



Interoffice Memorandum

Received on October 15, 2024
Deadline: October 22, 2024
Publish: October 27, 2024

Date: October 15, 2024

CH OCT15 24 11:10AM
OCT15'24AM11:13
ROJD

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, County Engineer, Public Works Department *SW*

THRU: William Worley, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7925
E-mail address: William.worley@ocfl.net

RE: **Request for Public Hearing PTV-24-06-021 – Veronica Oakler of Fernandez Legal, on behalf of Palm Village CFB Homes LLC**

Applicant: Veronica Oakler
135 W. Central Blvd. Suite 300
Orlando, Florida 32801

Location: S19/T22/R31 Petition to vacate a 100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres. Public interest was created by the Deerwood Phase II and III Water and Wastewater Agreement as recorded in Official Records Book 5844 Page 1758, of the public records of Orange County, Florida. The parcel ID number is 24-22-31-0000-00-063. The parcel is unaddressed, and the parcel lies in District 4.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Yes – Mailing labels are attached.

Request for Public Hearing PTV-24-06-021 – Veronica Oakler of Fernandez Legal, on behalf of Palm Village CFB Homes LLC

Hearing by Fla. Statute Pursuant to Section 336.10 of the Florida Statutes.
or code:

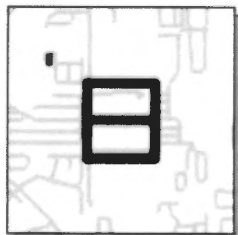
Spanish contact person: Para más información acerca de esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.



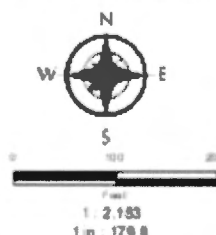
PTV-24-06-021
Palms at Waterford Lakes



Proposed Vacation



Subject Property



**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created per Official Records Book 5844 Page 1758 of the Public Records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit may also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:


Petitioner's Signature
(Include title if applicable)

Veronica Oakler

Print Name

Address:

135 W. Central Boulevard, Suite 300

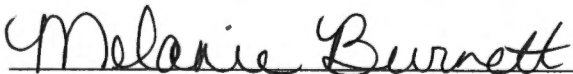
Orlando, FL 32801

Phone Number: (407) 574-5000

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of Sept., 2024 who is personally known or who has produced FL DL as identification.


Signature of Notary
Melanie Burnett
Print Name

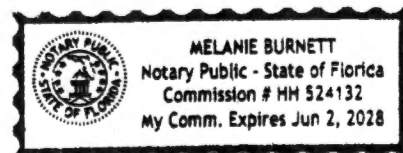


EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG 4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH,
RANGE 31 EAST, ORANGE COUNTY, FLORIDA

05
5007
8/1/2024

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 RUN NORTH 00°04'50" WEST A DISTANCE OF 582.01 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°47'04" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HANCOCK LONE PALM ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN NORTH 00°04'50" WEST A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89°47'04" EAST A DISTANCE OF 1308.81 FEET; THENCE RUN SOUTH 00°13'42" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°47'04" WEST A DISTANCE OF 1309.07 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 130,894 SQUARE FEET OR 3.005 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, WHICH BEARS NORTH 00°04'50" WEST PER THE PLAT OF HANCOCK LONE PALM AS RECORDED IN PLAT BOOK 110, PAGES 109 THROUGH 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG
4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22
SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

JOB NO.:	DATE	REVISIONS	TECH
231124			
SCALE: 1"= 200'			
FIELD DATE: N/A			
FIELD BY: N/A			
DRAWN BY: CF			
APPROVED BY: EGT			
DRAWING FILE #			
PALMS AT WATERFORD UTILITY EASEMENT ORB 5844 PG 1758 SDO 7-24-24.DWG			



AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751 Phone: 407-428-7879
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF
DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES
CONTAINED HEREON, MEETS THE APPLICABLE
"STANDARDS OF PRACTICE" AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

