

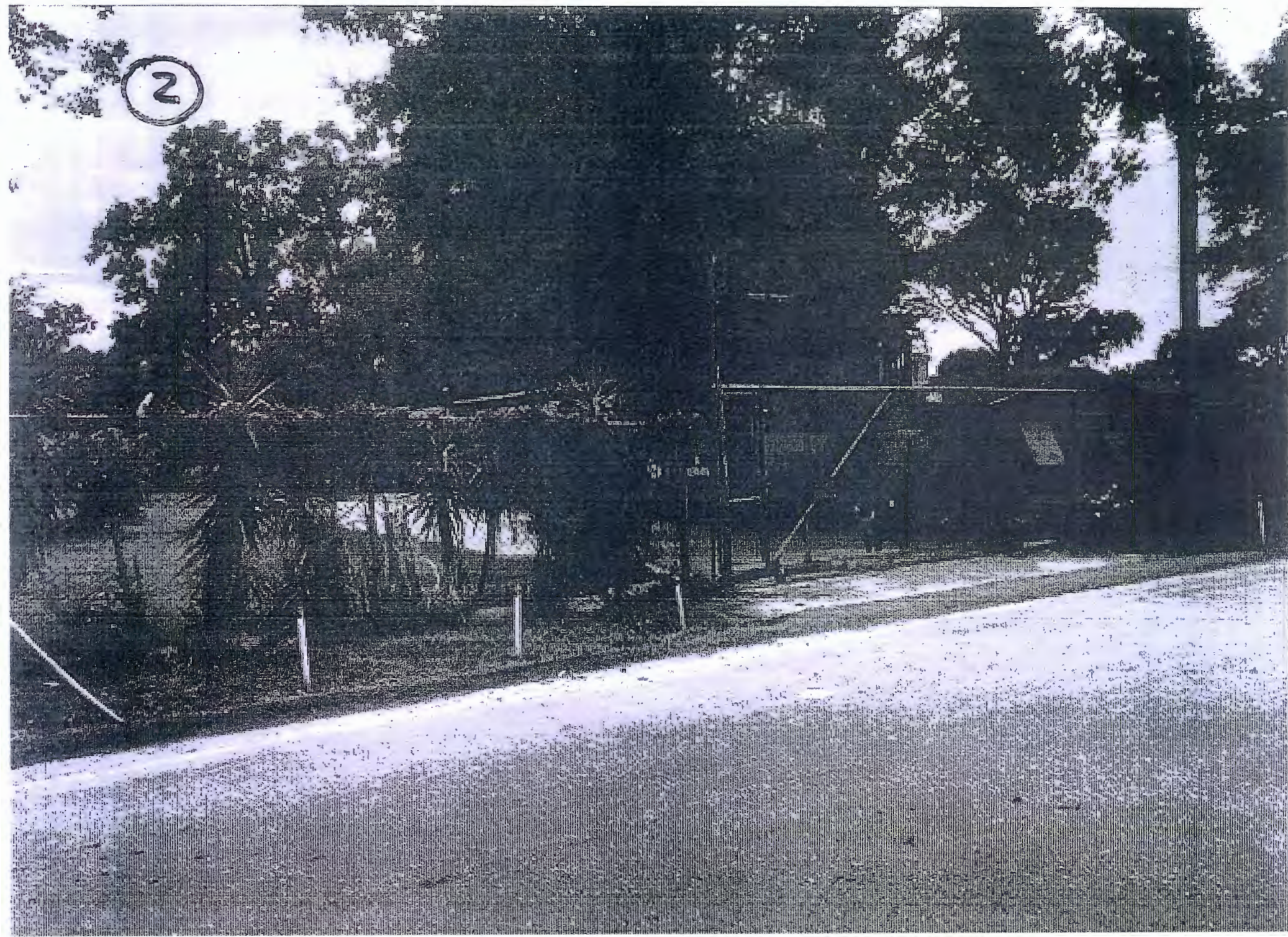
6-2







2









③





(4)









6





7a







7b

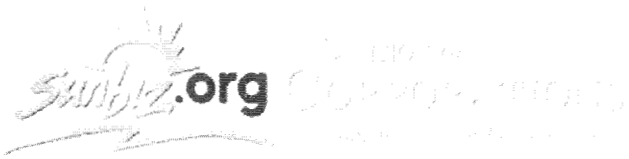


7c

FOR  
LEASE  
C-1.83  
407-906-1854







Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company

UNIQUE N.E.M.T.S

Filing Information

Document Number L15000113758  
FEI/EIN Number 47-4480408  
Date Filed 07/01/2015  
Effective Date 06/30/2015  
State FL  
Status ACTIVE

