



Interoffice Memorandum

Received: April 6, 2021 @ 11:03AM

Publish: April 18, 2021

Deadline: April 13, 2021

Date: April 5, 2021

APR 6 '21 AM 11:03

RCUD

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 *DMAK*

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

RE: Request for Public Hearing PTV-21-01-002 – Dion Marsham, on behalf of Waterford Lakes Town Center, LLC.

Applicant: Dion Marsham
Harris Engineers, LLC
1200 Hillcrest Street
Orlando, FL 32803

Location: S22/T22/R31 Petition to vacate approximately 87 foot by 47 foot portion of an Orange County Utility and Access Easement, containing approximately 0.09 acres. Public interest was created by the plat of Waterford Lakes Town Center as recorded in Plat Book 42, Page 109, of the public records of Orange County, Florida. The parcel ID number is 22-22-31-9010-01-000. The parcel address is 331 N Alafaya Trail, and the parcel lies in District 4.

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.

Request for Public Hearing PTV # 21-01-002 – Dion Marsham, on behalf of Waterford Lakes Town Center, 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

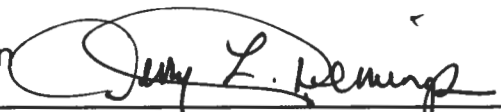
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

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

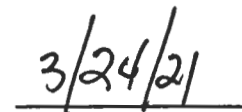
**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
MARCH 24, 2021**

Request authorization to schedule a Public Hearing for Petition to Vacate 20-12-051. This is a request from Dion Marsham, on behalf of Waterford Lakes Town Center, LLC to vacate approximately 87 foot by 47 foot portion of an Orange County Utility and Access Easement, containing approximately 0.09 acres, which lies in District 4. Staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings



(Date)

NOTE: FURTHER PROCESSING NECESSARY:

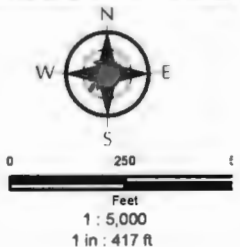
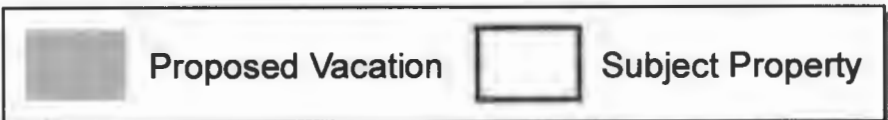
Please return to Julie Alber via interoffice mail.

If you have any questions regarding this map, please call Julie Alber at 407.836.7928.



PTV # 21-01-002

Dion Marsham, on behalf of
Waterford Lakes Town Center, LLC.



**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 42, Page 109 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.

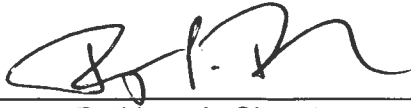
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

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)

Robert P. Demchak, Executive Vice President,
General Counsel & Corporate Secretary

Print Name

Address:

111 Monument Circle, Ste 3500

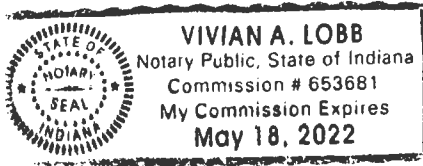
Indpls., IN 46204

Phone Number: (317) 986-8575

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of February, 2020 who is personally known or who has produced _____ as identification.



