



Interoffice Memorandum

Publish: June 20, 2021
Deadline: June 15, 2021

JUN 9 21 AM 10:19

RCUD

Date: May 27, 2021

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

JUN 9 21 10:19 AM

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

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

SUB

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-21-04-018 - Melissa Martinez, on behalf of BB Groves.

Applicant: Melissa Martinez
2602 E. Livingston Street
Orlando, FL 32803

Location: S31/T24/R27 Petition to vacate a portion of a 60 foot wide by approximately 723 feet long unopened, unimproved right-of-way known as Grove Blossom Way in West Orange County, containing approximately 1.0 acre. Public interest was created by Official Records Book 700, Page 589 and Official Records Book 700, Page 594, of the public records of Orange County, Florida. The parcel ID numbers are 30-24-27-0000-00-003 and 31-24-27-0000-00-036. The parcels are unaddressed, and both parcels lie in District 1.

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.

Legislative File 21-716

July 13, 2021@ 2 p.m.

Request for Public Hearing PTV # 21-04-018 - Melissa Martinez, on behalf of BB Groves.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

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

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

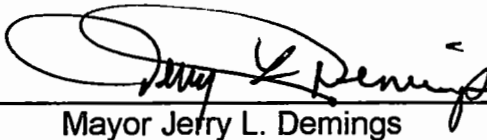
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

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
MAY 13, 2021**

Request authorization to schedule a Public Hearing for Petition to Vacate 21-04-018. This is a request from Melissa Martinez, on behalf of BB Groves, LLC., to vacate a portion of a 60 foot wide unopened, unimproved right-of-way known as Blossom Grove Way in West Orange County, containing approximately 1.0 acres, which lies in District 1. Staff has no objection to this request.

Requested Action
Approved by


Mayor Jerry L. Demings

5/13/21
(Date)

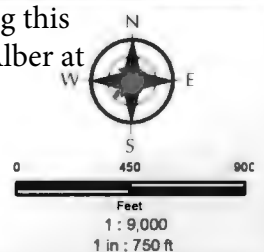
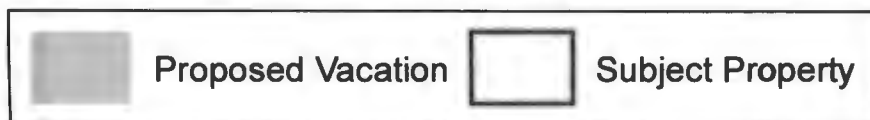
NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.



PTV # 21-04-018
Melissa Martinez,
on behalf of BB Groves, LLC. 407-836-7928

For questions regarding this
map, please call Julie Alber at



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:

Melissa R. Martinez Agent
Petitioner's Signature
(Include title if applicable)

Melissa R. Martinez
Print Name

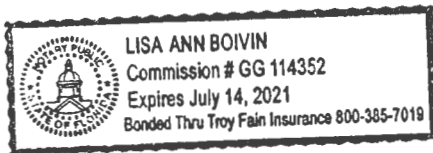
Address: Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803

Phone Number: (407) 487-2594

STATE OF FLORIDA

COUNTY OF ORANGE

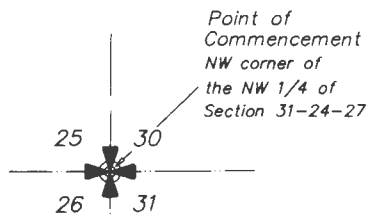
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of April, 2021 who is personally known or who has produced _____ as identification.



Lisa Ann Boivin
Signature of Notary
Lisa Ann Boivin
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION



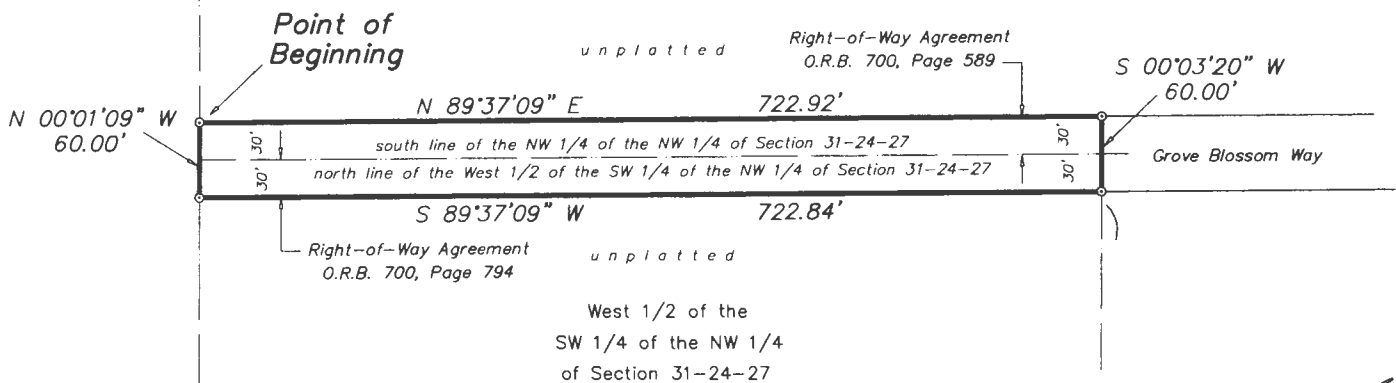
Legal Description

A portion of Section 31, Township 24 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the northwest corner of the Northwest 1/4 of said Section 31; thence run S 00°01'09" E, along the west line of the Northwest 1/4 of said Section 31, a distance of 1284.59 feet for the POINT OF BEGINNING; said point lying 30.00 feet north of (when measured perpendicular to) the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 31; thence run N 89°37'09" E, parallel with said south line, a distance of 722.92 feet; thence run S 00°03'20" W, a distance of 60.00 feet to a point lying 30.00 feet south of (when measured perpendicular to) the north line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence run S 89°37'09" W, parallel with said north line, a distance of 722.84 feet to a point on the west line of the Northwest 1/4 of said Section 31; thence run N 00°01'09" W, along said west line, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 1.00 acres, more or less.

