



Interoffice Memorandum

Date: December 6, 2018

12-06-18P04:44 RCVD *[Signature]*

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

12-06-18P03:52 RCVD

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department *[Signature]*

THRU: Julie Alber, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: Request for Public Hearing PTV-18-08-023 - Thu Pham, on behalf of Tesry Properties Inc.

Applicant: Thu Pham
201 Pine Street, Suite 500
Orlando, FL 32801

Location: S10/T22/R31 Petition to vacate a portion of a 30 foot wide unopened and unimproved right-of-way known as Lavoisier Avenue containing approximately 3,000 square feet. Public interest was created by Plat Book Z, Page 137, of the Public Records of Orange County, Florida. The parcel ID is 10-22-31-9652-05-010. The parcel address is 12192 Solon Drive, and the parcel lies in District 5.

Estimated time required for public hearing: Two (2) 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.

LEGISLATIVE FILE #

19-013

*January 8, 2019
@ 2 PM*

Request for Public Hearing PTV# 18-08-023 Thu Pham, on behalf of Tesry Properties Inc.

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

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

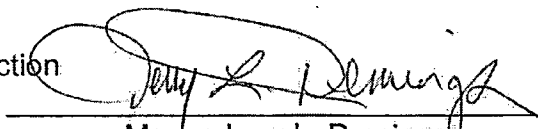
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.

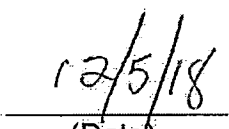
**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
December 5, 2018**

Request authorization to schedule a Public Hearing for Petition to Vacate 18-08-023. This is a request from Thu Pham on behalf of Tesry Properties Inc. to vacate a portion of a 30 foot wide right-of-way in District 5. Staff has no objection to this request.