Principal Address

6122 LOKEY DR  
ORLANDO, FL 32810

Mailing Address

6122 LOKEY DR  
ORLANDO, FL 32810

Registered Agent Name & Address

ROBINSON, VINCENT  
6122 LOKEY DR  
ORLANDO, FL 32810

Authorized Person(s) Detail

Name & Address

Title AMBR

ROBINSON, VINCENT  
6122 LOKEY DR  
ORLANDO, FL 32810

Title AMBR

ROBINSON, VINCENT  
6122 LOKEY DR  
ORLANDO, FL 32810

Annual Reports

Report Year	Filed Date
2016	03/09/2016

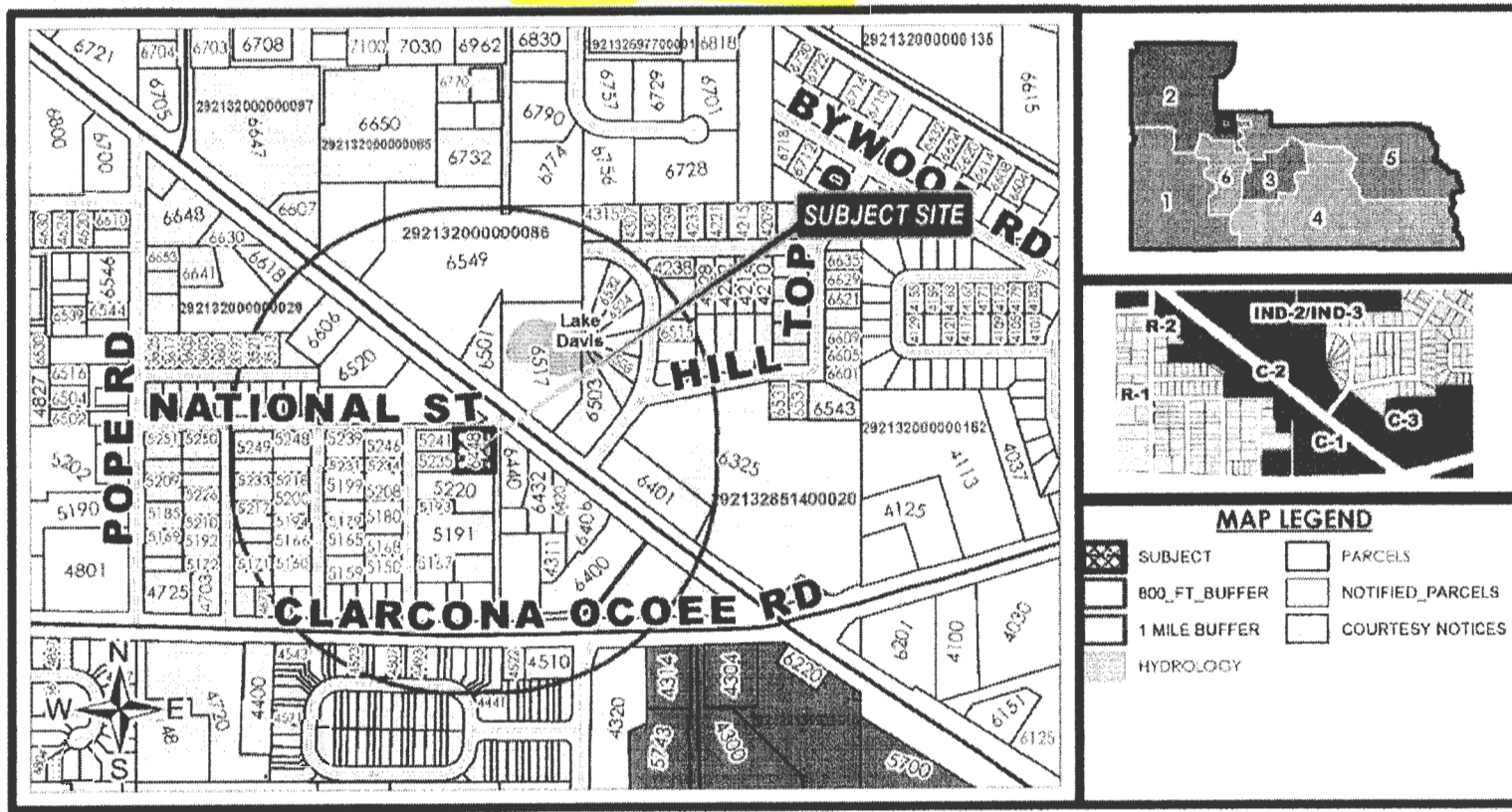




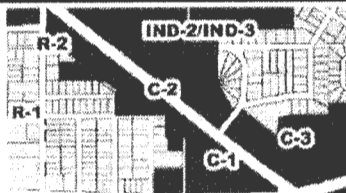
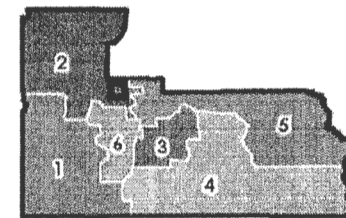
# Public Notification Map

