

Orange County Government

Orange County Administration Center 201 S Rosalind Ave. Orlando, FL 32802-1393

Legislation Text

File #: 25-1276, Version: 1

Interoffice Memorandum

DATE: September 10, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Steve Cochran, Acquisition Agent

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Sidewalk Easement between New Covenant Perfecting Ministries Church, a/k/a New Covenant Perfecting Ministries, Inc., f/k/a Fellowship Institutional Christian Center Church, Incorporated and Orange County and authorization to disburse funds to record instrument for Apopka Blvd Sidewalk (Intersection of Apopka Blvd and Sheeler Ave) - Parcel 801. District 2. (Real Estate **Management Division**)

PROJECT: Apopka Blvd Sidewalk (Intersection of Apopka Blvd and Sheeler Ave) - Parcel 801

PURPOSE: To provide for access, construction, and maintenance of a paved sidewalk and appurtenant facilities.

ITEM:

Sidewalk Easement (Instrument 801.1)

Parcel 801 Cost: Donation

Size: 2,978 square feet

BUDGET: 1003-072-2841-6110

REVENUE: None

FUNDS:

File #: 25-1276, Version: 1

\$36.20 - Payable to Orange County Comptroller (for recording fees)

APPROVALS:

Real Estate Management Division Public Works Engineering Division

REMARKS: This Sidewalk Easement allows the County to access a portion of Parcel ID: 15-21-28-0000-00-113 to construct and maintain a new sidewalk.



THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

E. Price Jackson, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:

a portion of 15-21-28-0000-00-113

Instrument: 801.1

Project: Apopka Blvd Sidewalk (Intersection of Apopka Blvd and Sheeler Ave)

THIS IS A DONATION

SIDEWALK EASEMENT

THIS INDENTURE, made as of the date signed below, between New Covenant Perfecting Ministries Church, a/k/a New Covenant Perfecting Ministries, Inc., a Florida not for profit corporation, f/k/a Fellowship Institutional Christian Center Church, Incorporated, a Florida not for profit corporation, whose address is 1190 Apopka Blvd, Apopka, Florida 32703, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, as the GRANTEE and its assigns may deem necessary, a paved sidewalk and appurtenant facilities ("Said Facilities") on the following lands as described in Schedule "A" ("Easement Area").

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of Said Facilities within the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors, and assigns.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

Instrument: 801.1

Project:

Apopka Blvd Sidewalk (Intersection of Apopka Blvd and Sheeler Ave)

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

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

WITNESS #1 Steve Andrew Cochro Print Name Mailing Address: 1874 Meeting 1 City: Orlando State: Front Cochro Zip Code: 32814	New Covenant Perfecting Ministries Church, a/k/a New Covenant Perfecting Ministries, Inc., a Florida not for profit corporation, f/k/a Fellowship Institutional Christian Center Church, Incorporated a Florida not for profit corporation By: Signature Audien Limas Mane Print Name Opour L Vice - Reinew Title
Signature Ravonda Butler Print Name Mailing Address: 3601 Terrina City: Orlando State: F Zip Code: 32818	
STATE OF COUNTY OF Orange The foregoing instrument was acknowledge notarization this 15 day of Aug Corp. Vice - President, of New Corperfecting Ministries, Inc., a Florida not for Center Church, Incorporated, a Florida not	d before me by means of Dephysical presence or online 2025, by Andrew Thomas Wade as enant Perfecting Ministries Church, a/k/a New Covenant profit corporation, f/k/a Fellowship Institutional Christian for profit corporation, on behalf of the corporation. The has produced Driver Licens as identification.
(Notary Stamp) STEVE ANDREW COCHRAN Commission # HH 569022 Expires November 7, 2028	Notary Signature Steve Andrew Cochran Print Notary Name Notary Public of: Florida My Commission Expires: 11/7/2028

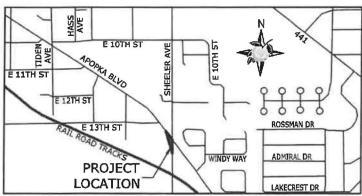
SKETCH OF DESCRIPTION

PROJECT: APOPKA BLVD SIDEWALK (INTERSECTION OF APOPKA BLVD AND SHEELER AVE)

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK

PARCEL: 801



ORANGE COUNTY, FLORIDA - VICINITY MAP NOT TO SCALE

LEGEND:

CCR = CERTIFIED CORNER RECORD

ID = IDENTIFICATION

LB = LICENSED BUSINESS

ORB= OFFICIAL RECORD BOOK

PG(S) = PAGE(S)

PLS = PROFESSIONAL LAND SURVEYOR

PB = PLAT BOOK

PSM = PROFESSIONAL SURVEYOR & MAPPER

R#E = RANGE

RLS = REGISTERED LAND SURVEYOR

R/W = RIGHT-OF-WAY

T#S = TOWNSHIP

CHANGE IN DIRECTION

DESCRIPTION:

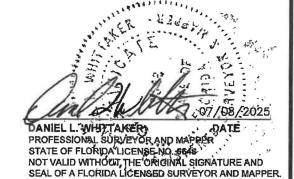
A PORTION OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST OF 1/4 OF SAID SECTION 15; THENCE RUN S00°30'20"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST OF 1/4 OF SAID SECTION 15, A DISTANCE OF 321.88 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°29'40"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHEELER AVENUE PER OFFICIAL RECORD BOOK 338, PAGE 9 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALSO THE POINT OF BEGINNING: THENCE S00°30'20"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN N17°46'17"W, A DISTANCE OF 189.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH APOPKA BOULEVARD; THENCE \$36°02'54"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 TO THE POINT OF BEGINNING.

