



Interoffice Memorandum

Received on: March 15, 2022

Publish: April 3, 2022

Deadline: March 29, 2022

Date: March 10, 2022

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

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

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department *DMA*

THRU: Julie Alber, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: **Request for Public Hearing PTV-20-09-029 - David Evans, on behalf of Grand Cypress Orlando, LLC.**

Applicant: David Evans
719 Irma Ave.
Orlando, FL 32803

Location: S08/T24/R28 and S17/T24/R28 Petition to vacate a 20 foot wide potable water utility easement. Public interest was created by Official Records Book 3504, Page 990, of the public records of Orange County, Florida. The parcel ID numbers are 08-24-28-5844-00-000 and 17-24-28-5844-00-000. The parcel addresses are 1 Grand Cypress Boulevard and 1 N Jacaranda Street, and they lie in District 1.

Estimated time required for public hearing: Two (2) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

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

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Request for Public Hearing PTV # 20-09-029 - David Evans, on behalf of Grand Cypress Orlando, LLC.

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

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

Materials being submitted as backup for public hearing request:

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

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

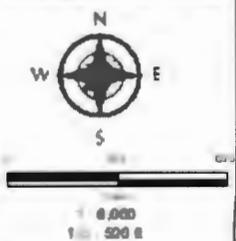
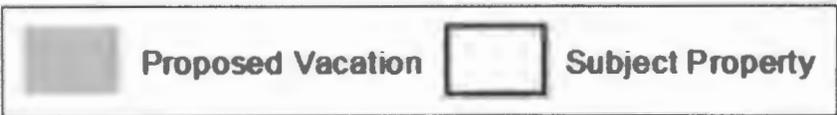
Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



If you have any questions regarding this map, please contact Julie Alber, 407-836-7928.



PTV-20-09-029
David Evans, on behalf of Grand Cypress Orlando, LLC





If you have any questions regarding this map, please contact Julie Alber, 407-836-7928.



PTV-20-09-029
David Evans, on behalf of Grand Cypress Orlando, LLC

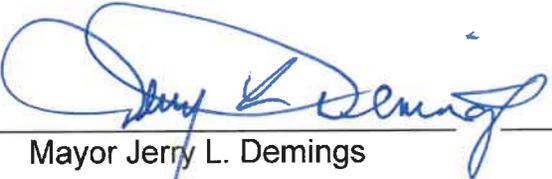
	Proposed Vacation		Subject Property
--	--------------------------	--	-------------------------

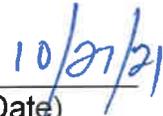


**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
OCTOBER 27, 2021**

Request authorization to schedule a Public Hearing for Petition to Vacate 20-09-029. This is a request from David Evans, on behalf of Grand Cypress Orlando, LLC to vacate a portion of a 20 foot wide potable water utility easement, containing approximately 4.85 acres, which lies in District 1. Staff has no objection to this request.

Requested Action
Approved by _____


Mayor Jerry L. Demings


(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

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

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

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

Public interest was created per Official Records Book 3504, Page 990 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.

GROUNDS 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)

DAVID EVANS

Print Name

Address:

719 Irma Avenue

Orlando, FL 32803

Phone Number: (407) 872-1515

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of October, 2020 who is personally known or who has produced _____ as identification.



Nicole Seibert
Comm. # GG907829
Expires: Sept. 21, 2023
Bonded Thru Aaron Notary



Signature of Notary

Nicole Seibert

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

UTILITY EASEMENT NO. 1

Part of Lots 100, 101, 124 and 125, all in Section 8, Township 24 South, Range 28 East,

AND

Part of Lots 4, 5, 6, 27, 28, 33, 34, 35, 36, 37, 63 and 64, all in Section 17, Township 24 South, Range 28 East,

AND

Part of Lots 49, 50 and 51, all in Section 16, Township 24 South, Range 28 East,

All of the above being part of the Munger Land Company Subdivision, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

