



Interoffice Memorandum

Received on October 25, 2023
Deadline: October 31 2023
Publish: November 5, 2023

OH OCT25 23 10:32AM

Date: October 20, 2023

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

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

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

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

RE: **Request for Public Hearing PTV-23-04-014 – Aaron Maston, on behalf of Seidel Road LLC., a Florida Limited Liability Company.**

Applicant: Aaron Maston
3601 Rigby Road
Miamisburg, OH 45342

Location: S04/T24/R27 Petition to vacate a portion of a 30-foot wide unopened and unimproved right-of-way located along the northern boundary of an undeveloped parcel, containing a total of approximately 0.28 acres. Public interest was created by Deed Book 787, Page 598, of the public records of Orange County, Florida. The parcel ID number is 04-24-27-0000-00-015. The parcel address is 9850 Seidel Road, and the parcel lies in District 1.

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

Hearing controversial: No.

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

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Request for Public Hearing PTV # 23-04-014 – Aaron Maston, on behalf of Seidel Road LLC., a Florida Limited Liability Company

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

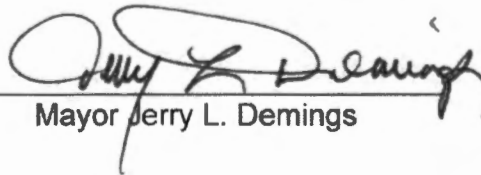
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify William Worley 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
October 13, 2023**

Request authorization to schedule a Public Hearing for the Petition to Vacate 23-04-014. This is a request from Arron Maston, on behalf of Seidel Road LLC to vacate a portion of a 30-foot wide unopened and unimproved right-of-way located within the parcel. Public interest was created by Deed Book 787, Page 598, of the public records of Orange County, Florida, and partially vacated as recorded in Deed Book 907, Page 582, containing a total of approximately 0.28 acres and lies in District 1. The staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings

10/13/23

(Date)

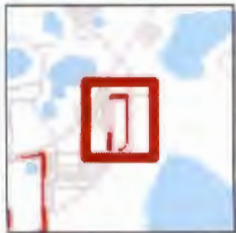
NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley via interoffice mail.

For any questions regarding this map, contact William Worley at 407-836-7925



PTV-23-04-014
Aaron Maston
Summerlake Reserve



 Proposed Vacation  Subject Property



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

To: Board of County Commissioners
Orange County, Florida

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

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

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

Public interest was created by Deed Book 787, Page 598, of the public records of Orange County, Florida, and partially vacated as recorded in Deed Book 907, Page 582.

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.

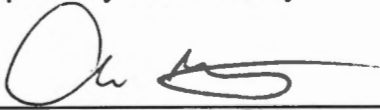
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

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. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

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)

Orange County is being asked to grant a petition to vacate the remaining part of the right-of-way as it does not appear to be of benefit to the public, does not abut any public road, appears to have been left unvacated in error and unnecessarily limits use of the property.

Respectfully submitted by:



Petitioner's Signature
(Include title if applicable)

AARON MATSON, MANAGER

Print Name

Address:

3601 RIGBY ROAD, SUITE 300

MIAMISBURG, OH 45342

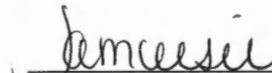
Phone Number: (937) 435-8584

STATE OF ~~FLORIDA~~ OHIO

COUNTY OF ~~ORANGE~~ MONTGOMERY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of October, 2023 who is personally known or who has produced _____ as identification.





Signature of Notary

Jamie melson

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

LEGAL DESCRIPTION
(SHEET 1 OF 2)

JDBT
10/18/2023

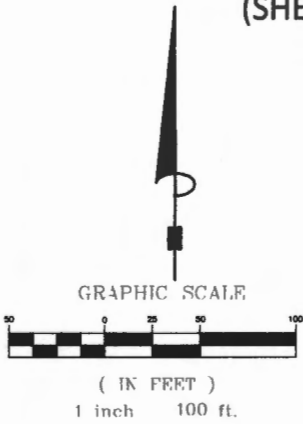
LEGAL DESCRIPTION
(SHEET 1 OF 2)

A PORTION OF THE RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES DESCRIBED IN DEED BOOK 787, PAGE 598, LYING IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

