



Interoffice Memorandum

Received on February 2, 2023

Deadline: February 7, 2023

Publish: February 12, 2023

Date: February 1, 2023

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

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

FROM: Brett W. Blackadar, P.E., Manager, Development Engineering Division *BWB*

THRU: Julie Alber, 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-20-04-014 - Joseph N. Schuemann, on behalf of Bluerock Development LLC.**

Applicant: Bluerock Development LLC
C/O Joseph N. Schuemann
3408 S Orange Avenue STE B
Orlando, FL 32806

Location: S22/T22/R31 Petition to vacate a 10 foot wide portion of a 60 foot wide open and improved right-of-way known as Indianhead Trail and a 56 foot wide open and improved right-of-way known as Waterford Oaks Access Road, containing approximately 0.81 acres. Public interest was created by the plat of Sunset Terrace recorded in Plat Book X, Page 11, and in document number 20160340449 of the public records of Orange County, Florida. The parcel ID numbers are 22-22-31-8469-00-050, 22-22-31-8974-01-000. And 22-22-31-6527-01-001. The parcel addresses are 1434 N Alafaya Trail, 1440 N Alafaya Trail, and 1448 N Alafaya Trail, and they all lie in District 4.

Request for Public Hearing PTV # 20-04-014 - Joseph N. Schuemann, on behalf of Bluerock Development LLC.

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.

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.



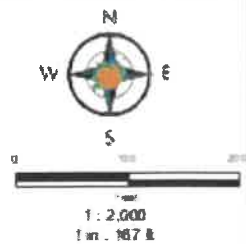
PTV-20-04-014
Joseph N. Schuemann,
on behalf of Bluerock Development LLC



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 per Plat Book X, Page 44 and Document Number 20160340449 of the Public Records of Orange County, Florida.

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

SEE ATTACHED EXHIBIT 'A'

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

SEE ATTACHED EXHIBIT 'B'

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

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

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

SEE ATTACHED EXHIBIT 'C'

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

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

Respectfully submitted by:

Joseph N Schumann
Petitioner's Signature
(Include title if applicable)

Joseph N Schumann
Print Name

Address: 3708 South Orange Ave
Orlando, FL 32806

Phone Number: (407) 319-6834

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of May, 2020 who is personally known or who has produced personally known as identification.



Heather Coons
Signature of Notary
Heather Coons
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH AND DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION:

THE SOUTH 56.00 FEET OF LOT 1, PALM CASUAL ALAFAYA, AS RECORDED IN PLAT BOOK 83, PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THE 60.00 FOOT RIGHT OF WAY OF INDIANHEAD TRAIL, SUNSET TERRACE AS RECORDED IN PLAT BOOK X, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, PALM CASUAL ALAFAYA, AS RECORDED IN PLAT BOOK 83, PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N 88°56'02" W, ALONG THE SOUTH LINE OF SAID LOT 1, PALM CASUAL ALAFAYA, A DISTANCE OF 294.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, PALM CASUAL ALAFAYA, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF INDIANHEAD TRAIL, SUNSET TERRACE, AS RECORDED IN PLAT BOOK X, PAGE 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°00'00" E, ALONG SAID EAST RIGHT OF WAY LINE, 304.05 FEET TO THE SOUTHWEST CORNER OF LOT 6, OF SAID SUNSET TERRACE, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 1, SHOPPES AT ALAFAYA TRAIL, AS RECORDED IN PLAT BOOK 76, PAGE 56 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N 88°56'02" W, ALONG THE NORTH LINE OF SAID LOT 1, SHOPPES AT ALAFAYA TRAIL, 30.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID INDIANHEAD TRAIL: THENCE N 00°00'00" W, ALONG SAID WEST LINE, 89.76 FEET; THENCE N 88°56'02" W, DEPARTING SAID WEST LINE, 30.01 FEET TO THE SOUTHEAST CORNER OF LOT 1, WATERFORD OAKS, AS RECORDED IN THE PUBLIC RECORDS OF SAID ORANGE COUNTY, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF SAID INDIANHEAD TRAIL, SAID LINE ALSO BEING AN EAST LINE OF SAID LOT 1, WATERFORD OAKS, AS RECORDED IN PLAT BOOK 86, PAGE 146 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N 00°00'00" W, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF SAID LOT 1, WATERFORD OAKS, 270.31 FEET TO THE WESTERLY EXTENSION OF THE OF THE NORTH LINE OF THE SOUTH 56.00 FEET OF AFORESAID LOT 1, PALM CASUAL ALAFAYA; THENCE S 88°56'02" E, ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 56.00 FEET OF SAID LOT 1, PALM CASUAL ALAFAYA, 354.01 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 56.00 FEET OF SAID LOT 1, PALM CASUAL ALAFAYA, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF ALAFAYA TRAIL; THENCE S 00°00'00" E, ALONG SAID WEST RIGHT OF WAY LINE, 56.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,375 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, PALM CASUAL ALAFAYA, P.B. 83, PAGE 14. BEING PLATTED AS SHOWN.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS ELECTRONICALLY SIGNED PER CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.

