



Interoffice Memorandum

Received on March 30, 2023

Deadline: April 4, 2023

Publish: April 9, 2023

MAR30'23AM11:42

Date: March 28, 2023

MAR30 23 11:44AM

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

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

FROM: Brett W. Blackadar, County Engineer, Public Works Department *BWB*

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-22-08-022 - Robert Paymayesh, on behalf of Wesley Place RBP LLC.

Applicant: Robert Paymayesh
1308 Briercliff Drive
Orlando, FL 32806

Location: S22/T20/R27 Petition to vacate a 30 foot wide unopened and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 acres. Public interest was created by the plat of Sellmer's Addition to Zellwood recorded in Plat Book B, Page 35 of the public records of Orange County, Florida. The parcel ID numbers are 22-20-27-7912-00-010 and 22-20-27-0000-00-005. One parcel address is 3404 Winifred Avenue, and the other parcel is unaddressed, and both lie in District 2.

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

Hearing controversial: No.

Request for Public Hearing PTV # 22-08-022 Robert Paymayesh, on behalf of Wesley Place RBP LLC.

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 labels are attached.

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.

**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
FEBURARY 27, 2022**

Request authorization to schedule a Public Hearing for Petition to Vacate 22-08-022. This is a request by Robert Paymayesh on behalf of Wesley Place RBP LLC, to vacate a portion of a 30 foot wide unopened and unimproved right-of-way known as Grant Street, and two 18 foot wide unopened and unimproved alleyways located to the north and south of the platted lots. The parcels are located north of King Avenue and west of Round Lake Road in Zellwood, which lies in District 2. Staff has no objection to this request.

Requested Action
Approved by

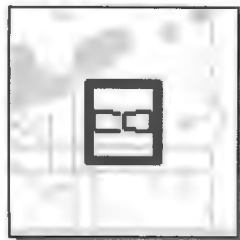

Mayor Jerry L. Demings

2/27/23
(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley via interoffice mail.

If you have questions regarding this map,
please contact William Worley at 407-836-7925



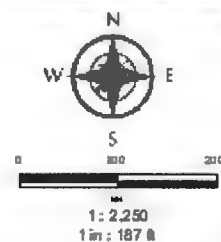
PTV-22-08-022

Robert Paymayesh on behalf of Wesley Place RBP LLC

Proposed Vacation



Subject Property



Control Number 22-08-022
(For use by Orange County only)

**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 Sellmers Addition to Zellwood recorded in Plat Book B, Page 35 of the public records of Orange County, Florida.

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

SEE ATTACHED EXHIBIT 'A'

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

SEE ATTACHED EXHIBIT 'B'

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

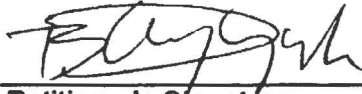
POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after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

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

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

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

Respectfully submitted by:



Petitioner's Signature
(Include title if applicable)

Robert PAYMAYESTH

Print Name

(Manager)

WESLEY PLACE RBB, LLC

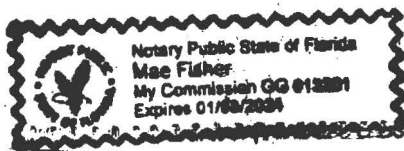
Address: 1308 Briercliff Dr.
Orlando, FL 32806


Phone Number: (407) 488 5028

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2022 who is personally known or who has produced _____ as identification.





Signature of Notary

Mae Fisher

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

DESCRIPTION: (RIGHT OF WAY TO VACATE)