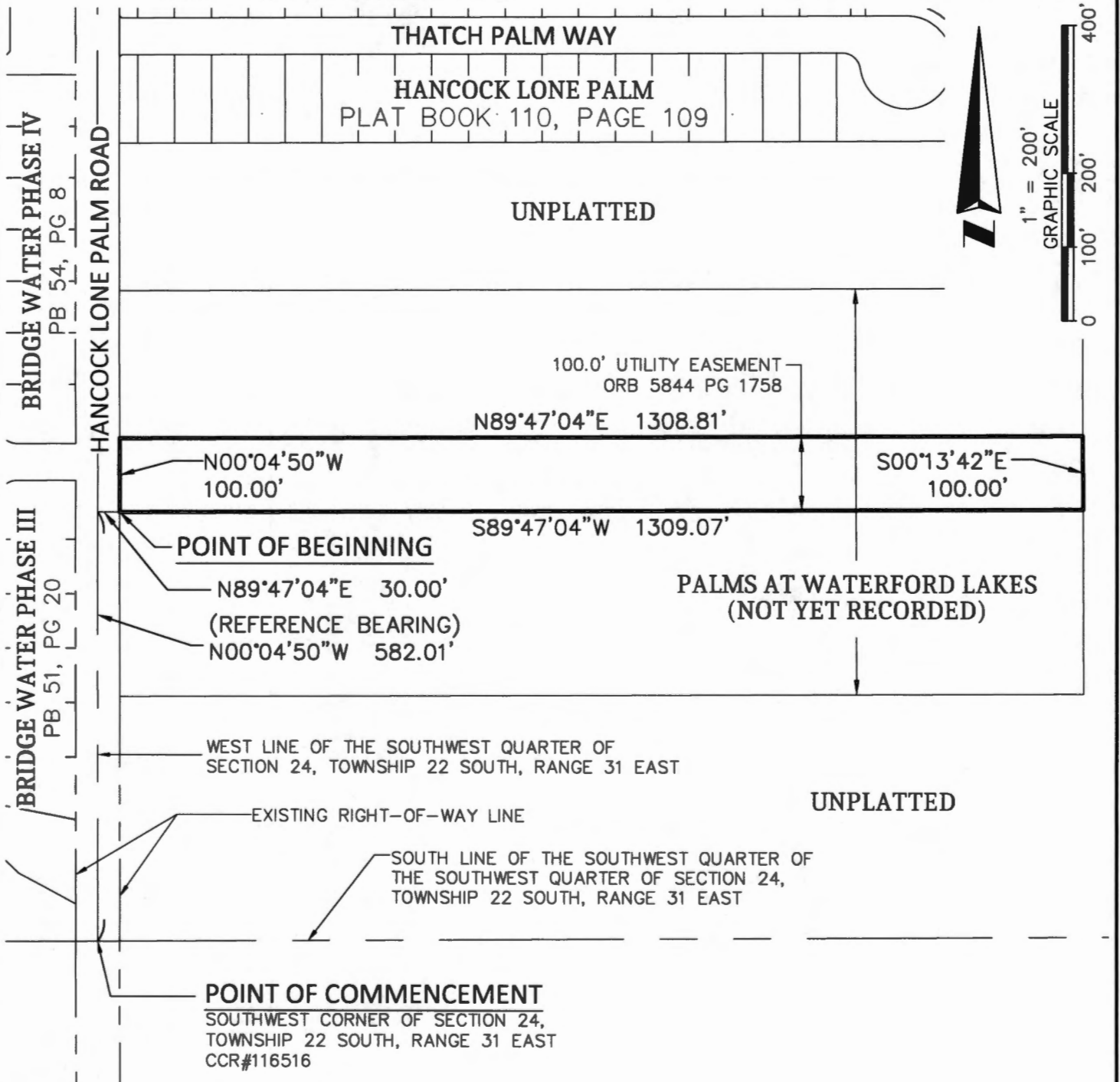
E. Glenn Turner
E. GLENN TURNER, PSM #5643
DATE: 07/30/2024

SKETCH OF DESCRIPTION

PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG 4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH,
RANGE 31 EAST, ORANGE COUNTY, FLORIDA



SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

CCR	= CERTIFIED CORNER OF RECORD
LB	= LICENSED BUSINESS
PB	= PLAT BOOK
PG	= PAGE(S)
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ORB	= OFFICIAL RECORDS BOOK