CONTAINING 2,978 SQ FT OR 0.068 ACRES, MORE OR LESS

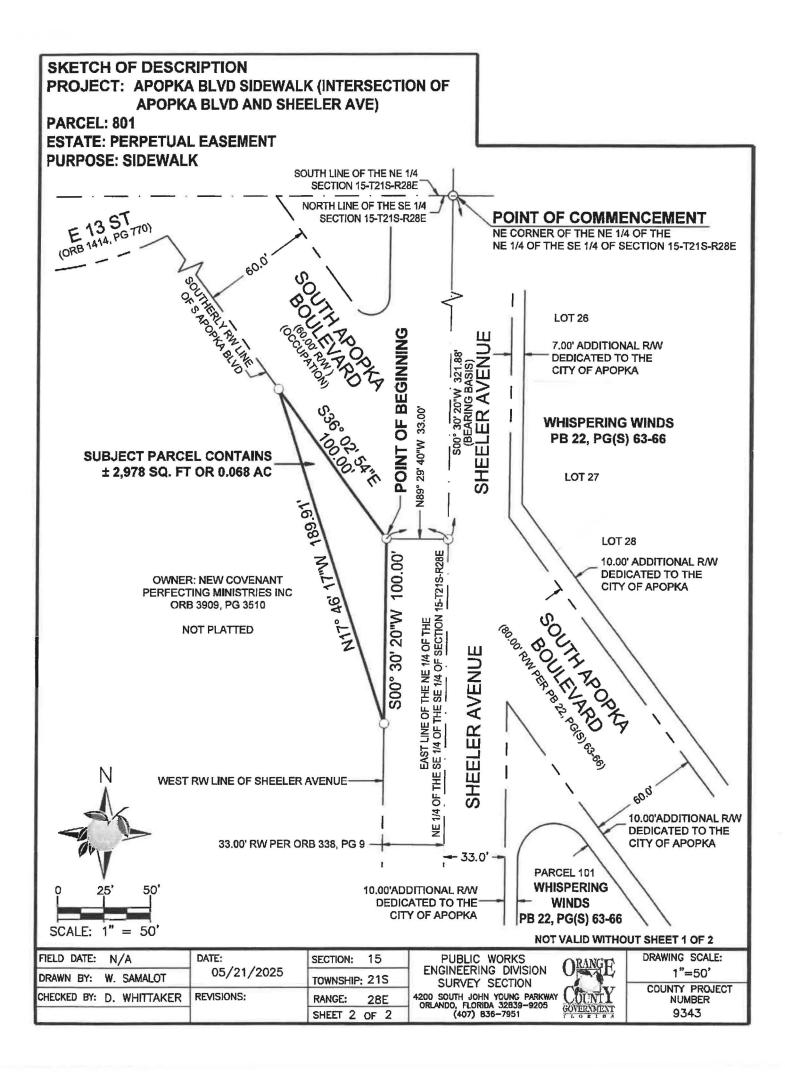
SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING S00°30'20"W (ASSUMED).
- 2. LINEAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET. ANGULAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN DEGREES, MINUTES, AND SECONDS.
- 3. ADDITIONS OR DELETIONS TO SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
- 5. THIS IS NOT A BOUNDARY SURVEY.
- PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.



NOT VALID WITHOUT SHEET 2 OF 2

FIELD DATE: N/A	DATE:	SECTION: 15	PUBLIC WORKS	OMNE	DRAWING SCALE:
DRAWN BY: W. SAMALOT	05/21/2025	TOWNSHIP: 21S	ENGINEERING DIVISION SURVEY SECTION	U	N/A
CHECKED BY:D. WHITTAKER	REVISIONS:	RANGE: 28E	4200 SOUTH JOHN YOUNG PARKWAY	COUNTY	COUNTY PROJECT NUMBER
APPROVED BY:		SHEET 1 OF 2	(407) 836-7951	GOVERNMENT	9343



REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Apopka Blvd Sidewalk (Intersection	on of Apopka Blvd and Sheeler Ave) Date: August 18, 2025			
Parcel #s: 801	District #: 2 Approval: BCC			
Type of Transaction: N/A	Donation			
Total Amount: \$ 36.20 Charge to Account: 1003-072-2841-6110	PAYABLE TO: Orange County Comptroller PO Box 38			
PW - Engineering Division	Orlando, Florida 32802 Total: \$36.20			
Controlling Agency's Approval Signature: Damian Czapka, Chief Engineer Print Name and Title Damian Czapka 08/21/2025 Signature (must be wet ink) Dale Controlling Agency's Fiscal Approval Signature				
Dalhia A. Frederick, Bus. Unit Financial Advisor Print Name and Title	SPECIAL INSTRUCTIONS			
Signature must be wet into Date Form Prepared by: Steve Cochran 407-836- 7093 steve.cochran @ocfl.net	Hold check for REM to pick-up. DO NOT MAIL. Please email Geoffrey.Lee@ocfl.net and Faye.Lee@ocfl.net when the check is ready for pick-up.			
REAL ESTATE MANAGEMENT APPROV	AL BCC APPROVALSEP 3 0 2025 Sor Deputy Clerk of the Board Signature Date			
ORDINANCE Stamp	BCC Stamp			
	APPROVED BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS SEP 3 0 2025			
Real Estate Management Division Use Only Routing Checklist Approval Dates				
Agency RFM Mamt				