



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** April 22, 2021

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** Mindy T. Cummings, Manager  
Real Estate Management Division *MTC*

**FROM:** Theresa A. Avery, Senior Acquisition Agent *MTC for T/A*  
Real Estate Management Division

**CONTACT PERSON:** Mindy T. Cummings, Manager

**DIVISION:** Real Estate Management Division  
Phone: (407) 836-7090

**ACTION REQUESTED:** Approval of Quit Claim Deed between Central Florida Expressway Authority and Orange County and authorization to disburse funds to pay recording fees and record instrument.

**PROJECT:** Pump Station 3465 (Rose Industrial Park)  
  
District 2

**PURPOSE:** To provide Orange County Utilities Department with the property for operation, and maintenance of utility improvements.

**ITEM:** Quit Claim Deed (Instrument 101.1)  
Revenue: Donation  
Size: 2,010 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

**BUDGET:** Account No.: 4420-038-1302-6110

**FUNDS:** \$35.50 Payable to Orange County Comptroller  
(recording fees)

**REMARKS:** The Central Florida Expressway Authority (“CFX”) requested Orange County Utilities Department (“OCU”) to obtain property ownership of a pump station and the infrastructure installed on CFX property. CFX performed a jurisdictional transfer and proceeded to surplus CFX property in order to donate the property to OCU. OCU reviewed and accepted the property where the pump station infrastructure is installed.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: April 7, 2021

Total Amount: \$35.50

Project: Pump Station 3465  
(Rose Industrial Park)

Parcel: 101.1

Charge to Account # 4420-038-1302-6110

Charles S. Parker

Digitally signed by Charles S. Parker  
DN: cn=Charles S. Parker, ou=Orange County Utilities, ou=Orange County Utilities  
C=US, E=charles.parker@ocwater.com

Controlling Agency Approval Signature Date

Charles S. Parker, P.E., Assistant Manager

Printed Name:

*W M C Coy*

4/12/21

Fiscal Approval Signature Date

WAYNE M C COY

Printed Name

TYPE TRANSACTION (Check appropriate block(s))  
 Pre-Condernation  Post-Condernation

N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller (Recording Fees)	\$35.50
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DOCUMENTATION ATTACHED (Check appropriate block(s))

- N/A Contract/ Agreement
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$35.50.

\*\*\*\*\*  
**IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)**  
\*\*\*\*\*

Recommended by Theresa A. Avery  
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Management Division

Digitally signed by Theresa A. Avery  
Date: 2021.04.07 13:51:17 -04'00'

\_\_\_\_\_ Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Division

\_\_\_\_\_ Date

or  
Payment Approved Alex Feinman  
Alex Feinman, Asst. Mgr. Real Estate Management Div.

Digitally signed by Alex Feinman  
Date: 2021.04.07 14:31:14 -04'00'

\_\_\_\_\_ Date

Certified *Media Ray*  
Approved by BCC for Deputy Clerk to the Board

MAY 11 2021

\_\_\_\_\_ Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

\_\_\_\_\_ Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 11 2021

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAY 11 2021

**Prepared By:**  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807

OC Project: Pump Station 3465 (Rose Industrial Park)  
Parcel: 101.1

Reserved for Recording

Project 414-211  
Parcel 408 Part H

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, dated as of the date of execution below, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number: 30-21-29-0000-00-114**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoove of the Grantee forever.

**SUBJECT TO** the covenants, conditions, restrictions, reservations, and easements which are set forth below:

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 414 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 414 from the Property, nor does Grantee have any rights of light, air or view from S.R. 414 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 414 and any other remaining property owned by Grantor.
- b) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 414 or otherwise constitute a hazard for S.R. 414 or any related system or structure.
- c) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- d) Ad valorem real property taxes and assessments, if applicable, for the year 2020 and subsequent years.

