



Interoffice Memorandum

Received on March 6, 2025
Deadline: March 11, 2025
Publish: March 16, 2025

MAR 7 25 AM 1:15

Date: March 6, 2025

RC (11)
AG
MAR 7 25 10:24AM

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

(Su)

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

RE: **Request for Public Hearing PTV-24-06-020 – Carlos Alves De Melo and Regina Giimaraes Malo**

Applicant: Carlos Alves De Melo
Regina Giimaraes Malo
10353 Burris Ct
Orlando, FL 32836

Location: S05/T24/R28 Petition to vacate a portion of a 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet. Public interest was created by the plat of Lake Sheen Estates as recorded in Plat Book 29 Page 18 of the Public Records of Orange County, Florida. The parcel ID numbers are 05-24-28-4741-00-040. The parcel address is 10375 Burris Court, and it lies 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 Yes – Mailing labels are attached.

**Request for Public Hearing PTV-24-06-020 – Carlos Alves De Melo and Regina
Gimaraes Malo**

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

Spanish contact person: Para más información acerca de esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels


SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

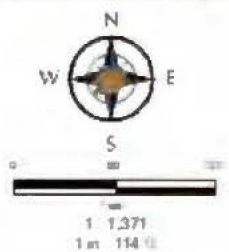
Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

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



PTV-24-06-020
10375 Burris Ct

	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 Lake Sheen Estates as recorded in Plat Book 29 Page 18 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.

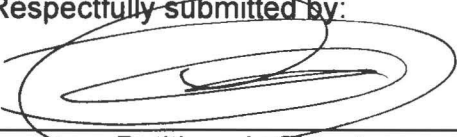
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

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.

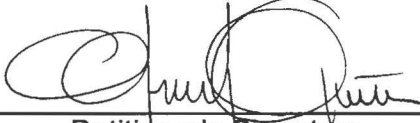
GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:



Petitioner's Signature
(Include title if applicable)

ALVES DE MELO ANTONIO CARLOS
Print Name



Petitioner's Signature
(Include title if applicable)

GIMARAES MELO CLAUDIA REGINA B
Print Name

Address:

10353 BURRIS CT

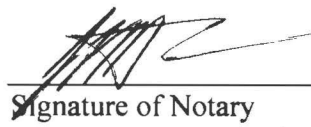
ORLANDO FL 32836

Phone Number: (407) 714-7026

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of FEB, 20 25 who is personally known or who has produced FL DL as identification.



Signature of Notary

JONATHAN LAM

Print Name

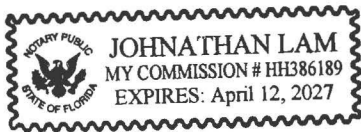


EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

Sketch of Description

JDBI
3/3/2025

Legal Description:

A PORTION OF THE 5' UTILITY EASEMENT LYING WITHIN LOTS 3 AND 4, LAKE SHEEN ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURRIS COURT, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURRIS COURT, NORTH 89°42'01" EAST, 20.00 FEET; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURRIS COURT, SOUTH 00°17'59" EAST, 79.98 FEET, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4; THENCE WITH SAID WESTERLY EXTENSION THEREOF, AND WITH THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°42'01" EAST, 405.71 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, NORTH 00°17'59" WEST, 5.00 FEET; THENCE NORTH 89°42'01" EAST, 33.00 FEET; THENCE SOUTH 00°17'59" EAST, 116.87 FEET, TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 3 AND 4, NORTH 89°06'16" WEST, 10.00 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3, NORTH 00°17'59" WEST, 106.66 FEET; THENCE SOUTH 89°42'01" WEST, 23.00 FEET; THENCE NORTH 00°17'59" WEST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,397.64 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 12/18/24
Drawn By: BMJ
Approved By: PKI
Field: N/A

Sketch and Description Certified To:
ETA CONSTRUCTION, LLC.; ORANGE COUNTY

Revisions - 02/10/25 - BMJ

-Legend-			
C	- Calculated	PC	- Point of Curvature
C _c	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