NW 1/4 of the NW 1/4
of Section 31-24-27



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

O.R.B. - Official Records Book

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of lands situated in

Section 31, Township 24 South, Range 27 East
Orange County, Florida

PREPARED FOR:

Spring Groves, LLC



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

1703.116

SHEET

1 of 1

DATE

5/03/21

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

CBA/LB No. 7194

R. CLAYTON GANUNG

REG. P.L.S. NO. 4236

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

April 19, 2021

Jennifer A. Lizotte
Club Exploria, LLC
25 Town Center Blvd., Ste. C
Clermont, FL 34715

Subject: Right-of-Way Vacation Request
Grove Blossom Way
Poulos & Bennett Job # 17-197

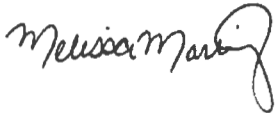
Dear Ms. Lizotte:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 31, Township 24, Range 27, whose parcel numbers are 31-24-27-0000-00-036 and 30-24-27-0000-00-003.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

Jessica Marcotte

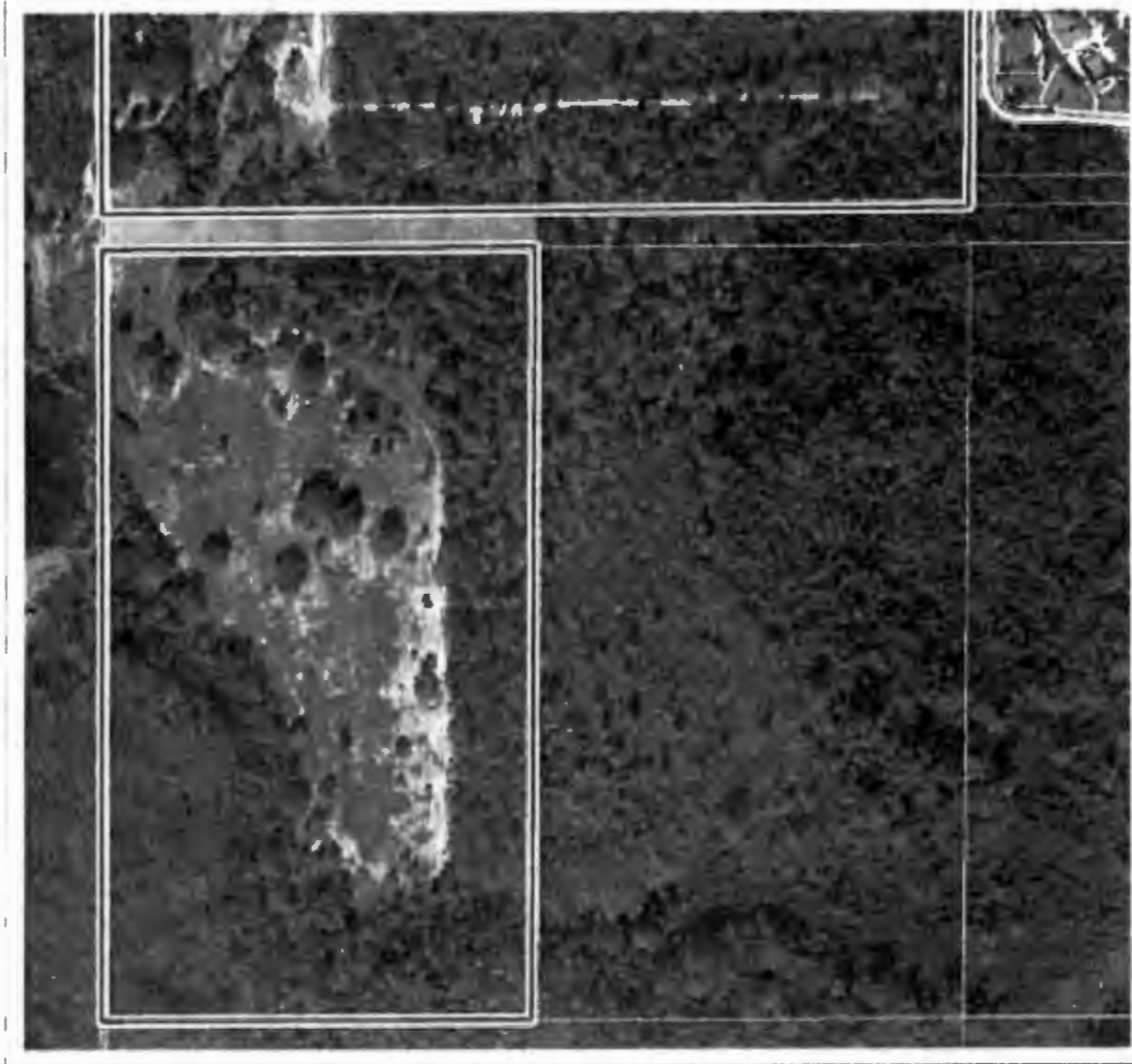
From: Melissa Martinez
Sent: Monday, April 19, 2021 5:35 PM
To: 'customerservice@exploriaresorts.com'
Cc: 17-197 Lake Austin PD
Subject: BB Groves - Grove Blossom Way - Petition to Vacate with Orange County
Attachments: PTV Highlight.pdf; Club Exploria, LLC - PTV Letter.pdf

Good Afternoon,

We are processing a Right-of-Way vacation within Orange County. As part of our process, we must notify the adjacent property owners of said petition to vacate. Please see attached for a formal notification along with additional documentation for your reference. A hard copy of the attached was mailed to your attention today via regular U.S. mail.

Please don't hesitate to reach out if you have any questions!