Requested Action
Approved by



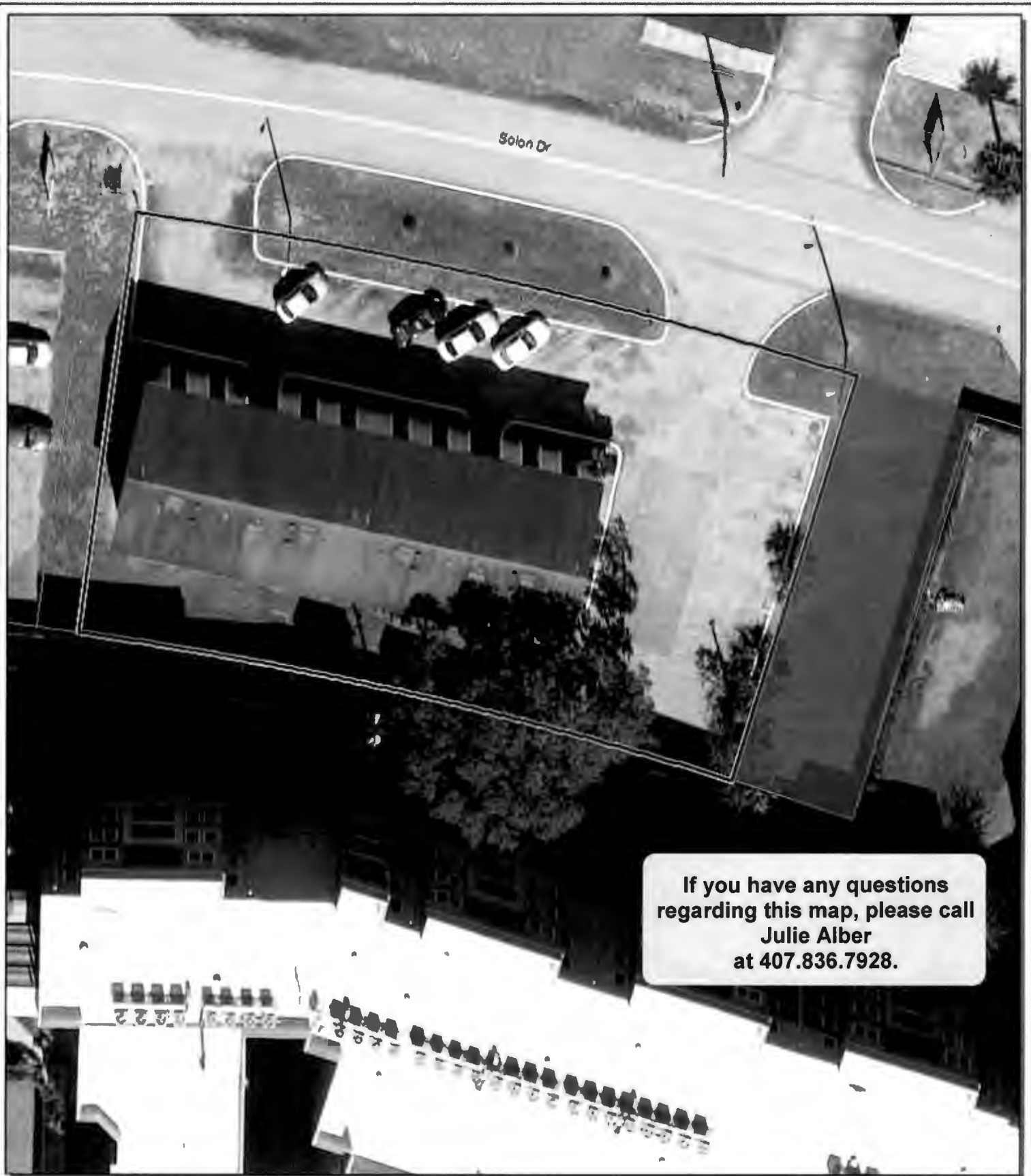
Mayor Jerry L. Demings



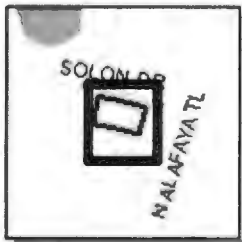
(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.

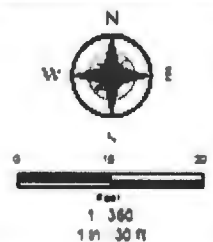


If you have any questions regarding this map, please call Julie Alber at 407.836.7928.



PTV # 18-08-023
Thu Pham on behalf of Tesry Properties Inc.

	Proposed Vacation		Subject Property
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**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 per Plat Book Z, Page 137 of the Public Records of Orange County, Florida.

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:

[Signature]
Petitioner's Signature
(Include title if applicable)

Thu Pham, Esq.
Print Name

Address:
GreenSpring Marder LLC
201 E. Pine Street, Suite 500
Orlando, FL 32801
Phone Number: (407) 425-6559

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Thu Pham of _____, on behalf of _____, who first by me duly sworn, deposes and says that he/she is the petitioner named in and who signed the foregoing petition, that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she had read the foregoing petition and that the statements therein contained are true. He/She is personally known to me or produced _____ as identification and did/did not take an oath.

[Signature]
(Signature)

