





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: October 27, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Russell L. Corriveau, Senior Acquisition Agent 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL OF DONATION AGREEMENT AND SIDEWALK EASEMENT BETWEEN BRADFORD COVE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SUCCESSOR BY MERGER TO BRADFORD COVE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

PROJECT: SW #1498-Lake Mirage Blvd (from Whistlewing Ct to University Blvd)

District 5

PURPOSE: To provide for access, construction, operation and maintenance of sidewalk facilities.

ITEMS: Donation Agreement (Parcel 8001)

Sidewalk Easement (Instrument 8001.1)
Cost: Donation
Size: 180.51 square feet

BUDGET: Account No.: 1003-072-2841-6110

FUNDS: \$44.70 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Public Works Engineering Division

REMARKS: This sidewalk easement is needed to connect the sidewalk on Lake Mirage Boulevard to the existing sidewalk on University Boulevard.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: October 10, 2017 Project: SW #1498-Lake Mirage Blvd (from Whistlewing Ct to University Blvd) Easement

Total Amount: \$44.70

Parcel: 8001

Charge to Account #1003-072-2841-6110

Next Page

Engineering Approval Date

Next Page

Fiscal Approval Date

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condernation Post-Condernation X Not Applicable District #5

X Donation
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 Advance Payment Requested

Orange County Comptroller
 \$44.70 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

X Donation Agreement
 X Copy of Executed Instruments
 Certificate of Value
 X Settlement Analysis

Payable to Orange County Comptroller, \$44.70 (recording fees)

 CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Russell L. Corriveau
 Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt.

10/10/17
 Date

Payment Approved Robert K Babcock
 Robert Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

10/18/17
 Date

Approved by P. Sladek
 Paul Sladek, Manager, Real Estate Management Division

10/20/17
 Date

Certified Craig A. Stopyna
 Approved by BCC for Deputy Clerk to the Board

NOV 14 2017
 Date

Examined/Approved
 Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close as soon as check is available. Please Contact Acquisition Agent @6-7074 if there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS

NOV 14 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: October 10, 2017 Project: SW #1498-Lake Mirage Blvd (from Whistewing Ct to University Blvd) Easement

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Charge to Account #1003-072-2841-6110

Parcel: 8001

Engineering Approval

Fiscal Approval

Date

Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condernation

☐ Post-Condernation

☒ Not Applicable District #5

☒ Donation

☐ Acquisition at Below Approved Appraisal

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Orange County Comptroller
\$44.70 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

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☐ Certificate of Value

☒ Settlement Analysis

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Recommended by Russell L. Corriveau
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt.

Date

Payment Approved Robert K Babcock
Robert Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Date

Approved by Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

Date

Certified
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close as soon as check is available. Please Contact Acquisition Agent @6-7074 if there are any questions.

Project: SW # 1498 – Lake Mirage Blvd (from Whistlewing Ct to University Blvd)
Parcel: 8001

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

NOV 14 2017

DONATION AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS AGREEMENT made between Bradford Cove Master Association, Inc., a Florida not for profit corporation, successor by merger to Bradford Cove Community Association, Inc., a Florida not for profit corporation, hereinafter referred to as OWNER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY seeks to acquire the land described on Schedule "A" attached hereto for construction and maintenance of the above referenced project and said OWNER agrees to donate said lands.

Property Appraiser's Parcel Identification Number:
a portion of
01-22-30-1813-00-002

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to execute a permanent Sidewalk Easement on Parcel 8001 of the above referenced project, unto COUNTY by permanent Sidewalk easement, as more particularly described on the attached Schedule "B" conveying said Easement unto the COUNTY.
2. This transaction shall be closed and the permanent Sidewalk Easement and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
3. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners.