THAT PORTION OF SELLMER'S ADDITION TO ZELLWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 35, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE 18 FOOT UNNAMED RIGHT OF WAY LYING ON THE NORTH SIDE OF LOTS 1 AND 2, THE UNNAMED 20 FOOT RIGHT OF WAY ON THE SOUTH SIDE OF LOTS 15 AND 16 AND THE 30 FOOT RIGHT OF WAY KNOWN AS GRANT STREET LYING BETWEEN LOTS 1 THROUGH 16, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, SAID SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN $00^{\circ}18'35''$ E ALONG THE EAST LINE OF GRANT STREET, 381.96 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN $N89^{\circ}35'13''$ E ALONG SAID NORTH LINE, 230.00 FEET TO THE EAST LINE OF SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN $00^{\circ}18'35''$ E ALONG SAID EAST LINE, 20.00 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN $S89^{\circ}35'14''$ W ALONG SAID SOUTH LINE, 479.53 FEET TO THE EAST LINE OF THE GROVE SHOWN ON SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN $N00^{\circ}14'02''$ W ALONG SAID EAST LINE, 20.00 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN $N89^{\circ}35'13''$ E ALONG SAID NORTH LINE, 219.51 FEET TO THE WEST LINE OF GRANT STREET; THENCE RUN $N00^{\circ}18'35''$ W ALONG SAID WEST LINE, 381.96 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN $S89^{\circ}35'14''$ W ALONG SAID SOUTH LINE, 219.00 FEET TO THE AFORESAID EAST LINE OF THE GROVE; THENCE RUN $N00^{\circ}14'02''$ W ALONG SAID EAST LINE, 18.00 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN $N89^{\circ}35'14''$ E ALONG SAID NORTH LINE, 478.98 FEET TO THE AFORESAID EAST LINE OF SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN $00^{\circ}18'35''$ E ALONG SAID EAST LINE, 18.00 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN $S89^{\circ}35'14''$ W ALONG SAID SOUTH LINE, 230.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29,670.4 SQUARE FEET OR 0.681 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
3. BEARING SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING $N89^{\circ}35'14''$ E (ASSUMED).
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2

JOB NUMBER: 07114.003

SURVEY DATE: 2/06/2023
FIELD BY: N/A
FIELD BOOK: N/A
PAGES: N/A
FIELD FILE: N/A

DRAWING FILE: 07114-3.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- (M) MEASURED
- (P) PLAT
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- P.B. PLAT BOOK
- CL CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- P.O.B. POINT OF BEGINNING

ZELLWOOD ELEMENTARY SCHOOL

LOT 1
TERRA BONA
P.B. 24, PG. 99

NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22-20-27 (BASIS OF BEARINGS)

NORTH LINE UNNAMED STREET

18.0'

N89°35'14"E

478.98'

18' UNNAMED STREET (PER PLAT)

(UNIMPROVED) (TO BE VACATED)

S89°35'14"W 219.00'

S89°35'14"W 230.00'

N00°14'02"W 18.00'

S00°18'35"E 18.00'

2

P.O.B.

1

3

NW CORNER LOT 1

4

6

5

7

8

10

9

11

12

14

13

15

16

219.51'

230.00'

N89°35'13"E

N89°35'13"E

20' UNNAMED STREET (PER PLAT)

(UNIMPROVED) (TO BE VACATED)

S89°35'14"W 479.53'

20.0'

20.0'

SOUTH LINE UNNAMED STREET

SOUTH LINE UNNAMED STREET

LOT 4
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. B, PG. 50

LOT 3
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. "B", PG. 50

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FT.

JOB NUMBER: 07114.003

SURVEY DATE: 2/06/2023
DRAWING FILE: 07114-3.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

OK 3/14/2023

NOT PLATTED

GROVE

AS SHOWN ON SELLER'S ADDITION TO ZELLWOOD
P.B. B, PG. 35

EAST LINE GROVE, SELLER'S
ADDITION TO ZELLWOOD

20.0'

20.0'

LOT 4
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. B, PG. 50

LOT 3
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. "B", PG. 50

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FT.

JOB NUMBER: 07114.003

SURVEY DATE: 2/06/2023
DRAWING FILE: 07114-3.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SIGNATURE(S)
School Board OCPS	22-20-27-0000-00-024	
445 W. Amelia St		
Orlando, FL 32801		
Rand Lake Trust LLC	22-20-27-8635-00-010	
2220 Hillcrest St		
Orlando, FL 32803		
Zellwood Water Users	22-20-27-7510-00-044	
P.O. Box 865		
Zellwood, FL 32798		
Patricia Brown	22-20-27-7510-00-041	
P.O. Box 4		
Zellwood, FL 32798		
Kathy Wenger	22-20-27-7510-00-034	
P.O. Box 172		
Zellwood, FL 32798		
Thomas Falk	22-20-27-7510-00-31	
3411 Union St		
Zellwood, FL 32798		

EXHIBIT "C"

UTILITY LETTERS



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

407 905 3310

B
Mar. 3, 2023

Via email: bob@pe-grp.com

Mr. Robert Paymayesh
Manager
Wesley Place RBP, LLC
1916 N. Park Avenue
Winter Park, Florida 32789

**RE: Vacation of a Portion of Grant Street and Unnamed Right Of Way
3404 Winifred Avenue, Zellwood
Orange County, Florida**

Dear MR. Paymayesh:

Please be advised that Duke Energy has “no objection” to the vacation and abandonment of Grant Street lying East of Lots 2,3,6,7,10,11,14, and 15 and West of Lots 1,4,5,8,9,12,13 and 16, AND that portion of unnamed Right Of Way lying North of Lots 1 and 2 and South of Lots 15 and 16, SELMERS ADD TO ZELLWOOD, as recorded in Plat Book B, Page 35, of the Public Records of Orange County, Florida being more particularly as highlighted on the accompanying Orange County Map, attached hereto and by this reference made a part hereof.