RZ-18-05-026

800 FT BUFFER, 297 NOTICES



Feet  
0 550 1,100  
1 inch = 507 feet



## MAP LEGEND

	SUBJECT		PARCELS
	800_FT_BUFFER		NOTIFIED_PARCELS
	1_MILE_BUFFER		COURTESY_NOTICES
	HYDROLOGY		

## Notification Map

Case # RZ-18-05-026  
Orange County Planning Division  
PZC Hearing Date: May 17, 2018



Residentially zoned parcels in support

Petition

We, the undersigned property owners, hereby petition Orange County to support the proposed rezoning (from Commercial/C-1 to Commercial/C-2) for the property located at 6448 N. Orange Blossom Trail.

<u>Name</u>	<u>Address</u>
1. Wendy Errickson	4315 Skyline Dr Lockhart
2. Judy Barrett	4215 Skyline Dr Lockhart
3. J. Adrien	5206 Journal Ave Orlando
4. Gloria Wallace	5191 Journal Ave Orlando FL
5. Steven Powell	6621 Hill Top Rd, Orlando FL 32810
6. Venessa King	4238 Sky Line Dr. Orlando, FL 32811
7. Jane Ledford	6637 Bywood Rd Orlando 32810

Commercial parcels in support

Petition

We, the undersigned property owners, hereby petition Orange County to support the proposed rezoning (from Commercial/C-1 to Commercial/C-2) for the property located at 6448 N. Orange Blossom Trail.

<u>Name</u>	<u>Address</u>
1. Roy Mariani	6444 N.O.B.T. Orlando FL 32810 property owner
2. Nelson Leen	6517 N. O.B.T. 32810 / Tenant
3. Ronald Baccus	6618 N.O.B.T. 32810 / Tenant
4.	
5.	
6.	
7.	



**SPECIAL MAGISTRATE  
ORANGE COUNTY, FLORIDA**

Orange County, Florida  
Petitioner,

SM #. **2018-379443Z**  
Complaint #. **506218**  
Property Address:  
6448 N ORANGE BLOSSOM TRAIL

vs

**S AND R INVESTMENTS USA INC 1/2 INT & BORONIA LLC 1/2 INT**  
Respondent(s),  
\_\_\_\_\_

**AFFIDAVIT OF COMPLIANCE BEFORE HEARING**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

I, Nichole Holton, Code Inspector or County Representative for Code Enforcement Division, who, after being duly sworn, deposes and says:

1. That on May 3, 2018, a Statement of Violation and Notice of Hearing was served to the Respondent.
2. That Respondent was to have taken certain corrective action by or before March 16, 2018.
3. That a re-inspection was performed on June 18, 2018, which revealed that the corrective action had been taken.

FURTHER AFFIANT SAYETH NOT.

Dated this 19th day of June, 2018.

Michael Holton  
Signature of Code Inspector or County Representative

PERSONALLY appeared before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, Nichole Holton, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/She is personally known to me and did take an oath.

WITNESS my hand and official seal this 19<sup>th</sup> day of June, 2018



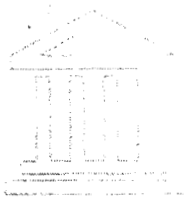
CHERYLANNE RAYBURN  
Commission # GG 130295  
Expires November 17, 2021  
Bonded Thru Budget Notary Services

Notary Public - State of Florida  
My commission Expires:

Cherylanne Rayburn

sm\_smb\_aoc\_bh





ALISON M. YURKO, P.A.

Attorneys at Law

Alison M. Yurko, Esq.

(C) 407-340-7043

May 17, 2018 / via <sup>overnight</sup> certified mail

Metro Equipment Services  
Attention: Jorge Gordy  
9415 SW 72<sup>nd</sup> St., Suite 123  
Miami, FL 33173

***Re: Notice to terminate lease at 6448 N. Orange Blossom Trail ("Premises") on or before June 17, 2018***

Dear Mr. Gordy:

I am an attorney working with Rasoul Hosseini and at his request am hereby providing notice that the attached lease for the above referenced Premises is terminated effective June 17, 2018 and the Premises must be vacated and restored to the condition existing prior to the lease term, on or before that date.

In March of 2018, Mr. Hosseini received notice from the Orange County Code Enforcement Division that the property was not in compliance with the applicable laws relating to the use, condition and occupancy of the Premises (see attached CEB Notice). I assisted him in getting an extension of the CEB deadline with the understanding that an application for a rezoning of the Premises to C-2 would be made so that the property could be brought into compliance and no liens would be placed on the Premises by the CEB as allowed by F.S. 166.