Sworn to and subscribed before me this 23 day of October 2018

Notary Public State of Florida
My commission expires: 12/12/2020



EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

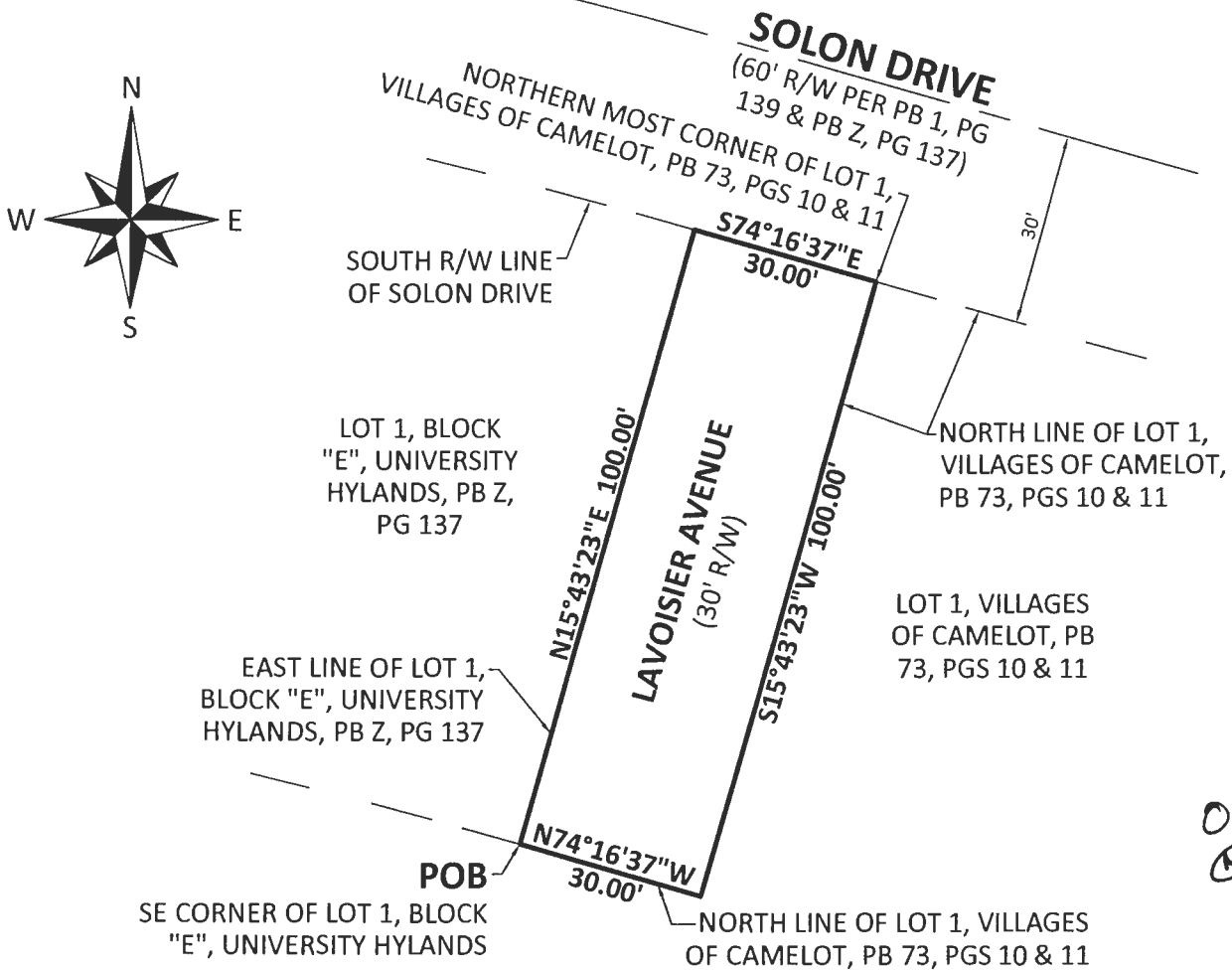
SKETCH OF DESCRIPTION

DESCRIPTION

THAT PART OF LAVOISIER AVENUE LYING EAST OF LOT 1, BLOCK "E", UNIVERSITY HYLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOUNDED BY SOLON DRIVE ON THE NORTH AND LOT 1, VILLAGES OF CAMELOT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 10 AND 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "E", UNIVERSITY HYLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Z, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N15°43'23"E ALONG THE EAST LINE OF SAID LOT 1, UNIVERSITY HYLANDS, A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOLON DRIVE PER SAID UNIVERSITY HYLANDS AND VILLAGES OF CAMELOT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 10 AND 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S74°16'37"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOLON DRIVE, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF LOT 1 OF SAID VILLAGES OF CAMELOT; THENCE THE FOLLOWING TWO COURSES ALONG SAID NORTH LINE OF LOT 1, VILLAGES OF CAMELOT: (1) S15°43'23"W A DISTANCE OF 100.00 FEET; (2) N74°16'37"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,000 SQUARE FEET OR 0.069 ACRES MORE OR LESS.



THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 1

JOB #50013
CF# OCZ-137 VACATING SOD
DATE: 10/11/18
SCALE: 1" = 20'
DRAWN BY: TWR

PREPARED FOR: GREENSPOON MARDER LAW
BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED SOUTH LINE OF SOLON DRIVE, BEING S74°16'37"E.

