



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0064, **Version:** 1

Interoffice Memorandum

DATE: December 22, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Aly Nazario, Acquisition Agent

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Limited Non-Exclusive License Agreement by and between The Church of Jesus Christ of Latter-Day Saints and Orange County and authorization for the Manager or Assistant Manager of the Real Estate Management Division to exercise renewal options, execute termination notices, and furnish notices, required or allowed by the License Agreement, as needed for Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue) - Parcel 7061. District 1. **(Real Estate Management Division)**

PROJECT: Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue) - Parcel 7061

PURPOSE: To provide for temporary access for construction.

ITEM:

License Agreement

Cost: Donation

Term: Seven years

BUDGET: N/A

REVENUE: None

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Public Works Department

REMARKS: The Public Works Department is requesting this temporary access agreement for certain real property, identified as Parcel ID 35-23-27-0000-00-006 (Parcel 7061). This access is needed for the purpose of constructing, tying in, and harmonizing the driveway with the adjacent roadway and construction for Reams Road Roadway Improvements (South of Summerlake Park Boulevard to Taborfield Avenue).

This License Agreement will not be recorded.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 13 2026

THIS INSTRUMENT PREPARED BY:

Richard Hainkel, a staff employee
in the course of duty with the
Real Estate Management Division of Orange
County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 35-23-27-0000-00-006

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7061.1

LIMITED NON-EXCLUSIVE LICENSE AGREEMENT

This Limited Non-Exclusive License Agreement (the “License”) is entered into as of the Effective Date (defined below) by and between The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole (the “Owner”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, (“County”) for the purposes set forth herein.

RECITALS

A. Owner owns certain real property located in Orange County, Florida, at 35-23-27-0000-00-006 and 13749 Reams Road, Windermere, Florida 34786 more specifically described in the attached Exhibit A (the “Property”).

B. County has initiated a roadway project for improvements to Reams Road for that portion of the roadway between Summerlake Park Boulevard to Taborfield Avenue (the “Project”).

C. The Property is adjacent to the Project and County has requested a license from the Owner for a right of entry to the Property to perform Work (defined below) on the Property for the benefit of the Owner and the Project.

D. Owner desires to grant this license to County for the performance of the Work within a portion of the Property, more specifically described in the attached Exhibit B (the “Licensed Premises”).

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the parties agree as follows:

1. Grant. Owner hereby grants to County, its employees, contractors, subcontractors, consultants, and agents (collectively, the “Entrants”) a non-exclusive license over, upon, and

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across the Licensed Premises for the purposes stated below, all subject to the terms, conditions and limitations set forth in this License.

2. Purpose of License. The purpose of this license is as follows:

a. Allow Entrants to access the Licensed Premises from the adjacent public right of way, known as Reams Road.

b. Allow Entrants to enter the Licensed Premises with equipment and machinery as may be necessary to complete the Work. This includes allowing Entrants to stage and store materials and equipment within the Licensed Premises while they are actively performing the Work.

c. Allow the Entrants to enter and perform all necessary work for the purpose of constructing, tying in, and harmonizing the driveway with the adjacent roadway.

d. Allow the Entrants to restore the Licensed Premises to a safe and sanitary condition in the same or similar condition as the one existing before the Entrants use of the Licensed Premises.

All of the activities conducted above by the Entrants shall be collectively referred to as the **“Work.”**

3. Term of License.

a. Term. Unless sooner terminated, the term of this License shall begin on the Effective Date and expire upon the completion of the Work or after seven (7) years, whichever occurs first (the **“Term”**).

b. Sale of Property. If Owner sells the Property prior to the expiration of the Term, this License shall automatically terminate.

c. County’s Termination. The grant of this License does not obligate the County to perform the Work. County may terminate its interest in this License by providing written notice to Owner as provided herein.

4. Notice. The parties agree that the following are the designated persons to receive notice for purposes of this License. Any notices which may be permitted or required under this License must be in writing, sent to the appropriate notice address(es) for such party set forth below, and will be deemed delivered, whether or not actually received, when delivered by hand delivery; when deposited in the United State Mail, postage prepaid, registered or certified mail, return receipt requested; or when delivered to a guaranteed overnight delivery service, such as Federal Express, for delivery not later than the next business day. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

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As to Owner:	<i>with a copy to:</i>
The Church of Jesus Christ of Latter-Day Saints 50 East North Temple Salt Lake City, Utah 84150	Corporation Service Company, Registered Agent 1201 Hays Street Tallahassee, Florida 32301
As to County:	<i>with a copy to:</i>
Orange County, Florida Real Estate Management Division Attn: Program Manager - Right of Way <u>Physical Address:</u> 400 E. South St., 5th Floor Orlando, Florida 32801 <u>Mailing Address:</u> P.O. Box 1393 Orlando, Florida 32802-1393	Orange County, Florida Public Works Department Attn: Chief Engineer, Engineering, Right-of- Way 4200 South John Young Parkway Orlando, Florida, 32839-9205