Signature of Notary

Vivian A. Lobb

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

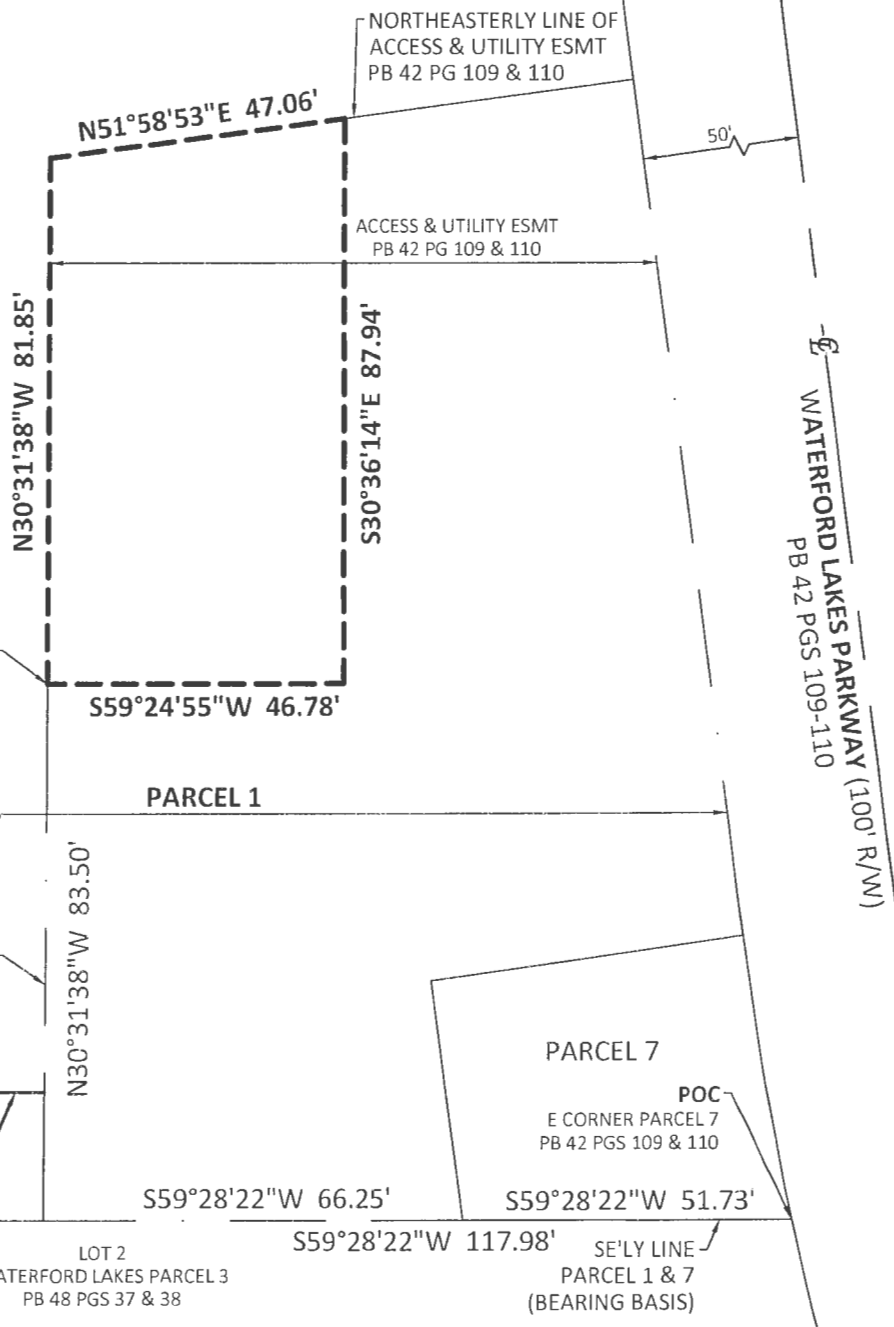
SECTION 22 - TOWNSHIP 22 SOUTH - RANGE 31 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION

A PORTION OF ACCESS AND UTILITY EASEMENT LYING WITHIN PARCEL 1, WATERFORD LAKES TOWN CENTER, AS RECORDED IN PLAT BOOK 42, PAGES 109 AND 110, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

COMMENCE AT THE EAST CORNER OF PARCEL 7, WATERFORD LAKES TOWN CENTER, AS RECORDED IN PLAT BOOK 42, PAGES 109 AND 110, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S59°28'22"W ALONG THE SOUTHEASTERLY LINE OF PARCEL 1, SAID WATERFORD LAKES TOWN CENTER, AND SAID PARCEL 7 A DISTANCE OF 117.98 FEET; THENCE N30°31'38"W A DISTANCE OF 83.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N30°31'38"W A DISTANCE OF 81.85 FEET; THENCE N51°58'53"E A DISTANCE OF 47.06 FEET; THENCE S30°36'14"E A DISTANCE OF 87.94 FEET; THENCE S59°24'55"W A DISTANCE OF 46.78 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,966 SQUARE FEET, MORE OR LESS.



