



**Interoffice Memorandum**

Received on October 12, 2023  
Deadline: October 17, 2023  
Publish: October 22, 2023

Handwritten initials in blue ink, possibly "GJ".

Date: September 19, 2023

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

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

FROM: Brett W. Blackadar, County Engineer, Public Works Department Handwritten initials in blue ink, possibly "BWB".

THRU: William Worley, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7925  
E-mail address: [William.worley@ocfl.net](mailto:William.worley@ocfl.net)

RE: **Request for Public Hearing PTV-21-08-049 – Ken L. Kupp, on behalf of Hamlin Land Partners LLC.**

Applicant: Ken L. Kupp  
14422 Shoreside Way, Suite 130  
Winter Garden, FL 34787

Location: S19/T23/R27 Petition to vacate a portion of a 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West. Public interest was created by the plat of Mountain Park Orange Groves as recorded in Plat Book P, Page 91 of the public records of Orange County, Florida. The parcel IDs are 19-23-27-5840-13-010 and 19-23-27-5840-12-110. The parcel addresses are 6851 Avalon Road and 6903 Avalon Road. The parcels lie in District 1.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing label is attached.

**Request for Public Hearing PTV # 21-08-049 – Ken L. Kupp, on behalf of Hamlin Land Partners LLC.**

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 label

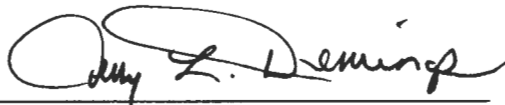
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

Please notify William Worley 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  
September 12, 2023**

Request authorization to schedule a Public Hearing for the Petition to Vacate 21-08-049. This is a request from Ken Kupp on behalf of Hamlin Retail Partners West LLC and SLF IV/Boyd Horizon West JV LLC to vacate two portions of a 30-foot unopened, unimproved and unnamed right-of-way and a portion of a 60-foot unopened, unimproved and unnamed right-of-way in within the Mountain Park Orange Groves Subdivision, containing approximately 0.98 acres and lies in District 1. The staff has no objection to this request.

Requested Action  
Approved by



Mayor Jerry L. Demings

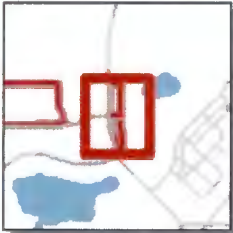
9/13/23

(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to William Worley via interoffice mail.

For questions regarding this map, please contact William Worley at 407-836-7925



**PTV # 21-08-049**

**Ken Kupp, on behalf of Hamlin Retail Partners  
West LLC and SLF IV/Boyd Horizon West JV LLC**

	Proposed Vacation		Subject Property
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**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**Public interest was created by the plat of Mountain Park Orange Groves as recorded in Plat Book P, Page 91 of the public records of Orange County, Florida.**

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT 'A'**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

**SEE ATTACHED EXHIBIT 'B'**

**ACCESS TO OTHER PROPERTY:** The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

**POSTING OF NOTICE:** The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

**PUBLIC UTILITIES:** Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

**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. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

**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:

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

KEN L. KUPP  
Print Name

Address: 14422 Shoreside Way,  
Suite 130, Winter Garden, FL 34787  
Phone Number: (407) 232-7719

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of July, 2023 who is personally known or who has produced \_\_\_\_\_ as identification.



*[Handwritten Signature]*  
Signature of Notary  
Penny Nunes  
Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



# LEGAL DESCRIPTION

NOT A SURVEY

A PORTION OF THE UNNAMED RIGHT OF WAY ABUTTING THE NORTH, EAST, AND SOUTH LINES OF BLOCK 13A AND ABUTTING THE NORTH AND EAST LINES OF BLOCK 12A, MOUNTAIN PARK ORANGE GROVES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°08'53" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 1322.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'53" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 925.77 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 69°02'12" WEST FOR A DISTANCE OF 32.09 FEET TO A POINT ON THE EAST LINE OF AFORESAID BLOCK 12A; THENCE RUN NORTH 00°08'53" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 246.13 FEET TO THE NORTHEAST CORNER OF BLOCK 12A; THENCE RUN SOUTH 89°51'07" WEST ALONG THE NORTH LINE OF AFORESAID BLOCK 12A FOR A DISTANCE OF 154.20 FEET; THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 12A, RUN NORTH 00°08'53" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID BLOCK 13A, THENCE RUN NORTH 89°51'07" EAST ALONG THE SOUTH LINE OF SAID BLOCK 13A FOR A DISTANCE OF 154.20 FEET TO THE SOUTHEAST CORNER OF BLOCK 13A; THENCE RUN NORTH 00°08'53" WEST ALONG THE EAST LINE OF SAID BLOCK 13A FOR A DISTANCE OF 601.08 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13A; THENCE RUN SOUTH 89°54'33" WEST ALONG THE NORTH LINE OF SAID BLOCK 13A FOR A DISTANCE OF 184.20 FEET; THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 13A, RUN NORTH 00°08'53" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89°54'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 214.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,717 SQUARE FEET OR 0.98 ACRES, MORE OR LESS.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



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Winter Garden, Florida 34787 • (407) 654-5355

## SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19-23-27 AS BEING S00°08'53"E. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB NO. 20150021

DATE: 10/19/2021

SCALE: 1" = 200'

