



Orange County Government

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

Legislation Text

File #: 25-667, **Version:** 1

Interoffice Memorandum

DATE: April 15, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by Pulte Home Company, LLC to Orange County, and authorization to record instrument and for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing for Village F - APF Conveyance (Pulte). District 1. **(Real Estate Management Division)**

PROJECT: Village F - APF Conveyance (Pulte)

PURPOSE: To provide for a school site as a requirement of an Adequate Public Facilities Agreement.

ITEM:

Warranty Deed
Cost: Donation
Size: 4.557 acres

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS: Real Estate Management Division

REMARKS: This conveyance is a requirement of the Adequate Public Facilities Agreement and Impact Fee Credit Agreement, which was approved by the Board on September 15, 2009 and recorded September 18, 2009 in Official Records Book 9936 Page 3445.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 0-6 2025

**THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:**

Sara Solomon, 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:
33-23-27-0000-00-003

Project: Village F – APF Conveyance (Pulte)

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by Pulte Home Company, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation, whose address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED EXHIBIT A

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and GRANTOR conveys title to the land subject to the matters enumerated in **EXHIBIT B** attached hereto (“**Permitted Encumbrances**”), and made part hereof by this reference and taxes accruing subsequent to December 31, 2024.

Project: Village F - APF Conveyance (Pulte)

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

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

WITNESS #1

Sandra E Rowland
Signature

Sandra E Rowland
Print Name

Pulte Home Company, LLC,
a Michigan limited liability company, successor
by conversion of Pulte Home Corporation, a
Michigan corporation

By: [Signature]
Signature

Mailing Address: 300 S. Orange Ave. #1600 DOUG HOFFMAN
City: Orlando State: FL Print Name
Zip Code: 32801 VP OF LAND
Title

WITNESS #2

[Signature]
Signature

Paul B Sladek
Print Name

Mailing Address: 300 S. Orange Ave. #1600
City: Orlando State: FL
Zip Code: 32801

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2025, by Doug Hoffman as VP of Land, of Pulte Home Company, LLC, a Michigan limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation, on behalf of the company. The individual ☐ is personally known to me or ☒ has produced FL Driver License as identification.

(Notary Stamp)

[Signature]
Notary Signature



SANDRA E. ROWLAND
Commission # HH 143179
Expires July 7, 2025
Bonded Thru Budget Notary Services

Print Notary Name

Notary Public of:

My Commission Expires:

SKETCH OF DESCRIPTION

SEE SHEET 1 LEGAL DESCRIPTION, NOTES, AND LINE AND CURVE TABLES
SEE SHEET 2 FOR SKETCH AND LEGEND

Exhibit A

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

A portion of Section 33, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 33; thence S89°49'12"W along the North line of said Southeast 1/4, for a distance of 1,323.65 feet to the West line of the East 1/2 of the Southeast 1/4 of said Section 33; thence departing said North line, run S00°04'19"W along said West line, 120.00 feet to the South right-of-way line of Murcott Blossom Boulevard, LAKEVIEW POINTE AT HORIZON WEST PHASE 2B, according to the plat thereof, as recorded in Plat Book 89, Pages 45 through 49, of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence departing said West line, run N89°49'12"E along said South right-of-way line, 198.64 feet to the point of curvature of a curve concave Southerly having a radius of 880.00 feet, a chord bearing of S86°12'38"E, and a chord distance of 121.83 feet; thence Easterly along said South right-of-way line and the arc of said curve through a central angle of 07°56'20" for a distance of 121.93 feet to the Northwest Corner of Lot 248, according to said plat of LAKEVIEW POINTE AT HORIZON WEST PHASE 2B and a non-tangent line; thence departing said South right-of-way line, run S12°31'47"W, along the West line of aforesaid plat of LAKEVIEW POINTE AT HORIZON WEST PHASE 2B, for a distance of 911.24 feet to a non-tangent curve concave Southerly, having a radius of 580.21 feet, a chord bearing of N83°50'07"W, and a chord distance of 124.35 feet; thence Westerly along said West line and the arc of said curve through a central angle of 12°18'11" for a distance of 124.59 feet to the aforesaid West line of the East 1/2 of the Southeast 1/4 of Section 33; thence departing said West line of the plat of LAKEVIEW POINTE AT HORIZON WEST PHASE 2B, run N00°04'19"E along said West line, 883.61 feet to the POINT OF BEGINNING.