Melissa Martinez

POULOS & BENNETT

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.963.2313

Fax: 407.289.5280

www.poulosandbennett.com



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[Connect with us on LinkedIn](#)

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POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

April 19, 2021

PRS Investors Group, LLP
15137 Innis Lake Road
Caledon East, Ontario, L7C 3A1

Subject: Right-of-Way Vacation Request
Grove Blossom Way
Poulos & Bennett Job # 17-197

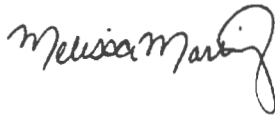
To Whom It May Concern:

We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 31, Township 24, Range 27, whose parcel numbers are 31-24-27-0000-00-036 and 30-24-27-0000-00-003.

In order to have this action heard, we must provide letters of notification to the adjacent property owners.

Please see enclosed documents for your reference.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313



TRACK ANOTHER SHIPMENT

773492665250

ADD NICKNAME



Delivered
Thursday, April 22, 2021 at 1:53 pm



DELIVERED

Signature release on file

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY



Is your delivery already on its way?

If you won't be home to receive it, please click **Manage Delivery** below, then **Hold at Location** to redirect it to a FedEx Retail location for pickup. Or, [view other available options](#).

FROM

ORLANDO, FL US

TO

CALEDON EAST, ON CA

Travel History

TIME ZONE

Local Scan Time



Thursday, April 22, 2021

1:53 PM	CALEDON EAST, ON	Delivered Package delivered to recipient address - release authorized
10:14 AM	MISSISSAUGA, ON	On FedEx vehicle for delivery
9:12 AM	MISSISSAUGA, ON	At local FedEx facility
9:02 AM	MISSISSAUGA, ON	Delivery exception Package at station, arrived after courier dispatch
8:07 AM	MISSISSAUGA, ON	International shipment release - Import
6:56 AM	MISSISSAUGA, ON	At destination sort facility

4/26/2021

Detailed Tracking

4:47 AM	MEMPHIS, TN	In transit
4:28 AM	MEMPHIS, TN	In transit
4:03 AM	MEMPHIS, TN	Departed FedEx location
12:50 AM	MEMPHIS, TN	In transit

Wednesday, April 21, 2021

10:05 AM	MEMPHIS, TN	Arrived at FedEx location
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Tuesday, April 20, 2021

11:56 PM	ORLANDO, FL	At local FedEx facility
9:09 PM	ORLANDO, FL	Left FedEx origin facility
3:09 PM	ORLANDO, FL	Picked up
9:00 AM		Shipment information sent to FedEx

Shipment Facts

TRACKING NUMBER

773492665250

SERVICE

FedEx International Economy

WEIGHT

1 lbs / 0.45 kgs

DELIVERED TO

Residence

TOTAL PIECES

1

TOTAL SHIPMENT WEIGHT

1 lbs / 0.45 kgs

TERMS

Shipper

SHIPPER REFERENCE

17-197 PTV

PACKAGING

FedEx Envelope

SPECIAL HANDLING SECTION

Deliver Weekday, Residential Delivery, Airbill Automation

SHIP DATE

4/20/21 ?

STANDARD TRANSIT

4/22/21 by 8:00 pm ?

ACTUAL DELIVERY

4/22/21 at 1:53 pm

EXHIBIT “C”

UTILITY LETTERS

POULOS & BENNETT

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April 7, 2021

Ty Leslie
Central/South Florida District Sr. Mgr.
Local Network Implementation

michel.t.leslie@centurylink.com

Subject: Right-of-Way Vacation Request
Grove Blossom Way
Poulos & Bennett Job # 17-197

Dear Mr. Leslie:

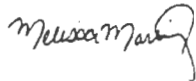
We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 31, Township 24, Range 27, whose parcel numbers are 31-24-27-0000-00-036 and 30-24-27-0000-00-003.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



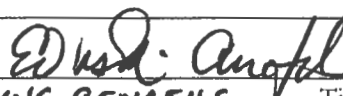
Melissa Martinez
Plat Coordinator
407-963-2313

☐ The subject parcel is not within our jurisdiction.

☒ The subject parcel is within our jurisdiction. We do / do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature:
Print Name:
Date:


EDWIN CENAFILS Title: NETWORK IMPLEMENTATION ENGR
4/13/2021 Phone Number: 407 814 5373

Construction Department
3767 All American Blvd
Orlando Fl. 32810



April 29, 2021

Melissa Martinez
Poulos & Bennett
2602 E Livingston St.
Orlando, Fl. 32083

Re: Request for a Vacate of Right of way for Grove Blossom Way
Parcel 31-24-27-0000-00-036

Dear Ms. Martinez:

Charter Spectrum has reviewed your request to vacate right of way for the Grove Blossom adjust to Parcel 31-24-27-0000-00-036 and have no objection to the vacation as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,
Tracey Domostoy
Tracey Domostoy
Construction Supervisor
Charter- Spectrum

cc MMartinez@poulosandbennett.com



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

Apr. 21, 2021

Via email: MMartinez@poulosandbennett.com

Ms. Melissa Martinez
Plat Coordinator
Poulos & Bennett, LLC
2602 East Livingston Street
Orlando, Florida 32803

**RE: Vacation of a Portion of Right Of Way
Grove Blossom Way, Winter Garden
Orange County, Florida**

Dear Ms. Martinez:

Please be advised that Duke Energy, Distribution and Transmission Departments have “**no objection**” to the vacation and abandonment of that portion of Grove Blossom Way, Winter Garden lying North of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 31-24-27, Orange County, Florida.

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

Sincerely,

Irma Cuadra
Irma Cuadra
Research Specialist II

POULOS & BENNETT

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April 7, 2021

<https://www.duke-energy.com/community/trees-and-rights-of-way/vacate-request>

Subject: Right-of-Way Vacation Request
Grove Blossom Way
Poulos & Bennett Job # 17-197

To Whom It May Concern:

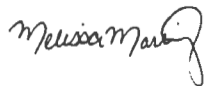
We are in the process of requesting that Orange County vacate right-of-way located within the property shown on the attached boundary description situated in Section 31, Township 24, Range 27, whose parcel numbers are 31-24-27-0000-00-036 and 30-24-27-0000-00-003.

