



Interoffice Memorandum

Received: Sept. 23, 2021 @ 2pm

Publish: Oct. 3

Deadline: Sept. 28

Date: September 23, 2021

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

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

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

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

RE: **Request for Public Hearing PTV-20-11-045 - Scott A. Glass, on behalf of Sand Lake 4805 LLC.**

Applicant: Scott A. Glass
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, FL 32801

Location: S30/T23/R29 Petition to vacate a partially improved, opened and unnamed 62.5 foot wide right-of-way that lies along the south property line of the petitioners property located at 4805 W Sand Lake Road, containing approximately 1.47 acres. Public interest was created by Official Records Book 1070, Page 495 and Official Records Book 1070, Page 496, of the public records of Orange County, Florida. The parcel ID number is 30-23-29-0000-00-012. The parcel address is 4805 W Sand Lake Road, and the parcel lies in District 6.

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.

Request for Public Hearing PTV # 20-11-045 Scott A. Glass, on behalf of Sand Lake 4805 LLC.

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):

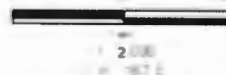
Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



**For questions regarding this map
contact Julie Alber at 407-836-7928.**

PTV # 20-11-045

**Scott A. Glass, on behalf of
Global Experience Specialists, Inc.**



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 Official Records Book 1070, Page 495 and Official Records Book 1070, Page 496 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.

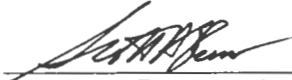
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

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:

 AGENT
Petitioner's Signature
(Include title if applicable)

SCOTT A. GLASS, ESQ
Print Name

Address: SHUTTS & BOWEN
300 S. ORANGE AVE., STE 1600
ORLANDO, FL 32801

Phone Number: (407) 835-6964

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of June, 2021 who is personally known to me.



SHARON ANN SEITER
Commission # GG 173023
Expires January 22, 2022
Bonded Thru Budget Notary Services

Signature of Notary

Sharon Ann Seiter
Print Name

Sharon Ann Seiter

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SCHEDULE "A"

DESCRIPTION:

A portion of the Southeast quarter of Section 30 Township 23 South, Range 29 East, Orange County Florida, more particularly described as follows:

Commence at the Southeast corner of Section 30 Township 23 South, Range 29 East, Orange County Florida. Also being on the Northerly Right of Way line of Sand Lake Road (State Road NO. 482) per State of Florida Department of Transportation Right of Way Map for State Road NO. 482, Section 75002 F.P. NO. 407143-3; thence along the South line of the Southeast quarter of said Section 30 and said Northerly Right of Way line the following two (2) courses and distances: South 89°44'38" West, a distance of 33.00 feet for a Point of Beginning; thence continue South 89°44'38" West, a distance of 897.26 feet; thence departing said South line of the Southeast quarter, continue along said Northerly Right of Way line per Official Records Book 10157, Page 7426 the following two (2) courses and distances: North 00°15'16" West, a distance of 10.00 feet; thence South 89°44'39" West, a distance of 152.46 feet; thence departing said Right of Way line, North 00°15'16" West a distance of 52.50 feet; thence North 89°44'38" East, a distance of 1049.60 feet; thence South 00°21'28" East, a distance of 62.50 feet to the POINT OF BEGINNING.


Containing 1.47 acres, more or less.

