




Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

**DATE:** October 4, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager  
Real Estate Management Division *Rec for PBS*

**FROM:** Theresa A. Avery, Sr. Acquisition Agent  
Real Estate Management Division 

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Purchase Agreement and Utility Easement between McCoy Federal Credit Union and Orange County and authorization to disburse funds to pay purchase price and recording fees and record instrument

**PROJECT:** Pump Station 3249 (Orange Wood Service Center)  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities.

**ITEMS:** Purchase Agreement (Parcel 801)  
  
Utility Easement (Instrument 801.1)  
Cost: \$23,700  
Size: 530 square feet

**BUDGET:** Account No.: 4420-038-1559-0104-6110

**FUNDS:** \$23,700.00 McCoy Federal Credit Union  
(purchase price)  
  
\$35.50 Payable to Orange County Comptroller  
(recording fees)

Real Estate Management Division

Agenda Item 12

October 4, 2019

Page 2

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** This easement is being acquired at the request of the Orange County  
Utilities Department to facilitate expansion of Pump Station 3249.

Grantor to pay documentary stamp tax.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: September 24, 2019

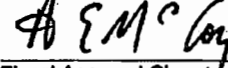
Total Amount: \$23,735.50

Project: Pump Station 3249 (Orange Wood Service Center)  
Parcel: 801

Charge to Account # 4420-038-1559-0104-6110

  
Controlling Agency Approval Signature Date 10/17/2019

DAVID S. ARMS  
Printed Name:

  
Fiscal Approval Signature Date 10/23/19

WAYNE MCCOY  
Printed Name

TYPE TRANSACTION (Check appropriate block(s))  
 Pre-Condemnation  Post-Condemnation  N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested


McCoy Federal Credit Union, a federal credit union 35 W. Michigan Street Orlando, FL 32806 FIN: 59-0772729 (Purchase Price)	\$23,700.00
Orange County Comptroller (Recording Fees)	\$35.50

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis


Payable to:  
McCoy Federal Credit Union, \$23,700.00  
a federal credit union  
Orange County Comptroller \$35.50

\*\*\*\*\*  
**IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)**  
\*\*\*\*\*

Recommended by   
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Mgt. Div Date 10/15/19

Payment Approved \_\_\_\_\_  
Paul Sladek, Manager, Real Estate Management Division Date

or  
Payment Approved   
Russell Corriveau, Asst. Mgr. Real Estate Management Div. Date 10/15/19

Certified   
Approved by BCC Deputy Clerk to the Board Date DEC 03 2019

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants Check No. / Date

REMARKS:  
Anticipated Closing Date: As soon as checks are available.

Request For Funds 1-15-19 P. Sladek & R. Corriveau

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 03 2019

Project: Pump Station 3249 (Orange Wood Service Center)  
Parcel: 801

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 03 2019

**PURCHASE AGREEMENT**

**COUNTY OF ORANGE  
STATE OF FLORIDA**

THIS AGREEMENT made between McCoy Federal Credit Union, a federal credit union, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

**WITNESSETH:**

WHEREAS, BUYER requires the land described on Schedule "A" attached hereto for the above referenced project and said SELLER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number  
a portion of  
10-24-29-6285-00-011**

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to execute a permanent Utility Easement on Parcel 801, conveying said Easement unto BUYER free of all liens and encumbrances for the sum of \$ 23,700.00.
2. SELLER agrees to pay documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller.
3. This transaction shall be closed and the easement and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.
4. SELLER agrees to remove personal property and paraphernalia from said Parcel 801 before October 8, 2019. It is mutually agreed that if said removal is not completed before construction begins, BUYER shall assume the responsibility for removal and shall be under no obligation to pay said remaining balance nor shall the BUYER be liable for any damages resulting from said removal.
4. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
5. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.