REVISIONS:

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-37 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Ronald K. Smith
RONALD K. SMITH, PSM 5797
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.



ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-6314

LEGEND	
CALC	- CENTERLINE
CCR	- CALCULATED
CLF	- CERTIFIED CORNER RECORD
CM	- CHAIN LINK FENCE
CP	- CONCRETE MONUMENT
CONC	- CONCRETE PAD
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT
WF	- WOOD FENCE

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

GreenspoonMarder^{LLP}

Thu Pham, O.D., J.D.
Capital Plaza I
201 East Pine Street, Suite 500
Orlando, Florida 32801-2718
Phone: 407.425.6559
Fax: 407.422.6583
Direct Phone: 407.692.9116
Direct Fax: 407.244.8116
Email: thu.pham@gmlaw.com

DELIVERED VIA CERTIFIED US MAIL

August 28, 2018

HSRE-UCF I LLC
c/o Altus Group
P.O. Box 92129
South Lake, Texas 76092

Re: Petition to Vacate Eastern Portion of Lavoisier Avenue

To whom it may concern:

I am in the process of requesting that Orange County vacate the eastern portion of Lavoisier Avenue, as shown on the enclosed map. The site address is 12192 Solon Drive, Orlando, Florida 32826 and lies within the subdivision found in Plat Book Z, Page 137. 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 me at 407-692-9116 or thu.pham@gmlaw.com.

Sincerely,

GREENSPOON MARDER LLP



Thu Pham, O.D., J.D.

- 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.
 We own the property abutting the subject parcel and have NO OBJECTION to the vacation.

Additional comments: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HSRE-UCF LLC
c/o Altus Group
P.O. Box 92100
South Lake, Texas 76092



9590 9401 0134 5225 9515 90

2. Article Number (Transfer from carrier label)

7015 0640 0006 2450 0743

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

Agent

Addressee

B. Received by *[Handwritten Name]*

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

EXHIBIT "C"

UTILITY LETTERS

GreenspoonMarder_{LLP}

Thu Pham, O.D., J.D.
Capital Plaza I
201 East Pine Street, Suite 500
Orlando, Florida 32801-2718
Phone: 407.425.6559
Fax: 407.422.6583
Direct Phone: 407.692.9116
Direct Fax: 407.244.8116
Email: thu.pham@gmlaw.com

August 28, 2018

Ms. Anne Dubuse
9150 Curry Ford Road
Orlando, Florida 32825
anne.dubuse@ocfl.net

Re: Petition to Vacate Eastern Portion of Lavoisier Avenue

Dear Ms. Dubuse:

I am in the process of requesting that Orange County vacate the eastern portion of Lavoisier Avenue, as shown on the enclosed map. The site address is 12192 Solon Drive, Orlando, Florida 32826 and lies within the subdivision found in Plat Book Z, Page 137. 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 me at 407-692-9116 or thu.pham@gmlaw.com.

Sincerely,

GREENSPOON MARDER LLP



Thu Pham, O.D., J.D.

- 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.

Additional comments: _____

Signature: Anne Dubus
Print Name: Anne Dubus
Title: Assistant Project Manager
Date: 9/19/18

GreenspoonMarder^{LLP}

Thu Pham, O.D., J.D.
Capital Plaza I
201 East Pine Street, Suite 500
Orlando, Florida 32801-2718
Phone: 407.425.6559
Fax: 407.422.6583
Direct Phone: 407.692.9116
Direct Fax: 407.244.8116
Email: thu.pham@gmlaw.com

August 28, 2018

Mr. Shawn Winsor
TECO/People Gas System, Inc.
600 West Robinson Street
Orlando, Florida 32802
swinsor@tecoenergy.com

Re: Petition to Vacate Eastern Portion of Lavoisier Avenue

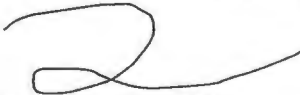
Dear Mr. Winsor:

I am in the process of requesting that Orange County vacate the eastern portion of Lavoisier Avenue, as shown on the enclosed map. The site address is 12192 Solon Drive, Orlando, Florida 32826 and lies within the subdivision found in Plat Book Z, Page 137. 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 me at 407-692-9116 or thu.pham@gmlaw.com.