Today we had our hearing with the Planning and Zoning Commission and were advised that three of the neighbors had grave concerns about Metro Equipment Services use of the Premises. Yesterday, we received the attached objection from the adjacent trophy business located at 6440 N. Orange Blossom Trail about the use of their parking lot by the trucks going to and from the Premises. More significantly, today we received the attached correspondence from the adjacent residential owners who raise grave concerns about the use being a nuisance. In preparing for the today's zoning hearing we also learned of extensive screening, buffering and parking requirements that would need to be met, in addition to the rezoning, in order to bring the use of the Premises in compliance with applicable laws.

Section A 3 of the lease requires the tenant to "obey all applicable laws relating to the use condition, and occupancy of the Premises"; Section B (2 ) requires that the Tenant not "Create a Nuisance"; and section B. 7 requires that the tenant not "allow a lien to be placed on the



Premises". More importantly, now that the severity of these concerns by the immediate neighbor has been brought to our attention (and yours) we trust that you concur that immediate attention to this is necessary in order to maintain the kind of positive working relationship with the County that is important to us as a property owner, and no doubt important to you as a county vendor.

In light of this information, we let the Planning and Zoning Commission know today that we would be terminating this use and therefore cut the hearing short so as to avoid in depth discussion of these complaints (which would more than likely would not have been positive). My sense is that they were appreciative that we were all handling the matter quickly and responsibly. Thank you in advance for your cooperation. Feel free to contact Mr. Hosseini directly at (407) 925-6850 (email below) if you have questions. Thanks.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Alison Yurko".

Alison M. Yurko

CC: Rasoul Hosseini (via email; raydallal@yahoo.com)







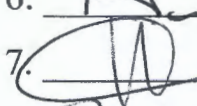
B

## Petition

We, the undersigned property owners, hereby petition Orange County to support the proposed rezoning (from Commercial/C-1 to Commercial/C-2) for the property located at <sup>(F.K.a</sup> 6448 N. Orange Blossom Trail) with the PARCEL ID # 32-21-6080-00-290

Name

Address

- |   |  |
|---|--|
| 1. William K Lewis  | 7330 Edgewater DR. Orlando FL 32810      |
| 2. EMMAUEL RODRIGUEZ  | 7404 Edgewater DR ORLANDO, FL 32810      |
| 3. JOSEPH KHOUK   | 6950 Edgewater Dr. Orlando 32810 Sui 304 |
| 4. DOUG MARBLE  | 6962 Edgewater Dr Or, FL 32810 #112      |
| 5. Mike Forsberg  | 6956 Edgewater Dr. or. FL 32810          |
| 6. LO King  | 6550 Edgewater Drive Or FL 32810         |
| 7.  Vanessa Schen | 6305 N. OBT Orlando-FL 32810             |
| 8. DERRICK WILSON   | 6628 N OBT OR FL 32810                   |
| 9. Bob P. Carney  | 6901 North O.B.T. or. FL 32810           |
| 10. Sivalis Garcia  | 6831 N. OBT Or FL 32810                  |
| 11. S. Campbell   | 6406 N. OBT. O.T. FL 32810               |
| 12. PAUL Patel  | 6700 N O.B.T ORLANDO, FL 32816           |
| 13.   |  |
| 14.   |  |
| 15.   |  |
| 16.   |  |
| 17.   |  |
| 18.   |  |
| 19.   |  |
| 20.   |  |



# Petition

We, the undersigned property owners, hereby petition Orange County to support the proposed rezoning (from Commercial/C-1 to Commercial/C-2) for the property located at <sup>(F.K.a</sup> 6448 N. Orange Blossom Trail) <sup>with the</sup> PARCEL ID # 32-21-6080-00-290

<u>Name</u>	<u>Address</u>
1. Bill Williams	7224 Belasco Ave Orlando 32810
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____



B

# Petition

We, the undersigned property owners, hereby petition Orange County to support the proposed rezoning (from Commercial/C-1 to Commercial/C-2) for the property located at 6448 N. Orange Blossom Trail.

<u>Name</u>	<u>Address</u>
1. <u>Roy Mariano</u>	<u>6444 N.O.B.T. Orlando FL 32810</u> <sup>property owner</sup>
2. <u>Nelson Leon</u>	<u>6517 N. O.B.T. 32810</u> / Tenant
3. <u>Ronald Bacchi</u>	<u>6618 N.O.B.T. 32810</u> / Tenant
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____
12. _____	_____
13. _____	_____
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____
18. _____	_____
19. _____	_____
20. _____	_____