Project: Pump Station 3249 (Orange Wood Service Center)  
Parcel: 801

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

**SELLER**

McCoy Federal Credit Union,  
a federal credit union

BY: 

Alvin J. Cowans  
Printed Name

Post Office Address

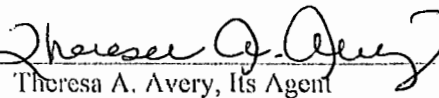
PO Box 593806

ORLANDO FL 32859-3806

DATE: SEPT 13 2019

**BUYER**

Orange County, Florida

BY:   
Theresa A. Avery, Its Agent

DATE: 10/15/19

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**

PARCEL: 801

ESTATE: PERMANENT EASEMENT

PURPOSE: UTILITY

**Legal Description**

A parcel of land, being a portion of those lands described in Official records book 4753 at Page 3921 of the Public Records of Orange County, Florida, being more particularly described as follows;

Commence at the Southwest corner of Lot 1, ORANGEWOOD NEIGHBORHOOD 9, as recorded in Plat Book 29 at Page 5 of said Public Records; thence run North 00° 01' 53" West, along the west line of Lot 1, a distance of 293.00 feet to the north line of a private utility easement as depicted on said Plat, thence run North 89° 58' 07" East, along said north line, a distance of 143.98 feet; thence; thence run North 00° 02' 28" West, along said north line, a distance of 19.17 feet to the south line of those lands described in Official Records Book 3875 at Page 3711 of said Public Records; thence run North 89° 55' 39" East, along said south line, a distance of 128.78 feet to a point lying 8.00 feet west of, by perpendicular measure, the Northwest corner of an existing easement for lift station described in Official Records Book 3121 at Page 2694 of said Public Records and the POINT OF BEGINNING; thence continue North 89° 55' 39" East, along said south line, a distance of 8.00 feet to said Northwest corner; thence run South 00° 02' 56" East, along the west line of said existing easement, a distance of 25.00 feet to the Southwest corner of said existing easement; thence run North 89° 55' 39" East, along the south line of said existing easement, a distance of 25.00 feet to the west right-of-way line of South Trail Circle and the southeast corner of said existing easement; thence run South 00° 02' 56" East along said west right-of-way line, a distance of 10.00 feet; thence departing said west right-of-way line, run South 89° 55' 39" West, parallel with said south line of existing easement, a distance of 33.00 feet; thence run North 00° 02' 56" West, parallel with said west line of existing easement, a distance of 35.00 feet to the POINT OF BEGINNING

The above described parcel of land contains 530 square feet or 0.012 acres, more or less

**Surveyors Notes**

1. This sketch and description is not valid without the original signature and seal of the signing licensed Florida surveyor and mapper.
2. The purpose of this sketch and description is to describe and depict the location of a proposed utility easement. This document was prepared from information available from the Orange County Property Appraiser's office and Orange County Public Records. This is not a boundary survey.
3. The configuration and location of the lands described and depicted hereon is based on instructions provided by the client.
4. Bearings shown hereon are relative to an assumed datum with the west line of Lot 1 of ORANGEWOOD NEIGHBORHOOD 9, according to the plat thereof recorded in Plat Book 29 at Page 5 of the Public Records of Orange County, Florida, as being North 00° 01' 53" West as depicted on said plat
5. Lands shown hereon were not abstracted for ownership, easements, rights-of-way or other title matters by this firm.
6. Additions or deletions to this sketch and description are prohibited without the written consent of the signing Florida licensed surveyor and mapper.
7. This sketch and description is certified for the exclusive use of Orange County.