REV: 6/13/23 REV: 8/25/23  
REV: 7/11/23 REV: 9/14/23

CALCULATED BY: DY

DRAWN BY: JPN

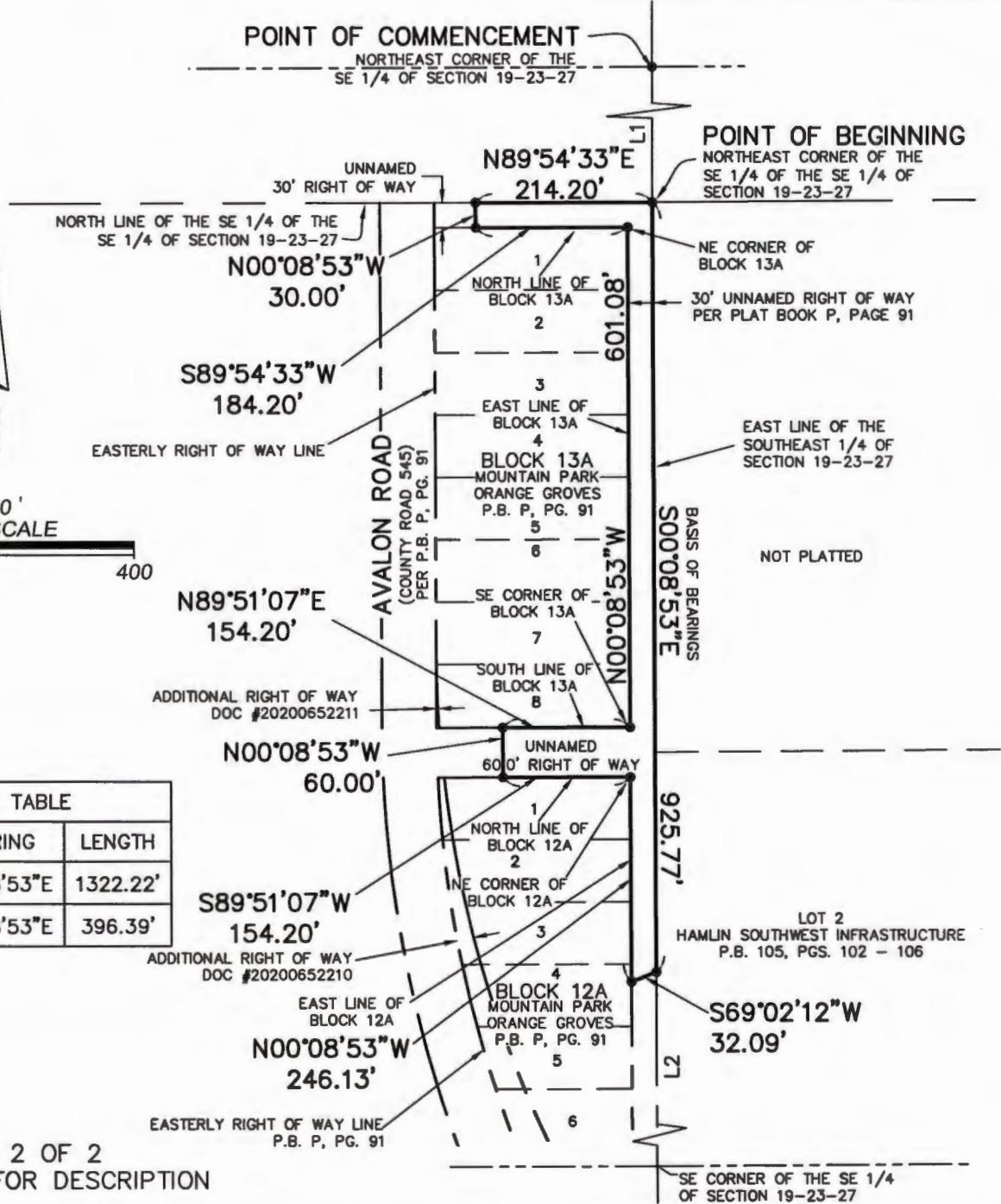
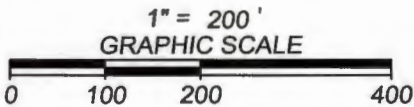
CHECKED BY: DY

FOR THE LICENSED BUSINESS #6723 BY:

  
JAMES L. RICHMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'53"E	1322.22'
L2	S00°08'53"E	396.39'

SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION



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## LEGEND

- DENOTES CHANGE IN DIRECTION
- P.B. DENOTES PLAT BOOK
- PG.(S) DENOTES PAGE(S)
- DOC DENOTES DOCUMENT

JOB NO. 20150021  
DATE: 10/19/2021  
SCALE: 1" = 200'

CALCULATED BY: DY  
DRAWN BY: JPN  
CHECKED BY: DY

REV: 6/13/23 REV: 8/25/23  
REV: 7/11/23 REV: 9/14/23

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**



**EXHIBIT "C"**

**UTILITY LETTERS**



September 19, 2023

Orange County Utilities  
9150 Curry Ford Road  
Orlando, FL 32825

Re: Petition to Vacate Right-of-Way

Dear Alex,

Our office is in the process of requesting Orange County to vacate the portion of right-of-way shown on the enclosed sketch and legal description. The site address is adjacent to 6851 Avalon Rd, Winter Garden, FL 34787 and lies within the subdivision found in Plat Book P, Page 91. Part of the vacation process is to provide letters showing no objection from the local utility companies who have jurisdiction in the area.

Please review your records, complete the form below, and return this letter to me. If you have any questions, you can reach me at (407) 579-6842.

Sincerely,

Carson Kupp  
Assistant Development Manager  
Hamlin Retail Partners West, LLC

- 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:

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Signature: Javed Mayet, P.E. Digitally signed by Javed Mayet  
P.E.  
Date: 2023.09.21 14:29:29 -0400

Print Name: Javed Mayet, P.E.

