



**Interoffice Memorandum**

Received on May 22, 2026


Deadline: June 2, 2026

Publish: June 7, 2026

Date: May 20, 2026

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

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

FROM: Susan V. Ussach, P.E., CFM, Deputy Director/County Engineer,   
Public Works Department

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-26-03-009 – Scott E. Crossman on behalf of Lee 1600 LLC**

Applicant: Scott E. Crossman  
3333 S. Orange Avenue, Suite 200  
Orlando, FL 32806

Location: S03/T22/R29 Petition to vacate a portion of a 10-foot-wide utility easement located within a commercial lot in the Fairview Shores Subdivision, containing approximately 2,260.00 square feet. Public interest was created by the plat of Fairview Shores as recorded in Plat Book M, Page 73, of the public records of Orange County, Florida. The parcel ID number is 03-22-29-2628-13-040. The parcel address is 5110 Davisson Avenue and lies in District 5.

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 address we supplied.

**Request for Public Hearing PTV-26-03-009 – Scott Crossman on behalf of 1600 Lee 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.

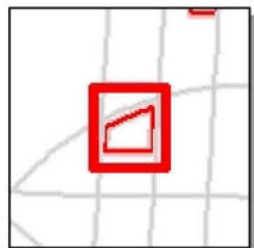
Materials being submitted as backup for public hearing request:

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 addresses supplied via email



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



Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

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



**PTV-26-03-009**  
**Future Culvers Site**

	Proposed Vacation		Subject Property
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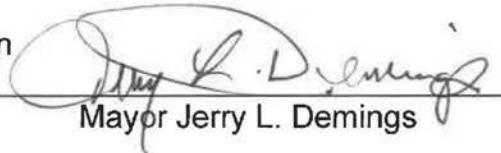
  


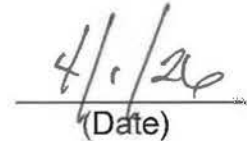
Feet  
1 : 861  
1 in : 55 ft

**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
April 1, 2026**

Request authorization to schedule a Public Hearing for the Petition to Vacate 26-03-009. This is a request from Shamus Schroeder on behalf of Lee 1600, LLC, to vacate a portion of two 5-foot-wide utility easements located between two commercial parcels located within the Fairview Shores Subdivision, containing approximately 2260 square feet and lies in District 5. Staff has no objection to this request.

Requested Action  
Approved by

  
Mayor Jerry L. Demings

  
(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to William Worley via interoffice mail.

**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 Plat Book M, Page 73, of the public records of Orange County, Florida.**

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

**SEE ATTACHED EXHIBIT 'A'**

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

**SEE ATTACHED EXHIBIT 'B'**

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

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

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

**SEE ATTACHED EXHIBIT 'C'**

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

[Handwritten Signature]

Petitioner's Signature  
(Include title if applicable)

Scott Crossman

Print Name

\_\_\_\_\_  
Petitioner's Signature  
(Include title if applicable)

\_\_\_\_\_  
Print Name

Address:  
3333 S. Orange Ave. #200  
Orlando, FL 32806

Phone Number: (407) 422-3144

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of April, 2026 who is personally known or who has produced N/A as identification.



Filomena C. McCown  
Comm.: HH 506397  
Expires: Mar. 20, 2028  
Notary Public - State of Florida

Filomena C. McCown

Signature of Notary

Filomena C. McCown

Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**

OK, JDBZ 5/22/2026

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 4 THROUGH 8 AND LOTS 19 THROUGH 23 OF FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 73 THROUGH 74 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 ALSO BEING THE SOUTHEAST CORNER OF LOT 19 BLOCK M OF THE FAIRVIEW SHORES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 73 THROUGH 74 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 19, NORTH 89°12'58" WEST, FOR A DISTANCE OF 5.01 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 03°24'02" EAST, A DISTANCE OF 223.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEE ROAD (A RIGHT-OF-WAY THAT VARIES); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 67°38'20" EAST FOR A DISTANCE OF 11.10 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 03°24'02" WEST FOR A DISTANCE OF 228.16 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID LOT 8; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°12'58" WEST FOR A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,260 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

**GENERAL NOTES:**

1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOTS 19 THROUGH 23, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN PLAT BOOK "M", PAGE(S) 73 THROUGH 74 PUBLIC RECORDS ORANGE COUNTY, FLORIDA BEING N 03°24'02" E. (FOR ANGLE MEASUREMENT ONLY).
2. THE LEGAL DESCRIPTION SHOWN HEREON IS UNRECORDED AND WAS PREPARED FROM FIELD SURVEY INFORMATION AND AVAILABLE DATA, AND MAY NOT BE REFLECTED IN PUBLIC RECORDS.

**LEGEND:**

(BOB) BASIS OF BEARING  
 EP EDGE OF PAVEMENT  
 PG(S) PAGES  
 POB POINT OF BEGINNING  
 R/W RIGHT-OF-WAY

**EXHIBIT A** NOT VALID WITHOUT SHEET 2 OF 2

**SHEET 1 OF 2**

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

05.04.2026

LS# 6378

David McMillen

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
DATE: 05.04.2026

MAP SUBJECT:  
CULVER'S  
LEE ROAD  
EASEMENT VACATION

SCALE: 1" = 20'  
JOB No.: 26-24

TYPE OF SURVEY:

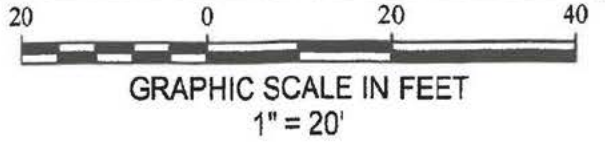
SKETCH  
OF  
DESCRIPTION

**THIS IS NOT  
A SURVEY**

CONSTRUCTION

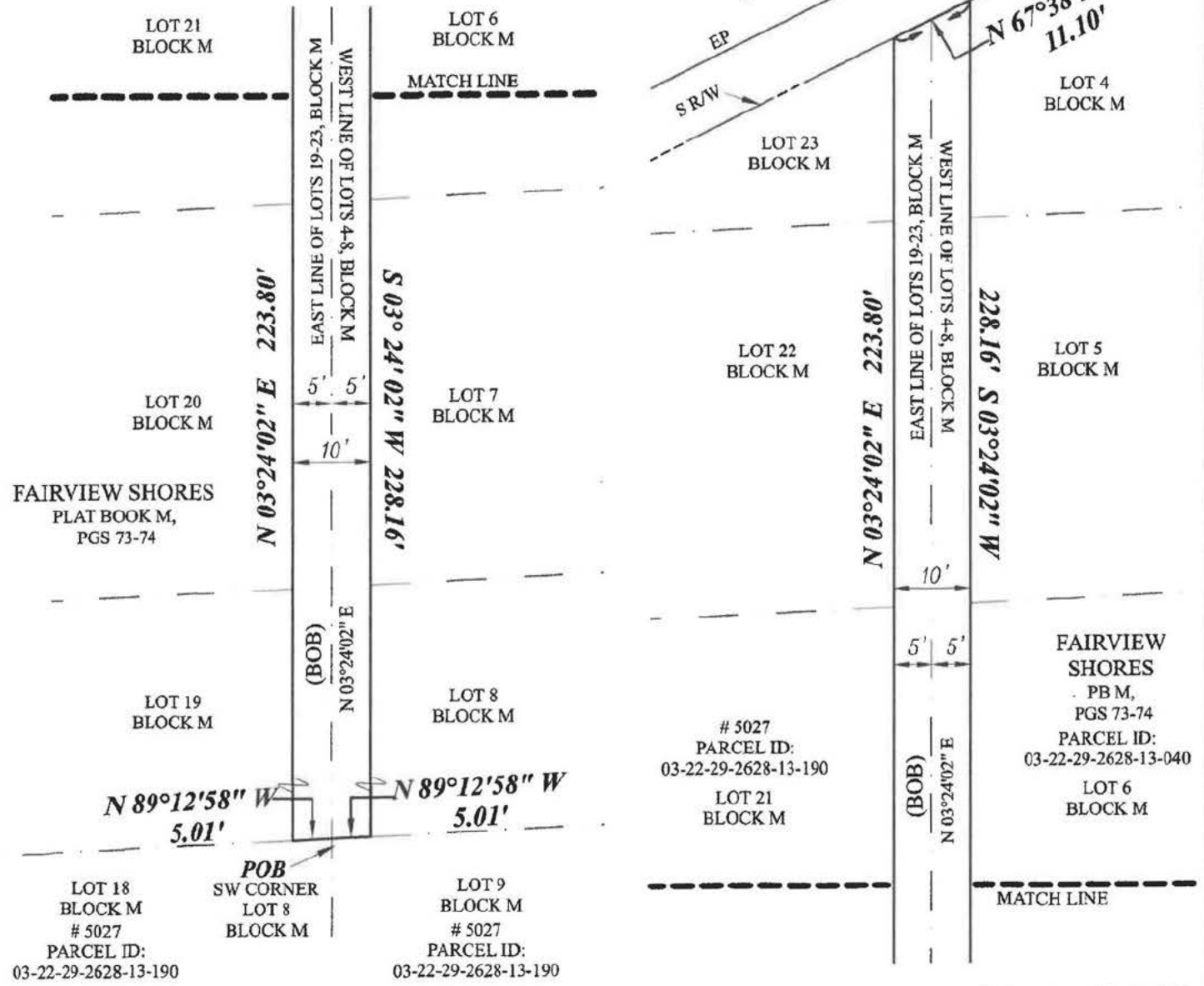


711 Pineland Trail LB 8673  
Ormond Beach, FL 386.216.5730



  
**LEE ROAD**  
**ORLANDO, FLORIDA**  
**EASEMENT VACATION**

**LEE ROAD**  
**(STATE ROAD 423)**  
 (100' R/W)(D)  
 (VARYING WIDTH)  
 PARCEL NUMBER  
 03-22-29-2628-13-040  
 PER ORB 538, PG 2193



**EXHIBIT A** NOT VALID WITHOUT SHEET 1 OF 2

**SHEET 2 OF 2**

**SEE SHEET 1 OF 2**  
**FOR SURVEYOR'S**  
**SIGNATURE**

OWB: BR  
 DATE: 05.04.2026  
 MAP SUBJECT:  
 CULVER'S  
 LEE ROAD  
 EASEMENT VACATION  
 SCALE: 1" = 20'  
 JOB No.: 26 - 24

TYPE OF SURVEY:  
 SKETCH  
 OF  
 DESCRIPTION  
**THIS IS NOT**  
**A SURVEY**

**CONSTRUCTION**  
  
**RESIDENTIAL** **COMMERCIAL**  
 711 Pineland Trail LB 8673  
 Ormond Beach, FL 386.216.5730

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**





# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

April 1, 2026

**Stephen Knapp**  
**5021 Eggleston Ave, Ste B**  
**Orlando, FL 32804**  
**Petition to Vacate**

Dear Mr. Knapp

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. Part of the vacation process is to provide notification letters to adjacent property owners abutting the easement area.

If you have any questions, please contact Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.



# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

April 1, 2026

**Jimmy Van, LLC  
701 Brockway Ave  
Orlando, FL 32807  
Petition to Vacate**

Good morning,

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. Part of the vacation process is to provide notification letters to adjacent property owners abutting the easement area.

If you have any questions, please contact Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.

9589 0710 5270 0501 4400 36

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Orlando, FL 32807

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78  
Total Postage and Fees \$6.08



Sent To  
Jimmy Van, LLC  
Street and Apt. No., or PO Box No.  
701 Brockway Ave  
City, State, ZIP+4®  
Orlando, FL 32807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0501 4400 12

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Orlando, FL 32807

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78  
Total Postage and Fees \$6.08



Sent To  
Stephen Knapp  
Street and Apt. No., or PO Box No.  
5021 Eggleston Ave, Ste B  
City, State, ZIP+4®  
Orlando, FL 32807

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**EXHIBIT "C"**

**UTILITY LETTERS**



# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

March 12, 2026

**Jason Riegler**  
**City of Winter Park**  
**401 Park Avenue South**  
**Winter Park, FL 32789**  
**Petition to Vacate:**

Dear Mr. Riegler,

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. 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 Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

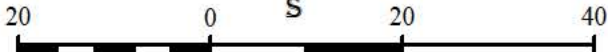
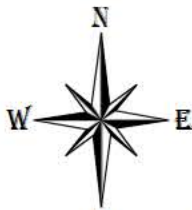
Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.

- 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: Jason Riegler, P.E.  
 Title: Deputy Director, City of Winter Park Water & Wastewater Utilities Department  
 Date: 3/16/26



GRAPHIC SCALE IN FEET  
1" = 20'

**EASEMENT VACATION**

*THIS IS NOT A SURVEY*



LEE ROAD  
ORLANDO, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 6 THROUGH 8 AND LOTS 19 THROUGH 23 OF FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 8 ALSO BEING THE SOUTHEAST CORNER OF LOT 19 BLOCK M OF THE FAIRVIEW SHORES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA THENCE NORTH 03 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 225.99 FEET TO THE POINT OF TERMINUS AND VACATING 5.00 FEET ON EACH SIDE OF DESCRIBED LINE 10.00 FOOT TOTAL, VACATING THE 10.00 EASEMENT (5 ON EACH SIDE) SHOWN ON SAID FAIRVIEW SHORES SUBDIVISION PLAT.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,260 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

**GENERAL NOTES:**

1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOT 21, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA BEING N 03° 24' 02" E. (FOR ANGLE MEASUREMENT ONLY).
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING SERVICES LLC.