Commence at the Southwest corner of said Lot 124; thence N. 00° 05' 50" E., along the West line thereof, 366.39 feet; thence S. 89° 54' 10" E., 310.01 feet for the POINT OF BEGINNING of a 20 feet wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; said point being a point of curvature of a curve, concave Southwesterly, having a radius of 355.00 feet and a central angle of 23° 00' 00"; thence from a tangent bearing of N. 22° 00' 00" W., run 142.51 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 260.00 feet and a central angle of 50° 00' 00"; thence run 226.89 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 140.00 feet and a central angle of 58° 30' 00"; thence run 142.94 feet along the arc of said curve to a point labeled 'Point A'; thence continue 267.56 feet along the arc of said curve, thru a central angle of 109° 30' 00" to a point of compound curvature of a curve, having a radius of 219.80 feet and a central angle of 59° 14' 27"; thence run 227.26 feet along the arc of said curve to the point of tangency thereof; thence S. 52° 14' 27" W., 20.00 feet; thence S. 03° 00' 00" W., 69.07 feet to a point of curvature of a curve, concave Westerly, having a radius of 395.00 feet and a central angle of 27° 12' 34"; thence from a tangent bearing of S. 27° 12' 34" E., run 187.58 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 670.00 feet and a central angle of 40° 00' 00"; thence run 467.75 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 949.22 feet and a central angle of 16° 00' 00"; thence run 285.07 feet along the arc of said curve to the point of tangency thereof; thence S. 24° 00' 00" W., 49.02 feet to a point to be labeled 'Point B'; thence continue S. 24° 00' 00" W., 20.00 feet to a point of curvature of a curve, concave Easterly, having a radius of 655.00 feet and a central angle of 25° 00' 00"; thence run 285.80 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 449.00 feet and a central angle of 22° 00' 00"; thence run 172.41 feet along the arc of said curve to the point of tangency thereof; thence S. 23° 00' 00" E., 313.55 feet to a point of curvature of a curve, concave Northeasterly, having a radius of 2434.34 feet and a central angle of 07° 30' 00"; thence run 318.65 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 350.00 feet and a central angle of 66° 30' 00"; thence run 406.23 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 206.67 feet and a central angle of 40° 33' 13"; thence run 146.28 feet along the arc of said curve to the end thereof; thence S. 42° 00' 00" E., 50.97 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 215.47 feet and a central angle of 25° 00' 00"; thence run 94.02 feet along the arc of said curve to the point of tangency thereof; thence S. 17° 00' 00" E., 56.73 feet to a point to be labeled 'Point C'; thence continue S. 17° 00' 00" E., 96.73 feet to a point of curvature of a curve, concave Northeasterly, having a radius of 163.25 feet and a central angle of 84° 00' 00"; thence run 239.34 feet along the arc of said curve to the point of tangency thereof; thence N. 79° 00' 00" E., 167.20 feet to a point of curvature of a curve, concave South, having a radius of 360.92 feet and a central angle of 28° 00' 00"; thence run 176.38 feet along the arc of said curve to the point of tangency thereof; thence S. 73° 00' 00" E., 76.00 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 320.81 feet and a central angle of 28° 00' 00"; thence run 156.78 feet along the arc of said curve to the point of tangency thereof; thence S. 45° 00' 00" E., 100.00 feet to the END of this 20 foot wide Utility Easement and the BEGINNING of a 25 feet wide Utility Easement lying 12.5 feet right and 12.5 feet left of the following described centerline; thence continue S. 45° 00' 00" E., 212.49 feet; thence S. 17° 00' 00" E., 88.83 feet; thence S. 64° 00' 00" E., 225.00 feet; thence S. 60° 00' 00" E., 290.00 feet; thence S. 00° 04' 17" E., 7.00 feet to a point on the North right of way line of Vineland-Winter Garden Road (State Road 535) and to the POINT OF TERMINATION of this centerline description.

Containing 2.742 acres more or less.

EXHIBIT "A"

Revised April 23, 1984
March 1, 1984

JOB NO. 80507.106

Page 1 of 5

UTILITY EASEMENT NO. 2

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 24 South, Range 28 East,

AND

Part of Lots 78, 79, 82 and 83 of the Munger Land Co. Subdivision of said Section 16, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

Commence at the intersection of the West line of said Lot 78 with the South right of way line of Vineland-Winter Garden Road (State Road 535); thence N. 89° 55' 13" E., along said South right of way line 19.79 feet for the POINT OF BEGINNING of a 20 feet wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline: thence S. 00° 04' 17" E., 88.00 feet to a point of curvature of a curve, concave Northeast-erly, having a radius of 80.00 feet and a central angle of 48° 45' 07"; thence run 68.07 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 182.30 feet and a central angle of 53° 20' 43"; thence run 169.73 feet along the arc of said curve to the point of tangency thereof; thence S. 04° 30' 49" W., 110.54 feet to a point of curvature of a curve, concave Westerly, having a radius of 739.48 feet and a central angle of 28° 00' 00"; thence from a tangent bearing of S. 00° 04' 47" E., run 361.78 feet along the arc of said curve to the point of tangency thereof; thence S. 27° 55' 13" W., 560.00 feet to the END of this 20 foot Utility Easement and the BEGINNING of a 25 feet wide Utility Easement lying 12.5 feet right and 12.5 feet left of the following described centerline; thence continue S. 27° 55' 13" W., 90.00 feet; thence S. 08° 00' 00" W., 76.70 feet; thence S. 46° 00' 00" E., 323.46 feet to a point lying 12.5 feet North of an existing Wastewater Treatment Facility Site; thence N. 89° 51' 41" E., parallel with said North line 108.81 feet; thence S. 47° 37' 41" E., 14.92 feet to a point on the North line thereof and to the POINT OF TERMINATION of this centerline description.

Containing 0.907 acres more or less.

Prepared by:

Daryl Ganung & Associates
151 Wymore Road, Suite 520
Altamonte Springs, FL 32714

EXHIBIT "A"

Page 2 of 5

UTILITY EASEMENT NO. 3

Part of Lots 5, 6, 27 and 28 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot Utility Easement lying 10 feet right and 10 feet left of the following described centerline: BEGIN at the point labeled 'Point B' in the previously described Utility Easement No. 1; thence N. 66° 00' 00" W., 75.00 feet to a point of curvature of a curve, concave South, having a radius of 230.00 feet and a central angle of 45° 00' 00"; thence run 180.64 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 174.25 feet and a central angle of 115° 00' 00"; thence run 349.74 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 230.00 feet and a central angle of 45° 00' 00"; thence run 180.64 feet along the arc of said curve to the point of tangency thereof; thence N. 89° 00' 00" E., 75.45 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.395 acres more or less.

UTILITY EASEMENT NO. 4

Part of Lots 33, 34 and 35 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot Utility Easement lying 10 feet right and 10 feet left of the following described centerline: BEGIN at the point labeled 'Point C' in the previously described Utility Easement No. 1; thence N. 73° 00' 00" E., 60.11 feet to a point of curvature of a curve, concave South, having a radius of 461.57 feet and a central angle of 37° 30' 00"; thence run 302.10 feet along the arc of said curve to a point of compound curvature of a curve, having a radius of 176.16 feet and a central angle of 69° 30' 00"; thence run 213.68 feet along the arc of said curve to the point of tangency thereof; thence S. 00° 00' 00" E., 10.56 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.269 acres more or less.

