



**Interoffice Memorandum**

Received: November 9, 2020 @ 10:42am

Publish: November 22, 2020

Deadline: November 17, 2020

Date: November 5, 2020

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

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

RE: **Request for Public Hearing PTV-20-10-036 - Ms. Melissa Martinez, on behalf of Titan-Liberty Lake Underhill Joint Venture and Village I – 545, LLC**

Applicant: Ms. Melissa Martinez  
2602 E. Livingston Street  
Orlando, FL 32803

Location: S19/T24/R27 Petition to vacate a 60 foot wide portion of an unopened, unimproved right-of-way known as Lake Star Road, containing approximately 2.72 acres. Public interest was created by Official Records Book 1790, Page 703 and Official Records Book 1790, Page 704, of the public records of Orange County, Florida. The parcel ID numbers are 19-24-27-0000-00-002, 19-24-27-0000-00-012, and 19-24-27-0000-00-013. One parcel address is 17607 Flemings Road and two parcels are unaddressed. All parcels lie in District 1.

Estimated time required for public hearing: Two (2) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

**Request for Public Hearing PTV # 20-10-036 Ms. Melissa Martinez, on behalf of Titan-Liberty Lake Underhill Joint Venture and Village I – 545, LLC**

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.

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):***

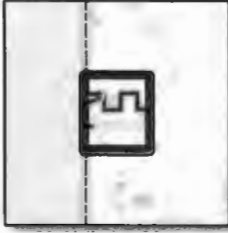
Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



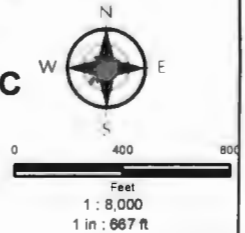
If you have any questions regarding this map, please call Julie Alber at 407.836.7928.

PTV # 20-10-036

Melissa Martinez, on behalf of Titan-Liberty Lake Underhill Joint Venture and Village I - 545, LLC



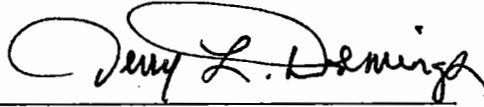
	Proposed Vacation		Subject Property
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**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
November 5, 2020**

Request authorization to schedule a Public Hearing for Petition to Vacate 20-10-036. This is a request from Melissa Martinez, on behalf of Titan-Liberty Lake Underhill Joint Venture and Village I – 545, LLC to vacate a portion of a 60 foot wide unopened, unimproved right-of-way known as Lake Star Road, containing approximately 2.72 acres, which lies in District 1. Staff has no objection to this request.

Requested Action  
Approved by



Mayor Jerry L. Demings

11/5/20

(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to Julie Alber via interoffice mail.

**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 Official Records Book 1790, Page 703 and Official Records Book 1790, Page 704 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:

*[Handwritten Signature]*  
Petitioner's Signature  
(Include title if applicable)

Dell Avery / Titan Liberty Lake Underhill Joint Venture  
Print Name

Address:

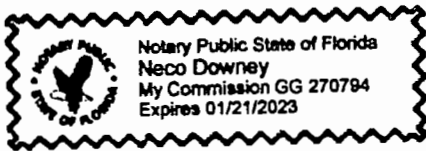
2281 Lee Road, Winter Park FL 32789  
.  
.

Phone Number: (407) 497-9500

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of October, 2020 who is personally known or who has produced \_\_\_\_\_ as identification.



*Neco Downey*  
Signature of Notary  
Neco Downey  
Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



**Legal Description**

(As recorded in Official Records Book 1790, Page 703, Public Records of Orange County, Florida)

ALL that part of SW 1/4 of NW 1/4 lying within 30 feet right and 30 feet left of the following described centerline:

Begin at the West 1/4 corner of SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, run N 0°30'20" E along the west line of said Section 19, 194.68 feet to the Point of Curvature of a curve to the right having a radius of 500.00 feet and a central angle of 74°58'17", run thence along the arc of this curve 654.25 feet to the Point of Tangency, run thence N 75°28'37" E 302.67 feet to the Point of Curvature of a curve to the left having a radius of 715.84 feet and a central angle of 49°06'03", run thence along the arc of this curve 613.46 feet to the Point of Tangency, run thence N 26°22'34" E 166.46 feet to the Point of Curvature of a curve to the right having a radius of 715.84 feet and a central angle of 64°18'27", run thence along the arc of this curve 803.45 feet to the Point of Tangency, run thence S 89°18'59" East 952.95 feet to a point on the east line of the NW 1/4 of Section 19, Township 24 South, Range 27 East, 987.39 feet South 0°12'12" West of the NE corner thereof, thence run S 89°18'59" East 88.61 feet to the Point of Curvature of a curve to the left having a radius of 572.96 feet and a central angle of 59°47'12" run thence along the arc of this curve 597.87 feet to the Point of Tangency, run thence N 30°53'49" East 536.21 feet to the Point of Curvature of a curve to the right having a radius of 572.96 feet and a central angle of 57°51'40", run thence along the arc of this curve 578.61 feet to the Point of Tangency, said Point of Tangency being the NE corner of the NW 1/4 of the NE 1/4 of Section 19, Township 24 South, Range 27 East (being the Point of Termination of this centerline description).

Containing 2.72 acres (118,645 square feet), more or less.

OK  
11/14/20

Not a Boundary Survey.

The legal description is per the deed recorded in O.R.B. 1790, Page 703, Public Records of Orange County, Florida. Bearings are based on said deed.

See Sheet 2 for sketch.

O.R.B. = Official Records Book

pc = point of curvature

pt = point of tangency

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**

of lands situated in

**Section 19, Township 24 South, Range 27 East  
Orange County, Florida**

PREPARED FOR:

**Titan Properties**

JOB NO.