*[Handwritten Signature]*  
 8-08-18

ROBERT M. JONES  
 FL REGISTERED SURVEYOR & MAPPER No. 4201

**THIS IS NOT A BOUNDARY SURVEY**

PROJECT TITLE: Orange County Utilities Department  
 Legal Description and Sketch  
 Pump Station No. 3249 Orangewood Service Center

REVISION		
DATE	BY	DESCRIPTION

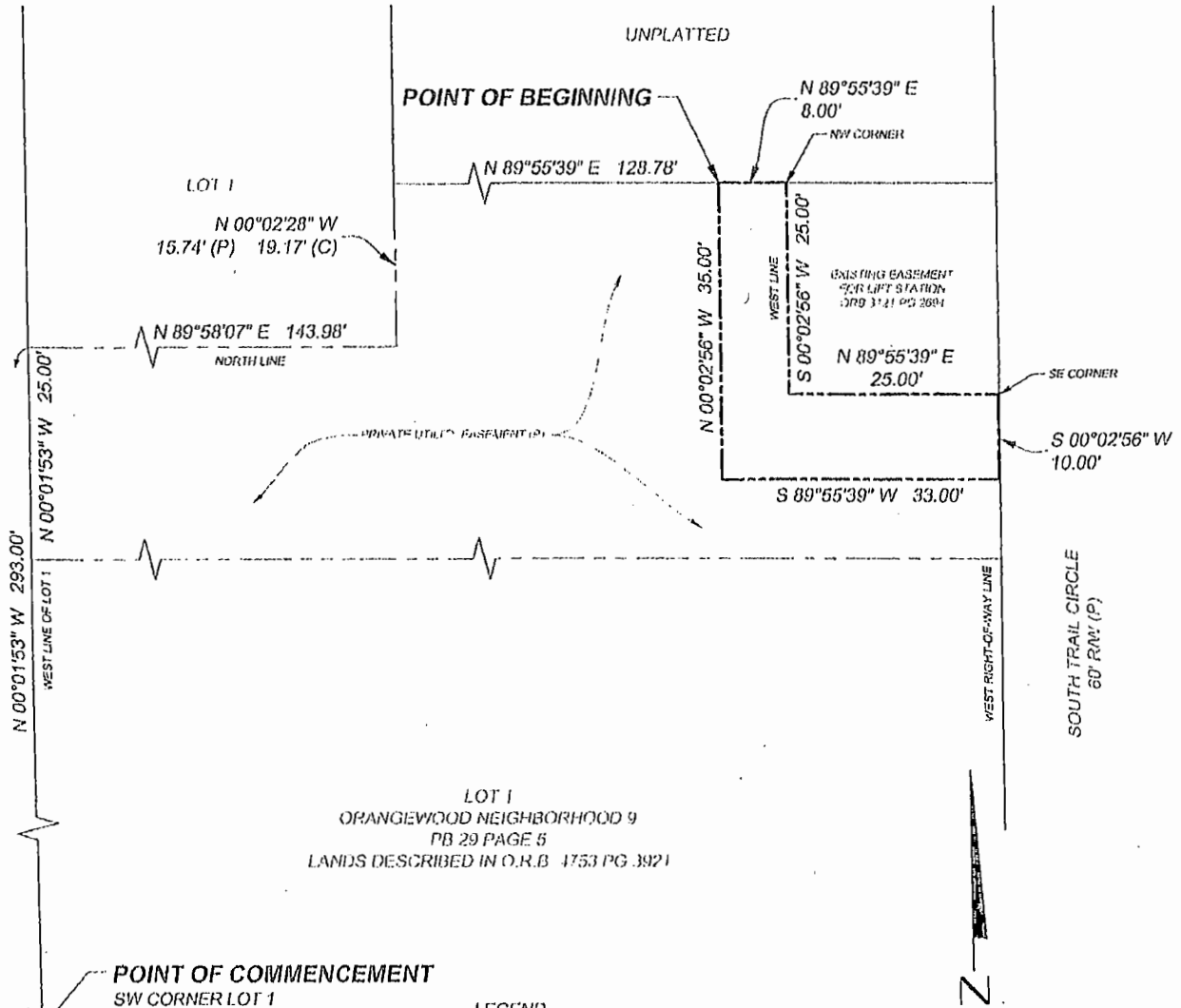
  

DRAWN BY: JSP	CHKD. BY: RMJ
DATE: 08/08/2018	DATE: 08/08/2018
JOB No. 6374181115	SCALE: N/A
	SHEET: 1 OF 2

DRAWING NAME: 18-1 115 Orange Wood.dwg

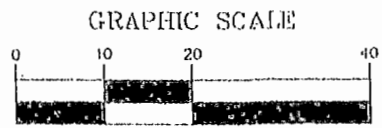
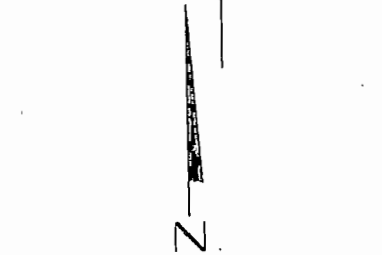
**Wood**  
 Wood Environment & Infrastructure Solutions, Inc.  
 550 Northlake Boulevard, Suite 1000  
 Altamonte Springs, FL 32701  
 TEL: 407 522-7570  
 Certificate of Authorization Number LB-0007932

SCHEDULE "A"  
 SKETCH OF DESCRIPTION  
 PARCEL: 801  
 ESTATE: PERMANENT EASEMENT  
 PURPOSE: UTILITY



LOT 1  
 ORANGEWOOD NEIGHBORHOOD 9  
 PB 29 PAGE 5  
 LANDS DESCRIBED IN O.R.B. 1753 PG 3921

- LEGEND**  
 (C) CALCULATED  
 O.R.B. OFFICIAL RECORD BOOK  
 (P) PLAT  
 PB PLAT BOOK  
 PG PAGE  
 RW RIGHT-OF-WAY



THIS IS NOT A BOUNDARY SURVEY

PROJECT TITLE: Orange County Utilities Department  
 Legal Description and Sketch  
 Pump Station No. 3249 Orangewood Service Center

REVISION		
DATE	BY	DESCRIPTION



Wood Environment & Infrastructure Solutions, Inc.  
 550 Northlake Boulevard, Suite 1000  
 Altamonte Springs, FL 32701  
 TEL: 407 522-7570  
 Certificate of Authorization Number LB-0007932

DRAWN BY: JSP	CHKD. BY: RMJ
DATE: 00/08/2018	DATE: 00/08/2018
JOB No. 0374181115	SCALE: 1" = 10'
	SHT. 2 OF 2
DRAWING NAME: 18-1 115 Orange Wood.dwg	

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 03 2019

Instrument: 801.1  