Title: Engineer III

Date: 09/21/2023

HAMLIN RETAIL PARTNERS WEST, LLC  
14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787 / 407.352.5858 / hamlinfl.com

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SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



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## SURVEYOR'S NOTES:

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JOB NO. 20150021  
DATE: 10/19/2021  
SCALE: 1" = 200'

REV: 6/13/23 REV: 8/25/23  
REV: 7/11/23 REV: 9/14/23

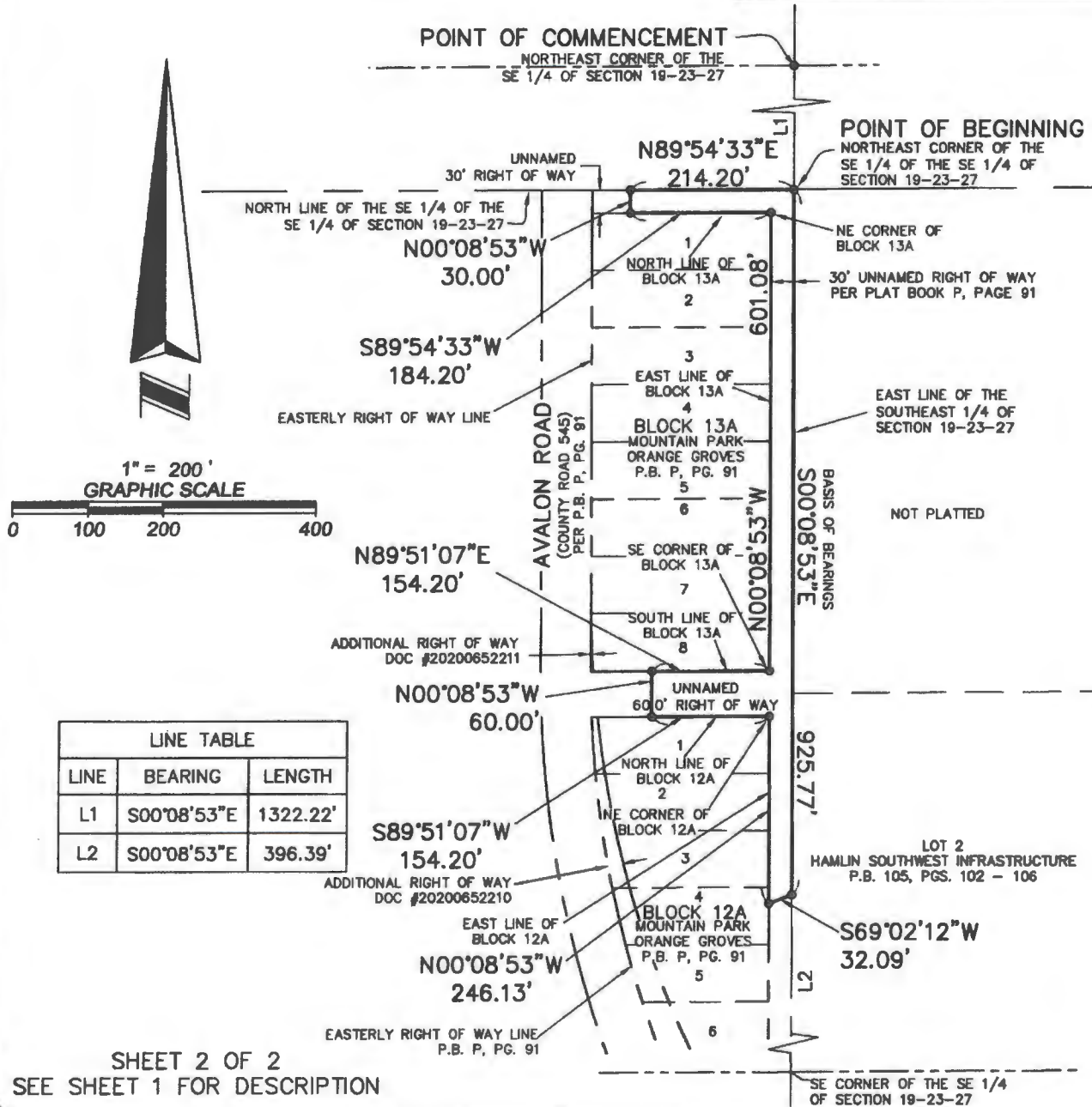
CALCULATED BY: DY  
DRAWN BY: JPN  
CHECKED BY: DY

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY



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SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION



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- LEGEND**
- DENOTES CHANGE IN DIRECTION
  - P.B. DENOTES PLAT BOOK
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  - DOC DENOTES DOCUMENT

JOB NO. 20150021	CALCULATED BY: DY
DATE: 10/19/2021	DRAWN BY: JPN
SCALE: 1" = 200'	CHECKED BY: DY
REV: 6/13/23	REV: 8/25/23
REV: 7/11/23	REV: 9/14/23



*Hamlin*

October 1, 2021

Century Link  
400 W Church St  
Orlando, FL 32801

Re: **Petition to Vacate**

To whom it may concern:

I am in the process of requesting that Orange County vacate that portion of a right-of-way, as shown on the enclosed map outlined in red. The site address is adjacent to 6851 Avalon Rd, Winter Garden, FL 34787 and lies within the subdivision found in Plat Book P, Page 91. 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 Carson Kupp at (407) 579-6842.

Sincerely,



Carson Kupp  
Assistant Development Manager  
Hamlin Retail Partners West, LLC

- 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: *Evans Cenafils*  
Print Name: EVANS CENAFILS  
Title: NETWORK IMPLEMENTATION ENGR  
Date: 10-01-21

HAMLIN RETAIL PARTNERS WEST, LLC  
14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787 / 407.352.5858 / hamlinfl.com

Construction Department  
3767 All American Blvd  
Orlando Fl. 32810



October 15, 2021

Julie Alber  
Assistant Project Manager  
Public Works  
4200 S John Young Pkwy  
Orlando, FL.