1527.14

SHEET

1 of 2

DATE

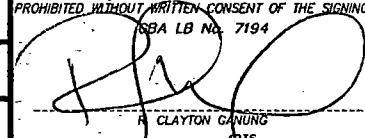
10/14/20

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FSBA LB No. 7194



CLAYTON GANUNG  
REG. P.L.S. NO. 4236

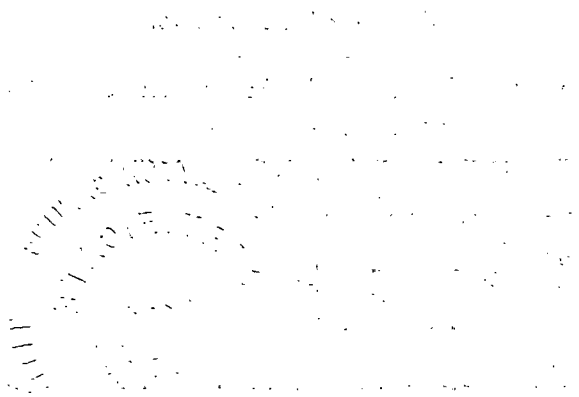


**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

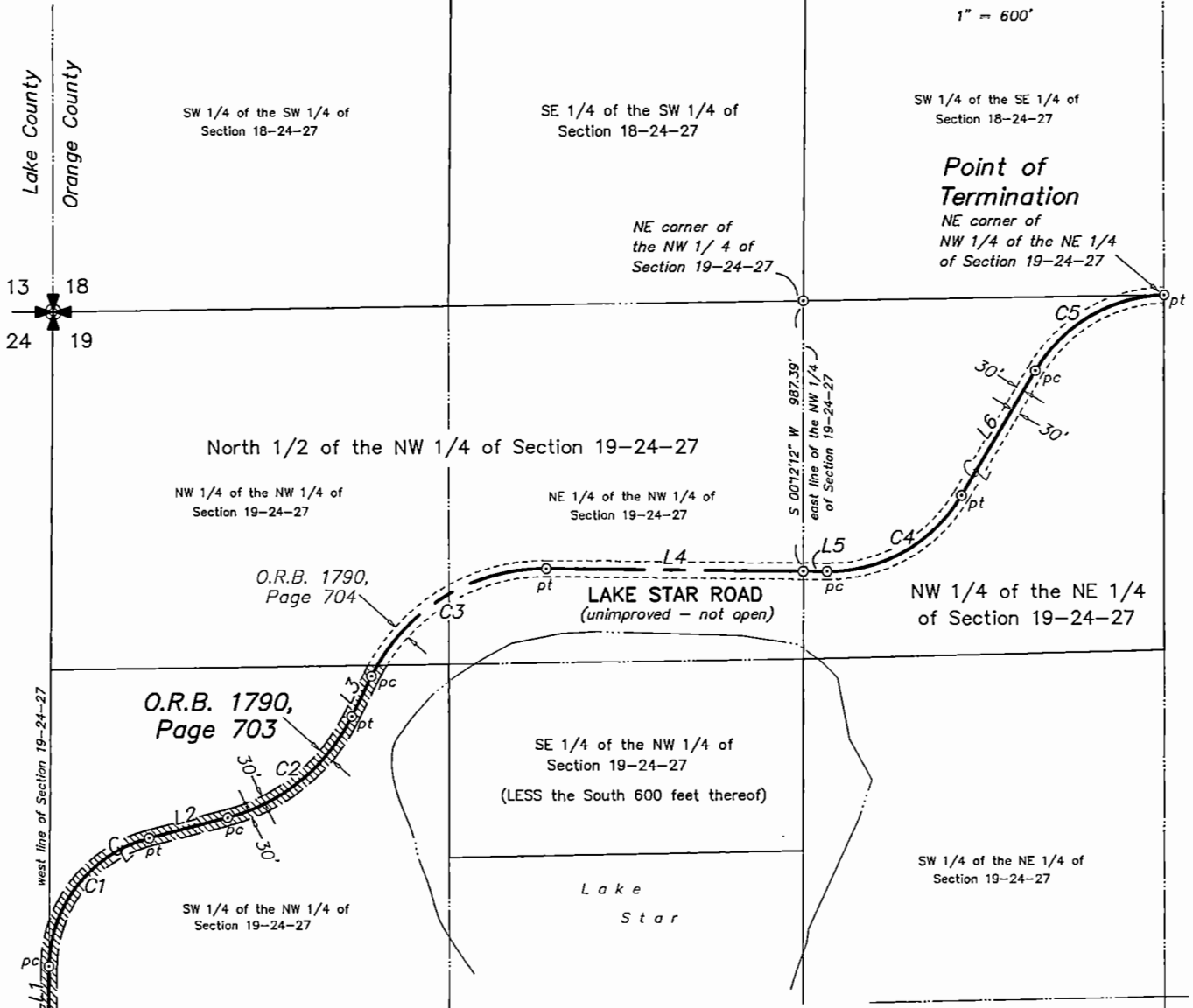
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

1.012 Fall 2007, Lecture 4



LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°30'20" E	194.68'
L2	N 75°28'37" E	302.67'
L3	N 26°22'34" E	166.46'
L4	S 89°18'59" E	952.95'
L5	S 89°18'59" E	88.61'
L6	N 30°53'49" E	536.21'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	74°58'17"	500.00'	654.25'	N 37°59'28" E	608.56'
C2	49°06'03"	715.84'	613.46'	N 50°55'35" E	594.85'
C3	64°18'27"	715.84'	803.45'	N 58°31'47" E	761.93'
C4	59°47'12"	572.96'	597.87'	N 60°47'25" E	571.11'
C5	57°51'40"	572.96'	578.61'	N 59°49'39" E	554.34'

**Point of Beginning**  
West 1/4 corner of Section 19-24-27

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

October 19, 2020

Sean Ells  
Spring Grove, LLC  
283 Cranes Roost Blvd., Ste. 111  
Altamonte Springs, FL 32714

Subject: Right-of-Way Vacation Request  
Lake Star Road  
Poulos & Bennett Job # 18-024

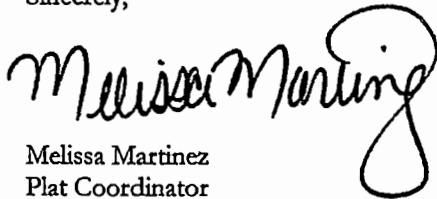
Dear Mr. Ells:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez  
Plat Coordinator  
407-963-2313

## Melissa Martinez

---

**From:** Ells, Sean <sell@traylor.com>  
**Sent:** Monday, October 19, 2020 11:00 AM  
**To:** Melissa Martinez  
**Cc:** Ken Fulmer  
**Subject:** RE: Lake Star Road - Orange County Petition to Vacate - Gem Groves

Received. Thank you.

---

**From:** Melissa Martinez <MMartinez@poulosandbennett.com>  
**Sent:** Monday, October 19, 2020 10:58 AM  
**To:** Ells, Sean <sell@traylor.com>  
**Cc:** titanproperties@cfl.rr.com; 18-024 Village I Gem Groves <18-024@poulosandbennett.com>  
**Subject:** Lake Star Road - Orange County Petition to Vacate - Gem Groves

**EXTERNAL EMAIL** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Sean,

We are processing a Right-of-Way vacation within Orange County. As part of our process, we must notify the adjacent property owners of said petition to vacate. Please see attached for a formal notification along with additional documentation for your reference. A hard copy of the attached will be mailed to your attention today via regular U.S. mail.