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

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachments

February 7, 2023

DUKE ENERGY

Via EMAIL : vacate@duke-energy.com

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Greetings:

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – **LAND OWNER**
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- The subject parcel is not within our service.
-X- 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 : See attached Duke Energy letter.

Signature: Irma Cuadra

Print Name : Irma Cuadra
Title: Sr. Research Specialist
Date: March 3, 2023
Phone Number: 407-905-3310

February 7, 2023

CENTURY LINK VIA EMAIL TO : Evns.M.Cenafils@lumen.com , joy.brittian@lumen.com

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?

Attn: EVNS CENAFILS , JOY BRITTIAN

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Greetings::

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, , Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.


Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – **LAND OWNER**
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- ☐ The subject parcel is not within our service.
- ☒ 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 : EVNS CENAFILS

Title: NTWK IMP. ENGR II

Date: FEB 10 2023

Phone Number: 407-814-5373

February 7, 2023

CITY OF APOPKA
PO Box 1229
Apopka, FL 32703
Attn: Mr. Edward Bass

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Dear Mr. Bass:

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- The subject parcel is not within our service.
☒ 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 : This parcel is within the City of Apopka Wastewater and Reclaimed Water service areas.

Signature: Naret Teran

Print Name : Naret Teran, PE

Title: Sr. Engineer

Date: 2/20/23

Phone Number: 407-703-1731

February 7, 2023

CITY OF APOPKA
PO Box 1229
Apopka, FL 32703
Attn: Mr. Edward Bass

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Dear Mr. Bass:

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- The subject parcel is not within our service.
✓ 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: V. Simonovski

Print Name : VLADIMIR SIMONOVSKI, PE

Title: UTILITY DESIGN MANAGER

Date: 2-10-2023

Phone Number: (407) 703-1731

February 7, 2023

LAKE APOPKA NATURAL GAS
PO Box 783007
Winter Garden, FL 32802 Attn: Mr.
Domingo Colon

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY—
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Dear Mr. Colon:

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC— LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

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

Additional comments: _____

Signature: _____

Print Name : Domingo Colon

Title: Gas Construction Specialist

Date: 2/23/2023

Phone Number: 407-395-2965

February 7, 2023

Zellwood Water
5701 Jones Avenue
Zellwood, FL 32798
Attn: Mr. Marvin Barrett

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Dear Mr. Barrett:

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- The subject parcel is not within our service.
☒ 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 : MARVIN BARRETT