[Signatures on following page]


Project: SW # 1498 – Lake Mirage Blvd (from Whistlewing Ct to University Blvd)
Parcel: 8001

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

OWNER:

Bradford Cove Master Association, Inc., a
Florida not for profit corporation, successor
by merger to Bradford Cove
Community Association, Inc., a Florida
not for profit corporation,

By: 
Alberto Ortiz, President

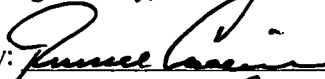
Post Office Address:

882 Jackson Avenue
Winter Park, Florida 32789

Date: 8/16/17

COUNTY:

Orange County, Florida

By:  Its Agent
Russell Corriveau
Printed Name

Date: 10/20/17

SCHEDULE "A"
LEGAL DESCRIPTION
Parcel 8001

A portion of Tract "B" of the Plat of The Estate Homes at Bradford Cove, as recorded in Plat Book 18, pages 80 and 81 of the Public Records of Orange County, Florida, being more particularly described as follows:

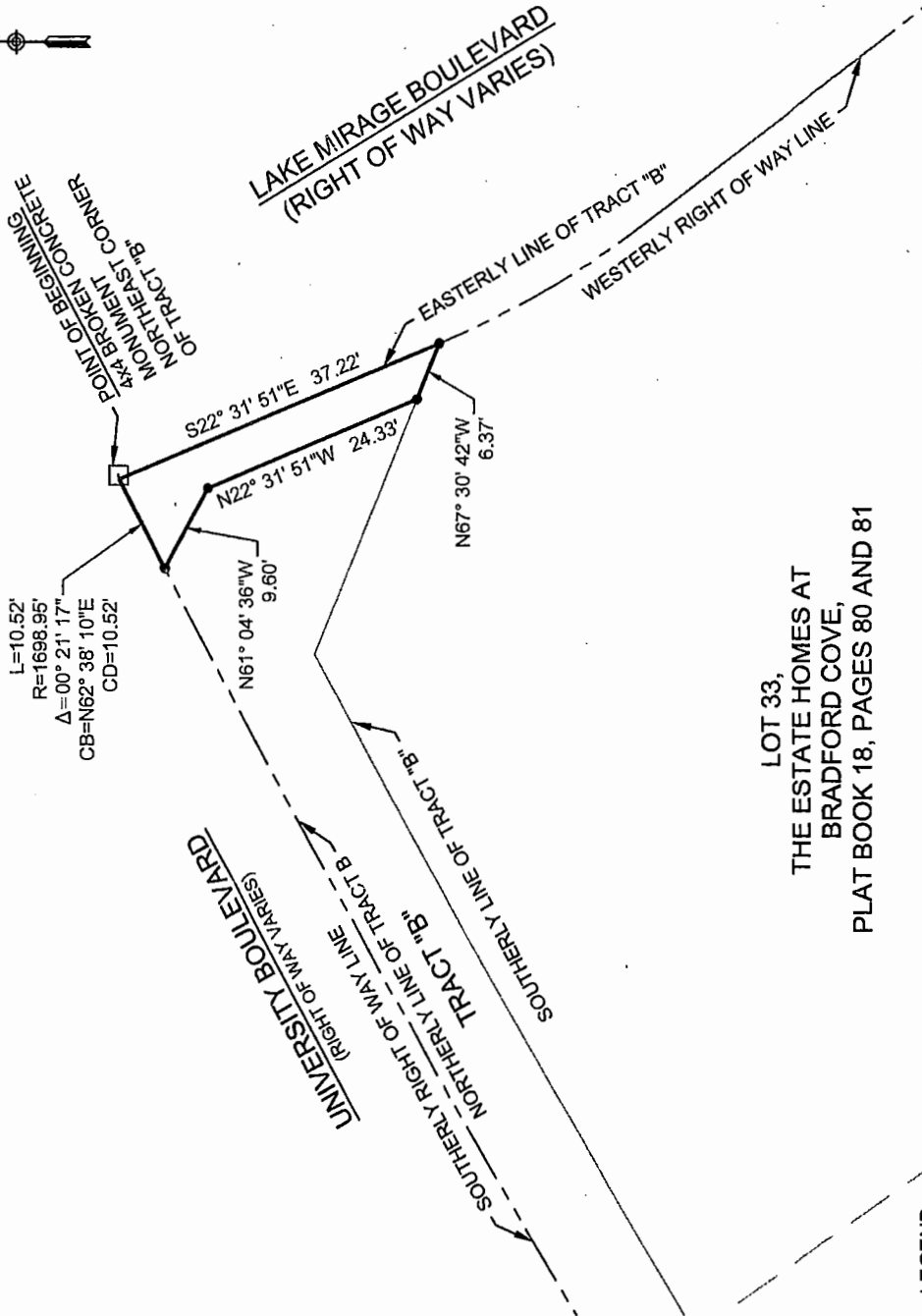
Begin at the Northeast corner of Tract "B" of the Plat of The Estate Homes at Bradford Cove, as recorded in Plat Book 18, pages 80 and 81 of the Public Records of Orange County, Florida; said corner also lying on Easterly line of Tract "B", also being the Westerly right of line of Lake Mirage Boulevard; thence run Southeasterly along said Easterly line S 22°31'51" E for a distance of 37.22 feet to a point lying on the Southerly line of Tract "B"; thence departing said Easterly line, run N 67°30'42" W along said Southerly line of Tract "B" for a distance of 6.37 feet; thence departing said Southerly line, run N 22°31'51" W for a distance of 24.33 feet; thence run N 61°04'36" W for a distance of 9.60 feet to a point lying on the Northerly line of Tract "B", and also lying on a non-tangent curve concave Southeasterly; said curve also being the Southerly right of way line of University Boulevard, having a radius of 1698.95 feet, a central angle of 00°21'17", a chord bearing N 62°38'10" E, and a chord distance of 10.52 feet; thence run along the arc of said curve for a distance of 10.52 feet to the Point of Beginning.