Prepared by:

Daryl Ganung & Associates
151 Wymore Road, Suite 520
Altamonte Springs, FL 32714

February 27, 1984
JOB No. 80507.106

EXHIBIT A

Page 3 of 5

NOT
BEING
VACATED.

UTILITY EASEMENT NO. 5

Part of Lots 91, 101 and 102, Munger Land Company Subdivision of Section 8, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point A' in the previously described Utility Easement No. 1; thence N. 26° 30' 00" W., 640.00 feet; thence S. 89° 40' 43" W., 220.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.395 acres more or less.

Prepared by:

Daryl Ganung & Associates
151 Wymore Road, Suite 520
Altamonte Springs, FL 32714

UTILITY EASEMENT NO. 6

Part of Lots 2, 3, 4 and 5 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; Commence at the point labeled 'Point B' in the previously described Utility Easement No. 1; thence N. 24° 00' 00" E., 49.02 feet to a point of curvature of a curve, concave Southeasterly, having a radius of 949.22 feet and a central angle of 16° 00' 00"; thence run 265.07 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 670.00 feet and a central angle of 06° 00' 00"; thence run 70.16 feet along the arc of said curve to the POINT OF BEGINNING of this centerline description; thence N. 90° 00' 00" E., 320.00 feet; thence N. 87° 00' 00" E., 90.00 feet to a point labeled 'Point D'; thence continue N. 87° 00' 00" E., 60.00 feet; thence S. 69° 00' 00" E., 115.00 feet; thence N. 43° 00' 00" E., 70.00 feet; thence N. 88° 00' 00" E., 86.00 feet to a point of curvature of a curve, concave Northwesterly, having a radius of 90.00 feet and a central angle of 32° 00' 00"; thence run 50.27 feet along the arc of said curve to the point of tangency thereof; thence N. 56° 00' 00" E., 69.00 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 540.00 feet and a central angle of 17° 00' 00"; thence from a tangent bearing of S. 62° 23' 59" E., run 18.85 feet along the arc of said curve to a point labeled 'Point E'; thence continue 141.37 feet along the arc of said curve to the end thereof; thence N. 64° 00' 00" E., 40.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.490 acres more or less.

UTILITY EASEMENT NO. 7

Part of Lot 3 of the Munger Land Company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point D' of the previously described Utility Easement No. 6; thence N. 03° 00' 00" E., 50.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.023 acres more or less.

UTILITY EASEMENT NO. 8

Part of Lot 2 of the Munger Land company Subdivision of Section 17, Township 24 South, Range 28 East, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida. Being more fully described as follows:

A 20 foot wide Utility Easement lying 10 feet right and 10 feet left of the following described centerline; BEGIN at the point labeled 'Point E' in the previously described Utility Easement No. 6; thence N. 29° 36' 01" E., (radially) 50.00 feet to the POINT OF TERMINATION of this centerline description.

Containing 0.023 acres more or less.

RECORDED & RECORD VERIFIED

Thomas H. Lockman

County Comptroller, Orange Co., Fla.

Prepared by:
Daryl Ganung & Associates
151 Wymore Road, Suite 520
Altamonte Springs, Florida 32714

March 1, 1994
JOB NO: 80507.106

EXHIBIT A

Page 5 of 5

EXHIBIT "B"

Does not apply – petitioner owns all property
surrounding the area requested for vacation

EXHIBIT "C"

UTILITY LETTERS

February 17, 2022

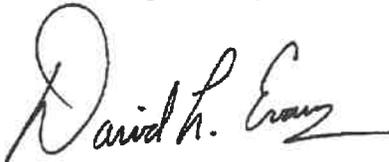
To : Orange County Utility (Water Provider)
9150 Curry Ford Rd
Orlando, FL 32825

Subject: Petition to Vacate - Grand Cypress PTV-20-09-029

Dear Mr. Alexander Moncaleano,

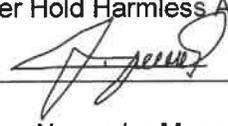
I am in the process of requesting that Orange County vacate that portion of a Utility Easement, as shown on the enclosed map. The site address is 1 Grand Cypress Blvd. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood. Please review your records, complete the form below and return this letter to me. If you have any questions, please contact David Evans at 407-872-1515

Sincerely,
Evans Engineering



David Evans P.E

- 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.
- As per Hold Harmless Agreement 19-E-085 Grand Cypress Golf, We have no objection.

Signature:  _____

Print Name: Alexander Moncaleano

Title: Assistant Project Manager

Date: February 25, 2022

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

October 27, 2021

Dear David Evans

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

EPD Review

Please contact Jason Root at (407) 836-1518 with any questions.

Real Estate Management Review

PTV-20-09-029 is approved with the following conditions:

1. The replacement utility easement area should be provided to County prior to vacation; and
2. The Potable Water Utility Easement granted to County in O.R. Book 3504, Page 990 contains multiple easement areas. The legal description of the specific easement area(s) that are being petitioned for vacation should be attached to the petition to vacate.

Please contact Jeffrey Sponenburg at with any questions.

Alber, Julie

From: Jackson, Elizabeth
Sent: Tuesday, October 26, 2021 4:40 PM
To: Alber, Julie
Cc: Root, Jason
Subject: RE: PTV-20-09-029 Grand Cypress

Hi Julie,

REM has no objection to adding the northern portion to the PTV request.