PREPARED FOR:

BLUROCK DEVELOPMENT

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susanday Drive
Orlando, Florida 32812
321-377-0564

e-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983

Michael D. Cummins, Jr. 1-25-23

MICHAEL D. CUMMINS, JR. PSM
FLORIDA REGISTRATION #LS 5592

TECHNICIAN: MDC

ISSUE DATE: 12-08-22

PROJECT NO. 08-17

FILE: 08-17 INDIANHEAD TRAIL VACATION S&D

SHEET No. 1 OF 2

SKETCH AND DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



OK
MDC
1/31/2023



LOT 1
WATERFORD OAKS
P.B. 86, PAGE 146

LOT 1
PALM CASUAL ALAFAYA
P.B. 83, PAGE 14

NE CORNER, OF THE
SOUTH 56.00 FEET OF
LOT 1, PALM CASUAL
ALAFAYA

POINT OF BEGINNING
SOUTHEAST CORNER, LOT 1,
PALM CASUAL ALAFAYA
P.B. 83, PAGE 14

ALAFAYA TRAIL
(RIGHT OF WAY WIDTH VARIES)
O.R. 2612, PAGE 1894
O.R. 3409, PAGE 1329

LOT 5
SUNSET TERRACE
P.B. X, PAGE 11

LOT 6
SUNSET TERRACE
P.B. X, PAGE 11

LOT 1
SHOPPES AT ALAFAYA TRAIL
P.B. 76, PAGE 56

LEGEND:

O.R. OFFICIAL RECORDS BOOK
LS SURVEYOR LICENSE NUMBER
P.B. PLAT BOOK
PSM PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED SURVEYING BUSINESS

PREPARED FOR:

BLUROCK DEVELOPMENT

**CUMMINS SURVEYING
AND MAPPING, INC.**

2758 Susanday Drive
Orlando, Florida 32812
321-377-0564

e-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983

SCALE: 1" = 100'

TECHNICIAN: MDC

ISSUE DATE: 12-08-22

PROJECT NO. 08-17

FILE: 08-17 INDIANHEAD TRAIL VACATION S&D

SHEET No. 2 OF 2

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

June 5, 2020

Hm-Up Development Alafaya Trails LLC
12000 Biscayne Blvd Ste 508
North Miami, FL 33181-2703

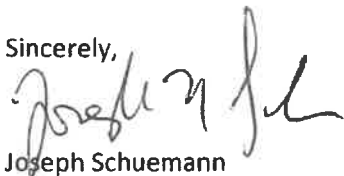
Petition to Vacate: 1421 Indianhead Trail

To Whom it may concern,

I am in the process of requesting that Orange County vacate that portion of Indianhead Trail, as shown on the enclosed map. The site address is 1421 Indianhead Trail and lies within the subdivision called Sunset Terrace found in Plat Book X, Page 11. 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 Joseph Schuemann at (407) 319- 6834.