ASM **AMERICAN SURVEYING & MAPPING, INC.**

NDDS **NATIONAL DUE DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

EXHIBIT "B"

ABUTTING PROPERTY OWNERS



135 W. Central Blvd.
Suite 300
Orlando, Florida 32801

Telephone: 1 (407) 574-5009

Facsimile: 1 (407) 574-5953

July 30, 2024

Deerwood II Assoc
Deerwood Mobile Home Park
27777 Franklin Rd Ste 200
Southfield, MI 48034-8205

Subject: Petition to Vacate County Easement

To Whom it May Concern,

I am in the process of requesting that Orange County vacate the entirety of a 100-foot- utility easement located within my client's parcel (24-22-31-0000-00-063), as shown on the enclosed map. Public interest was created by Official Records Book 5844 Page 1758 of the Public Records of Orange County, Florida

Part of the vacation process is to notify abutting property owners that I am petitioning to vacate the easement, even though they are not expected to be impacted.

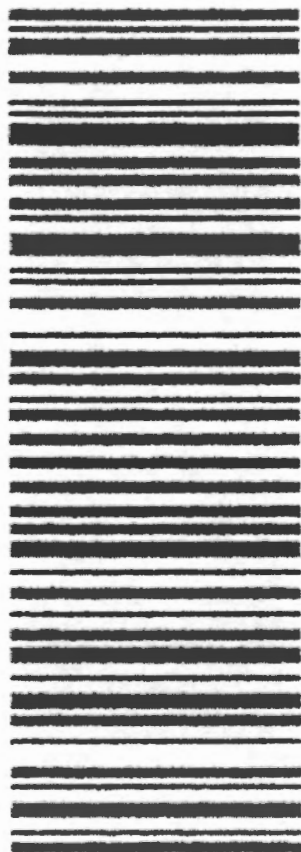
Sincerely,

Veronica Oakler, Esq., LL.M.
Enclosure

7021 2720 0002 1374 8501

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



7021 2720 0002 1374 8501

7021 2720 0002 1374 8501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Deerwood II Assoc / Deerwood Mobile Home Park

Street and Apt. No., or PO Box No.