Thanks,
Beth Jackson, Senior Title Examiner
Real Estate Management Division

(407) 836-7099
Elizabeth.Jackson@ocfl.net
400 E. South Street, 5th Floor, Orlando, Florida 32801
www.ocfl.net



From: Alber, Julie
Sent: Tuesday, October 26, 2021 3:47 PM
To: Root, Jason <Jason.Root@ocfl.net>; Jackson, Elizabeth <Elizabeth.Jackson@ocfl.net>
Subject: PTV-20-09-029 Grand Cypress

Good Afternoon,

Last year you both reviewed, with no objection, a PTV for Grand Cypress to vacate a 20 foot wide potable water utility easement. Public interest was created by Official Records Book 3504, Page 990, of the public records of Orange County, Florida. The petitioner is relocating some golf course holes, and rehabilitating other golf holes. Part of the project includes new water services with meters and backflows to serve the existing guard house and bathrooms previously serviced by the existing public water main.

The petitioner has been working with Orange County Utilities on this project, and the petition to vacate will be subject to Hold Harmless Agreement prepared by Orange County Attorney's Office. Since I originally circulated the request, the petitioner along with Orange County Utilities added the northern portion of the easement. The Hold Harmless Agreement references the PTV number, so I have been asked not to change the PTV number.

Would either of you have any objection to adding the northern portion of the utility easement to the original request to vacate? Please see the area highlighted in yellow below. The parcel ID's are 08-24-28-0000-00-000 and 17-24-28-0000-00-000. I have attached the original map of area requested for vacation, I apologize, I have been trying to make a new

Alber, Julie

From: Root, Jason
Sent: Tuesday, October 26, 2021 4:23 PM
To: Alber, Julie; Jackson, Elizabeth
Subject: RE: PTV-20-09-029 Grand Cypress

Hi Julie,
EPD would have no objections to adding the northern portion to the PTV request.

Jason Root
Environmental Team Leader
Orange County Environmental Protection Division
Environmental Permitting and Compliance
407-836-1518

From: Alber, Julie
Sent: Tuesday, October 26, 2021 3:47 PM
To: Root, Jason <Jason.Root@ocfl.net>; Jackson, Elizabeth <Elizabeth.Jackson@ocfl.net>
Subject: PTV-20-09-029 Grand Cypress

Good Afternoon,

Last year you both reviewed, with no objection, a PTV for Grand Cypress to vacate a 20 foot wide potable water utility easement. Public interest was created by Official Records Book 3504, Page 990, of the public records of Orange County, Florida. The petitioner is relocating some golf course holes, and rehabilitating other golf holes. Part of the project includes new water services with meters and backflows to serve the existing guard house and bathrooms previously serviced by the existing public water main.

The petitioner has been working with Orange County Utilities on this project, and the petition to vacate will be subject to Hold Harmless Agreement prepared by Orange County Attorney's Office. Since I originally circulated the request, the petitioner along with Orange County Utilities added the northern portion of the easement. The Hold Harmless Agreement references the PTV number, so I have been asked not to change the PTV number.

Would either of you have any objection to adding the northern portion of the utility easement to the original request to vacate? Please see the area highlighted in yellow below. The parcel ID's are 08-24-28-0000-00-000 and 17-24-28-0000-00-000. I have attached the original map of area requested for vacation, I apologize, I have been trying to make a new map, but GIS does not like it. I have also attached the legal description provided. If you need anything else, please let me know.

Property Record - 08-24-28-5844-00-000

Orange County Property Appraiser • <http://www.ocpaf1.org>

Property Summary as of 09/11/2020

Property Name

Grand Cypress Golf Course-
Grand Cypress Golf Villas

Names

Grand Cypress Orlando LLC

Municipality

ORG - Un-Incorporated

Property Use

3800 - Golf Course

Mailing Address

1 N Jacaranda St
Orlando, FL 32836-6618

Physical Address

1 Grand Cypress Blvd
Orlando, FL 32836



QR Code For Mobile Phone



282408584400000 04/09/2012



Property Features

Property Description

WILLIS R MUNGERS LAND SUB E/22 LOTS 65 THROUGH 70 & LOTS 89 THROUGH 96 & THAT PT OF LOTS 97 THROUGH 104 & 121 THROUGH 128 & VACATED R/WS DESC IN OR 3428/2632 & IN SEC 05-24-28 WILLIS R MUNGERS LAND SUB E/22 LOTS 122 123 & 124 & IN SEC 08-24-28 THE NE1/4 (LESS PART PLATTED) & (LESS RD R/W) & (LESS SE1/4 OF SW1/4 OF NE1/4 & LESS BEG NW COR OF SAID SE1/4 OF SW1/4 OF NE1/4 TH RUN N 75 FT SELY TO A PT 250 FT E OF POB TH W TO POB) & IN SEC 09-24-28 WILLIS R MUNGERS LAND SUB E/22 THAT PART OF LOTS 111 112 & 113 LYING WITHIN THAT PORTION OCCUPIED BY GRAND CYPRESS GOLF COURSE & IN SEC 16-24-28 THAT PART OF N1/2 OF NW1/4 LYING WITHIN THAT PORTION OCCUPIED BY GRAND CYPRESS GOLF COURSE & THE SW1/4 OF SW1/4 (LESS RD R/W & LESS THE N 120 FT OF E 335.2 FT & LESS THAT PART LYING SLY OF THAT PORTION OCCUPIED BY GRAND CYPRESS GOLF COURSE & LESS BEG 748.98 FT N & 259.75 FT E OF SW COR OF SEC 16-24-28 TH RUN N 261.39 FT E 475.69 FT S 47 DEG E