Please don't hesitate to reach out if you have any questions!

Melissa Martinez

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Mobile: 407.963.2313

Fax: 407.289.5280

[www.poulosandbennett.com](http://www.poulosandbennett.com)

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# POULOS & BENNETT

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October 19, 2020

VK Avalon Groves, LLC  
c/o Adam Koppel - The Kolter Group, LLC  
701 S. Olive Ave., Suite 104  
WPB, FL 33401

Subject: Right-of-Way Vacation Request  
Lake Star Road  
Poulos & Bennett Job # 18-024

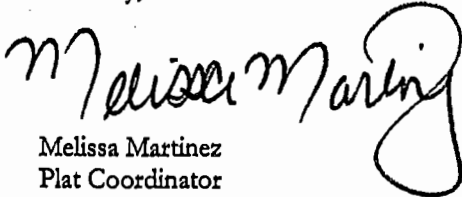
Dear Mr. Koppel:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez  
Plat Coordinator  
407-963-2313

## Melissa Martinez

---

**From:** Jim Harvey <jharvey@kolter.com>  
**Sent:** Monday, October 19, 2020 1:26 PM  
**To:** Ryan Mosher; Melissa Martinez  
**Subject:** RE: Lake Star Road - Orange County Petition to Vacate - Gem Groves

Thanks. We have no objection to this ROW release.

Jim Harvey  
President  
Kolter Land  
813-615-1244 ext 201

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---

**From:** Ryan Mosher <rmosher@kolter.com>  
**Sent:** Monday, October 19, 2020 11:37 AM  
**To:** Jim Harvey <jharvey@kolter.com>  
**Subject:** FW: Lake Star Road - Orange County Petition to Vacate - Gem Groves  
**Importance:** High

Jim,

Please see below and attached.

Ryan Mosher  
Counsel  
The Kolter Group LLC  
Office : 561-682-9500 ext 454  
Mobile: 561-313-3374

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---

**From:** Melissa Martinez <MMartinez@poulosandbennett.com>  
**Sent:** Monday, October 19, 2020 11:18 AM  
**To:** Ryan Mosher <rmosher@kolter.com>  
**Cc:** 18-024 Village I Gem Groves <18-024@poulosandbennett.com>  
**Subject:** FW: Lake Star Road - Orange County Petition to Vacate - Gem Groves  
**Importance:** High

[External Email]

---

Good Morning Ryan,  
I was trying to reach Mr. Adam Koppel (as the contact for VK Avalon Groves LLC per Sunbiz). I tried to dial by name and the system transferred me to Joe in marketing who was not at all familiar with VK Avalon Groves LLC. Adam's phone



extension per Sunbiz sent me to your voicemail. Joe provided your email to me with the hope that you would be the correct person to receive this correspondence.

We are processing a Right-of-Way vacation within Orange County, FL. As part of our process, we must notify the adjacent property owners of said petition to vacate. Please see attached for a formal notification along with additional documentation for your reference. A hard copy of the attached will be mailed to your attention today via regular U.S. mail.

I included an email I sent to myself that includes all the parcel information for the adjacent property owned by VK Avalon Groves LLC.

Please don't hesitate to call me if you have any questions or concerns.

Thanks!

Melissa Martinez

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Mobile: 407.963.2313

Fax: 407.289.5280

[www.poulosandbennett.com](http://www.poulosandbennett.com)

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
VK AVALON GROVES LLC

### Filing Information

**Document Number** M16000002009  
**FEI/EIN Number** 81-1891529  
**Date Filed** 03/07/2016  
**State** DE  
**Status** ACTIVE

### Principal Address

105 NE 1ST ST  
DELRAY BEACH, FL 33444

Changed: 06/18/2020

### Mailing Address

105 NE 1ST ST  
DELRAY BEACH, FL 33444

Changed: 06/18/2020

### Registered Agent Name & Address

NRAI SERVICES, INC.  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

THE KOLTER GROUP LLC  
701 S OLIVE AVE SUITE 104  
WEST PALM BEACH, FL 33401

### Annual Reports

Report Year	Filed Date
2018	04/24/2018
2019	04/16/2019
2020	06/18/2020

**Document Images**

<a href="#"><u>06/18/2020 – ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/16/2019 – ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/24/2018 – ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>08/31/2017 – ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/07/2016 – Foreign Limited</u></a>	<a href="#">View image in PDF format</a>

**EXHIBIT "C"**

**UTILITY LETTERS**

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

October 15, 2020

Ty Leslie  
Central/South Florida District Sr. Mgr.  
Local Network Implementation

[michel.t.leslie@centurylink.com](mailto:michel.t.leslie@centurylink.com)

Subject: Right-of-Way Vacation Request  
Lake Star Road  
Poulos & Bennett Job # 18-024

Dear Mr. Leslie:

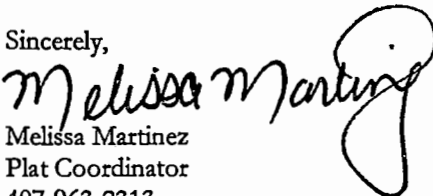
We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,

  
Melissa Martinez  
Plat Coordinator  
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do  (do not circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

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

Signature: Billy Hager  
Print Name: Billy Hager Title: Local Network Engineer  
Date: 10/22/2020 Phone Number: 407-814-5329

