



Interoffice Memorandum

05-05-17A09:17 RCVD

Date: May 4, 2017

05-05-17A09:09 RCVD

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., Manager, Development Engineering Division

THRU: Francisco J. Villar, P.E., Engineer III  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7921  
E-mail address: [francisco.villar@ocfl.net](mailto:francisco.villar@ocfl.net)

RE: Request for Public Hearing PTV # 17-04-020 Daniel B. Bellows, on  
behalf of Benjamin Partners, Ltd.

Applicant: Daniel B. Bellows  
Benjamin Partners, Ltd.  
P.O. Box 350  
Winter Park, FL 32790-0350

Location: S01/T22/R29 Petition to vacate a 50 ft wide drainage  
easement containing approximately 0.524 acres. Public  
interest was created per a "Drainage Easement", as  
recorded in O.R. Book 10515 Page 2332, of the Public  
Records of Orange County, Florida. The parcel ID  
numbers are 01-22-29-3712-05-010, 01-22-29-3712-06-  
010, 01-22-29-3712-05-012 and 01-22-29-3712-05-091.  
Two parcel addresses are 1150 Bennett Avenue and  
1441 Kindel Avenue. The other two parcels are  
unaddressed and they lie in District 5.

Estimated time required  
for public hearing: Two (2) 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.

LEGISLATIVE FILE # 17-655

June 20, 2017  
@ 2pm



**Request for Public Hearing PTV # 17-04-020 Daniel B. Bellows, on behalf of Benjamin Partners, Ltd.**

Applicant/Abutters to

Be notified: Yes – Mailing label is attached.

Hearing by Fla. Statute

# or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person:

Para mas información referente a 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 label

***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

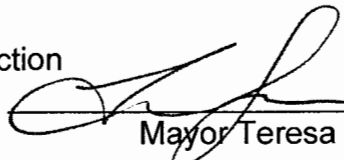
1. Please notify Francisco Villar of the scheduled date and time. The Development Engineering Division will notify the customer.



**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
April 19, 2017**

Request authorization to schedule a Public Hearing for Petition to Vacate 17-04-020. This is a request from Daniel B. Bellows, on behalf of Benjamin Partners, Ltd., to vacate a 50 ft wide drainage easement in District 5. Staff has no objection to this request.

Requested Action  
Approved by

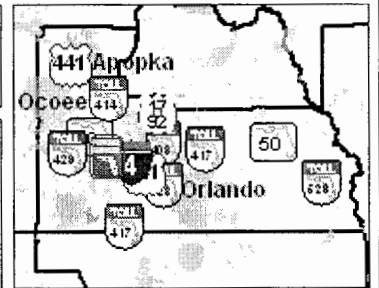
  
\_\_\_\_\_  
Mayor Teresa Jacobs

\_\_\_\_\_  
(Date)



**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to Francisco J. Villar via interoffice mail.





**Legend**

-  Petitioner's property
-  Drainage easement to be vacated

If you have any questions  
regarding this map, please call  
**Francisco Villar**  
at 407.836.7921.

1: 1,246



**Notes**

0.0 0 0.02 0.0 Miles



Control Number 17-04-020  
(For use by Orange County only)

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

To: Board of County Commissioners  
Orange County, Florida

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

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

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

**Public interest was created per a "Drainage Easement", as recorded in O.R. Book 10515 Page ,2332, 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.

N/A



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.

**N/A**

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)

**The petitioner requests that Orange County vacate a 50 ft wide drainage easement containing approximately 0.524 acres. The easement was dedicated to Orange County in 2012, and is located within the City of Winter Park. Orange County no longer has a need for this drainage easement. The petitioner wishes to vacate the easement to allow for future development of the property.**



Respectfully submitted by:

[Signature]

Petitioner's Signature  
(Include title if applicable)

Daniel B. Bellows

Print Name

Address:

Benjamin Partners, Ltd  
P.O. Box 350  
Winter Park, FLA 32790-0350  
Phone Number: (407) 644-3151

STATE OF FLORIDA

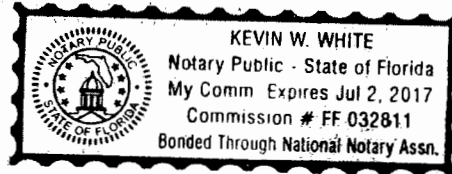
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Daniel B. Bellows of P.O. Box 350 Winter Park, FLA on behalf of Benjamin Partners, Ltd, who first by me duly sworn, deposes and says that he/she is the petitioner named in and who signed the foregoing petition, that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she had read the foregoing petition and that the statements therein contained are true. He/She is personally known to me or produced \_\_\_\_\_ as identification and did/did not take an oath.