SOUTHWESTERLY LINE OF ACCESS & UTILITY ESMT PB 42 PG 109 & 110

THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 1

JOB #53861
CF# 22-22-31-SOD-REMAINDER
DATE: 2/18/21
SCALE: 1" = 30'
DRAWN BY: SJH

PREPARED FOR: HARRIS CIVIL ENGINEERS, LLC
BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTHEASTERLY LINE OF PARCEL 1 BEING: S59°28'22"W.

REVISIONS:
3/3/2021 REVISED COMMENTS SNH

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Ronald K. Smith
3/4/21
RONALD K. SMITH, PSM 5797

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.



ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
2012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND			
☒	- CENTERLINE	PG	- PAGE
CALC	- CALCULATED	POB	- POINT OF BEGINNING
D	- CENTRAL ANGLE	POC	- POINT OF COMMENCEMENT
DB	- DEED BOOK	PRC	- POINT OF REVERSE CURVATURE
DE	- DRAINAGE EASEMENT	PT	- POINT OF TANGENCY
DOC #	- DOCUMENT #	R/W	- RIGHT OF WAY
ESMT	- EASEMENT	R	- RADIUS
L	- ARC LENGTH	TYP	- TYPICAL
ORB	- OFFICIAL RECORDS BOOK	UE	- UTILITY EASEMENT
P&M	- PLAT & MEASURED		
PB	- PLAT BOOK		
PC	- POINT OF CURVATURE		
PCC	- POINT OF COMPOUND CURVATURE		

EXHIBIT "B"

Does not apply – petitioner owns all property
surrounding the area requested for vacation

EXHIBIT "C"

UTILITY LETTERS

Alber, Julie

From: Moncaleano, Alex
Sent: Tuesday, February 16, 2021 9:54 AM
To: Villar, Francisco
Cc: dionm@harriscivilengineers.com; Alber, Julie; 'Ryan Vande Bosche'
Subject: RE: PTV Comments for Waterford Lakes Town Center

Good morning Francisco,

Utilities has no objection to the PTV that modifies the area to the existing Utilities easement.

Regards,



Alexander Moncaleano
Assistant Project Manager
ENGINEERING REAL ESTATE
9150 Curry Ford Road
Orlando, Florida 32825
(407)254-9919
alex.moncaleano@ocfl.net
<http://www.orangecountyfl.net>

*Note: I am currently working remotely. Email is the best way to contact me.
If you prefer a phone call, please email your phone number and brief message.
I will contact you back within 24 hours.
Thank you for your cooperation.*

From: Ryan Vande Bosche [mailto:ryan.vandebosche@washingtonprime.com]
Sent: Wednesday, February 10, 2021 8:59 AM
To: Alber, Julie; Moncaleano, Alex
Cc: Villar, Francisco; dionm@harriscivilengineers.com
Subject: FW: PTV Comments for Waterford Lakes Town Center

Good morning Alex,

I assume I can ignore this based on yesterday's exchange? Thank you.

RYAN VANDE BOSCHE
Senior Director, Development

WASHINGTON PRIME GROUP
111 Monument Circle, Suite 3500
Indianapolis, IN 46204
Cell (Preferred): 317-413-7543
Indy Office: 317-986-8512
ryan.vandebosche@washingtonprime.com

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

March 10, 2021

Dear Ryan Vande Bosche

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

Engineering ROW Review

Engineering ROW has no objection unless there is an objection from Orange County Utilities.