Sincerely,



Joseph Schuemann

Additional comments: _____

Signature: _____

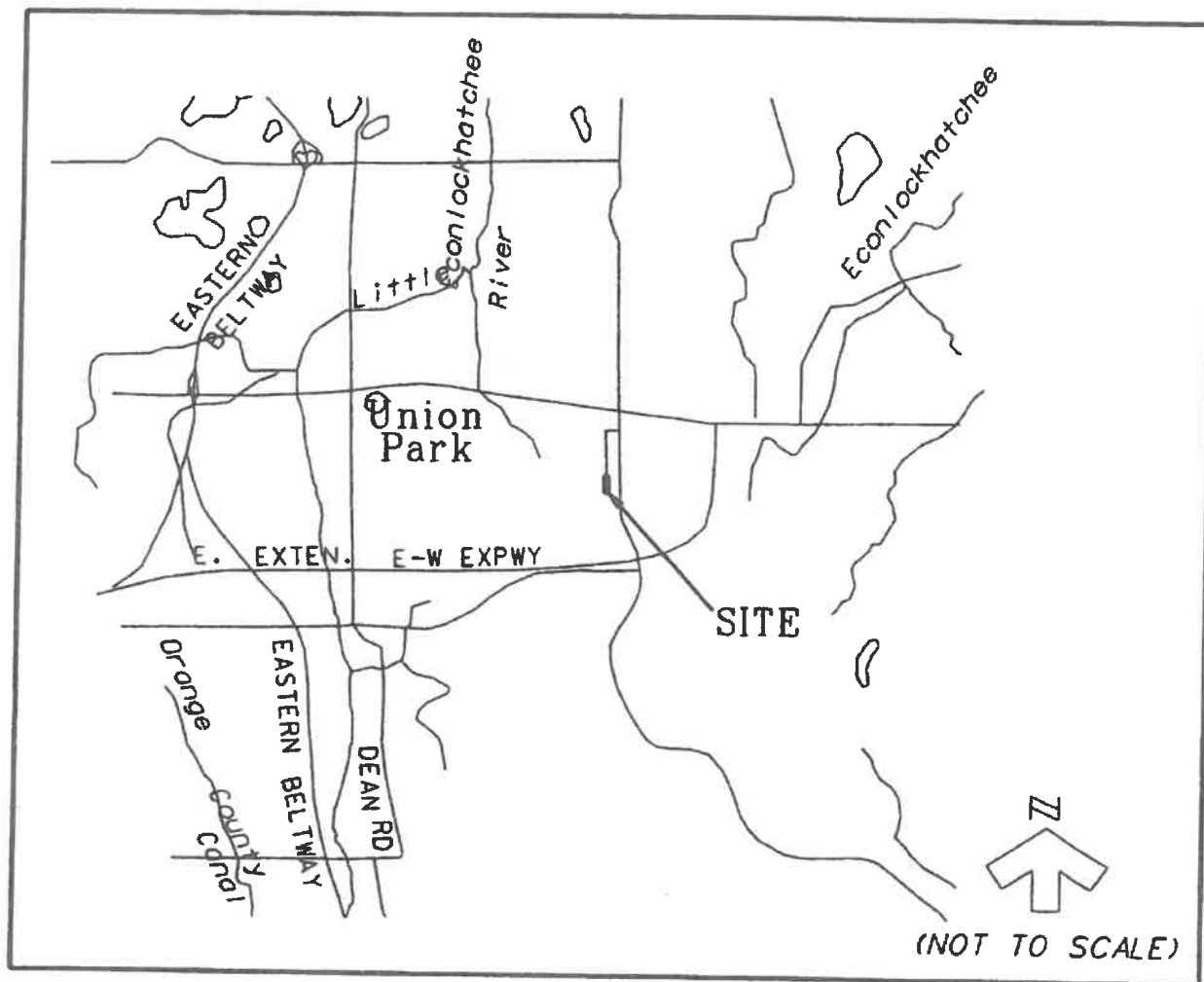
Print Name: _____

Title: _____

Date: _____

SHEET 1 OF 3
SEE SHEET 3 FOR DESCRIPTION

Attachment 1 Page 1 of 3



SITE LOCATION

(NOT TO SCALE)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

GARY A. BURDEN

PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO. 3691

1507 S HIAWASSEE ROAD STE 211
ORLANDO, FLORIDA 32819 (407)894-2481

ORANGE COUNTY, FLORIDA

INDIANHEAD TRAIL
(RIGHT-OF-WAY
VACATION)