OK
6/15/21

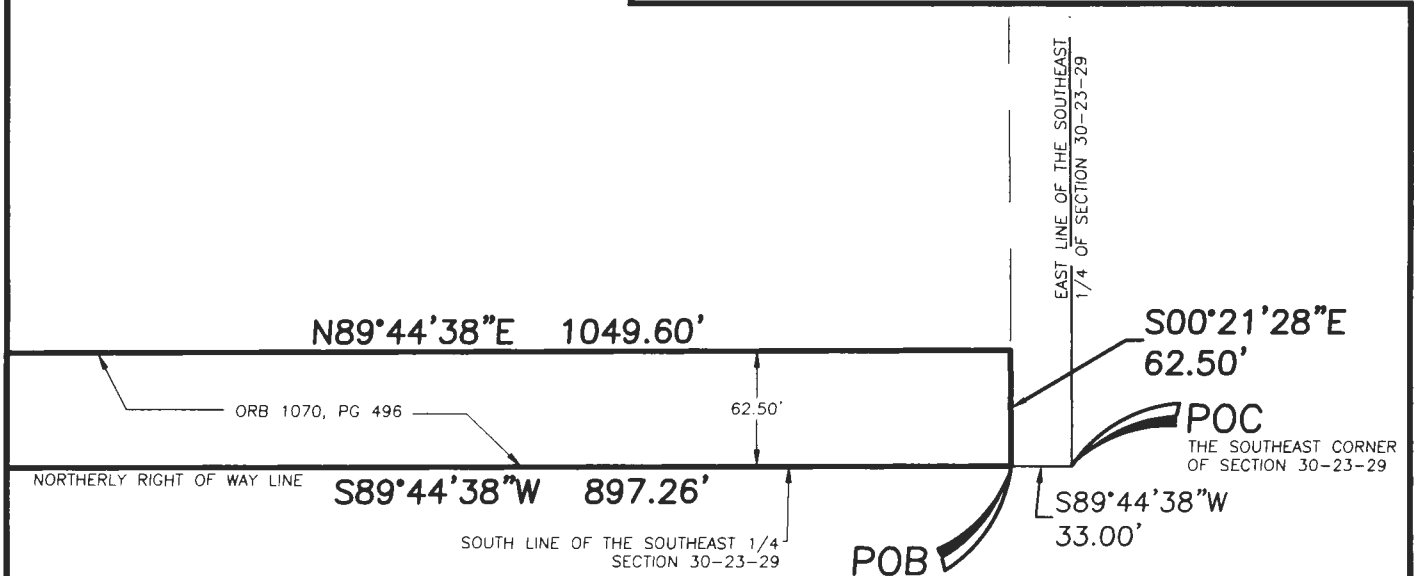
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on Northerly Right of Way line of Sand Lake Road (State Road NO. 482), being South 89°44'38" West. (assumed)
2. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.0
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 1-3

Sketch & Description	Date: May 20, 2021 SK		Certification Number LB2108 64805005  JAMES E. MAZURAK, PSM Registered Land Surveyor Number 6377
	FOR		
	Eisenberg Investment Group, LLC.		
	Job Number: 64805 Scale: 1" = 100'		
Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION



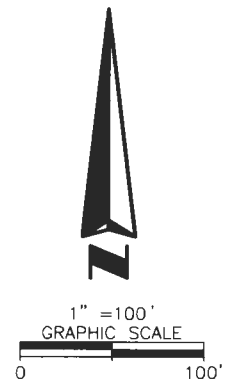
SAND LAKE ROAD (STATE ROAD NO. 482)
RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT
OF WAY MAP FOR STATE ROAD NO. 482, SECTION NO. 75002, F. P.
NO. 407143 3

LEGEND AND ABBREVIATIONS

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
L = LINE
F.P. = FINANCIAL PROJECT
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

