



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 10**

**DATE:** June 9, 2022

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** Mindy T. Cummings, Manager  
Real Estate Management Division *WTC*

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ/WTC*  
Real Estate Management Division

**CONTACT PERSON:** **Mindy T. Cummings, Manager**

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

**ACTION REQUESTED:** Approval of Memorandum of Understanding between Orange County Public Works Department and Orange County Fire Rescue Department for real estate transactions related to the Three Points Maintenance Facility site, approval and execution of Notice of Reservation and authorization to transfer funds from Orange County Fire Rescue Department to Orange County Public Works Department and disburse funds to pay recording fees and record instrument.

**PROJECT:** Three Points Maintenance Facility  
  
District 3

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

**ITEMS:** Memorandum of Understanding  
Cost/Revenue: \$382,300  
Size: 3 acres

Notice of Reservation  
Size: 3 acres

**BUDGET:** Account No.: 1009-034-0672-6110 (\$382,318.50)

**REVENUE:** Account No.: 1004-072-2947-6410 (\$382,300)

**FUNDS:** \$18.50 Payable to Orange County Comptroller  
(recording fees)

\$382,300 Transfer from Orange County Fire Rescue Department  
to Orange County Public Works Department

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Fire Rescue Department  
Public Works Department

**REMARKS:** Orange County Public Works Department (Public Works) controls land (Property) which was the former location of the Three Points Maintenance Facility (Facility). The Facility was relocated to a new area on Young Pine Road. Orange County Fire Rescue Department (Fire Rescue) will use the Property for a storage facility. The Memorandum of Understanding will transfer control of the Property from Public Works to Fire Rescue. A Notice of Reservation will be recorded to reflect this transfer of interest.

JUN 21 2022

**MEMORANDUM OF UNDERSTANDING  
BETWEEN ORANGE COUNTY PUBLIC WORKS DEPARTMENT AND ORANGE  
COUNTY FIRE RESCUE DEPARTMENT FOR REAL ESTATE TRANSACTIONS  
RELATED TO THE THREE POINTS MAINTENANCE FACILITY SITE**

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”), effective as of the latest date of execution, is made and entered into by and between ORANGE COUNTY PUBLIC WORKS DEPARTMENT (“OCPW”) and ORANGE COUNTY FIRE RESCUE DEPARTMENT (“FIRE RESCUE”).

**RECITALS**

A. Orange County, Florida (“County”) acquired a certain parcel of real property, bearing Orange County Property Appraiser’s Parcel Identification Number 14-23-30-5240-25-055 and known as The Three Points Maintenance Facility Site, as more particularly described in Exhibit “A” attached hereto (the “Property”).

B. The Property was acquired in fee simple by Warranty Deed recorded in Official Records Book 1190, Page 682, of the Public Records of Orange County, Florida and used as a maintenance facility site.

C. As of the date hereof, OCPW is the controlling agency for County’s interest in the Property.

D. The Property is no longer required for OCPW, and OCPW has relocated to a new site off of Young Pine Road.

E. FIRE RESCUE has a need for the Property.

F. At the request of FIRE RESCUE, and upon the terms and conditions set forth herein, OCPW has agreed to transfer the controlling rights of County’s interest in the Property to FIRE RESCUE.

G. OCPW and FIRE RESCUE (the “Parties”) agree that the above described real estate transaction transferring the controlling rights for County’s interest in the Property from OCPW to FIRE RESCUE is in the best interest of the County and of the public.


NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

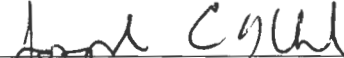
1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. Transfer of Controlling Agency. Prior to the close of fiscal year 2021/2022, FIRE RESCUE shall deposit the total sum of THREE HUNDRED EIGHTY-TWO THOUSAND THREE HUNDRED DOLLARS No/100 U.S. Dollars (\$382,300.00) (the “Transfer Funds”) into

Accounting Line Number 1004-072-2947-6410. Once FIRE RESCUE has deposited such Transfer Funds into such accounting line, the controlling agency for County's interest in Property shall transfer from OCPW to FIRE RESCUE. In the event that FIRE RESCUE shall fail to deposit such Transfer Funds into such accounting line within such period, then this MOU shall terminate, whereupon this MOU shall be deemed null and void and of no force and effect, and neither Party shall have any further rights, obligations, or liability hereunder.

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered effective as of the day and year last executed below.

By:   
Anthony Rios, Ph.D.  
Deputy Fire Chief  
Orange County Fire Rescue Department

By:   
Joseph C. Kunkel, P.E.  
Director  
Orange County Public Works Department

Dated: May 20, 2022

Dated: 5-24-22

## EXHIBIT "A"

**DESCRIPTION:** (Official Record Book 1190, Page 682)

The East 3 acres of the N 1/2 of the S 1/2 of Lots 5, 6, 7, Block 25, Los Terranos of the plat thereof as recorded in Plat Book P, Page 87, Public Records of Orange County, Florida,

Also:

A perpetual easement for right-of-way over the North 20 feet of the S 1/2 of the West 442.07 feet of Lot 7, Block 25, Los Terranos of the plat thereof recorded in Plat Book P, Page 87, of the Public Records of Orange County, Florida.