Sincerely,

GREENSPOON MARDER LLP



Thu Pham, O.D., J.D.

- 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.

Additional comments: _____

Signature: _____

Print Name: Shawn Winsor

Title: Gas Design/Project Manager

Date: 8-28-18

GreenspoonMarder_{LLP}

Thu Pham, O.D., J.D.
Capital Plaza I
201 East Pine Street, Suite 500
Orlando, Florida 32801-2718
Phone: 407.425.6559
Fax: 407.422.6583
Direct Phone: 407.692.9116
Direct Fax: 407.244.8116
Email: thu.pham@gmlaw.com

August 28, 2018

Mr. Butch Naidu
Mr. Richard Andrade
AT&T
450 N. Goldenrod Road
Orlando, Florida 32807
bn8008@att.com
todd.hudson@charter.com

Re: Petition to Vacate Eastern Portion of Lavoisier Avenue

Dear Mr. Naidu and Mr. Andrade:

I am in the process of requesting that Orange County vacate the eastern portion of Lavoisier Avenue, as shown on the enclosed map. The site address is 12192 Solon Drive, Orlando, Florida 32826 and lies within the subdivision found in Plat Book Z, Page 137. 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 me at 407-692-9116 or thu.pham@gmlaw.com.

Sincerely,

GREENSPOON MARDER LLP



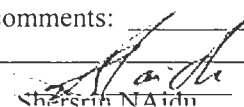
Thu Pham, O.D., J.D.

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.

Additional comments:

Signature: 
Print Name: Shersrin Naidu
Title: OSP Engineer
Date: 8/28/18

GreenspoonMarder^{LLP}

Thu Pham, O.D., J.D.
Capital Plaza I
201 East Pine Street, Suite 500
Orlando, Florida 32801-2718
Phone: 407.425.6559
Fax: 407.422.6583
Direct Phone: 407.692.9116
Direct Fax: 407.244.8116
Email: thu.pham@gmlaw.com

August 28, 2018

Dear Mr. Ayala, Construction Coordinator
Mr. Tynes

Spectrum formerly Bright House Networks, LLC
3767 All American Boulevard
Orlando, Florida 32810
Jesus.Ayala@charter.com
Ronald.Tynes@charter.com

Re: Petition to Vacate Eastern Portion of Lavoisier Avenue


Dear Mr. Ayala and Mr. Tynes :

I am in the process of requesting that Orange County vacate the eastern portion of Lavoisier Avenue, as shown on the enclosed map. The site address is 12192 Solon Drive, Orlando, Florida 32826 and lies within the subdivision found in Plat Book Z, Page 137. 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 me at 407-692-9116 or thu.pham@gmlaw.com.

Sincerely,

GREENSPOON MARDER LLP


Thu Pham, O.D., J.D.

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 have no objection to this vacate request.

Additional comments: As described with the Duke Energy response attached.

Signature: Jesus Ayala Printed Name of Signatory
Signature of Signatory
Date of Signature

Print Name: Jesus Ayala

Title: Construction Coordinator

Date: **Revised**
10/23/2018 12:18:32 PM



October 22, 2018

Thu Pham
201 East Pine Street, Suite 500
Orlando, FL 32801
c/o Tesry Properties, Inc.
12017 Solon Drive,
Orlando, Florida 32826

RE: Vacate Petition: LAVOISIER AVENUE, ORANGE COUNTY, FLORIDA

To whom it may concern:

Please be advised that the Distribution and Transmission divisions of Duke Energy do not object to the vacation and abandonment of:

30.00 foot road Right of Way known as Lavoisier Avenue, UNIVERSITY HIGHLANDS, according to the Plat thereof as recorded in Plat Z, Page 137, Public Records of Orange County, Florida.

Duke Energy existing/active distribution facilities are located along or within the above described lands therefore have been placed under a Temporary Blanket Easement pending the submittal of final plans of construction to Duke Energy (facilities may require a redesign). After fee simple accusation of fee title ownership and within 60 days after the completion of the redesigned installation of said facilities or if facilities are to remain as existing, a descriptive easement is required as an agreed condition of this No Objection letter. There is no objection to the vacate.