EXHIBIT "A"

EXHIBIT "C"

UTILITY LETTERS

April 28, 2020

AT&T
1227 S Division St Suite 200,
Orlando, FL
Attn: Sandy Jerrigan
407-425-6252
Sj0557@att.com

Petition to Vacate: 1421 Indianhead Trail

Dear Sandy Jerrigan,

I am in the process of requesting that Orange County vacate that portion of Indianhead Trail, as shown on the enclosed map. The site address is 1421 Indianhead Trail and lies within the subdivision called Sunset Terrace found in Plat Book X, Page 11. 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 Joseph Schuemann at (407) 319- 6834.

Sincerely,

Joseph Schuemann

_____ The subject parcel is NOT within our service area.

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

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: _____  _____

Print Name: _____ Shersrin Naidu _____

Title: _____ MGR _____ OSP PLNG & ENG DESIGN _____

April 28, 2020

BRIGHT HOUSE NETWORKS, LLC
3767 All American Blvd.
Orlando, FL 32810 407-532-8520
Tracey Domostoy, Ron Tynes
Construction Supervisor
Tracey.domostoy@charter.com

Petition to Vacate: 1421 Indianhead Trail

Dear Tracey Domostoy,

I am in the process of requesting that Orange County vacate that portion of Indianhead Trail, as shown on the enclosed map. The site address is 1421 Indianhead Trail and lies within the subdivision called Sunset Terrace found in Plat Book X, Page 11. 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 Joseph Schuermann at (407) 319- 6834.

Sincerely,

Joseph Schuermann

☐ The subject parcel is NOT within our service area.

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

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Ronald B. Tynes Jr.

Print Name: Ronald B. Tynes Jr.

Title: Construction Supervisor, Spectrum

Date: 6/2/2020



February 9, 2021

Via Email: joe@blurockcommercial.com
Joseph N. Schuemann
BluRock Commercial Real Estate, LLC

**RE: Road Right of Way Vacate Request
Indianhead Trail, Orlando, FL 32828**

Dear Mr. Schuemann:

Please be advised that Duke Energy Distribution and Transmission Departments **DOES NOT OBJECT** to the vacation and abandonment of the portion of road right of way, more particularly described as:

THE SOUTH 56.00 FEET OF LOT 1, PALM CASUAL ALAFAYA, AS RECORDED IN PLAT BOOK 83, PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING WITHIN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 31 EAST

Vacated area shown on Sketch of Description attached hereto as Exhibit "A" and incorporated herein by reference.

Duke Energy has existing distribution facilities in a portion of the area to be vacated. An easement has been provided over these facilities.

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

Emily F. Bower
Land Representative
3300 Exchange Place
NP4A, Lake Mary, FL 32746
(407) 942-9638

April 28, 2020

TECO/PEOPLES GAS SYSTEM. INC.
600 W. Robinson Street
Orlando, FL 32802
407-420-6663
Shawn Winsor
Swinsor@tecoenergy.com

Petition to Vacate: 1421 Indianhead Trail

Dear Shawn Winsor,

I am in the process of requesting that Orange County vacate that portion of Indianhead Trail, as shown on the enclosed map. The site address is 1421 Indianhead Trail and lies within the subdivision called Sunset Terrace found in Plat Book X, Page 11. 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 Joseph Schuemann at (407) 319- 6834.

Sincerely,

Joseph Schuemann

☐ The subject parcel is NOT within our service area.

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

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: 

Print Name: Shawn Winsor

Title: Gas Design Project Manager

Date: 5-4-2020

June 3, 2020

ORANGE CO. PUBLIC UTILITIES
9150 Curry Ford Road Orlando, FL 32825
407-254-9712
Anne.Dubus@ocfl.net

Petition to Vacate: 1421 Indianhead Trail

Dear Anne Dubus,

I am in the process of requesting that Orange County vacate that portion of Indianhead Trail, as shown on the enclosed map. The site address is 1421 Indianhead Trail and lies within the subdivision called Sunset Terrace found in Plat Book X, Page 11. 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 Joseph Schuemann at (407) 319- 6834.