- Notes-
- >Sketch is Based upon the Legal Description Supplied by Client.
 - >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 - >Subject to any Easements and/or Restrictions of Record.
 - >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 - >Building Ties are NOT to be used to reconstruct Property Lines.
 - >Fence Ownership is NOT determined.
 - >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 - >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

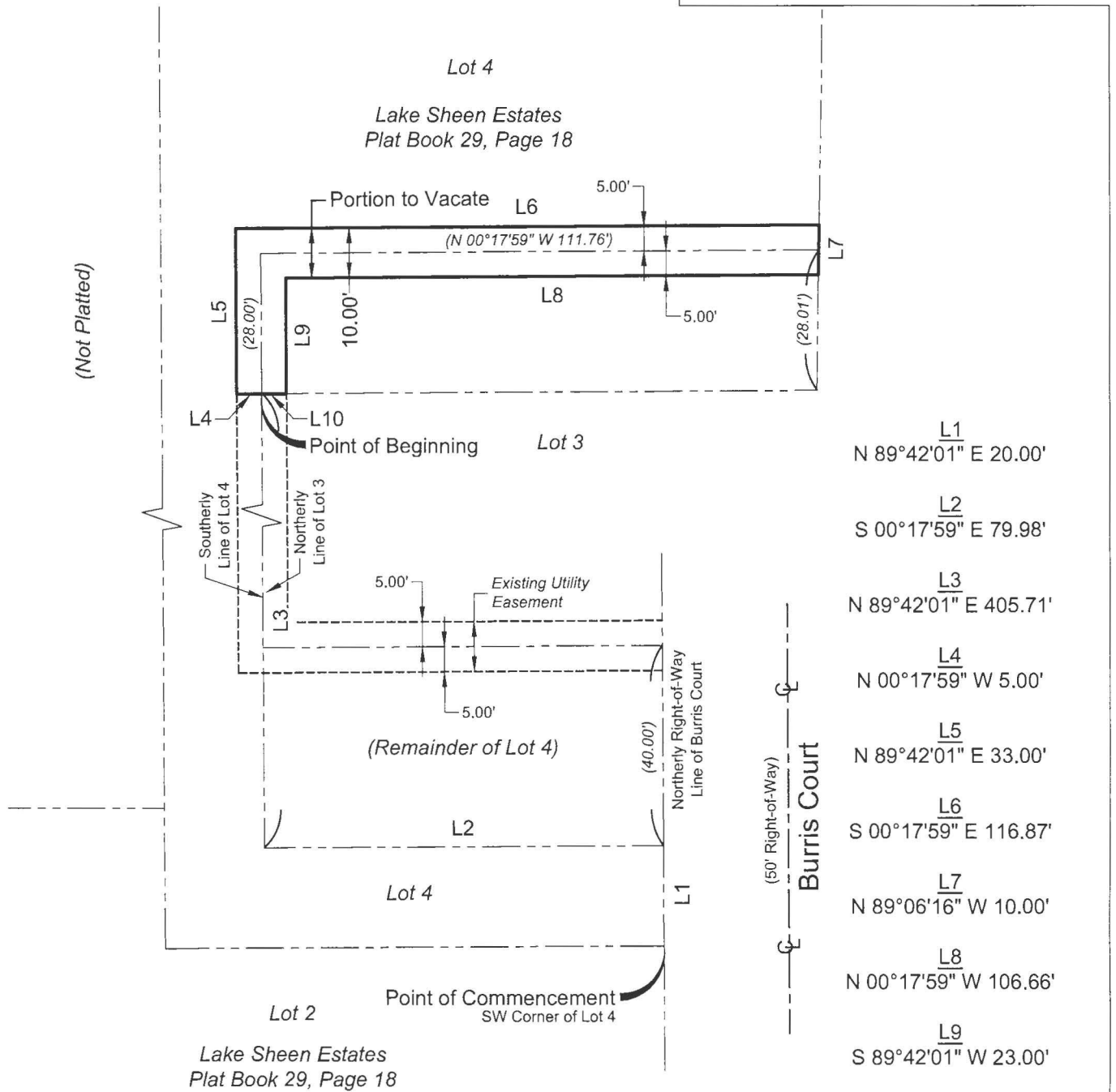
I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-1, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 12/18/24

