



Interoffice Memorandum

Date: July 11, 2019

*[Handwritten initials]* JUL 15 19 1:38PM

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

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

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

*[Handwritten initials]*

THRU: Julie Alber, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7928  
E-mail address: [julie.alber@ocfl.net](mailto:julie.alber@ocfl.net)

RE: Request for Public Hearing PTV-19-05-016 - Bill Greene, on behalf of  
Ella 34 LLC.

Applicant: Bill Greene  
2218 Merritt Park Drive  
Orlando, FL 32803

Location: S25/T21/R28 Petition to vacate a portion of a 25 foot wide unopened, unimproved right-of-way known as Seminole Drive containing approximately 3,250 square feet. Public interest was created by Plat Book M, Page 58, of the public records of Orange County, Florida. The parcel ID number is 25-21-28-3596-00-001. The parcel address is 2541 Apopka Boulevard, and the parcel lies in District 2.

Estimated time required for public hearing: Two (2) 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 Be notified: Yes - Mailing labels are attached.

August 29 2019  
2:20pm

**Request for Public Hearing PTV # 19-05-016 - Bill Greene, on behalf of Ella 34 LLC.**

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

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

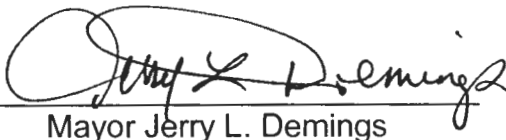
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.

**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
June 12, 2019**

Request authorization to schedule a Public Hearing for Petition to Vacate 19-05-016. This is a request from Bill Greene on behalf of Ella 34 LLC to vacate a portion of a 25 foot wide unopened, unimproved right-of-way known as Seminole Drive in District 2. Staff has no objection to this request.

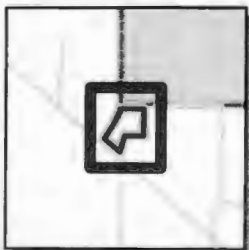
Requested Action  
Approved by

  
\_\_\_\_\_  
Mayor Jerry L. Demings



6/12/19  
\_\_\_\_\_  
(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to Julie Alber via interoffice mail.



**PTV # 19-05-016**  
**Bill Greene on behalf of Ella 34 LLC**

	Proposed Vacation		Subject Property
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**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 Plat Book M, Page 58 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.

GROUNDS 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:

Bill Greene  
Petitioner's Signature  
(Include title if applicable)

Bill Greene  
Print Name

Address:  
2218 Merritt Park Dr.  
Orlando, FL 32803

Phone Number: (407) 488 3815

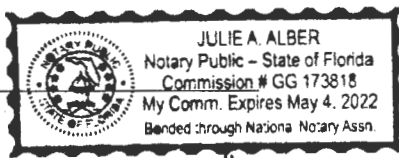
STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority personally appeared:

Bill Greene who first by me duly sworn, deposes and says that he/she is the petitioner named in and who signed the foregoing petition that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she had read the foregoing petition and that the statements therein contained are true. He/she is personally known to me or produced \_\_\_\_\_ as identification and did/did not take an oath.

Julie A. Alber  
(Notary Signature)



Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2019

Notary Public State of FLORIDA

My commission expires: 4-MAY-2022

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**

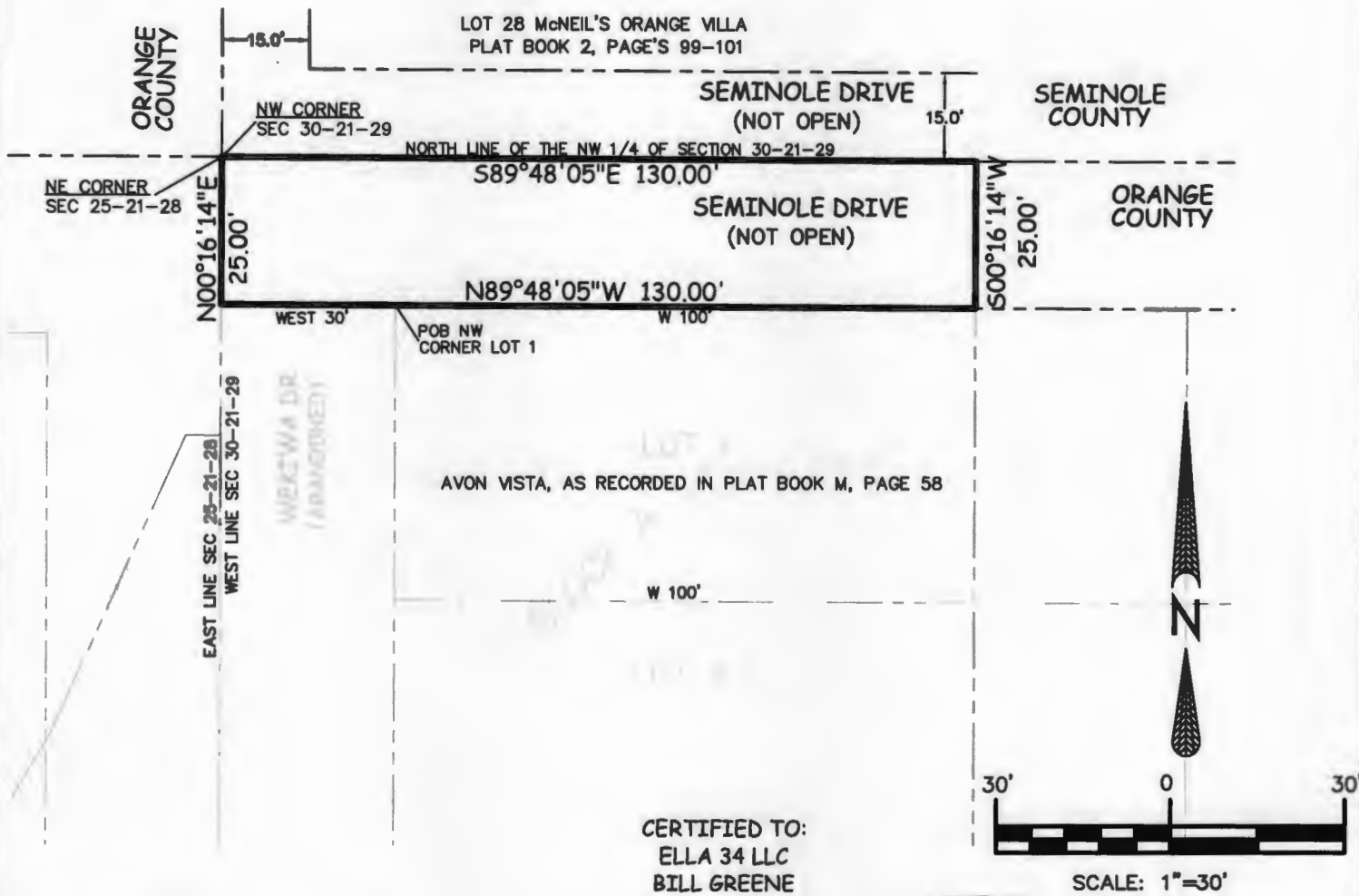


# SKETCH AND DESCRIPTION

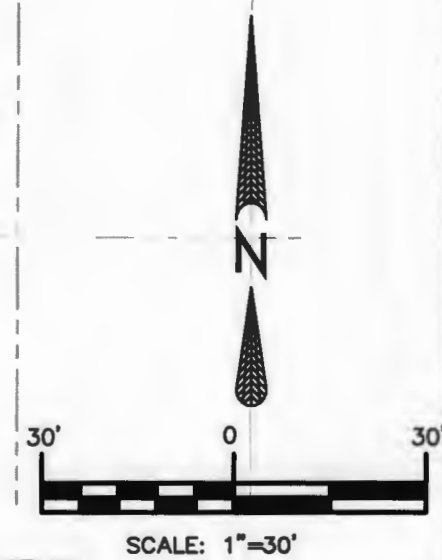
OF LANDS SITUATED NORTH OF  
 2535 & 2541 SOUTH APOPKA BOULEVARD, APOPKA  
 ORANGE COUNTY, FLORIDA

**DESCRIPTION:**

THE WEST 130.00 FEET OF THE NORTH 25.00 FEET OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. CONTAINING 6,000 SQUARE FEET, MORE OR LESS.