SEE SHEET 3

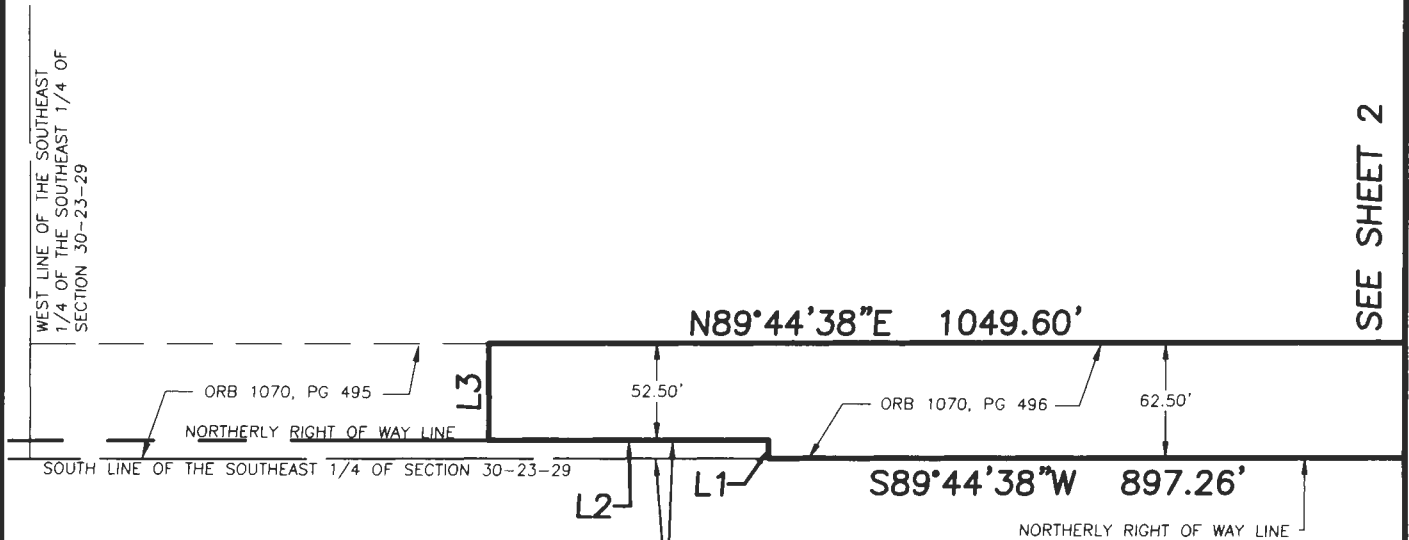


SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

Drawing No. 64805005
Job No. 64805
Date: May 20, 2021
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3

SKETCH OF DESCRIPTION



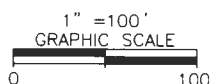
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PER QUIT CLAIM DEED FROM
ORANGE COUNTY RECORDED IN OFFICIAL
RECORDS BOOK 10157, PAGE 7426

SAND LAKE ROAD (STATE ROAD NO. 482) RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT
OF WAY MAP FOR STATE ROAD NO. 482, SECTION 75002, F. P. NO.
407143 3

LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°15'16"W	10.00'
L2	S89°44'39"W	152.46'
L3	N00°15'16"W	52.50'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 64805005
Job No. 64805
Date: May 20, 2021
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3

SEE SHEET 2

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

Alber, Julie

From: Muscatello, William
Sent: Wednesday, January 20, 2021 8:08 AM
To: Alber, Julie
Cc: Almodovar, Diana; Lewis, Vanessa; Eggerton, Jr., Walter H
Subject: FW: 62.5 Foot Orange County R/W Abutting S. R. 482 Sand Lake Road
Attachments: Mandarin-Sand Lk Rd.pdf

We received FDOT response to the R/W question, they do not need it. However if we do vacate the R/W we probably should reserve an "access easement" for the Fire Dept. Julie, will you send any information to Scott Glass as you talk with Diana.

Thank you,

William R. Muscatello Jr, P.S.M., R.L.S.
County Surveyor
Orange County Public Works Survey Section
4200 S. John Young Parkway
Orlando, FL 32839
(407) 836-7881 office
(321) 354-7386 cell

William.Muscatello@ocfl.net
www.orangecountyfl.net

From: Garcia, Heather
Sent: Tuesday, January 19, 2021 12:08 PM
To: Muscatello, William
Cc: English, Dana
Subject: RE: 62.5 Foot Orange County R/W Abutting S. R. 482 Sand Lake Road

Good morning.

The Department has reviewed this request and determined we have no need for the property.

We appreciate you reaching out to us first.

Thank you.

Heather Garcia
Transportation Planning Manager
PLEMO

William.Muscatello@ocfl.net
www.orangecountyfl.net

From: English, Dana <Dana.English@dot.state.fl.us>
Sent: Wednesday, December 16, 2020 10:10 AM
To: Muscatello, William <William.Muscatello@ocfl.net>
Cc: Lewis, Vanessa <Vanessa.Lewis@ocfl.net>; Alber, Julie <Julie.Alber@ocfl.net>
Subject: RE: 62.5 Foot Orange County R/W Abutting S. R. 482 Sand Lake Road

Good morning Mr. Muscatello,

I apologize for the delay in my response; I am trying to find the appropriate person that can assist with whether we would have future ROW needs or not. I will get back with you as soon as I can.

Dana English
Right of Way Acquisition Agent
Florida Department of Transportation - District 5
719 S. Woodland Blvd. - MS 551
DeLand, FL 32720
Direct (386) 943-5030
Mobile (386) 279-9053
Fax (386) 943-5654
Dana.English@dot.state.fl.us

From: William.Muscatello@ocfl.net
Sent: Monday, December 14, 2020 12:25 PM
To: English, Dana
Cc: Vanessa.Lewis@ocfl.net; Julie.Alber@ocfl.net
Subject: 62.5 Foot Orange County R/W Abutting S. R. 482 Sand Lake Road

EXTERNAL SENDER: Use caution with links and attachments.