**LEGEND:**

- (BOB) BASIS OF BEARING
- FL FLORIDA
- ID: IDENTIFICATION
- LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- MB MAP BOOK
- No. NUMBER
- OWB OFFICE WORK BY
- PG PAGE
- PGS PAGES
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- R/W RIGHT-OF-WAY
- VCR VOLUISA COUNTY RECORDS

FAIRVIEW SHORES  
MB M, PGS 73-74  
VCR

# 5027  
PARCEL ID:  
03-22-29-2628-13-190

LOT 18  
BLOCK M

LOT 9  
BLOCK M

# 5027  
PARCEL ID:  
03-22-29-2628-13-190

**EXHIBIT A**

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

02.26.2026  
LS # 6378  
David McMillen

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
DATE: 02.25.2026

MAP SUBJECT:  
CULVER'S  
LEE ROAD  
EASEMENT VACATION

SCALE: 1" = 20'  
JOB No.: 26 - 24

TYPE OF SURVEY:

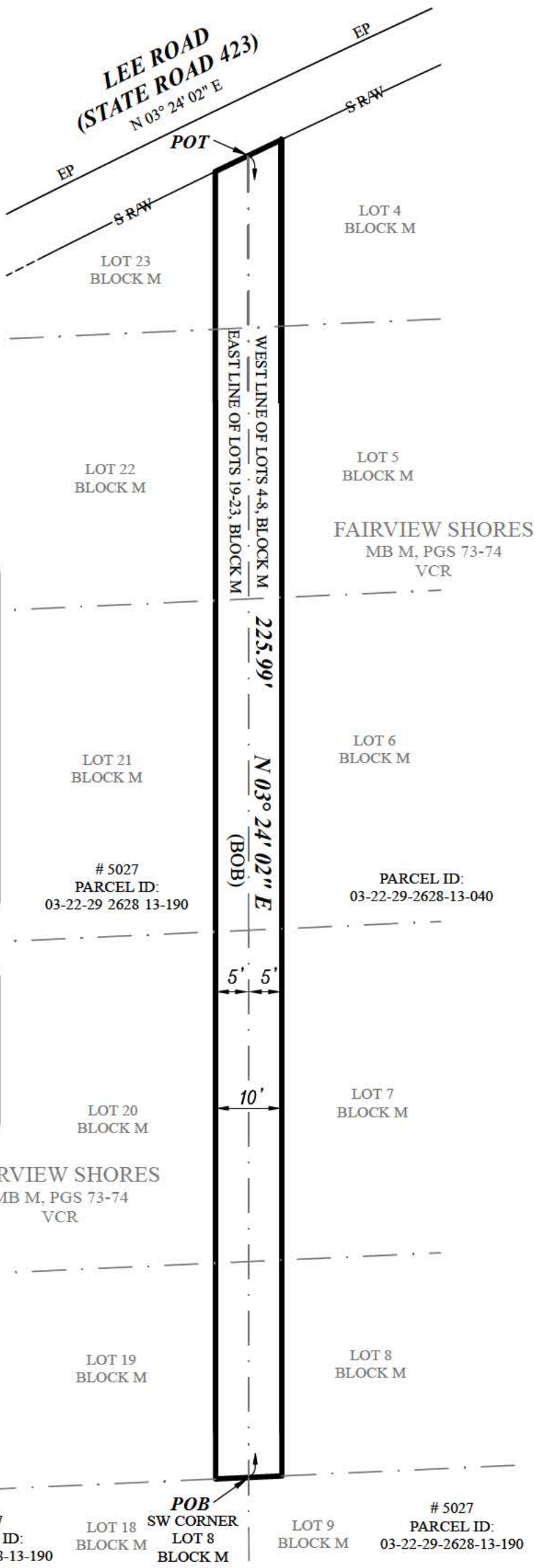
SKETCH  
OF  
DESCRIPTION

**THIS IS NOT  
A SURVEY**

CONSTRUCTION



711 Pineland Trail LB 8673  
Ormond Beach, FL 386.216.5730





# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

February 27, 2026

**Petition to Vacate:**

Dear Shawn Winsor, Teco/People's Gas System. Inc,

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

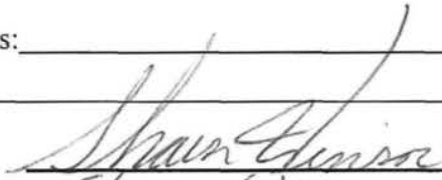
Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

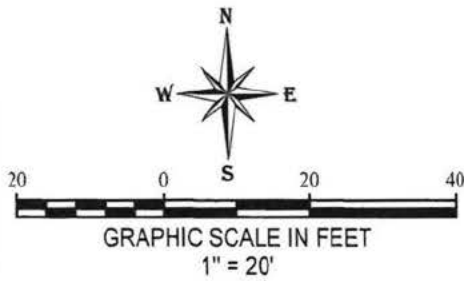
Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

Signature:   
 Print Name: Shawn Winsor  
 Title: Gas Design Project Manager  
 Date: 2-27-2026



**EASEMENT VACATION**  
THIS IS NOT A SURVEY



LEE ROAD  
ORLANDO, FLORIDA

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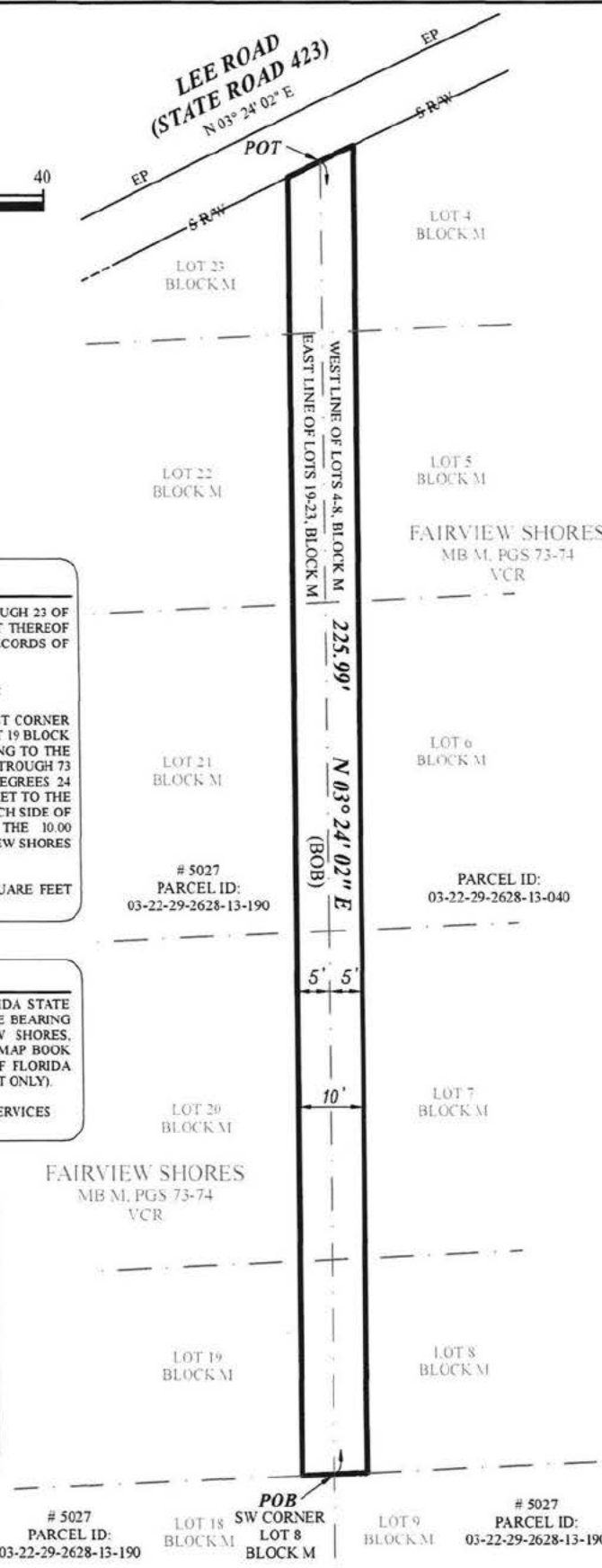
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1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOT 21, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA BEING N 03° 24' 02" E. (FOR ANGLE MEASUREMENT ONLY).
2. LEGAL DESCRIPTION NEW PER AIA SURVEYING SERVICES LLC