Containing 180.51 square feet, more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DRAWN BY: Washington	DATE: 3/21/17	SECTION: 1	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 7916-2	TOWNSHIP: 22			PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: 7916-2 Lake Mirage Sidewalk	RANGE: 30			7916-2
REVISION DATE: 4/18/17		SHEET 1 OF 2			



SCHEDULE "A" SKETCH OF DESCRIPTION Parcel 8001



LOT 33,
THE ESTATE HOMES AT
BRADFORD COVE,
PLAT BOOK 18, PAGES 80 AND 81

LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- CHANGE IN DIRECTION, NO POINT SET

NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY LINE OF TRACT "B" AS SHOWN ON THE PLAT OF THE ESTATE HOMES AT BRADFORD COVE, PLAT BOOK 18, PAGES 80 AND 81, BEING S 22° 31' 51" E.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER SJ-17, F.A.C., PURSUANT TO CHAPTERS 176 AND 472 OF THE FLORIDA STATUTES, AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7/21/17
DATE:
Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

PREPARED FOR:
Engineering -
Survey Section

DRAWING SCALE:
1"=20'
PROJECT NUMBER
7916-2

DRAWN BY: Washington	DATE: 3/21/17	SECTION: 1
CHECKED BY: Daynes	JOB No: 7916-2	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE: 7916-2 Lake Mirage Sidewalk	RANGE: 30
REVISION DATE: 4/18/17		SHEET 2 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



SCHEDULE "B"

LAKE MIRAGE BLVD PARCEL 8001

SIDEWALK EASEMENT

Parcel 8001 is being acquired as a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk and appurtenant facilities on the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the sidewalk and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the sidewalk and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the operation, maintenance and integrity of the sidewalk facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 14 2017

THIS IS A DONATION

Instrument: 8001.1

Project: SW # 1498-Lake Mirage Blvd (from Whistlewing Ct to University Blvd)

SIDEWALK EASEMENT

THIS GRANT OF EASEMENT, made this 16th day of August, 20 17, between Bradford Cove Master Association, Inc., a Florida not for profit corporation, successor by merger to Bradford Cove Community Association, Inc., a Florida not for profit corporation, whose address is 882 Jackson Avenue, Winter Park, Florida, 32789, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a right of way and easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

01-22-30-1813-00-002

TO HAVE AND TO HOLD said right of way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees and other obstructions that may interfere with normal usage or maintenance of the paved sidewalk and easement. The GRANTOR, successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any fence, wall, or other structure on the herein granted right of way.