CERTIFIED TO:  
 ELLA 34 LLC  
 BILL GREENE



**NOTES:**

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\* THIS IS NOT A SURVEY \*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 30 TOWNSHIP-21-SOUTH, RANGE-29-EAST BEING S89°48'05"E.
8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

**LEGEND:**

- L# = LINE NUMBER
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- PT = POINT OF TANGENCY

*OK*  
*KG*

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. 405 WEST CENTRAL PARKWAY, ALTAMONTE SPRINGS, FL 32714

REVISIONS: RESPOND TO COMMENTS 06/12/19

PROJECT NO: 19-645 SKETCH

SCALE: 1"=30'

DRAWN BY: HMJ

CHECKED BY: RAE

DATE DRAWN: 05/22/19

FIELD BOOK/PAGE: FILE



**ELLIS SURVEYS LLC**  
 Land Surveying & Planning

P.O. Box 160952  
 Altamonte Springs, FL 32716  
 Florida Licensed Business LB-7970  
 P. 407-834-4003 F. 407-869-5454  
 www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT W. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO 3880  
 FOR THE FIRM  
 DATE SIGNED: 6/26/19

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**

Date: 5/2/2019

2509 Apopka LLC  
121 W Orange Street  
Apopka, FL 32703-4211

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To 2509 Apopka LLC,

I am in the process of requesting that Orange County vacate that portion of a right of way, as shown on the enclosed map. The site address is 2541 Apopka Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book M Page 58. Part of the vacation process is to notify abutting property owners of my request to vacate the right-of-way.

Sincerely,

*Bill Greene*

Date: 5/2/2019

Duane and Laura Kimbriel  
1062 Oak Point Circle  
Apopka, FL 32712

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To Mr. and Mrs. Kimbriel,

I am in the process of requesting that Orange County vacate that portion of a right of way, as shown on the enclosed map. The site address is 2541 Apopka Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book M Page 58. Part of the vacation process is to notify abutting property owners of my request to vacate the right-of-way.

Sincerely,

*Bill Greene*

Date: 5/2/2019

Jones Family Revocable Trust  
C/O Thomas D. Jones Trustee  
5995 Albeth Drive  
Orlando, FL 32810

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To the Jones Family Revocable Trust,

I am in the process of requesting that Orange County vacate that portion of a right of way, as shown on the enclosed map. The site address is 2541 Apopka Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book M Page 58. Part of the vacation process is to notify abutting property owners of my request to vacate the right-of-way.

Sincerely,

*Bill Greene*

**EXHIBIT "C"**

**UTILITY LETTERS**

Date: 5/2/2019

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To Whom It May Concern,

I am in the process of requesting that Orange County vacate that portion of a right or way or easement, as shown on the enclosed map. The site address is 2541 Apopka Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book M Page 58. Part of the vacation process is to provide letters showing no objection from utility companies who gave jurisdiction in the neighborhood.

Please review your records, complete the form below and return to me. If you have any questions, please contact Bill Greene at (407) 488-3815.

Sincerely,

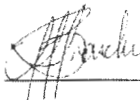
*Bill Greene*

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 **object** to the vacation.

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

Signature:  \_\_\_\_\_  
Print Name: Thainel Braschi  
Title: Mgr Osp PIng & Engrg Design  
Date: 05/04/19



May 15, 2019

Itzhel Sanchez  
Specialty Solutions Southeast, Inc  
2112 W Church St  
Orlando Fl. 32805

Re: Request for a Vacate of Right of way Seminole Dr.

Dear Ms. Sanchez:

Charter Spectrum has reviewed your request to vacate the right way and have no objection to the vacation as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,

*Tracey Domostoy*

Tracey Domostoy  
Construction Supervisor  
Charter- Spectrum

Cc: E-mailed [precon@sssipro.com](mailto:precon@sssipro.com)





452 East Crown Point Road  
Winter Garden, Florida 34787  
Irma.Cuadra@duke-energy.com

☎ 407 905 3310  
📠 407 905 3383

May 15, 2019

VIA Email: bg@sssipro.com

Mr. Bill Greene  
2218 Merrit Park Drive  
Orlando, Florida 32803

RE: Vacation of Portion of Seminole Drive Right of Way  
Orange County, Florida

Dear Mr. Greene:

Please be advised that Duke Energy, Distribution and Transmission Departments have "no objection" to the vacation and abandonment of that portion of Seminole Drive Right of Way lying North of, adjacent to and abutting that 30.00 foot vacated portion of Right of Way, formerly known as Wekiwa Drive and Lot 1, Block A, Avon Vista, Plat Book M. Page 58, of the Public Records of Orange County, Florida, more particularly as highlighted on Exhibit A, attached hereto and by this reference mad a part hereof.

If I can be of further assistance, please do not hesitate to contact me.

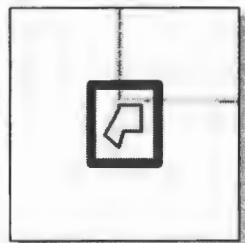
Sincerely,

A handwritten signature in cursive script that reads 'Cuadra'.


