



# Orange County Government

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

## Legislation Text

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**File #:** 25-155, **Version:** 1

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### Interoffice Memorandum

**DATE:** January 8, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Mindy T. Cummings, Manager

**FROM:** Steve Cochran, Acquisition Agent

**CONTACT:** Mindy T. Cummings, Manager

**PHONE:** 407-836-7090

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval of Temporary Construction Easement from Greater Orlando Commerce Center LLC to Orange County, and authorization to disburse funds and record instrument for South McKinley Avenue Drainage - Parcel 702. District 6. **(Real Estate Management Division)**

**PROJECT:** South McKinley Avenue Drainage - Parcel 702

**PURPOSE:** To provide temporary access and construction for new drainage facilities.

**ITEM:**

Temporary Construction Easement (Instrument 702.1)

Cost: Donation

Size: 15,370 square feet

**BUDGET:** Account No.: 1002-072-2908-6110

**REVENUE:** None

**FUNDS:** \$53.20 Payable to Orange County Comptroller (for recording fees)

**APPROVALS:**

Real Estate Management Division

Public Works Department - Roads and Drainage Division

**REMARKS:** This Temporary Construction Easement is needed to facilitate the installation of stormwater catch basins and a pipe-outfall connection to Shingle Creek, which will improve stormwater collection and discharge for the surrounding area, including the County's property. Grantee to pay recording fees.

**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 30-22-29-0000-00-053

**Instrument:** 702.1  
**Project:** South McKinley Avenue Drainage

**THIS IS A DONATION**

**TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, Greater Orlando Commerce Center LLC, a Florida limited liability company, whose address is 30 South Hope Chapel Road, Jackson, NJ 08527-5018, GRANTOR, do hereby give, grant, bargain, and release to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida, 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owners, for the purposes described herein, such lands being described as follows:

**SEE ATTACHED SCHEDULE "A"**

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after five (5) years, whichever occurs first.

Instrument: 702.1  
Project: South McKinley Avenue Drainage

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

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

WITNESS #1

[Signature]

Signature

Chaim Weiss

Print Name

Mailing Address: 15 Buchanan St.

City: Lakewood State: NJ

Zip Code: 08701

WITNESS #2

[Signature]

Signature

Penina Green

Print Name

Mailing Address: 10 Regency Ct

City: Lakewood State: NJ

Zip Code: 08701

STATE OF NJ  
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of November, 2024, by Yisroel Weiss, as Manager, of Greater Orlando Commerce Center LLC, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Stamp)

Greater Orlando Commerce Center LLC,  
a Florida limited liability company

By: [Signature]

Yisroel Weiss

Printed Name

Manager

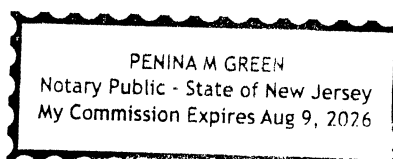
Title

[Signature]  
Notary Signature

Penina Green  
Print Notary Name

Notary Public of: State of NJ

My Commission Expires: 8/9/26



## DESCRIPTION

## SCHEDULE A

PARCEL: 702  
ESTATE: TEMPORARY EASEMENT  
PURPOSE: TEMPORARY CONSTRUCTION

A portion of Sections 30 and 31, Township 22 South, Range 29 East, lying in Orange County, Florida, being more particularly described as follows:

**COMMENCE** at the Northeast corner of Lot 13, Garden Farms Subdivision, according to the Plat thereof, as recorded in Plat Book H, Page 100, Public Records of Orange County, Florida; thence South 00°14'17" West, a distance of 46.25 feet along the East line of said Lot 13 and the West right of way line of South McKinley Avenue, as shown on said Plat; thence departing said West right of way line, South 89°45'37" East, a distance of 25.00 feet to the West line of lands described in Official Records Book 4854 Page 3958, Public Records of Orange County, Florida, and the **POINT OF BEGINNING**; thence North 89°53'45" East, a distance of 20.00 feet along the North line of said described lands; thence departing said North line, South 00°14'17" West, a distance of 411.51 feet to the South line of Section 30, Township 22 South, Range 29 East, Orange County, Florida; thence departing said South line, South 00°25'24" East, a distance of 357.00 feet to the South line of said described lands; thence along said South line; South 89°53'40" West, a distance of 20.00 feet to the aforementioned West line of said described lands; thence along said West line the following two (2) courses and distances; North 00°25'24" West, a distance of 357.01 feet to the North line of Section 31, Township 22 South, Range 29 East, Orange County, Florida; thence North 00°14'17" East, a distance of 411.50 feet to the **POINT OF BEGINNING**.