Project: Pump Station 3249 (Orange Wood Service Center)

### UTILITY EASEMENT

THIS INDENTURE, MADE this 13<sup>th</sup> day of SEPTEMBER A.D., 2019, between McCoy Federal Credit Union, a federal credit union, whose address is 35 W. MICHIGAN ST, ORLANDO FL 32806, 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, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for utility purposes, with full authority to enter upon, construct and maintain, as the GRANTEE and its assigns may deem necessary, appurtenances, water pipes, sewer pipes, gas pipes and mains, and any other utility facilities over, under and upon the following described lands situate in Orange County, aforesaid to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number:  
a portion of**

**10-24-29-6285-00-011**

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right of way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S successors or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.



Instrument: 801.1  
Project: Pump Station 3249 (Orange Wood Service Center)

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

Signed, sealed, and delivered  
in the presence of:

Witness

Ronald Nesbitt

Printed Name

Andrew Meyer

Witness

Andrew Meyer

Printed Name

(Signature of TWO witnesses  
required by Florida law)

McCoy Federal Credit Union,  
a federal credit union

BY Alvin J. Cowans

Alvin J. Cowans

Printed Name

President/CEO

Title

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> of SEPTEMBER,  
20 19, by ALVIN J. COWANS, as PRESIDENT/CEO of McCoy  
Federal Credit Union, a federal credit union, on behalf of the credit union. He/She  is personally  
known to me or  has produced \_\_\_\_\_ as identification.

