S 63°24'30" E, parallel to the said southerly right of way line 31.82 feet to an intersection with the North line of Block "E" of BRONSON VILLA as per plat recorded in Plat Book 2, page 28, public records of Levy County, Florida; thence run S 88°36'30" W, along the said North line of Block "E" 145.94 feet; thence run N 42°22'30" W, 15.0 feet to the point of beginning; AND

PARCEL #5:
That part of SE¼ of NW¼ of Section 17, Township 12 South, Range 17 East, and that part of BRONSON VILLA, as per plat recorded in plat Book 2, page 28, public records of Levy County, Florida, being more particularly described as follows, to-wit: Commence at the intersection of the West line of SE¼ of NW¼ of Section 17, Township 12 South, Range 17 East, with the southerly right of way line of State Road No. 500, (Section 3401-202), for a point of reference; thence run S 63° 24'30" E, along the said southerly right of way line 596.88 feet; run thence S 26°35'30" W, a distance of 55.95 feet to the northeasterly corner of Lot 5 of Block "E" of BRONSON VILLA, a subdivision according to map thereof on file and of record in office of Clerk of Circuit Court for Levy County, Florida; thence continue and run S 26°35'30" W, along the southeasterly line of said Lot 5 a distance of 44.05 feet to establish the point of beginning; from said point of beginning continue and run S 26°35'30" W, along the southeasterly side of said Lot 5 a distance of 127.0 feet, more or less, to the southernmost apex of said triangular-shaped Lot 5, run thence S 63°24'30" E, parallel to the southerly right of way line of U. S. Highway 27-A to a point in the northwesterly right of way line of the now existing Oak Street: run thence northeasterly along the northwesterly right of way line of now existing Oak Street, to a point that is S 26°35'30" W, perpendicular to and 100 feet southerly from the southerly right of way line of U. S. Highway 27-A, run thence N 63°24'30" W, parallel to and 100 feet at right angles to the southerly right of way line of said U. S. Highway 27-A a distance of 17.50 feet to the point of beginning. AND

PARCEL #6:
A tract of land being in the SE 1/4 of the NW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a point of reference, commence at intersection of Southerly right of way line of State Road 500 with West line of SE 1/4 of NW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida, run thence S 63°24'30" E along South right of way line of State Road 500 a distance of 393.00 feet to a Railroad Spike to establish the Point of Beginning; from said Point of Beginning run S 26°35'30" W a distance 150.48 feet to an iron pipe driven in the ground; run thence N 86°59'36" E a distance of 102.50 feet; thence S 63°24'30" E parallel to the said Southerly right of way line of State Road 500, a distance of 12.22 feet; thence N 26°35'30" E a distance of 100 feet to a point on the Southerly right of way line of said State Road 500; thence N 63°24'30" W along said Southerly line of State Road 500 a distance of 101.23 feet to the Point of Beginning, being a part of the SE 1/4 of the NW 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida.

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