



Orange County Government

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

Legislation Text

File #: 26-0251, **Version:** 1

Interoffice Memorandum

DATE: February 25, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Tara Petersen, Assistant Project Manager

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Temporary Construction Easement from PGORL RE LLC to Orange County and authorization to disburse funds to pay recording fees and record instrument for Econlockhatchee Trail RCA (Lake Underhill Rd to S.R. 50) - Parcel 7006C. District 3. **(Real Estate Management Division)**

PROJECT: Econlockhatchee Trail RCA (Lake Underhill Rd to S.R. 50) - Parcel 7006C

PURPOSE: To provide for temporary access for construction.

ITEM:

Temporary Construction Easement

Cost: Donation

Term: Seven years

BUDGET: N/A

REVENUE: None

FUNDS: 1032-072-5024-6112

APPROVALS:

Real Estate Management Division

Public Works Department

REMARKS: The Public Works Department is requesting this Temporary Construction Easement for certain real property, identified as Parcel ID 30-22-31-0000-00-007 (Parcel 7006C). This easement is needed for the purpose of constructing facilities that will be located within the adjacent right-of-way or easement for Econlockhatchee Trail RCA (Lake Underhill Rd to S.R. 50).

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 10 2026

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Tara Petersen, 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 30-22-31-0000-00-007

Instrument: 7006C.1
Project: Econlockhatchee Trail (Lake Underhill Rd to S.R. 50)

THIS IS A DONATION

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$1.00, other valuable considerations, and of the benefits accruing to us, we, PGORL RE LLC, a Florida limited liability company, whose address is 2033 Main Street, Suite 300, Sarasota, Florida 34237, GRANTOR, do hereby give, grant, bargain, and release to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary non-exclusive easement with full authority to enter upon the following lands as described in the foregoing attached **Schedule "A"** ("**Easement Area**") for the purpose of constructing facilities that will be located within the adjacent right-of-way or easement. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

AFTER THE construction on the Parcel is completed, the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

THIS EASEMENT shall expire upon the completion of the construction on the project adjacent to the Easement Area or after seven (7) years, whichever occurs first.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Instrument: 7006C.1
Project: Econlockhatchee Trail (Lake Underhill Rd to S.R. 50)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Steve Andrew Cochran
Signature

Steve Andrew Cochran
Print Name

Mailing Address: 1874 Meeting Place

City: Orlando State: FL

Zip Code: 32814

PGORL RE LLC,
a limited liability company

By: Florida Convalescent Centers, Inc.,
a Florida corporation, as Manager

Doug Houde
Signature

Doug Houde
Print Name

Sr. Director of Property Management
Title

WITNESS #2

Eric Killugram
Signature

Eric Killugram
Print Name

Mailing Address: 654 N. Econlockhatchee Trail

City: Orlando State: FL

Zip Code: ~~32825~~ 32825

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of November, 2025, by Doug Houde, as Sr. Director of Prop. Mgmt., of Florida Convalescent Centers, Inc., a Florida corporation, as Manager of PGORL RE LLC, a Florida limited liability company. The individual is personally known to me or has produced FL Driver License as identification.

(Notary Stamp)

Steve Andrew Cochran
Notary Signature

Steve Andrew Cochran
Print Notary Name

Notary Public of: Florida

My Commission Expires: 11/7/2028



STEVE ANDREW COCHRAN
Commission # MH 569022
Expires November 7, 2028

Instrument: 7006C.1
Project: Econlockhatchee Trail (Lake Underhill Rd to S.R. 50)