Construction Department  
 3767 All American Blvd  
 Orlando Fl. 32810



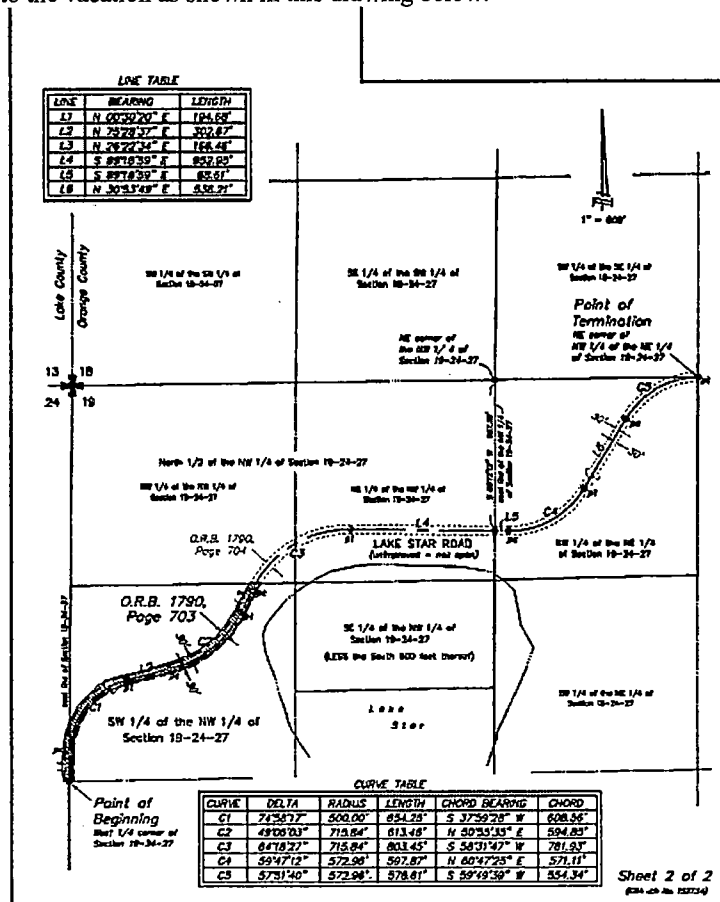
October 20, 20

Melissa Martinez  
 Poulos & Bennett  
 2602 E Livingston St  
 Orlando, Fl. 32803

Re: Request for a Vacate of Right of way for Lake Star Rd S-19 T-27 R-27

Dear Ms. Martinez:

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



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

Sincerely,  
 Tracey Domostoy  
 Tracey Domostoy  
 Construction Supervisor  
 Charter- Spectrum

Cc: Melissa Martinez <MMartinez@poulosandbennett.com>

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

October 15, 2020

<https://www.duke-energy.com/community/trees-and-rights-of-way/vacate-request>

Subject: Right-of-Way Vacation Request  
Lake Star Road  
Poulos & Bennett Job # 18-024

To Whom It May Concern:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez  
Plat Coordinator  
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do / do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

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

Signature: *Emily Bower*  
Print Name: Emily Bower  
Date: 10/21/20  
Research Specialist I  
407 942 9638

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

October 19, 2020

Anne Dubus  
Engineering Tech III  
Orange County Utilities  
9150 Curry Ford Road  
Orlando, FL

Subject: Right-of-Way Vacation Request PTV# 20-10-036  
Lake Star Road  
Poulos & Bennett Job # 18-024

Dear Ms. Dubus:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,

  
Melissa Martinez  
Plat Coordinator  
407-963-2313

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We do  do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

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

Signature: Anne Dubus  
Print Name: Anne Dubus Title: Project Manager  
Date: 10/26/2020 Phone Number: 407-254-9712



# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

October 15, 2020

Shawn Winsor  
Teco/Peoples Gas System, Inc.  
600 W Robinson Street  
Orlando, FL 32802

Subject: Right-of-Way Vacation Request  
Lake Star Road  
Poulos & Bennett Job # 18-024

Dear Mr. Winsor:

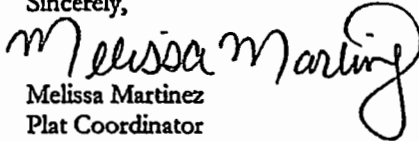
We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 19, Township 24, Range 27, whose parcel numbers are 19-24-27-0000-00-012 & 19-24-27-0000-00-002.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez  
Plat Coordinator  
407-963-2313

The subject parcel is not within our jurisdiction.

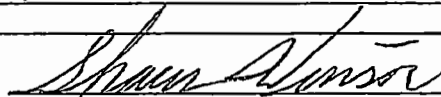
The subject parcel is within our jurisdiction. We do do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

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

Signature: \_\_\_\_\_

Print Name: Shawn Winsor

Date: 10-28-2020



Title: Gas Design Project Manager

Phone Number: 407-232-5257

**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

November 9, 2020

Dear Melissa Martinez

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

**Engineering ROW Review**

Per direction of Senior Staff, Engineering ROW is withdrawing the objection.

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

**EPD Review**

EPD has no objections to this request at this time; however this area will need to have a CAD completed, if not already done so.

Please contact Amanda Walter at 407-836-1546 with any questions.

**Real Estate Management Review**

REM approves PTV #20-10-036, conditioned upon BCC approval of the PSP/DP for the underlying lands that contains an alternative alignment of Lake Star Road.

Please contact Jeffrey Sponenburg at with any questions.

**Roads & Drainage Review**

Roads and Drainage has no objection to this vacation.

Please contact Arthur Patulot at 407-836-7781 with any questions.