[Signature]  
(Signature)

Sworn to and subscribed before me this 21<sup>st</sup> day of March 2017

Notary Public State of FL  
My commission expires: 7/2/17





**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



SKETCH OF DESCRIPTION  
OF  
A PORTION OF LOREN AVENUE  
(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:


THAT PORTION OF LOREN AVENUE LYING EAST OF BLOCK "E", AND WEST OF BLOCK "F", HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "F", HOME ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 117.48 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 90°00'00"W A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°54'37" AND A CHORD BEARING OF N 45°02'42"E; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 00°05'24"E ALONG THE EAST LINE OF AFORESAID BLOCK "E", ALSO BEING THE WEST RIGHT OF WAY LINE OF LOREN AVENUE, A DISTANCE OF 440.00 FEET; THENCE RUN N 90°00'00"E A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK "F", SAID HOME ACRES; THENCE S 00°05'24"W ALONG THE WEST LINE OF SAID BLOCK "F" A DISTANCE OF 439.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°05'23"; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,847 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. The above described land lies within Section 1, Township 22 South, Range 29 East, Orange County, Florida.
2. Bearings shown hereon are based on the East Line of Block E, Home Acres, having a bearing of N 00°05'24" E, (Assumed).
3. See Sketch on Sheet 2 of 2.

  
4/5/2017

SHEET 1 OF 2

**HLSM, LLC**

Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers

Licensed Business No. 7276

794 Big Tree Drive, Suite 108

Longwood, Florida 32750

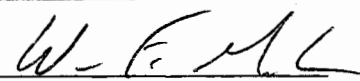
P. (407) 647-7346

F. (407) 982-7166

Survey@HLSM.US

Job No: E-8219  
Date: 8/22/12  
COPY: 3/29/17  
Drawn By: RJG

NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

  
William F. Menard  
Professional Surveyor & Mapper  
Florida Registration #5625



SEE SHEET 1 OF 2  
FOR SIGNATURE & SEAL



EXHIBIT 'B'

**ABUTTING PROPERTY OWNERS**

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

[illegible]



**EXHIBIT 'C' – NOT APPLICABLE**

This request is for the vacation  
of a Drainage Easement



**STAFF COMMENTS**



▼ Process	Reference	Comments	Status	To Start	To End	Started	Ended	Assigned User
✓ Administration (1)								
Feasibility Rese			Complete			Apr 05, 2017	Apr 05, 2017	Francisco Vil
➤ Review (4)								
Real Estate Man...			No Object...	Apr 05, 2017	Apr 19, 2017	Apr 07, 2017	Apr 07, 2017	Steve Lorman
EPD Review			No Object...	Apr 05, 2017	Apr 19, 2017	Apr 06, 2017	Apr 06, 2017	Julee Sims
Roads & Draina...			No Object...	Apr 05, 2017	Apr 19, 2017	Apr 06, 2017	Apr 06, 2017	George Shupp
Final PTV Review			Submit	Apr 07, 2017	Apr 21, 2017	May 02, 2017	May 02, 2017	Francisco Vil...
▼ Approval (1)								
▼ BCC Hearing			Open					



## Villar, Francisco

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**From:** Kunkel, Joe  
**Sent:** Thursday, March 16, 2017 11:49 AM  
**To:** Parekh, Mehul  
**Cc:** Budhu, Deodat; Torres, Maricela; Massaro, Mark; Shupp, George; Villar, Francisco  
**Subject:** RE: Loren Ave - PTV Review

Thanks Mehul,

I've copied in Francisco with your info.

Joe

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**From:** Parekh, Mehul  
**Sent:** Thursday, March 16, 2017 9:13 AM  
**To:** Kunkel, Joe <[Joe.Kunkel@ocfl.net](mailto:Joe.Kunkel@ocfl.net)>  
**Cc:** Budhu, Deodat <[Deodat.Budhu@ocfl.net](mailto:Deodat.Budhu@ocfl.net)>; Torres, Maricela <[Maricela.Torres@ocfl.net](mailto:Maricela.Torres@ocfl.net)>; Massaro, Mark <[Mark.Massaro@ocfl.net](mailto:Mark.Massaro@ocfl.net)>; Shupp, George <[George.Shupp@ocfl.net](mailto:George.Shupp@ocfl.net)>  
**Subject:** Loren Ave - PTV Review

Joe,

We have reviewed the Loren Ave PTV request and found that all roads belong to City of Winter Park and the pond where the easement is located is private. Therefore we do not have any objections to this PTV. See attached package with maps and aerial in the back. I will leave a hard copy with your assistant.

