



Interoffice Memorandum

Received on June 10, 2025

Deadline: June 17, 2025


Publish: June 22, 2025

5-352
JUN 25 2:47 PM

Date: June 10, 2025

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, Deputy Director/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-25-02-002 – Bryan Hartnett on behalf of Osprey Sound Apartments LP**

Applicant: Bryan Hartnett
210 University Boulevard, Ste. 460
Denver, CO 80206-4619

Location: S15/T23/R29 Petition to vacate the entirety of a sewer easement, containing a total of approximately 676.00 square feet. Public interest was created by Official Records Book 2428, Page 897, of the public records of Orange County, Florida. The parcel ID number is 15-23-29-0146-00-010. The parcel address is 5453 S. Rio Grande Avenue, and it lies in District 6.

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.

Hearing by Fla. Statute Pursuant to Section 336.10 of the Florida Statutes.

Request for Public Hearing PTV-25-02-002 – Bryan Hartnett on behalf of Osprey Sound Apartments LP

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

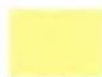
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

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



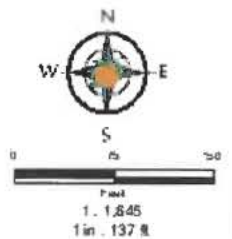
PTV-25-02-002
Osprey Sound Apartments



Proposed Vacation



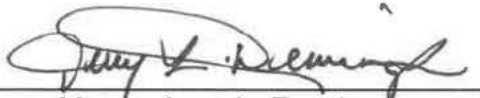
Subject Property



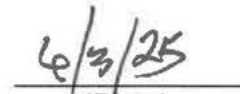
**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
June 3, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 25-02-002. This is a request from Bryan Hartnett on behalf of Osprey Sound Apartments LP to vacate the entirety of a sewer easement located along the westerly property line of the commercial lot located within the Americana Unit One Subdivision. Public interest was created by Official Records Book 2428 Page 897 of the Public Records of Orange County, Florida and lies in District 6. The staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings



(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley 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 by Official Records Book 2428 Page 897.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit may also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

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

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:


Petitioner's Signature
(Include title if applicable)

Bryan Hartnett
Print Name

Petitioner's Signature
(Include title if applicable)

Print Name

Address: 210 University Blvd Ste. 460

Denver, CO 80206-4619

Phone Number: (781) 742-4741

~~STATE OF FLORIDA~~ ^{NORTH CAROLINA}
~~COUNTY OF ORANGE~~ ^{Mecklenburg}

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of May, 2025 who is personally known or who has produced Drivers License as identification.





Signature of Notary
Chloe Walden
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

DESCRIPTION
LIFT STATION EASEMENT

ok
JDP
4/24/2025

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF RIO GRANDE AVENUE; THENCE SOUTH 89°52'42" EAST, A DISTANCE OF 29.33 FEET ALONG THE NORTH LINE of SAID LOT 1; THENCE DEPARTING SAID NORTH LINE LOT 1, SOUTH 00°07'18" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°53'31" WEST, A DISTANCE OF 24.98 FEET TO AFORESAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 1 AND TO A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.74 FEET, A CENTRAL ANGLE OF 03°05'23" AND A CHORD BEARING OF NORTH 09°45'07" WEST; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 1 FROM A TANGENT BEARING OF NORTH 08°12'26" WEST, NORTHERLY A DISTANCE OF 25.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 676 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 89°52'42" EAST. BEARINGS AND DISTANCES SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED.
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

SKETCH & DESCRIPTION

FOR
ULYSSES DEVELOPMENT
GROUP, LLC
ORANGE COUNTY

DATE: APRIL 14, 2025 SK

JOB NUMBER: 66118 SCALE: 1" = 20'

CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE REQUIRES
THAT A LEGAL DESCRIPTION
DRAWING BEAR THE NOTATION THAT
THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFICATION NUMBER LB2108