Re: Vacate of Right of way; unnamed

Dear Ms. Alber:

Spectrum has reviewed your request to vacate the unnamed right of way adjacent to parcel 19-23-27-5840-12-110 and has no objection to the vacate as shown 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: E-mailed julie.alber@ocfl.net



October 1, 2021

Duke Energy  
150 Progress Energy Way #7672  
Longwood, FL 32750

Re: **Petition to Vacate**

To whom it may concern:

I am in the process of requesting that Orange County vacate that portion of a right-of-way, as shown on the enclosed map outlined in red. The site: is adjacent to 6851 Avalon Rd, Winter Garden, FL 34787; includes Parcel IDs 19-23-27-5840-13-010, 19-23-27-0000-00-019, 20-23-27-0000-00-016, 19-23-27-5840-12-110, and 20-23-27-2710-02-000; and lies within the subdivision found in Plat Book P, Page 91. 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 Carson Kupp at (407) 579-6842 or ckupp@boyddev.com.

Sincerely,

Carson Kupp  
Assistant Development Manager  
Hamlin Retail Partners West, LLC

- 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: Duke Energy has no objection to the vacation of a portion of right of way.  
See attached letter.

Signature: Irma Cuadra  
 Print Name: Irma Cuadra  
 Title: Sr. Research Specialist  
 Date: October 18, 2021

HAMLIN RETAIL PARTNERS WEST, LLC  
14422 Shoreside Way, Suite 130, Winter Garden, Florida 34787 / 407.352.5858 / hamlinfl.com



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

Oct. 18, 2021

Via email: [ckupp@boyddev.com](mailto:ckupp@boyddev.com)

Mr. Carson Kupp  
Assistant Development Manager  
Boyd Development Corporation  
14422 Shoreside Way  
Suite 130  
Winter Garden, Florida 34787

**RE: Vacation of Right Of Way  
East of Avalon Road  
Orange County, Florida**

Dear Mr. Kupp:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of Right Of Ways lying East of and North of 6903 Avalon Road and East and North of 6851 Avalon Road, more particularly as highlighted on the attached Exhibit A Orange County aerial map, attached hereto and by this reference made a part hereof.

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

Sincerely,

*Irma Cuadra*  
Irma Cuadra  
Senior Research Specialist



October 1, 2021

Lake Apopka Natural Gas  
P.O Box 783007  
Winter Garden, FL 34778-3007

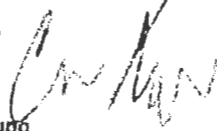
Re: **Petition to Vacate**

Dear Mr. Colon:

I am in the process of requesting that Orange County vacate that portion of a right-of-way, as shown on the enclosed map outlined in red. The site address is adjacent to 6851 Avalon Rd, Winter Garden, FL 34787 and lies within the subdivision found in Plat Book P, Page 91. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

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Sincerely,



Carson Kupp  
Assistant Development Manager  
Hamlin Retail Partners West, LLC

- 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: Domingo Colon  
Title: Gas Construction Specialist  
Date: 10/6/2021

EXHIBIT A

**LEGAL DESCRIPTION**

NOT A SURVEY

A PORTION OF THE UNNAMED RIGHT OF WAY ABUTTING THE NORTH, EAST, AND SOUTH LINES OF BLOCK 13A AND ABUTTING THE NORTH AND EAST LINES OF BLOCK 12A, MOUNTAIN PARK ORANGE GROVES ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK P, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, RUN SOUTH 00°08'53" EAST FOR A DISTANCE OF 264.72 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 69°02'12" WEST FOR A DISTANCE OF 32.09 FEET TO A POINT ON THE EAST LINE OF AFORESAID BLOCK 12A; THENCE RUN NORTH 00°08'53" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 246.13 FEET TO THE NORTHEAST CORNER OF BLOCK 12A; THENCE RUN SOUTH 89°51'07" WEST ALONG THE NORTH LINE OF AFORESAID BLOCK 12A FOR A DISTANCE OF 181.96 FEET; THENCE DEPARTING THE NORTH LINE OF AFORESAID BLOCK 12A, RUN NORTH 02°42'54" EAST FOR A DISTANCE OF 60.07 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID BLOCK 13A, THENCE RUN NORTH 89°51'07" EAST ALONG THE SOUTH LINE OF AFORESAID BLOCK 13A FOR A DISTANCE OF 178.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 13A; THENCE RUN NORTH 00°08'53" WEST ALONG THE EAST LINE OF SAID BLOCK 13A FOR A DISTANCE OF 601.08 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13A; THENCE RUN SOUTH 89°54'33" WEST ALONG THE NORTH LINE OF SAID BLOCK 13A FOR A DISTANCE OF 234.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AVALON ROAD (COUNTY ROAD 545); THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 13A, RUN NORTH 00°08'53" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°54'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 264.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 19; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°08'53" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER QUARTER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST FOR A DISTANCE OF 661.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,792 SQUARE FEET OR 1.05 ACRES, MORE OR LESS.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 East Plant Street  
Winter Garden, Florida 34787 • (407) 854-5355

**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20-23-27 AS BEING S00°08'53"E. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB NO. 20150021  
DATE: 10/19/2021  
SCALE: 1" = 200'  
REV: 6/13/23  
REV: 7/11/23