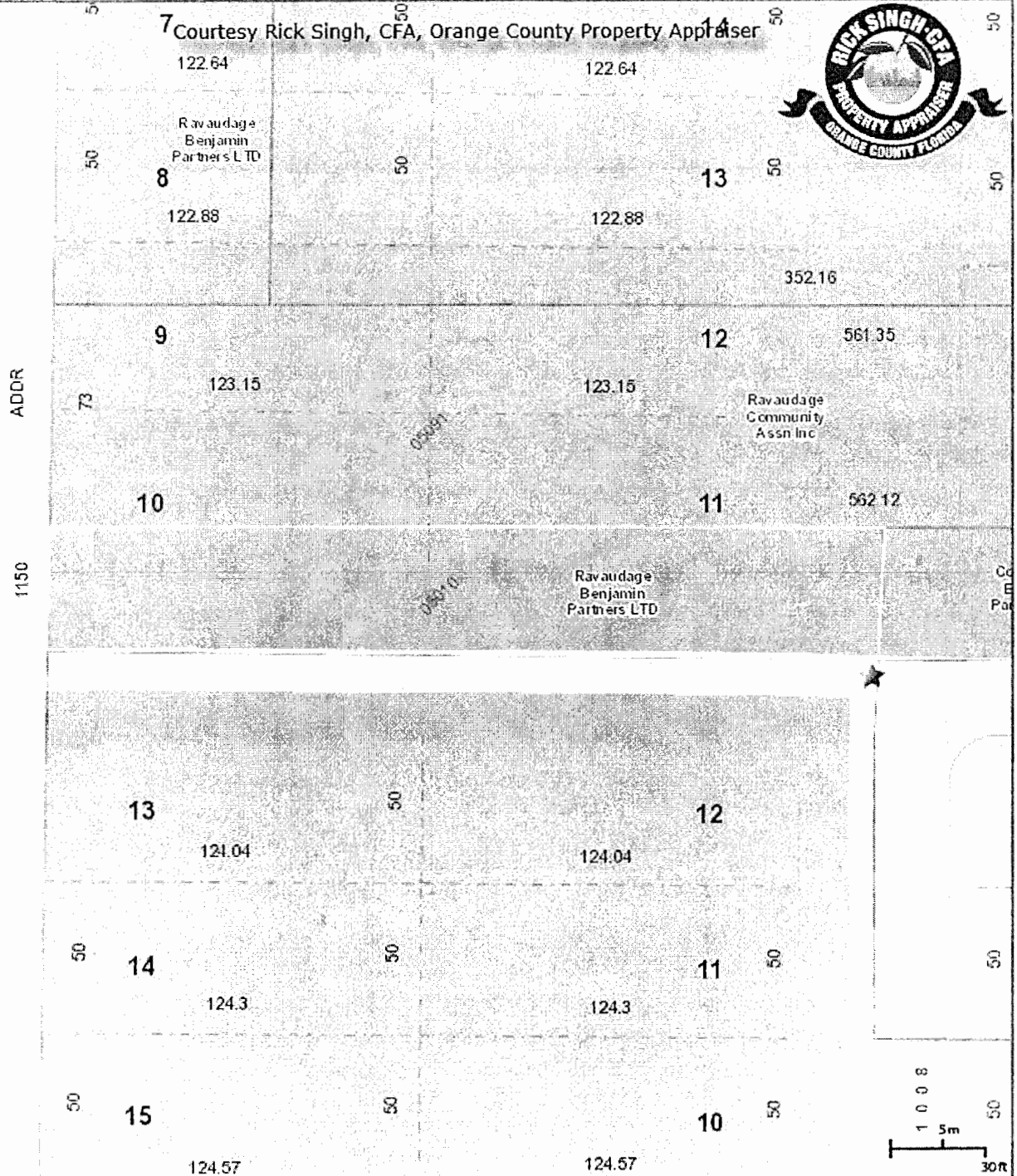
FYI: The drainage from Loren Ave North of Glendon Pkwy flows to the pond thru culverts.

Thank you,

**Mehul J. Parekh, P.E., Chief Engineer**  
Roads & Drainage Division, Public Works Department  
4200 S. John Young Parkway, Orlando, FL 32839  
Phone: (407) 836-7735 | Fax: (407) 836-7839



# Parcel Report for 01-22-29-3712-05-010



Created: 4/3/2017

This map is for reference only and is not a survey.

## OCPA Web Map

- Florida turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

- Proposed Road
- Brick Road
- Block Line
- Lot Line

- ☐ Residential
- ☐ Agriculture
- ☐ Commercial/Institutional
- ☐ Governmental/Institutional/Misc.