**Transportation Planning Review**

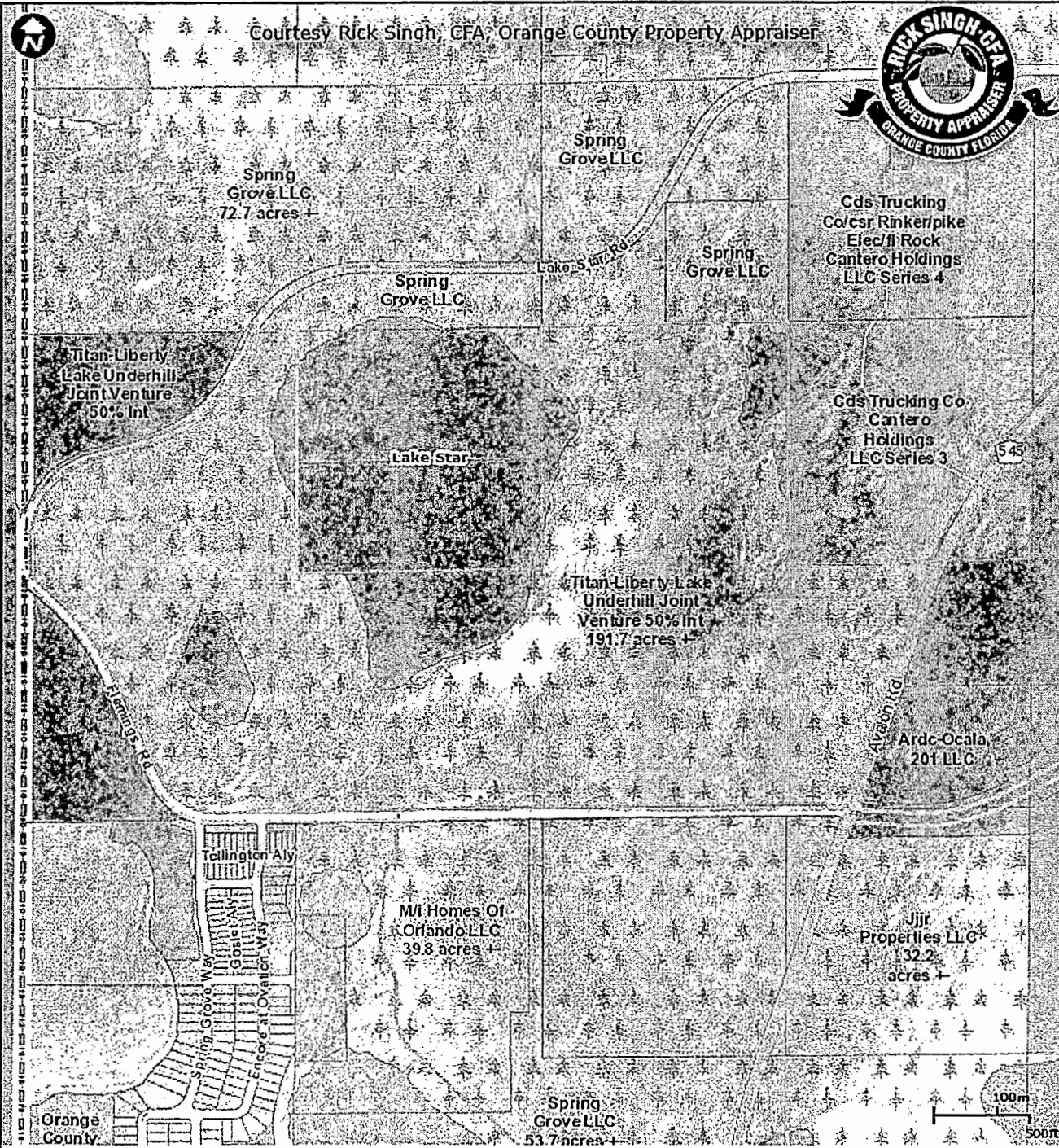
Per direction of Senior Staff, Transportation Planning is withdrawing the objection.

Please contact Tammi Chami at (407) 836-5943 with any questions.

**Parcel Report for**  
19-24-27-0000-00-002



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/7/2020

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

OCPA Web Map		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Courses			
	Florida Turnpike		Public Road		Brick Road		Lot Line		Governmental/Institutional/Misc Commercial/Industrial/Vacant Land		Water Land		Lakes and Rivers
	Interstate 4		Gated Road		Rail Road		Residential		County Boundary		Building		Building
	Toll Road		Road Under Construction		Proposed SunRail		Agriculture		Agricultural Curflaps		Parks		Hospital

# Property Record - 19-24-27-0000-00-002

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

## Property Summary as of 10/06/2020

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**Property Name**

17607 Flemings Rd

**Names**

Titan-Liberty Lake Underhill  
Joint Venture 50% Int  
Village I-545 LLC 50% Int

**Mailing Address**

2281 Lee Rd Ste 204  
Winter Park, FL 32789-7208

**Physical Address**

17607 Flemings Rd  
Winter Garden, FL 34787

**Municipality**

ORG - Un-Incorporated

**Property Use**

6630 - Ag Citrus Prod Econ



QR Code For Mobile Phone



## Property Features

---

### Property Description

THE SW1/4 OF NE1/4 & THAT PART OF THE N1/2 OF SW1/4 LYING NLY & ELY OF FLEMINGS RD & THAT PART OF THE N1/2 OF SE1/4 LYING NLY OF FLEMINGS RD & WLY OF AVALON RD & THAT PART OF THE SW1/4 OF NW1/4 LYING SELY OF LAKE STAR RD ALL IN SEC 19-24-27

### Total Land Area

8,349,809 sqft (+/-) | 191.69 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
6620 - Ag Citrus Grv St Pro	A-1	18.1 ACRE(S)	\$43,319.92	\$784,091		\$1,200.00	\$21,720
6630 - Ag Citrus Prod Econ	A-1	70.22 ACRE(S)	\$43,319.92	\$3,041,925		\$2,400.00	\$168,528
6630 - Ag Citrus Prod Econ	A-1	8.28 ACRE(S)	\$43,319.92	\$358,689		\$2,400.00	\$19,872
6630 - Ag Citrus Prod Econ	A-1	26.8 ACRE(S)	\$43,319.92	\$1,160,974		\$2,400.00	\$64,320
6640 - Ag Citrus Grv Declne	A-1	10 ACRE(S)	\$43,319.92	\$433,199		\$2,000.00	\$20,000
9500 - Pvt Submerged	A-1	27.05 ACRE(S)	\$10.00	\$271		\$0.00	\$271
6999 - Ag Waste	A-1	31.24 ACRE(S)	\$100.00	\$3,124		\$100.00	\$3,124