27777 Franklin Rd Ste 200

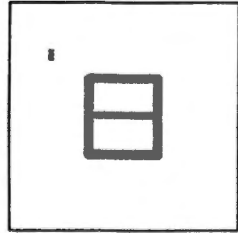
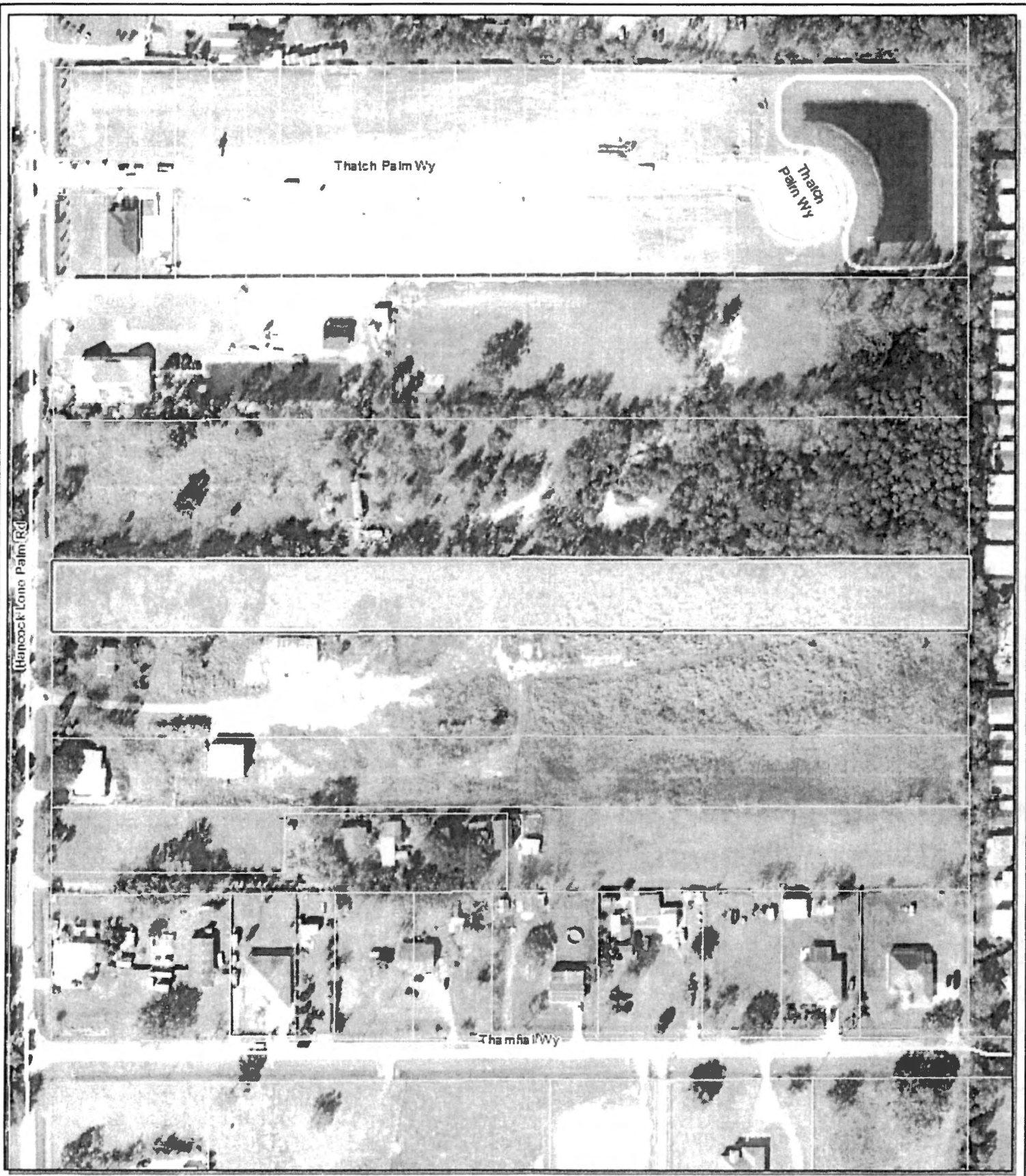
City, State, ZIP+4®

Southfield, MI 48034-8205

Postmark
Here

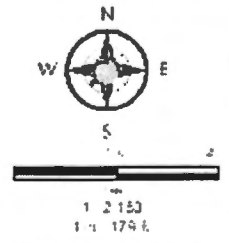
PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



PTV-24-06-021
Palms at Waterford Lakes

Proposed Vacation  Subject Property



Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.

Certified Mail service is *not* available for international mail.

Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.

For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:

- Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt*; attach PS Form 3811 to your mailpiece;

for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.

- Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
- Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
- Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).

- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your records.

USPS TRACKING #



9590 9402 7358 2028 3676 47



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •



**FERNANDEZ
LEGAL**

**135 W Central Blvd., Ste. 300
Orlando, FL 32801**

PALM-CITY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Deerwood II Assoc
Deerwood Mobile Home Park
27777 Franklin Rd
Ste 200
Southfield, MI 48034-8205



9590 9402 7358 2028 3676 47

2. Article Number (Transfer from service label)**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

☐ Agent

☐ Addressee


B. Received by (Printed Name)**C. Date of Delivery**

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number:

70212720000213748501

Remove X


 Copy  Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:24 am on August 2, 2024 in SOUTHFIELD, MI 48034.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

 **Delivered**
Delivered, Left with Individual
SOUTHFIELD, MI 48034
Aug 2, 2024 11:24 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

EXHIBIT "C"

UTILITY LETTERS



135 W. Central Blvd.
Suite 300
Orlando, Florida 32801

Phone: 1 (407) 574-5009

Facsimile: 1 (407) 574-5953

ORANGE CO. PUBLIC UTILITIES

9150 Curry Ford Road
Orlando, FL 32825
Alex Moncaleano
Assistant Project Manager
Alex.Moncaleano@ocfl.net

July 23, 2024

Petition to Vacate:

Dear Mr. Moncaleano.