- ☐ Commercial/Industrial/Vacant Land
- ☐ Agricultural/Curtilage
- ☐ Hydro
- ☐ Waste Land

- Parks
- Lakes and Rivers
- Building
- Block Number

- 6 Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimensions



### Info

PARCEL ID	01-22-29-3712-05-010	NBHD CODE	900000006
STREET ADDRESS	1150 BENNETT AVE	FEAT CODE	
NAME (1)	BENJAMIN PARTNERS LTD	NC FLAG	2
MAILING ADDRESS	PO BOX 350	CONDO FLAG	0
CITY	WINTER PARK	ST PLANE X-COORD	537917.04
STATE	FL	ST PLANE Y-COORD	1554277.68
ZIPCODE	32790	ACREAGE	0.26404285
CITY CODE	WP	ACRE CODE	Generated
MILLAGE CODE	06	LOT AREA (SQFT)	11501.71
PROPERTY NAME	RAVAUDAGE	PARCEL	292201371205010
PROPERTY USE CODE	1000	PARENT ID	

### Values

LAND (MKT) VALUE	\$196,131	LOT AREA (SQFT)	11501.71
BUILDING VALUE	\$0	ACREAGE	0.26404285
EXTRA FEATURE VALUE	\$0	ACRE CODE	Generated
MARKET (JUST) VALUE	\$196,131	STREET ADDRESS	1150 BENNETT AVE
ASSESSED VALUE	\$196,131	NAME (1)	BENJAMIN PARTNERS LTD
PREVIOUS YEAR ASSESSED VALUE	\$653,072	CITY CODE	WP
PREVIOUS YEAR MARKET (JUST)	\$653,072	EXEMPT CODE	
PREVIOUS YEAR TAXABLE VALUE	\$653,072	BUILDING VALUE	\$0
MARKET (JUST) VALUE CHANGE PCT	-69.96%	LAND (MKT) VALUE	\$196,131
PARCEL ID	01-22-29-3712-05-010	LIVING AREA(SQFT)	
VALUE METHOD CODE	M	SALE DATE	4/20/2000
NBHD CODE	900000006	SALE ADJ VALUE	\$34,200



XFOB VALUE	\$0	TAXABLE VALUE	\$196,131
MKTIDX		AYB	
MKT (JUST) VALUE	\$196,131	EYB	
ASSESSED VALUE	\$196,131	JUST CHANGE PCT	-69.96





















**Land**

Land Line Order #	1	MKT Value	\$196,131
Land ID	2536088	Unit Price	\$5
Land Dorcode	1000	Unit Code	SF
Zoning	P-D	Land Qty	43584.69



[illegible]

This model is for reference only and is not a survey.

OCA Web Map												
	Florida Turnpike	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Interstate 4	Public Roads		Brick Road		Agriculture		Agricultural/Corridors		Lakes and Rivers	9500	Parcel Number
	Toll Road	Gated Roads		Block Line		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Road Under Construction			Lot Line		Governmental/Institutional/Misc		Waste Land		Block Number	111.9	Parcel Dimension



### Info

PARCEL ID	01-22-29-3712-06-010	NBHD CODE	900000006
STREET ADDRESS	1441 KINDEL AVE	FEAT CODE	
NAME (1)	BENJAMIN PARTNERS LTD	NC FLAG	2
MAILING ADDRESS	PO BOX 350	CONDO FLAG	0
CITY	WINTER PARK	ST PLANE X-COORD	538286.47
STATE	FL	ST PLANE Y-COORD	1553886.38
ZIPCODE	32790	ACREAGE	0.15916907
CITY CODE	WP	ACRE CODE	Generated
MILLAGE CODE	06	LOT AREA (SQFT)	6933.4
PROPERTY NAME	VACANT COMMERCIAL	PARCEL	292201371206010
PROPERTY USE CODE	1000	PARENT ID	



### Values

LAND (MKT) VALUE	\$204,508	NAME (1)	BENJAMIN PARTNERS LTD
BUILDING VALUE	\$0	CITY CODE	WP
EXTRA FEATURE VALUE	\$0	EXEMPT CODE	
MARKET (JUST) VALUE	\$204,508	BUILDING VALUE	\$0
ASSESSED VALUE	\$204,508	LAND (MKT) VALUE	\$204,508
PREVIOUS YEAR ASSESSED VALUE	\$335,482	LIVING AREA(SQFT)	
PREVIOUS YEAR MARKET (JUST)	\$335,482	SALE DATE	6/12/2000
PREVIOUS YEAR TAXABLE VALUE	\$335,482	SALE ADJ VALUE	\$61,000
MARKET (JUST) VALUE CHANGE PCT	-39.04%	XFOB VALUE	\$0
PARCEL ID	01-22-29-3712-06-010	MKTIDX	
VALUE METHOD CODE	M	MKT (JUST) VALUE	\$204,508
NBHD CODE	900000006	ASSESSED VALUE	\$204,508
LOT AREA (SQFT)	6933.4	TAXABLE VALUE	\$204,508
ACREAGE	0.15916907	AYB	
ACRE CODE	Generated	EYB	
STREET ADDRESS	1441 KINDEL AVE	JUST CHANGE PCT	-39.04