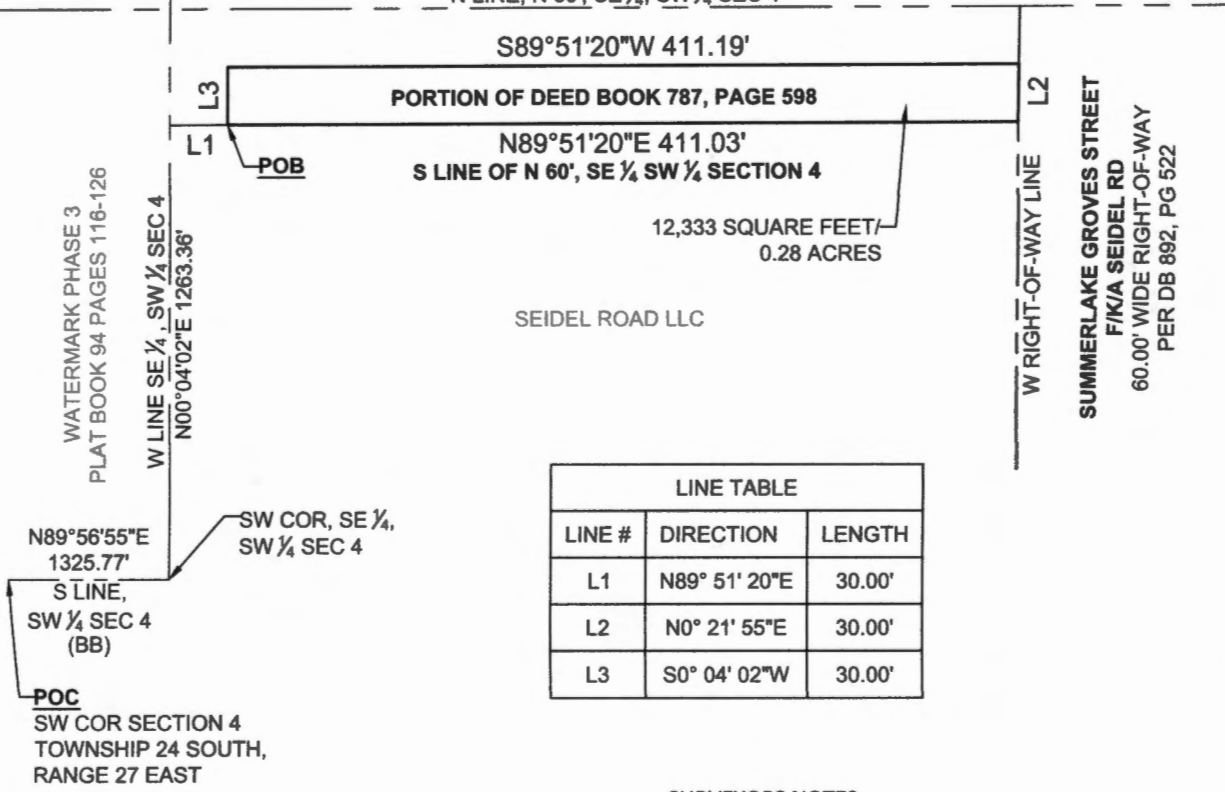
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 89°56'55" EAST, 1325.77 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4; THENCE NORTH 00°04'02" EAST ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4, A DISTANCE OF 1,263.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60 FEET OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 4; THENCE NORTH 89°51'20" EAST, ALONG SAID LINE, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°51'20" EAST, 411.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUMMERLAKE GROVES STREET (FORMERLY KNOWN AS SEIDEL ROAD) PER DEED BOOK 892, PAGE 522 OF SAID OFFICIAL RECORDS; THENCE NORTH 00°21'55" EAST, ALONG SAID LINE, 30.00 FEET; THENCE SOUTH 89°51'20" WEST, 411.19 FEET; THENCE SOUTH 00°04'02" WEST, 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN ORANGE COUNTY, FLORIDA AND CONTAINING 12,333 SQUARE FEET/0.28 ACRES MORE OR LESS.

MIZO+ASSOCIATES PROFESSIONAL LAND SURVEYOR 1407 CUMBIE STREET ORLANDO, FL 32804 (321) 200-4904 LICENSED BUSINESS NUMBER 8497	SKETCH OF DESCRIPTION A PORTION OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST LYING IN ORANGE COUNTY, FLORIDA	SKETCH OF DESCRIPTION	06/22/23
		SHEET 1 OF 2	

SKETCH OF DESCRIPTION
(SHEET 2 OF 2)



WATERMARK PHASE 3
PLAT BOOK 94 PAGES 116-126
TRACT P-15
PARK
N LINE, N 60°, SE ¼, SW ¼ SEC 4



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 51' 20"E	30.00'
L2	N0° 21' 55"E	30.00'
L3	S0° 04' 02"W	30.00'

SURVEYORS NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST HAVING A BEARING OF NORTH 89°56'55" EAST.