Hello Dana,

Walt Eggerton gave me your contact name to go over an important issue concerning OC existing R/W. We have a petitioner that would like to "vacate" the 62.5' of R/W that was deeded to OC back in 1962, see attached deeds. His client wants to purchase the large parcel and the site is not meeting the parking capacity (see actual parking strips within the R/W) without using the additional parking strips within OC R/W parcel. I believe OC is also using this cross-access road for the OC Fire Station on the East side of this parcel to get to Mandarin Drive, which is a 2nd alternative for the fire trucks.

Our Public Works Director has asked if FDOT would possibly want this R/W, (it seems logical by the outer R/W lines) for future widening since this is a major corridor from the I-Drive Area to MCO (Airport).

Commissioner Siplin is involved with this issue and would like to get a response from FDOT as soon as you can. FDOT did take a small strip from the OC R/W for their purposes, see attached deed.

Dana English

Alber, Julie

From: Lujan, Jacob G
Sent: Wednesday, March 17, 2021 4:03 PM
To: Alber, Julie
Cc: Rios, Anthony
Subject: Sand Lake Road Petition to Vacate

Hello Julie,

Fire Rescue has no objections to the petition to vacate the right of way along Sand Lake Road. Station 52 does not use the adjacent property when entering or exiting the station, so there is no need for an easement. Please let me know if you have any follow up questions.

Thank you,

Jacob Lujan

Compliance and Planning Administrator
Orange County Fire Rescue Department
Planning & Technical Services Division

407.836.9893

jacob.lujan@ocfl.net



SCOTT A. GLASS
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6964
FAX (407) 849-7264
EMAIL SGlass@shutts.com

February 10, 2021

VIA CERTIFIED MAIL

Gh Land Trust, c/o Property Mgmt. Support, Inc.
1 Sleiman Pkwy, Ste. 270
Jacksonville, FL 32216-8059

Re: Petition to Vacate Orange County right-of-way which runs across 4805 W. Sand
Lake Rd., Orlando, FL (ID# 30-23-29-0000-00-012)

Dear Sir or Madam:

I am in the process of requesting that Orange County vacate that portion of a right-of-way which was originally conveyed to Orange County by virtue of a Right-of-Way Agreement executed on May 24, 1962 and recorded among the Official Records of Orange County, Florida in OR Book 1070, Page 496. The right-of-way traverses the above referenced property, is outlined on the enclosed map and highlighted in yellow on the enclosed aerial photograph. Part of the vacation process is the notification of abutting property owners, of which you are one.

If Orange County elects to consider the petition to vacate a public hearing will be held and you will receive separate notice of the date, time and location of such hearing, as well as an opportunity to comment in writing if you cannot attend. In the meantime, if you have any questions, please contact Scott Glass at 407-835-6964.