JOINDER AND CONSENT TO TEMPORARY CONSTRUCTION EASEMENT

The undersigned hereby certifies that it is the holder of the following mortgage, lien, or other encumbrance upon the above described Temporary Construction Easement: (i) that certain Mortgage, Security Agreement and Fixture Filing executed by PGWPB RE LLC, a Florida limited liability company, PGJAX RE LLC, a Florida limited liability company, PGTPA RE LLC, a Florida limited liability company, and PGORL RE LLC, a Florida limited liability company, in favor of Regions Bank recorded March 21, 2024, as Official Records Document No. 20240168672; (ii) that certain Collateral Assignment of Leases and Rental Income executed by PGWPB RE LLC, a Florida limited liability company, PGJAX RE LLC, a Florida limited liability company, PGTPA RE LLC, a Florida limited liability company, and PGORL RE LLC, a Florida limited liability company, in favor of Regions Bank, recorded March 21, 2024, as Official Records Document No. 20240168673; and (iii) that certain Subordination and Collateral Access Agreement executed by PGWPB RE LLC, a Florida limited liability company, PGJAX RE LLC, a Florida limited liability company, PGTPA RE LLC, a Florida limited liability company, and PGORL RE LLC, a Florida limited liability company, in favor of Regions Bank, recorded March 21, 2024, as Official records Document No. 20240168674, all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Temporary Construction Easement, and agrees that its mortgage, lien, or other encumbrance, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Temporary Construction Easement, as said easement may be modified, amended, and/or assigned from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Instrument: 7006C.1
Project: Econlockhatchee Trail (Lake Underhill Rd to S.R. 50)

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1
[Signature]
Signature

Stephanie Masson
Print Name

Mailing Address: 100 N. Tampa St Ste 3400
City: Tampa State: FL
Zip Code: 33602

WITNESS #2
[Signature]
Signature

John Hauke
Print Name

Mailing Address: 100 N. Tampa St. Ste 3400
City: Tampa State: FL
Zip Code: 33602

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of February, 2026, by Amber Crosby, as Senior Vice President, of Regions Bank, an Alabama corporation, on behalf of the corporation. The individual is personally known to me or has produced Driver's License as identification.

(Notary Stamp)

Regions Bank,
an Alabama Corporation

By: [Signature]
Signature

Amber H. Crosby
Print Name

SVP
Title

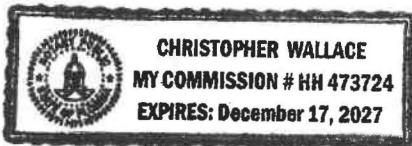
Mailing Address: 100 N Tampa St STE 3400
City: Tampa State: FL
Zip Code: 33602

[Signature]
Notary Signature

Christopher Wallace
Print Notary Name

Notary Public of: Regions Bank

My Commission Expires: 12/17/2027




**SCHEDULE "A"
LEGAL DESCRIPTION
Parcel 7006C**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

A portion of that parcel of land as described in Official Record Book 9649, page 2428 of the Public Records of Orange County, Florida, being more particularly described as follows:

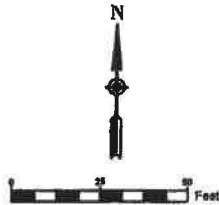
Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 22 South, Range 31 East, Orange County, Florida, thence run S 00°24'07" E along the East line of said Northwest 1/4 of Section 30 for a distance of 680.73 feet; thence departing said East line of Section, thence run S 87°29'31" W for a distance of 58.54 feet to a point lying on the West right of way line of Econlockhatchee Trail; also being the West line of Official Record Book 10507, page 8426 of the Public Records of Orange County, Florida; thence run N 00°24'07" W along the said West right of way line of Econlockhatchee Trail for a distance of 22.03 feet to the Point of Beginning; thence continue N 00°24'07" W along said West right of way line for a distance of 279.10 feet; thence departing said West right of way line, thence run S 87°29'31" W for a distance of 18.01 feet; thence run S 00°24'07" E for a distance of 279.10 feet; thence run N 87°29'31" E for a distance of 18.01 feet to the Point of Beginning.