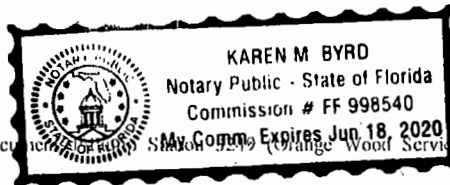
(Notary Seal)

Karen M Byrd  
Notary Signature

KAREN M BYRD  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid  
My commission expires: JUNE 18, 2020

This instrument prepared by  
Kim Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



SCHEDULE "A"  
 SKETCH OF DESCRIPTION  
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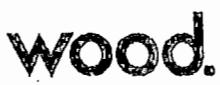
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*Robert M. Jones*  
 8-08-18

ROBERT M. JONES  
 FL REGISTERED SURVEYOR & MAPPER, No. 4201

THIS IS NOT A BOUNDARY SURVEY

PROJECT TITLE: Orange County Utilities Department  
 Legal Description and Sketch  
 Pump Station No. 3249 Orangewood Service Center

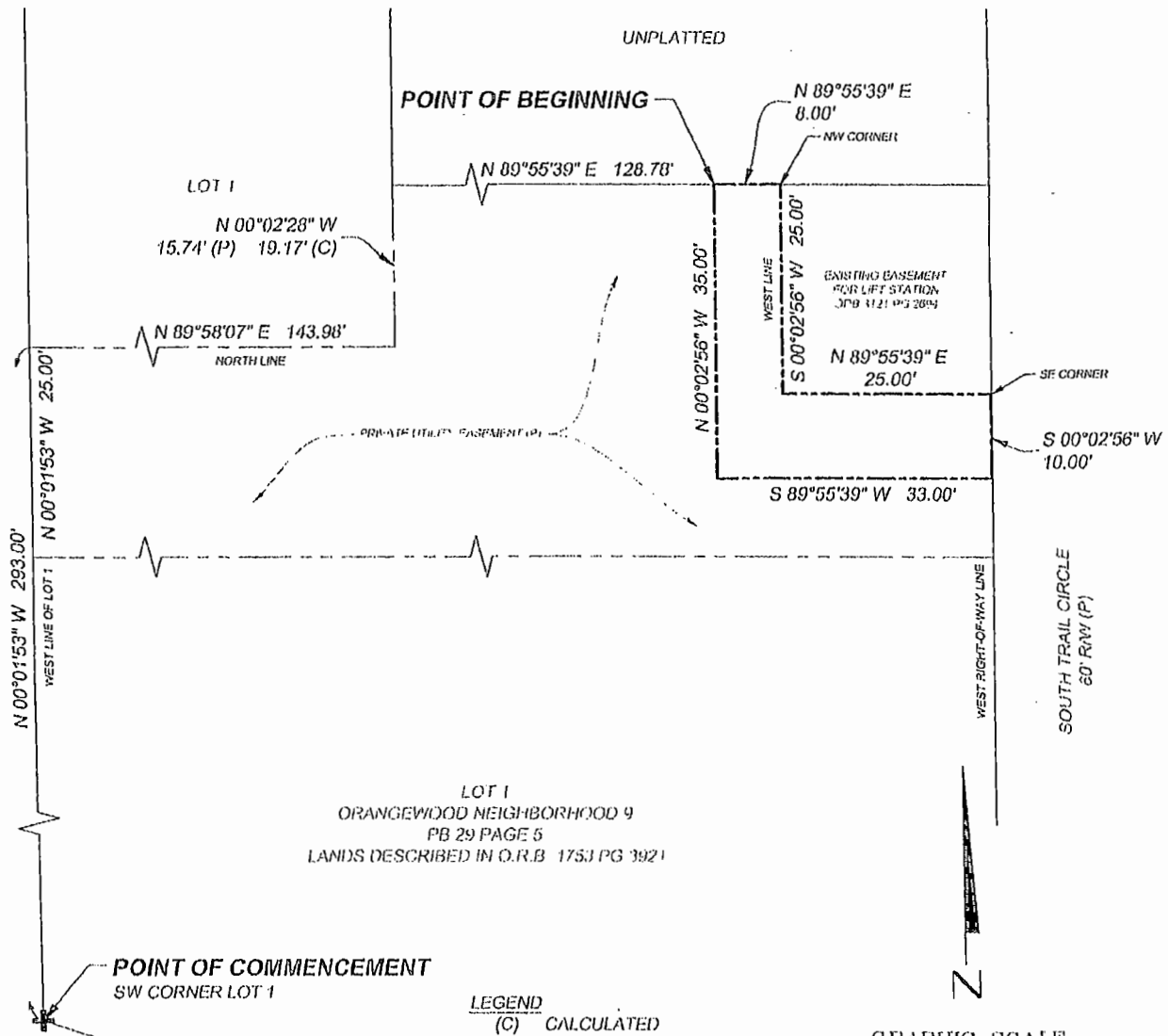


Wood Environment & Infrastructure Solutions, Inc.

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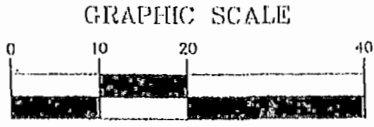
DATE		BY	REVISION	
			DESCRIPTION	
DRAWN BY: JSP		CHKD. BY: RMJ		
DATE: 08/08/2018		DATE: 08/08/2018		
JOB No. 6374181115	SCALE: N/A	SHEET OF	1 2	
DRAWING NAME: 18-1 115 Orange Wood.dwg				

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- (C) CALCULATED
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PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch Pump Station No. 3249 Orangewood Service Center	REVISION		
	DATE	BY	DESCRIPTION
 <b>Wood Environment &amp; Infrastructure Solutions, Inc.</b> 550 Northlake Boulevard, Suite 1000 Altamonte Springs, FL 32701 TEL: 407 522-7570 Certificate of Authorization Number LB-0007932	DRAWN BY: JSP	CHKD. BY: RMJ	
	DATE: 09/08/2018	DATE: 09/08/2018	
	JOB No. 6374181115	SCALE: 1" = 10'	SHT. 2 OF 2
DRAWING NAME: 18-1 115 Orange Wood.dwg			

**CERTIFICATE OF VALUE**

Attachment 1

**FLORIDA DEPARTMENT OF TRANSPORTATION  
CERTIFICATE OF VALUE**

Contract #	Y16-164C