This Sketch is intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal. File No. IS-129854

Sketch of Description



- L1 N 89°42'01" E 20.00'
- L2 S 00°17'59" E 79.98'
- L3 N 89°42'01" E 405.71'
- L4 N 00°17'59" W 5.00'
- L5 N 89°42'01" E 33.00'
- L6 S 00°17'59" E 116.87'
- L7 N 89°06'16" W 10.00'
- L8 N 00°17'59" W 106.66'
- L9 S 89°42'01" W 23.00'
- L10 N 00°17'59" W 5.00'

Revisions - 02/10/25 - BMJ

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

File No. IS-129854

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheet
and is not full and or complete without both sheets.

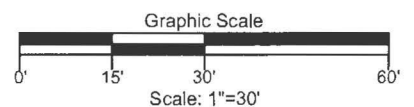
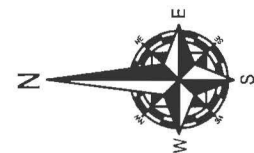


EXHIBIT "B"

ABUTTING PROPERTY OWNERS

Date

KINOX INVESTMENTS LLC
10353 BURRIS CT
ORLANDO, FL 32836

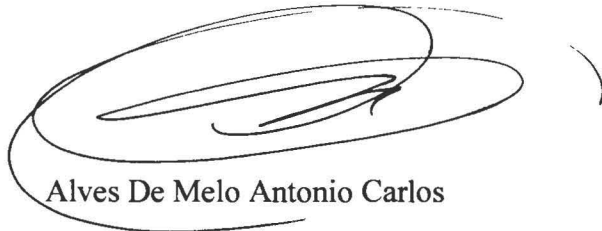
Petition to Vacate:

To Whom it May Concern,

I am in the process of requesting that Orange County vacate a portion of a 10-foot-wide utility easement located within the residential parcel within the Lake Sheen Estates Subdivision, as shown on the enclosed map. The site address is 10375 Burris Ct and lies within the subdivision found in Plat Book 29, Page 18, of the public records of Orange County, Florida.

Part of the vacation process is to notify abutting property owners that I am petitioning to vacate the easement.

Sincerely,



Alves De Melo Antonio Carlos

EXHIBIT "C"

UTILITY LETTERS

June 10, 2024

Petition to Vacate:

Centurylink.

I am in the process of requesting that Orange County vacate a portion of a 10-foot-wide utility easement located within the residential parcel within the Lake Sheen Estates Subdivision, as shown on the enclosed map. The site address is 10375 Burris Ct and lies within the subdivision found in Plat Book 29, Page 18. 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 Johnathan Lam at 954-258-0720.

Sincerely,

Johnathan Lam

- 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: Engineer 11
Title: Ev'ns Cenafils
Date: June 17, 2024

Thank you,



Ev'ns Cenafils
Network Implementation Engineer II
3621 All American Blvd, Orlando FL 32810
tel: 1-689-407-3565
Evns.M.Cenafils@lumen.com

June 10, 2024

Petition to Vacate:

Teco.

I am in the process of requesting that Orange County vacate a portion of a 10-foot-wide utility easement located within the residential parcel within the Lake Sheen Estates Subdivision, as shown on the enclosed map. The site address is 10375 Burriss Ct and lies within the subdivision found in Plat Book 29, Page 18. 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 Johnathan Lam at 954-258-0720.

