



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 5**

**DATE:** November 9, 2023

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** Mindy T. Cummings, Manager  
Real Estate Management Division *MTC*

**FROM:** Elena Hutchinson, Senior Title Examiner *EH/MTC*  
Real Estate Management Division

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

**DIVISION:** **Real Estate Management Division**  
**Phone: (407) 836-7090**

**ACTION REQUESTED:** Approval and execution of Resolution of the Orange County Board of County Commissioners regarding repudiation of any interest in that certain Quit Claim Deed recorded as Document Number 20210552636 of the Public Records of Orange County, Florida, and authorization to record instrument.

**PROJECT:** Richard Crotty Parkway Parcel Conveyance (Harrell Oaks Plat)  
  
District 5

**PURPOSE:** To repudiate the County's interest in the property and set forth conditions for the Grantor to assume responsibility for outstanding financial obligations arising from ownership of the property.

**ITEM:** Resolution

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Engineering Division

**REMARKS:** On September 10, 2021, Garden Street Communities Southeast, LLC f/k/a Esplanade Communities of Florida, LLC (Grantor) recorded a Quit Claim Deed, Document Number 20210552636, in favor of the County without presentation to the Board. As a result, the deed was never legally accepted by the Board. As required by County regulation, the Board denies, repudiates, and disclaims any interest purportedly conveyed to the County by the Quit Claim Deed.

This Resolution repudiates the County's interest in the property and sets forth conditions for the Grantor to assume responsibility for outstanding financial obligations arising from ownership of the property.

Owner to pay all recording fees.