I am in the process of requesting that Orange County vacate the entirety of a 100-foot- utility easement located within the parcel 24-22-31-0000-00-063, as shown on the enclosed map. Public interest was created by Official Records Book 5844 Page 1758 of the Public Records of Orange County, Florida. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Veronica Oakler at (407) 574-5953 or voakler@fernandez-legal.com.

Sincerely,

Veronica Oakler, Esq., LL.M.
Fernandez Legal

- ☐ The subject parcel is NOT within our service area.
- ☐ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☒ The subject parcel is within our service area. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: _____

Signature: Gregory J. Sims
Print Name: Gregory J. Sims
Title: Engineer III
Date: 7-24-24

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DALE V. MUDRAK, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7904 - Fax 407-836-8003
e-mail: dale.mudrak2@ocfl.net

October 2, 2024

Dear Veronica Oakler, Leslie Artze, Benjamin Lobo

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

EPD Review

EPD has no objections to the proposed vacation

Please contact Nicole Salvatico at 407-836-1400 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Property Record - 24-22-31-0000-00-063

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 06/04/2024

Property Name

Hancock Lone Palm Rd

Names

Palm Village Cfb Homes LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

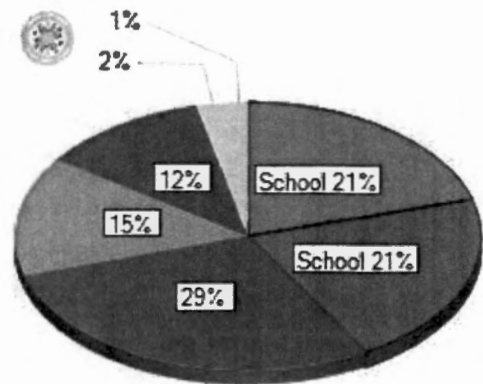
Mailing Address

711 N Orlando Ave Ste 302
Maitland, FL 32751-4403

Physical Address

Hancock Lone Palm Rd
Orlando, FL 32828

FOR
OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$105,000	+ \$0	+ \$0 = \$105,000 (0%)	\$105,000 (0%)	\$105,000 (0%)
2022 <input checked="" type="checkbox"/> MKT	\$105,000	+ \$0	+ \$0 = \$105,000 (25%)	\$105,000 (25%)	\$105,000 (63%)
2021 <input checked="" type="checkbox"/> MKT	\$84,000	+ \$0	+ \$0 = \$84,000 (0%)	\$84,000 (0%)	\$64,308 (10%)
2020 <input checked="" type="checkbox"/> MKT	\$84,000	+ \$0	+ \$0 = \$84,000	\$84,000	\$58,462

Tax Year Benefits

Tax Year Benefits	Tax Savings
2023 <input checked="" type="checkbox"/>	\$0
2022 <input checked="" type="checkbox"/>	\$0
2021 <input checked="" type="checkbox"/> \$	\$179
2020 <input checked="" type="checkbox"/> \$	\$232

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$105,000	\$0	\$105,000	3.1730 (-1.28%)	\$333.17	21 %
Public Schools: By Local Board	\$105,000	\$0	\$105,000	3.2480 (0.00%)	\$341.04	21 %
Orange County (General)	\$105,000	\$0	\$105,000	4.4347 (0.00%)	\$465.64	29 %
Unincorporated County Fire	\$105,000	\$0	\$105,000	2.2437 (0.00%)	\$235.59	15 %
Unincorporated Taxing District	\$105,000	\$0	\$105,000	1.8043 (0.00%)	\$189.45	12 %
Library - Operating Budget	\$105,000	\$0	\$105,000	0.3748 (0.00%)	\$39.35	2 %
St Johns Water Management District	\$105,000	\$0	\$105,000	0.1793 (-9.17%)	\$18.83	1 %
				15.4578	\$1,623.06	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,623.07
Your property taxes without exemptions would be	\$1,623.07
Your ad-valorem property tax with exemptions is	– \$1,623.07
Providing You A Savings Of	= \$0.00