### Land

Land Line Order #	1	MKT Value	\$204,484
Land ID	2536097	Unit Price	\$5
Land Dorcode	1000	Unit Code	SF
Zoning	P-D	Land Qty	45440.83
Land Line Order #	2	Zoning	P-D
Land ID	2913919	MKT Value	\$24
Land Dorcode	9950	Unit Price	\$0

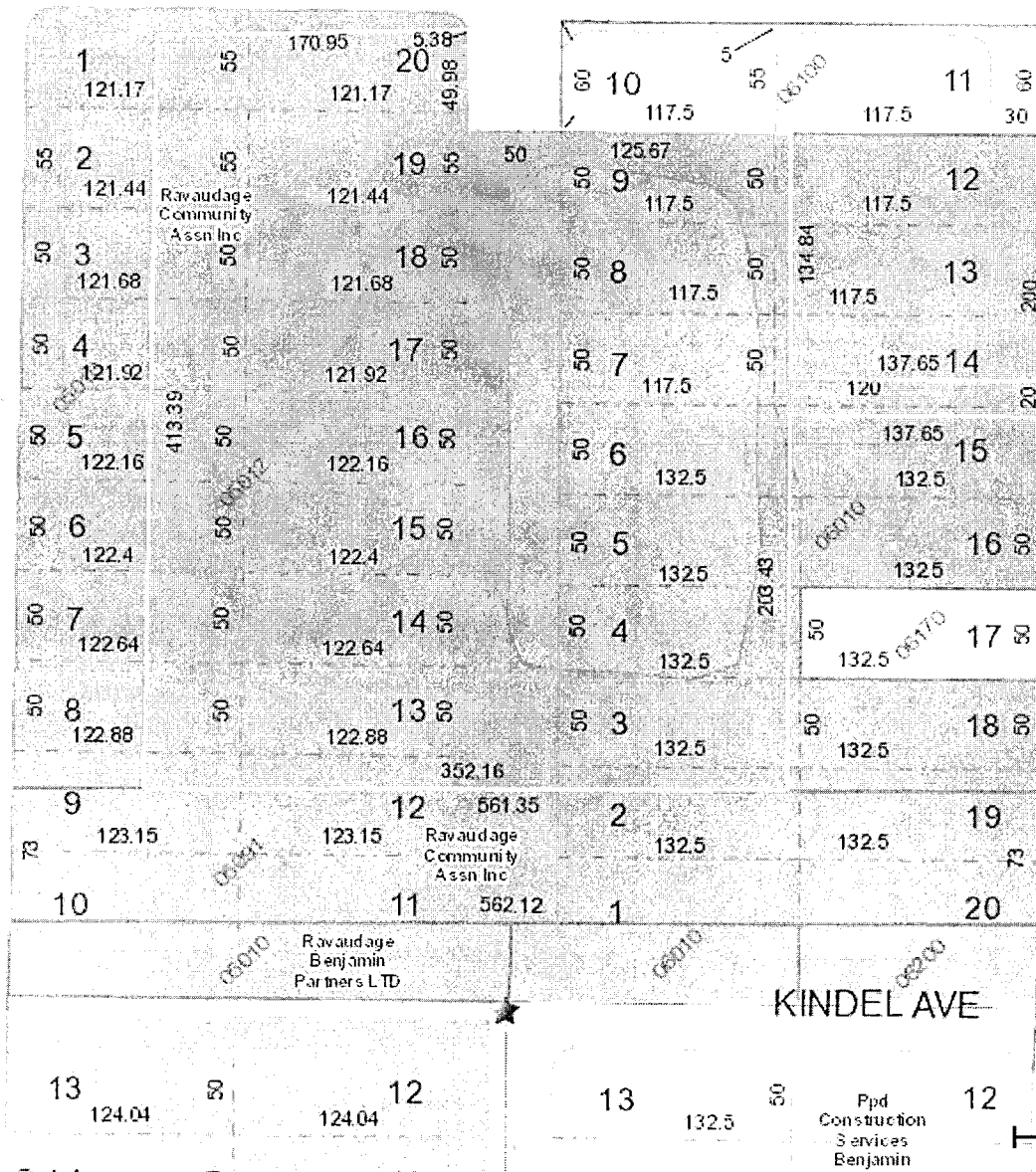


# Parcel Report for 01-22-29-3712-05-012

Courtesy Rick Singh, CFA, Orange County Property Appraiser



GLENDON R



Created: 4/3/2017

This map is for reference only and is not a survey.