**LEGEND:**

(BOB)	BASIS OF BEARING
FL	FLORIDA
ID:	IDENTIFICATION
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
MB	MAP BOOK
No.	NUMBER
OWB	OFFICE WORK BY
PG	PAGE
PGS	PAGES
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
R/W	RIGHT-OF-WAY
VCR	VOLUISA COUNTY RECORDS



**EXHIBIT A**

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

02.26.2026  
LS # 6378  
David McMillen

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OWB: BR  
DATE: 02.25.2026

MAP SUBJECT:  
CULVER'S  
LEE ROAD  
EASEMENT VACATION

SCALE:  
1" = 20'

JOB No.:  
26 - 24

TYPE OF SURVEY:

SKETCH  
OF  
DESCRIPTION

**THIS IS NOT  
A SURVEY**

CONSTRUCTION



711 Pineland Trail LB 8673  
Ormond Beach, FL 386.216.5730



Mar. 5, 2026

Via email: [shamus@newkirkengineering.com](mailto:shamus@newkirkengineering.com)

**Shamus Schroeder, PE**  
**Newkirk Engineering Inc**  
1230 North US Highway 1, Suite 3  
Ormond Beach, FL 32174

**RE: Vacation of Platted Easement**  
**5027 Eggleston Avenue, Orlando**  
**Culver's**  
**Orange County, Florida**

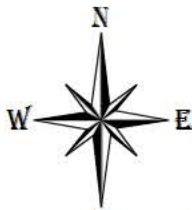
Dear Mr. Schroeder:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of the platted easements as described in the attached Sketch of Description, drawn by A1A Surveying Services, dated February 25, 2026, Job No.: 26-24, 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

Attachment



GRAPHIC SCALE IN FEET  
1" = 20'

## EASEMENT VACATION

THIS IS NOT A SURVEY



LEE ROAD  
ORLANDO, FLORIDA

### LEGAL DESCRIPTION:

A PORTION OF LOTS 6 THROUGH 8 AND LOTS 19 THROUGH 23 OF FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 8 ALSO BEING THE SOUTHEAST CORNER OF LOT 19 BLOCK M OF THE FAIRVIEW SHORES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA THENCE NORTH 03 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 225.99 FEET TO THE POINT OF TERMINUS AND VACATING 5.00 FEET ON EACH SIDE OF DESCRIBED LINE 10.00 FOOT TOTAL, VACATING THE 10.00 EASEMENT (5 ON EACH SIDE) SHOWN ON SAID FAIRVIEW SHORES SUBDIVISION PLAT.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,260 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

### GENERAL NOTES:

- BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOT 21, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA BEING N 03° 24' 02" E. (FOR ANGLE MEASUREMENT ONLY).
- LEGAL DESCRIPTION NEW PER A1A SURVEYING SERVICES LLC.

### LEGEND:

(BOB)	BASIS OF BEARING
FL	FLORIDA
ID:	IDENTIFICATION
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
MB	MAP BOOK
No.	NUMBER
OWB	OFFICE WORK BY
PG	PAGE
PGS	PAGES
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
R/W	RIGHT-OF-WAY
VCR	VOLUISA COUNTY RECORDS

FAIRVIEW SHORES  
MB M, PGS 73-74  
VCR

# 5027  
PARCEL ID:  
03-22-29-2628-13-190

LOT 18  
BLOCK M

LOT 9  
BLOCK M

# 5027  
PARCEL ID:  
03-22-29-2628-13-190

## EXHIBIT A

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

02.26.2026

LS # 6378

David McMillen

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
DATE: 02.25.2026

MAP SUBJECT:  
CULVER'S  
LEE ROAD  
EASEMENT VACATION

SCALE: 1" = 20'  
JOB No.: 26 - 24

TYPE OF SURVEY:

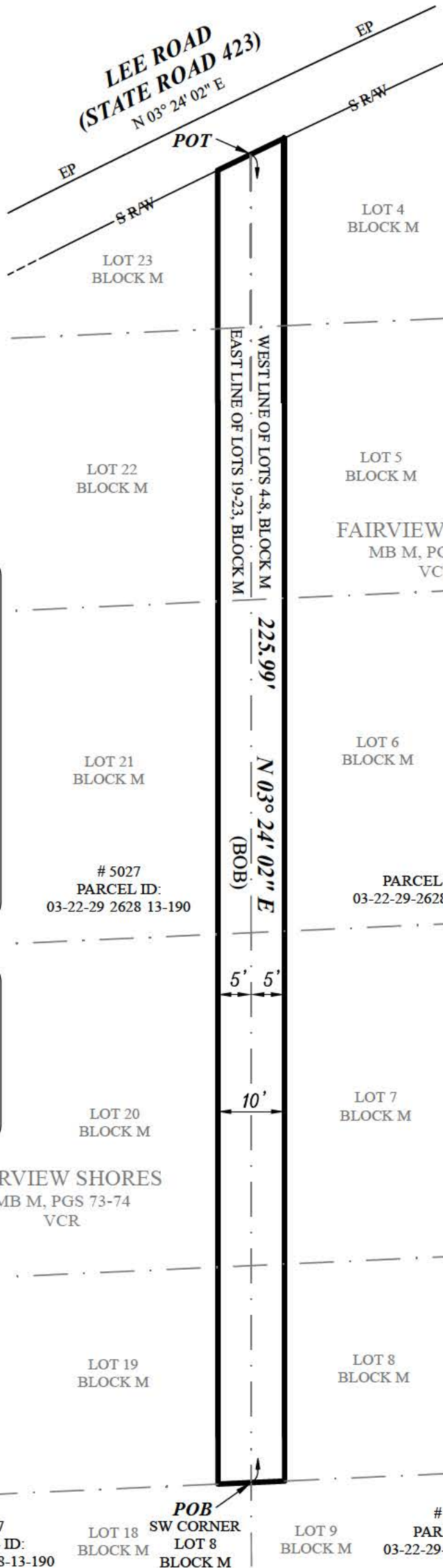
SKETCH  
OF  
DESCRIPTION

**THIS IS NOT  
A SURVEY**

CONSTRUCTION



711 Pineland Trail LB 8673  
Ormond Beach, FL 386.216.5730





# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

March 2, 2026

## Petition to Vacate:

Dear Rachael Bonlarron, Comcast Cable,

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. 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 Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.