Irma Cuadra  
Research Support Specialist II

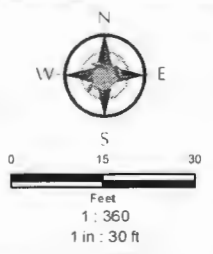
Attachment

EXHIBIT A



PTV # 19-05-016  
Bill Greene on behalf of Ella 34 LLC

Proposed Vacation  Subject Property



Date: 5/2/2019

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To Whom It May Concern,

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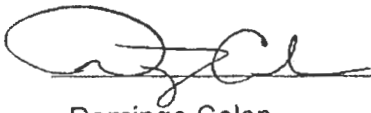
*Bill Greene*

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 **object** to the vacation.

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

Signature:  \_\_\_\_\_  
Print Name: Domingo Colon  
Title: Gas Construction  
Date: 5/6/2019

Date: 5/2/2019

Petition to Vacate: 2541 Apopka Blvd  
Orlando, FL 32703

To Whom It May Concern,

I am in the process of requesting that Orange County vacate that portion of a right of way or easement, as shown on the enclosed map. The site address is 2541 Apopka Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book M Page 58. Part of the vacation process is to provide letters showing no objection from utility companies who gave jurisdiction in the neighborhood.

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Sincerely,

*Bill Greene*

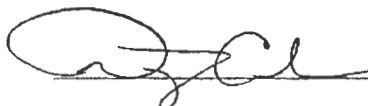
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Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

Signature:  \_\_\_\_\_  
Print Name: Domingo Colon  
Title: Gas Construction  
Date: 5/6/2019

PTV-19-05-016

Date: 5/2/2019

Petition to Vacate: 2541 Apopka Blvd

Orlando, FL 32703

To Whom It May Concern,

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Sincerely,

*Bill Greene*

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We have **no objection** to the vacation.

The subject parcel is within our service area. We **object** to the vacation.

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_

Signature: Anne Dubus

Print Name: Anne Dubus

Title: Assistant Proj. Manager

Date: 5/15/19

2541 Apopka Blvd

Parcel Report for  
25-21-28-3596-00-001



Created: 5/1/2019

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Lot Number	
	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Gated Roads		Block Line		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		Block Number	111.9	Parcel Dimension