66118009



SSMCTM
SUE • SURVEY • GIS

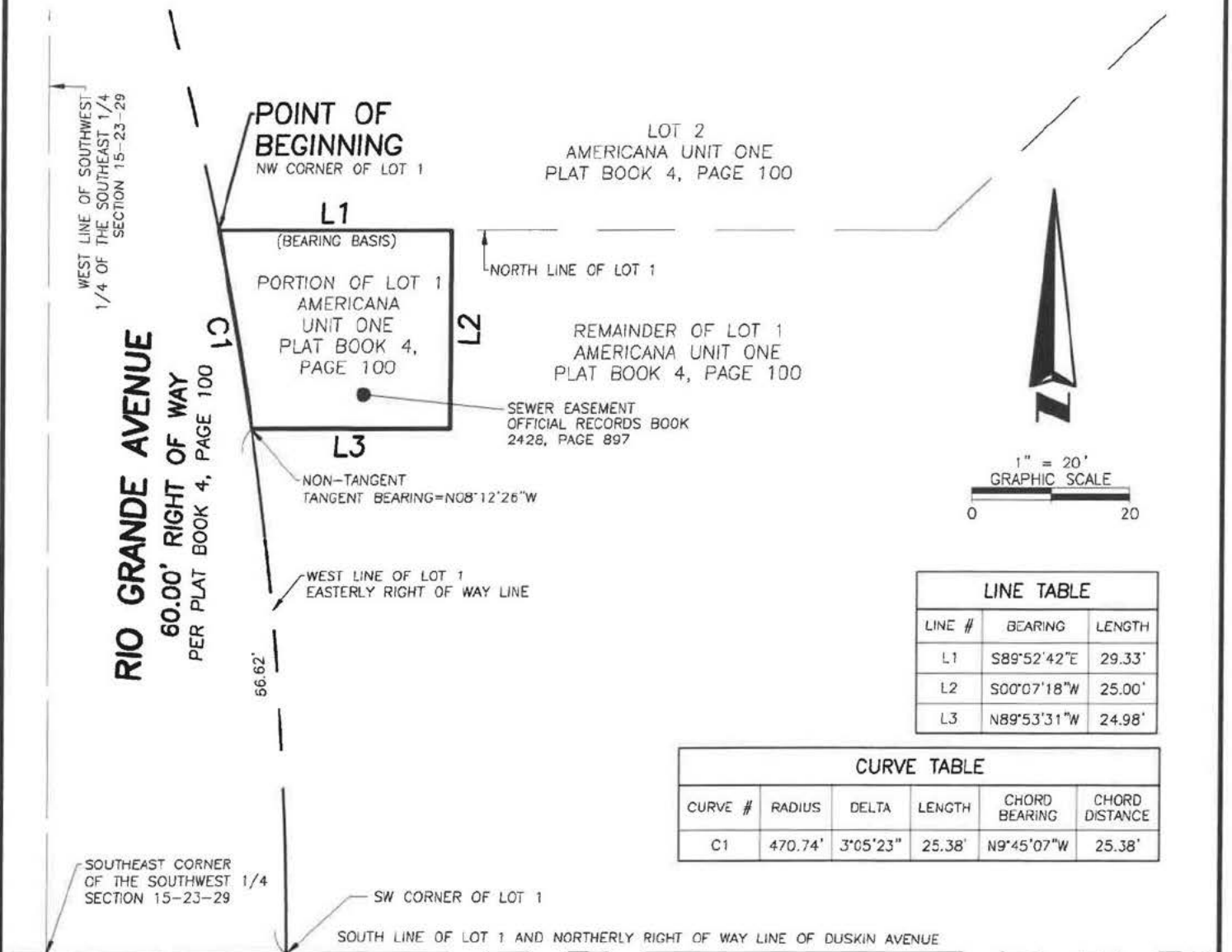
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

e-mail: info@southeasternsurveying.com

JAMES E. MAZURAK, PSM
Registered Land Surveyor Number 6377

SKETCH OF DESCRIPTION LIFT STATION EASEMENT



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°52'42"E	29.33'
L2	S00°07'18"W	25.00'
L3	N89°53'31"W	24.98'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	470.74'	3°05'23"	25.38'	N9°45'07"W	25.38'

DRAWING NO. 66118009
JOB NO. 66118
DATE: APRIL 14, 2025
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com



SSMC™
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

EXHIBIT "B"

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

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

[illegible]

EXHIBIT "C"

UTILITY LETTERS

Orange County Utilities
Alex Moncaleano
9150 Curry Ford Road
Orlando, FL 32825

19 February 2025

Petition to Vacate:

Dear Mr. Alex Moncaleano,

I am in the process of requesting that Orange County vacate the entirety of a sewer easement located along the westerly property line of the commercial lot located within the Americana Unit One Subdivision. Public interest was created by Official Records Book 2428 Page 897 as recorded of the public records of Orange County, Florida. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Joseph Yannucci at 201-835-3654.