## OCA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

- Proposed Road
- Brick Road
- Block Line
- Lot Line

- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc

- Commercial/Industrial/Vacant Land
- Agricultural/Curtilage
- Hydro
- Waste Land

- Parks
- Lakes and Rivers
- Building
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimensions



### Info

PARCEL ID	01-22-29-3712-05-012	FEAT CODE	
STREET ADDRESS	GLENDON PKWY	NC FLAG	0
NAME (1)	RAVAUDAGE COMMUNITY ASSN INC	CONDO FLAG	0
MAILING ADDRESS	425 W NEW ENGLAND AVE STE 300	ST PLANE X-COORD	538109.36
CITY	WINTER PARK	ST PLANE Y-COORD	1554036.87
STATE	FL	ACREAGE	3.18463539
ZIPCODE	32789	ACRE CODE	Generated
CITY CODE	WP	LOT AREA (SQFT)	138722.72
MILLAGE CODE	06	PARCEL	292201371205012
PROPERTY USE CODE	1000	PARENT ID	01-22-29-3712-05-010
NBHD CODE	900000006		

### Values

LAND (MKT) VALUE	\$375,978	LOT AREA (SQFT)	138722.72
BUILDING VALUE	\$0	ACREAGE	3.18463539
EXTRA FEATURE VALUE	\$0	ACRE CODE	Generated
MARKET (JUST) VALUE	\$375,978	STREET ADDRESS	GLENDON PKWY
ASSESSED VALUE	\$375,978	NAME (1)	RAVAUDAGE COMMUNITY ASSN INC
PREVIOUS YEAR ASSESSED VALUE	\$0	CITY CODE	WP
PREVIOUS YEAR MARKET (JUST) VALUE	\$0	EXEMPT CODE	
PREVIOUS YEAR TAXABLE VALUE	\$0	BUILDING VALUE	\$0
MARKET (JUST) VALUE CHANGE PCT	0%	LAND (MKT) VALUE	\$375,978
PARCEL ID	01-22-29-3712-05-012	LIVING AREA(SQFT)	
VALUE METHOD CODE	M	SALE DATE	1/1/1900
NBHD CODE	900000006	SALE ADJ VALUE	\$0



XFOB VALUE	\$0	TAXABLE VALUE	\$375,978
MKTIDX		AYB	
MKT (JUST) VALUE	\$375,978	EYB	
ASSESSED VALUE	\$375,978	JUST CHANGE PCT	0