81.39 FT S 268 FT W 300 FT N 62.22 FT W 244.73 FT TO POB) & IN SEC 16-24-28 WILLIS R MUNGERS LAND SUB E/22 LOT 46 & THAT PART OF LOTS 47 THROUGH 51 & VAC R/W DESC IN OR 3428/2632 & LOTS 77 78 79 81 82 & 83 (LESS RD R/W) & IN SEC 21-24-28 WILLIS R MUNGERS LAND SUB E/22 THAT PART OF LOTS 12 13 15 & 16 & VAC R/W ON N LYING WITHIN THAT PORTION OCCUPIED BY GRAND CYPRESS GOLF COURSE & IN SEC 17-24-28 WILLIS R MUNGERS LAND SUB E/22 THAT PART OF LOTS 1 THROUGH 8 & 25 THROUGH 38 & 61 THROUGH 64 & VAC R/W DESC IN OR 3428/2632 (LESS R/W PER OR 5494/618 CI98-1805 & LESS R/W ON 6590/4768) & THAT PART OF SE1/4 OF SW1/4 OF SEC 16-24-28 LYING SWLY OF WINTER GARDEN VINELAND RD & (LESS COMM NW COR OF SW1/4 OF SEC 16-24-28 TH S89-55-45E 1200.73 FT TH S00-04-15W 78.88 FT TO NON-TANGENT CURVE CONCAVE SWLY BEING POB TH SELY ALONG CURVE DELTA 03-28-00 RAD 661.21 FT CHORD S67-03-31E 40.00 FT FOR ARC DIST 40.01 FT TO NON-TANGENT CURVE CONCAVE SW TH RUN SELY DELTA 21-48-56 RAD 210.50 FT CHORD S32-58-35E 79.66 FT FOR ARC DIST 80.15 FT TH S45-47-02W 115 FT TH N44-12-58W 115 FT TH N45-47-02E 115 FT TO POB) & (LESS PT DESC AS COMM AT NE COR OF SE1/4 OF SEC 8-24-28 TH S0-1-20W 924.45 FT TH N89-58-40W 394.19 FT TO POB AND POINT ON NON-TANGENT CURVE CONCAVE WLY TH SLY ALONG NON-TANGENT CURVE HAVING A RADIUS OF 433.55 FT A CENTRAL ANGLE OF 8-11-23 AN ARC LENGTH OF 61.97 FT A CHORD LENGTH OF 61.92 FT AND A CHORD BRG OF S2-46-18W TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE ELY TH SLY ALONG CURVE HAVING A RADIUS OF 273.98 FT A CENTRAL ANGLE OF 6-44-34 AN ARC LENGTH OF 32.24 FT A CHORD LENGTH OF 32.22 FT AND A CHORD BRG OF S3-29-42W TO POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NELY TH SELY ALONG CURVE HAVING A RADIUS OF 273.98 FT A CENTRAL ANGLE OF 20-10-38 AN ARC LENGTH OF 96.48 FT A CHORD LENGTH OF 95.99 FT A CHORD BRG OF S9-57-54E TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NELY TH SELY ALONG CURVE HAVING A RADIUS OF 464.86 FT A CENTRAL ANGLE OF 18-53-27 AN ARC LENGTH OF 153.27 FT A CHORD LENGTH OF 152.57 FT AND A CHORD BRG OF S29-29-56E TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NELY TH SELY ALONG SAID CURVE HAVING A RADIUS OF 141.98 FT A CENTRAL ANGLE OF 24-51-54 AN ARC LENGTH OF 61.59 FT A CHORD LENGTH OF 61.11 FT AND A CHORD BRG OF S51-22-21E TH N26-11-57E RADIAL TO CURVE 4.56 FT TH S69-51-37E 52.49 FT TH S80-41-18E 46.18 FT TH S65-2-54E 97.63 FT TH S62-46-17E 30.14 FT TH S77-53-19E 63.12 FT TH S82-53-9E 0.6 FT TH S0-1-20W 230.18 FT TH S25-25-14W 63.58 FT TH S23-31-22W 62.52 FT TH S22-19-43W 62.52 FT TH S21-34-0W 21.43 FT TH WEST 456.4 FT TO A POINT ON A NON-TANGENT CURVE CONCAVE SLY TH WLY ALONG CURVE HAVING A RADIUS OF 416.04 FT A CENTRAL ANGLE OF 95.23-32 AN ARC LENGTH OF 692.67 FT A CHORD LENGTH OF 615.4 FT AND A CHORD BRG OF N72-53-0W TH N25-33-54W NON-TANGENT TO CURVE 315.92 FT TO POINT ON NON-TANGENT CURVE CONCAVE SELY TH NELY ALONG CURVE HAVING A RADIUS OF 321.87 FT A CENTRAL ANGLE OF 19-43-33 AN ARC LENGTH OF 110.82 FT A CHORD LENGTH OF 110.27 FT A CHORD BRG OF N43-22-52E TO POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SELY TH NELY ALONG CURVE HAVING A RADIUS OF 740.41 FT A CENTRAL ANGLE OF 13-56-14 AN ARC LENGTH OF 180.11 FT A CHORD LENGTH OF 179.66 FT A CHORD BRG OF N60-12-46E TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SELY TH NELY ALONG CURVE HAVING A RADIUS OF 544.27 FT A CENTRAL ANGLE OF 19-2-35 AN ARC LENGTH OF 180.9 FT A CHORD LENGTH OF 180.07 FT AND A CHORD BRG OF N76-42-10E TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SELY TH NELY ALONG CURVE HAVING A RADIUS OF 3823.05 FT A CENTRAL ANGLE OF 2-25-13 AN ARC LENGTH OF 161.49 FT A CHORD LENGTH OF 161.48 FT AND A CHORD BRG OF N87-26-4E TH N1-17-43E NON-TANGENT TO CURVE 171.57 FT TO THE POINT OF CURVATURE EOF A CURVE CONCAVE SELY TH NELY ALONG CURVE HAVING A RADIUS OF 30 FT A CENTRAL ANGLE OF 91-39-50 AN ARC LENGTH OF 48 FT A CHORD LENGTH OF 43.04 FT AND A CHORD BRG OF N47-7-37E TO THE POINT OF TANGENCY TH S87-2-28E 252.21 FT TO POB PER DOC 20190392876)