Sincerely,



Joseph Yannucci, P.E.

☐ 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.

☒ The subject parcel is within our service area. We have **no objection** to the vacation. ←

Additional comments: _____

Signature: Gregory J. Sims

Print Name: Gregory J. Sims

Title: Engineer III

Date: 3-10-25

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION

DALE V. MUDRAK, P.E., *Manager*

4200 South John Young Parkway - Orlando, Florida 32839-9205

407-836-7904 - Fax 407-836-8003

e-mail: dale.mudrak2@ocfl.net

June 3, 2025

Dear Joseph Yannucci

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

EPD Review

CAI-21-10-065

Please contact Mary Parker Scruggs at 407-836-1537 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Property Record - 15-23-29-0146-00-010

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

Property Summary as of 02/18/2025

Property Name

5453 S Rio Grande Ave

Names

Osprey Sound Apartments L P

Municipality

ORG - Un-Incorporated

Property Use

1003 - Comm Vac Mult-Fam

Mailing Address

210 University Blvd Ste 460
Denver, CO 80206-4619

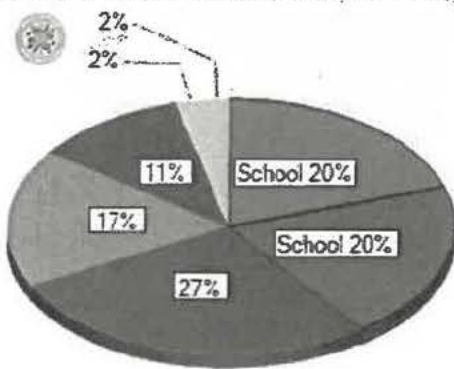
Physical Address

5453 S Rio Grande Ave
Orlando, FL 32839

FOR
OR
Code
For
Mobile
Phone



1401 DUSKIN AVE, ORLANDO, FL 32839 01/15/2023



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024	<input checked="" type="checkbox"/> MKT	\$1,500,775	+ \$0	+	\$0 = \$1,500,775 (22%)	\$1,356,755 (10%)
2023	<input checked="" type="checkbox"/> MKT	\$1,233,414	+ \$0	+	\$0 = \$1,233,414 (4.9%)	\$1,233,414 (9.8%)
2022	<input checked="" type="checkbox"/> MKT	\$1,175,915	+ \$0	+	\$0 = \$1,175,915 (15%)	\$1,123,414 (10%)
2021	<input checked="" type="checkbox"/> MKT	\$1,021,285	+ \$0	+	\$0 = \$1,021,285	\$1,021,285

Tax Year Benefits		Tax Savings
2024	<input checked="" type="checkbox"/> \$	\$1,432
2023	<input checked="" type="checkbox"/>	\$0
2022	<input checked="" type="checkbox"/> \$	\$491
2021	<input checked="" type="checkbox"/>	\$0

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,500,775	\$0	\$1,500,775	3.2160 (1.36%)	\$4,826.49	21%
Public Schools: By Local Board	\$1,500,775	\$0	\$1,500,775	3.2480 (0.00%)	\$4,874.52	21%
Orange County (General)	\$1,356,755	\$0	\$1,356,755	4.4347 (0.00%)	\$6,016.80	26%
Unincorporated County Fire	\$1,356,755	\$0	\$1,356,755	2.8437 (26.74%)	\$3,858.20	17%
Unincorporated Taxing District	\$1,356,755	\$0	\$1,356,755	1.8043 (0.00%)	\$2,447.99	11%
Library - Operating Budget	\$1,356,755	\$0	\$1,356,755	0.3748 (0.00%)	\$508.51	2%
South Florida Water Management District	\$1,356,755	\$0	\$1,356,755	0.0948 (0.00%)	\$128.62	1%
South Florida Wmd Okeechobee Basin	\$1,356,755	\$0	\$1,356,755	0.1026 (0.00%)	\$139.20	1%
South Florida Wmd Everglades Const	\$1,356,755	\$0	\$1,356,755	0.0327 (0.00%)	\$44.37	0%
Obt Neighborhood Improvement Mstu	\$1,356,755	\$0	\$1,356,755	0.2554 (0.00%)	\$346.52	1%
				16.4070	\$23,191.22	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	AMERICANA - STREET LIGHTS - (407)836-5770	1.00	\$10.00	\$1,386.00
				\$1,386.00