In order to have this action heard, we must provide letters of no objection from utility companies who have jurisdiction in this neighborhood.

Please review your records, complete the form below, and return this letter to me via scan to email and original via mail. If you have any questions, please contact me.

Thank you in advance for your expediency.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

____ The subject parcel is not within our jurisdiction.

X The subject parcel is within our jurisdiction. We ~~do~~ / do not (circle one) have any facilities within the ~~vacant~~ / right of way. We have no objection to the vacation.

Additional Comments: Duke Energy Distribution and Transmission departments have no objection to the vacation of that portion of Grove Blossom Way, Winter Garden lying North of the West 1/2 of the SW 1/4 of the NW 1/4 of Section 31-24-27 Orange County, Florida.

Signature:	<u>Irma Cuadra</u>	
Print Name:	<u>Irma Cuadra</u>	Title: <u>Senior Research Specialist</u>
Date:	<u>April 21, 2021</u>	Phone Number: <u>407-905-3310</u>

POULOS & BENNETT

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April 30, 2021

Alex Moncaleano
Assistant Project Manager
Engineering Real Estate
9150 Curry Ford Road
Orlando, FL

Petition to Vacate: Right-of-Way
Grove Blossom Way
PTV #21-04-018
Poulos & Bennett Job # 17-197

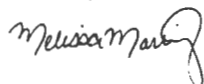
Dear Mr. Moncaleano:

I am in the process of requesting that Orange County vacate that portion of right-of-way, as shown on the enclosed map. The site address is Grove Blossom Way and lies within the Proposed BB Groves South PD situated in Section 31, Township 24, Range 27, whose parcel numbers are 31-24-27-0000-00-036 and 30-24-27-0000-00-003. 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 Melissa Martinez at 407-963-2313 or mmartinez@poulosandbennett.com

Thank you in advance for your expediency.

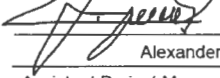
Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

-
- ☐ 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: Alexander Moncaleano
Title: Assistant Project Manager
Date: May 7, 2021

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

April 7, 2021

Shawn Winsor
Teco/Peoples Gas System, Inc.
600 W Robinson Street
Orlando, FL 32802

Subject: Right-of-Way Vacation Request
Grove Blossom Way
Poulos & Bennett Job # 17-197

Dear Mr. Winsor:

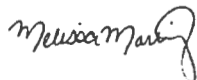
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Thank you in advance for your expediency.

Sincerely,



Melissa Martinez
Plat Coordinator
407-963-2313

☐ The subject parcel is not within our jurisdiction.

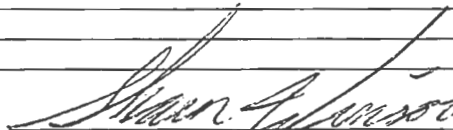
☒ The subject parcel is within our jurisdiction. We do do not (circle one) have any facilities within the easement / right of way. We have no objection to the vacation.

Additional Comments: _____

Signature:

Print Name:

Date:

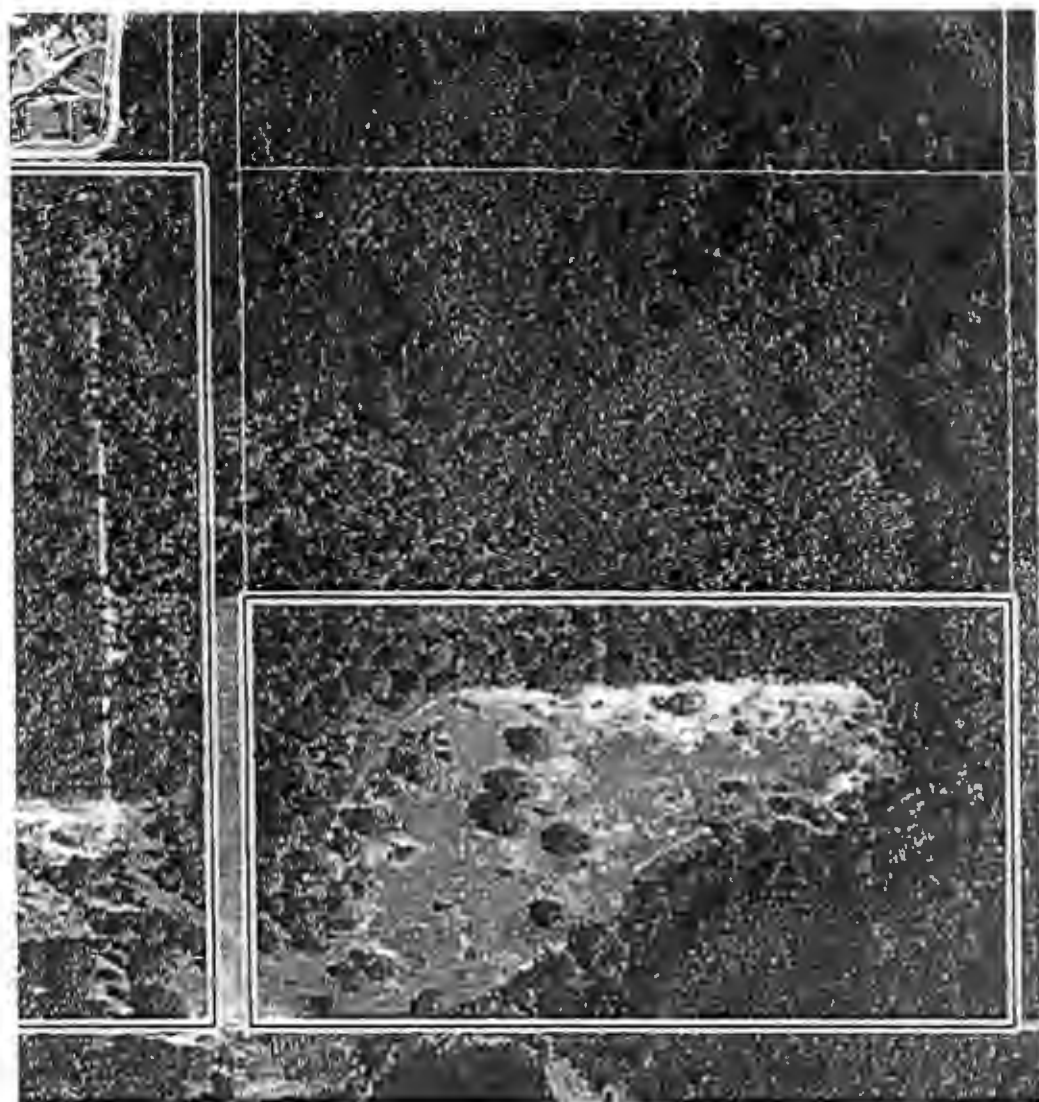


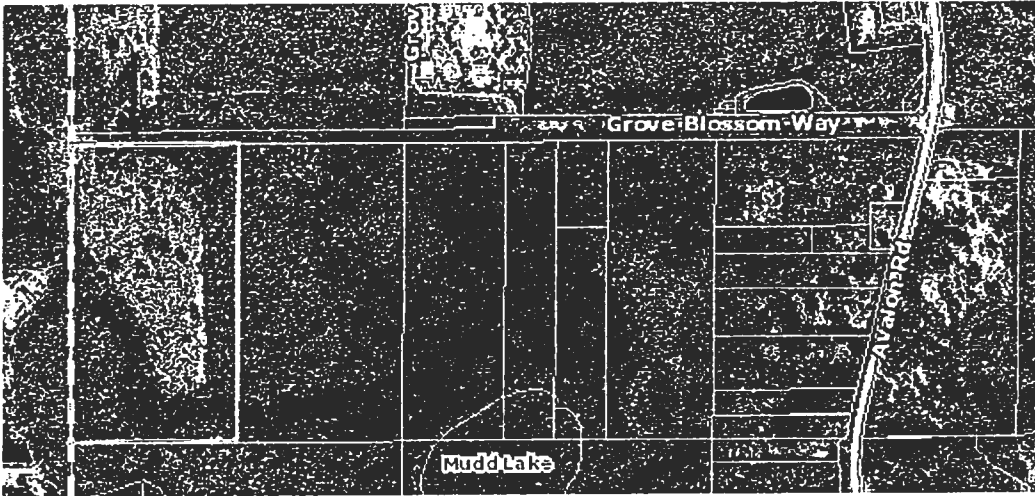
Shawn Winsor

4-26-2021

Title: Gas Design Project Manager

Phone Number: 407-420-6663

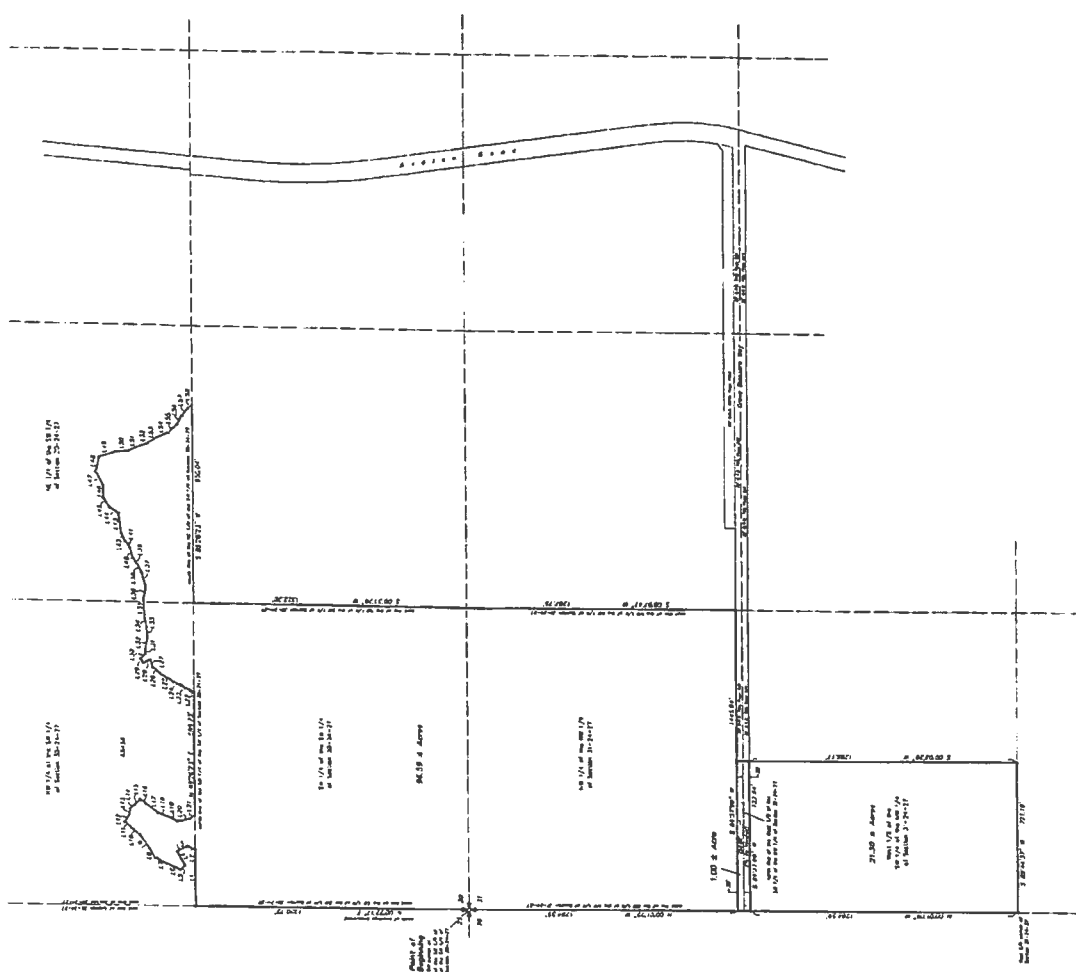




0120 000 0100

Lake Austin P.D.	North Cross LLC
------------------	-----------------

SAULT STE. MARIE
at 1000 ft. above sea level
Sault Ste. Marie, Mich.
Sault Ste. Marie, Mich.
Sault Ste. Marie, Mich.