Containing 5,023.80 square feet, or 0.12 acres, more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Washington	DATE: 3/19/17	SECTION: 30		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 7962	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: 7962 Palm Gardens Easements	RANGE: 31		7962
REVISION DATE: 10/25/17		SHEET 1 OF 2		

SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940

SCHEDULE "A"
SKETCH OF DESCRIPTION
Parcel 7006C



**PALM GARDEN
 NURSING HOME**
 OFFICIAL RECORD BOOK 9649,
 PAGE 2428

WEST RIGHT OF WAY LINE
 AND WEST LINE OF
 OFFICIAL RECORD BOOK
 10507, PAGE 8426

S87° 29' 31"W
 18.01'

18.00'

S00° 24' 07"E 279.10'

OFFICIAL RECORD BOOK 10507, PAGE 8426

N00° 24' 07"W 279.10'

OFFICIAL RECORD BOOK 3919, PAGE 1152

EAST LINE OF PARCEL

N87° 29' 31"E
 18.01'

SOUTH LINE OF
 OFFICIAL RECORD
 BOOK 9649, PAGE 2428

POINT OF
 BEGINNING

N00° 24' 07"W
 22.03'

S87° 29' 31"W
 58.54'

POINT OF
 COMMENCEMENT
 NE CORNER OF
 NW 1/4 OF
 SECTION 30-22-31

ECONLOCKHATCHEE TRAIL

EAST LINE OF NW 1/4 OF SECTION 30-22-31

S00° 24' 07"E 680.73'

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 64-17, F.A.C., PURSUANT TO CHAPTERS 171 AND 472 OF THE FLORIDA STATUTES AND UNDER THE SEAL OF THE SIGNATURE AND THE ORIGINAL FILED AS OF A FLORIDA LICENSED SURVEYOR AND REGISTERED DRAWING SKETCHER, ORANGE COUNTY. THIS INFORMATION SUPERSEDES ANY OTHERS NOT VALID.

DATE: 10/26/17
 [Signature]
 STATE OF FLORIDA LICENSE NO. 5479

SKETCH AND DESCRIPTION
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 64-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NW 1/4 SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, BEING S 00°24'07" E (ASSUMED).
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

PREPARED FOR:
 Engineering -
 Design Section

DRAWING SCALE:
 1" = 50'
 PROJECT NUMBER
 7962

LEGEND
 ● CHANGE IN DIRECTION, NO POINT SET

SEE SHEET 1 OF 2 FOR LEGAL OF DESCRIPTION

DRAWN BY: Washington	DATE: 3/19/17	SECTION: 30
CHECKED BY: Daynes	JOB No: 7962	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE: 7962 Palm Gardens Easements	RANGE: 31
REVISION DATE: 10/28/17		SHEET 2 OF 2

**PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION**
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7940



REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Econlockhatchee Trail RCA (Lake Underhill Rd to S.R. 50)

Date: December 10, 20

Parcel #: 7006C

District #: 3

Approval: BCC



Type of Transaction: N/A

Donation

Total Amount: \$ 53.20

PAYABLE TO:

Charge to Account:

Orange County Comptroller \$53.20 (Recording Fees and Doc Stamps)

Public Works Department

1032-072-5024-6112 *tyfs*

Controlling Agency's Approval Signature:

Damian E. Czapka Chief Engineer
Print Name and Title

Damian E. Czapka *02/16/2026*
Signature (must be wet ink) Date

Controlling Agency's Fiscal Approval Signature:

Belkys Jorge
Print Name and Title

[Signature] *2/16/24*
Signature (must be wet ink) Date

SPECIAL INSTRUCTIONS

Hold check for REM to pick-up. DO NOT MAIL.

Please email Geoffrey.Lee@ocfl.net and Faye.Lee@ocfl.net when the check is ready for pick-up.

Form Prepared by:

Tara Petersen

407-836- 7063

tara.petersen@ocfl.net

REAL ESTATE MANAGEMENT APPROVAL

[Signature] *2/18/26*
Luciana Mino, Assistant Manager Date

BCC APPROVAL

J. Knight *MAR 10 2026*
for Deputy Clerk of the Board Signature Date

ORDINANCE Stamp

BCC Stamp

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 10 2026

Real Estate Management Division Use Only
Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC _____ Finance _____