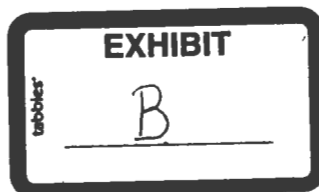
Sincerely,

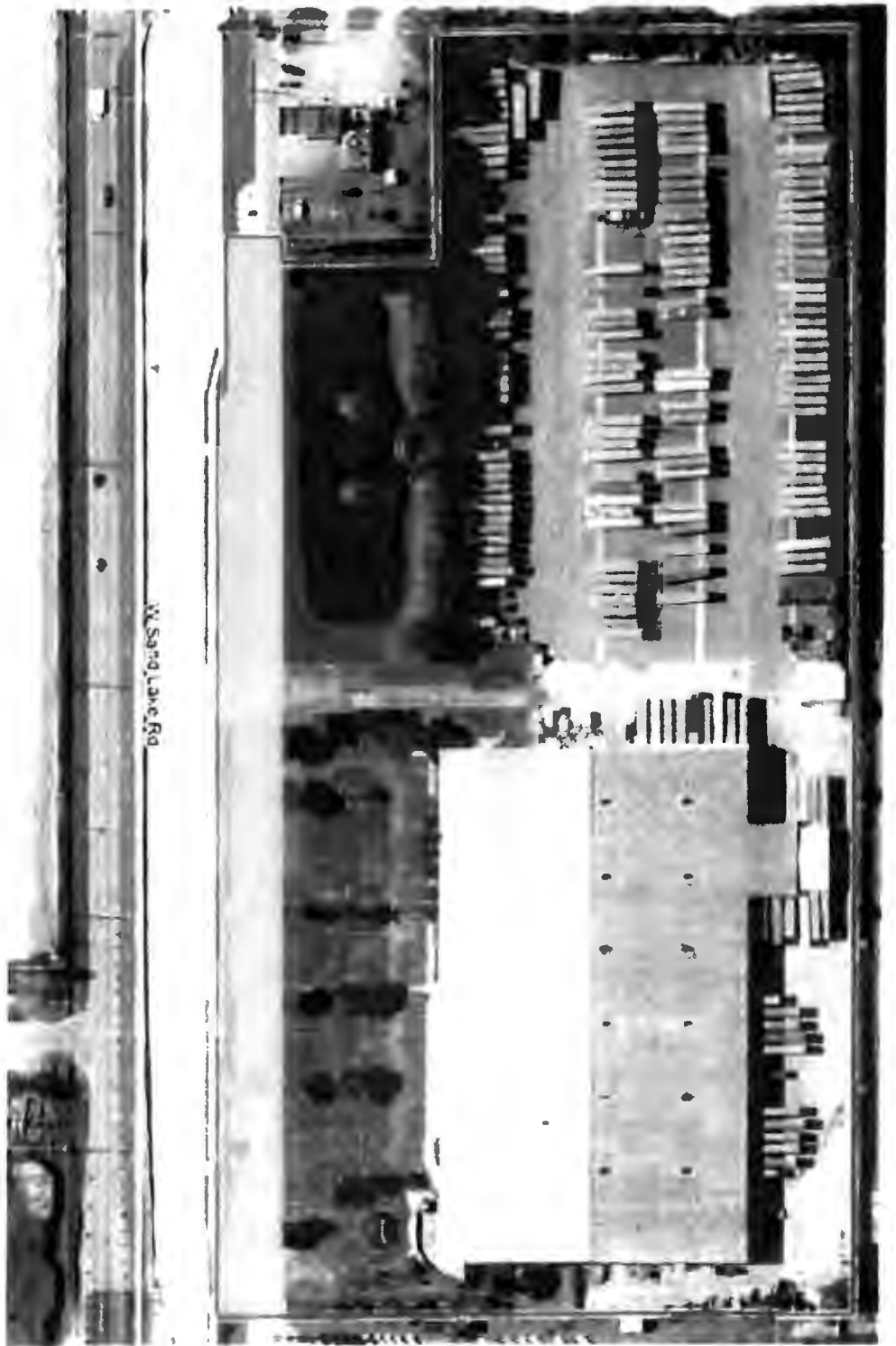
Shutts & Bowen LLP

A handwritten signature in black ink, appearing to read "Scott A. Glass".

Scott A. Glass

Encl: Map & aerial photo







February 15, 2021

Dear WALZ GROUP:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0079 2984 32.

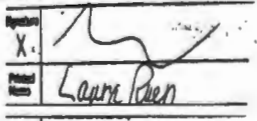
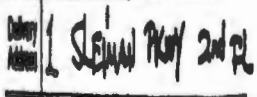
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	February 12, 2021, 01:26 p.m.
Location:	JACKSONVILLE, FL 32216
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	Gh Land Trust c o Property Mgmt Support Inc

Destination Delivery Address

Street Address:	1 SLEIMAN PKWY STE 270
City, State ZIP Code:	JACKSONVILLE, FL 32216-8059

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



SCOTT A. GLASS
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6964
FAX (407) 849-7264
EMAIL SGlass@shutts.com

February 10, 2021

VIA CERTIFIED MAIL

Tampa Acquisitions, Inc.
1201 Oakfield Dr., Ste. 109
Brandon, FL 33511-4932

Re: Petition to Vacate Orange County right-of-way which runs across 4805 W. Sand
Lake Rd., Orlando, FL (ID# 30-23-29-0000-00-012)

Dear Sir or Madam:

I am in the process of requesting that Orange County vacate that portion of a right-of-way which was originally conveyed to Orange County by virtue of a Right-of-Way Agreement executed on May 24, 1962 and recorded among the Official Records of Orange County, Florida in OR Book 1070, Page 496. The right-of-way traverses the above referenced property, is outlined on the enclosed map and highlighted in yellow on the enclosed aerial photograph. Part of the vacation process is the notification of abutting property owners, of which you are one.