Sincerely,

Johnathan Lam

- 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:

Shawn G. Linsor

Print Name:

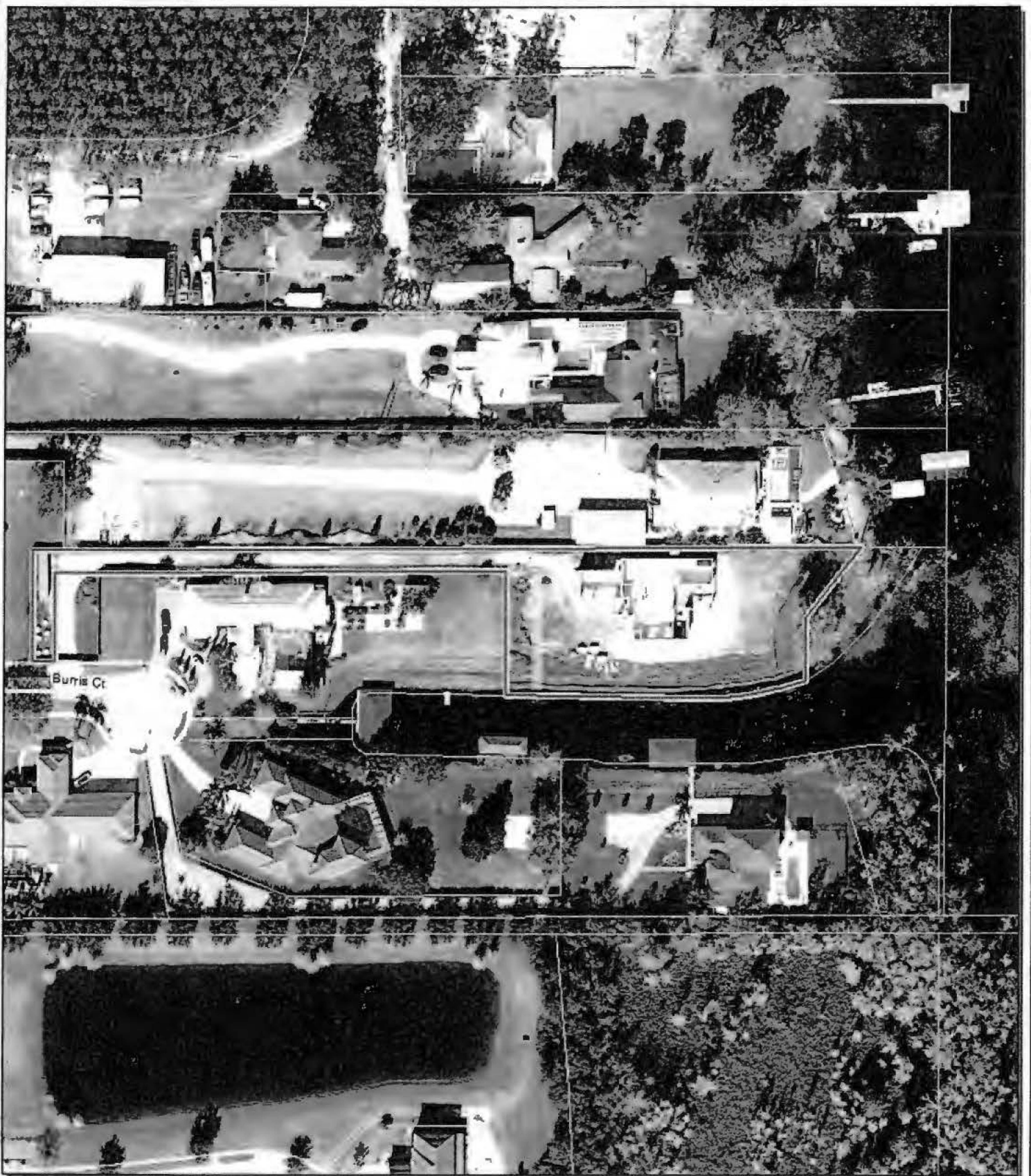
Shawn G. Linsor

Title:

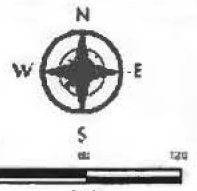
Gas Design Project Manager

Date:

6-11-24



PTV-24-06-020
10375 Burris Ct

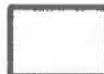


Scale
1" = 137.1 ft
1 in. = 114 ft



Lake
Sheen

Proposed Vacation



Subject Property

June 10, 2024

Petition to Vacate:

Comcast.