Title: TRSA

Date: 2-12-23

Phone Number: 407-948-9701

Construction Department
3767 All American Blvd
Orlando FL 32810



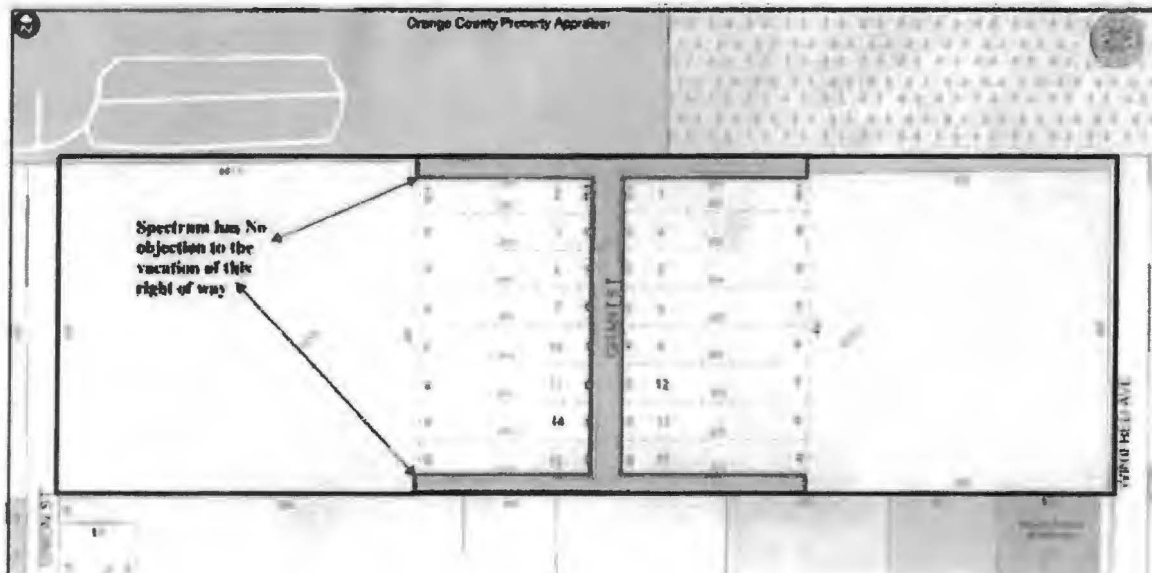
February 18, 2023

Robert Paymayesh,
Manager
Wesley Place RBP, LLC – LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789

RE: PETITION TO VACATE UNIMPROVED RIGHT OF WAY
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Dear Mr. Paymayesh:

Spectrum has reviewed your request and has **no objections** to the vacation of this portion of the unimproved right of way known as Grant St. as recorded in Orange County Florida.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,

Tracey Domostoy
Construction Supervisor
Spectrum

Cc:
E-mailed- bob@pe-grp.com

February 7, 2023

CENTURY LINK VIA EMAIL TO : Evns.M.Cenafils@lumen.com , joy.brittian@lumen.com

?

?

Attn: EVNS CENAFILS , JOY BRITTIAN

Re: PETITION TO VACATE UNIMPROVED RIGHT OF WAY –
WESLEY PLACE RBP, LLC, PARCEL # 22-20-27-7912-00-010 & 22-20-27-0000-00-005

Greetings::

I am in the process of requesting that Orange County vacate that portion of an un-improved/un-named right of way on subject property, as shown on the copy of the enclosed map. The site address is 3404 Winifred Avenue, Zellwood, FL 32798, and lies within a subdivision found in Plat Book "B", Page 35 (plat is titled "Selmer's Addition to Zellwood"). 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 Robert Paymayesh at (407)488-5028.

Sincerely,



Robert Paymayesh, Manager
Wesley Place RBP, LLC – LAND OWNER
1916 N. Park Avenue
Winter Park, FL 32789
Email: bob@pe-grp.com

-
- ☐ The subject parcel is not within our service.
- ☒ 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 : EVNS CENAFILS

Title: NTWK IMP. ENGR II

Date: FEB 10 2023

Phone Number: 407-814-5373

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DIANA M. ALMODOVAR, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7974 - Fax 407-836-8003
e-mail: diana.almodovar@ocfl.net

February 27, 2023

Dear

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

Engineering ROW Review

Please contact Mark Daynes at 407-836-8672 with any questions.

EPD Review

Please contact Hayden Denton at 407-836-1433 with any questions.

Real Estate Management Review

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

Roads & Drainage Review

Roads & Drainage has no objection to this vacation.

Please contact George Shupp at with any questions.

Transportation Planning Review

Transportation Planning has no objections to the vacating of Grant Street that runs North and South between Lots 1-16 of Selmers Add to Zellwood or the right of way located north of lots 1 and 2 and south of lots 15 and 16 (right-of-way (gray area outlined by blue) as depicted on map within the attachment tabs.

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

Property Record - 22-20-27-0000-00-005

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

Property Summary as of 02/27/2023

Property Name

3404 Winifred Ave

Names

Wesley Place Rbp LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

Mailing Address

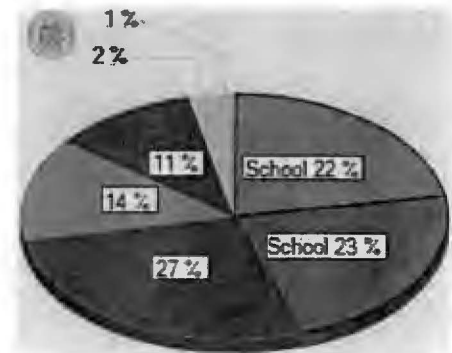
1916 N Park Ave
Winter Park, FL 32789-2306

Physical Address

3404 Winifred Ave
Zellwood, FL 32798



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022		\$250,400	+	\$0	+	\$0 = \$250,400 (0%)
2021		\$250,400	+	\$0	+	\$0 = \$250,400 (0%)
2020		\$250,400	+	\$0	+	\$0 = \$250,400 (135%)
2019		\$106,420	+	\$0	+	\$0 = \$106,420