Total Land Area

20,682,178 sqft (+/-)

| 474.80 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
3800 - Golf Course	P-D	434.59 ACRE(S)	\$16,809.60	\$7,305,284	\$0.00		\$7,305,284
3400 - Rec/Meeting	P-D	4.84 ACRE(S)	\$21,012.00	\$101,698	\$0.00		\$101,698
4800 - Ind Warehouse	P-D	16.18 ACRE(S)	\$21,012.00	\$339,974	\$0.00		\$339,974
9900 - Non-Ag Acreage	P-D	18.87 ACRE(S)	\$12,123.51	\$228,771	\$0.00		\$228,771
9600 - Pvt Wetland/Lowland	P-D	0.23 ACRE(S)	\$100.00	\$23	\$0.00		\$23

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1200 - Store/Office/Res I	BAS - Base Area	2167	\$132,187
Building Value	\$62,458	FOP - F/Opn Prch	40	\$1,098
Estimated New Cost	\$208,193	FUS - F/Up Story	1189	\$72,529
Actual Year Built	1925	PTO - Patio	771	\$2,379
Beds	0			
Baths	0.0			
Floors	2			
Gross Area	4167 sqft			
Living Area	3356 sqft			
Exterior Wall	Pfwdpl/Mte			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	BAS - Base Area	360	\$11,621
Building Value	\$6,577			
Estimated New Cost	\$11,621			
Actual Year Built	1988			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	360 sqft			
Living Area	360 sqft			
Exterior Wall	Sng.Side.W			
Interior Wall	Minimum			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1700 - Office One Story	BAS - Base Area	3348	\$542,008
Building Value	\$560,040	FOP - F/Opn Prch	1216	\$88,554
Estimated New Cost	\$1,014,565	FUS - F/Up Story	2372	\$384,003
Actual Year Built	1987			
Beds	0			
Baths	0.0			
Floors	1			

Gross Area 6936 sqft
Living Area 5720 sqft
Exterior Wall Mtl.Fr.St
Interior Wall Drywall

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	AOF - Avg Office	2100	\$205,405
Building Value	\$895,873	APT - Apartment	2754	\$212,664
Estimated New Cost	\$1,622,958	BAS - Base Area	22346	\$1,150,372
Actual Year Built	1987	STP - Stoop	546	\$35,161
Beds	0	UOP - Unf O Prch	1252	\$19,356

Baths 0.0
Floors 1
Gross Area 28998 sqft
Living Area 27746 sqft
Exterior Wall Cb.Stucco
Interior Wall Minimum

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	1152	\$63,867
Building Value	\$58,329	CAN - Canopy	1664	\$27,665
Estimated New Cost	\$105,669	ULP - Unf L Ptfm	851	\$14,137

Actual Year Built 1987
Beds 0
Baths 0.0
Floors 1
Gross Area 3667 sqft
Living Area 1152 sqft
Exterior Wall Cb.Stucco
Interior Wall Minimum

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	32151	\$1,527,816

Building Value \$843,354
Estimated New Cost \$1,527,816
Actual Year Built 1987
Beds 0
Baths 0.0
Floors 1
Gross Area 32151 sqft
Living Area 32151 sqft
Exterior Wall Modl.Metal
Interior Wall None

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
-------------------	----------------	----------------------------	-------------	--------------

Type Code	4800 - Ind Warehouse	BAS - Base Area	2019	\$131,921
Building Value	\$253,658	FCP - Fin Carprt	6549	\$256,721
Estimated New Cost	\$497,368	STP - Stoop	1020	\$83,309
Actual Year Built	1984	UDU - Unf Dt Uty	648	\$25,417
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	10236 sqft			
Living Area	3039 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Minimum			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	144	\$9,029
Building Value	\$4,605			
Estimated New Cost	\$9,029			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	144 sqft			
Living Area	144 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Minimum			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	220	\$13,649
Building Value	\$7,343			
Estimated New Cost	\$13,649			
Actual Year Built	1986			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	220 sqft			
Living Area	220 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Minimum			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4860 - Ind Flex Space I	AOF - Avg Office	2750	\$372,281
Building Value	\$365,004	BAS - Base Area	3132	\$223,155
Estimated New Cost	\$644,884	FCP - Fin Carprt	864	\$36,908
Actual Year Built	1988	FST - Fin Storge	252	\$12,540
Beds	0			
Baths	0.0			

Floors 1
Gross Area 6998 sqft
Living Area 6134 sqft
Exterior Wall Cb.Stucco
Interior Wall Minimum

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	2710 - Vehicle Service Bldg	BAS - Base Area	4788	\$190,036
Building Value	\$124,072	STP - Stoop	588	\$29,172
Estimated New Cost	\$219,208			
Actual Year Built	1988			

Beds 0
Baths 0.0
Floors 1
Gross Area 5376 sqft
Living Area 5376 sqft
Exterior Wall Minimum
Interior Wall None

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	BAS - Base Area	3509	\$396,377
Building Value	\$292,951	CAN - Canopy	800	\$27,110
Estimated New Cost	\$493,183	FDC - F/Det Crpt	1200	\$60,998
Actual Year Built	1986	FOP - F/Opn Prch	170	\$8,698

Beds 0
Baths 0.0
Floors 1
Gross Area 5679 sqft
Living Area 3509 sqft
Exterior Wall Wood.Fr.St
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1700 - Office One Story	BAS - Base Area	340	\$50,497
Building Value	\$56,579	FOP - F/Opn Prch	566	\$37,873
Estimated New Cost	\$107,975	FST - Fin Storge	264	\$19,605
Actual Year Built	1985			