LEGEND:

- BB - BASIS OF BEARINGS
- COR - CORNER
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SEC - SECTION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE ADOPTED "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SURVEY SECTION 472.027, FLORIDA STATE STATUTES.

Edward J Mizo
10/12/23
EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MIZO+ASSOCIATES PROFESSIONAL LAND SURVEYOR 1407 CUMBIE STREET ORLANDO, FL 32804 (321) 200-4904 LICENSED BUSINESS NUMBER 8497	SKETCH OF DESCRIPTION A PORTION OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST LYING IN ORANGE COUNTY, FLORIDA	SKETCH OF DESCRIPTION	06/22/23
		SHEET 2 OF 2	

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

Fidelity National Law Group

100 West Cypress Creek Road, Suite 889
Fort Lauderdale, FL 33309

Keith P. Merritt
Vice President/Trial Counsel
Fidelity National Law Group
100 West Cypress Creek Road, Suite 889
Fort Lauderdale, FL 33309
Direct: (954) 414-2115
Fax: (954) 414-2107
Keith.Merritt@fnf.com

Thursday, October 12, 2023

Via FedEx

Watermark at Horizon
West Homeowners Assn. Inc.
c/o Leland Management Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

COPY

Re: Petition to Vacate Right of Way in Favor of Orange County, Florida

To Whom it May Concern:

Our firm is representing Seidel Road, LLC, a Florida limited liability company ("Seidel") in a right-of-way vacation application at 9850 Seidel Road, Winter Garden, Florida 34787. Part of the vacation process is to provide letters showing no objection from abutting property owners who have no objection to the vacation application.

Seidel is asking that Orange County grant a petition to vacate the remaining part of a right-of-way that was previously vacated. It does not appear to be of benefit to the public, does not abut any public road, appears to have been left unvacated in error and unnecessarily limits use of the property.

For ease of reference please find attached a sketch with the right of way depicted as a shaded grey area that lies to the West of Summerlake Groves Street (the "Right of Way").

By copy, I am asking that you let me know of any concerns that you may have or alternatively that you complete the section below my signature to indicate that you have no objection to the vacation and return it to me.

Sincerely,

FIDELITY NATIONAL LAW GROUP

Keith P. Merritt

KPM

_____ We have no objection to the vacation.
_____ We object to the vacation.

Additional comments:

Signature: _____

Print Name: _____

Title: _____

Date: _____

ORIGIN ID:TN1TA (954) 414-2108
AMANDA CARRAZANA
FIDELITY NATIONAL
100 WEST CYPRESS CREEK ROAD
STE 889
FORT LAUDERDALE, FL 33309
UNITED STATES US

SHIP DATE: 12OCT23
ACTWGT: 0.50LB
CAD: 110637694/NET/4535

BILL SENDER

TO **C/O LELAND MANAGEMENT INC**
WATERMARK AT HORIZON
6972 LAKE GLORIA BLVD.

ORLANDO FL 32809

REF: (954) 414-2107
INV: INV: DEPT: DEPT:

583J1/BC8B/9AE3



J233123673161uv

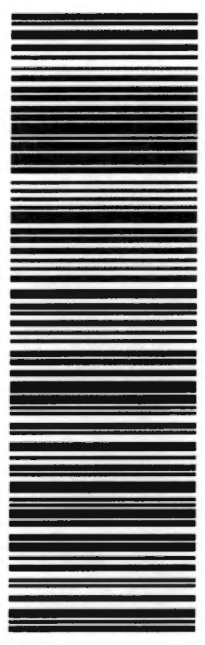
TRK# 7737 2685 4521
0201

FRI - 13 OCT 10:30A
PRIORITY OVERNIGHT

32809

XP ISMA

FL-US MCO



After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.



October 16, 2023

Dear Customer,

The following is the proof-of-delivery for tracking number: 773726854521

Delivery Information:

Status:	Delivered	Delivered To:	Receptionist/Front Desk
Signed for by:	A.STOICK	Delivery Location:	
Service type:	FedEx Priority Overnight		
Special Handling:	Deliver Weekday		ORLANDO, FL,
		Delivery date:	Oct 13, 2023 10:07

Shipping Information:

Tracking number:	773726854521	Ship Date:	Oct 12, 2023
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
ORLANDO, FL, US,		FORT LAUDERDALE, FL, US,	

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

EXHIBIT "C"

UTILITY LETTERS



BRIAN M. JONES
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6937
EMAIL BJones@shutts.com

June 15, 2023

VIA US MAIL

Orange County Public Utilities
9150 Curry Ford Road
Orlando, FL 32825
Attn: Alex Moncaleano, Assistant Project Manager


Re: Petition to Vacate Right of Way in Favor of Orange County, Florida

To Whom it may Concern:

Our firm is representing Seidel Road, LLC, a Florida limited liability company ("Seidel"). Seidel is in the process of requesting that Orange County, Florida (the "County") vacate the portion of a right of way that is depicted on the attached survey as a shaded grey area that is not marked with a green cross-hatch, and that lies to the west of Summerlake Groves Street. The site address is 9850 Seidel Road, Winter Garden, Florida 34787. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction over the site. The required \$60 fee is enclosed with this letter.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me using the contact information included on the top of this letter.