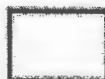
PTV # 19-05-016

Bill Greene on behalf of Ella 34 LLC

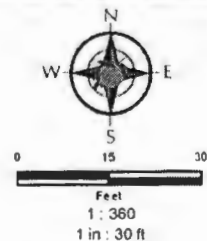
3 of 7

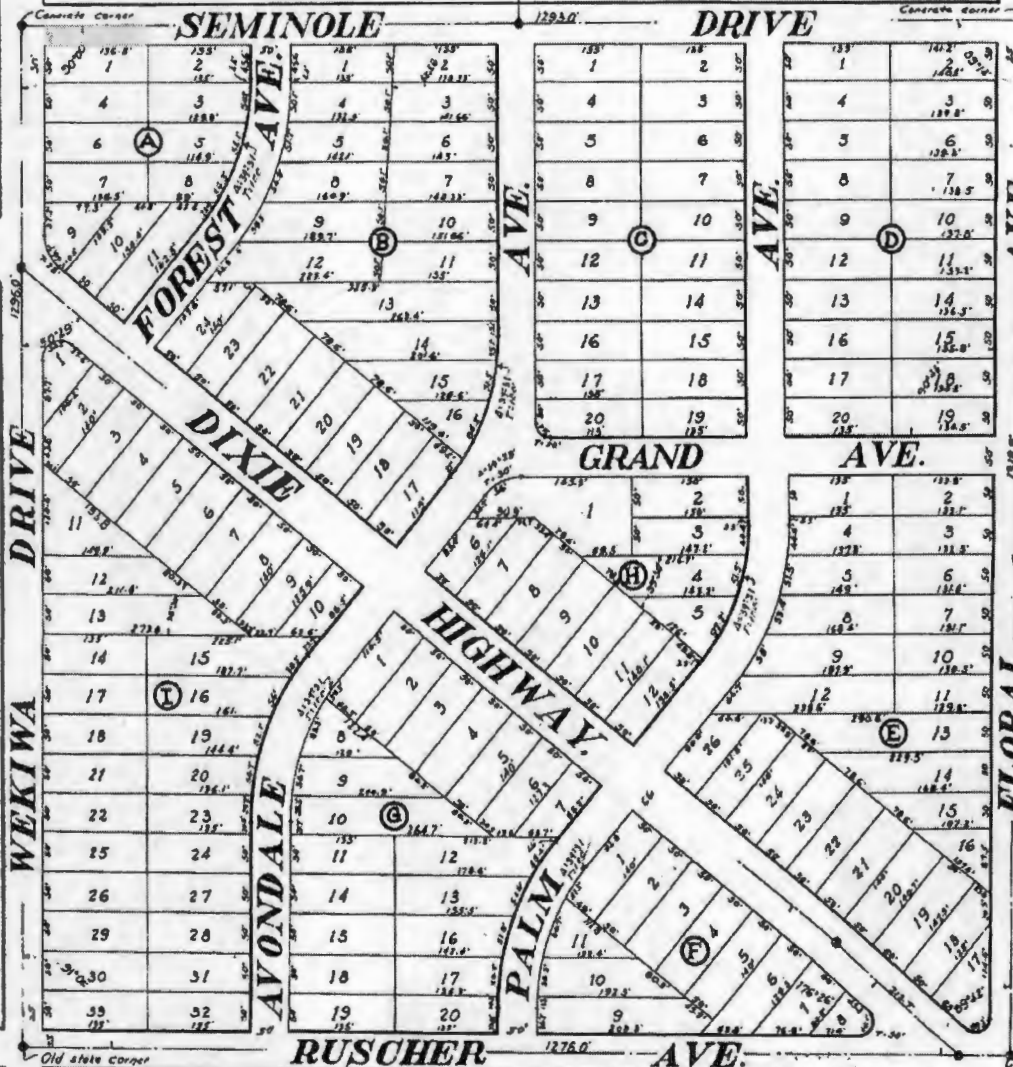


Proposed Vacation



Subject Property





SEE RESOLUTION COUNTY COMM. RECORDED 2/15/17  
IN O.E. BOOK 104 PAGE 503 VACATING & ASSIGNING  
GRAND AVE. FROM LOT 19-20 BLK D + LOTS 1 +  
2 BLK E. (C)  
SEE RESOLUTION COUNTY COMM. RECORDED 6/21/16 IN  
O.E. BOOK 110 VACATING AVONDALE AVENUE.

SEE RESOLUTION COUNTY  
COMM. RECORDED 1/10/16 IN  
O.E. BOOK 104 PAGE 503  
VACATING & ASSIGNING  
GRAND AVE. FROM LOT 19-20  
BLK D + LOTS 1 + 2  
BLK E. (C)

RESOLUTION BOARD COUNTY  
COMM. RECORDED IN DEED BOOK 107  
PAGE 629 JULY 8, 1952.

STATE OF FLORIDA  
COUNTY OF ORANGE

on this day personally appeared  
before, an officer duly authorized  
to administer oaths and take  
acknowledgments, I do hereby certify  
that Lena L. Lorsch, widow known  
to me to be the party who  
executed the above dedication and  
acknowledged the same to be her  
free act and deed.

Witness my hand and official seal of  
County of Orange State of Florida  
this 23rd day of Oct. A.D. 1925

ENGINEER'S CERTIFICATE. My commission expires  
Personally appeared before me, Jno. D. Spinks, C.E. who  
being duly sworn, deposes and says: that the Plat hereon is a  
true and correct representation of the survey and subdivision  
of the lands described in the caption, and permanent memo-  
randa have been placed as called for in Section 7, Statutes of  
1925.

Sworn and subscribed to before me  
this 23 day of Oct. 1925.  
My commission expires  
Sept. 21, 1926  
Notary Public

# AVON VISTA

## ORANGE COUNTY, FLORIDA

### DESCRIPTION.

Being a subdivision of the N.W. 1/4 of N.W. 1/4 of Section 30 Township  
21 South Range 29 East as recorded in Plat Book Page records  
of Orange County, Florida.

JNO. D. SPINKS, C.E.

ORLANDO, FLA.

WINSTON-SALEM, N.C.

Scale: 1 inch = 100 feet.

Oct. 1925.

R.W. HATHCOCK, RESIDENT ENGINEER.

ORLANDO, FLA.