I am in the process of requesting that Orange County vacate a portion of a 10-foot-wide utility easement located within the residential parcel within the Lake Sheen Estates Subdivision, as shown on the enclosed map. The site address is 10375 Burriss Ct and lies within the subdivision found in Plat Book 29, Page 18. 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 Johnathan Lam at 954-258-0720.

Sincerely,

Johnathan Lam

- 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: Andrew Sweeney
Print Name: Andrew Sweeney
Title: Construction Manager ComCast
Date: 6/18/2024

July 8, 2024

Petition to Vacate:

Orange County Public Utilities.

I am in the process of requesting that Orange County vacate a portion of a 10-foot-wide utility easement located within the residential parcel within the Lake Sheen Estates Subdivision, as shown on the enclosed map. The site address is 10375 Burris Ct and lies within the subdivision found in Plat Book 29, Page 18. 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 Johnathan Lam at 954-258-0720.

Sincerely,



Johnathan Lam

- 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.
- The subject parcel is within our service area. We have **no objection** to the vacation.

Additional comments: _____

Signature: Gregory J. Sims
Print Name: Gregory J. Sims
Title: Engineer III
Date: 7-8-2024



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

407 905 3310

Nov. 26, 2024

Via email: JLam@eta-construction.com

Mr. Johnathan Lam
ETA Construction Florida
210 N. Bumby Avenue
Suite B
Orlando, Florida 32803

**RE: Vacation of a Platted Utility Easement
10375 Burris Ct, Orlando
Orange County, Florida**

Dear Mr. Lam:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of the ten (10’, 5’ either side) foot Utility Easement on Lot 4, and a portion of Lot 3, Lake Sheen Estates, as recorded in Plat Book 29, Page 18, of the Public Records of Orange County, Florida, being more particularly as highlighted on the accompanying Boundary Survey prepared by Ireland & Associates Surveying, Inc., dated May 14, 2024, File # IS-129854, 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

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

February 27, 2025

Dear Sean Kline

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

Roads & Drainage Review

Road and Drainage objects to the PTV due the easement being dedicated for a sidewalk.

Please contact Andrew J Broxton at 407-836-7959 with any questions.

Please contact each department once these issues have been resolved.

Property Record - 05-24-28-4741-00-040

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

Property Summary as of 03/03/2025

Property Name

10375 Burris Ct

Names

Alves De Melo Antonio Carlos
Giimaraes Melo Claudia Regina B

Municipality

ORG - Un-Incorporated

Property Use

0030 - Vacant Water

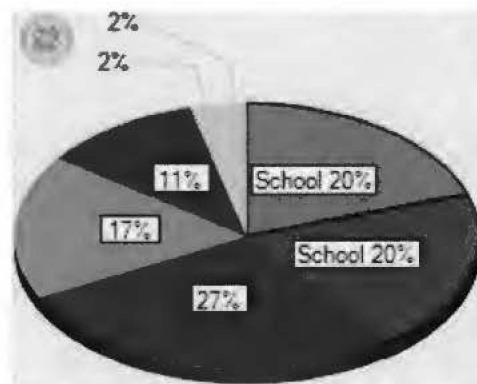
Mailing Address

10353 Burris Ct
Orlando, FL 32836-6500

Physical Address

10375 Burris Ct
Orlando, FL 32836

OR
OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024 <input checked="" type="checkbox"/> MKT	\$800,000	+ \$0	+ \$0 = \$800,000 (0%)	\$800,000 (0%)	\$800,000 (0%)
2023 <input checked="" type="checkbox"/> MKT	\$800,000	+ \$0	+ \$0 = \$800,000 (60%)	\$800,000 (60%)	\$800,000 (60%)
2022 <input checked="" type="checkbox"/> MKT	\$500,000	+ \$0	+ \$0 = \$500,000 (0%)	\$500,000 (0%)	\$500,000 (0%)
2021 <input checked="" type="checkbox"/> MKT	\$500,000	+ \$0	+ \$0 = \$500,000	\$500,000	\$500,000