Beds 0
Baths 0.0
Floors 1
Gross Area 1170 sqft
Living Area 340 sqft
Exterior Wall Cb.Stucco
Interior Wall Minimum

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	BAS - Base Area	120	\$9,545
Building Value	\$24,991	FDC - F/Det Crpt	576	\$20,601
Estimated New Cost	\$46,452	FOP - F/Opn Prch	456	\$16,306
Actual Year Built	1986			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	1152 sqft			
Living Area	120 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Minimum			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1700 - Office One Story	BAS - Base Area	144	\$23,098
Building Value	\$23,559	FOP - F/Opn Prch	180	\$12,992
Estimated New Cost	\$46,195	STP - Stoop	625	\$10,105
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	949 sqft			
Living Area	144 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	BAS - Base Area	144	\$17,428
Building Value	\$12,407	FOP - F/Opn Prch	126	\$6,899
Estimated New Cost	\$24,327			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	270 sqft			
Living Area	144 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	BAS - Base Area	170	\$12,738
Building Value	\$13,796	FCP - Fin Carpnt	425	\$14,312
Estimated New Cost	\$27,050			
Actual Year Built	1984			
Beds	0			

Baths 1.0
Floors 1
Gross Area 595 sqft
Living Area 170 sqft
Exterior Wall Cb.Stucco
Interior Wall Minimum

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3800 - Golf Course	BAS - Base Area	2536	\$214,951
Building Value	\$1,093,312	FCP - Fin Carprt	2861	\$109,086
Estimated New Cost	\$2,143,749	FOP - F/Opn Prch	4472	\$170,537
Actual Year Built	1984	KTA - Kit/Averge	1365	\$138,837
Beds	0	RSA - Rest/Avg	7601	\$708,678
Baths	0.0	SDA - Sals Dis A	1618	\$137,142
Floors	1	SPA - Srvc Prd A	9223	\$664,518
Gross Area	29676 sqft			
Living Area	22343 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Wood Panel			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	120	\$9,108
Building Value	\$13,471	FOP - F/Opn Prch	456	\$17,305
Estimated New Cost	\$26,413			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	576 sqft			
Living Area	120 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Minimum			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	2100 - Retail Restaurant I	BAS - Base Area	3032	\$428,573
Building Value	\$475,517	FOP - F/Opn Prch	1432	\$91,029
Estimated New Cost	\$883,861	SPA - Srvc Prd A	3032	\$364,259
Actual Year Built	1986			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	7496 sqft			
Living Area	6064 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Wood Panel			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
5230 - Accesory Building 1	01/01/1989	476 Unit(s)	\$10.00	\$4,760
5230 - Accesory Building 1	01/01/1996	476 Unit(s)	\$10.00	\$4,760
5231 - Accesory Building 2	01/01/1989	750 Unit(s)	\$15.00	\$11,250
5232 - Accesory Building 3	01/01/1988	87 Unit(s)	\$25.00	\$1,740
6030 - Paved Asphalt	01/01/1989	25380 Unit(s)	\$3.50	\$88,830
6040 - Paved Concrete	01/01/1925	1820 Unit(s)	\$4.50	\$8,190
5770 - Boat Dock 1	01/01/1988	1 Unit(s)	\$1,000.00	\$1,000
6451 - Fireplace 2 Average	01/01/1925	1 Unit(s)	\$2,500.00	\$2,500
5091 - Greenhouse Metal/Poly 2	01/01/1997	5720 Unit(s)	\$1.25	\$7,150
5570 - Shade House 1 Cable/Wood	01/01/1997	4420 Unit(s)	\$0.45	\$1,989

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Tuesday)	Orange County
Trash (Tuesday)	Orange County
Yard Waste (Wednesday)	Orange County

Elected Officials

State Representative	Geraldine F. "Geri" Thompson
School Board Representative	Pam Gould
County Commissioner	Betsy VanderLey
State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
Orange County Property Appraiser	Rick Singh

Traffic Information

Winter Garden-Vineland Rd	25,310 Vehicles / Day
Winter Garden-Vineland Rd	27,339 Vehicles / Day
Winter Garden-Vineland Rd	27,721 Vehicles / Day