Property Features

Property Description

COMM W1/4 COR OF SEC 24-22-31 S 1900.01 FT E 30 FT FOR POB CONT E 1309.22 FT S 99.16 FT W 1309.48 FT N 100 FT TO POB

Total Land Area

130,890 sqft (+/-)		3.00 acres (+/-)	GIS Calculated
--------------------	--	------------------	----------------

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	3 ACRE(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
12/17/2021	\$334,400	20210778804 /		Warranty Multiple	Rivero Carlos A Costa Reinaldo	Yucatan Lone Palm Holdings LLC	Vacant
12/16/2021	\$3,367,000	20220146076 /		Special Warranty Multiple	Yucatan Lone Palm Holdings LLC	Palm Village Cfb Homes LLC	Vacant
06/30/2005	\$84,000	20050496694	08093 / 3769	Warranty Deed	Deerwood II Assoc	Rivero Carlos A Costa Reinaldo	Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
11719 Boldface Dr	05/22/2024	\$454,200		Special Warranty	0/0	20240300174 /	
3037 Country Side Dr	05/22/2024	\$612,000	\$194	Special Warranty	4/4	20240301194 /	
15153 Summer Harvest St	05/22/2024	\$554,300	\$238	Special Warranty	4/4	20240301698 /	
12033 Walmsley Aly	05/22/2024	\$512,500	\$322	Warranty Deed	3/2	20240297308 /	
3543 Chinkapin Oak Ln	05/22/2024	\$460,000	\$249	Special Warranty	4/2	20240302195 /	
11727 Boldface Dr	05/22/2024	\$415,400		Special Warranty	0/0	20240300128 /	
11755 Boldface Dr	05/22/2024	\$448,100		Special Warranty	0/0	20240300137 /	
11743 Boldface Dr	05/21/2024	\$420,400		Special Warranty	0/0	20240296504 /	
11751 Boldface Dr	05/21/2024	\$453,300		Special Warranty	0/0	20240300187 /	
1937 Terrapin Rd	05/21/2024	\$425,900	\$248	Warranty Deed	3/2	20240300045 /	

Services for Location

TPP Accounts At Location

Account

Market Value

Taxable Value

There are no TPP Accounts associated with this parcel.

Schools

Discovery (Middle School)

Principal	Jeffrey Aldridge
Office Phone	407.384.1555
Grades	2023: 2022: B 2019: A

East River (High School)

Principal	Rebecca Watson
Office Phone	407.956.8550
Grades	2023: 2022: B 2019: B

Castle Creek (Elementary)

Principal	Alyson Muse
Office Phone	407.207.7428
Grades	2023: 2022: B 2019: C

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Friday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

Elected Officials

State Representative	Fred Hawkins
State Senate	Linda Stewart
School Board Representative	Angie Gallo
US Representative	Maxwell Alejandro Frost
County Commissioner	Maribel Gomez Cordero
Orange County Property Appraiser	Amy Mercado



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PALM VILLAGE CFB HOMES LLC

Filing Information

Document Number	L21000506965
FEI/EIN Number	87-3907964
Date Filed	11/30/2021
Effective Date	12/01/2021
State	FL
Status	ACTIVE

Principal Address

2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Changed: 03/14/2023

Mailing Address

2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Changed: 03/14/2023

Registered Agent Name & Address

FFB PROPERTY LLC
2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Address Changed: 03/14/2023

Authorized Person(s) Detail

Name & Address

Title MGR

FFB PROPERTY LLC

2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Annual Reports

Report Year	Filed Date
2022	04/06/2022
2023	03/14/2023
2024	02/14/2024

Document Images

02/14/2024 -- ANNUAL REPORT	View image in PDF format
03/14/2023 -- ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
11/30/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