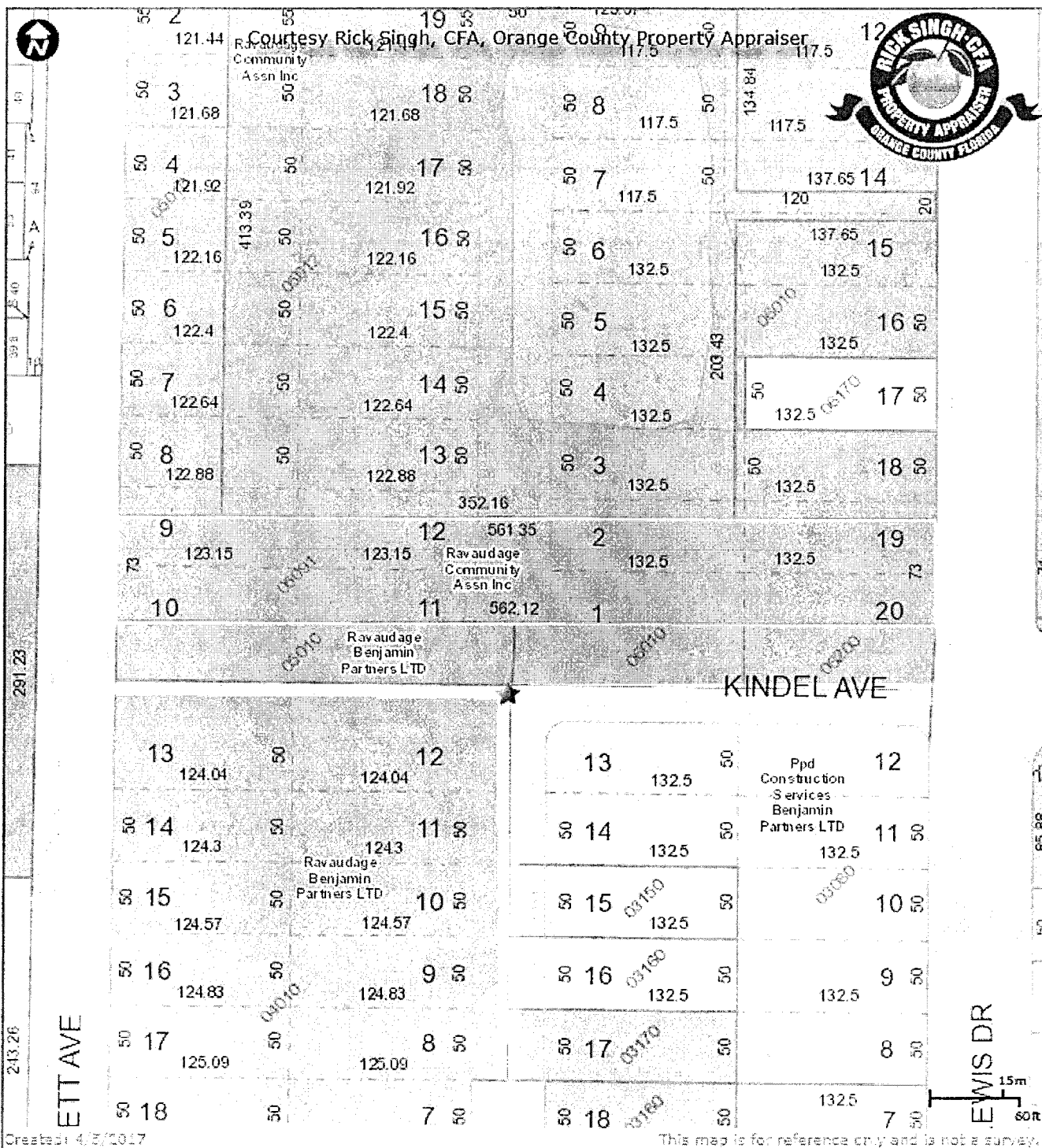
**Land**

Land Line Order #	1	MKT Value	\$375,425
Land ID	3081940	Unit Price	\$5
Land Dorcode	1000	Unit Code	SF
Zoning	P-D	Land Qty	83427.72

Land Line Order #	2	MKT Value	\$553
Land ID	3083029	Unit Price	\$0
Land Dorcode	9950	Unit Code	SF
Zoning	P-D	Land Qty	55295



# Parcel Report for 01-22-29-3712-05-091



<b>OCPA Web Map</b>		Major Roads	----- Proposed Road	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial/Industrial/Vacant Land	<input type="checkbox"/> Parks	6	Lot Number
	Florida Turnpike	Public Roads		<input type="checkbox"/> Agriculture	<input type="checkbox"/> Agricultural/Curtilage		05010	Parcel Number
	Interstate 4	Gated Roads	Block Line	<input type="checkbox"/> Commercial/Institutional	<input type="checkbox"/> Hydro		3106	Parcel Address
	Toll Road	Road Under Construction	Lot Line	<input type="checkbox"/> Governmental/Institutional/Misc	<input type="checkbox"/> Waste Land	Block Number	111.9	Parcel Dimension



### Info

PARCEL ID	01-22-29-3712-05-091	FEAT CODE	
STREET ADDRESS	BENNETT AVE	NC FLAG	0
NAME (1)	RAVAUDAGE COMMUNITY ASSN INC	CONDO FLAG	0
MAILING ADDRESS	425 W NEW ENGLAND AVE STE 300	ST PLANE X-COORD	538073.93
CITY	WINTER PARK	ST PLANE Y-COORD	1553819.84
STATE	FL	ACREAGE	0.94389593
ZIPCODE	32789	ACRE CODE	Generated
CITY CODE	WP	LOT AREA (SQFT)	41116.11
MILLAGE CODE	06	PARCEL	292201371205091
PROPERTY USE CODE	1000	PARENT ID	01-22-29-3712-05-010
NBHD CODE	900000006		

### Values

LAND (MKT) VALUE	\$185,022	LOT AREA (SQFT)	41116.11
BUILDING VALUE	\$0	ACREAGE	0.94389593
EXTRA FEATURE VALUE	\$0	ACRE CODE	Generated
MARKET (JUST) VALUE	\$185,022	STREET ADDRESS	BENNETT AVE
ASSESSED VALUE	\$185,022	NAME (1)	RAVAUDAGE COMMUNITY ASSN INC
PREVIOUS YEAR ASSESSED VALUE	\$0	CITY CODE	WP
PREVIOUS YEAR MARKET (JUST)	\$0	EXEMPT CODE	
PREVIOUS YEAR TAXABLE VALUE	\$0	BUILDING VALUE	\$0
MARKET (JUST) VALUE CHANGE PCT	0%	LAND (MKT) VALUE	\$185,022
PARCEL ID	01-22-29-3712-05-091	LIVING AREA(SQFT)	
VALUE METHOD CODE	M	SALE DATE	1/1/1900
NBHD CODE	900000006	SALE ADJ VALUE	\$0



XFOB VALUE	\$0	TAXABLE VALUE	\$185,022
MKTIDX		AYB	
MKT (JUST) VALUE	\$185,022	EYB	
ASSESSED VALUE	\$185,022	JUST CHANGE PCT	0

**Land**

Land Line Order #	1	MKT Value	\$185,022
Land ID	3081941	Unit Price	\$5
Land Dorcode	1000	Unit Code	SF
Zoning	P-D	Land Qty	41116.11