If Orange County elects to consider the petition to vacate a public hearing will be held and you will receive separate notice of the date, time and location of such hearing, as well as an opportunity to comment in writing if you cannot attend. In the meantime, if you have any questions, please contact Scott Glass at 407-835-6964.

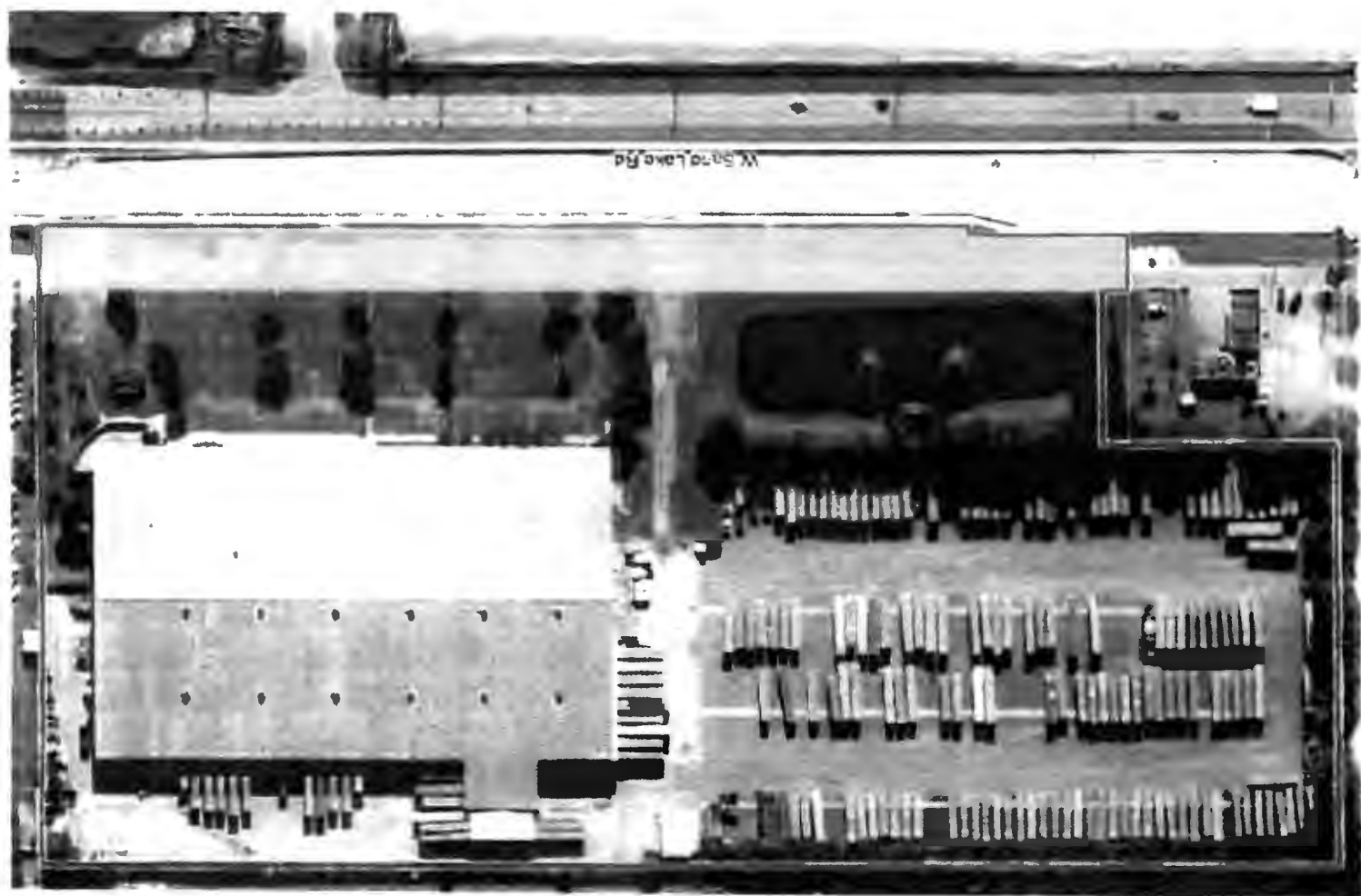
Sincerely,

Shutts & Bowen LLP

A handwritten signature in black ink, appearing to read "Scott A. Glass". The signature is fluid and cursive, written over a horizontal line.