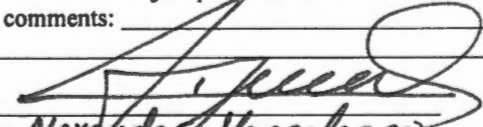
Sincerely,
Shutts & Bowen LLP


Brian M. Jones

BMJ

- 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: Alexander Moncaleano
Title: Assistant Project Manager
Date: 06/27/2023



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

407 905 3310

Aug. 8, 2023

Via email: PSalmon@shutts.com

Mr. Patrick B. Salmon
Attorney at Law
Shutts & Bowen LLP
300 South Orange Ave., Ste. 1600
Orlando, FL 32801

**RE: Vacation of an Unnamed Right Of Way
Summerlake Reserve Subdivision
Orange County, Florida**

Dear Mr. Salmon:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of that unnamed Right Of Way being the gray area lying East and South of the green hashmarked area shown on the accompanying Exhibit A Surveyor Depiction of Remaining Right Of Way, attached hereto and by this reference made a part hereof.

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

Sincerely,

Irma Cuadra

Irma Cuadra

Senior Research Specialist

Attachment



BRIAN M. JONES
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6937
EMAIL B.Jones@shutts.com

June 15, 2023

VIA US MAIL

TECO Energy
600 West Robinson Street
Orlando, FL 32801
Attn: Shawn Winsor, Gas Design/Project Manager

Re: Petition to Vacate Right of Way in Favor of Orange County, Florida

To Whom it may Concern:

Our firm is representing Seidel Road, LLC, a Florida limited liability company ("Seidel"). Seidel is in the process of requesting that Orange County, Florida (the "County") vacate the portion of a right of way that is depicted on the attached survey as a shaded grey area that is not marked with a green cross-hatch, and that lies to the west of Summerlake Groves Street. The site address is 9850 Seidel Road, Winter Garden, Florida 34787. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction over the site.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me using the contact information included on the top of this letter.

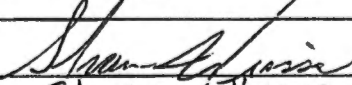
Sincerely,

Shutts & Bowen LLP


Brian M. Jones

BMJ

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: Shawn Winsor
Title: Gas Design Project Manager
Date: 8-2-2023



BRIAN M. JONES
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6937
EMAIL BJones@shutts.com

June 15, 2023

VIA US MAIL

Spectrum
3767 All American Blvd.
Orlando, FL 32810
Attn: Tracey Domostoy, Construction Supervisor

Re: Petition to Vacate Right of Way in Favor of Orange County, Florida

To Whom it may Concern:

Our firm is representing Seidel Road, LLC, a Florida limited liability company ("Seidel"). Seidel is in the process of requesting that Orange County, Florida (the "County") vacate the portion of a right of way that is depicted on the attached survey as a shaded grey area that is not marked with a green cross-hatch, and that lies to the west of Summerlake Groves Street. The site address is 9850 Seidel Road, Winter Garden, Florida 34787. Part of the vacation process is to provide letters snowing no objection from utility companies who have jurisdiction over the site.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me using the contact information included on the top of this letter.