Instrument: 8001.1

Project: SW # 1498-Lake Mirage Blvd (from Whistlewing Ct to University Blvd)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by Alberto R Ortiz, its President.

Signed, sealed, and delivered
in the presence of:

Bradford Cove Master Association, Inc.,
a Florida not for profit corporation, successor by
merger to Bradford Cove Community Association,
Inc., a Florida not for profit corporation

BY: Alberto Ortiz
Alberto Ortiz, President

Joe Monniz
Witness

JOE MONNIZ
Printed Name

William E. Parker
Witness

WILLIAM E. PARKER
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16 day of August, 2017, by Alberto Ortiz, as President of Bradford Cove Master Association, Inc., a Florida not for profit corporation, successor by merger to Bradford Cove Community Association, Inc., a Florida not for profit corporation, on behalf of the not for profit corporation. He [] is personally known to me, or [✓] has produced [REDACTED] identification.

Witness my hand and official seal this 16 day of August, 2017.

(Notary Seal)

Candace Connelly-Hayes
Notary Signature

Candace Connelly-Hayes
Printed Notary Name

This instrument prepared by:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida


Notary Public in and for
the County and State of Florida
Notary Public State of Florida
Candace Connelly-Hayes
My Commission FF 221224
Expires 04/15/2019
My commission expires.

SCHEDULE "A"
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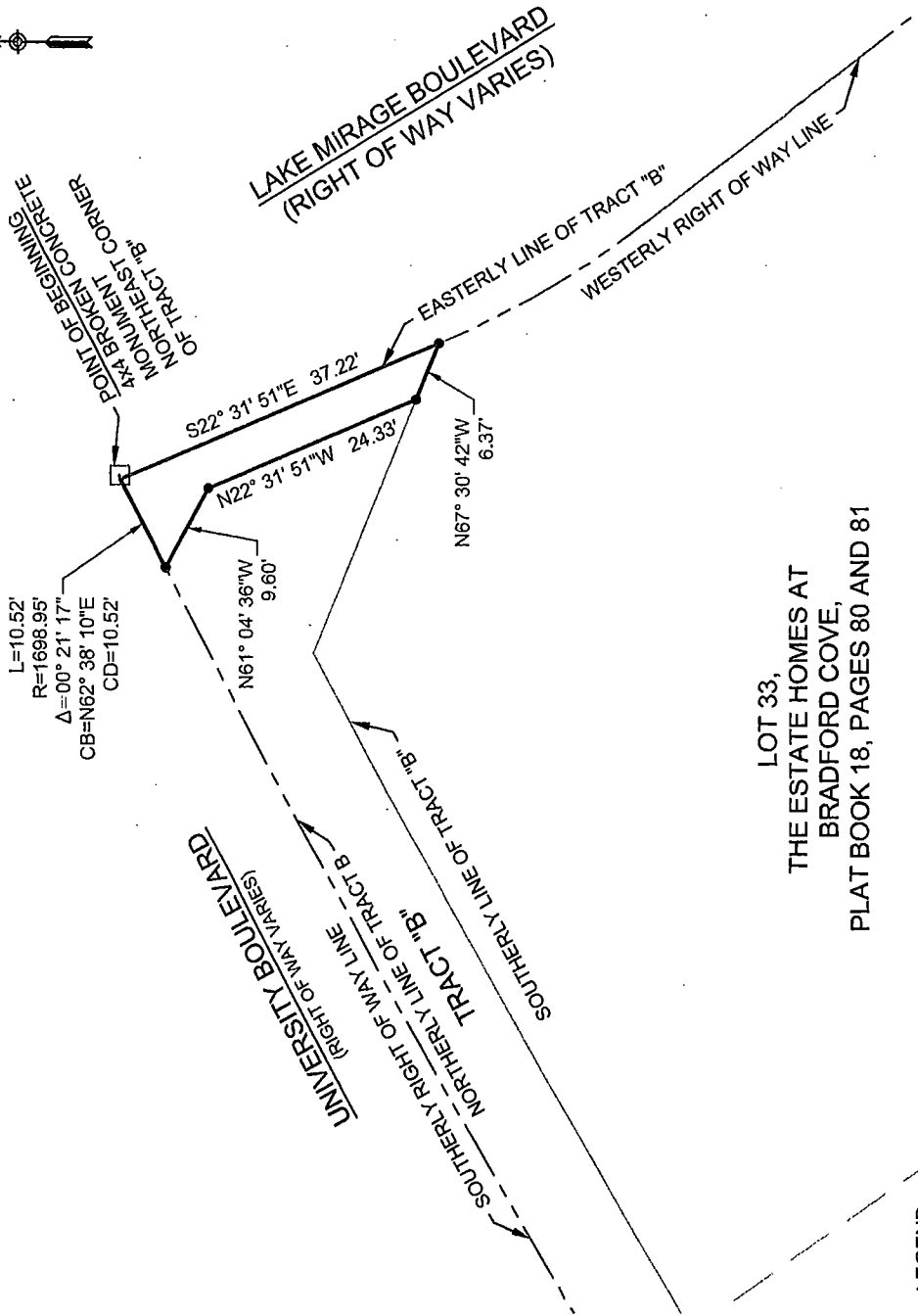
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CHECKED BY: Daynes	JOB No: 7916-2	TOWNSHIP: 22			PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: 7916-2 Lake Mirage Sidewalk	RANGE: 30			7916-2
REVISION DATE: 4/18/17		SHEET 1 OF 2			