Local Road	Central Florida Parkway
County	Orange
Managing District	Orange County
PO#	M00000095759
Parcel No.	801

I certify to the best of my knowledge and belief, that:

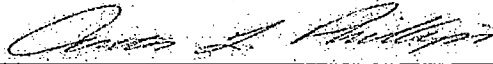
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. (The name of each individual providing significant assistance must be stated on an addendum to this certificate, together with a statement of whether such individual is a state registered, licensed or certified appraiser and, if so, his or her registration, license or certification number.)
9. I understand that this appraisal is to be used in connection with the acquisition of an easement area for a pump station to be constructed by the Orange County Utilities Department with the possible assistance of local, state, or federal funds.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County and I will not do so until so authorized, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the county without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the Market Value for the Part Acquired, including net severance damages after special benefits, if any, of the property appraised as of the 23rd day of May 2019 is \$23,700.

Market Value should be allocated as follows:

Land	<u>\$ 10,600</u>
Improvements	<u>\$ 1,800</u>
Net Damage &/Or Cost to Cure	<u>\$ 11,300</u>
Total	<u>\$ 23,700</u>

Land Area 530 Square Feet  
Land Use (HABU as vacant) Commercial

5/30/2019	
Date	Curtis L. Phillips, MAI Cert Gen RZ 2085



**CERTIFICATION ADDENDUM**

I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Curtis L. Phillips, MAI has completed the continuing education program for Designated Members of the Appraisal Institute. Curtis L. Phillips, MAI is certified with the State of Florida RZ2085 and has met the requirements of continuing education for the state certification.