**Buildings**

**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
5000 - Barn 1	01/01/2005	2700 Unit(s)	\$5.00	\$9,450

**Services for Location**

---

**Utilities/Services**

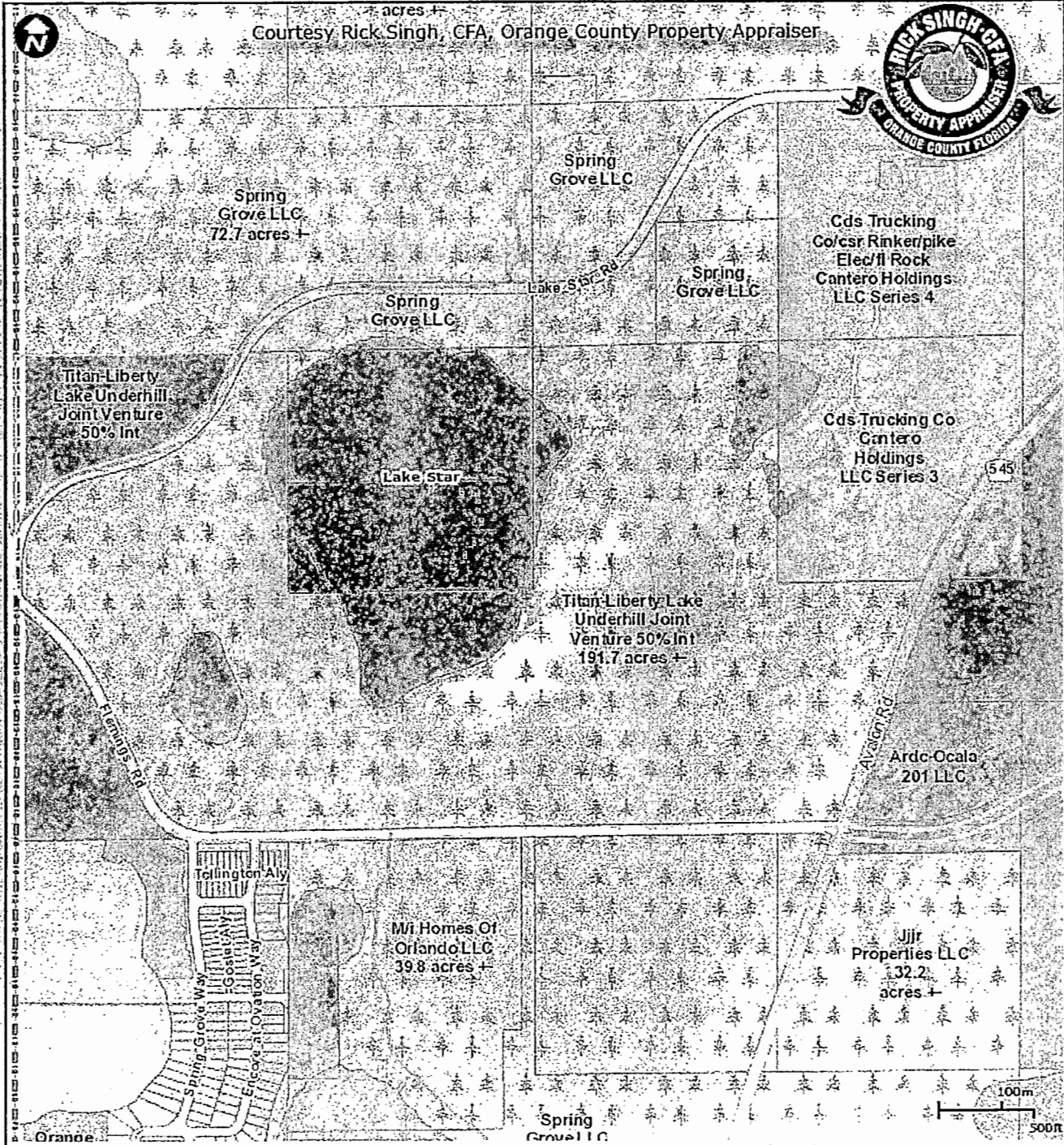
<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Wednesday)</b>	Orange County
<b>Trash (Wednesday)</b>	Orange County
<b>Yard Waste (Thursday)</b>	Orange County

**Elected Officials**

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

**Parcel Report for**  
**19-24-27-0000-00-012**

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 10/7/2020

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

OCPA Web Map		
	Major Roads	
	Florida Turnpike	
	Public Roads	
	Interstate 4	
	Toll Road	
	Road Under Construction	
	Proposed SunRail	
	Commercial/Institutional	
	Governmental/Institutional/Misc	
	Commercial/Industrial/Vacant Land	
	Agricultural/Citrus	
	Golf Course	
	Building	



# Property Record - 19-24-27-0000-00-012

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

## Property Summary as of 10/06/2020

**Property Name**

Lake Star Rd

**Names**

Titan-Liberty Lake Underhill  
Joint Venture 50% Int  
Village I-545 LLC 50% Int

**Mailing Address**

2281 Lee Rd Ste 204  
Winter Park, FL 32789-7208

**Physical Address**

Lake Star Rd  
Winter Garden, FL 34787



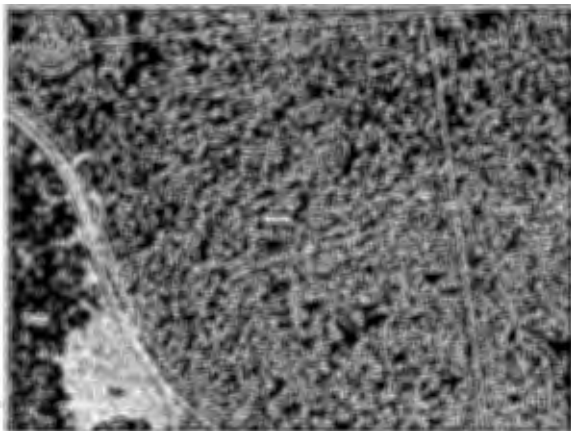
QR Code For Mobile Phone

**Municipality**

ORG - Un-Incorporated

**Property Use**

9600 - Pvt Wetland/Lowland



## Property Features

### Property Description

THAT PART OF SW1/4 OF NW1/4 OF SEC 19-24-27 LYING NWLY OF LAKE STAR RD

### Total Land Area

632,450 sqft (+/-) | 14.52 acres (+/-) GIS Calculated

### Land



Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
9600 - Pvt Wetland/Lowland	A-1	13.63 ACRE(S)	\$100.00	\$1,363		\$0.00	\$1,363
9500 - Pvt Submerged	A-1	0.89 ACRE(S)	\$10.00	\$9		\$0.00	\$9