Tax Savings

2025 Estimated Gross Tax Total:	\$26,009.22
Your property taxes without exemptions would be	\$24,623.22
Your ad-valorem property tax with exemptions is	– \$24,623.22
Providing You A Savings Of	= \$0.00

Property Features

Property Description

AMERICANA UNIT ONE 4/100 PT OF LOTS 1 & 2 DESC AS COMM AT SE COR OF SW1/4 OF SEC 15-23-29 TH S89-55-23E 30 FT TO POB AND TO POINT ON NON-TANGENT CURVE TO THE LEFT CONCAVE SWLY W/ A

Total Land Area

486,695 sqft (+/-) | 11.17 acres (+/-) Deeded

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
9600 - Pvt Wetland/Lowland	ORG-R-3	6.74 Units	\$115.00	\$775	\$0.00		\$0
1003 - Comm Vac Mult-Fam	ORG-R-3	100 Units	\$15,000.00	\$1,500,000	\$0.00		\$0

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
02/26/2024	\$4,000,000	20240124750	/	Special Warranty Deed			Vacant
06/07/2005	\$1,250,000	20050382302	08008 / 0211	Special Warranty Deed			Vacant
07/01/1986	\$450,000	19862565590	03807 / 3320	Warranty Deed - Multiple Parcels			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
4475 S Rio Grande Ave	11/20/2024	\$2,080,000		Special Warranty Deed	0/0	20240713352	/
514 Virginia Dr	09/20/2024	\$275,000		Special Warranty Deed	0/0	20240552062	/
1709 Wakulla Way	07/08/2024	\$130,000		Warranty Deed	0/0	20240397857	/
Barnett Villas Dr	04/05/2024	\$3,274,980		Special Warranty Deed - Multiple Parcels	0/0	20240228295	/
5453 S Rio Grande Ave	02/26/2024	\$4,000,000		Special Warranty Deed	0/0	20240124750	/

Services for Location

TPP Accounts At Location

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

Schools

Palmetto (Elementary)

Principal	Faythia Brown-Carpenter
Office Phone	407.858.3150
Grades	2023:

Westridge (Middle School)

Principal	Nicole Jefferson
Office Phone	407.354.2640
Grades	2023:

Oak Ridge (High School)

Principal	Dennis Gonzalez
Office Phone	407.852.3200
Grades	2023:

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Monday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

Elected Officials

State Senate	Geraldine F. "Geri" Thompson
State Representative	Bruce Antone
County Commissioner	Mike Scott
US Representative	Maxwell Alejandro Frost
School Board Representative	Vicki-Elaine Felder
Orange County Property Appraiser	Amy Mercado

Traffic Information

Rio Grande Ave	5,800 Vehicles / Day
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 20, 2025

CSC-TALLAHASSEE

Re: Document Number A21000000516

The Certificate of Amendment for OSPREY SOUND APARTMENTS, L.P., a Florida limited partnership or limited liability limited partnership, was filed on March 19, 2025.

Should you have any questions concerning this matter, please telephone (850) 245-6051, the Registration Section.

Jasmine N Horne
Regulatory Specialist III
Division of Corporations

Letter Number: 725A00006024

Account number: I20000000195

Amount charged: 52.50

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF**

FILED
2025 MAR 19 PM 12:26
CLERK OF STATE
TALLAHASSEE, FLORIDA

OSPREY SOUND APARTMENTS, L.P.

Insert name currently on file with Florida Department of State

Pursuant to the provisions of section 620.1202, Florida Statutes, this Florida limited partnership or limited liability limited partnership, whose certificate was filed with the Florida Department of State on 09/21/2021, assigned Florida document number A21000000516, adopts the following certificate of amendment to its certificate of limited partnership.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited partnership or limited liability limited partnership here:

New name must be distinguishable and contain an acceptable suffix.