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$800,000	\$0	\$800,000	3.2160 (1.36%)	\$2,572.80	20 %
Public Schools: By Local Board	\$800,000	\$0	\$800,000	3.2480 (0.00%)	\$2,598.40	20 %
Orange County (General)	\$800,000	\$0	\$800,000	4.4347 (0.00%)	\$3,547.76	27 %
Unincorporated County Fire	\$800,000	\$0	\$800,000	2.8437 (26.74%)	\$2,274.96	17 %
Unincorporated Taxing District	\$800,000	\$0	\$800,000	1.8043 (0.00%)	\$1,443.44	11 %
Library - Operating Budget	\$800,000	\$0	\$800,000	0.3748 (0.00%)	\$299.84	2 %
South Florida Water Management District	\$800,000	\$0	\$800,000	0.0948 (0.00%)	\$75.84	1 %
South Florida Wmd Okeechobee Basin	\$800,000	\$0	\$800,000	0.1026 (0.00%)	\$82.08	1 %
South Florida Wmd Everglades Const	\$800,000	\$0	\$800,000	0.0327 (0.00%)	\$26.16	0 %
Wind Wtr & Nav Cntrl Dist	\$800,000	\$0	\$800,000	0.2528 (0.00%)	\$202.24	2 %
				16.4044	\$13,123.52	

2024 Non-Ad Valorem Assessments

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

Tax Savings

2025 Estimated Gross Tax Total:	\$13,123.52
Your property taxes without exemptions would be	\$13,123.52
Your ad-valorem property tax with exemptions is	– \$13,123.52
Providing You A Savings Of	= \$0.00

Property Features

Property Description

LAKE SHEEN ESTATES 29/18 PORTION OF LOTS 3 AD 4 DESC AS BEG AT SW COR OF LOT 4 TH N0-17-59W 99.98 FT TH N89-42-1E 28.04 FT TH CONTINUE N89-42-1E 718.76 FT TH S38-7-22W 79.55 FT TH

Total Land Area

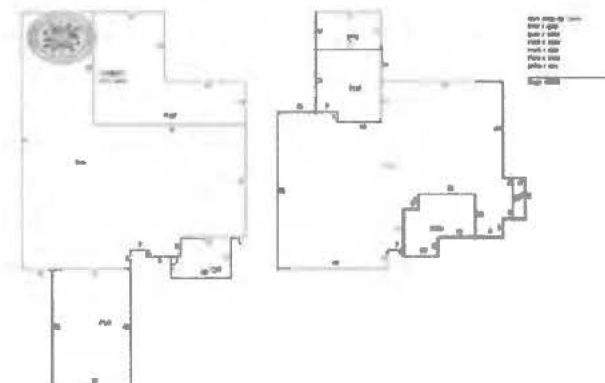
47,514 sqft (+/-) | 1.09 acres (+/-) Deeded

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0030 - Vacant Water	ORG-R-CE	1 Units	working...	working...	working...	working...

Buildings

Model Code	1 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class Iii	PTO - Patio	252	working...
Building Value	working...	FUS - Finished U	3340	working...
Estimated New Cost	working...	OPN - Open Area	363	working...
Actual Year Built	Update Pending	FOP - Finished O	462	working...
Beds	7	BAS - Base Area	3856	working...
Baths	7.5	PTO - Patio	52	working...
Floors	2	FOP - Finished O	229	working...
Gross Area	10696 sqft	FGR - Finished G	950	working...
Living Area	7196 sqft	FOP - Finished O	1192	working...
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