- 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: Comvast has no objection to the vacate

Signature:

*Andrew Sweeney*

Print Name:

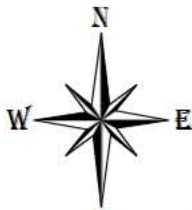
Andrew Sweeny

Title:

Construction Manager

Date:

3/2/2026



GRAPHIC SCALE IN FEET  
1" = 20'

**EASEMENT VACATION**

**THIS IS NOT A SURVEY**



**LEE ROAD  
ORLANDO, FLORIDA**

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 6 THROUGH 8 AND LOTS 19 THROUGH 23 OF FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 8 ALSO BEING THE SOUTHEAST CORNER OF LOT 19 BLOCK M OF THE FAIRVIEW SHORES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA THENCE NORTH 03 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 225.99 FEET TO THE POINT OF TERMINUS AND VACATING 5.00 FEET ON EACH SIDE OF DESCRIBED LINE 10.00 FOOT TOTAL, VACATING THE 10.00 EASEMENT (5 ON EACH SIDE) SHOWN ON SAID FAIRVIEW SHORES SUBDIVISION PLAT.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,260 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

**GENERAL NOTES:**

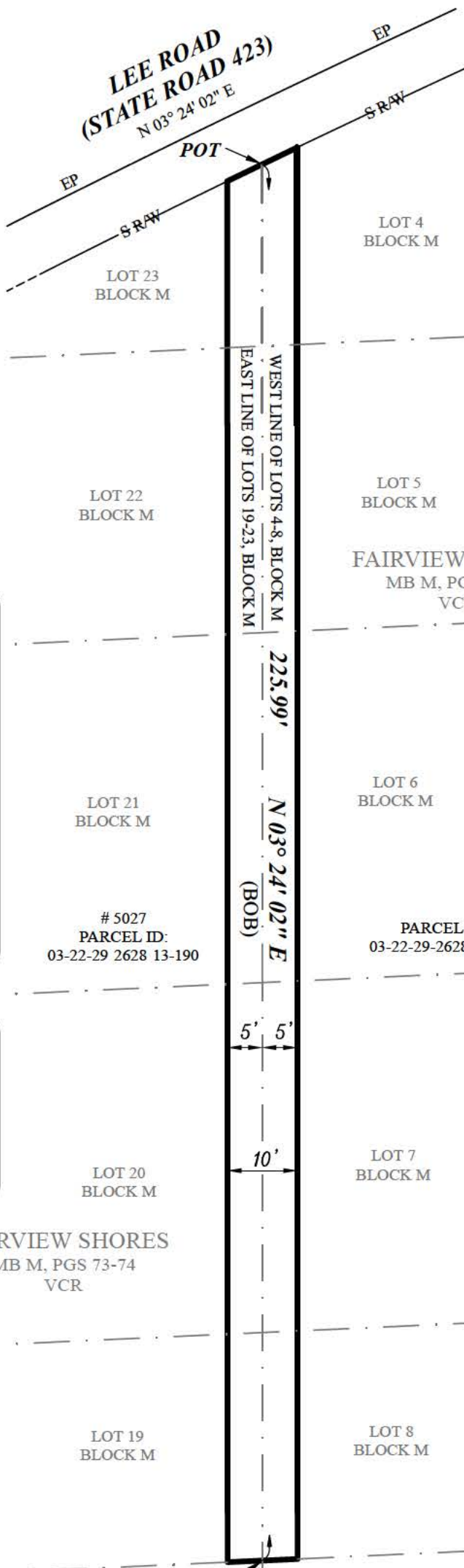
1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOT 21, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA BEING N 03° 24' 02" E. (FOR ANGLE MEASUREMENT ONLY).
2. LEGAL DESCRIPTION NEW PER A1A SURVEYING SERVICES LLC.

**LEGEND:**

(BOB)	BASIS OF BEARING
FL	FLORIDA
ID:	IDENTIFICATION
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
MB	MAP BOOK
No.	NUMBER
OWB	OFFICE WORK BY
PG	PAGE
PGS	PAGES
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
R/W	RIGHT-OF-WAY
VCR	VOLUISA COUNTY RECORDS

**FAIRVIEW SHORES**  
MB M, PGS 73-74  
VCR

# 5027 PARCEL ID: 03-22-29-2628-13-190  
 LOT 18 BLOCK M SW CORNER LOT 8 BLOCK M  
 LOT 9 BLOCK M # 5027 PARCEL ID: 03-22-29-2628-13-190



**EXHIBIT A**

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

02.26.2026  
 LS # 6378  
 David McMillen  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR  
 DATE: 02.25.2026  
 MAP SUBJECT:  
 CULVER'S  
 LEE ROAD  
 EASEMENT VACATION  
 SCALE: 1" = 20'  
 JOB No.: 26 - 24

TYPE OF SURVEY:  
 SKETCH  
 OF  
 DESCRIPTION  
**THIS IS NOT  
 A SURVEY**

CONSTRUCTION  
 RESIDENTIAL COMMERCIAL  
  
 711 Pineland Trail LB 8673  
 Ormond Beach, FL 386.216.5730



# NEWKIRK ENGINEERING INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174

386-872-7794

February 27, 2026

### Petition to Vacate:

Dear Ronnie Lachan, AT&T,

I am in the process of requesting that Orange County vacate that portion of an easement, as shown on the enclosed map. The site address is 5027 Eggleston Ave & 5100 Davisson Ave, Orlando and lies within the subdivision found in Plat Book M, Pages 73 & 74. 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 Shamus Schroeder at (386) 872-7794, ext. 114; [shamus@newkirk-engineering.com](mailto:shamus@newkirk-engineering.com)

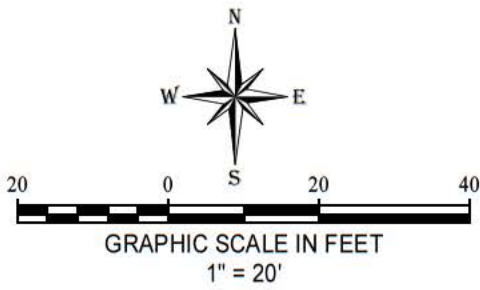
Sincerely,

Shamus Schroeder, PE No. 94217  
Project Engineer, Newkirk Engineering, Inc.

- 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: AT&T DOES NOT HAVE FACILITES IN THE EASEMENT.

Signature: Ronnie Lalchan  
 Print Name: RONNIE LALCHAN FOR AT&T  
 Title: ENGINEER  
 Date: 2/27/26



**EASEMENT VACATION**  
THIS IS NOT A SURVEY



LEE ROAD  
ORLANDO, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 6 THROUGH 8 AND LOTS 19 THROUGH 23 OF FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF LOT 8 ALSO BEING THE SOUTHEAST CORNER OF LOT 19 BLOCK M OF THE FAIRVIEW SHORES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA THENCE NORTH 03 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 225.99 FEET TO THE POINT OF TERMINUS AND VACATING 5.00 FEET ON EACH SIDE OF DESCRIBED LINE 10.00 FOOT TOTAL, VACATING THE 10.00 EASEMENT (5 ON EACH SIDE) SHOWN ON SAID FAIRVIEW SHORES SUBDIVISION PLAT.