If I can be of further assistance, please do not hesitate to contact me. Thank you.

Sincerely yours,

Katherine Lopez

Katherine Lopez
Research Support Specialist I
Distribution Right of Way - Florida



October 22, 2018

Thu Pham
201 East Pine Street, Suite 500
Orlando, FL 32801
c/o Tesry Properties, Inc.
12017 Solon Drive,
Orlando, Florida 32826

RE: Vacate Petition: LAVOISIER AVENUE, ORANGE COUNTY, FLORIDA

To whom it may concern:

Please be advised that the Distribution and Transmission divisions of Duke Energy do not object to the vacation and abandonment of:

30.00 foot road Right of Way known as Lavoisier Avenue, UNIVERSITY HIGHLANDS, according to the Plat thereof as recorded in Plat Z, Page 137, Public Records of Orange County, Florida.

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If I can be of further assistance, please do not hesitate to contact me. Thank you.

Sincerely yours,

Katherine Lopez

Katherine Lopez
Research Support Specialist I
Distribution Right of Way - Florida

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DIANA M. ALMODOVAR, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7974 - Fax 407-836-8003
e-mail: diana.almodovar@ocfl.net

October 26, 2018

Dear Thu Pham

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

Engineering ROW Review

Engineering ROW has no objections to PTV-08-023.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

EPD Review

Please contact Jason Root at (407) 836-1518 with any questions.

Real Estate Management Review

Please contact Steve Lorman at (407) 836-7065 with any questions.

Roads & Drainage Review

Roads & Drainage has no objection to vacating that portion of Lavoiser Av adjacent to parcel 10-22-319652-05-010.

Please contact George Shupp at with any questions.

Transportation Planning Review

Transportation Planning has no objections to the proposed Petition to Vacate.

Please contact Nannette Chiesa at with any questions.

**Parcel Report for
10-22-31-9652-05-010**



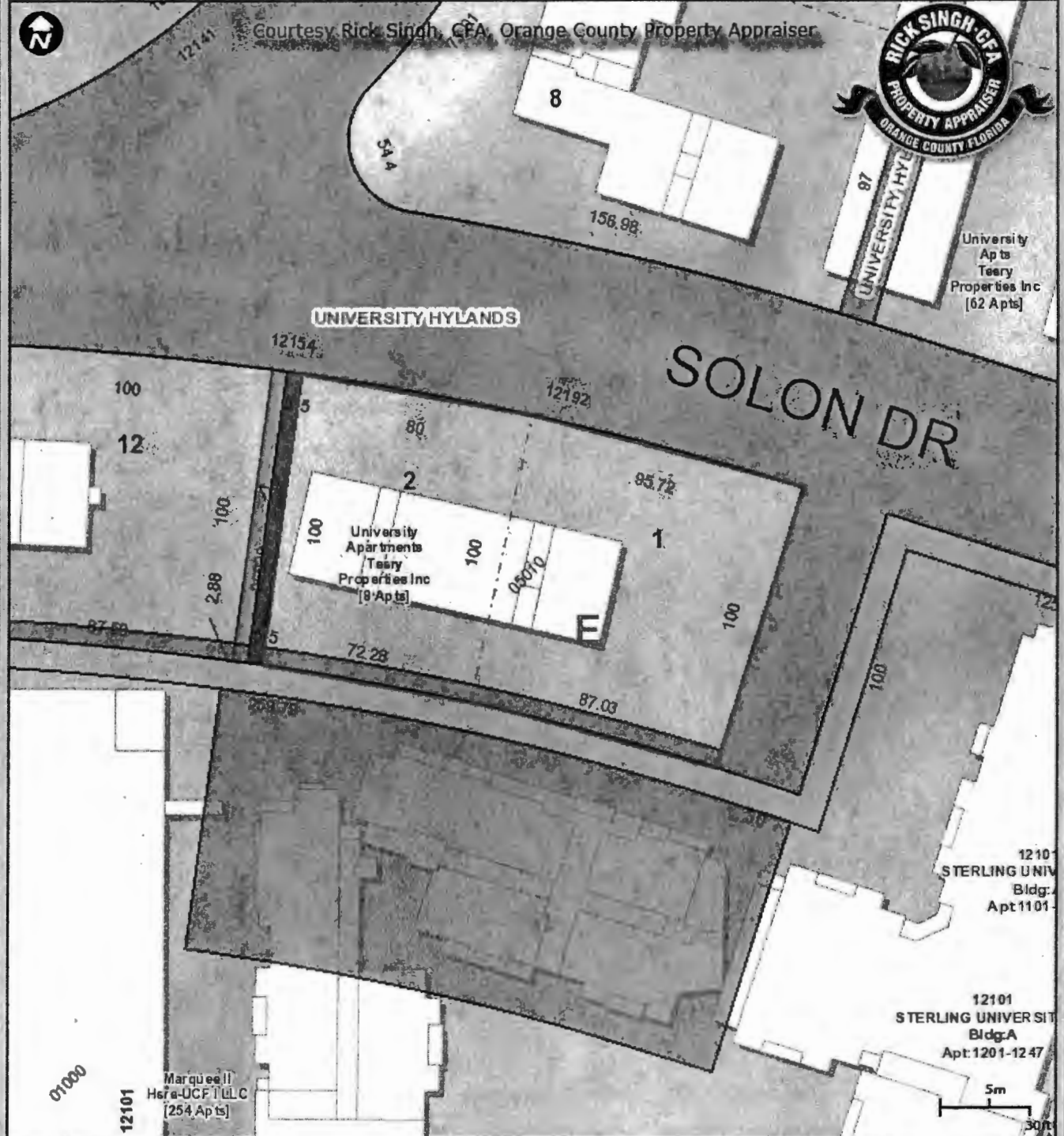
Courtesy Rick Singh, CFA, Orange County Property Appraiser