Acceptable Limited Partnership suffixes: Limited Partnership, Limited, L.P., LP, or Ltd.

Acceptable Limited Liability Limited Partnership suffixes: Limited Liability Limited Partnership, L.L.L.P. or LLLP.

B. If amending mailing address and/or principal office address, enter new mailing address and/or principal office address here:

New Principal Office Address:

(Must be STREET address)

New Mailing Address:

(May be post office box)

C. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

_____, Florida _____

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

If Changing Registered Agent, Signature of New Registered Agent

D. If amending the general partner(s), enter the name and business address of each general partner being added or removed from our records:

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
<u>General Partner</u>	<u>AFFORDABLE HOUSING INSTITUTE, INC.</u>	<u>1115 E. Morehead Street</u> <u>Charlotte, NC 28204</u>	<input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove
<u>General Partner</u>	<u>OSPREY SOUND UDG, LLC</u>	<u>210 University Blvd., Suite 460</u> <u>Denver, CO 80016</u>	<input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove
_____	_____	_____	<input type="checkbox"/> Add <input type="checkbox"/> Remove

E. If the limited partnership or limited liability limited partnership is amending its "limited liability limited partnership" status, enter change here:

- ☐ This Limited Partnership hereby elects to be a "Limited Liability Limited Partnership."
- ☐ This Limited Partnership hereby removes its "Limited Liability Limited Partnership" status.

(NOTE: *If adding or removing "limited liability limited partnership" status, all general partners must sign this amendment.***)**

F. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

Effective date, if other than the date of filing: _____

(Effective date cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.


Signature(s) of a general partner or all general partners*:

(*NOTE: Only one current general partner is required to sign this document unless the limited partnership is adding or removing a "limited liability limited partnership" election statement. Chapter 620, F.S., requires all general partners to sign when adding or removing a "limited liability limited partnership" election statement.)



OSPREY SOUND UDG, LLC
By: Jonathan A. Gruskin, as Manager of the General Partner

Signature(s) of all new or dissociating general partner(s), if any:



AFFORDABLE HOUSING INSTITUTE, INC.
By: Bryan Hartnett, as President of the General Partner

Filing Fee: \$52.50
Certified Copy (optional): \$52.50
Certificate of Status (optional): \$8.75

**WRITTEN CONSENT OF THE BOARD OF DIRECTORS
OF
AFFORDABLE HOUSING INSTITUTE, INC.**

The undersigned, being all of the members of the Board of Directors of AFFORDABLE HOUSING INSTITUTE, INC., a Florida not for profit corporation (the "**Corporation**"), hereby certify that:

1. The Corporation is a duly formed, validly existing not for profit corporation with a status of active under the laws of the State of Florida.
2. The Corporation is the general partner of Osprey Sound Apartments, L.P., a Florida limited partnership (the "**Partnership**").
3. The Partnership is a duly formed, validly existing limited partnership with active status under the laws of the State of Florida.
4. In accordance with the Corporation's Bylaws, the following resolutions were unanimously adopted by all of the members of the Board of Directors of the Corporation, and the same have not been revoked, cancelled, annulled or amended in any manner and are in full force and effect on the date hereof:

WHEREAS, the Partnership is the owner of the property located at 5453 S. Rio Grande Ave., Orlando, FL 32839 (the "**Property**") and intends to construct on the Property a 100 unit multifamily apartment project for residents 62 years of age and older;

WHEREAS, the Property is encumbered by that certain Sewer Easement (the "**Easement**") recorded in the Public Records of Orange County, FL (the "**Official Records**"), at Book 2428, Page 897;

WHEREAS, the Partnership desires to petition the Board of County Commissioners of Orange County, Florida (the "**County**") to vacate the Easement and to authorize the County to record the Easement Vacation in the Official Records (the "**Easement Vacation**"). In connection with the Easement Vacation the County will require, among other things, an Easement Vacation Application (the "**Application**").

NOW THEREFORE, BE IT RESOLVED, that the Corporation on its own behalf and on behalf of the Partnership, as the sole general partner of the Partnership, as applicable, approves the Easement Vacation and Application (collectively, the "**Transaction**").