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above described Property and therefore expresses no opinion as to the condition of title.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered in the presence of:

“GRANTOR”

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

*[Signature]*  
Printed Name: L. Michelle Van Kise  
*[Signature]*  
Printed Name: Lisa Lambert

By: *[Signature]*  
Buddy Dyer, Chairman

Date: 3/11, 2021

ATTEST:  
*[Signature]*  
Regla (“Mimi”) Lamaute  
Recording Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE EXCLUSIVE USE AND RELIANCE BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY.

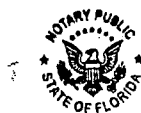
*[Signature]*  
Diego “Woody” Rodriguez, Esquire  
General Counsel

Date: MARCH 10, 2021

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of March 2021 by Buddy Dyer, Chairman, of the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public and governmental body, existing under and by virtue of the laws of the State of Florida, on behalf of the organization. He is  personally known to me or  has produced n/a as identification.

(SEAL



REGLA CARIDAD LAMAUTE  
Commission # GG 352738  
Expires November 6, 2023  
Bonded Thru Budget Notary Services

*[Signature]*  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**Legal Description of the Property**

Begin at the Northwest corner of Tract A, Rose Cove, as recorded in Plat Book 28, Page 51; Thence run South 50 feet, West 40.56 feet, North 50 feet, East to the Point of Beginning, in Section 30, Township 21 South, Range 29 East, lying and being in Orange County, Florida.

Project: Pump Station 3465 (Rose Industrial Park)  
Parcel No.: 101.1  
Name of Owner(s): Central Florida Expressway Authority, a body corporate and an agency of the State of Florida  
Page No.: Page 1 of 2

### SETTLEMENT ANALYSIS

<u>        </u>	Pre-Condemnation
<u>  X  </u>	Not Under Threat

### EXPLANATION OF RECOMMENDED SETTLEMENT

On March 14, 2019, I contacted Linda Lanosa, legal counsel for the Central Florida Expressway Authority ("CFX") regarding CFX's request to Orange County to have the Orange County Utilities Department ("OCU") obtain legal title to the property. The OCU pump station infrastructure has historically been installed and maintained by OCU, but the property is owned by CFX.

On April 5, 2019, per CFX's direction, I prepared a letter for the OCU Director requesting CFX to surplus the land in order for CFX to be able to transfer their property to OCU.

On April 26, 2019, the OCU Director signed off on the formal request to CFX to surplus said lands needed in order for OCU to obtain the ownership of the infrastructure of the pump station and the property.

On October 9, 2019, at CFX's request the project was put on hold while CFX was transitioning and hiring a new General Counsel.

On January 3, 2020, CFX's new General Counsel, Diego "Woody" Rodriguez, called me regarding the process and moving forward with the CFX jurisdictional transfer in the form of a Quit Claim Deed.

On March 15, 2021, I received the original, executed Quit Claim Deed wherein CFX conveyed the property to Orange County.

I recommend and request approval of this settlement, which is a Donation, inclusive of all fees and costs, with the exception of recording fees in the amount of \$35.50 to be paid by OCU.

Recommended by:

**Theresa A. Avery**

Digitally signed by Theresa A. Avery  
Date: 2021.04.07 13:48:43 -04'00'

Theresa A. Avery,  
Senior Acquisition Agent, Real Estate Management Division

Date

Recommended by:

**Robert K.  
Babcock**

Digitally signed by Robert K.  
Babcock  
Date: 2021.04.07 14:00:06 -04'00'

Robert K. Babcock,  
Acquisition Supervisor, Real Estate Management Division

Date



Project: Pump Station 3465 (Rose Industrial Park)  
Parcel No.: 101.1  
Name of Owner(s): Central Florida Expressway Authority, a body corporate and an agency of the State of Florida  
Page No.: Page 2 of 2

Approved by: **Alex Feinman** Digitally signed by Alex Feinman  
Date: 2021.04.07 14:30:42 -04'00'  
Alex Feinman, Date  
Assistant Manager, Real Estate Management Division

Or approved by:  
Mindy T. Cummings, Date  
Manager, Real Estate Management Division