University
Apts
Teery
Properties Inc
[62 Apts]

UNIVERSITY HYLANDS

SOLON DR



Created: 8/27/2018

This map is for reference only and is not a survey.

						6 Lot Number
						060606 Parcel Number
						3106 Parcel Address
						111.9 Parcel Dimension

Property Record - 10-22-31-9652-05-010

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

Property Summary as of 08/27/2018

Property Name
University Apartments
Names
Tesry Properties Inc
Municipality
ORG - Un-Incorporated
Property Use
0300 - Multi-Family I

Mailing Address
46544 Red Oak Dr
Northville, MI 48168-1862
Physical Address
12192 Solon Dr
Orlando, FL 32826



QR Code For Mobile Phone



312210965205010 08/15/2006



Property Features

Property Description

UNIVERSITY HIGHLANDS Z/137 LOTS 1 & 2 (LESS W 5 FT OF LOT 2) BLK E

Total Land Area

16,775 sqft (+/-) | 0.39 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
---------------	--------	------------	------------	------------	-------	------------	-------------

0300 - Multi-Family I R-3 8 UNIT(S) \$17,000.00 \$136,000 \$0.00 \$136,000

Buildings

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0300 - Multi-Family I	BAS - Base Area	3420	\$265,529
Building Value	\$211,260	FOP - F/Opn Prch	616	\$19,099
Estimated New Cost	\$550,157	FUS - F/Up Story	3420	\$265,529
Actual Year Built	1973			
Beds	2			
Baths	1.0			
Floors	2			
Gross Area	7456 sqft			
Living Area	6840 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PKSP - Parking Space	01/01/1973	17 Unit(s)	\$1,000.00	\$17,000

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Thursday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

US Representative	Stephanie Murphy
State Representative	Carlos Guillermo Smith
School Board Representative	Joie Cadle
State Senate	Linda Stewart
County Commissioner	Emily Bonilla
Orange County Property Appraiser	Rick Singh

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: _____

For staff use only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

Tesry Properties Inc., 46544 Red Oak Dr., Northville, MI 48168-1862

Name and Address of Principal's Authorized Agent, if applicable: Thu Pham, Esq.