Scott A. Glass

Encl: Map & aerial photo





February 15, 2021

Dear WALZ GROUP:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0079 2978 48.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	February 12, 2021, 09:55 a.m.
Location:	BRANDON, FL 33511
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	Tampa Acquisitions Inc

Destination Delivery Address

Street Address:	1201 OAKFIELD DR STE 109
City, State ZIP Code:	BRANDON, FL 33511-4932

Recipient Signature

Signature of Recipient:	LD #34 C19 Alderman
Address of Recipient:	1201 Oakfield 109

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



SCOTT A. GLASS
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6964
FAX (407) 849-7264
EMAIL SGlass@shutts.com

February 10, 2021

VIA CERTIFIED MAIL

SAMSA, LLC
16363 Sandhill Rd.
Winter Garden, FL 34787-9765

Re: Petition to Vacate Orange County right-of-way which runs across 4805 W. Sand
Lake Rd., Orlando, FL (ID# 30-23-29-0000-00-012)

Dear Sir or Madam:

I am in the process of requesting that Orange County vacate that portion of a right-of-way which was originally conveyed to Orange County by virtue of a Right-of-Way Agreement executed on May 24, 1962 and recorded among the Official Records of Orange County, Florida in OR Book 1070, Page 496. The right-of-way traverses the above referenced property, is outlined on the enclosed map and highlighted in yellow on the enclosed aerial photograph. Part of the vacation process is the notification of abutting property owners, of which you are one.

If Orange County elects to consider the petition to vacate a public hearing will be held and you will receive separate notice of the date, time and location of such hearing, as well as an opportunity to comment in writing if you cannot attend. In the meantime, if you have any questions, please contact Scott Glass at 407-835-6964.