FURTHER RESOLVED, that the Corporation, on its own behalf and on behalf of the Partnership, as applicable, approves the execution and delivery of any and all documents as may be required to consummate the Transaction, including but not limited to the Application (the "**Application Documents**").

FURTHER RESOLVED, that the president, any vice president or any other officer of the Corporation, acting alone in either case, be and hereby is authorized to execute and deliver,

and the secretary of the Corporation is hereby authorized to (but is not required to) affix the seal of the Corporation to and attest the same upon the Application Documents, but with such modifications and additional provisions as the officer of the Corporation executing the same may deem advisable, and any and all other documents and instruments required in connection with the Transaction and all supplements and amendments to the same or to any of the same as the officer of the Corporation executing the same may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Corporation, on its own behalf and on behalf of the Partnership, the Corporation hereby ratifying and confirming the acts of its officer executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the officers and employees of the Corporation to perform all of the Corporation's obligations and undertakings, on its own behalf and on behalf of the Partnership, under each and all such documents and instruments.

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change therein.

5. The following are duly elected or appointed to the offices of the Corporation set forth opposite their respective names and are incumbent in such offices as of the date hereof:

<u>NAME</u>	<u>TITLE</u>
Bryan C. Hartnett	President
Robert Hartnett	Vice President
Jill Hartnett	Secretary and Treasurer

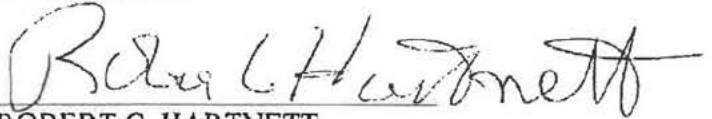
6. The votes or action required on the part of the members of the Board of Directors of the Corporation to authorize the foregoing actions have been properly taken and have not been revoked or rescinded by any party.

7. This Written Consent of the Board of Directors may be signed in one or more counterparts, each of which shall be deemed as original but all of which taken together shall constitute one and the same instrument. Signed counterparts of this Written Consent of the Board of Directors may be delivered by facsimile and by scanned .PDF image, and the facsimile or scanned signature of any party shall be considered to have the same binding legal effect as an original signature.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this Written Consent as of the 4th day of June, 2025.

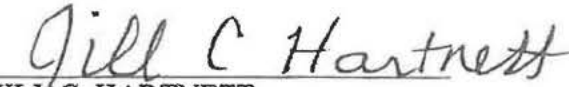
DIRECTORS:



ROBERT C. HARTNETT



BRYAN C. HARTNETT



JILL C. HARTNETT



ELIZABETH R. HARTNETT

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: X

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____
Osprey Sound Apartments, L.P. 210 University Blvd Ste. 460, Denver, CO 80206

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

Langan Engineering and Environmental Services, LLC 13485 Veterans Way Ste. 120, Orlando, FL 32827

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: Osprey Sound Apartments, L.P.
Are they registered Lobbyist? Yes ___ or No X
2. Name and address of individual or business entity: Langan Engineering and Environmental Services, LLC
Are they registered Lobbyist? Yes ___ or No X
3. Name and address of individual or business entity: Jo. O Thacker, Nelson Mullins, 390 Orange Ave,
Are they registered Lobbyist? Yes X or No ___ Suite 1400
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
N/A			
		TOTAL EXPENDED THIS REPORT	\$ 0.00

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: May 30, 2025

Bryan C. Hartnett

Signature of ☐ Principal or ☐ Principal's Authorized Agent
(check appropriate box)

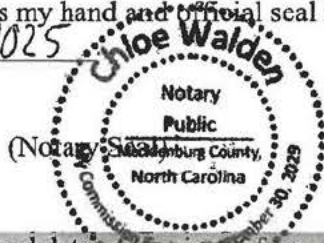
PRINT NAME AND TITLE: Bryan C. Hartnett

Authorized Signatory

North Carolina
STATE OF ~~FLORIDA~~ NC :
COUNTY OF Melvinburg :

I certify that the foregoing instrument was acknowledged before me this 30th day of May, 2025 by Bryan Hartnett. 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 30th day of May,
in the year 2025



Chloe Walden

Signature of Notary Public

Notary Public for the State of NC North Carolina

My Commission Expires: 09/30/2029

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.