FFB PROPERTY LLC

Filing Information

Document Number L17000074043

FEI/EIN Number 36-4865832

Date Filed 04/04/2017

State FL

Status ACTIVE

Principal Address

2600 Maitland Center Pkwy

Ste130

Maitland, FL 32751

Changed: 03/14/2023

Mailing Address

2600 Maitland Center Pkwy

Suite 130

Maitland, FL 32751

Changed: 03/14/2023

Registered Agent Name & Address

Lobo, Benjamin

2600 Maitland Center Pkwy

Suite 130

Maitland, FL 32751

Name Changed: 02/19/2020

Address Changed: 03/14/2023

Authorized Person(s) Detail

Name & Address

Title MGR

Moreno, Cristian

2600 Maitland Center Pkwy

Suite 130

Maitland, FL 32751

Title MGR

Lobo, Benjamin
2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Title MGR

Lobo, Felipe
2600 Maitland Center Pkwy
Suite 130
Maitland, FL 32751

Annual Reports

Report Year	Filed Date
2022	04/06/2022
2023	03/14/2023
2024	02/14/2024

Document Images

02/14/2024 -- ANNUAL REPORT	View image in PDF format
03/14/2023 -- ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
03/15/2021 -- ANNUAL REPORT	View image in PDF format
02/19/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- Florida Limited Liability	View image in PDF format

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals.
This form shall remain cumulative and shall be filed with the department processing your application.
Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____

This is a Subsequent Form: _____

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____

Palm Village CFB Homes, LLC - 711 North Orlando Avenue, Suite 302, Maitland, FL 32751

Name and Address of Principal's Authorized Agent, if applicable: Fernandez Legal - Veronica Oakler

135 W. Central Boulevard, Suite 300, Orlando, FL 32801

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Bellavista Building group - Consultant 32751
Are they registered Lobbyist? Yes ___ or No X 711 N Orlando Ave, Suite 302, Maitland FL
407-408-8900
2. Name and address of individual or business entity: Lucas Site Development - site Contractor
Are they registered Lobbyist? Yes ___ or No X 7919 Lake Waukena Dr. Winter Park FL 32792
407-831-3371
3. Name and address of individual or business entity: Dave Schutt Engineering, Inc. - Engineering
Are they registered Lobbyist? Yes ___ or No X 12301 Lake Underhill Road, Suite 344
Orlando FL 32628 - 407-207-9085
4. Name and address of individual or business entity: Connor Frankling - ASL - Surveyor
Are they registered Lobbyist? Yes ___ or No X 7919 Lake Waukena Dr. Winter Park
FL 32792 - 407-331-3371
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___

Case or Bid No. _____

For Staff Use Only:

Initially submitted on _____

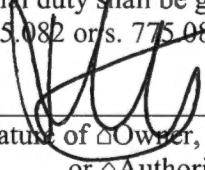
Updated on _____

Project Name (as filed) _____

Case Number _____

Part III**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.



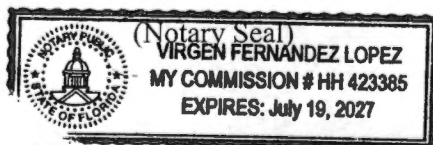
 Signature of ☐ Owner, ☐ Contract Purchaser
 or ☐ Authorized Agent

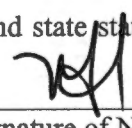
Date: 9/12/2024Print Name and Title of Person completing this form: Benjamin Lobo

STATE OF FLORIDA :
 COUNTY OF _____ :

I certify that the foregoing instrument was acknowledged before me this 12 day of September, 2024 by Virgen Fernandez. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 12 day of September, in the year 2024.





 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires:

7/19/2027

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

Part I**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: Palm Village CFB Homes, LLCBusiness Address (Street/P.O. Box, City and Zip Code): 711 North Orlando Avenue,
Suite 302, Maitland, FL 32751.Business Phone (407) 735-0045

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**(Agent Authorization Form also required to be attached)**Name: Fernandez Legal - Veronica OaklerBusiness Address (Street/P.O. Box, City and Zip Code): 135 W. Central Boulevard, Suite 300,
Orlando, FL 32801Business Phone (407) 574-5000Facsimile (407) 574-5953

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

Part II

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

___ YES ☒ NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

___ YES ☒ NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY
MEMBER OF THE BCC? (When responding to this question please consider all
consultants, attorneys, contractors/subcontractors and any other persons who may have
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with
obtaining approval of this item.)**

___ YES ☒ NO

If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

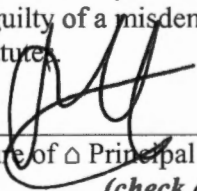
(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 9/12/2024



