



Interoffice Memorandum

Received on November 1, 2022

Deadline: November 15, 2022

Publish: November 20, 2022

Date: October 31, 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

THRU: Clara Y. Barbosa, Engineer II
Development Engineering Division, Public Works Department
Telephone: 407-836-7922
E-mail address: Clara.Barbosa@ocfl.net

RE: **Request for Public Hearing PTV-22-07-016 – M. Rebeca Wilson,
on behalf of Collegiate Square Tech Center, LLC.**

Applicant: M. Rebeca Wilson
215 N. Eola Dr.
Orlando, FL 32801

Location: S10/T22/R31 Petition to vacate a 10 foot wide by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 square feet. Public interest was created by the plat of the University Hylands Replat as recorded in Plat Book 1, Page 139 of the public records of Orange County, Florida. The parcel ID number is 10-22-31-9653-00-010. The parcel address is 3900 N. Alafaya Trail, and it lies in District 5.

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 – The mailing labels are attached.

Request for Public Hearing PTV-22-07-016 – M. Rebeca Wilson, on behalf of Collegiate Square Tech Center, LLC.

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

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 407-836-7922.

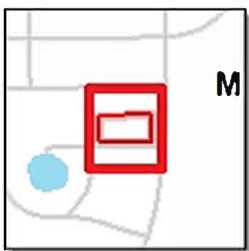
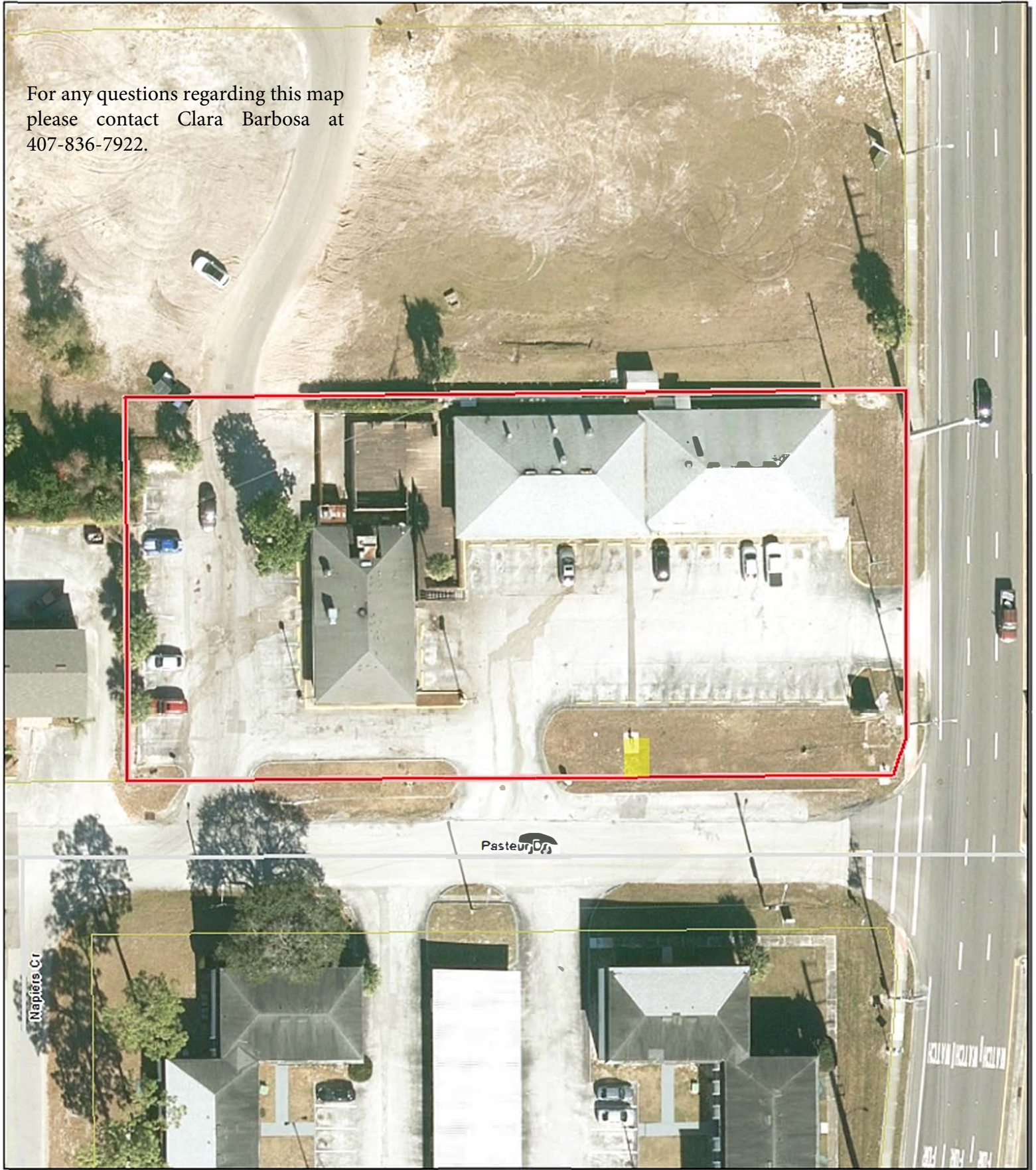
Materials being submitted as a backup for public hearing requests:

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):

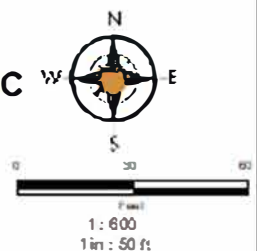
Please notify Clara Y. Barbosa of the scheduled date and time. The Development Engineering Division will notify the customer.

For any questions regarding this map
please contact Clara Barbosa at
407-836-7922.



PTV-22-07-016
M Rebecca Wilson on behalf of Collegiate Square Tech Center, LLC

Proposed Vacation Subject Property



**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 the University Hylands Replat as recorded in Plat Book 1, Page 139 of the public records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" are 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 that 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 the petition to vacate the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

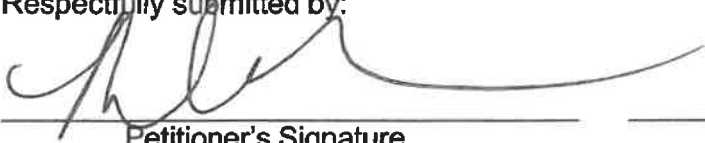
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

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

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

Respectfully submitted by:



Petitioner's Signature
(Include title if applicable)

M. Rebecca Wilson
Print Name

Address:

215 N. Eola Dr.
Orlando, FL 32801

Phone Number: 407 418-6250

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 1st day of June, 2022 who is personally known or who has produced
_____ as identification.



Lauren A. Korn
Notary Public
State of Florida
Comm# HH105247
Expires 3/16/2025

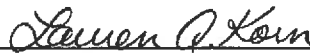

Signature of Notary
Lauren A. Korn
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

Sketch of Description

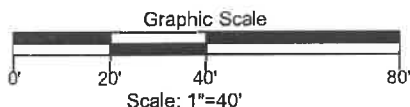
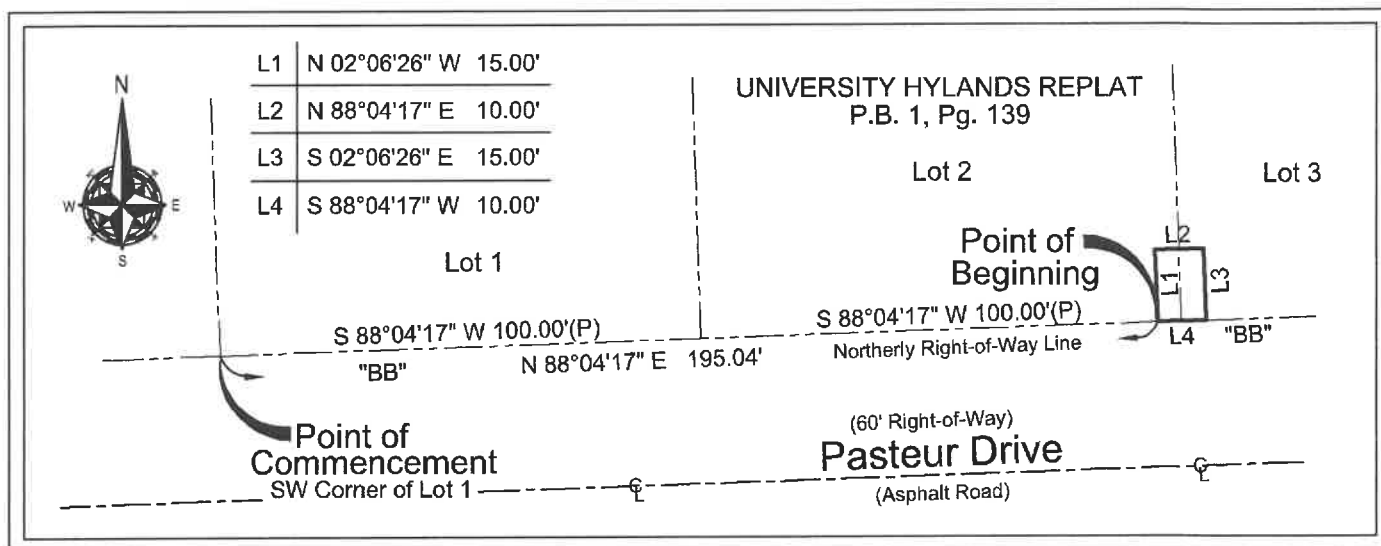
Sheet 1 of 1