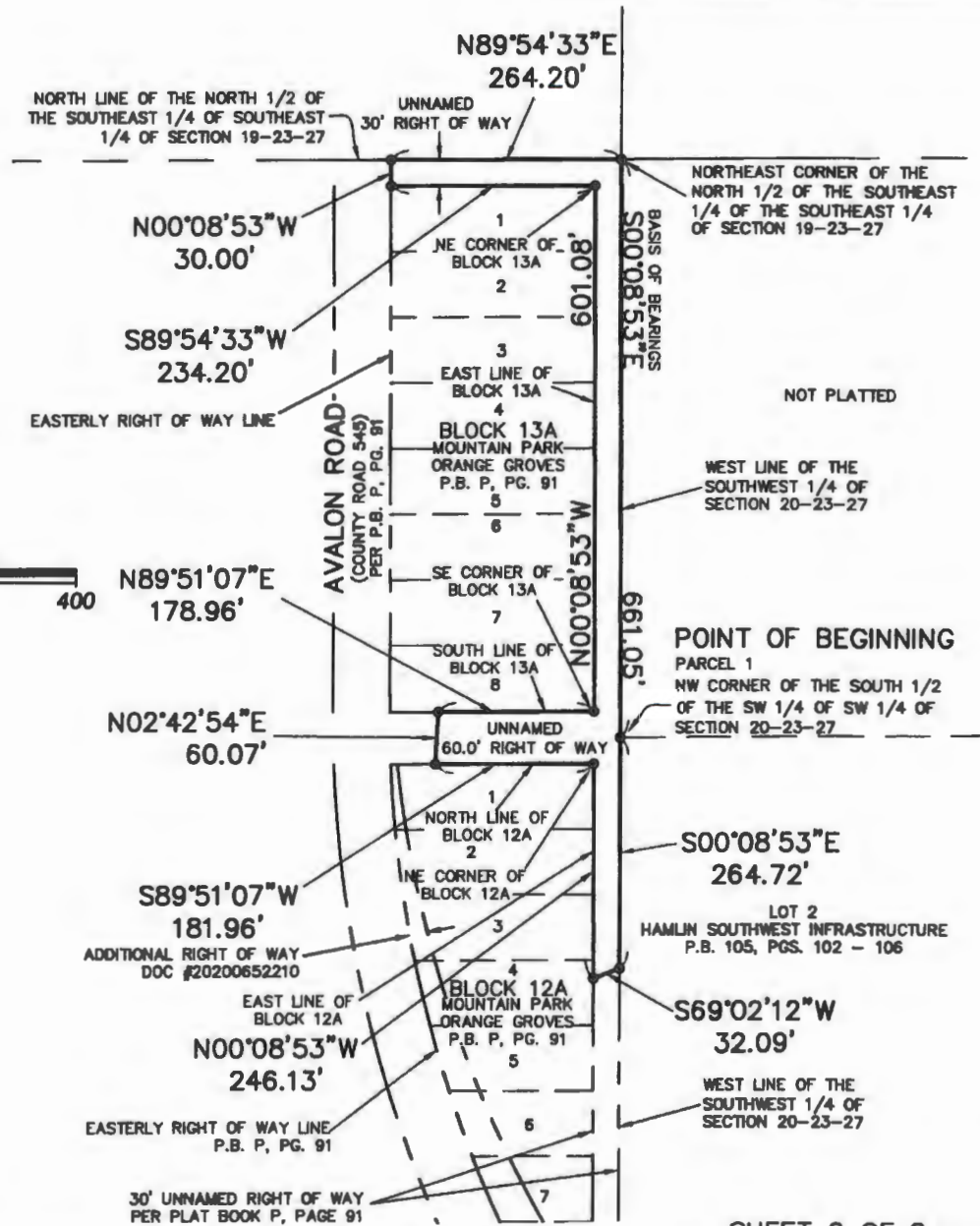
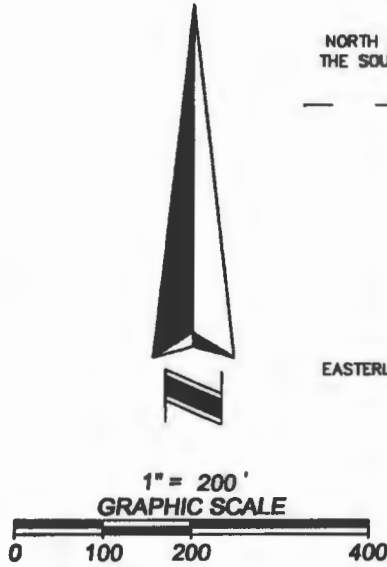
CALCULATED BY: DY  
DRAWN BY: JPN  
CHECKED BY: DY

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 3 FOR PARCEL 2

SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION



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16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654-5355

## LEGEND

- |     |                        |        |                             |
|-----|------------------------|--------|-----------------------------|
| R   | DENOTES RADIUS         | •      | DENOTES CHANGE IN DIRECTION |
| CHB | DENOTES CHORD BEARING  | P.B.   | DENOTES PLAT BOOK           |
| CHD | DENOTES CHORD DISTANCE | PG.(S) | DENOTES PAGE(S)             |
| Δ   | DENOTES DELTA ANGLE    | N.T.   | DENOTES NON TANGENT         |
| L   | DENOTES ARC LENGTH     | DOC    | DENOTES DOCUMENT            |

JOB NO. _____	20150021	CALCULATED BY: _____	DY
DATE: _____	10/19/2021	DRAWN BY: _____	JPN
SCALE: _____	1" = 200'	CHECKED BY: _____	DY
		REV: 8/13/23	
		REV: 7/11/23	



**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

September 19, 2023

Dear Carson O Kupp

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 appears to be wetlands present onsite and a Conservation Area (CAD) permit will be required and a Conservation Area Impact (CAI) permit will be required for any wetland impacts.

Please contact Karen Garrett-Kraus at 407-836-1496 with any questions.