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

REM does not object to vacating what appears to be an excess portion of the access and utility easement, provided that the following conditions are met:

- 1.) The specific area of the requested vacation is unclear; a legal description and sketch must be provided and reviewed by County in order to specify exactly what area is being requested for vacation; and
- 2.) The normal process should be followed by Public Works to ensure that Orange County Utilities has their standard right to object to this request if it is deemed unacceptable by them.

As an information note, there are other utility lines and facilities shown on the plans that were submitted with this petition. If these lines/facilities are public or intended to be public, then additional easements or modifications to existing easements, as applicable, may be necessary. This should be reviewed by Orange County Utilities as well.

Please contact Jeffrey Sponenburg at with any questions.

Roads & Drainage Review

Roads & Drainage has no objection to this vacation.

Please contact George Shupp at with any questions.

Transportation Planning Review

Orange County Utilities does not object per e-mail.

Property Record - 22-22-31-9010-01-000

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

Property Summary as of 01/12/2021

Property Name

Waterford Lakes Town Center

Names

Waterford Lakes Town Center
LLC

Municipality

ORG - Un-Incorporated

Property Use

1510 - Retail Lifestyle Ctr

Mailing Address

C/O Simon Property Group
Po Box 7019
Indianapolis, IN 46207-7019

Physical Address

331 N Alafaya Trl
Orlando, FL 32828



QR Code For Mobile Phone



851 N ALAFAYA TRL, ORLANDO, FL 32828 2/1/2018 11:21 AM



859 N ALAFAYA TR, ORLANDO, FL 32828 2/1/2018 11:21 AM



749 N ALAFAYA TRL, ORLANDO, FL 32828 2/1/2018 11:26 AM



877 N ALAFAYA TRL, ORLANDO, FL 32828 2/1/2018 11:22 AM



745 N ALAFAYA TRL, ORLANDO, FL 32828 2/1/2018 11:25 AM



869 N ALAFAYA TR, ORLANDO, FL 32828 2/1/2018 11:22 AM



February 9, 2015 at 9:46:32 AM
541 N ALAFAYA TRL, ORLANDO, FL 32828 2/9/2015 9:46 PM



785 N ALAFAYA TRL 11/06/2013



541 N ALAFAYA TRL 11/06/2013



403 N ALAFAYA TRL 11/01/2013



855 N ALAFAYA TRL 10/30/2013



851 N ALAFAYA TRL 10/30/2013



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Property Features

Property Description

10756/3803 ERROR IN DESC-WATERFORD LAKES TOWN CENTER 42/109 PARCEL 1 (LESS COMM NW COR OF SAID PARCEL 1 RUN TH N88-40-33E ALONG N LINE OF PARCEL 1 FOR 732.55 FT FOR POB CONT N88-40-33E 125.04 FT S 365.39 FT W 10.80 W S 297.05 FT E 50.78 FT S 36 FT W 185 FT N 333 FT E 19.93 FT N 362.30 FT TO POB & LESS COMM NW COR OF SAID PARCEL 1 TH E 1143.07 FT SLY 94.62 FT FOR POB CONT SLY 196.33 FT S 349.92 FT E 16.17 FT S 82.64 FT N 59 DEG E 39.99 FT S 32 DEG E 150.89 FT S 59 DEG W 249.50 FT N 30 DEG W 137.80 FT W 17.39 FT N 198 FT W 25.07 FT N 370.87 FT TO POB & LESS COMM AT NW COR OF SAID PARCEL 1 TH RUN N 88 DEG E 857.59 FT TO POB CONT N 88 DEG E 190.05 FT S 369.53 FT E 3.07 FT S 261.37 FT S 58 DEG W 68.37 FT W 145 FT N 297.05 FT E 10.80 FT N 365.39 FT TO POB)

Total Land Area

3,228,783 sqft (+/-) | 74.12 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1510 - Retail Lifestyle Ctr	P-D	3228783.34 SQUARE FEET	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	23266	working...
Building Value	working...	CAN - Canopy	1828	working...
Estimated New Cost	working...	FCP - Fin Carpnt	1102	working...
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	26196 sqft			
Living Area	23266 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	46867	working...
Building Value	working...	CAN - Canopy	154	working...