Legal Description:

A portion of Lots 2, and 3, University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1 of University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, said point being on the North Right of Way of Pasteur Drive, thence run N 88°04'17" E a distance of 195.04 feet to the Point of Beginning; thence run N 02°06'26" W a distance of 15.00 feet; thence run N 88°04'17" E a distance of 10.00 feet; thence run S 02°06'26" E a distance of 15.00 feet to the North Right of Way of Pasteur Drive; thence run S 88°04'17" W a distance of 10.00 feet to the Point of Beginning.

Containing 150 Square Feet (0.003 Acres ±)



This is **NOT** a Survey.
This is **ONLY** a Sketch.

Revision: Revision Comments - 10/20/22 - BMJ
Revision: Revision Comments - 10/18/22 - BMJ

Sketch of Description Prepared For: **EDGAR SILVA**

Sketch of Description Certified To: **EDGAR SILVA; Orange County Board of County Commissioners**

Sketch Date: 10/20/22

Drawn By: BMJ

Approved By: PKI

Field:

<> This Property IS NOT in a Flood Prone Area, Zone "X", Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 120179 Community Orange County Dated 09-25-09.
<> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information **NEITHER** known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signer Surveyor assume **NO** Liability for the Accuracy of this Determination.

**Ireland & Associates
Surveying, Inc.**

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

Office-407.678.3366 Fax-407.320.8165

-Notes-
> Sketch is Based upon the Legal Description Supplied by Client.
> Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
> Subject to any Easements and/or Restrictions of Record.
> Bearing Basis shown hereon, denoted with a "BB", is based upon the North Right-of-Way Line of Pasteur Drive, being N 88°04'17" E, as shown on the Plat of University Hylands Plat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida.
> Building Ties are **NOT** to be used to reconstruct Property Lines.
> Fence Ownership is **NOT** determined.
> Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
> Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.

CADD File: Z:\IrelandAssociates\IS-35637\SOD.dwg

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

I hereby Certify that this Sketch of Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief, as recently Surveyed under my Direction on the Date shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 51-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, P.S.M. 6637 LB 7623
Date Signed: 10/20/22

File No. IS-35637

EXHIBIT "B"

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

EXHIBIT "C"

UTILITY LETTERS



M. REBECCA WILSON

rebecca.wilson@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6250 | F: 407-843-4444
MAIN NUMBER: 407-843-4600



May 26, 2022

Orange County Utilities
9150 Curry Ford Road
Orlando, FL 32825
Attn: Maria Rivera, Customer Service
Alex Moncaleano

Re: PTV—3900 N. Alafaya Trl., Orlando - Petition to Vacate Utility Easement

Dear Mr. Moncaleano and Ms. Rivera:


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 3900 North Alafaya Trail, Orlando and lies with the subdivision found in Plat Book 1, Page 139. 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 the letter to me. If you have any questions, please contact me at 407-418-6250 or rebecca.wilson@lowndes-law.com.