5. Miscellaneous.

- a. **Recitals; Exhibits.** The foregoing recitals and referenced Exhibits are true and correct and are incorporated herein by reference.
- b. **License; No Grant of Easement.** This License is intended and will be construed only as a temporary license to enter the Property for purposes of completing the Work, it is expressly stipulated that the License granted herein is for permissive use only and that any activity conducted by the Entrants within the Property pursuant to this License shall not operate to create or vest any easement, possessory interest, or other property right in County or anyone else.
- c. **Recording.** The parties agree that this License shall not be recorded in the Public Records of Orange County, Florida.
- d. **Effective Date.** The effective date of this Agreement (the “**Effective Date**”) shall be the later of: (i) the date this License is executed by Owner; **or** (ii) the date this License is approved and executed by the Orange County Board of County Commissioners.
- e. **Delegation of Authority.** The Manager of the Orange County Real Estate Management Division is hereby delegated, on behalf of County, the authority to furnish notices as contemplated herein, agree to and execute extensions to the Term of this License or terminate the County’s interest in this License.
- f. **Entire Agreement; Modification.** This License contains the entire agreement of the parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the parties which are not embodied within this License shall be of any force or effect. No amendment to this License shall be binding upon any of the parties hereto unless such amendment is in writing and fully executed by all parties hereto.

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IN WITNESS WHEREOF, the parties have executed this Limited Non-Exclusive License Agreement as of the Effective Date.

OWNER:

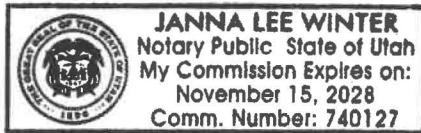
The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole

By: Scott Crossley
Signature
Scott Crossley
Print Name
Area Meetinghouse Facility Manager
Title

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 23 day of Oct 2025, by Janna Lee Winter, as Notary of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, on behalf of the corporation. The individual is personally known to me or has produced _____ as identification.

(Notary Stamp)

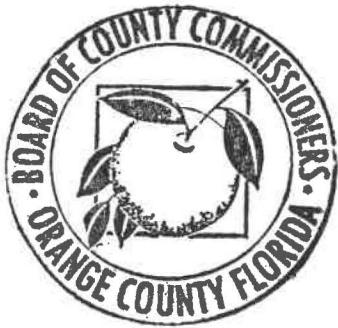


Janna Lee Winter
Notary Signature
Janna Lee Winter
Print Notary Name
Notary Public of: Utah
My Commission Expires: Nov 15, 2028

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

COUNTY SIGNATURE AND EXHIBITS TO FOLLOW

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
Instrument: 7061.1



COUNTY:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

Jerry L. Demings
Jerry L. Demings
Orange County Mayor

Date:

01/13/2026

(mm/dd/yyyy)

ATTEST: **Phil Diamond, CPA, County Comptroller**
As Clerk of the Board of County Commissioners

BY:

Jennifer Lara-Klinitz
Jennifer Lara-Klinitz
Deputy Clerk

Jennifer Lara-Klinitz
Jennifer Lara-Klinitz
Printed Name

Project: Reams Road (Summerlake Park Boulevard to Taborfield Avenue)
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EXHIBIT A

Commence at the Southeast corner of Section 35, Township 23 South, Range 27 East, Orange County Florida, thence North 89°24'14" West with the South line of said Section, 2436.76 feet to an iron pin on the East Right of Way of Reams Road, thence with said Right of Way, North 54°04'10 West 2060.24 feet to an iron pin on said right of way and the Point of Beginning of the tract herein described; thence continue with said Right of Way North 54°04'10 West 220.0 feet to an iron pin on said right of way; thence North 35°55'50" East 1000.0 feet to a point; thence South 54°04'10" East 220.0 feet to a point; thence South 35°55'50" West 1000.0 feet to an iron pin on the East Right of Way of Reams Road and the Point of Beginning.

AND

Commence at the Southeast corner of Section 35, Township 23 South, Range 27 East, Orange County Florida, thence North 89°24'14" West with the South line of said Section, 2436.76 feet to an iron pin on the East Right of Way of Reams Road, thence with said Right of Way, North 54°04'10 West 2280.24 feet to an iron pin on said right of way and the Point of Beginning of the tract herein described; thence continue with said Right of Way North 54°04'10 West 220.0 feet to an iron pin on said right of way; thence North 35°55'50" East 1000.0 feet to a point; thence South 54°04'10" East 220.0 feet to a point; thence South 35°55'50" West 1000.0 feet to an iron pin on the East Right of Way of Reams Road and the Point of Beginning.