Estimated New Cost	working...	ULP - Unf L Ptfm	2016	working...
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	49037 sqft			
Living Area	46867 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	10269	working...
Building Value	working...	CAN - Canopy	1236	working...
Estimated New Cost	working...	RSA - Rest/Avg	6111	working...
Actual Year Built	2000	UST - Unf Storag	1820	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	19436 sqft			
Living Area	16380 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	CAN - Canopy	4225	working...
Building Value	working...	FOP - F/Opn Prch	1705	working...
Estimated New Cost	working...	PTO - Patio	588	working...
Actual Year Built	2000	RSA - Rest/Avg	21302	working...
Beds	0	ULP - Unf L Ptfm	3996	working...
Baths	0.0	BAS - Base Area	106108	working...
Floors	1			
Gross Area	137924 sqft			
Living Area	127410 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	87006	working...
Building Value	working...	CAN - Canopy	4324	working...
Estimated New Cost	working...	FOP - F/Opn Prch	790	working...
Actual Year Built	2000	FST - Fin Storge	196	working...
Beds	0	RSA - Rest/Avg	6823	working...
Baths	0.0			
Floors	1			
Gross Area	99139 sqft			

Living Area 93829 sqft
Exterior Wall Cb.Stucco
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	50958	working...
Building Value	working...	CAN - Canopy	1317	working...
Estimated New Cost	working...			
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	52275 sqft			
Living Area	50958 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	FOP - F/Opn Prch	1022	working...
Building Value	working...	ULP - Unf L Ptfm	992	working...
Estimated New Cost	working...	BAS - Base Area	30240	working...
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	32254 sqft			
Living Area	30240 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Dec.Wall.C			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	17941	working...
Building Value	working...	CAN - Canopy	539	working...
Estimated New Cost	working...			
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	18480 sqft			
Living Area	17941 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	9306	working...

Building Value	working...	CAN - Canopy	544	working...
Estimated New Cost	working...	FOP - F/Opn Prch	144	working...
Actual Year Built	2000	RSG - Rest/Good	10201	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	20195 sqft			
Living Area	19507 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	FOP - F/Opn Prch	840	working...
Building Value	working...	ULP - Unf L Ptfm	840	working...
Estimated New Cost	working...	BAS - Base Area	29596	working...
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	31276 sqft			
Living Area	29596 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	30901	working...
Building Value	working...	FOP - F/Opn Prch	1008	working...
Estimated New Cost	working...	FUS - F/Up Story	775	working...
Actual Year Built	2000	ULP - Unf L Ptfm	1488	working...
Beds	0			
Baths	0.0			
Floors	2			
Gross Area	34172 sqft			
Living Area	31676 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	13918	working...
Building Value	working...	FOP - F/Opn Prch	26	working...
Estimated New Cost	working...			
Actual Year Built	2000			
Beds	0			
Baths	0.0			
Floors	1			

Gross Area 13944 sqft
Living Area 13918 sqft
Exterior Wall Cb.Stucco
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	AOF - Avg Office	1520	working...
Building Value	working...	BAS - Base Area	12054	working...
Estimated New Cost	working...	CAN - Canopy	1213	working...
Actual Year Built	2000	FOP - F/Opn Prch	14	working...
Beds	0	RSA - Rest/Avg	11684	working...

Baths 0.0
Floors 1
Gross Area 26485 sqft
Living Area 25258 sqft
Exterior Wall Cb.Stucco
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3200 - Theater/Auditorium	FOP - F/Opn Prch	7854	working...
Building Value	working...	FST - Fin Storge	14060	working...
Estimated New Cost	working...	LBA - Lobby/Ave	5350	working...
Actual Year Built	2000	SFB - Sem F Base	294	working...
Beds	0	BAS - Base Area	77689	working...