Sincerely,
M. Rebecca Wilson
M. Rebecca Wilson

☐ 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 easement/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: Alexander Moncaleano
Title: Assistant Project Manager
Date: 2022-10-10



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

November 1, 2022

Dear Rebecca Wilson

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

EPD Review

Please contact EPD Reviewer at with any questions.

Real Estate Management Review

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

Property Record - 10-22-31-9653-00-010

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

Property Summary as of 09/15/2022

Property Name

Tech Center / Subway / Tattoos

Names

Collegiate Square Tech Center LLC

Municipality

ORG - Un-Incorporated

Property Use

1105 - Retail M/T I

Mailing Address

C/O Demetree Global
941 W Morse Blvd Ste 315
Winter Park, FL 32789-3781

Physical Address

3900 N Alafaya Trl
Orlando, FL 32826



QR Code For Mobile Phone



3900 N ALAFAYA TRL, ORLANDO, FL 32826 6/13/2018 10:16 AM



3910 - 3916 N ALAFAYA TRL, ORLANDO, FL 32826 6/13/2018 10:16 AM



3900 N ALAFAYA TRL, ORLANDO, FL 32826 6/13/2018 10:17 AM



3900 N ALAFAYA TRL 12/12/2013



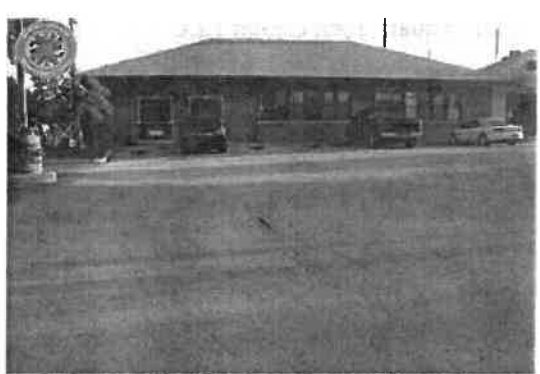
3900 N ALAFAYA TRL 12/12/2013



3900 N ALAFAYA TRL 12/12/2013



312210965300010 09/10/2013



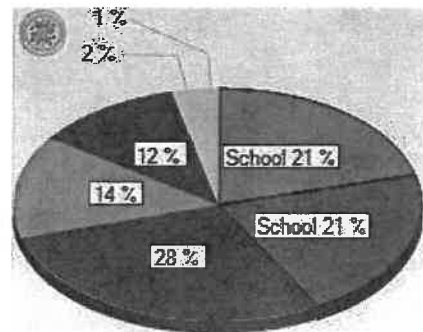
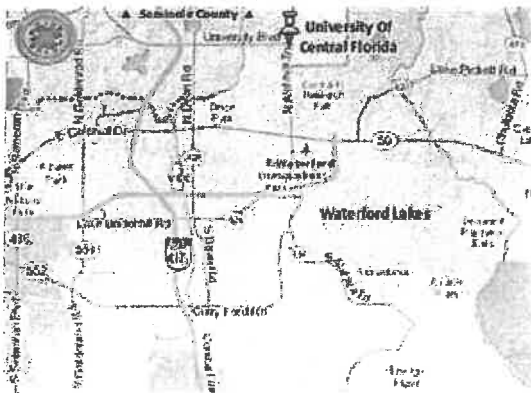
312210965300010 08/23/2006



312210965300010 08/23/2006



312210965300010 08/23/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values

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

Market Value	Assessed Value
\$1,015,775 (11%)	\$1,005,225 (10%)
\$913,841 (.26%)	\$913,841 (.26%)
\$911,451 (6.1%)	\$911,451 (6.1%)
\$859,458	\$859,458

Tax Year Benefits

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

Tax Savings

\$96
\$0
\$0
\$0

2022 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,015,775	\$0	\$1,015,775	3.2140 (-7.88%)	\$3,264.70	21 %
Public Schools: By Local Board	\$1,015,775	\$0	\$1,015,775	3.2480 (0.00%)	\$3,299.24	21 %
Orange County (General)	\$1,005,225	\$0	\$1,005,225	4.4347 (0.00%)	\$4,457.87	28 %
Unincorporated County Fire	\$1,005,225	\$0	\$1,005,225	2.2437 (0.00%)	\$2,255.42	14 %
Unincorporated Taxing District	\$1,005,225	\$0	\$1,005,225	1.8043 (0.00%)	\$1,813.73	12 %
Library - Operating Budget	\$1,005,225	\$0	\$1,005,225	0.3748 (0.00%)	\$376.76	2 %
St Johns Water Management District	\$1,005,225	\$0	\$1,005,225	0.1974 (-9.82%)	\$198.43	1 %
				15.5169	\$15,666.15	