**Buildings**

**Extra Features**

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

**Services for Location**

---

**Utilities/Services**

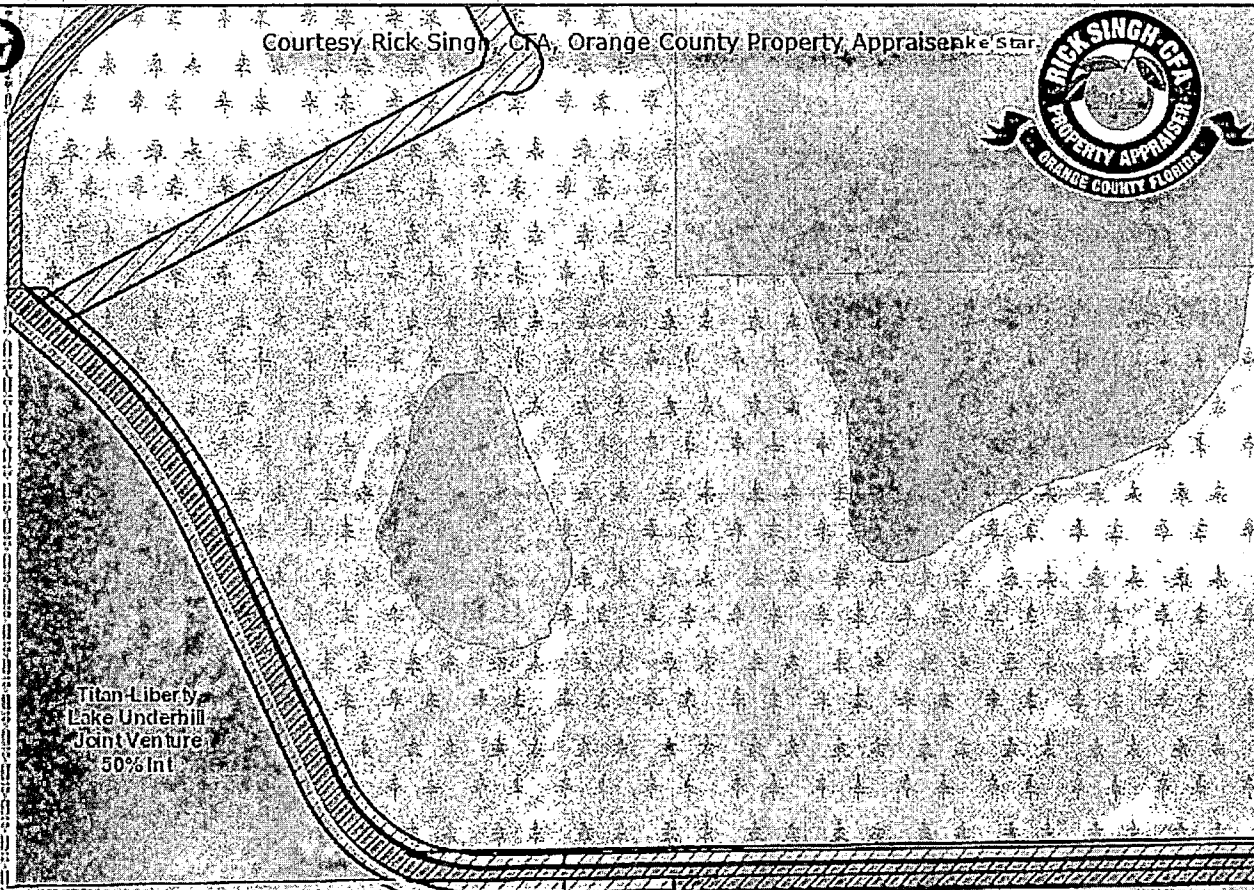
Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

**Elected Officials**

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

Parcel Report for  
19-24-27-0000-00-013

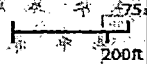
Courtesy Rick Singh, CFA, Orange County Property Appraiser's Star



Titan Liberty  
Lake Underhill  
Joint Venture  
50% Int

MI Homes Of  
Orlando LLC  
39.8 acres

Spring  
Grove  
MI  
Homes Of  
Orlando  
LLC



Created: 10/13/2020

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

OCPA Web Map

Florida Turnpike	Major Road	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Road	Brick Road	Lot Line	Governmental/Institutional	Waste Land	Lakes and Rivers
Toll Road	Gated Road	Rail Road	Residential	Misc Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital

# Property Record - 19-24-27-0000-00-013

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

## Property Summary as of 10/13/2020

### Property Name

Flemings Rd

### Names

Titan-Liberty Lake Underhill Joint Venture  
50% Int  
Village I-545 LLC 50% Int

### Municipality

ORG - Un-Incorporated

### Property Use

9600 - Pvt Wetland/Lowland

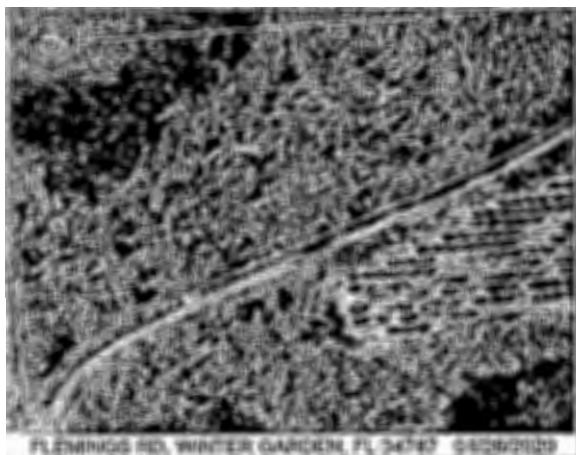
### Mailing Address

2281 Lee Rd Ste 204  
Winter Park, FL 32789-7208

### Physical Address

Flemings Rd  
Winter Garden, FL 34787

**FOR  
OR  
Code  
Code  
For  
Mobile  
Phone**



## Property Features

### Property Description

THAT PART OF NW1/4 OF SW1/4 OF SEC 19-24-27 LYING SWLY OF FLEMINGS RD

### Total Land Area

594,513 sqft (+/-) | 13.65 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
9600 - Pvt Wetland/Lowland	A-1	6.64 ACRE(S)	\$100.00	\$664		\$0.00	\$664
9500 - Pvt Submerged	A-1	7.01 ACRE(S)	\$10.00	\$70		\$0.00	\$70

**Buildings**

**Extra Features**

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

**Services for Location**

---

**Utilities/Services**

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

**Elected Officials**

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated On \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case or Bid No. \_\_\_\_\_

**ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT**

**This lobbying expenditure form shall be completed in full and filed with all application submittals.  
This form shall remain cumulative and shall be filed with the department processing your application.  
Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.**

**This is the initial Form: \_\_\_\_\_  
This is a Subsequent Form: \_\_\_\_\_**

For  
staff  
use  
only

**Part I**  
Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): \_\_\_\_\_  
Titan Lake Underhill Joint Venture & Village | 545 LLC / 2281 Lee Road, Winter Park FL 32789

Name and Address of Principal's Authorized Agent, if applicable: Melissa Martinez, Poulos & Bennett, LLC  
2602 E. Livingston Street, 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: POULOS & BENNETT, LLC 2602 E. LIVINGSTON ST ORLANDO, FL 32803  
Are they registered Lobbyist? Yes  or No
2. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
5. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
6. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
7. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No
8. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes  or No

*For Staff Use Only:*

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

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

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

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

**Part II  
 Expenditures:**

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

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

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

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

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: 11/04/2020

Melissa Martinez

Signature of  Principal or  Principal's Authorized Agent

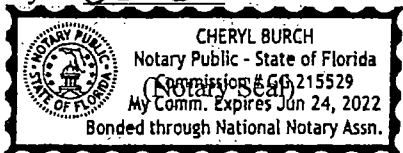
(check appropriate box)

PRINT NAME AND TITLE: Melissa Martinez/Agent

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 2nd day of November, 2020 by Melissa Martinez. 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 2nd day of November, in the year 2020.