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
10/07/2022	\$100	20220642974	/	Warranty Deed			Improved
04/28/2015	\$550,000	20150240363	10918 / 1141	Warranty Deed			Vacant
05/23/2012	\$100	20120288247	10385 / 5820	Quit Claim Deed			Vacant
05/14/2012	\$285,000	20120262447	10378 / 8527	Special Warranty Deed			Vacant
02/06/2012	\$100	20120122717	10343 / 1289	Certificate Of Title			Vacant
12/10/2009	\$100	20100021915	09986 / 6963	Certificate Of Title			Vacant
06/20/2005	\$696,000	20050434074	08047 / 3321	Warranty Deed			Vacant
01/22/2004	\$300,000	20040087241	07301 / 3472	Warranty Deed			Vacant
11/14/2000	\$100	20000490365	06133 / 2353	Certificate Of Title			Vacant
02/28/1995	\$287,500	19955156573	04861 / 0295	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10117 Atwater Bay Dr	01/17/2025	\$1,710,000	\$388	Special Warranty Deed	4/4	20250037993 /	
4514 Sunset Preserve Blvd	01/16/2025	\$1,416,300	\$337	Special Warranty Deed	6/4	20250039043 /	
4618 Flagstaff Ct	01/15/2025	\$1,579,600	\$167	Special Warranty Deed	12/10	20250036673 /	
6420 Lynn Rd	01/09/2025	\$430,000	\$224	Warranty Deed	4/2	20250024247 /	
10111 Atwater Bay Dr	12/31/2024	\$1,514,100	\$386	Special Warranty Deed	5/4	20250007945 /	
14967 Porter Rd	12/20/2024	\$47,579		Warranty Deed - Multiple Parcels	0/0	20240738217 /	
10135 Atwater Bay Dr	12/20/2024	\$1,500,000	\$383	Special Warranty Deed	5/4	20240729827 /	
10427 Tyson Rd	12/20/2024	\$1,700,000		Warranty Deed	0/0	20240736391 /	
719 Pahoia St	12/18/2024	\$140,000	\$26	Warranty Deed	8/8	20250010257 /	
10129 Atwater Bay Dr	12/13/2024	\$1,740,000	\$395	Special Warranty Deed	4/4	20240717656 /	

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):
ALVES DE MELO ANTONIO CARLOS & GUIMARAES MELO CLAUDIA REGINA B
18353 BURRELL CT ORLANDO FL 32836

Name and Address of Principal's Authorized Agent, if applicable: EDWARD TA - ETA CONSTRUCTION
1850 LEE RD ³²² WINTER PARK FL 32789

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: ETA CONSTRUCTION
1850 LEE RD 322 WINTER PARK FL 32789
Are they registered Lobbyist? Yes ___ or No X
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
N/A	N/A	N/A	N/A
TOTAL EXPENDED THIS REPORT			\$

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: 2/11/2025

Signature of Principal or Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: ALVES DE MELO ANTONIO CARLOS

STATE OF FLORIDA :

COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 11 day of FEB, 20 25 by ALVES DE MELO ANTONIO CARLOS He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11 day of FEB, in the year 2025.

Signature of Notary Public

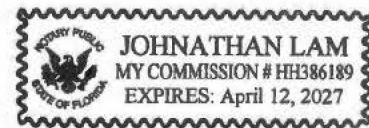
Notary Public for the State of Florida

My Commission Expires: 4/12/2027

(Notary Seal)

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.



Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: ALVES DE MELO ANTONIO CARLOS & GILMARAES MELO CLAUDIA REGINA B

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

10353 BORBE CT ORLANDO FL 32836

Business Phone (407) 714-7026

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: EDWARD TA - ETA CONSTRUCTION

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

1850 LEE RD STE 322 WINTER PARK FL 32789

Business Phone (407) 765-5726

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

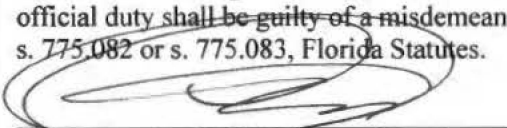
If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(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 Owner, Contract Purchaser
or Authorized Agent

