



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:

\$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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 30 2025

**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 Cochran
Signature

Steve Andrew Cochran
Print Name

Mailing Address: 1874 Meeting Place

City: Orlando State: FL

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: Andrew Thomas Wade
Signature

Andrew Thomas Wade
Print Name

Corporate Vice - President
Title

WITNESS #2

Ravonda Butler
Signature

Ravonda Butler
Print Name

Mailing Address: 3601 Terrina Ct.

City: Orlando State: FL

Zip Code: 32818

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of August, 2025, by Andrew Thomas Wade as Corp. Vice - President, of 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, on behalf of the corporation. The individual ☐ is personally known to me or ☒ has produced FL Drivers License as identification.

(Notary Stamp)



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

Steve Andrew Cochran
Notary Signature

Steve Andrew Cochran
Print Notary Name

Notary Public of: Florida

My Commission Expires: 11/7/2028

Schedule "A"

SKETCH OF DESCRIPTION**PROJECT: APOPKA BLVD SIDEWALK (INTERSECTION OF
APOPKA BLVD AND SHEELER AVE)****PARCEL: 801****ESTATE: PERPETUAL EASEMENT****PURPOSE: SIDEWALK**

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 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 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 S36°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:

1. 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.
6. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
7. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.

WHITTAKER
DATE 07/08/2025
DANIEL L. WHITTAKER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID WITHOUT SHEET 2 OF 2

FIELD DATE: N/A	DATE: 05/21/2025	SECTION: 15	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: W. SAMALOT		TOWNSHIP: 21S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			9343
APPROVED BY:		SHEET 1 OF 2			

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

ESTATE: PERPETUAL EASEMENT

POINT OF COMMENCEMENT
NE CORNER OF THE NE 1/4 OF THE
NE 1/4 OF THE SE 1/4 OF SECTION 15-T21S-R28E

E 13 ST
(ORB 1414, PG 770)

SOUTH APOPKA BOULEVARD
(60.00' RW)
(OCCUPATION)

SHEELER AVENUE

POINT OF BEGINNING

SUBJECT PARCEL CONTAINS
± 2,978 SQ. FT OR 0.068 AC

OWNER: NEW COVENANT PERFECTING MINISTRIES INC
ORB 3909, PG 3510

NOT PLATTED

LOT 26
7.00' ADDITIONAL R/W DEDICATED TO THE CITY OF APOPKA

WHISPERING WINDS
PB 22, PG(S) 63-66

LOT 27

LOT 28
10.00' ADDITIONAL R/W DEDICATED TO THE CITY OF APOPKA

SOUTH APOPKA BOULEVARD
(60.00' RW PER PB 22, PG(S) 63-66)

PARCEL 101
WHISPERING WINDS
PB 22, PG(S) 63-66

WEST RW LINE OF SHEELER AVENUE

33.00' RW PER ORB 338, PG 9

10.00' ADDITIONAL R/W DEDICATED TO THE CITY OF APOPKA

NE 1/4 OF THE SE 1/4 OF SECTION 15-T21S-R28E

EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15-T21S-R28E

BOUNDARY BEARINGS AND DISTANCES:
S00° 30' 20"W 321.88' (BEARING BASIS)
N89° 29' 40"W 33.00'
S36° 02' 54"E 100.00'
N17° 46' 17"W 189.91'
S00° 30' 20"W 100.00'

60.0'

60.0'

60.0'

33.0'


0 25' 50'

SCALE: 1" = 50'

10/1/2010

PROFESSIONAL ENGINEER, LICENSE NO. 12000, STATE OF FLORIDA

NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: N/A	DATE: 05/21/2025	SECTION: 15	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	 ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=50'
DRAWN BY: W. SAMALOT		TOWNSHIP: 21S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E SHEET 2 OF 2			9343

REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Apopka Blvd Sidewalk (Intersection 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

PAYABLE TO:

Charge to Account: 1003-072-2841-6110

Orange County Comptroller

PO Box 38

Orlando, Florida 32802

Total: \$36.20

PW - Engineering Division

Controlling Agency's Approval Signature:

Total: \$36.20

Damian Czapka, Chief Engineer

Print Name and Title

Damian C. Czapka 08/21/2025

Signature (must be wet ink)

Date

Controlling Agency's Fiscal Approval Signature:

Dalhia A. Frederick, Bus. Unit Financial Advisor

Print Name and Title

D. Frederick 8/22/25

Signature (must be wet ink)

Date

Form Prepared by:

Steve Cochran

407-836- 7093

steve.cochran @ocfl.net

SPECIAL INSTRUCTIONS

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

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

REAL ESTATE MANAGEMENT APPROVAL

Luciana Mino 9/8/25

Luciana Mino, Assistant Manager

Date

BCC APPROVAL

SEP 3 0 2025

J. Hight

for 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 _____ REM Mgmt. _____ BCC X Finance _____