[illegible][illegible]

1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100

Legal Description

[illegible]

448 6796206

Excluding LGE cars, more at 2011

League's Rules.

Appendix 4: 404a Issues Related to the 2008 Survey

1944 • 1950 June 2nd

Only use these tags: `<math>`, `<img alt="Figure 1: A line graph showing the relationship between the number of children and the number of children who are not in school. The x-axis is labeled 'Number of children' and ranges from 0 to 10. The y-axis is labeled 'Number of children who are not in school' and ranges from 0 to 10. The graph shows a linear relationship where the number of children who are not in school is equal to the number of children. The line starts at (0,0) and ends at (10,10). The line is labeled 'Number of children who are not in school'.`

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

May 11, 2021

Dear Melissa Martinez

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

Engineering ROW Review

Please contact Mark Daynes at 407-836-8672 with any questions.

EPD Review

There is a small, isolated wetland in the right-of-way. Should this be impacted in the future, a Conservation Area Impact (CAI) will be required.

Please contact Neal Thomas at (407) 836-1451 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Roads & Drainage Review

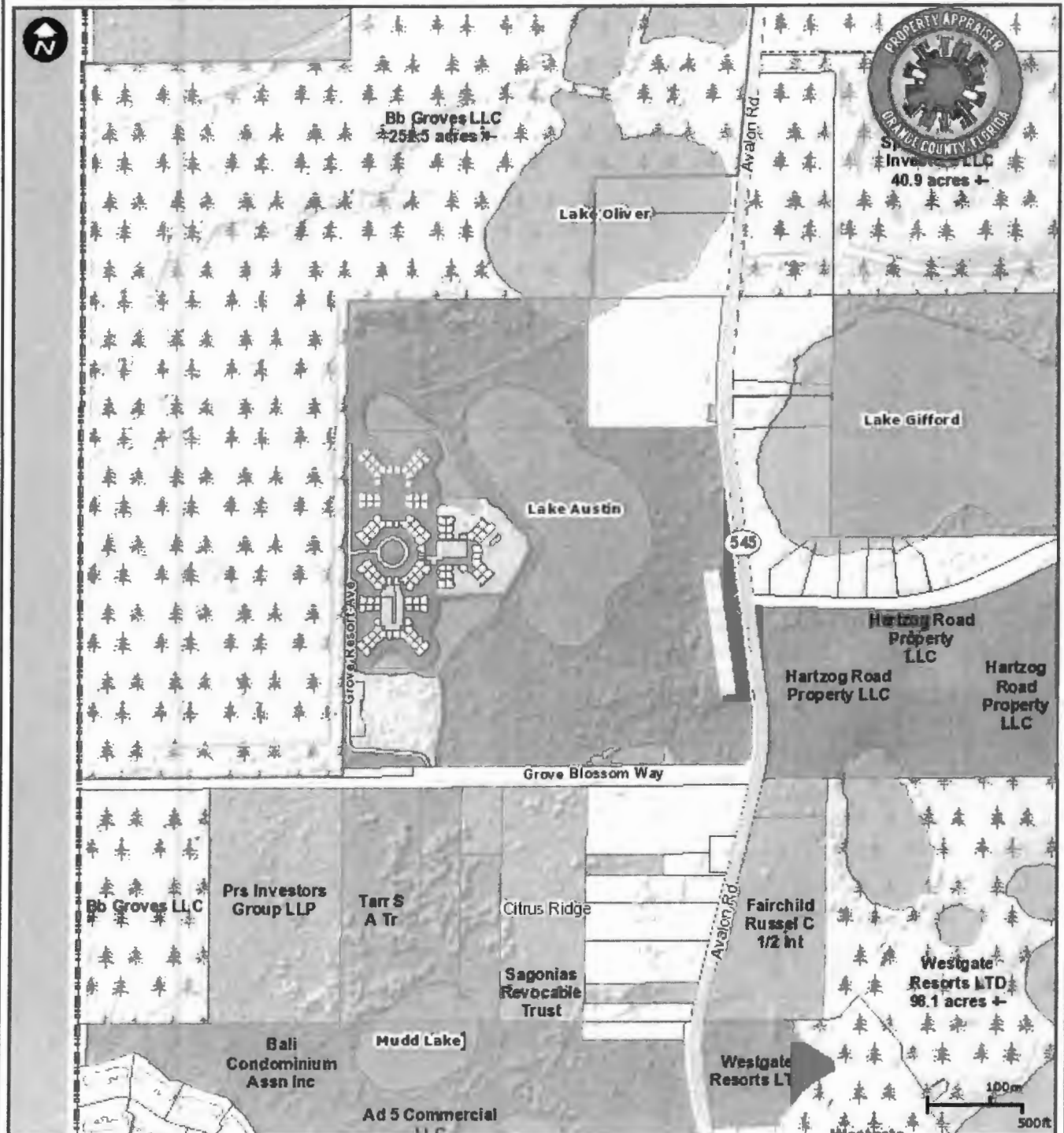
Roads & Drainage has no objection to this vacation.

Please contact George Shupp at with any questions.

Transportation Planning Review

Please contact Tammi Chami at 407-836-8016 with any questions.