Baths 0.0
Floors 1
Gross Area 105247 sqft
Living Area 83333 sqft
Exterior Wall Cb.Stucco
Interior Wall Dec.Wall.C

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	14949	working...
Building Value	working...	CAN - Canopy	1820	working...
Estimated New Cost	working...	FCP - Fin Carprt	353	working...
Actual Year Built	2002	FOP - F/Opn Prch	1882	working...
Beds	0	GOF - Good Off	6999	working...
Baths	0.0	RSA - Rest/Avg	3782	working...

Floors 1
Gross Area 29785 sqft
Living Area 25730 sqft
Exterior Wall Cb.Stucco
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
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Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	11445	working...
Building Value	working...	CAN - Canopy	1034	working...
Estimated New Cost	working...	FOP - F/Opn Prch	65	working...
Actual Year Built	2003	RSA - Rest/Avg	2513	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	15057 sqft			
Living Area	13958 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	36798	working...
Building Value	working...	CAN - Canopy	96	working...
Estimated New Cost	working...	FST - Fin Storge	1600	working...
Actual Year Built	2003	ULP - Unf L Ptfm	1647	working...
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	40141 sqft			
Living Area	36798 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1510 - Retail Lifestyle Ctr	BAS - Base Area	2500	working...
Building Value	working...	CAN - Canopy	346	working...
Estimated New Cost	working...	PTO - Patio	900	working...
Actual Year Built	2015	RSA - Rest/Avg	3600	working...
Beds				
Baths				
Floors	1			
Gross Area	7346 sqft			
Living Area	6100 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Dec.Wall.C			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6015 - Wall Decorative	01/01/2000	635 Unit(s)	working...	working...
6181 - Fountain 2	01/01/2000	1 Unit(s)	working...	working...
6220 - Parking Space	01/01/2000	3774 Unit(s)	working...	working...
5482 - Large Open Storage Bin	01/01/2000	2 Unit(s)	working...	working...
6040 - Paved Concrete	01/01/2000	23918 Unit(s)	working...	working...
6040 - Paved Concrete	01/01/2000	17278 Unit(s)	working...	working...
6141 - Patio 2	04/23/2014	2 Unit(s)	working...	working...
6040 - Paved Concrete	04/23/2014	492 Unit(s)	working...	working...
5481 - Medium Open Storage Bin	04/23/2014	1 Unit(s)	working...	working...
6002 - Wall Concrete Block 3	12/09/2019	40 Unit(s)	working...	working...

Services for Location

Utilities/Services

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

Elected Officials

State Representative	Carlos Guillermo Smith
County Commissioner	Maribel Gomez Cordero
State Senate	Linda Stewart
US Representative	Stephanie Murphy
School Board Representative	Angie Gallo
Orange County Property Appraiser	Amy Mercado

Traffic Information

CR-434-Alafaya Tl	52,860 Vehicles / Day
East-West Expressway	33,500 Vehicles / Day



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 Principle (legal name of entity or owner per Orange County tax rolls):

Robert P. Demchak, Waterford Lakes Town Center, LLC, 111 Monument Circle, Suite 3500, Indianapolis, IN 46204

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

Dion Marsham, P.E., HCE and Mohammed Abdullah, P.E., TMC, C/O Harris Civil Engineers, LLC
1200 Hillcrest Street, Suite 200, 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 No
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes No

PART II

EXPENDITURES

For this report, "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 Expenditures	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$ 0

(Must enter zero for no expenditures)

Part III

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I further 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 incurred related to this project prior to the scheduled Board of County Commissioner meeting. 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.