Sincerely,

Joseph Schuemann

_____ The subject parcel is NOT within our service area.

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

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Anne Dubus

Print Name: Anne Dubus

Title: Project Manager

Date: 6/3/2020

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

January 24, 2023

Dear Joseph N Schuemann

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

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

Roads & Drainage Review

Roads & Drainage does not object to this vacation as the home is no longer occupying the parcel therefore access to the parcel is no longer needed.

Please contact George Shupp at with any questions.

Transportation Planning Review

Reviewer has been informed that an agreement has been made with Diana Almodovar regarding the PTV request and it is the reviewers understanding that she will be overriding the denial regarding the access issues for recognized platted lots that will result of the PTV and of the current recognized lots. Thus, Transportation Planning will defer to Development Engineering with regards to access issues.

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

Property Record - 22-22-31-8469-00-050

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

Property Summary as of 01/24/2023

Property Name

Chuy's Mexican Restaurant

Names

Bluerock Development LLC

Municipality

ORG - Un-Incorporated

Property Use

2110 - Retail Restaurant 2

Mailing Address

3408 S Orange Ave Ste B
Orlando, FL 32806-6265

Physical Address

1434 N Alafaya Trl
Orlando, FL 32828



QR Code For Mobile Phone



1434 N ALAFAYA TRL, ORLANDO, FL 32828 2/18/2016 11:19 AM



Property Features

Property Description

SUNSET TERRACE X/11 LOTS 5 & 6

Total Land Area

89,340 sqft (+/-)

|

2.05 acres (+/-)

GIS Calculated

Land



Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
2110 - Retail Restaurant 2	P-D	44666 SQUARE FEET	\$25.00	\$1,116,650	\$0.00	\$1,116,650
2110 - Retail Restaurant 2	A-2	44674.74 SQUARE FEET	\$25.00	\$1,116,869	\$0.00	\$1,116,869

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
REG-202300	\$128,444	\$103,444	Chuy's Chuy's Opco Inc	1434 N Alafaya Trl

Schools

Lawton Chiles (Elementary)

Principal	Anthony Angelo Serianni
Office Phone	407.737.1470
Grades	2022: A 2019: A 2018: A

University (High School)

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

Legacy (Middle School)

Principal	Jason Jimenez
Office Phone	407.658.5330
Grades	2022: C 2019: C 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

State Representative	Fred Hawkins
State Senate	Linda Stewart
School Board Representative	Angie Gallo
US Representative	Maxwell Alejandro Frost
County Commissioner	Maribel Gomez Cordero

Property Record - 22-22-31-8974-01-000

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

Property Summary as of 01/24/2023

Property Name

Waterford Oaks

Names

Bluerock Development LLC

Municipality

ORG - Un-Incorporated

Property Use

1105 - Retail M/T I

Mailing Address

3408 S Orange Ave Ste B
Orlando, FL 32806-6265

Physical Address

1440 N Alafaya Trl
Orlando, FL 32828



QR Code For Mobile Phone



1444 N ALAFAYA TRL, ORLANDO, FL 32828 6/17/2016 12:25 PM



1440 N ALAFAYA TRL, ORLANDO, FL 32828 3/15/2016 10:22 AM



1440 N ALAFAYA TRL, ORLANDO, FL 32828 7/15/2015 2:34 PM



Property Features

Property Description

WATERFORD OAKS 86/146 LOT 1 THAT PORTION DESC AS: COMM SW COR OF SAID LOT 1 TH N01-19-36W 636.39 FT FOR THE POB TH N01-19-36W 753.2 FT TO THE MOST NWLY COR OF SAID LOT 1 SAID PT ALSO LYING ON THE S R/W LINE OF IROQUOIS TRAILTH N89-29-06E 276.14 FT TH S01-21-46E 100.67 FT TH S89-37-11E 60.01 FT TH N01-21-46W 100.67 FT TO THE AFORESAID S R/W LINE OF IROQUOIS TRAIL TH N89-36-50E 96.36 FT TH S00-18-37E 274.63 FT TH N89-29-19E 227 FT TH S01-23-54E 548.35 FT TH S89-41-20E 318.86 FT TH N01-21-46W 68.33 FT TH S89-41-20W 336.64 FT TO THE POB & PT OF VAC R/W ON THE EAST PER 10983/2092