Parcel Report for 30-24-27-0000-00-003



Created: 4/2/2021

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

OCPA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	

Property Record - 30-24-27-0000-00-003

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

Property Summary as of 04/02/2021

Property Name

Avalon Rd

Names

Bb Groves LLC

Municipality

ORG - Un-Incorporated

Property Use

6300 - Ag Grazing - Native

Mailing Address

283 Cranes Roost Blvd Ste 111
Altamonte Springs, FL 32701-3437

Physical Address

Avalon Rd
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

THE SW1/4 OF NE1/4 LYING W OF COUNTY RD & THE N1/2 OF NW1/4 OF SE1/4 LYING W OF COUNTY RD & THE SE1/4 OF NW1/4 & THE N1/2 OF SW1/4 & THE SW1/4 OF SW1/4 ALL IN SEC 30-24-27 & THE NW1/4 OF NW1/4 (LESS S 30 FT THEREOF) OF SEC 31-24-27

Total Land Area

11,014,580 sqft (+/-)

| 252.86 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
6300 - Ag Grazing - Native	P-D	197.81 ACRE(S)	working...	working...	working...	working...	working...
9520 - Pvt Lake	A-1	21.8 ACRE(S)	working...	working...	working...	working...	working...
6999 - Ag Waste	A-2	32.85 ACRE(S)	working...	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

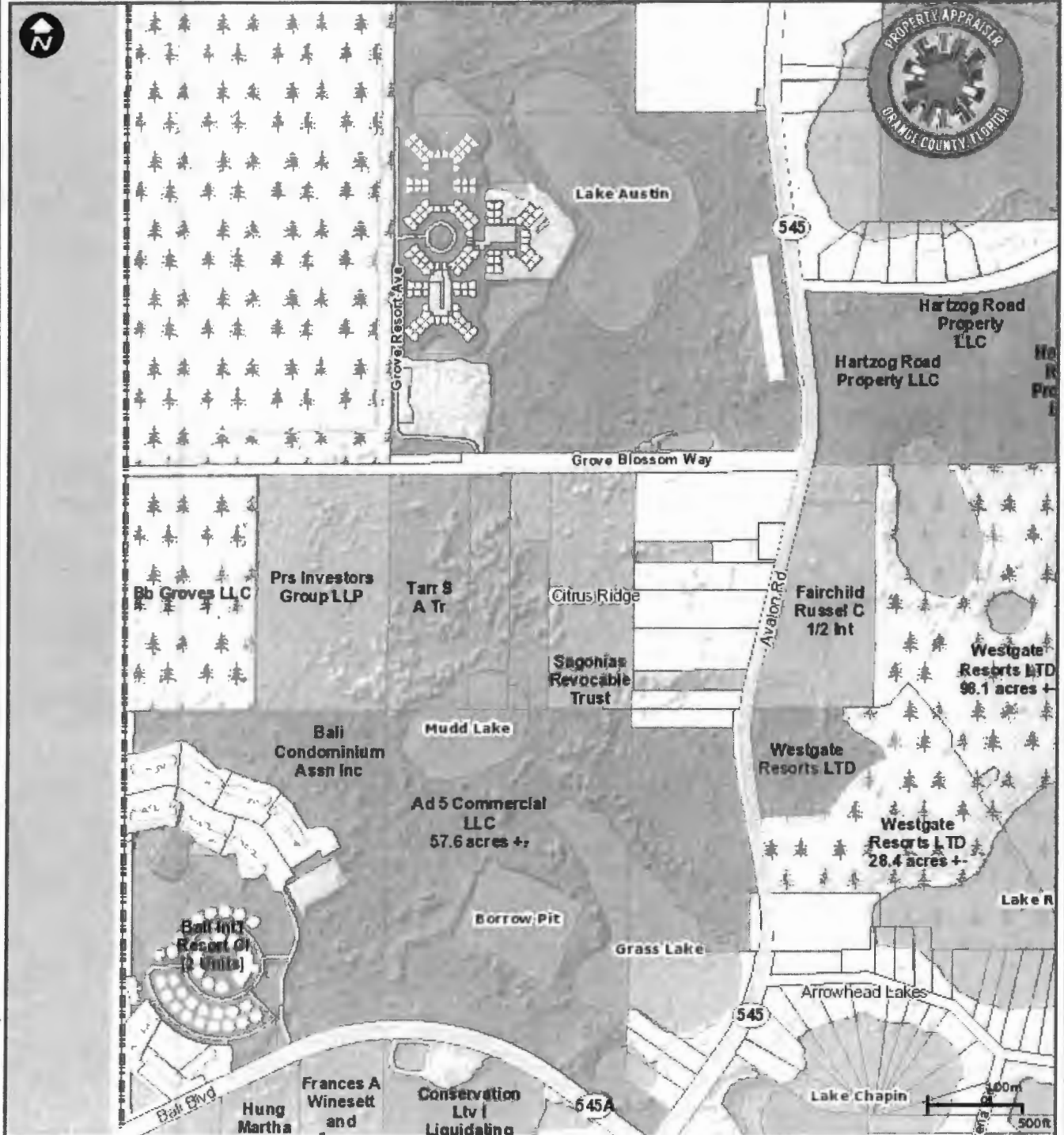
Utilities/Services

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

Elected Officials

County Commissioner	Nicole Wilson
State Representative	Geraldine F. "Geri" Thompson
State Senate	Victor M. Torres, Jr
US Representative	Val Demings
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Parcel Report for 31-24-27-0000-00-036



Created: 4/2/2021

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

OCA Web Map

Florida Turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital	

Property Record - 31-24-27-0000-00-036

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

Property Summary as of 04/02/2021

Property Name

Grove Blossom Way

Names

Bb Groves LLC

Municipality

ORG - Un-Incorporated

Property Use

6300 - Ag Grazing - Native

Mailing Address

283 Cranes Roost Blvd Ste 111
Altamonte Springs, FL 32701-3437

Physical Address

Grove Blossom Way
Winter Garden, FL 34787



QR Code For Mobile Phone



Property Features

Property Description

W1/2 OF SW1/4 OF NW1/4 (LESS N 30 FT FOR R/W PER OR700/594) OF SEC 31-24-27

Total Land Area

926,576 sqft (+/-)