**Real Estate Management Review**

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

**Transportation Planning Review**

No objections on the revised PTV area as approved by Orange County Engineering on 9/18/2023

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

# Property Record - 19-23-27-5840-13-010

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

## Property Summary as of 09/12/2023

**Property Name**

6851 Avalon Rd

**Names**

Hamlin Retail Partners West LLC

**Municipality**

ORG - Un-Incorporated

**Property Use**

5400 - Ag Timberland

**Mailing Address**

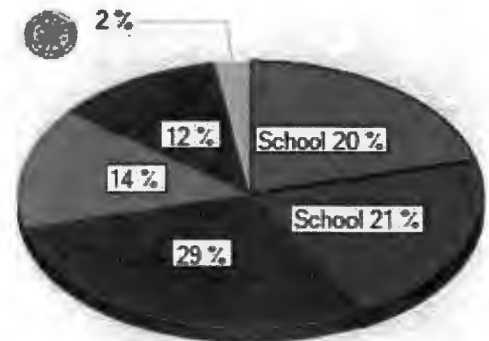
14422 Shoreside Way Ste 130  
Winter Garden, FL 34787-4938

**Physical Address**

6851 Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Ag Benefits	Assessed Value
2023 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$165,879	+ \$0	+ \$0	\$165,879 (-65%)	- \$164,970	\$909 (0%)
2022 <input checked="" type="checkbox"/> MKT	\$472,029	+ \$0	+ \$0	\$472,029 (142%)	- \$471,120	\$909 (0%)
2021 <input checked="" type="checkbox"/> MKT	\$195,129	+ \$0	+ \$0	\$195,129 (-20%)	- \$194,220	\$909 (-30%)
2020 <input checked="" type="checkbox"/> MKT	\$243,000	+ \$0	+ \$0	\$243,000	- \$241,704	\$1,296

**Tax Year Benefits**

2023	<input type="checkbox"/>	<input type="checkbox"/>	AG
2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AG
2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AG
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AG

**Ag Benefits**

\$164,970
\$471,120
\$194,220
\$241,704

**Tax Savings**

\$2,558
\$7,326
\$3,079
\$3,863

**2023 Taxable Value and Estimate of Proposed Taxes**

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$909	\$0	\$909	3.1730 (-1.28%)	\$2.88	20 %
Public Schools: By Local Board	\$909	\$0	\$909	3.2480 (0.00%)	\$2.95	21 %
Orange County (General)	\$909	\$0	\$909	4.4347 (0.00%)	\$4.03	29 %
Unincorporated County Fire	\$909	\$0	\$909	2.2437 (0.00%)	\$2.04	14 %
Unincorporated Taxing District	\$909	\$0	\$909	1.8043 (0.00%)	\$1.64	12 %
Library - Operating Budget	\$909	\$0	\$909	0.3748 (0.00%)	\$0.34	2 %
South Florida Water Management District	\$909	\$0	\$909	0.0948 (0.00%)	\$0.09	1 %
South Florida Wmd Okeechobee Basin	\$909	\$0	\$909	0.1026 (0.00%)	\$0.09	1 %
South Florida Wmd Everglades Const	\$909	\$0	\$909	0.0327 (0.00%)	\$0.03	0 %
				<b>15.5086</b>	<b>\$14.09</b>	

**2023 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

**Tax Savings**

2023 Estimated Gross Tax Total:	\$14.09
Your property taxes without exemptions would be	\$2,572.55
Your ad-valorem property tax with exemptions is	– \$14.09
Providing You A Savings Of	= \$2,558.46

**Property Features****Property Description**

MOUNTAIN PARK ORANGE GROVES P/91 LOTS 1 TO 8 BLK 13A & (LESS PT TAKEN FOR R/W DESC AS BEG AT SW COR OF LOT 8 TH N0-8-53W 89.96 FT TO THE CUSP OF A CURVE CONCAVE ELY HAVING A RADIUS OF 1372 FT WITH A CHORD BRG AND DISTANCE OF S2-1-40E 90.01 FT TH SLY THROUGH A CENTRAL ANGLE OF 3-45-34 ALONG THE ARC OF CURVE FOR A DISTANCE OF 90.03 FT TO A POINT ON A NON-TANGENT LINE TH S89-51-7W 2.95 FT TO POB PER DOC 20200652211)

**Total Land Area**

140,908 sqft (+/-) | 3.23 acres (+/-) GIS Calculated

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
5400 - Ag Timberland	A-1	1.95 ACRE(S)	\$85,000.00	\$165,750	\$400.00	\$780
6999 - Ag Waste	A-1	1.29 ACRE(S)	\$100.00	\$129	\$100.00	\$129

## Buildings

## Extra Features

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

## Services for Location

---

### TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

## Schools

### Horizon (High School)

<b>Principal</b>	Andrew Jackson
<b>Office Phone</b>	407.992.0597
<b>Grades</b>	2023:   2022: B

### Hamlin (Elementary)

<b>Principal</b>	Dr. Angela Murphy-Osborne
<b>Office Phone</b>	407.395.9830
<b>Grades</b>	2023:

### Hamlin (Middle School)

<b>Principal</b>	Dr. Suzanne Knight
<b>Office Phone</b>	407.993.7420
<b>Grades</b>	2023:

## Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Wednesday)</b>	Orange County
<b>Trash (Wednesday)</b>	Orange County
<b>Yard Waste (Thursday)</b>	Orange County

## Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley

State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

# Property Record - 19-23-27-5840-12-110

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

## Property Summary as of 09/12/2023

### Property Name

6903 Avalon Rd

### Names

Slf IV/Boyd Horizon West Jv LLC

### Municipality

ORG - Un-Incorporated

### Property Use

5400 - Ag Timberland

### Mailing Address

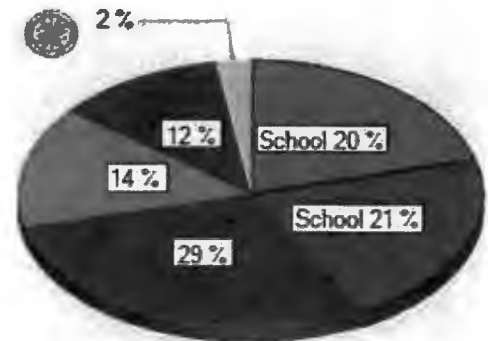
C/O Boyd Development Corp  
14422 Shoreside Way Ste 130  
Winter Garden, FL 34787-4938