Tax Year Benefits

2022	<input checked="" type="checkbox"/>	
2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2019	<input checked="" type="checkbox"/>	

Tax Savings

\$0
\$1,104
\$1,212
\$0

2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (R1e)	\$250,400	\$0	\$250,400	3.2140 (-7.88%)	\$804.79	21 %
Public Schools: By Local Board	\$250,400	\$0	\$250,400	3.2480 (0.00%)	\$813.30	21 %
Orange County (General)	\$250,400	\$0	\$250,400	4.4347 (0.00%)	\$1,110.45	29 %
Unincorporated County Fire	\$250,400	\$0	\$250,400	2.2437 (0.00%)	\$561.82	14 %
Unincorporated Taxing District	\$250,400	\$0	\$250,400	1.8043 (0.00%)	\$451.80	12 %
Library - Operating Budget	\$250,400	\$0	\$250,400	0.3748 (0.00%)	\$93.85	2 %
St Johns Water Management District	\$250,400	\$0	\$250,400	0.1974 (-9.82%)	\$49.43	1 %
				15.5169	\$3,885.44	

Property Features**Property Description**

202220016430 THRU 20220016432 ERROR IN LEGAL DESC: BEG 20 FT E OF NW COR OF SE1/4 OF SEC 22-20-27 TH RUN E 447.50 FT S 420 FT W 447.19 FT N 420 FT TO POB & IN SELMERS ADD TO ZELLWOOD B/35 LOTS 2 3 6 7 10 11 14 & 15 3277/759

Total Land Area

272,898 sqft (+/-) | 6.26 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	6.26 ACRE(S)	\$50,000.00	\$313,000	\$0.00	\$313,000

Property Record - 22-20-27-7912-00-010

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

Property Summary as of 02/27/2023

Property Name

Winifred Ave

Names

Wesley Place Rbp LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

Mailing Address

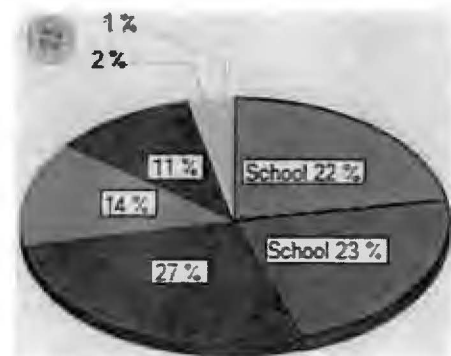
1916 N Park Ave
Winter Park, FL 32789-2306

Physical Address

Winifred Ave
Zellwood, FL 32798







QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022 	\$220,000	+	\$0	+\$0 = \$220,000 (0%)	\$220,000 (94%)
2021 	\$220,000	+	\$0	+\$0 = \$220,000 (0%)	\$113,135 (10%)
2020 	\$220,000	+	\$0	+\$0 = \$220,000 (135%)	\$102,850 (10%)
2019 	\$93,500	+	\$0	+\$0 = \$93,500	\$93,500

Tax Year Benefits

2022	<input checked="" type="checkbox"/>	
2021	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2019	<input checked="" type="checkbox"/>	

Tax Savings

\$0
\$970
\$1,064
\$0

2022 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$220,000	\$0	\$220,000	3.2140 (-7.88%)	\$707.08	21 %
Public Schools: By Local Board	\$220,000	\$0	\$220,000	3.2480 (0.00%)	\$714.56	21 %
Orange County (General)	\$220,000	\$0	\$220,000	4.4347 (0.00%)	\$975.63	29 %
Unincorporated County Fire	\$220,000	\$0	\$220,000	2.2437 (0.00%)	\$493.61	14 %
Unincorporated Taxing District	\$220,000	\$0	\$220,000	1.8043 (0.00%)	\$396.95	12 %
Library - Operating Budget	\$220,000	\$0	\$220,000	0.3748 (0.00%)	\$82.46	2 %
St Johns Water Management District	\$220,000	\$0	\$220,000	0.1974 (-9.82%)	\$43.43	1 %
			15.5169		\$3,413.72	

Property Features**Property Description**

202220016430 THRU 20220016432 ERROR IN LEGAL DESC: SELLMERS ADDITION TO ZELLWOOD B/35 LOTS 1 4 5 8 9 12 13 & 16 & BEG 18 FT N OF NE COR LOT 1 TH RUN E 375 FT S 420 FT W 375 FT N 420 FT TO POB IN SEC 22-20-27 3277/0759