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	3.00	\$37.22	\$111.66
				\$111.66

Income Pro forma (as of Jan 1st 2022) for Tech Center / Subway / Tattoos, which includes parcel(s):

PID	DOR Code	DOR Description	Allocation Percentage
<u>10-22-31-9653-00-010</u>	1105	Retail Multi-Tenant I	100%

Note: Pro forma does not contain actual income and expenses specific to this property if provided by the property owner.

Rent Roll

Rentable Area	Type	Description	Restrict Rent	Efficiency Ratio	Net Rentable Area	Rent Amount	Rental Period	Annual Rent
2,151	SF	Square Feet	N	100.00%	2,151	\$21.00	1	\$45,171
5,414	SF	Square Feet	N	100.00%	5,414	\$17.00	1	\$92,038

	Percent	Amount	Per SqFt.
Potential Gross Income		\$137,209	\$18.14
<i>less</i> Vacancy/Collection Loss	10.00%	\$13,721	
= Effective Gross Income		\$123,488	\$16.32
<i>plus</i> Ancillary Income			
= Adjusted Gross Income			

<i>less</i> Expenses	25.30%	\$31,242	\$4.13
= Net Gross Income		\$92,246	\$12.19
<i>plus</i> Miscellaneous Income			
= Net Operating Income		\$92,246	\$12.19
Overall Rate	7.50000%		
<i>plus</i> Millage Rate/Tax Rate	1.58134%		
= Capitalization Rate	9.08134%		
Capitalized Value		\$1,015,775	\$134.27
<i>less</i> TPP Amount		\$0	\$0.00
<i>plus</i> Additional Value			
(+/-) Total Misc Adjustment			
= Income Value		\$1,015,775	\$134.27

Property Features

Property Description

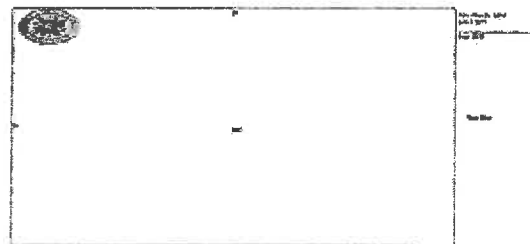
UNIVERSITY HYLANDS REPLAT 1/139 LOTS 1 2 & 3 (LESS BEG SE COR LOT 3 RUN W 5 FT TH N 19 DEG E 15.93 FT SLY 15 FT TO POB TAKEN FOR R/W) & S 50 FT OF E 356.18 FT OF N 169 YDS OF NW1/4 OF NW1/4 (LESS E 50.88 FT)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
3300 - Nightclub/Bars	P-D	46123.75 SQUARE FEET	\$7.63	\$351,924	\$0.00		\$351,924

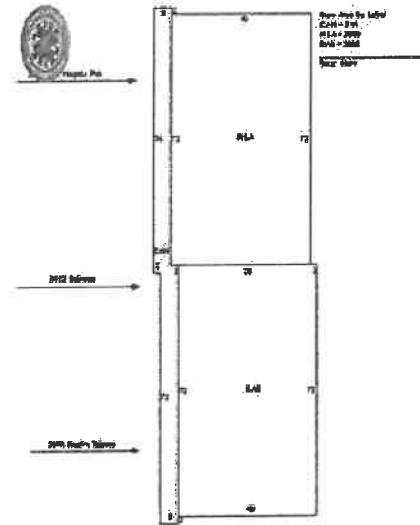
Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1105 - Retail M/T I	BAS - Base Area	2275	\$419,601
Building Value	\$231,620			
Estimated New Cost	\$419,601			
Actual Year Built	1977			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2275 sqft			
Living Area	2275 sqft			
Exterior Wall	Brd.Btn.Ab			
Interior Wall	Dec.Wall.C			



Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	1105 - Retail M/T I	BAS - Base Area	2880	\$641,837
Building Value	\$771,450	CAN - Canopy	744	\$49,698
Estimated New Cost	\$1,397,555	RSA - Rest/Avg	2880	\$706,020
Actual Year Built	1975			
Beds	0			
Baths	0.0			

Floors 1
Gross Area 6504 sqft
Living Area 5760 sqft
Exterior Wall Cb.Stucco
Interior Wall Drywall



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6220 - Parking Space	01/01/1977	54 Unit(s)	\$1,000.00	\$54,000
6142 - Patio 3	12/16/2013	1 Unit(s)	\$13,549.00	\$13,549
5320 - Canopy Cover Aluminum 1	07/22/2014	200 Unit(s)	\$2.50	\$500

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
01/23/2012	\$100	20120053929	10326 / 2329	Warranty Deed	Demetree Mary L Tr	Collegiate Square Tech Center LLC	Improved
04/25/2000	\$1,050,000	20000206411	06005 / 3516	Warranty Deed	Tech Center	Demetree Mary L Tr	Improved
05/12/1995	\$331,746	19955320423	04930 / 2593	Quitclaim Deed	Rudo Bernard Tech Center J Etal		Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3240 W Colonial Dr	08/09/2022	\$1,560,000	\$153	Special Warranty	0/0	20220496366 /	
2816 Edgewater Dr	08/08/2022	\$2,970,000	\$195	Warranty Deed	0/0	20220493969 /	
530 W Lancaster Rd	07/30/2022	\$1,345,000	\$179	Warranty Deed	0/0	20220477876 /	
5151 S Orange Ave	07/27/2022	\$1,804,000	\$75	Warranty Multiple	0/0	20220462334 /	
1710 W Fairbanks Ave	07/06/2022	\$4,230,000	\$240	Special Warranty	0/0	20220431687 /	
11524 S Orange Blossom Trl	07/01/2022	\$10,000,000	\$248	Special Warranty Multiple	0/0	20220410733 /	
72 E Main St	07/01/2022	\$1,078,000	\$110	Special Warranty	0/0	20220410782 /	
1233 W Sand Lake Rd	06/28/2022	\$11,850,000	\$342	Warranty Deed	0/0	20220403992 /	
14393 Bridgewater Crossings Blvd	06/15/2022	\$5,125,000	\$477	Special Warranty	0/0	20220388882 /	
3907 E Colonial Dr	06/06/2022	\$4,400,000	\$375	Special Warranty	0/0	20220369557 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
REG-196581	\$7,217	\$0	Knights Pub LLC Team Management Group LLC	3910 N Alafaya Trl
REG-031855	\$5,723	\$0	Subway Subway #784 Inc	3912 N Alafaya Trl

Schools

Riverdale (Elementary)

Principal	William Charlton
Office Phone	407.737.1400
Grades	2022: C 2019: B 2018: C

Corner Lake (Middle School)

Principal	Paul Browning
Office Phone	407.568.0510
Grades	2022: B 2019: C 2018: C

University (High School)

Principal	Thomas Ott Jr.
Office Phone	407.482.8700
Grades	2022: B 2019: A 2018: B

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Thursday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

School Board Representative	Angie Gallo
County Commissioner	Emily Bonilla
State Senate	Linda Stewart
State Representative	Carlos Guillermo Smith
US Representative	Stephanie Murphy
Orange County Property Appraiser	Amy Mercado

Traffic Information

Alafaya Trl	53,500 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): _____

~~Collegiate Square Tech Center, LLC, 1350 Orange Ave., Ste. 100, Winter Park, FL 32789 4932~~

Name and Address of Principal's Authorized Agent, if applicable: M. Rebecca Wilson

215 N. Eola Dr., Orlando, FL 32801

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: M. Rebecca Wilson, 215 N. Eola Dr., Orlando, FL 32801
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-

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: 6-1-22


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

PRINT NAME AND TITLE: M. Rebecca Wilson, Agent


STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 1st day of June, 2022 by M. Rebecca Wilson. 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 June, in the year 2022.