Sincerely,

Shutts & Bowen LLP

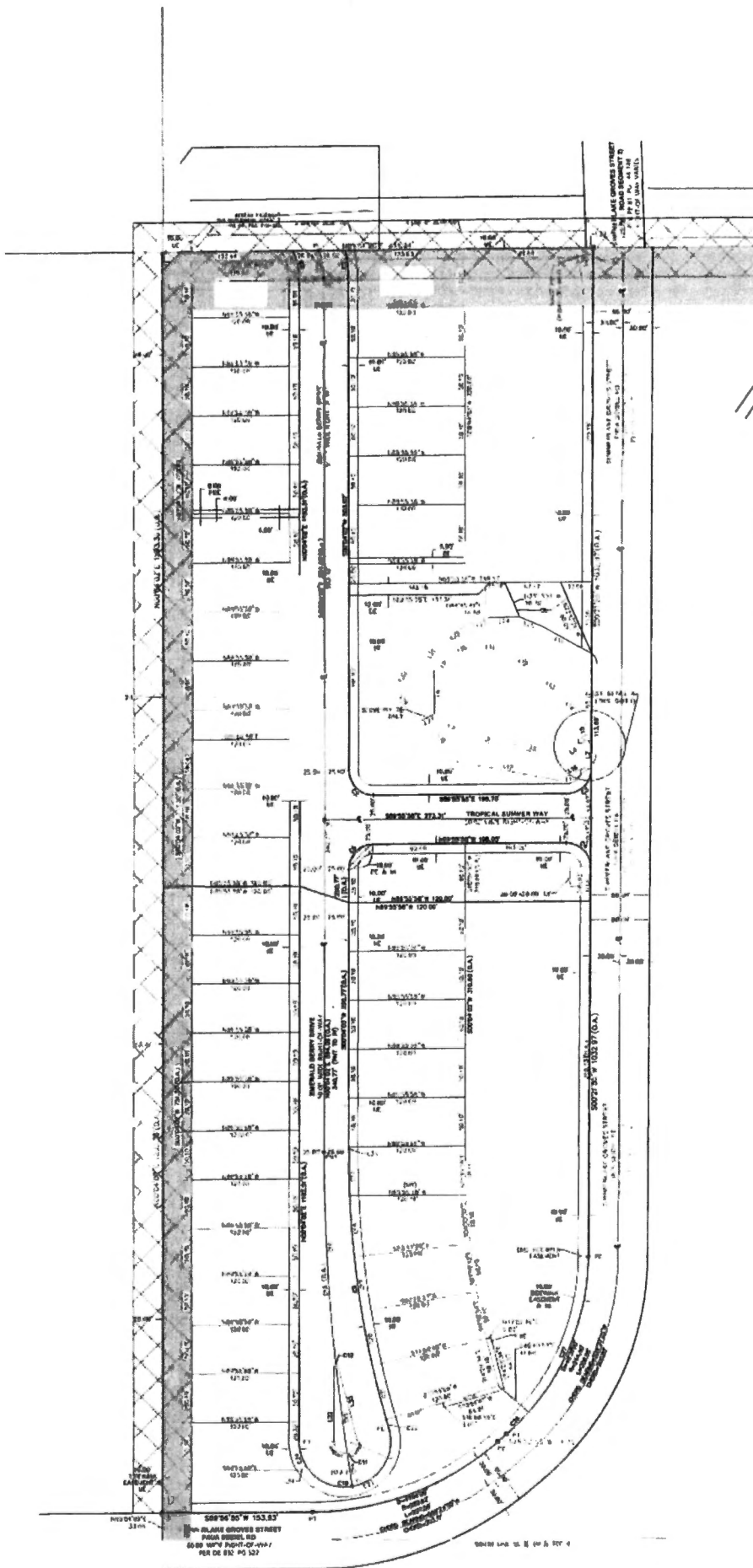
Brian M. Jones

BMJ

 The subject parcel is NOT within our service area.
 X 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: As described with this attached documents.

Signature: JD Smith
Print Name: J.D. Smith
Title: Construction Manager, ECF - Spectrum
Date: 8/7/2023

Digitally signed by JD Smith
DN: cn=JD Smith, email=jdsmith@shutts.com, o=Charter
Communications / Spectrum, ou=Construction Department, c=US
Date: 2023.08.07 16:38:28-0400





BRIAN M. JONES
 PARTNER
 Shutts & Bowen LLP
 300 South Orange Avenue
 Suite 1600
 Orlando, FL 32801
 DIRECT (407) 835-6937
 EMAIL BJones@shutts.com

June 15, 2023

VIA E-MAIL

Joy Brittian
 Email: Joy.Brittian@lumen.com

Fv'ns Cenafils
 Email: Fvns.M.Cenafils@lumen.com

Re: Petition to Vacate Right of Way in Favor of Orange County, Florida

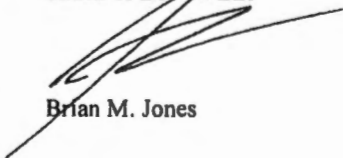
To Whom it may Concern:

Our firm is representing Seidel Road, LLC, a Florida limited liability company ("Seidel"). Seidel is in the process of requesting that Orange County, Florida (the "County") vacate the portion of a right of way is depicted on the attached survey as a shaded grey area that is not marked with a green cross-hatch and that lies to the west of Summerlake Groves Street (the "Right of Way"). The site address is 9850 Seidel Road, Winter Garden, Florida 34787. Seidel has been working with Justin Burbidge in your office on development of the site. Part of the vacation process is to provide letters snowing no objection from utility companies who have jurisdiction over the site.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me using the contact information included on the top of this letter.