Also being described as follows (written by surveyor):

A parcel of land lying within Lots 5, 6, and 7, Block 25, Los Terranos, according to the plat thereof as recorded in Plat Book P, Page 87, of the Public Records of Orange County, Florida, lying in Section 23, Township 23 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of said Lot 5, Block 25; Thence run N00°04'39"W along the East line of said Lot 5, Block 25, for a distance of 158.88 feet for a POINT OF BEGINNING, point also being a point on the South line of the North 1/2, of the South 1/2, of the aforesaid Lots 5, 6, and 7, Block 25; thence departing said East line of Lot 5, run S89°52'22"W along said South line of the North 1/2 of the South 1/2, of Lots 5, 6, and 7, Block 25, for a distance of 822.00 feet to a point on the East line of the West 442.70 feet of said Lot 7, Block 25; Thence departing the aforesaid South line of the North 1/2 of the South 1/2, of Lots 5, 6, and 7, Block 25, run N00°04'39"W along said East line of the West 442.70 feet of Lot 7, Block 25, for a distance of 159.08 feet to a point on the North line of the aforesaid North 1/2, of the South 1/2, of Lots 5, 6, and 7, Block 25; Thence departing said East line of the West 442.70 feet of Lot 7, Block 25, run N89°53'13"E along said North line of the North 1/2, of the South 1/2, of Lots 5, 6, 7, Block 25, for a distance 822.00 feet to a point on the aforementioned East line of Lot 5, Block 25; Thence departing said North line of the North 1/2, of the South 1/2, of Lots 5, 6, and 7, Block 25, run S00°04'39"E along said East line of Lot 5, Block 25, for a distance of 158.88 feet to the POINT OF BEGINNING.

Containing therein 3.00 acres (130,680 square feet), more or less.

Together with:

A perpetual easement for right-of-way over the North 20 feet of the S 1/2 of the West 442.07 feet of Lot 7, Block 25, Los Terranos, according to the plat thereof recorded in Plat Book P, Page 87, of the Public Records of Orange County, Florida.

Information for this legal description was taken from the Boundary Survey for Orange County Board of County Commissioners, prepared by Southeastern Surveying and Mapping Corp., Drawing Number 53267001, last revision date of 03/16/09.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 21 2022

Project: Three Points Maintenance Facility

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a fee simple interest on the following property for a fire station site:

**SEE ATTACHED EXHIBIT "A"**

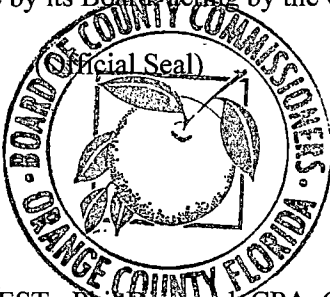
**Property Appraiser's Identification No.:**

14-23-30-5240-25-055

THIS RESERVATION is being recorded to transfer the controlling interest in the land described on the attached Exhibit "A" from the Orange County Public Works Department to the Orange County Fire Rescue Department.

Dated at Orlando, Florida this JUN 21 2022.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

BY: *Jerry L. Demings*  
Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller  
as Clerk of the Board of County Commissioners

BY: *Noelia Perez*  
Deputy Clerk

Noelia Perez  
Printed Name

This instrument prepared by: E. Price Jackson, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida, P.O. Box 1393, Orlando, Florida 32802-1393

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Information for this legal description was taken from the Boundary Survey for Orange County Board of County Commissioners, prepared by Southeastern Surveying and Mapping Corp., Drawing Number 53267001, last revision date of 03/16/09.

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: May 20, 2022

Total Amount: \$382,318.50

Project: Three Points Maintenance Facility

Parcels: N/A

Charge to Account # 1009-034-0672-6110

Anthony Rios 05/24/2022  
Controlling Agency Approval Signature Date

Printed Name: Anthony Rios

Alex Morales 5/20/22  
Fiscal Approval Signature Date

Printed Name: Alex Morales

TYPE TRANSACTION (Check appropriate block{s})  
XX Pre-Condernation XX Post-Condernation

XX N/A District # 3

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

Please transfer \$382,300.00 into revenue account 1004-072-2947-6410

Orange County Comptroller  
\$18.50 (Recording Fee)

DOCUMENTATION ATTACHED (Check appropriate block{s})

- XX Memorandum of Understanding
- XX Notice of Reservation
- XX Certificate of Value
- XX Settlement Analysis

Payable to: Orange County Comptroller \$18.50 (Recording Fee)

Transfer \$382,300.00 to Orange County Public Works

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

Recommended by Elizabeth Price Jackson  
Elizabeth Price Jackson, Sr. Title Examiner  
Real Estate Management Division

May 20, 2022  
Date

Payment Approved Mindy T. Cummings  
Mindy T. Cummings, Manager, Real Estate Management Div.

June 3, 2022  
Date

or  
Payment Approved \_\_\_\_\_

\_\_\_\_\_ Date

Certified Maecia Pe  
Approved by BCC Deputy Clerk to the Board

JUN 23 2022  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

\_\_\_\_\_ Check No. / Date

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 21 2022