*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): \_\_\_\_\_

BENJAMIN PARNAS, LLC

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

DANIEL B. BELLONS

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: HLSM, LLC Surveyors & Mappers  
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			\$



*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: 3/21/17



Signature of ☐ Principal or ☐ Principal's Authorized Agent

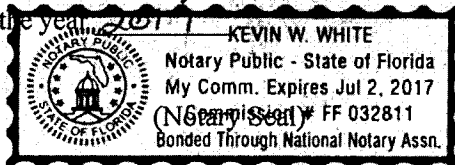
(check appropriate box)

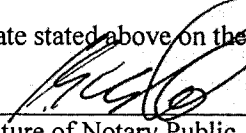
PRINT NAME AND TITLE: Daniel B. Bellows

STATE OF FLORIDA :  
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 21<sup>st</sup> day of MARCH, 2017 by Daniel B. Bellows. 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 21<sup>st</sup> day of MARCH, in the year 2017



  
\_\_\_\_\_  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 7/2/17

Sign signature and date on receipt of form

Sign review of form and do 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: Benjamin Partners, LtdBusiness Address (Street/P.O. Box, City and Zip Code): P.O. Box 350  
Winter Park, FLA 32790 - 0350Business Phone (407) 644-3151Facsimile (407) 644-2854**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**Name: The Bainbridge companiesBusiness Address (Street/P.O. Box, City and Zip Code): 1060 WILIA SPRINGS DRIVE  
WINTER SPRINGS, FLA 32708Business Phone (407) 960-6134Facsimile (407) 240-3758**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:

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(Use additional sheets of paper if necessary)



For Staff Use Only:

Initially submitted on \_\_\_\_\_

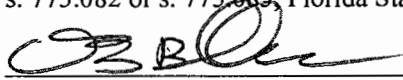
Updated on \_\_\_\_\_

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: 3/21/17

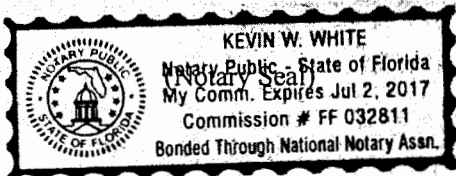
Print Name and Title of Person completing this form:

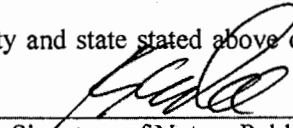
Daniel B. Bellows, president of  
Bennett ARE Corporation the general  
partner of Benjamin Partners, Ltd

STATE OF FLORIDA :  
 COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of MARCH, 2017 by Daniel B. Bellows. 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 21<sup>ST</sup> day of MARCH, in the year 2017.



  
 Signature of Notary Public  
 Notary Public for the State of Florida  
 My Commission Expires:  
7/2/17

State's review of this form and does not attest to the accuracy or veracity of the information provided herein.



# ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT  
4200 S. JOHN YOUNG PARKWAY  
ORLANDO, FL 32839-9206  
TELEPHONE: (407)836-7900

DATE: 4/4/17

ISSUED TO: Benjamin Parthen, Ltd  
FIRM OR  
INDIVIDUAL Loren Avenue  
ADDRESS  
CITY/STATE/ZIP

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$	
E-PROJECT	\$	
FIN. SUB. DIV.	\$	
EXC & FILL	\$	
INSPECTION	\$	
PERMIT TRNSFR RFND	\$	
PETITION TO VACATE	\$ 1003.00	PTV-17-04-020
RECORDING	\$	
ROW	\$	
SEPTIC TANK	\$	
UU	\$	
100-YR FLOOD STUDY	\$	
FLOOD PLAIN PERMIT	\$	
COPIES - STRMWTR	\$	
BLDG MOVE ESCORT	\$	
INSTALL SIGNS	\$	
TRAFFIC SIGNAL SVC	\$	
SPECIAL EVENT REV	\$	
MOT	\$	
COPIES	\$	
MISC	\$	

PSP	DP	Fire Rescue
\$ 2700-4110	\$ 2700-4030	# 0600-2210
\$ 3100-4110	\$ 3100-4030	
\$ 3200-4110	\$ 3200-4030	
\$ 1300-4110	\$ 1300-4030	
\$ 2420-4110	\$ 3200-4030 (ARBOR)	
\$ 0600-4110		
\$ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ 2700-4110	\$ 2700-4030	\$ 2700-4030	\$ 2700-2965
\$ 3100-4110	\$ 3100-4030	\$ 3100-4030	\$ 3100-2965
\$ 1300-4110	\$ 1300-4030	\$ 1300-4030	

ESCROW DEPOSIT \$  
SIDEWALK CONTR \$

TOTAL RECEIVED \$1003.00 CHECK # 3458 CASH \$  
RECEIVED BY [Signature] 3/22/17 RECEIPT # 80513