Containing 4.557 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

1. This is not a survey.
2. Not valid without the original signature and seal, or an electronic signature (5J-17.062(3) F.A.C.), of a Florida licensed professional surveyor and mapper.
3. Bearings and distances shown hereon are based on the South right-of-way line of Murcott Blossom Boulevard, LAKEVIEW POINTE AT HORIZON WEST PHASE 2B, according to the plat thereof, as recorded in Plat Book 89, Pages 45 through 49, of the Public Records of Orange County, Florida, being N89°49'12"E, per plat.
4. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
5. No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
6. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
7. The conformation of this Sketch of Description is based on direction from Client.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°04'19"W	120.00'
L2	N89°49'12"E	198.64'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	880.00'	7°56'20"	121.93'	121.83'	S86°12'38"E
C2	580.21'	12°18'11"	124.59'	124.35'	N83°50'07"W

NOT VALID WITHOUT SHEET 2

PREPARED FOR:

PULTE GROUP

LAKEVIEW POINTE AT HORIZONS WEST - APF PARCEL

01/30/25 RTS
DATE BY REVISED SKETCH AND LEGAL DESCRIPTION

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert Tyler Sears January 30, 2025
Florida Professional Surveyor and Mapper
Certificate No. 6950

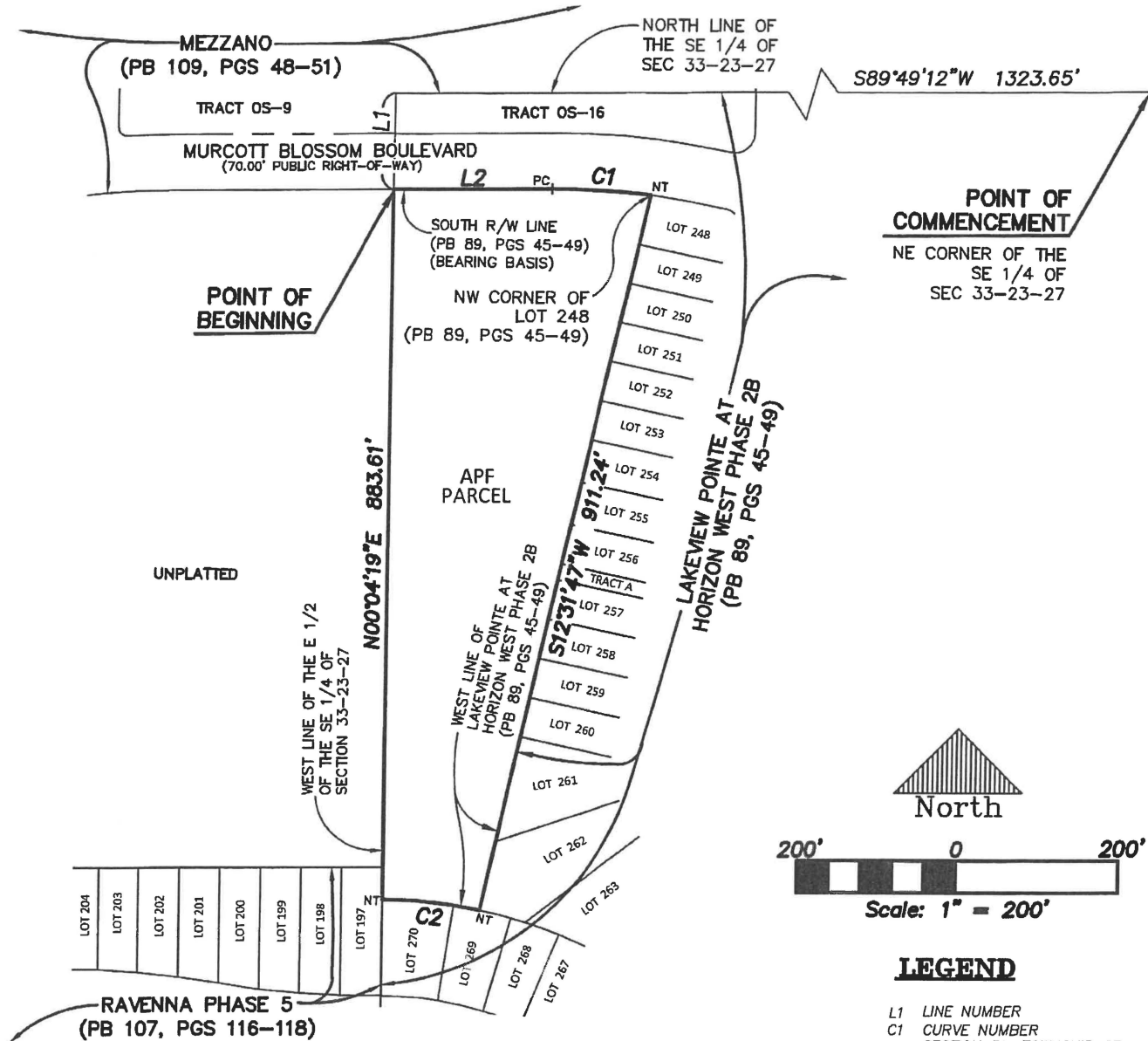
DRAWN BY: RRL CHECKED BY: JS JOB NO. SCALE SHEET 1
DATE: 01/2025 DATE: 01/2025 25502 N/A OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
AND SEAL OR AN ELECTRONIC SIGNATURE
(5J-17.062(3) F.A.C.), OF A FLORIDA LICENSED
PROFESSIONAL SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION

SEE SHEET 1 LEGAL DESCRIPTION, NOTES, AND LINE AND CURVE TABLES
SEE SHEET 2 FOR SKETCH AND LEGEND

Exhibit A



LEGEND

- L1 LINE NUMBER
- C1 CURVE NUMBER
- SEC 31-23-29 SECTION 31, TOWNSHIP 23 SOUTH, RANGE 29 EAST
- PL PROPERTY LINE
- FKA FORMERLY KNOWN AS
- NO. NUMBER
- (NR) NON-RADIAL
- NT NON-TANGENT
- ORB OFFICIAL RECORDS BOOK
- (P) PLAT
- PB PLAT BOOK
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT-OF-WAY
- (R) RADIAL
- S.R. STATE ROAD
- APF ADEQUATE PUBLIC FACILITY

NOT VALID WITHOUT SHEET 1

PREPARED FOR:

PULTE GROUP

LAKEVIEW POINTE AT HORIZONS WEST - APF PARCEL



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: RRL

CHECKED BY: JS

JOB NO.

SCALE

SHEET 2

DATE: 01/2025

DATE: 01/2025

25502

1"=200'

OF 2

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Capacity Enhancement Agreement (06-011-08 Village F Participant) recorded January 24, 2007 in Book 9079, Page 5, as assigned by that certain Assignment of Owner's Capacity Credits Under Capacity Enhancement Agreement (06-011-08 Village F Participant) (Parcels 33-23-27-0000-00-003 & 34-23-27-0000-00-004) by Windy Lake Grove and Citbelt Investments, Inc. in favor of Pulte Home Corporation recorded February 3, 2014 in Book 10697, Page 4632.
2. Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement (Citbelt Investments, Inc. & Windy Lake Grove) recorded September 18, 2009 in Book 9936, Page 3445, as amended by Amendment to Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement (Citbelt Investments, Inc. & Windy Lake Grove) recorded June 11, 2010 in Book 10059, Page 2827; Amendment to Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement (Compass Rose Corporation/Disney) recorded June 11, 2010 in Book 10059, Page 2833.
3. Horizon West Village F Escrow and Cooperation Agreement dated July 16, 2007; First Amendment dated April 15, 2008; Second Amendment dated February 19, 2009; Third Amendment dated July 16, 2009; Fourth Amendment dated October 5, 2009; and Memorandum of Agreement (Memorandum of Amendment) with Shutts & Bowen LLP (Escrow Agent) recorded January 14, 2010 in Book 9988, Page 1592.
4. Village F Horizon West (Seidel Road) Road Network Agreement recorded June 26, 2013 in Book 10591, Page 5123.
5. Unrecorded Master Escrow and Cooperation Agreement to Villager F Horizon West (Seidel Road) Road Network Agreement dated August 1, 2013 as evidenced in that certain Memorandum of Agreement recorded December 5, 2013 in Book 10673, Page 1066.
6. Assignment and Assumption of Development Agreements by and between Windy Lake Grove, a Florida general partnership, as assignor, Citbelt Investments, Inc., a Florida corporation assignor, and Pulte Home Corporation, a Michigan corporation, as assignee, recorded February 3, 2014 in Book 10697, Page 4620.
7. Joint Development Agreement and Grant of Easements by and between Windy Lake Groves, a Florida general partnership, Citbelt Investments, Inc., a Florida corporation and Pulte Home Corporation, a Michigan corporation recorded February 3, 2014 in Book 10697, Page 4641.
8. Utility Easement in favor of Orange County, a charter county and political subdivision of the State of Florida recorded July 1, 2016 in Instrument No. 20160340001.