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
1105 - Retail M/T I	P-D	447927 SQUARE FEET	\$10.67	\$4,779,381	\$0.00		\$4,779,381

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
REG-211280	\$209,869	\$184,869	Party City Party City Corp	1444 N Alafaya Trl
REG-201883	\$147,399	\$122,399	Hobby Lobby Stores Hobby Lobby Stores Inc	1440 N Alafaya Trl

Schools

Lawton Chiles (Elementary)

Principal	Anthony Angelo Serianni
Office Phone	407.737.1470
Grades	2022: A 2019: A 2018: A

University (High School)

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

Legacy (Middle School)

Principal	Jason Jimenez
Office Phone	407.658.5330
Grades	2022: C 2019: C 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

State Representative	Fred Hawkins
State Senate	Linda Stewart
School Board Representative	Angie Gallo
US Representative	Maxwell Alejandro Frost
County Commissioner	Maribel Gomez Cordero
Orange County Property Appraiser	Amy Mercado

Property Record - 22-22-31-6527-01-001

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

Property Summary as of 01/24/2023

Property Name

Mattress Firm / First Watch

Names

Bluerock Development LLC

Municipality

ORG - Un-Incorporated

Property Use

1105 - Retail M/T I

Mailing Address

3408 S Orange Ave Ste B
Orlando, FL 32806-6265

Physical Address

1448 N Alafaya Trl
Orlando, FL 32828



QR Code For Mobile Phone



1448 N ALAFAYA TRL, ORLANDO, FL 32828 9/18/2018 2:32 PM



1448 N ALAFAYA TRL, ORLANDO, FL 32828 9/18/2018 2:32 PM



1448 N ALAFAYA TRL, ORLANDO, FL 32828 4/24/2017 10:39 AM



1448 N ALAFAYA TRL, ORLANDO, FL 32828 6/22/2016 12:16 PM



1448 N ALAFAYA TRL, ORLANDO, FL 32828 12/22/2015 12:38 PM



Property Features

Property Description

PALM CASUAL ALAFAYA 83/14 PART OF LOT 1 DESC AS:COMM AT NW COR OF SAID LOT 1 TH RUN S00-00-00W 144.02 FOR POB TH RUN S88-56-02E 294 FT TH RUN S00-00-00W 159.98 FT TH RUN N88-56-02W 294 FT TH RUN N00-00-00E 159.98 FT TO POB & PT OF VAC R/W ON THE WEST PER 10983/2092 (LESS S 56.01 FT PER 20160340449)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
1107 - Retail M/T II	P-D	33671 SQUARE FEET	\$25.00	\$841,775	\$0.00		\$841,775

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
REG-211677	\$231,081	\$206,081	First Watch First Watch Restaurants Inc	1448 N Alafaya Trl Ste 150
REG-204990	\$30,033	\$5,033	Mattress Firm Mattress Firm Inc	1448 N Alafaya Trl Ste 100

Schools

Lawton Chiles (Elementary)

Principal	Anthony Angelo Serianni
Office Phone	407.737.1470
Grades	2022: A 2019: A 2018: A

University (High School)

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

Legacy (Middle School)

Principal

Jason Jimenez

Office Phone

407.658.5330

Grades

2022: C | 2019: C | 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

State Representative

Fred Hawkins

State Senate

Linda Stewart

School Board Representative

Angie Gallo

US Representative

Maxwell Alejandro Frost

County Commissioner

Maribel Gomez Cordero

Orange County Property
Appraiser

Amy Mercado

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

**This lobbying expenditure form shall be completed in full and filed with all application submittals.
This form shall remain cumulative and shall be filed with the department processing your application.
Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.**

This is the initial Form: _____

This is a Subsequent Form: _____

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

BlueRock Development, LLC - 3408 S. Orange Ave, Orlando, FL

Name and Address of Principal's Authorized Agent, if applicable: _____

32500

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: N/A
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
	N/A		
		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: 6-5-20

Signature of ☒ Principal or ☐ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: Joseph Schumann - owner

STATE OF FLORIDA :

COUNTY OF Orange:

I certify that the foregoing instrument was acknowledged before me this 5 day of June, 2020 by Joseph Schumann. He/she is personally known to me or has produced personally known as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 5 day of June, in the year 2020.



Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: Jan. 16 2024

Staff signature and date of receipt of form _____

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:

Initially submitted on _____

Updated on _____

Project Name (as filed) _____

Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: Blue Rock Development, LLCBusiness Address (Street/P.O. Box, City and Zip Code): 3408 S. Orange Ave
Orlando, FL 32806Business Phone () (407) 319 6834

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: _____

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

Business Phone () _____

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)

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.

Joseph Schuerman
Signature of Owner, Contract Purchaser
or Authorized Agent

Date: 6-5-20

Print Name and Title of Person completing this form: Joseph Schuerman - owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 5th day of June, 2020 by Joseph Schuerman. He/she is personally known to me or has produced personally known as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 5th day of June, in the year 2020.



Heather Coons
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
Jan 16, 2024

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) BlueRock Development LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 1421 Indianhead Trail, 1434 N. Alafaya, 1443 N. Alafaya HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Joseph Schumann, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Now Abandonment, 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: 5-3-2022

Signature of Property Owner

Print Name Property Owner

Date: _____

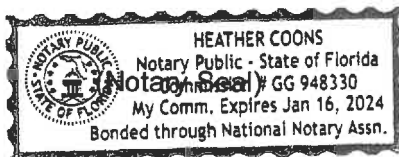
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that on May 3, 2022, before me, Joseph Schumann, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Joseph Schumann, to me known to be the person described in this instrument or to have produced personally known, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 3 day of May, in the year 2022.



Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: Jan 16, 2024

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

PARCEL ID #:

22-22-31-8469-00-060 - Sunset Terrace X/11 Lot 6
22-22-31-8469-00-050 - Sunset Terrace X/11 Lot 5
22-22-31-8974-01-000

LEGAL DESCRIPTION:

WATERFORD OAKS 86/146 LOT 1 THAT PORTION DESC AS: COMM SW COR OF SAID LOT 1 TH N01-19-36W 636.39 FT FOR THE POB TH N01-19-36W 753.2 FT TO THE MOST NWLY COR OF SAID LOT 1 SAID PT ALSO LYING ON THE S R/W LINE OF IROQUOIS TRAIL TH N89-29-06E 276.14 FT TH S01-21-46E 100.67 FT TH S89-37-11E 60.01 FT TH N01-21-46W 100.67 FT TO THE AFORESAID S R/W LINE OF IROQUOIS TRAIL TH N89-36-50E 96.36 FT TH S00-18-37E 274.63 FT TH N89-29-19E 227 FT TH S01-23-54E 548.35 FT TH S89-41-20E 318.86 FT TH N01-21-46W 68.33 FT TH S89-41-20W 336.64 FT TO THE POB & PT OF VAC R/W ON THE EAST PER 10983/2092



INVOICE

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

Invoice To :

BLUEROCK DEVELOPMENT LLC
Joseph N Schuemann
3408 S ORANGE AVE STE B
ORLANDO, FL 32806

Invoice No :

4878778

Invoice Date :

Mar 25, 2022

Folder # :

20 137361 000 00 PTV

Case Number :

PTV-20-04-014

Project Name :

Waterford Oaks

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

pw536

BLUEROCK DEVELOPMENT LLC
PH 407-641-5409
3408 S ORANGE AVE STE B
ORLANDO FL 32806



Winder Park Office

2139

63-1403/631

51

DATE

3-22-22

CHECK

PAY
TO THE ORDER
OF

Orange County BCC
One thousand and 1 three

DOLLARS

\$ 1003.00

FOR

Indianhead how vacate

Joseph N Jr

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

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

Cashier: John

25-Mar-2022 4:37:38P

Invoice PW: 536

1 PTV 2700-4180

\$1,003.00

Total

\$1,003.00

CHECK SALE

\$1,003.00

Order 9T79SS6GYYZG2

Payment FDRHT4W10K36G

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jmxwedcqm0d1>

Clover Privacy Policy

<https://clover.com/privacy>