Lauren A. Korn
Notary Public
State of Florida
Comm# HH105247
Expires 3/16/2025


Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 3/16/2025

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.

For
Staff
Use
Only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: Collegiate Square Tech Center, LLC

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

1350 Orange Ave., Ste. 100, Winter Park, FL 32789-4932

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: M. Rebecca Wilson

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

215 N. Eola Dr., Orlando, FL 32801

Business Phone (407) 843-4600

Facsimile (407) 843-4444

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 _____

Part II

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

___ YES X NO

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

___ YES X 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 X 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)

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 _____

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: 6-1-2022

Print Name and Title of Person completing this form: M. Rebecca Wilson, Authorized Agent

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 1st day of June, 2022 by M. Rebecca Wilson. 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 June, in the year 2022.

(Notary Seal)



Lauren A. Korn
Notary Public

State of Florida

Comm# HH105247

Expires 3/16/2025

Lauren A. Korn
Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires:

3/16/2025

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.

form oc ce 2d (relationship disclosure form - development) 3-1-11

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) Collegiate Square Tech Center, LLC., AS THE OWNER(S) OF THE
REAL PROPERTY DESCRIBED AS FOLLOWS, Parcel ID #10-22-31-9653-00-010., DO
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), M. Rebecca Wilson,
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate Utility Easement, AND TO
APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS
APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 6/1/22

M. Rebecca Wilson
Signature of Property Owner

Mary L Demetre
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 June,
2022 by Mary L. Demetre. 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
June, in the year 2022.



JESSICA A. YESBECK
Commission # HH 248796
Expires April 4, 2026

Jessica A. Yesbeck
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: April 4, 2026

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID #: 10-22-31-9653-00-010

LEGAL DESCRIPTION: See attached.



INVOICE

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

Invoice To :
Lowndes
Rebecca Wilson

FL

Invoice No : 5034845
Invoice Date : Oct 28, 2022
Folder # : 22 170059 000 00 PTV

Case Number : PTV-22-07-016
Project Name : 3900 N. Alafaya Tr

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

20

PW 831

O.C. PUBLIC WORKS DEPARTMENT
4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708
<https://www.orangecountyfl.net/>

Cashier: Chutney
28-Oct-2022 10:21:37A

Invoice PW: 831
1 PIV 2700-4180 \$1,003.00
Total \$1,003.00
CHECK SALE \$1,003.00

Retain this copy for statement validation

Order N58A3K6NPR35M
Payment JWCXJCKPZJPTW

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy
<https://clover.com/privacy/m/jmxwedcqm0d1>
Clover Privacy Policy
<https://clover.com/privacy>

LOWMEDES, DROSDICK, DOSTER, KANTOR & REED

PROFESSIONAL ASSOCIATION
OPERATING ACCOUNT
215 N. EOLA DRIVE
ORLANDO, FLORIDA 32801-2028

WELLS FARGO BANK, N.A.
ORLANDO, FLORIDA
63-751/631

DATE: October 19, 2022

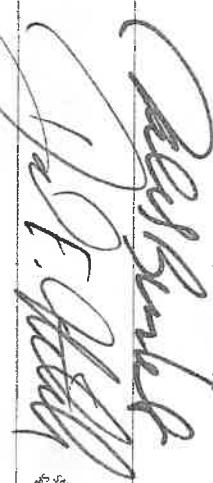
310269

PAY: One thousand three and 00/100 ***** \$ ***1,003.00***

LOWMEDES, DROSDICK, DOSTER, KANTOR & REED
TWO SIGNATURES REQUIRED OVER \$1,000.00

PAY TO THE ORDER OF: ORANGE COUNTY PUBLIC WORKS
4200 S. JOHN YOUNG PKWAY
ORLANDO, FL 32839

AUTHORIZED SIGNATURE



SECURE SIGNATURE
MP

DOCUMENT INCLUDES: HIDDEN WORD, DONOT, QASHI, THE, MO, PO, VO, (S), M, I, E, DOCUMENT, ALSO, DONAINS, PRAT, SENS, F, U, E, M, O, U, G, H, E, R, E, F, R, E, D, M, A, C, E, D, S, M, P, P, R, I, N, T, S, A, T, T, A, C, H, M, E, N, T

Security Features included.

Deliver on back.