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EXHIBIT B

SCHEDULE "A"
LEGAL DESCRIPTION
 REAMS ROAD
 PARCEL NO. 7061

A portion of Section 35, Township 23 South, Range 27 East, also being a portion of lands described in Official Records Book B202, Page 3072, Public Records of Orange County, Florida and more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of Section 35, Township 23 South, Range 27 East; thence run North 00°02'33" East, a distance of 88.76 feet, along the East line of the Southwest 1/4 of said Section 35, to the Centerline of Construction of Reams Road, Orange County Project Number CIP 5139; thence run North 54°39'37" West, a distance of 1842.74 feet along said Centerline of Construction; thence departing said line run 35°17'48" East, a distance of 64.13 feet to a point on the Easterly Existing Right of Way Line of Reams Road as recorded in Official Records Book 9847, Page 4700, Public Records of Orange County, Florida; thence run along said Existing Right of Way Line, North 54°41'09" West, a distance of 27.17 feet, to the POINT OF BEGINNING; thence continue along said line North 54°41'09" West, a distance of 260.18 feet; thence departing said line the following eight (8) courses and distances, run North 35°19'37" East, a distance of 15.94 feet; thence run South 54°39'37" East, a distance of 44.37 feet, thence run South 35°18'37" West, a distance of 10.92 feet; thence run South 54°41'09" East, a distance of 174.04 feet; thence run North 35°19'37" East, a distance of 10.88 feet; thence run South 54°40'23" East, a distance of 41.77 feet; thence run South 35°18'51" West, a distance of 15.87 feet to the POINT OF BEGINNING.

Said Parcel containing 2,240 square feet, more or less.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NB9°55'33"E.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH	DOC#	=	DOCUMENT NUMBER	PRM	=	PERMANENT REFERENCE
S	=	SOUTH	ID.	=	IDENTIFICATION	MONUMENT	=	
E	=	EAST	O	=	IRON ROD	PROPOSED	=	
W	=	WEST	IRC	=	IRON ROD & CAP	P.T.	=	POINT OF TANGENCY
A.D.E.	=	ACCESS & DRAINAGE	L	=	ARC LENGTH	R	=	RADIUS
EASEMENT			L1	=	LINE NUMBER	RT.	=	RIGHT
CL	=	CENTERLINE	LB	=	LICENSED BUSINESS	R/W	=	RIGHT OF WAY
C1	=	CURVE NUMBER	LT	=	LEFT	STA.	=	STATION
(C)	=	CALCULATED	O.R.B.	=	OFFICIAL RECORDS BOOK	T	=	TANGENT
CB	=	CHORD BEARING	P.B.	=	PLAT BOOK	T.C.E.	=	TEMPORARY CONSTRUCTION
CCR	=	CERTIFIED CORNER RECORD	P.C.	=	POINT OF CURVATURE	U.D.E.	=	EASEMENT
CH	=	CHORD LENGTH	P.O.C.	=	POINT ON CURVE	U.E.	=	UTILITY, DRAINAGE & ACCESS EASEMENT
CM	=	CONCRETE MONUMENT	P.O(S)	=	PAGE(S)	U.E.	=	UTILITY EASEMENT
(M)	=	6"X8" CONCRETE MONUMENT	P.I.	=	POINT OF INTERSECTION	(XXXX)	=	PARCEL NUMBER
Δ	=	DELTA ANGLE	P.L.	=	PROPERTY LINE			SEE SHEET 2
(D)	=	DEEDED	P.O.T.	=	POINT ON TANGENT			SKETCH OF DESCRIPTION

CERTIFIED AS:

1. ORANGE COUNTY, FLORIDA

2.

3.

4.

PROJECT NAME: REAMS ROAD
 PROJECT NO.: CIP 5139

PROJECT NO.	510244	DRAWN DATE	2022/07/22
SURVEYOR	KIRK REHBERG	REVIEWED BY	SA
SUPERVISOR	KIRK REHBERG	APPROVED BY	SA
DRAWN BY	KIRK REHBERG	CBG (CLIENT/DEAL)	PAIA

NO.	NAME	BT	DESCRIPTION
1	SHERRYL MANOR	ABN	REV. PERIOD: COMMERCIAL
2	SHERRYL MANOR	BS	REV. PERIOD: COMMERCIAL

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION HERETOFORE SET FORTH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS SET FORTH IN CHAPTER 517 OF THE FLORIDA ADMINISTRATIVE CODE, WHICH IS INSTITUTE IN 17 OF 1995 AND 472 OF THE FLORIDA STATUTE.

S	OCT 31 2024
SHERYL MANOR, PSM - LSP/CDR DRAFTS, SURVEYS, AND PLATTING SERVICES 1000 N. ORLANDO EXPRESSWAY, SUITE 100 ORLANDO, FL 32830-2025 (407) 838-7029	



ORANGE COUNTY PUBLIC WORKS
 ENGINEERING DIVISION

4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32830-2025
 (407) 838-7029

L.S.
 Diversified

405-514-0400-206 | 307-3117 | FAX: 407-838-6581
 www.lsdiversified.com | info@lsddivided.com

PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE #183829

T.P. 11/14/2024

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