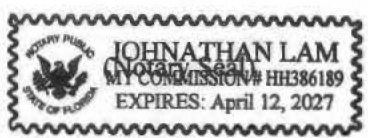
Date: 2/11/2025

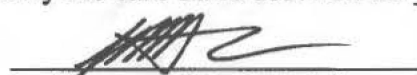
Print Name and Title of Person completing this form: ALVES DE MELO ANTONIO CARLOS

STATE OF FLORIDA :
COUNTY OF ORANGE :

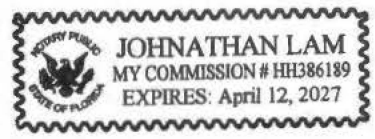
I certify that the foregoing instrument was acknowledged before me this 11 day of FEB, 20 25 by ALVES DE MELO ANTONIO CARLOS. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11 day of FEB, in the year 2025.




Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
4/12/2027

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



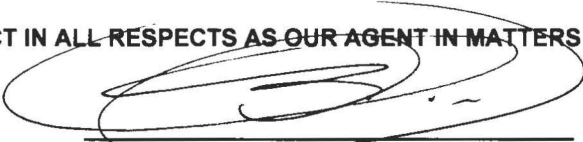
AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Alves De Melo Antonio Carlos, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 10353 Burris Ct Orlando FL 32836, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Edward Ta - ETA Construction, 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: _____


Signature of Property Owner

Alves De Melo Antonio Carlos
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 11 day of FEB, 2025 by ALVES DE MELO ANTONIO CARLOS He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 11 day of FEB, in the year 2025.




Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 4/12/2027

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: 05-24-28-4741-00-040
LEGAL DESCRIPTION:
LAKE SHEEN ESTATES 29/18 PORTION OF LOTS 3 AD 4 DESC AS BEG AT SW COR OF LOT 4 TH N0-17-59W 99.98 FT TH N89-42-1E 28.04 FT TH CONTINUE N89-42-1E 718.76 FT TH S38-7-22W 79.55 FT TH S0-38-25W 57.27 FT TH S76-57-14W 25.63 FT TH SWLY A DISTANCE OF 66.53 FT ALONG THE ARC OF CURVE CONCAVE NWLY HAVING A RADIUS OF 225 FT A CENTRAL ANGLE OF 16-56-31 A CHORD BRG AND DISTANCE OF S81-44-54W 64.92 FT TH N89-6-16W 180.33 FT TH N0-17-59W 111.18 FT TH S89-42-1W 405.71 FT TH S0-17-59E 79.98 FT TH S89-42-1W 20 FT TO POB



INVOICE

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

Invoice To :

Johnathan Lam

FL

Invoice No : 5626249

Invoice Date : Feb 27, 2025

Folder # : 24 158302 000 00 PTV

Case Number : PTV-24-06-020

Project Name : 10375 Burris Ct

FEE DESCRIPTION

AMOUNT

PTV Application Fee	- 1002-072-2700-4180	1,003.00
TOTAL :		1,003.00
PAYMENT RECEIVED :		0.00
BALANCE :		1,003.00

pw 1673

BW

WELLS FARGO BANK

3801 DANIELS RD WINTER GARDEN, FL 34787

DATE 02/13/2025

63-751691

0900

PAY TO THE ORDER OF ORANGE COUNTY BCC

\$ 1,003.00

ONE THOUSAND AND THREE

DOLLARS

ANTONIO C ALVES DE MELO
CLAUDIA R MELO
10353 BURRIS CT
ORLANDO FL 32836-6500

401 714 7026

[Handwritten Signature]
Mrs

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708
WWW.OCFL.NET

Cashier: Andrea
27-Feb-2025 2:41:06P

Invoice PW: 1673
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Clover ID: M8TFQN864QKKE
Payment 31FEF4ZTZ4EX6

O.C. PUBLIC WORKS DEPARTMENT Privacy Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

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