Greenspoon Marder LLP, 201 E. Pine Street, Suite 300 Orlando, FL 32801

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: _____
Are they registered Lobbyist? Yes ___ or No ___ None
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
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
	None		
		TOTAL EXPENDED THIS REPORT	\$ <u>0</u>

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: 10/23/18

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

PRINT NAME AND TITLE: Thu Pham, Esq
Greenspoon Marder LLP

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 23rd day of October, 2018 by Thu Pham. 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 23rd day of October, in the year 2018.



BRITTANY STAGGS
MY COMMISSION # GG 054407
EXPIRES: December 12, 2020
Bonded Thru Budget Notary Services

Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 12-2020

Sign signature and date of receipt of form
State of Florida Department of Banking and Finance

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.

For
staff
use
only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: Tesry Properties Inc.
Business Address (Street/P.O. Box, City and Zip Code): 46544 Red Oak Dr.
Northville, MI 48168-1862
Business Phone (734) 673-8488
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: Thu Pham, Esq.
Business Address (Street/P.O. Box, City and Zip Code): Greenspoon Marder LLP
201 E. Pine Street, Suite 500, Orlando, FL 32801
Business Phone (407) 425-6559
Facsimile (407) 244-8116

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 NO

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

___ YES 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 NO

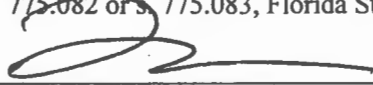
If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(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

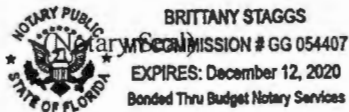
Date: 10/23/18

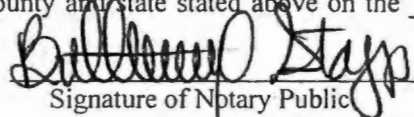
Print Name and Title of Person completing this form: Thu Pham, Esq.
Greenspoon Marder LLP

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 23rd day of October, 2018 by Thu Pham. 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 23rd day of October, in the year 2018.





Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
12.2020.

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) Yousuf F. Elahi, President, Tesry Properties, Inc., AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 12192 Solon Drive, Property ID. No. 10-22-31-9652-05-010, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Thu Pham, Esq., Greenspoon Marder LLP, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition Requesting Vacation of Orange County Right of Way, 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: 9/14/2018 [Signature]
Signature of Property Owner

Yousuf F. Elahi, President, Tesry Properties, Inc.
Print Name Property Owner

Date: _____
Signature of Property Owner

Print Name Property Owner

STATE OF Michigan :
COUNTY OF Oakland :

I certify that the foregoing instrument was acknowledged before me this 14th day of September, 2018 by Yousuf Elahi. 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 14th day of September, in the year 2018.

[Signature]

Signature of Notary Public
Notary Public for the State of Florida Michigan

(Notary Seal)

My Commission Expires: 6/02/2022

Legal Description(s) or Parcel Identification Number(s) are required:	
PARCEL ID #:	10-22-31-9652-05-010
LEGAL DESCRIPTION:	UNIVERSITY HIGHLANDS Z/137 LOTS 1 & 2 (LESS W 5 FT OF LOT 2) BLK E

ROBERT ZONA
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jun. 02, 2022
Acting in the County of Wayne

ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT
4200 S. JOHN YOUNG PARKWAY
ORLANDO, FL 32839-9206
TELEPHONE: (407)836-7900

DATE: 11/06/18

ISSUED TO: UNIVERSITY APARTMENTS
 FIRM OR
 INDIVIDUAL 12192 SOLON DRIVE
 ADDRESS _____
 CITY/STATE/ZIP PTV-18-08-023

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRNSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ <u>1,003.00</u>	_____
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	_____
UU	\$ _____	_____
100-YR FLOOD STUDY	\$ _____	_____
FLOOD PLAIN PERMIT	\$ _____	_____
COPIES - STRMWTR	\$ _____	_____
BLDG MOVE ESCORT	\$ _____	_____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	_____
SPECIAL EVENT REV	\$ _____	_____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

PSP	DP	Fire Rescue
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ _____ 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ _____
 SIDEWALK CONTR \$ _____

TOTAL RECEIVED \$ 1,003.00 CHECK # 5100 CASH \$ _____
 RECEIVED BY AC CONCESSION III RECEIPT # 82538
 DATE: 10/29/18