Part I**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: Osprey Sound Apartments, L.P.

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

210 University Blvd Ste. 460, Denver, CO 80206-4619Business Phone (781) 742-4741

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: Langan Engineering and Environmental Services, LLC

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

13485 Veterans Way Ste. 120, Orlando, FL 32827Business Phone (407) 974-2938

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 X NO

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

___ YES X 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 X 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 _____

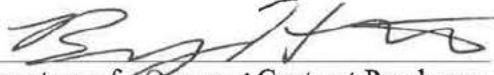
Updated on _____

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: May 30, 2025

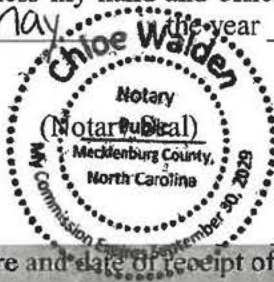
Bryan Hartnett

Print Name and Title of Person completing this form: Authorized Signatory, Osprey Sound Apartments L.P.

North Carolina
STATE OF ~~FLORIDA~~ NC
COUNTY OF Mecklenburg

I certify that the foregoing instrument was acknowledged before me this 30th day of May, 2025 by Bryan Hartnett. He/she is personally known to me or has produced Drivers License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 30th day of May, the year 2025.




Signature of Notary Public

Notary Public for the State of ~~Florida~~ North Carolina
My Commission Expires: 09/30/2029

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) Osprey Sound Apartments, LP, AS THE OWNER(S) OF THE
REAL PROPERTY DESCRIBED AS FOLLOWS, 5453 S Rio Grande Ave, DO
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Langan Engineering & Environmental Service, LLC,
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, vacation of existing sewer easement, 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: May 30, 2025

Bryan Hartnett
Signature of Property Owner

Bryan Hartnett
Print Name Property Owner

Date: _____

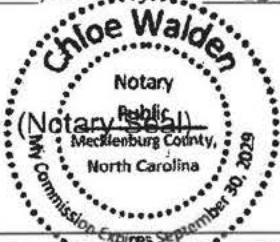
Signature of Property Owner

Print Name Property Owner

North Carolina
STATE OF ~~FLORIDA~~
COUNTY OF Mecklenburg

I certify that the foregoing instrument was acknowledged before me this 30th day of May,
2025 by Bryan Hartnett. He/she is personally known to me or has produced
Drivers License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 30th day of
May, in the year 2025.



Chloe Walden
Signature of Notary Public
Notary Public for the State of ~~Florida~~ North Carolina
My Commission Expires: 09/30/2029

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 15-23-29-0146-00-010

LEGAL DESCRIPTION:

Attached on following page



INVOICE

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

Invoice To :
Langan Engineering & Environmental
Services, Inc.
13485 Veterans Way.
Orlando, FL 32847

Invoice No : 5687919
Invoice Date : Jun 03, 2025
Folder # : 25 116180 000 00 PTV

Case Number : PTV-25-02-002

Project Name : Osprey Sound

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

1756

ULYSSES DEVELOPMENT GROUP LLC

 210 UNIVERSITY BLVD STE 400
 DENVER, CO 802064619

 DATE 5/21/2025 90-7152/3222

 PAY TO THE
 ORDER OF

Orange County BCC
One thousand three and no/100 \$ 1003.00
 DOLLARS

CHASE

 JPMorgan Chase Bank, N.A.
 www.Chase.com

 FOR Sewer Easement Vacation Fee
O.C. PUBLIC WORKS DEPARTMENT

 4200 S JOHN YOUNG PKWY
 ORLANDO, FL 32839
 4078367708
 WWW.OCFL.NET

 Cashier: Waleed
 03-Jun-2025 10:56:24A

 Invoice PW: 1756
 1 PTV 2700-4180 \$1,003.00

Total \$1,003.00
 CHECK SALE \$1,003.00

 Clover ID: E2J9QTPHH8K40
 Payment 1YPYEPB0XZMM8

 O.C. PUBLIC WORKS DEPARTMENT Privacy
 Policy

<https://clover.com/privacy/m/jrnxwedcqmd1>

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