Property Record - 17-24-28-5844-00-000

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

Property Summary as of 10/27/2021

Property Name

Grand Cypress Golf Villas

Names

Grand Cypress Orlando LLC

Municipality

ORG - Un-Incorporated

Property Use

3907 - Hotel Interim Use

Mailing Address

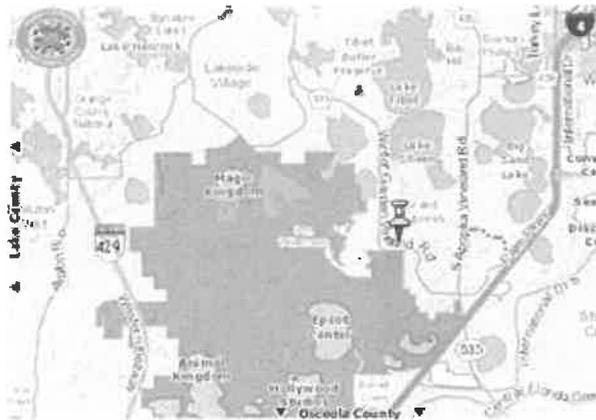
1 N Jacaranda St
Orlando, FL 32836-6618

Physical Address

1 N Jacaranda St
Orlando, FL 32836



QR Code For Mobile Phone



Property Features

Property Description

WILLIS R MUNGERS LAND SUB E/22 PT OF LOTS 2 & 4 THROUGH 7 & 26 THROUGH 29 & 31 & 33 THROUGH 37 & 62 THROUGH 64 & VAC R/W & LOTS 100 101 & 102 123 124 & 125 & VAC R/W LYING S OF LOTS 124 & 125 & LOTS 47 THROUGH 51 & 15 FT VAC RD R/W LYING N OF LOTS 47 & 48 & W OF LOTS 48 & 49 (LESS THAT PART DESC IN OR 3428/2632) & (LESS THAT PT DESC IN OR 3702/1532 & 3703/1934) & (LESS PT TAKEN ON S FOR R/W PER OR 5494/618 CI98-1805) & (LESS PT TAKEN ON S FOR R/W PER 6590/4768) & (LESS PT PER DOC 20210070617)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
3907 - Hotel Interim Use	P-D	146 UNIT(S)	working...	working...	working...	working...
9500 - Pvt Submerged	P-D	2.14 ACRE(S)	working...	working...	working...	working...
3800 - Golf Course	P-D	19.69 ACRE(S)	working...	working...	working...	working...

Services for Location

Schools

Southwest (Middle School)

Principal Raymond Yockel
Office Phone 407.370.7200
Grades 2019: A | 2018: A | 2017: A

Sand Lake (Elementary)

Principal Kathleen Phillips
Office Phone 407.903.7400
Grades 2019: A

Lake Buena Vista (High School)

Principal Guy Swenson
Office Phone 407.315.7940

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Tuesday) Orange County
Trash (Tuesday) Orange County
Yard Waste (Wednesday) Orange County

Elected Officials

County Commissioner Nicole Wilson
State Representative Geraldine F. "Geri" Thompson
State Senate Victor M. Torres, Jr
US Representative Val Demings
School Board Representative Pam Gould
Orange County Property Appraiser Amy Mercado

Traffic Information

Winter Garden-Vineland Rd 27,721 Vehicles / Day

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: _____

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): David Pace
Grand Cypress Orlando LLC, 300 South Orange Avenue Suite 1350, Orlando, Florida 32801

Name and Address of Principal's Authorized Agent, if applicable: David Evans
Evans Engineering Inc, 719 Irma Avenue, Orlando, Florida 32803

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: Evans Engineering Inc. 719 Irma Avenue, Orlando, Florida 32803
Are they registered Lobbyist? Yes or No
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s. 112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$\$ 0.00

For Staff Use Only:

Initially submitted on _____

Updated On _____

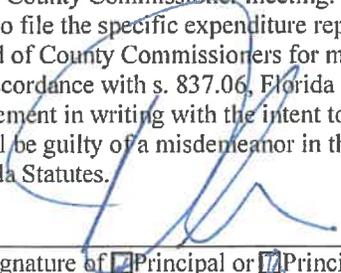
Project Name (as filed) _____

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: 9/24/21


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

PRINT NAME AND TITLE: David Evans PE

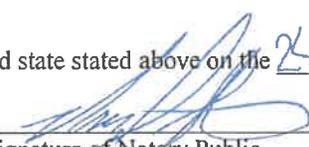
STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 24th day of September, 2021 by David Evans. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 24th day of September in the year 2021.



Nicole Seibert
Comm. # GG907829
Expires: Sept. 21, 2023
Bonded Thru Aaron Notary


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 9/21/2023

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

OC CE FORM 2D
FOR DEVELOPMENT-RELATED ITEMS (November 5, 2010)
For use after March 1, 2011

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: Grand Cypress Orlando LLC

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

C/O Dart Interests 300 South Orange Avenue Suite 1350, Orlando, Florida 32801

Business Phone _____

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: David Evans, Evans Engineering Inc

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

719 Irma Avenue, Orlando, Florida 32803

Business Phone 407-872-1515

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

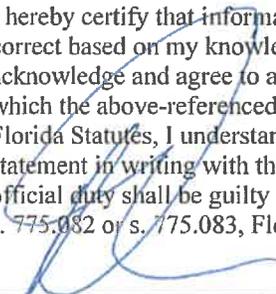
If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

(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: 9/24/21

Print Name and Title of Person completing this form: David Evans PE

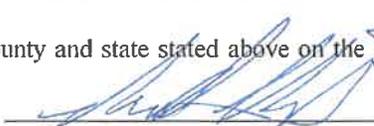
STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 24th day of September, 2021 by David Evans. He/she ~~is personally known to me or~~ has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 24th day of September, in the year 2021.



Nicole Seibert
Comm. # GG907829
Expires: Sept. 21, 2023
Bonded Thru Aaron Notary


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
9/21/2023

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) Grand Cypress Orlando LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Grand Cypress South Bay Village, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), David Evans, Evans Engineering Inc, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Required Permitting for Grand Cypress South Bay Village, 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.

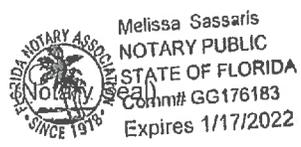
Date: 10/11/21 [Signature] David Pace
 Signature of Property Owner Print Name Property Owner

Date: _____ Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA :
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 1st day of October, 2021 by David Pace. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of October, in the year 2021.



[Signature]
 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires: 01/17/2022

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
08-24-28-5844-00-000
17-24-28-5844-00-000
LEGAL DESCRIPTION:
Please see Attached



INVOICE

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

Invoice To :
Evans Engineering, Inc.
David Evans
719 Irma Ave.
Orlando, FL 32803

Invoice No : 4779271
Invoice Date : Oct 27, 2021
Folder # : 20 189384 000 00 PTV

Case Number : PTV-20-09-029

Project Name : Grand Cypress

FEE DESCRIPTION

AMOUNT

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

PW 355

JA