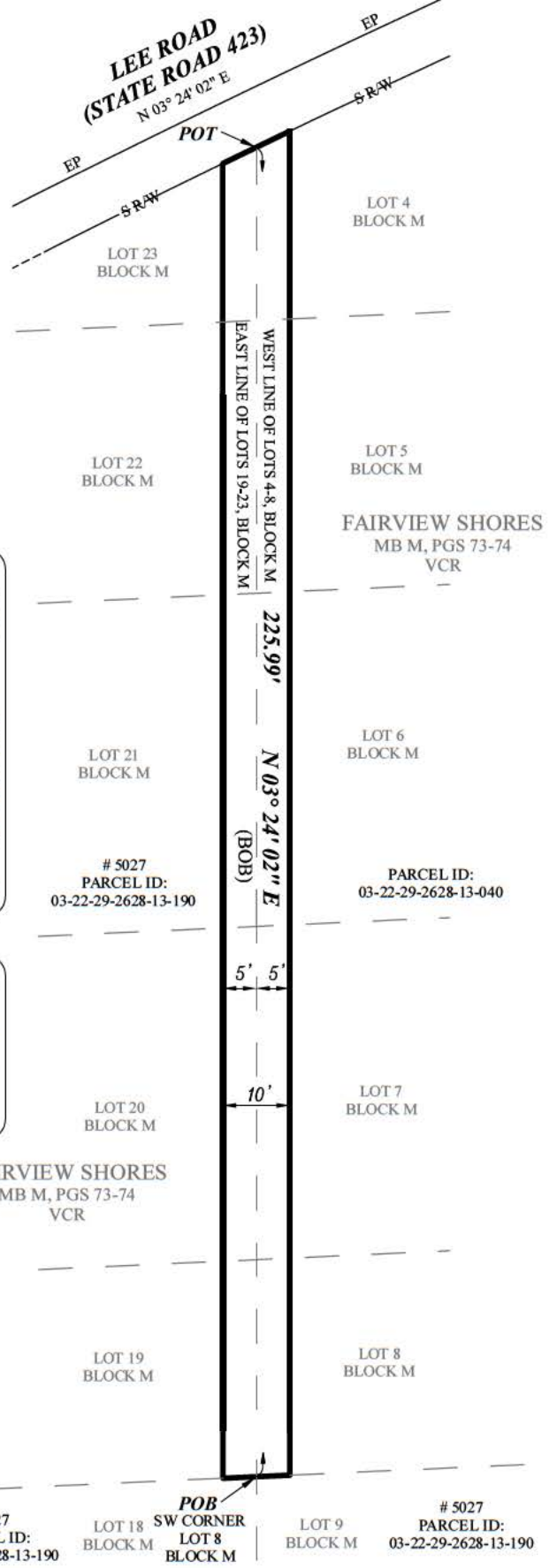
THE ABOVE DESCRIBED PARCEL CONTAINS 2,260 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

**GENERAL NOTES:**

1. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ALONG THE EAST LINE OF LOT 21, FAIRVIEW SHORES, ACCORDING TO THE MAP OR PLAT THEREOF IN MAP BOOK "M", PAGE(S) 74 THROUGH 73 PUBLIC RECORDS OF FLORIDA BEING N 03° 24' 02" E. (FOR ANGLE MEASUREMENT ONLY).
2. LEGAL DESCRIPTION NEW PER AIA SURVEYING SERVICES LLC.

**LEGEND:**

- (BOB) BASIS OF BEARING
- FL FLORIDA
- ID: IDENTIFICATION
- LB LICENSED BUSINESS
- LC LICENSED CORPORATION
- LLC LIMITED LIABILITY COMPANY
- LS LICENSED SURVEYOR
- MB MAP BOOK
- No. NUMBER
- OWB OFFICE WORK BY
- PG PAGE
- PGS PAGES
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- R/W RIGHT-OF-WAY
- VCR VOLUISA COUNTY RECORDS



**EXHIBIT A**

THE FOREGOING SKETCH OF DESCRIPTION IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

02.26.2026  
LS # 6378  
David McMillen

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*David McMillen*

OWB: BR  
DATE: 02.25.2026  
MAP SUBJECT:  
CULVER'S  
LEE ROAD  
EASEMENT VACATION  
SCALE: 1" = 20'  
JOB No.: 26 - 24

TYPE OF SURVEY:  
SKETCH  
OF  
DESCRIPTION  
**THIS IS NOT  
A SURVEY**

CONSTRUCTION  
RESIDENTIAL  
COMMERCIAL  
AIA  
SURVEYING  
SERVICES  
711 Pineland Trail LB 8673  
Ormond Beach, FL 386.216.5730

**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION

DALE V. MUDRAK, P.E., *Manager*

4200 South John Young Parkway - Orlando, Florida 32839-9205

407-836-7904 - Fax 407-836-8003

e-mail: dale.mudrak2@ocfl.net

April 1, 2026

Dear Shamus Schroeder

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

**EPD Review**

Please contact Mary Parker Scruggs at 407-836-1537 with any questions.

**Real Estate Management Review**

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

# Property Record - 03-22-29-2628-13-190

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

## Property Summary as of 03/16/2026

### Property Name

Site Of Proposed Culver's

### Names

Lee 1600 Llc

### Municipality

ORG - Un-Incorporated

### Property Use

1000 - Comm Vacant Land

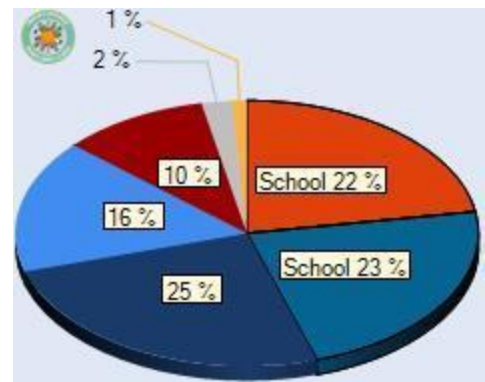
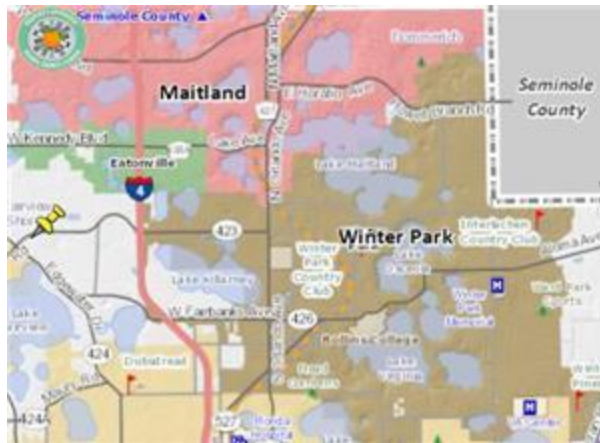
### Mailing Address

3333 S Orange Ave Ste 200  
Orlando, FL 32806-8500

### Physical Address

5027 Eggleston Ave  
Orlando, FL 32804

OR  
Code  
For  
Mobile  
Phone



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025	\$126,512	+ \$0	+ \$0 = \$126,512 (5.0%)	\$126,512 (5.0%)	
2024	\$120,490	+ \$0	+ \$0 = \$120,490 (0%)	\$120,490 (8.9%)	
2023	\$120,490	+ \$0	+ \$0 = \$120,490 (20%)	\$110,670 (10%)	
2022	\$100,609	+ \$0	+ \$0 = \$100,609	\$100,609	

### Tax Year Benefits

Tax Year	Tax Savings
2025	\$0
2024	\$0
2023	\$89
2022	\$0

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$314,104	\$0	\$314,104	3.2010 (-0.47%)	\$1,005.45	20 %
Public Schools: By Local Board	\$314,104	\$0	\$314,104	3.2480 (0.00%)	\$1,020.21	20 %
Orange County (General)	\$314,104	\$0	\$314,104	4.4347 (0.00%)	\$1,392.96	28 %
Unincorporated County Fire	\$314,104	\$0	\$314,104	2.8437 (0.00%)	\$893.22	18 %
Unincorporated Taxing District	\$314,104	\$0	\$314,104	1.8043 (0.00%)	\$566.74	11 %
Library - Operating Budget	\$314,104	\$0	\$314,104	0.3748 (0.00%)	\$117.73	2 %
St Johns Water Management District	\$314,104	\$0	\$314,104	0.1793 (0.00%)	\$56.32	1 %
				<b>16.0858</b>	<b>\$5,052.63</b>	