Total Land Area

239,563 sqft (+/-) | 5.50 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	5.5 ACRE(S)	\$50,000.00	\$275,000	\$0.00	\$275,000

**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: Robert Paymayesh, Manager – Wesley place RBP, LLC

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

WESLEY PLACE RBP, LLC (Robert Paymayesh Manager), 1916 N. Park Ave. Winter Park, FL 32789

Business Phone (407) 488 - 5028

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE

Name: NA

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: NA

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

Business Phone (407) _____

Facsimile () _____

PART II

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

YES ... NO X

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

YES ... NO X

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ACCOCIATE 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 X

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)



CEL Application Number (Assigned by the County): _____
 Orange County Building Division Permit 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 ☒ Property Owner ☐ Contract Purchaser ☐
 or Authorized Agent (Check One) Date 2.7.2023

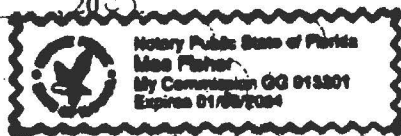
Print Name and Title of Person completing this form: Robert Paymayesh, Manager

STATE OF: Florida
 COUNTY OF: Orange

The foregoing instrument was acknowledged before me this 13th day of February, 2023 by Robert Paymayesh, as an individual/officer/agent, on behalf of himself/herself or on behalf of _____, a _____ corporation/ partnership/ limited liability company. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, 2023.

(Notary Seal)



Mae Fisher
 Notary Public
 My commission expires: 1/8/24

 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.



CEL Application Number (Assigned by the County): _____
Orange County Building Division Permit Number: _____

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: _____

PART I *(Please complete all of the following)*

Name and Address of Principle (legal name of entity or owner per Orange County tax rolls):
WESLEY PLACE RBP, LLC (Robert Paymayesh Manager), 1916 N. Park Ave. Winter Park, FL 32789

Name and Address of Principal's Authorized Agent, if applicable: n/a

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 ... No X...
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ... No X...



CEL Application Number (Assigned by the County): _____
Orange County Building Division Permit Number: _____

PART II

EXPENDITURES

For this report, "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 Expenditures	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
NA	NA	NA	0
TOTAL EXPENDED THIS REPORT			\$ NONE



CEL Application Number (Assigned by the County): _____
Orange County Building Division Permit Number: _____

Part III

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I further 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 incurred related to this project prior to the scheduled Board of County Commissioner meeting. 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 Property Owner or Contract Purchaser or
or Authorized Agent

2.7.2023

Date

Print Name and Title of Person completing this form: Robert Paymayesh (Manager)

Business Address (Street/P.O. Box, City and Zip Code): 1308 Briercliff drive, Orlando, FL 32806

Business Phone: 407 488 5028

Facsimile:

STATE OF: Florida

COUNTY OF: Orange

The foregoing instrument was acknowledged before me this 13th day of February, 2023 by Robert Paymayesh, as an individual/officer/agent, on behalf of himself/herself or on behalf of _____, a _____ corporation/ partnership/ limited liability company. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, 2023.



(Notary Seal)

Mae Fisher

Notary Public
My commission expires: 1/8/24



INVOICE

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

Invoice To :

Robert Paymayesh
2220 Hillcrest Ave.
Orlando, FL 32803

Invoice No : 5129205

Invoice Date : Mar 14, 2023

Folder # : 22 188756 000 00 PTV

Case Number : PTV-22-08-022

Project Name : Sellmers Addition (Wesley Place)

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

MBW

DW 957

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

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

Cashier: Andrea
14-Mar-2023 11:26 59A

Invoice PW: 957
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00
CHECK SALE \$1,003.00

Clover ID: GYA1TEHZ3.IYR0
Payment 27SACPQRW2GZM

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jrxwedcqm0d1>

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

PE GROUP LLC
1308 BRIERCLIFF DR.
ORLANDO, FL 32806

63-215/631

2093

Pay to the
order of:

Orange County BCC

Date

3/14/23

\$ 1003.00

00
Dollars

One thousand three

SUNTRUST

ACH RT 081000104

Memo

Westley PTV 2700-4180

3/14/23

LOOK FOR FRAUD PREVENTION FEATURES INCLUDING THE SECURITY STARLINE AND HEAT-SENSITIVE INK LOCATED ON BACK.