RESOLUTION COUNTY COMMISSIONER,  
RECORDED IN O.E. BOOK 110 PAGE 503  
DECEMBER 1, 1925 TO CLOSE  
VACATE & ASSIGN ALL THAT PART OF PLOT  
LYING SOUTH OF THAT PART OF LOT 19-20  
EAST OF OVERLAND ROAD, BLOCK D, PLAT  
BOOK 104 IN PAGE 503  
SEE RESOLUTION COUNTY COMMISSIONER RECORDED  
IN O.E. BOOK 107 PAGE 629 JULY 8, 1952  
CLOSING VACATING & ASSIGNING: ALL  
THAT PART OF RUSCHER P.L.C. LYING SOUTH  
OF LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32  
PLAT BOOK M, PAGE 58.

### OWNER'S CERTIFICATE:

Personally appeared before Lena L. Lorsch, who be-  
ing duly sworn depose and say that she is the owner of the  
lands described in the Caption, and she has authorized and  
approved this survey and subdivision as shown hereon.

Lena L. Lorsch  
OWNER

Sworn and subscribed to before me  
this 23 day of Oct. 1925.

My commission expires  
Dec. 31, 1925  
Notary Public

### CERTIFICATE OF APPROVAL

Approved by the County Commissioners of  
Orange County, Florida Dec. 14 - 1925

PRINCE  
County Clerk

Drawn by J.B. Violette.



Adj. Parcel 1

Parcel Report for  
25-21-28-3596-06-002



Created: 5/1/2019

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number													
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Hydro		Waste Land		Building		Block Number		Parcel Number		Parcel Address		Parcel Dimension
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional/Misc		Governmental/Institutional/Misc		E Block Number		111.9 Parcel Dimension										
	Toll Road		Road Under Construction		Lot Line																		