Sincerely,

Shutts & Bowen LLP



Brian M. Jones

BMJ

- 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: Ed M. Cenafils
 Print Name: EVNS CENAFILS
 Title: NIE II
 Date: JULY 26, 2023

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

October 12, 2023

Dear

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

Engineering ROW Review

Please contact Richard Brown at 407-836-7918 with any questions.

EPD Review

Please contact Hayden Denton at 407-836-1433 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 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

After discussion with Matt Kalus on 4/24/2023, the remaining portion of property described in Right of Way Agreement recorded on Plat Book 787 page 598 had been previously vacated.

Please contact Tammi Chami at 407-836-8016 with any questions.

Property Record - 04-24-27-0000-00-015

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

Property Summary as of 10/12/2023

Property Name

9850 Seidel Rd

Names

Seidel Road LLC

Municipality

ORG - Un-Incorporated

Property Use

9900 - Non-Ag Acreage

Mailing Address

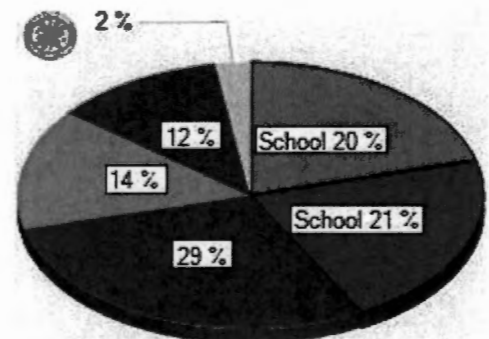
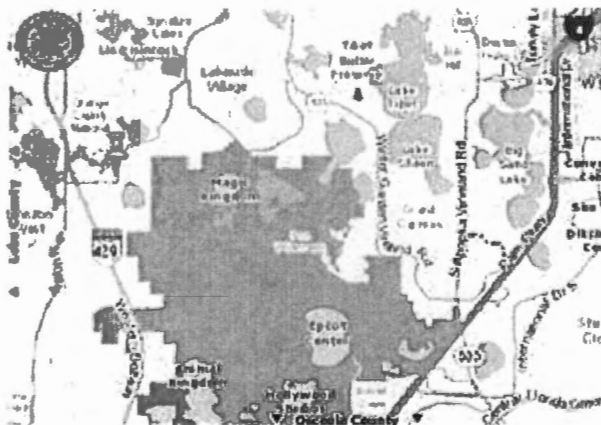
3601 Rigby Rd Ste 300
 Miamisburg, OH 45342-5047

Physical Address

9850 Seidel Rd
 Winter Garden, FL 34787



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Ag Benefits	Assessed Value
2023 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$1,990,800	+	\$0	+	\$0 = \$1,990,800 (5.0%)	\$1,990,800 (5.0%)
2022 <input checked="" type="checkbox"/> MKT	\$1,896,000	+	\$0	+	\$0 = \$1,896,000 (-17%)	\$1,896,000
2021 <input checked="" type="checkbox"/> MKT	\$2,275,200	+	\$0	+	\$0 = \$2,275,200 (124%) - \$2,270,144 =	\$5,056 (0%)
2020 <input checked="" type="checkbox"/> MKT	\$1,016,904	+	\$0	+	\$0 = \$1,016,904 - \$1,011,848 =	\$5,056

Tax Year Benefits	Ag Benefits	Tax Savings
2023 <input type="checkbox"/> W	n/a	\$0
2022 <input checked="" type="checkbox"/>	n/a	\$0
2021 <input checked="" type="checkbox"/> \$ AG	\$2,270,144	\$35,986
2020 <input checked="" type="checkbox"/> \$ AG	\$1,011,848	\$16,171

2023 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,990,800	\$0	\$1,990,800	3.1730 (-1.28%)	\$6,316.81	20 %
Public Schools: By Local Board	\$1,990,800	\$0	\$1,990,800	3.2480 (0.00%)	\$6,466.12	21 %
Orange County (General)	\$1,990,800	\$0	\$1,990,800	4.4347 (0.00%)	\$8,828.60	29 %
Unincorporated County Fire	\$1,990,800	\$0	\$1,990,800	2.2437 (0.00%)	\$4,466.76	14 %
Unincorporated Taxing District	\$1,990,800	\$0	\$1,990,800	1.8043 (0.00%)	\$3,592.00	12 %
Library - Operating Budget	\$1,990,800	\$0	\$1,990,800	0.3748 (0.00%)	\$746.15	2 %
South Florida Water Management District	\$1,990,800	\$0	\$1,990,800	0.0948 (0.00%)	\$188.73	1 %
South Florida Wmd Okeechobee Basin	\$1,990,800	\$0	\$1,990,800	0.1026 (0.00%)	\$204.26	1 %
South Florida Wmd Everglades Const	\$1,990,800	\$0	\$1,990,800	0.0327 (0.00%)	\$65.10	0 %
				15.5086	\$30,874.53	