Containing 15,370 square feet, more or less.

**SURVEYOR'S REPORT:**

- Bearings shown hereon are based on the West right of way line of South McKinley Avenue, as shown on Garden Farms Subdivision, according to the Plat thereof, as recorded in Plat Book H page 100, Public Records of Orange County, Florida; being S 00°14'17"W (assumed).
- 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 Administration Code.

**DESCRIPTION**

FOR  
CDM SMITH, INC.



Digitally signed by Edwin Munoz Jr.  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018A83  
F31BEF0000E982, cn=Edwin  
Munoz Jr.  
Date: 2024.08.08 09:49:32 -04'00'

Date: JANUARY 5, 2024 AA

Job Number: 66550 Scale: 1" = 50'

Chapter 5J-17, Florida  
Administrative Code requires  
that a legal description drawing  
bear the notation that

**THIS IS NOT A SURVEY.**

REVISED: 8/8/2024 EM

SHEET 1 OF 4  
SEE SHEET 2 FOR SKETCH

Certification Number LB2108

66550003



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SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32819-4350

(407) 292-8580  
e-mail: info@southeasternsurveying.com

EDWIN MUNOZ JR., PSM  
Registered Land Surveyor Number 7288

# SKETCH OF DESCRIPTION

## SCHEDULE A

PARCEL: 702  
ESTATE: TEMPORARY EASEMENT  
PURPOSE: TEMPORARY CONSTRUCTION

**OLD WINTER GARDEN ROAD**  
**RIGHT OF WAY VARIES**  
PER ORANGE COUNTY PUBLIC WORKS DIVISION  
RIGHT-OF-WAY MAP OF OLD WINTER GARDEN ROAD  
(PROJECT: OLD WINTER GARDEN ROAD; DATED  
12/20/88; PREPARED BY BJM ASSOCIATES, INC.)

15.00' RIGHT OF WAY  
TAKE PER CORRECTIVE  
DEED OFFICIAL  
RECORDS BOOK 4936  
PAGE 345

**GARDEN FARMS SUBDIVISION**  
**PLAT BOOK H, PAGE 100**

LOT 13

PARCEL ID: 30-22-29-2940-00-120  
CHARLES SACKETT REPAIRS LLC

**SOUTH MCKINLEY AVENUE**  
**50' RIGHT OF WAY**  
PLAT BOOK H, PAGE 100

EAST LINE OF LOT 13  
WEST RIGHT OF WAY LINE

N00°14'17"E 411.50'

WEST LINE OF LANDS DESCRIBED  
BEARING BASIS

S00°14'17"W 411.51'

SEE SHEET 3

**POINT OF COMMENCEMENT**  
NORTHEAST CORNER OF LOT  
13 GARDEN FARMS  
SUBDIVISION PLAT BOOK H  
PAGE 100

**POINT OF BEGINNING**

NORTH LINE OF  
LANDS DESCRIBED

SOUTH RIGHT OF WAY LINE

1" = 50'  
GRAPHIC SCALE  
0 50

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053  
TOOLSIE PERSAUD USA LLC  
OFFICIAL RECORDS BOOK 4854, PAGE 3958

### LINE TABLE

LINE #	BEARING	LENGTH
L1	S00°14'17"W	46.25'
L2	S89°45'37"E	25.00'
L3	N89°53'45"E	20.00'

### LEGEND & ABBREVIATIONS:

L = LINE



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SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 66550003  
Job No. 66550  
Date: JANUARY 5, 2024  
SHEET 2 OF 4  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 4

# SKETCH OF DESCRIPTION

## SCHEDULE A

PARCEL: 702  
ESTATE: TEMPORARY EASEMENT  
PURPOSE: TEMPORARY CONSTRUCTION

SEE SHEET 2

LOT 13

PARCEL ID: 30-22-29-2940-00-120  
CHARLES SACKETT REPAIRS LLC

**SOUTH MCKINLEY AVENUE**  
50' RIGHT OF WAY  
PLAT BOOK H, PAGE 100

EAST LINE OF LOT 13  
WEST RIGHT OF WAY LINE

N00°14'17"E 411.50'

WEST LINE OF LANDS DESCRIBED  
BEARING BASIS

S00°14'17"W 411.51'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053  
TOOLSIE PERSAUD USA LLC  
OFFICIAL RECORDS BOOK 4854, PAGE 3958