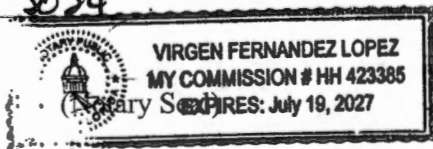
Signature of ☐ Principal or ☐ Principal's Authorized Agent
(check appropriate box)

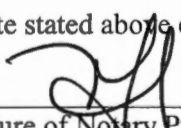
PRINT NAME AND TITLE: Benjamin Lobo

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 12 day of September, 2024 by Virgen Fernandez. He/she is personally known to me or has produced Benjamin Lobo as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 12 day of September, in the year 2024.





Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 07/19/2027

Staff signature and date of receipt of form _____
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

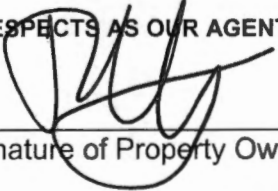
AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) Palm Village CFB Homes, LLC, AS THE OWNER(S) OF THE
REAL PROPERTY DESCRIBED AS FOLLOWS, Palms at Waterford Development Project property, DO
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Veronica Oakler - Fernandez Legal,
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate Easement, AND TO
APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 9/12/2024


Signature of Property Owner

Benjamin Lobo
Print Name Property Owner

Date: _____

Signature of Property Owner

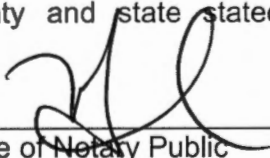
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that on 9/12/2024, before me, Virgen Fernandez, an officer duly authorized by the
State of Florida and in the county mentioned above, to take acknowledgements, personally appeared
Benjamin Lobo, to me known to be the person described in this instrument or to have produced
_____, as evidence, and who has acknowledged before me that he or she executed the
instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 12 day of
September, in the year 2024.




Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 07/19/2027

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 24-22-31-0000-00-035, 24-22-31-0000-00-011, 24-22-31-0000-00-031, and 24-22-31-0000-00-063

LEGAL DESCRIPTION:



INVOICE

Orange County Public Works Department
4200 South John Young Parkway
Orlando, FL 32839

Invoice To :

Benjamin Lobo

FL

Invoice No : 5530796

Invoice Date : Sep 16, 2024

Folder # : 24 158722 000 00 PTV

Case Number : PTV-24-06-021

Project Name : Palms of Waterford Lakes

FEE DESCRIPTION

AMOUNT

PTV Application Fee - 1002-072-2700-4180 1,003.00

TOTAL : 1,003.00

PAYMENT RECEIVED : 0.00

BALANCE : 1,003.00

Invoice To :

Benjamin Lobo

135 W. Central Blvd.
FL

Invoice No : 5530796

Invoice Date : Sep 16, 2024

Folder # : 24 158722 000 00 PTV

Case Number : PTV-24-06-021

Project Name : Palms of Waterford Lakes

1547

FEE DESCRIPTION**AMOUNT**

PTV Application Fee	- 1002-072-2700-4180	1,003.00
TOTAL :		1,003.00
PAYMENT RECEIVED :		0.00
BALANCE :		1,003.00

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY

ORLANDO, FL 32839

4078367708

<https://www.orangecountyfl.net/>

Cashier: Waleed

16-Sep-2024 3:36:29P

Invoice PW: 1547

1 PTV 2700-4180

\$1,003.00

Total

\$1,003.00

CHECK SALE

\$1,003.00

Clover ID: RX27BDZ7P5BA0

Payment TCRZ3PRBX1DV2

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

[https://clover.com/privacy/m
/jrnxwedcqm0d1](https://clover.com/privacy/m/jrnxwedcqm0d1)

Clover Privacy Policy

<https://clover.com/privacy>

PALM VILLAGE CFB HOMES LLC

201

63-436/660

Date

CHECK NUMBER

Pay to the
Order of

Orange County PCE
One thousand three

xxlvi

Dollars

\$ 1,003. ⁷⁵/₁₀₀



Photo
Date on back

City National Bank

BCI FINANCIAL GROUP

For OC Easment Palm-Vicant

petition