2023 Non-Ad Valorem Assessments

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

Property Features

Property Description

SE1/4 OF SW1/4 W OF SEIDEL RD IN SEC 04-24-27

Total Land Area

550,507 sqft (+/-) | 12.64 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	P-D	12.64 ACRE(S)	\$157,500.00	\$1,990,800	\$0.00	\$1,990,800

Buildings

Extra Features

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

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/15/2021	\$2,000,000	20210710933 /		Special Warranty	Siedel Hickory LLC 60% Int Siedel Tradition LLC 40% Int	Seidel Road LLC	Vacant
09/30/2004	\$475,000	20040641233	07648 / 1095	Warranty Deed	Di Marco Attilio Tr	Siedel Hickory LLC 60% Int Siedel Tradition LLC 40% Int	Vacant
08/01/1988	\$125,000	19883094736	04016 / 2850	Warranty Deed			Vacant
06/01/1986	\$74,600	19862539489	03798 / 1532	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6324 Lakeville Rd	08/18/2023	\$300,000		Warranty Deed	0/0	20230487138 /	
2025 Coral Hills Rd	08/11/2023	\$430,000		Warranty Deed	0/0	20230484066 /	
17783 W Space Coast Pkwy	08/10/2023	\$420,000		Warranty Deed	0/0	20230462436 /	
6410 Mt Plymouth Rd	08/05/2023	\$375,000		Warranty Multiple	0/0	20230454237 /	
5335 N Orange Blossom Trl	07/28/2023	\$650,000		Warranty Deed	0/0	20230432887 /	
17602 Grove Blossom Way	07/10/2023	\$160,000		Quitclaim Deed	0/0	20230411937 /	
6581 Lake House Ln	06/29/2023	\$3,766,200		Special Warranty Multiple	0/0	20230369378 /	
New Independence Pkwy	06/29/2023	\$864,300		Special Warranty Multiple	0/0	20230369378 /	
3430 Ondich Rd	06/29/2023	\$190,700		Warranty Multiple	0/0	20230369833 /	
3620 W Kelly Park Rd	06/14/2023	\$47,000,000	\$14,642	Special Warranty	4/3	20230343656 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Horizon (High School)

Principal Andrew Jackson
Office Phone 407.992.0597
Grades 2023: | 2022: B

Panther Lake (Elementary)

Principal Dr. Christine Szymanski
Office Phone 407.554.1940
Grades 2023:

Hamlin (Middle School)

Principal Dr. Suzanne Knight
Office Phone 407.993.7420
Grades 2023:

Utilities/Services

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

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

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):
SEIDEL ROAD, LLC, 3601 RIGBY ROAD, SUITE 300, MIAMISBURG, OH 45342

Name and Address of Principal's Authorized Agent, if applicable: KEITH P. MERRITT, ESQ.
100 WEST CYPRESS CREEK RD., STE 889, FORT LAUDERDALE, FL 33309

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
TOTAL EXPENDED THIS REPORT			\$

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

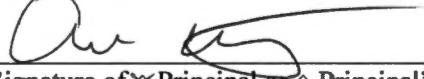
Case or Bid No. _____

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: 10-10-2023



Signature of Principal or Principal's Authorized Agent

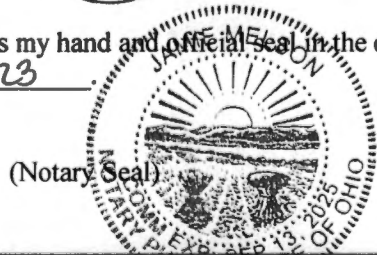
(check appropriate box)

PRINT NAME AND TITLE: AARON MATSON, MANAGER

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF Montgomery

I certify that the foregoing instrument was acknowledged before me this 10th day of October, 2023 by Aaron Matson. 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 10th day of October, in the year 2023.



James Melton
Signature of Notary Public
Notary Public for the State of Ohio (jm)
My Commission Expires: 09-13-2025

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: SEIDEL ROAD, LLC

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

3601 RIGBY ROAD, SUITE 300, MIAMISBURG, OH 45342

Business Phone (937) 435-8584

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: N/A

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: KEITH P. MERRITT, ESQ.

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

100 WEST CYRPRESS CREEK RD., STE 889, FORT LAUDERDALE, FL 33309

Business Phone (954) 414-2107

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

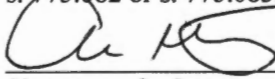
If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(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.