**GARDEN FARMS SUBDIVISION**  
PLAT BOOK H, PAGE 100

SOUTH LINE OF SECTION 30-22-29  
NORTH LINE OF SECTION 31-22-29

LOT 13

PARCEL ID: 30-22-29-2940-00-123  
VINTON K SQUIRES

N00°25'24"W 357.01'

S00°25'24"E 357.00'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053  
TOOLSIE PERSAUD USA LLC  
OFFICIAL RECORDS BOOK 4854, PAGE 3958



1" = 50'  
GRAPHIC SCALE  
0 50

### LEGEND & ABBREVIATIONS:

L = LINE

SEE SHEET 4



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Certification Number LB2108

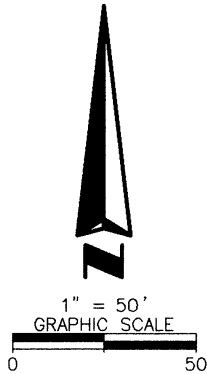
Drawing No. 66550003  
Job No. 66550  
Date: JANUARY 5, 2024  
SHEET 3 OF 4  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 4 e-mail: info@southeasternsurveying.com

# SKETCH OF DESCRIPTION

## SCHEDULE A

PARCEL: 702  
ESTATE: TEMPORARY EASEMENT  
PURPOSE: TEMPORARY CONSTRUCTION



**SOUTH MCKINLEY AVENUE**

50' RIGHT OF WAY

PLAT BOOK H, PAGE 100

**GARDEN FARMS SUBDIVISION**  
**PLAT BOOK H, PAGE 100**

LOT 13

PARCEL ID: 30-22-29-2940-00-122  
DEBBRENIA K MCKIE

SEE SHEET 3

N00°25'24"W 357.01'

WEST LINE OF LANDS DESCRIBED  
BEARING BASIS

S00°25'24"E 357.00'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053  
TOOLSIE PERSAUD USA LLC  
OFFICIAL RECORDS BOOK 4854, PAGE 3958

### LINE TABLE

LINE #	BEARING	LENGTH
L4	S89°53'40"W	20.00'

SOUTH LINE OF  
LANDS DESCRIBED

**SOUTH MCKINLEY AVENUE**

30' RIGHT OF WAY

PLAT BOOK. N, PAGE 87

L4

22

21

**ORANGE HEIGHTS**  
**PLAT BOOK N, PAGE 8**

20

19

PARCEL ID: 30-22-29-6244-07-000  
ORANGE COUNTY BCC

18

17

### LEGEND & ABBREVIATIONS:

L = LINE



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Drawing No. 66550003  
Job No. 66550  
Date: JANUARY 5, 2024  
SHEET 4 OF 4  
See Sheet 1 for Description

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NOT VALID WITHOUT SHEET 1 THROUGH 4



# REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: South McKinley Av Drainage

Date: November 27, 2024

Parcel #: 702

District #: 6

Approval: BCC

Type of Transaction: N/A

Donation

Total Amount: \$ 53.20

## PAYABLE TO:

Charge to Account: 1002-072-2908-6110

Orange County Comptroller  
PO Box 38, Orlando, FL 32802  
Recording Fee: \$53.20  
Total \$53.20

PW - Roads & Drainage Division

Controlling Agency's Approval Signature:

George Shupp Project Manager  
Print Name and Title

George Shupp 12/17/24  
Signature (must be wet ink) Date

Controlling Agency's Fiscal Approval Signature:

Tefaru Santana Financial Analyst  
Print Name and Title

Tefaru Santana 12/18/24  
Signature (must be wet ink) Date

### SPECIAL INSTRUCTIONS

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

Form Prepared by:

Steve Cochran

407-836-7093

steve.cochran@ocfl.net

## REAL ESTATE MANAGEMENT APPROVAL

[Signature] 1/6/25  
Luciana Mino, Assistant Manager Date

## BCC APPROVAL

[Signature]  
for Deputy Clerk of the Board Signature Date

### ORDINANCE Stamp

[Empty box for Ordinance Stamp]

### BCC Stamp

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JAN 28 2025

Real Estate Management Division Use Only  
Routing Checklist Approval Dates

Agency \_\_\_\_\_ REM Mgmt. \_\_\_\_\_ BCC \_\_\_\_\_ Finance \_\_\_\_\_