21.27 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
6300 - Ag Grazing - Native	P-D	12.21 ACRE(S)	working...	working...	working...	working...	working...
6999 - Ag Waste	P-D	9.06 ACRE(S)	working...	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Services for Location

Utilities/Services

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

Elected Officials

County Commissioner	Nicole Wilson
State Representative	Geraldine F. "Geri" Thompson
State Senate	Victor M. Torres, Jr
US Representative	Val Demings
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

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: _____



Part I

Please complete all of the following:

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

BB Groves, LLC / 283 Cranes Roost Blvd., Suite 111, Altamonte Springs, FL 32714

Name and Address of Principal's Authorized Agent, if applicable: Melissa Martinez, Poulos & Bennett, LLC

2602 E. Livingston Street, Orlando FL 32803

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: POULOS & BENNETT, LLC 2602 E. LIVINGSTON ST ORLANDO, FL 32803
Are they registered Lobbyist? Yes ☒ or No ☐
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
TOTAL EXPENDED THIS REPORT			\$-0-

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

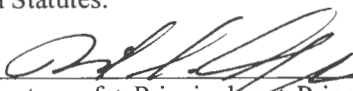
Case or Bid No. _____

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: 04/20/2021


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

PRINT NAME AND TITLE: Daniel Traylor, Manager

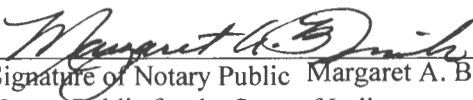
STATE OF INDIANA :
COUNTY OF VANDERBURGH :

I certify that the foregoing instrument was acknowledged before me this 20th day of April, 2021 by Daniel A. Traylor. 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 20th day of April, in the year 2021.



(Notary Seal)


Signature of Notary Public Margaret A. Bernick
Notary Public for the State of Indiana
My Commission Expires: 08/24/2024
Commission No. 688951

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.

**Part I****INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: BB Groves, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____

283 Cranes Roost Blvd., Suite 111, Altamonte Springs, FL 32714Business Phone (321) 960-2343

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: Melissa Martinez, Poulos & Bennett, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____

2602 E. Livingston Street, Orlando, FL 32803Business Phone (407) 487-2594 (o) 407-963-2313 (c)

Facsimile () _____

For Staff Use Only:
Initially submitted on 960-2343
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)

OC CE FORM 2D

FOR DEVELOPMENT-RELATED ITEMS (November 5, 2010)

For use after March 1, 2011

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: 04/20/2021

Print Name and Title of Person completing this form: Daniel Traylor, Manager

STATE OF INDIANA :

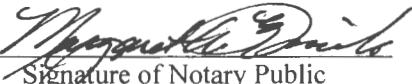
COUNTY OF VANDERBURGH :

I certify that the foregoing instrument was acknowledged before me this 20th day of April, 2021 by Daniel A. Traylor. 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 20th day of April, in the year 2021.



(Notary Seal)


Signature of Notary Public
Notary Public for the State of Indiana
My Commission Expires:
Commission No. 688951

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) BB Groves, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, BB Groves South PD, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Melissa Martinez / Poulos & Bennett, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Vacation of 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: 04/20/2021


Signature of Property Owner

Daniel Traylor, Manager
Print Name Property Owner

Date: _____

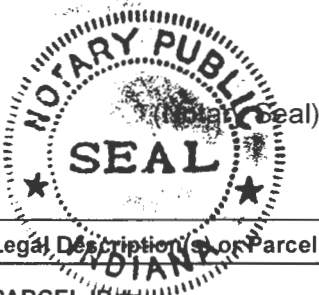
Signature of Property Owner

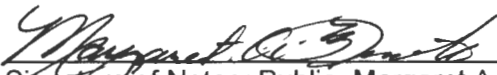
Print Name Property Owner

STATE OF INDIANA :
COUNTY OF VANDERBURGH

I certify that the foregoing instrument was acknowledged before me this 20th day of April, 2021 by Daniel A. Traylor. He/~~she~~ is personally known to me or ~~has~~ has produced as identification and did ~~not~~ take an oath.

Witness my hand and official seal in the county and state stated above on the 20th day of April, in the year 2021.




Signature of Notary Public Margaret A. Bernick
Notary Public for the State of Indiana
Commission No. 688951
My Commission Expires: 08/24/2024

Legal Description/Parcel Identification Number(s) are required:
PARCEL ID #:
30-24-27-0000-00-003, 31-24-27-0000-00-036
LEGAL DESCRIPTION:
W 1/2 of SW 1/4 of NW 1/4 (Less N 30ft for R/W per OR700/549) Of Sec 31-24-27 The SW 1/4 of the NE 1/4 lying W of County Rd & AND The SW 1/4 of the NE 1/4 lying W of County Rd & the N 1/2 of the NW 1/4 of SE 1/4 lying W of County Rd & the SE 1/4 of NW 1/4 & the N 1/2 of SW 1/4 of SW 1/4 all in sec 30-24-27 & the NW 1/4 of NW 1/4 (less 30 ft thereof) of Sec 31-24-27.

BB Groves, LLC

Oak Lawn Hall at Old Parkland
3879 Maple Ave, Suite 300
Dallas, TX 75219

Fifth Third Bank

005240

042000314

One Thousand Three Dollars and 00 Cents

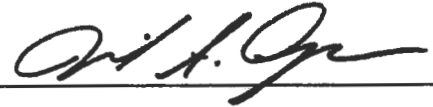
DATE

Apr 16, 2021

AMOUNT

\$1,003.00

PAY TO THE ORDER OF
Orange County BCC
201 S. Rosalind Avenue
Orlando, FL 32801



O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

<https://www.orangecountyfl.net/>

Cashier: John
12 May 2021 3:29:12P

Invoice PW: 153
1 PIV 2/00 4180

\$1,003.00

Total

\$1,003.00

CHECK SALT

\$1,003.00

Order 1BG/B0C106YKC
Payment PERN8DG5FCK8C

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jinxwedcqm0d1>

Clover Privacy Policy
<https://clover.com/privacy>