Signature of Owner, Contract Purchaser
or Authorized Agent

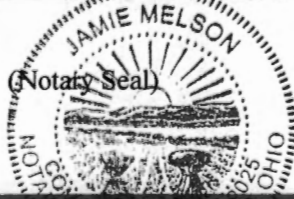
Date: 10-16-2023

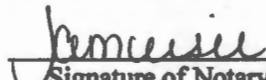
Print Name and Title of Person completing this form: AARON MATSON, MANAGER

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF Montgomery

I certify that the foregoing instrument was acknowledged before me this 10th day of October, 2023 by Aaron Matson. 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 10th day of October, in the year 2023.





Signature of Notary Public Ohio
Notary Public for the State of Florida
My Commission Expires:
09-13-2025

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) SEIDEL ROAD, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, SUMMERLAKE RESERVE, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), KEITH P. MERRITT, ESQ., TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PETITION TO VACATE ROW, 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.

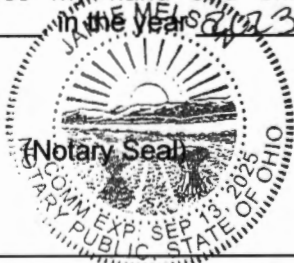
Date: 10-10-2023 AARON MATSON, MANAGER
 Signature of Property Owner Print Name Property Owner

Date: _____ _____ _____
 Signature of Property Owner Print Name Property Owner

STATE OF ~~FLORIDA~~ OHIO :
 COUNTY OF Montgomery:

I certify that on October 10, 2023, before me, Jamie Melson, an officer duly authorized by the State of ~~Florida~~ and in the county mentioned above, to take acknowledgements, personally appeared Aaron matson, 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 10th day of October in the Year 2023.



Signature of Notary Public
 Notary Public for the State of Florida-Ohio JM

My Commission Expires: 09-13-2025

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: <u>04-24-27-0000-00-015</u>
LEGAL DESCRIPTION: <u>SEE ATTACHED LEGAL DESCRIPTION</u>

EXHIBIT "A"

THE PROPERTY

A PORTION OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 89°56'55" WEST, 1325.77 FEET; THENCE NORTH 00°04'02" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF WATERMARK PHASE 3, AS RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 126 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°04'02" EAST, ALONG THE EAST LINE OF SAID WATERMARK PHASE 3, A DISTANCE OF 1293.36 FEET, TO A POINT ON THE SOUTH LINE OF TRACT P-15 OF SAID PLAT; THENCE NORTH 89°51'20" EAST, ALONG SAID LINE, 441.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUMMERLAKE GROVES STREET (F/K/A SEIDEL ROAD) PER DEED BOOK 892 PAGE 522 OF ORANGE COUNTY PUBLIC RECORDS; THENCE RUN THE FOLLOWING FIVE COURSES ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY OF SAID SUMMERLAKE GROVES STREET (F/K/A SEIDEL ROAD), SOUTH 00°21'55" WEST, 1032.97 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 244.40 FEET, A DELTA OF 48°31'00", AN ARC DISTANCE OF 206.95 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 48°52'55" WEST, 11.25 FEET; THENCE WESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 289.62 FEET, A DELTA OF 41°04'00", AN ARC DISTANCE OF 207.58 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 89°56'55" WEST, 153.93 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN ORANGE COUNTY, FLORIDA.



INVOICE

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

Invoice To :
Fidelity National Law Group
Keith Merritt

FL

Invoice No : 5294455
Invoice Date : Oct 13, 2023
Folder # : 23 141998 000 00 PTV

Case Number : PTV-23-04-014
Project Name : Summerlake Reserve

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

UBW

PW 1281

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

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

Cashier: Andrea
13-Oct-2023 2:02:29P

Invoice PW: 1281
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHFK SALE \$1,003.00

Clover ID: 6EZXB8ABB5926
Payment NZ67J91VKWEKC

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jrnxwedcq0d1>

Clover Privacy Policy
<https://clover.com/privacy>

Pay to the Order of: ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
201 S ROSALIND AVE
ORLANDO, FL 32801

One Thousand Three Dollars And Zero Cents

CHICAGO TITLE INSURANCE COMPANY
601 RIVERSIDE AVENUE BLDG 5 6TH FLOOR
JACKSONVILLE, FL 32204
(866)993-5512

Harris Trust and Savings
Bank
Houston, TX

Date 10/4/23 Amount \$1,003.00

215006986

Z0-1558719



Security features included. Details on back.

⑆0215006986⑆ 10071915560⑆ 042184950⑆