Cheryl Burch

Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 06/24/2022

Staff signature and date of receipt of form  
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only

**Part I**

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

Name: Titan Liberty Lake Underhill Joint Venture & Village I 545, LLC

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_  
2281 Lee Road, Winter Park FL 32789

Business Phone (407) 497-9500

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 also required to be attached)

Name: Melissa Martinez, Poulos & Bennett, LLC

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_  
2602 E. Livingston Street, Orlando, FL 32803

Business Phone (407) 487-2594 (o) 407-963-2313 (c)

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



*For Staff Use Only:*  
Initially submitted on 497-9500  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part II**

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

\_\_\_ YES  NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

\_\_\_ YES  NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)**

\_\_\_ YES  NO

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

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(Use additional sheets of paper if necessary)

For Staff Use Only:  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part III**  
**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Melissa Martinez  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

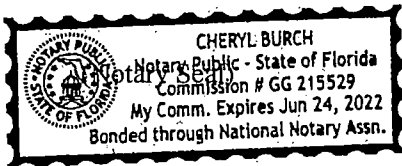
Date: 11/02/2020

Print Name and Title of Person completing this form: Melissa Martinez, Agent (Poulos & Bennett, LLC)

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 2nd day of November, 2020 by Melissa Martinez. 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 2nd day of November, in the year 2020.



Cheryl Burch  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 6/24/2022

**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) Titan Liberty Lake Underhill Joint Venture, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Lake Star Road, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Melissa Martinez, Poulos & Bennett, LLC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Vacation of Right of Way, 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: 10/19/20

[Signature]  
Signature of Property Owner

DELL AVERY  
Print Name Property Owner

Date: \_\_\_\_\_

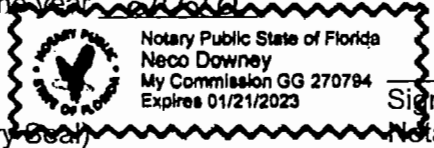
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2020 by Dell Avery. 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 19<sup>th</sup> day of October, in the year 2020.



(Notary Seal)

Neco Downey  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: 01/21/2023

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>	
<b>PARCEL ID #:</b>	19-24-27-0000-00-012 & 19-24-27-0000-00-002
<b>LEGAL DESCRIPTION:</b>	SEE ATTACHED

## Legal Description

(As recorded in Official Records Book 1790, Page 703, Public Records of Orange County, Florida)

ALL that part of SW 1/4 of NW 1/4 lying within 30 feet right and 30 feet left of the following described centerline:

Begin at the West 1/4 corner of SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, run N 0°30'20" E along the west line of said Section 19, 194.68 feet to the Point of Curvature of a curve to the right having a radius of 500.00 feet and a central angle of 74°58'17", run thence along the arc of this curve 654.25 feet to the Point of Tangency, run thence N 75°28'37" E 302.67 feet to the Point of Curvature of a curve to the left having a radius of 715.84 feet and a central angle of 49°06'03", run thence along the arc of this curve 613.46 feet to the Point of Tangency, run thence N 26°22'34" E 166.46 feet to the Point of Curvature of a curve to the right having a radius of 715.84 feet and a central angle of 64°18'27", run thence along the arc of this curve 803.45 feet to the Point of Tangency, run thence S 89°18'59" East 952.95 feet to a point on the east line of the NW 1/4 of Section 19, Township 24 South, Range 27 East, 987.39 feet South 0°12'12" West of the NE corner thereof, thence run S 89°18'59" East 88.61 feet to the Point of Curvature of a curve to the left having a radius of 572.96 feet and a central angle of 59°47'12" run thence along the arc of this curve 597.87 feet to the Point of Tangency, run thence N 30°53'49" East 536.21 feet to the Point of Curvature of a curve to the right having a radius of 572.96 feet and a central angle of 57°51'40", run thence along the arc of this curve 578.61 feet to the Point of Tangency, said Point of Tangency being the NE corner of the NW 1/4 of the NE 1/4 of Section 19, Township 24 South, Range 27 East (being the Point of Termination of this centerline description).

Containing 2.72 acres (118,645 square feet), more or less.

# AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Village 1545, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Lake Star Road, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Melissa Martinez, Poulos & Bennett, LLC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Vacation of Right of Way, 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: 10/19/20

[Signature]  
Signature of Property Owner

J. Kenneth Fulmer  
Print Name Property Owner

Date: \_\_\_\_\_

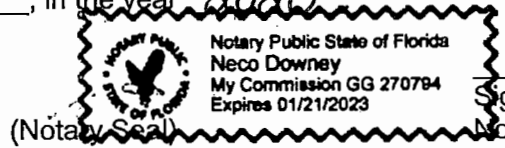
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2020 by Kenneth Fulmer. 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 19<sup>th</sup> day of October, in the year 2020



Neco Downey  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: 01/21/2023

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
19-24-27-0000-00-012 & 19-24-27-0000-00-002
LEGAL DESCRIPTION:
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## Legal Description

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Containing 2.72 acres (118,645 square feet), more or less.

**ORANGE COUNTY RECEIPT**

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

DATE: 11/4/2020

ISSUED TO: Paulos & Bennett, LLC  
 FIRM OR  
 INDIVIDUAL Melissa Martinez  
 ADDRESS 2602 E. Livingston Street FL  
 CITY/STATE/ZIP \_\_\_\_\_

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRNSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ <u>1003.00</u>	<u>PTV-20-10-036</u>
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	DATE <u>11/04/2020</u>
UU	\$ _____	INVOICE # <u>HB4011</u>
100-YR FLOOD STUDY	\$ _____	2700-4110 PERM <u>\$100.00</u>
FLOOD PLAIN PERMIT	\$ _____	CHRG PERM <u>\$100.00</u>
COPIES - STRMWTR	\$ _____	DATE <u>11/04/2020</u>
BLDG MOVE ESCORT	\$ _____	DATE _____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	No. 031. 10000 JENI <u>100.00</u>
SPECIAL EVENT REV	\$ _____	_____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

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

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

ESCROW DEPOSIT \$ \_\_\_\_\_  
 SIDEWALK CONTR \$ \_\_\_\_\_  
 TOTAL RECEIVED \$ 1003.00 CHECK # 2116 / \$ 1003.00 / 10.19.2020 CASH \$ \_\_\_\_\_  
 RECEIVED BY John Brandon Jr RECEIPT # 84567