### Physical Address

6903 Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone





## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Ag Benefits	Assessed Value
2023 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$109,650	+	\$0	\$0 = \$109,650 (-61%)	-	\$109,134 = \$516 (0%)
2022 <input checked="" type="checkbox"/> MKT	\$283,800	+	\$0	\$0 = \$283,800 (120%)	-	\$283,284 = \$516 (0%)
2021 <input checked="" type="checkbox"/> MKT	\$129,000	+	\$0	\$0 = \$129,000 (-30%)	-	\$128,484 = \$516 (-47%)
2020 <input checked="" type="checkbox"/> MKT	\$183,750	+	\$0	\$0 = \$183,750	-	\$182,770 = \$980

**Tax Year Benefits**

2023			
2022			
2021			
2020			

Ag Benefits	Tax Savings
\$109,134	\$1,693
\$283,284	\$4,405
\$128,484	\$2,037
\$182,770	\$2,921

**2023 Taxable Value and Estimate of Proposed Taxes**

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$516	\$0	\$516	3.1730 (-1.28%)	<b>\$1.64</b> 20 %
Public Schools: By Local Board	\$516	\$0	\$516	3.2480 (0.00%)	<b>\$1.68</b> 21 %
Orange County (General)	\$516	\$0	\$516	4.4347 (0.00%)	<b>\$2.29</b> 29 %
Unincorporated County Fire	\$516	\$0	\$516	2.2437 (0.00%)	<b>\$1.16</b> 14 %
Unincorporated Taxing District	\$516	\$0	\$516	1.8043 (0.00%)	<b>\$0.93</b> 12 %
Library - Operating Budget	\$516	\$0	\$516	0.3748 (0.00%)	<b>\$0.19</b> 2 %
South Florida Water Management District	\$516	\$0	\$516	0.0948 (0.00%)	<b>\$0.05</b> 1 %
South Florida Wmd Okeechobee Basin	\$516	\$0	\$516	0.1026 (0.00%)	<b>\$0.05</b> 1 %
South Florida Wmd Everglades Const	\$516	\$0	\$516	0.0327 (0.00%)	<b>\$0.02</b> 0 %
				<b>15.5086</b>	<b>\$8.01</b>

**2023 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

**Tax Savings**

2023 Estimated Gross Tax Total:	\$8.01
Your property taxes without exemptions would be	\$1,700.52
Your ad-valorem property tax with exemptions is	– \$8.01
Providing You A Savings Of	= \$1,692.51

**Property Features****Property Description**

MOUNTAIN PARK ORANGE GROVES P/91 LOTS 1 TO 8 BLK 12A (1570/1045) & (LESS PT TAKEN FOR R/W DESC AS BEG AT SW COR OF LOT 8 AND POINT ON A CURVE CONCAVE NELY HAVING A RADIUS OF 1399.7 FT WITH A CHORD BRG AND DISTANCE OF N16-20-2W 664.38 FT TH NWLY THROUGH A CENTRAL ANGLE OF 27-27-29 ALONG THE ARC OF CURVE FOR A DISTANCE OF 670.78 FT TO A POINT ON A NON-TANGENT LINE TH N89-51-7E 6.93 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 1372 FT A CHORD BRG AND DISTANCE OF S20-10-19E 652.16 FT TH SLY THROUGH A CENTRAL ANGLE OF 27-29-53 ALONG THE ARC OF CURVE FOR A DISTANCE OF 658.47 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 1372.7 FT WITH A CHORD BRG AND DISTANCE OF S60-31-22W 51.67 FT TH SWLY THROUGH A CENTRAL ANGLE OF 2-9-24 ALONG THE ARC OF CURVE A DISTANCE OF 51.67 FT TO POB PER DOC 20200652210) & ROAD VACATED PER DOC 20210174264 & (LESS COMM AT SW COR OF SW1/4 OF SEC 20-23-27 TH N0-8-53W 50.46 FT TO POB TH S56-21-37W 44.31 FT TO POINT ON



A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 1340 FT A CHORD BRG AND DISTANCE OF N26-41-5W 344.74 FT TH NWLY ALONG THE ARC OF CURVE THROUGH A CENTRAL ANGLE OF 14-21-1 FOR A DISTANCE OF 335.62 FT TO A POINT ON A NON-TANGENT LINE TH N69-2-12E 370.16 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 970 FT WITH A CHORD BRG AND DISTANCE OF S25-43-32E 228.72 FT TH SELY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 13-32-30 FOR A DISTANCE OF 229.26 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WLY HAVING A RADIUS OF 25 FT WITH A CHORD BRG AND DISTANCE OF S11-55-55W 35 FT TH SWLY ALONG THE ARC OF CURVE THROUGH A CENTRAL ANGLE OF 88-51-24 FOR A DISTANCE OF 38.77 FT TO A POINT OF TANGENCY TH S56-21-37W 300.88 FT TO POB PER DOC 20210457935)

## Total Land Area

56,285 sqft (+/-) | 1.29 acres (+/-) GIS Calculated

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
5400 - Ag Timberland	A-1	1.29 ACRE(S)	\$85,000.00	\$109,650	\$400.00	\$516

## Buildings

## Extra Features

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

## Services for Location

---

### TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

## Schools

Horizon (High School)

<b>Principal</b>	Andrew Jackson
<b>Office Phone</b>	407.992.0597
<b>Grades</b>	2023:   2022: B

Hamlin (Elementary)

<b>Principal</b>	Dr. Angela Murphy-Osborne
<b>Office Phone</b>	407.395.9830
<b>Grades</b>	2023:

Hamlin (Middle School)

<b>Principal</b>	Dr. Suzanne Knight
<b>Office Phone</b>	407.993.7420

**Grades**

**2023:**

**Utilities/Services**

<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Wednesday)</b>	Orange County
<b>Trash (Wednesday)</b>	Orange County
<b>Yard Waste (Thursday)</b>	Orange County