I certify that, to the best of my knowledge and belief, the reported analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the requirements of the State of Florida for state-certified appraisers (Florida Statutes, Chapter 475, Part II). The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Appraisal Board.

I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The Parent Tract and the comparable sales relied upon in making this appraisal are as represented by the photographs contained in this appraisal.

The appraiser is fully competent to complete this assignment based upon knowledge and past experience involving a wide variety of property types and appraisal problems including multi-parcel assignments for eminent domain purposes. The reader is referred to the appraisers' qualifications in the Addenda of this report.

David J. Boggs, Cert Gen RZ3691 provided significant professional appraisal assistance which included inspection of the Subject, researching the overall market, compiling data, assembling research and entering data. I have retained a sub-consultant to assist in various specialties when applicable. Greg R. Platt, PE, with GAI Consultants, Inc. provided engineering services including a parcel engineering report, before and part acquired parcel sketches, and acquisition and cure quantities. John Speer, GC, with Speer Construction, LLC provided cost expertise. Where sub-consultants have been utilized in the appraisal process, they are referenced within the appraisal report along with their supporting documentation.

Curtis L. Phillips, MAI  
Cert Gen RZ2085

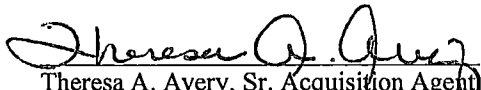
5/30/2019

Date

SECTION IV - Negotiated Settlement

CERTIFICATE  
(To be signed after Agreement is reached)

I CERTIFY: (1) That the written agreement signed by the property owner embodies all the considerations agreed upon between the said property owner and the negotiating agent, (2) That the agreement was reached without coercion or promises other than those specified in the agreement or threats of any kind whatsoever by or to either party, and (3) That I have no direct or indirect, present or contemplated future personal interest in this parcel or any benefit from the acquisition of such property other than the remuneration from Orange County for the performance of my assigned duties.

  
Theresa A. Avery, Sr. Acquisition Agent  
Real Estate Management Department

11/07/19  
Date

SECTION V – Condemnation Record

CERTIFICATE  
(To be signed by Agent if settlement is not reached)

I, Hereby Certify (1) That a diligent effort was made and is being made to reach a settlement by all acceptable means and procedures to negotiate the parcel, (2) That no actions coercive in nature were taken in an attempt to compel an agreement, and (3) That I have no direct or indirect present or contemplated future personal interest in this parcel or any benefit from the Acquisition of such property other than the remuneration from Orange County for the performance of my assigned duties.

\_\_\_\_\_  
Theresa A. Avery, Sr. Acquisition Agent  
Real Estate Management Department

\_\_\_\_\_  
Date

RECOMMENDATION

I have reviewed the circumstances of the Negotiation and the Statements made above, and I recommend that condemnation proceedings be initiated.

\_\_\_\_\_  
Paul Sladek, Signature of Manager  
Real Estate Management Division

\_\_\_\_\_  
Date

SECTION VI - Other Information

1. Appraisal Information:

Recommended Compensation \$23,700.00 Parcel 801 Review Appraiser Desmond J. Henderson

Appraiser

Value

Date

1. Curtis L. Phillips, MAI

\$23,700.00

May 23, 2019

2. Owner's Attorney or Attorney in Fact: N/A

Name:

Address:

City:

State:

Zip Code:

Attorney Unknown

3.