SCHEDULE "A"

SKETCH OF DESCRIPTION

Parcel 8001



LOT 33,
THE ESTATE HOMES AT
BRADFORD COVE,
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SKETCH AND DESCRIPTION
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WORK BEEN PERFORMED IN ACCORDANCE
WITH 5J-17, FLORIDA ADMINISTRATIVE
CODE FOR PREPARATION OF THIS DRAWING.

7/17/17
DATE:
Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

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APPROVED BY: Daynes	DRAWING FILE: 7916-2 Lake Mirage Sidewalk	RANGE: 30
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PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



PREPARED FOR:
Engineering -
Survey Section

DRAWING SCALE:
1"=20'
PROJECT NUMBER
7916-2

SCHEDULE "B"

LAKE MIRAGE BLVD PARCEL 8001

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THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the operation, maintenance and integrity of the sidewalk facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

Project: SW#1498 Lake Mirage Blvd
Limits: Whistlewing Ct to University Blvd.
Parcel: 802 and 702

N/A_ Pre-Condernnation
N/A_ Post-Condernnation

SETTLEMENT ANALYSIS

***This is a Donation**

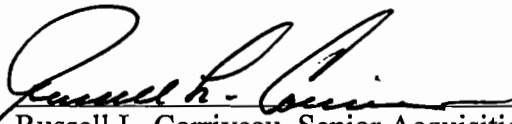
Land:

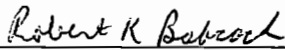
Drainage Easement: 180.51 S.F.

\$-0-

EXPLANATION OF RECOMMENDED SETTLEMENT

This Sidewalk Easement is needed to connect the sidewalk on Lake Mirage Boulevard to the existing sidewalk on University Boulevard. The owner has agreed to this donation.

Recommended by  Date 10/17/17
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Management Division

Approved by  Date 10/18/17
Robert Babcock, Acquisition Supervisor, Real Estate Management Division

Approved by  Date 10/19/17
Paul Sladek, Manager, Real Estate Management Division