**Elected Officials**

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
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: \_\_\_\_\_

For  
staff  
use  
only

**Part I**

**Please complete all of the following:**

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

~~Hamlin Retail Partners West, LLC 14422 Shoreside Way, Suite 130, Winter Garden, FL 34787~~

Name and Address of Principal's Authorized Agent, if applicable: \_\_\_\_\_

Hamlin Land Partners, LCC 14422 Shoreside Way, Suite 130, Winter Garden, FL 34787

**List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)**

1. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
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
<b>TOTAL EXPENDED THIS REPORT</b>			<b>\$</b>

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: 7/26/23

[Handwritten Signature]

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

PRINT NAME AND TITLE: \_\_\_\_\_

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26th day of July, 2023 by Ken L. Kupp. 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 26th day of July, in the year 2023.



[Handwritten Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 8/21/25

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only

**Part I**

**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**

Name: Hamlin Land Partners, LLC

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_  
14422 Shoreside Way, Suite 130, Winter Garden, FL 34787

Business Phone ( 407) 232-7719

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: Hamlin Retail Partners West, LLC

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_  
14422 Shoreside Way, Suite 130, Winter Garden, FL 34787

Business Phone ( 407) 232-7719

Facsimile ( ) \_\_\_\_\_

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part II**

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

\_\_\_ YES \_\_\_ X NO

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

\_\_\_ YES \_\_\_ X 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 \_\_\_ X NO

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

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(Use additional sheets of paper if necessary)

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part III**  
**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

[Signature]  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

Date: 7/26/23

Print Name and Title of Person completing this form: \_\_\_\_\_

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2023 by Karl L. Kupp. 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 26<sup>th</sup> day of July, in the year 2023.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 8/21/25

\_\_\_\_\_  
Notary signature and date of receipt of form



# AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Hamlin Land Partners, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 19-23-27-0000-00-019, 20-23-27-0000-00-016, 20-23-27-2710-02-000, 19-23-27-5840-12-110, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Hamlin Retail Partners West, LCC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate 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.

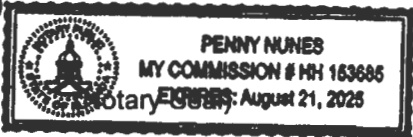
Date: 7/26/23 [Signature] \_\_\_\_\_  
 Signature of Property Owner Print Name Property Owner

Date: \_\_\_\_\_ \_\_\_\_\_  
 Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA :  
 COUNTY OF Orange :

I certify that on 7/26/23, before me, Penny Nunes, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Ken L. Kupp, to me known to be the person described in this instrument or to have produced \_\_\_\_\_, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26th day of July, in the year 2023.



[Signature]  
 Signature of Notary Public  
 Notary Public for the State of Florida

My Commission Expires: 8/21/25

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>
<b>PARCEL ID #:</b>
<b>LEGAL DESCRIPTION:</b>



# INVOICE

Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, FL 32839

Invoice To :  
Boyd Development Corporation  
Carson O Kupp  
7586 West Sand Lake Road  
FL

Invoice No : 5278550  
Invoice Date : Sep 25, 2023  
Folder # : 21 192272 000 00 PTV

Case Number : PTV-21-08-049

Project Name : Mountain Park Orange Groves

FEE DESCRIPTION	AMOUNT
PTV Application Fee - 1002-072-2700-4180	1,003.00
<b>TOTAL :</b>	<b>1,003.00</b>
<b>PAYMENT RECEIVED :</b>	<b>0.00</b>
<b>BALANCE :</b>	<b>1,003.00</b>

*upw*

*PW 1269*

**Hamlin Land Partners, LLC**

14422 Shoreside Way, Suite 130  
Winter Garden, FL 34787

City National Bank  
100 SE 2nd St  
Miami, FL 33131

182

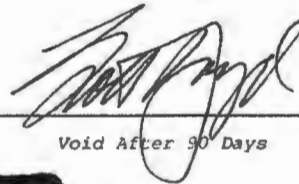
09/19/2023

\*\*\*\* FIVE HUNDRED ONE AND 50/100 DOLLARS

TO THE  
ORDER OF

Orange County BCC  
201 S. Rosalind Ave.  
Orlando, FL 32801

\$501.50\*\*\*\*\*



Void After 90 Days



Details on Back. Security Features Included

**Hamlin Retail Partners West, LLC**

14422 Shoreside Way, Suite 130  
Winter Garden, FL 34787

Winter Park National Bank  
201 N. New York Ave  
Suite 100  
Winter Park, FL 32789

635

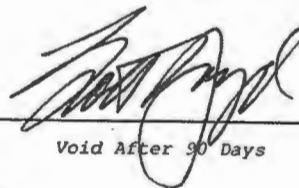
09/19/2023

\*\*\*\* FIVE HUNDRED ONE AND 50/100 DOLLARS

TO THE  
ORDER OF

Orange County BCC  
201 S. Rosalind Ave.  
Orlando, FL 32801

\$501.50\*\*\*\*\*



Void After 90 Days



Details on Back. Security Features Included

**O.C. PUBLIC WORKS DEPARTMENT**

4200 S. JOHN YOUNG PKWY

ORLANDO, FL 32839

4078367708

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

Cashier: Andrea

25-Sep-2023 10:59 54A

Invoice PW: 1269

1 PIV 2700-4180	\$1,003.00
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<b>Total</b>	<b>\$1,003.00</b>
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CHECK SALE	\$1,003.00
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Clover ID: 6R37N609KMWAM

Payment ZH542V4H0QK7A

O.C. PUBLIC WORKS DEPARTMENT Privacy  
Policy

[https://clover.com/privacy/m  
/jrnwecqm0d1](https://clover.com/privacy/m/jrnwecqm0d1)

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