Project: Pump Station 3249 (Orange Wood Service Center)  
 Parcel No(s): 801  
 Name of Owner(s): McCoy Federal Credit Union, a federal credit union  
 Page No.: 1

**SETTLEMENT ANALYSIS**

<u>      </u>	Pre-Condernation
<u>  X  </u>	Not Under Threat

**County's Appraised Value**

**Parcel 801**

Land: 530 square feet or 0.012 acres	\$10,600.00
Improvements: 1 EA sabal palm, 420 SF sod, 60 SF asphalt paving, 23 LF concrete curbing and 8 LF chain link fence.	\$1,800.00
Cost-to-Cure: To re-establish: 1 EA survey property line, 100 LF demo/haul concrete curbing, 200 SF saw cut and demo/haul asphalt paving, 1,150 SF sod and stabilize impacted acres, 1 LS modify irrigation, 100 LF concrete curbing, 165 SF asphalt paving w/prep, 8,500 SF sealcoat parking lot, 460 LF re-stripe parking lot and 1 MN provide end post for chain link fencing add contingency and owner's incentive (10% of gross cure).	\$11,300.00
Other Damages:	<u>\$0.00</u>
<b>Total Appraisal Value</b>	<b>\$23,700.00</b>

**Owner's Requested Amount—Initial**

Owner's Counter Offer:	\$23,700.00
------------------------	-------------

**Owner's Requested Amount—After Negotiations**

Owner's Counter Offer:	\$23,700.00
------------------------	-------------

<b>Recommended Settlement Amount</b>	<b><u>\$23,700.00</u></b>
--------------------------------------	---------------------------



Project: Pump Station 3249 (Orange Wood Service Center)  
Parcel No(s): 801  
Name of Owner(s): McCoy Federal Credit Union, a federal credit union  
Page No.: 2

**EXPLANATION OF RECOMMENDED SETTLEMENT**

(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

Parcel 801 is located at the parent tract's northeast corner and is generally located at the northwest corner of Central Florida Parkway and South Trail Circle within unincorporated Orange County. The assigned street address is 2075 Central Florida Parkway, Orlando, Florida 32837. The subject's parent tract contains a total of 2.353 acres more or less and is zoned P-D (Orangewood), Planned Development with a land use of COM, Commercial.

The perpetual easement is for utility purposes, with full authority to enter upon, construct and maintain appurtenances, water pipes, sewer pipes, gas pipes and mains, and any other utility facilities over, under and upon the easement. The Permanent Utility Easement will encumber 530 square feet, or 0.012 acres, perpetually into the future. The proposed acquisition would eliminate 2 parking spaces, but the engineering analysis within the appraisal provided a cure to reestablish these spaces, so upon implementation of the cure, there would be no loss of on-site parking. The proposed acquisition will have no effect on the existing building or the property's use as a branch bank facility.

This project was started by a previous Agent and on March 14, 2019 the project was transferred to me. On August 6, 2019, I contacted McCoy Federal Credit Union regarding the appraised value and the acquisition of the parcel. On August 27, 2019 McCoy Federal Credit Union accepted the appraised value and agreed to execute the Purchase Agreement and the Utility Easement.

I recommend and request approval of this settlement in the amount of the appraised value of \$23,700.00.

Recommended by: Theresa A. Avery Date: 09/18/19  
Theresa A. Avery, Senior Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K. Babcock Date: 9/23/19  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Russell Corriveau Date: 9/23/19  
Russell Corriveau, Assistant Manager, Real Estate Mgmt. Division

or  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Paul Sladek, Manager, Real Estate Mgmt. Division

# Request for Taxpayer Identification Number and Certification

**Give Form to the requester. Do not send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>McCoy Federal Credit Union</b>	
2 Business name/disregarded entity name, if different from above	
Print or type. See Specific Instructions on page 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input checked="" type="checkbox"/> Other (see instructions) ▶ <b>Federal Credit Union</b>
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions. <b>35 W. Michigan St</b>
	6 City, state, and ZIP code <b>Orlando, FL 32806</b>
7 List account number(s) here (optional)	
Requester's name and address (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number																																															
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### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>10/8/19</b>
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*