## 2025 Non-Ad Valorem Assessments

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

## Tax Savings

2026 Estimated Gross Tax Total:	\$8,445.05
Your property taxes without exemptions would be	\$8,445.05
Your ad-valorem property tax with exemptions is	-\$8,445.05
Providing You A Savings Of	= \$0.00

## Property Features

---

### Property Description

FAIRVIEW SHORES M/73 LOTS 3 THRU 8 BLK M (LESS THAT PART OF SAID LOTS 3 & 4 WITHIN 50 FT OF CNT LINE OF SR 423)

### Total Land Area

37,499 sqft (+/-) | 0.86 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
1000 - Comm Vacant Land	ORG-C-1	22436 Units	\$14.00	\$314,104	\$0.00		\$0
1000 - Comm Vacant Land	ORG-RSTD C-1	15064 Units	\$14.00	\$210,896	\$0.00		\$0

### Buildings

### Extra Features

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

## Sales

---

## Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/26/2021	\$222,400	20210477240	/	Warranty Deed - Multiple Parcels			Vacant
04/14/2015	\$100	20150222010	10913 / 2862	Trustees Deed			Vacant
05/11/2005	\$100	20090618712	09950 / 3805	Warranty Deed			Vacant
08/01/1984	\$147,600	19842171165	03538 / 2192	Warranty Deed			Improved

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
239 N Ohio St	12/19/2026	\$40,205		Warranty Deed - Multiple Parcels	0/0	20260002337	/
816 Broadway Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059	/
827 Highland Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059	/
823 Highland Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059	/
5500 Lee Vista Blvd	02/09/2026	\$3,100,000		Special Warranty Deed	0/0	20260089187	/
Boggy Creek Rd	01/28/2026	\$4,800,000		Special Warranty Deed	0/0	20260071060	/
Universal Blvd	01/28/2026	\$9,000,000		Special Warranty Deed	0/0	20260066869	/
5587 Millenia Park Blvd Unit 222	01/13/2026	\$219,900		Warranty Deed	0/0	20260045948	/
5587 Millenia Park Blvd Unit 207	01/13/2026	\$197,900		Warranty Deed	0/0	20260045839	/
5587 Millenia Park Blvd Unit 201	01/13/2026	\$192,900		Warranty Deed	0/0	20260045880	/

# Property Record - 03-22-29-2628-13-040

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

## Property Summary as of 03/16/2026

### Property Name

Site Of Proposed Culver's

### Names

Lee 1600 Llc

### Municipality

ORG - Un-Incorporated

### Property Use

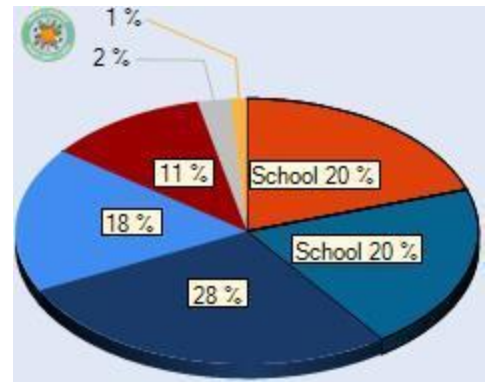
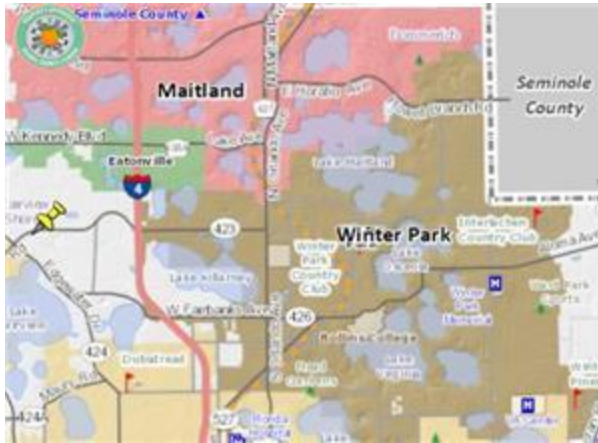
1000 - Comm Vacant Land

### Mailing Address

3333 S Orange Ave Ste 200  
Orlando, FL 32806-8500

### Physical Address

5110 Davisson Ave  
Orlando, FL 32810



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025	\$314,104	+ \$0	+ \$0 = \$314,104 (5.1%)	\$314,104 (5.1%)	
2024	\$298,844	+ \$0	+ \$0 = \$298,844 (0%)	\$298,844 (0%)	
2023	\$298,844	+ \$0	+ \$0 = \$298,844 (5.0%)	\$298,844 (5.0%)	
2022	\$284,709	+ \$0	+ \$0 = \$284,709	\$284,709	

### 2025 Taxable Value and Certified Taxes

## 2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$126,512	\$0	\$126,512	3.2010 (-0.47%)	<b>\$404.96</b>	20 %
Public Schools: By Local Board	\$126,512	\$0	\$126,512	3.2480 (0.00%)	<b>\$410.91</b>	20 %
Orange County (General)	\$126,512	\$0	\$126,512	4.4347 (0.00%)	<b>\$561.04</b>	28 %
Unincorporated County Fire	\$126,512	\$0	\$126,512	2.8437 (0.00%)	<b>\$359.76</b>	18 %
Unincorporated Taxing District	\$126,512	\$0	\$126,512	1.8043 (0.00%)	<b>\$228.27</b>	11 %
Library - Operating Budget	\$126,512	\$0	\$126,512	0.3748 (0.00%)	<b>\$47.42</b>	2 %
St Johns Water Management District	\$126,512	\$0	\$126,512	0.1793 (0.00%)	<b>\$22.68</b>	1 %
				<b>16.0858</b>	<b>\$2,035.04</b>	

## 2025 Non-Ad Valorem Assessments

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

## Tax Savings

2026 Estimated Gross Tax Total:	\$5,518.82
Your property taxes without exemptions would be	\$6,209.70
Your ad-valorem property tax with exemptions is	– \$5,518.82
Providing You A Savings Of	= \$690.88

## Property Features

---

### Property Description

FAIRVIEW SHORES M/73 LOTS 19 THRU 23 BLK M (LESS THAT PART OF SAID LOTS 21 THRU 23 WITHIN 50 FT OF SR 423)

### Total Land Area

27,573 sqft (+/-) | 0.63 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	ORG-C-1	15061 Units	\$14.00	\$210,854	\$0.00	\$0
1000 - Comm Vacant Land	ORG-C-1	12513 Units	\$14.00	\$175,182	\$0.00	\$0

### Buildings

### Extra Features

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

# Sales

---

## Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/26/2021	\$78,500	20210477240	/	Warranty Deed - Multiple Parcels			Vacant
04/14/2015	\$100	20150222009	10913 / 2858	Trustees Deed - Multiple Parcels			Vacant
05/11/2005	\$100	20090618713	09950 / 3809	Warranty Deed - Multiple Parcels			Vacant
04/13/1995	\$100	19955219493	04887 / 2347	Quit Claim Deed			Vacant
04/01/1981	\$55,000	19811643719	03189 / 0853	Warranty Deed			Improved