Parcel Report for  
30-21-29-0348-01-011

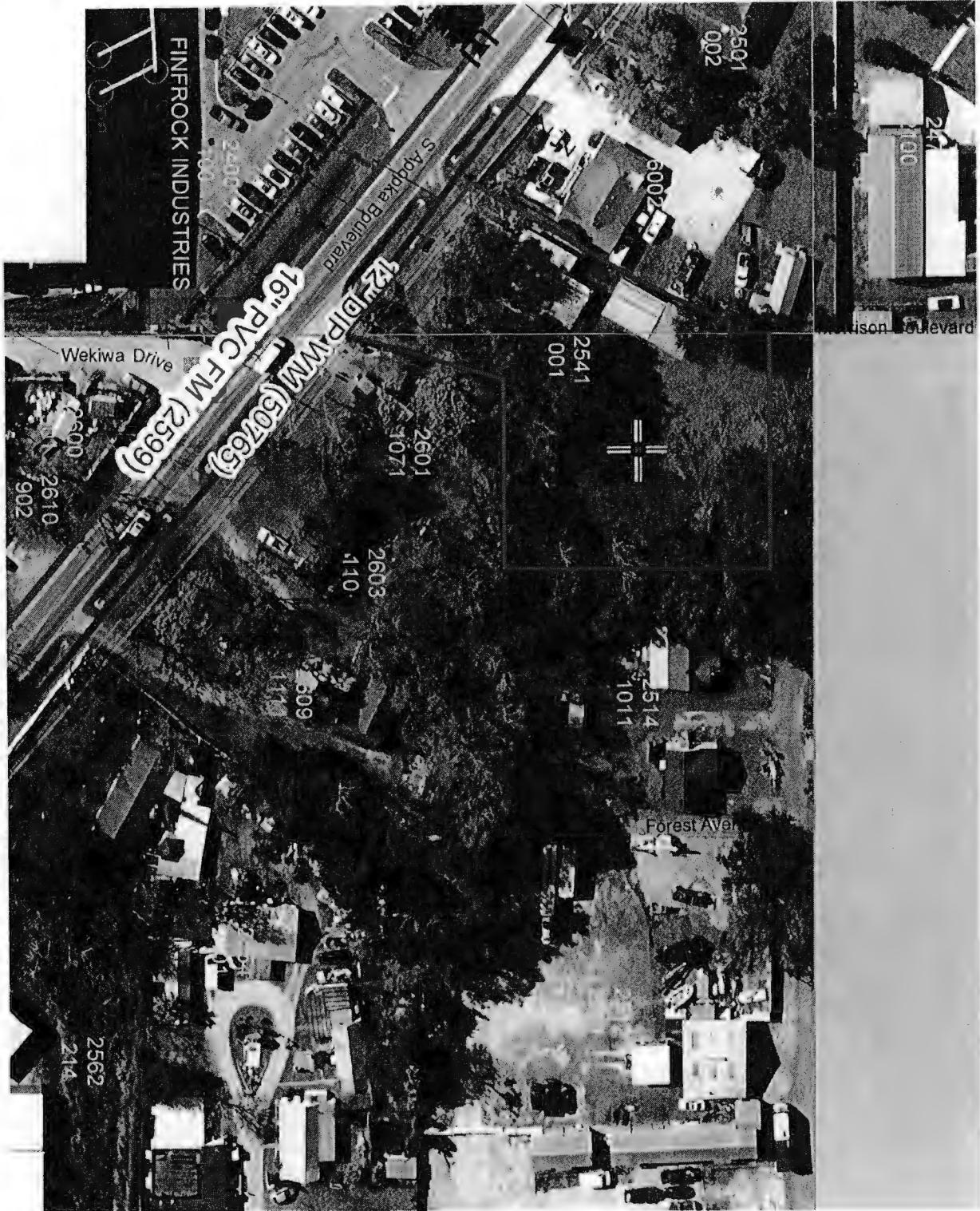


Created: 5/1/2019

This map is for reference only and is not a survey.

OCPA Web Map		Proposed Road		Residential		Commercial/Industrial		Parks		Lot Number	
	Florida Turnpike		Proposed Road		Residential		Commercial/Industrial		Parks		Lot Number
	Interstate 4		Brick Road		Agriculture		Vacant Land		Lakes and Rivers		Parcel Number
	Toll Road		Gated Road		Commercial/Institutional		Agricultural Curftage		Building		Parcel Address
	Road Under Construction		Block Line		Governmental/Institutional/Misc.		Hydro		Block Number		Parcel Dimension
			Lot Line				Waste Land				

L J° L



**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DIANA M. ALMODOVAR, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7974 - Fax 407-836-8003  
e-mail: diana.almodovar@ocfl.net

July 10, 2019

Dear Bill Greene

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

**Engineering ROW Review**

Engineering ROW has no objection to PTV-19-05-016.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

**EPD Review**

Please contact Nicole Salvatico at 407-836-1494 with any questions.

**Real Estate Management Review**

Please contact Steve Lorman at (407) 836-7065 with any questions.

**Roads & Drainage Review**

Per the County Engineer, this request for vacation is to redevelop this property. Right-of-way surrounding the area requested has been granted, there are no proposed projects that will utilize this right-of-way. Reserve a drainage easement over the area to be vacated for any future need.

Please contact Julie McDevitt at (407) 836-7918 with any questions.

**Transportation Planning Review**

Transportation Planning has no objection to PTV-19-05-016.

Please contact Heather Brownlie at (407) 836-8076 with any questions.

# Property Record - 25-21-28-3596-00-001

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

## Property Summary as of 07/10/2019

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**Property Name**

2541 Apopka Blvd

**Names**

Ella 34 LLC

**Municipality**

ORG - Un-Incorporated

**Property Use**

1200 - Store/Office/Resid

**Mailing Address**

2218 Merritt Park Dr  
Orlando, FL 32803-1532

**Physical Address**

2541 Apopka Blvd  
Apopka, FL 32703



QR Code For Mobile Phone



2541 APOPKA BLVD, APOPKA, FL 32703 5/23/2017 2:04 PM



282125359600001 02/06/2007



## Property Features

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## Property Description

ALICE C HILL ADD TO TORONTO C/10 BEG 47.16 FT S OF NE COR SEC 25 W 6 FT S 25 DEG W 55.99 FT S 30 DEG W 109.37 FT TO RD S 50 DEG E ALONG RD 111.46 FT N 216.35 FT TO POB AND AVON VISTA M/58 THE W 100 FT OF LOTS 1 4 & 6 & 30 FT ST ON W PER 76/272 BLK A & BEG 175 FT S OF NW COR OF SEC RUN E 25 FT SWLY 91.9 FT N 88.5 FT TO POB

## Total Land Area

30,013 sqft (+/-) | 0.69 acres (+/-) GIS Calculated

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/Office/Resid	IND-1/IND-5	9424.87 SQUARE FEET	working...	working...	working...	working...
1200 - Store/Office/Resid	IND-1/IND-5	1098 SQUARE FEET	working...	working...	working...	working...
1200 - Store/Office/Resid	IND-1/IND-5	19490.98 SQUARE FEET	working...	working...	working...	working...

## Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1210 - Store/Office/Res 2	BAS - Base Area	1189	working...
Building Value	\$5,815	FEP - F/Enc Prch	363	working...
Estimated New Cost	\$116,291	FOP - F/Opn Prch	102	working...
Actual Year Built	1955	UDG - Unf Dt Grg	572	working...
Beds	4			
Baths	2.0			
Floors	1			
Gross Area	2226 sqft			
Living Area	1552 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plywood.Pn			

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6450 - Fireplace 1 Basic	06/08/1993	1 Unit(s)	working...	working...
5590 - Small Shed	06/08/1993	1 Unit(s)	working...	working...
5320 - Canopy Cover Aluminum 1	01/01/2001	400 Unit(s)	working...	working...

## Services for Location

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### Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Monday)</b>	Orange County
<b>Trash (Friday)</b>	Orange County
<b>Yard Waste (Monday)</b>	Orange County

### Elected Officials

School Board Representative	Melissa Byrd
State Senate	Randolph Bracy
US Representative	Val Demings
County Commissioner	Christine Moore
State Representative	Kamia L. Brown
Orange County Property Appraiser	Rick Singh



*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: \_\_\_\_\_**

For  
staff  
use  
only

**Part I**

**Please complete all of the following:**

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

Name and Address of Principal's Authorized Agent, if applicable: \_\_\_\_\_

*Bill Geene*  
*2218 Merritt Park dr. Orlando, FL 32803*

**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: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
2. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
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 \_\_\_

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**Part II  
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
<b>TOTAL EXPENDED THIS REPORT</b>			\$ 0

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: 6-26-19

Bill Greene

Signature of  Principal or  Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: Bill Greene President

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 2019 by Bill Greene.  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 26<sup>th</sup> day of June, in the year 2019.



Julie A. Alber  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 04. MAY - 2022

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.

For  
staff  
use  
only

**Part I**

**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**

Name: ~~ELL~~ ELL 34, LLC

Business Address (Street/P.O. Box, City and Zip Code):  
2218 Merritt Park dr. Orlando, FL 32803

Business Phone (407) 488-3815

Facsimile (407) 488-3815

**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: \_\_\_\_\_

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

Business Phone ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

*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:

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(Use additional sheets of paper if necessary)

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.

Bill Greene  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

Date: 6-26-19

Print Name and Title of Person completing this form: Bill Greene President

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 2019 by Bill GREENE.  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 26<sup>th</sup> day of June, in the year 2019.



Julie A. Alber  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
04 MAY 2022

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) ELLg 34, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 2841 Apopka Blvd., DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Bill Green, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate, 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: 6-26-19  
Bill Green  
Signature of Property Owner

Bill Green  
Print Name Property Owner

Date: \_\_\_\_\_  
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF \_\_\_\_\_ :

I certify that on 26 June 2019, before me, Julie A. Alber, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Bill Green, 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 26<sup>th</sup> day of June, in the year 2019.



Julie A. Alber  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: 04 May 2022

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
LEGAL DESCRIPTION:

# ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT  
 4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FL 32839-9206  
 TELEPHONE: (407)836-7900

DATE: 6/28/2019

ISSUED TO: EIA 34 LLC  
 FIRM OR INDIVIDUAL Bill GREENE  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_

AMOUNT	DESCRIPTION (PERMIT #, NAME)
\$ _____	DRC APPEAL
\$ _____	E-PROJECT
\$ _____	FIN. SUB. DIV.
\$ _____	EXC & FILL
\$ _____	INSPECTION
\$ _____	PERMIT TRNSFR RFND
\$ <u>1003.00</u>	<u>PTV - 19 - 05 - 016</u>
\$ _____	PETITION TO VACATE
\$ _____	RECORDING
\$ _____	ROW
\$ _____	SEPTIC TANK
\$ _____	UU
\$ _____	100-YR FLOOD STUDY
\$ _____	FLOOD PLAIN PERMIT
\$ _____	COPIES - STRMWTR
\$ _____	BLDG MOVE ESCORT
\$ _____	INSTALL SIGNS
\$ _____	TRAFFIC SIGNAL SVC
\$ _____	SPECIAL EVENT REV
\$ _____	MOT
\$ _____	COPIES
\$ _____	MISC

PSP	DP	Fire Rescue
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ _____ 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ \_\_\_\_\_  
 SIDEWALK CONTR \$ \_\_\_\_\_  
 TOTAL RECEIVED \$ 1003.00 CHECK # 2641 / \$1003.00 CASH \$ \_\_\_\_\_  
 RECEIVED BY John Brandon II RECEIPT # 83355