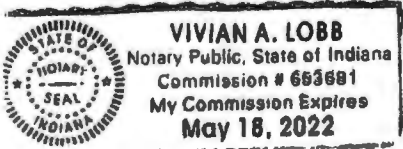
[Signature] 2-10-2021
Signature of Property Owner Contract Purchaser
or Authorized Agent Date

Print Name and Title of Person completing this form: Robert P. Demchak, Authorized Agent, Waterford Lakes Town Center, LLC
Business Address (Street/P.O. Box, City and Zip Code): 111 Monument Circle, Suite 3500, Indianapolis, IN 46204
Business Phone: 317-986-8512
Facsimile: _____

STATE OF: Indiana
COUNTY OF: Marietta

The foregoing instrument was acknowledged before me this 10th day of February, 2021 by Robert P. Demchak, as an individual/officer/agent, on behalf of himself /herself or on behalf of WPG, a _____ corporation/ partnership/ limited liability company. 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 last aforesaid this 10th day of February, 2021.

(Notary Seal) 

Vivian A Lobb
Notary Public
My Commission Expires: May 18, 2021

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.



**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: Waterford Lakes Town Center, LLC

Business Address (Street/P.O. Box, City and Zip Code): 111 Monument Circle, Suite 3500, Indianapolis, IN 46204

Business Phone (317) 986-8512

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 must be attached)

Name: Dion Marsham, P.E., HCE and Mohammed Abdullah, P.E., TMC

Business Address (Street/P.O. Box, City and Zip Code): c/o Harris Civil Engineers, LLC
1200 Hillcrest Street, Suite 200, Orlando, FL 32803

Business Phone (407) 629-4777

Facsimile (407) 629-7888

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)

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.

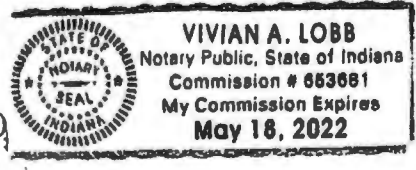
[Signature] 2-10-2021
Signature of Property Owner Contract Purchaser Date
or Authorized Agent (Check One)

Print Name and Title of Person completing this form: Robert P. Demchak, Authorized Agent, Waterford Lakes Town Center, LLC
Business Address (Street/P.O. Box, City and Zip Code): 111 Monument Circle, Suite 3500, Indianapolis, IN 46204
Business Phone: 317-986-8512
Facsimile: _____

STATE OF: Indiana
COUNTY OF: Marion

The foregoing instrument was acknowledged before me this 10th day of February, 2021 by Robert P. Demchak, as an individual/officer/agent, on behalf of himself /herself or on behalf of WPG, a _____ corporation/ partnership/ limited liability company. 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 last aforesaid this 10th day of February, 2021.

(Notary Seal) 

Vivian A. Lobb
Notary Public
My Commission Expires: May 18, 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) Robert P. Demchak, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Waterford Lakes Town Center, LLC, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Dion Marsham, P.E., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PTV-21-01-002, 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: 2/24/2021
[Signature]
Signature of Property Owner

Robert P. Demchak, Executive Vice President
General Counsel & Corporate Secretary
Print Name Property Owner

Date: _____

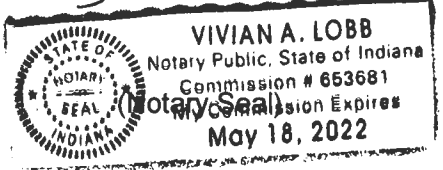
Signature of Property Owner

Print Name Property Owner

STATE OF ~~FLORIDA~~ Indiana
COUNTY OF Marion

I certify that on February 24, 2021, before me, Vivian A. Lobb, an officer duly authorized by the State of ~~Florida~~ Indiana and in the county mentioned above, to take acknowledgements, personally appeared Robert P. Demchak, 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 24 day of February, in the year 2021.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: May 18, 2022

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: <u>22-22-31-9010-01-000</u>
LEGAL DESCRIPTION:



INVOICE

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

Invoice To :
Washington Prime Group
Ryan Vande Bosche
111 Monument Cir. Suite 3500
Indianapolis, IN 46204

Invoice No : 4604786
Invoice Date : Mar 10, 2021
Folder # : 21 103406 000 00 PTV

Case Number : PTV-21-01-002

Project Name : Waterford Lakes Town Center

FEE DESCRIPTION

AMOUNT

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

PW 49
JA