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
239 N Ohio St	12/19/2026	\$40,205		Warranty Deed - Multiple Parcels	0/0	20260002337/	
816 Broadway Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059/	
827 Highland Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059/	
823 Highland Ave	02/10/2026	\$5,800,000		Special Warranty Deed - Multiple Parcels	0/0	20260087059/	
5500 Lee Vista Blvd	02/09/2026	\$3,100,000		Special Warranty Deed	0/0	20260089187/	
Boggy Creek Rd	01/28/2026	\$4,800,000		Special Warranty Deed	0/0	20260071060/	
Universal Blvd	01/28/2026	\$9,000,000		Special Warranty Deed	0/0	20260066869/	
5587 Millenia Park Blvd Unit 222	01/13/2026	\$219,900		Warranty Deed	0/0	20260045948/	
5587 Millenia Park Blvd Unit 207	01/13/2026	\$197,900		Warranty Deed	0/0	20260045839/	
5587 Millenia Park Blvd Unit 201	01/13/2026	\$192,900		Warranty Deed	0/0	20260045880/	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LEE 1600, LLC

### Filing Information

**Document Number** L21000321862  
**FEI/EIN Number** 87-3385593  
**Date Filed** 07/14/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

3333 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32806

### Mailing Address

3333 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32806

### Registered Agent Name & Address

CROSSMAN, SCOTT E  
3333 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32806

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CARTER, DARY M  
3333 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32806

Title MGR

CROSSMAN, SCOTT E  
3333 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32806

### Annual Reports

Report Year	Filed Date
2024	03/22/2024

2025                    04/14/2025  
2026                    03/30/2026

**Document Images**

<a href="#">03/30/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/14/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/22/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/22/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/14/2021 -- Florida Limited Liability</a>	View image in PDF format

*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: X \_\_\_\_\_**  
**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): \_\_\_\_\_  
LEE 1600 LLC, 3333 S ORANGE AVE, STE 200, ORLANDO, FL 32806

Name and Address of Principal's Authorized Agent, if applicable: \_\_\_\_\_  
SHAMUS SCHROEDER, 1230 N US HWY 1, STE 3, ORMOND BEACH, FL 32174

**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: 2-17-2026

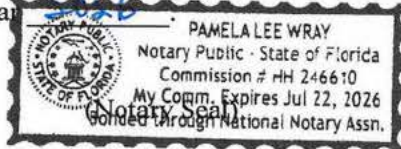
Signature of  Principal or  Principal's Authorized Agent  
(check appropriate box)

PRINT NAME AND TITLE: Daryl M. Carter, Manager

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2026 by Daryl M Carter. He/she is personally known to me or has produced N/A as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 17<sup>th</sup> day of February, in the year 2026.



Pamela Lee Wray  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 07/22/26

Staff signature and date of receipt of form \_\_\_\_\_  
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein

*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: Daryl M. Carter, MANAGER, LEE 1600 LLC

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

3333 S. ORANGE AVE, SUITE 200, ORLANDO, FL 32806

Business Phone ( ) 407-581-6202

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

**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**

Name: LUKE RYBA; AUTHORIZED REPRESENTATIVE, ORLANDO BURGERS LEE RD LLC

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

1620 S. HASTINGS WAY, EAU CLAIRE, WI 54701

Business Phone ( ) 715-828-1970

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

**INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**  
**(Agent Authorization Form also required to be attached)**

Name: SHAMUS SCHROEDER; NEWKIRK ENGINEERING, INC.

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

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FL 32174

Business Phone ( ) \_\_\_\_\_

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 \_\_\_ NO

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

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

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME  
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY  
MEMBER OF THE BCC? (When responding to this question please consider all  
consultants, attorneys, contractors/subcontractors and any other persons who may have  
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with  
obtaining approval of this item.)**

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

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

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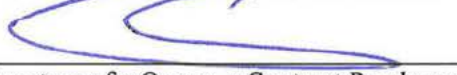
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(Use additional sheets of paper if necessary)

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 of  $\Delta$ Owner,  $\Delta$ Contract Purchaser  
or  $\Delta$ Authorized Agent

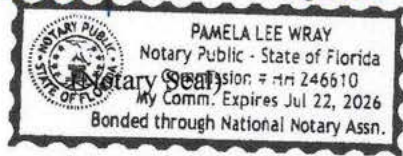
Date: 2-17-2026

Print Name and Title of Person completing this form: Daryl M. Carter, Manager

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2026 by Daryl M Carter. He/she is personally known to me or has produced N/A as identification and ~~did~~/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 17<sup>th</sup> day of February, in the year 2026.



Pamela Lee Wray  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
07/22/2026

Staff signature and date of receipt of form  
\_\_\_\_\_  
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

# AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Daryl M. Carter, Manager, Lee 1600, LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, PARCEL ID: 03-22-29-2628-13-040, 03-22-29-2628-13-190, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), SHAMUS SCHROEDER, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PETITION TO VACATE EASEMENT, 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: 2-17-2026  
  
 Signature of Property Owner

Daryl M. Carter  
 Print Name Property Owner

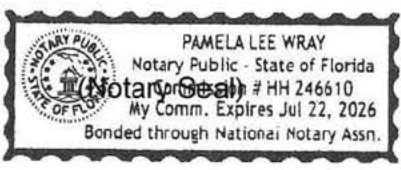
Date: \_\_\_\_\_  
 Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :  
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2026 by Daryl M Carter. He/she is personally known to me or ~~has~~ produced N/A as identification and ~~did~~ did not take an oath.

Witness my hand and official seal in the county and state stated above on the 17<sup>th</sup> day of February, in the year 2026.



Pamela Lee Wray  
 Signature of Notary Public  
 Notary Public for the State of Florida

My Commission Expires: 07/22/2026

<b>Legal Description(s) or Parcel Identification Number(s) are required:</b>
PARCEL ID #: 03-22-29-2628-13-040, 03-22-29-2628-13-190
<b>LEGAL DESCRIPTION:</b>



# INVOICE

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

Invoice To :  
Newkirk Engineering, Inc.  
Shamus Schroeder  
1230 N US 1 Suite 3 Ormond Beach FL  
32174

Invoice No : 5871830  
Invoice Date : Apr 13, 2026  
Folder # : 26 125374 000 00 PTV

Case Number : PTV-26-03-009  
Project Name : Future Culvers Site

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>

PW 2015



**Newkirk Engineering, Inc.**  
1230 N US Hwy 1, Suite 3  
Ormond Beach, FL 32174  
(386) 872-7794

**WSTAR CU**  
JACKSONVILLE, FL 32232  
63-79272830

4/6/2026

6790

PAY TO THE ORDER OF Orange County BCC

One Thousand Three and 00/100.....

\$1,003.00

DOLLARS

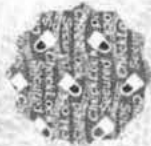
PROTECTED AGAINST FRAUD



4200 S. John Young Parkway  
Orlando, FL 32839

MEMO

PTV Application



**O.C. PUBLIC WORKS DEPARTMENT**

4200 S. JOHN YOUNG PKWY  
ORLANDO, FL 32839  
407 836 7788  
WWW.OCFL.NET

Cashier: Andrea  
13-Apr-2026 2:20:42P

Invoice PW: 2015	
1 PTV 2700-4180	\$1,003.00
<b>Total</b>	<b>\$1,003.00</b>
CHECK SALE	\$1,003.00

Clover ID: 9SZANBJ3CR034  
Payment NV8DBTG5J6NGP

O.C. PUBLIC WORKS DEPARTMENT Privacy Policy

<https://clover.com/privacy/m/jmxwedcqm0d1>

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