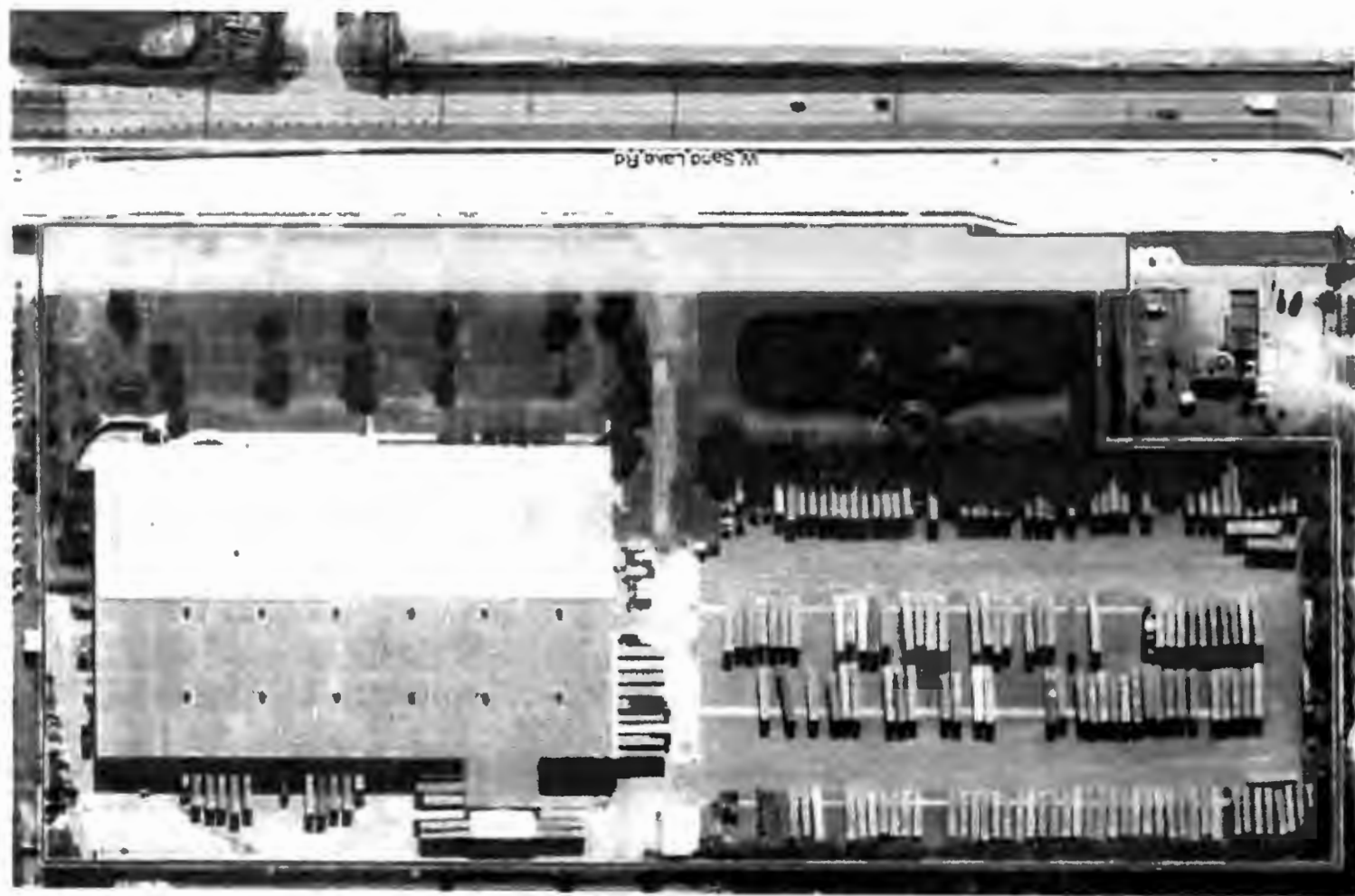
Sincerely,

Shutts & Bowen LLP

A handwritten signature in black ink, appearing to read "Scott A. Glass", written over a horizontal line.

Scott A. Glass

Encl: Map & aerial photo





February 15, 2021

Dear WALZ GROUP:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0079 2986 09.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: February 12, 2021, 02:12 p.m.
Location: WINTER GARDEN, FL 34787
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic
Recipient Name: SAMSA LLC

Destination Delivery Address

Street Address: 16363 SANDHILL RD
City, State ZIP Code: WINTER GARDEN, FL 34787-9765

Recipient Signature

Signature of Recipient: [Handwritten Signature]
Address of Recipient: 16363 Sandhill Rd

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

EXHIBIT "C"

UTILITY LETTERS

Scott A. Glass

From: SAWYERS, BRUCE B <bs0644@att.com>
Sent: Monday, July 26, 2021 8:55 AM
To: Scott A. Glass
Subject: RE: 4805 West Sand Lake Road - Draft Non-Exclusive Utility Easement

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Scott Glass,

This Easement is acceptable to AT&T. Please proceed with the Easement at stated.

Bruce Sawyers
MGR OSP Engineering Design, Wireline Access-Southeast, Florida Engineering

AT&T
7747 Ellis Rd, Melbourne, FL 32904
O:321-723-0994
M:772-332-2215 | BS0644@ATT.COM

- ***All correspondence and coordination herein is with regards to BellSouth Telecommunications, LLC d/b/a AT&T Florida (ATT-D) which is not responsible for facilities owned and managed by AT&T Corp (ATT-T). Any questions with regards to ATT-T facilities should be addressed to Inquiries@pea-inc.net***
- ***This email and any attachments are confidential AT&T property intended solely for the recipients. If you received this message in error, please notify me and immediately delete this message from your computer. Any retention, distribution or other use of this email is strictly prohibited.***

From: Scott A. Glass <sglass@shutts.com>
Sent: Thursday, July 15, 2021 1:34 PM
To: BRASCHI, THAINEL <tb925x@att.com>
Cc: SAWYERS, BRUCE B <bs0644@att.com>; 'Domostoy, Tracey E' <Tracey.Domostoy@charter.com>; 'Julie.Alber@ocfl.net' <Julie.Alber@ocfl.net>
Subject: FW: 4805 West Sand Lake Road - Draft Non-Exclusive Utility Easement
Importance: High

Good afternoon, Thainel.

As you may recall, I represent the owner of 4805 West Sand Lake Road and we are in the process of petitioning the county to vacate an old 62.5' wide road right-of-way agreement that encumbers the southern part of the property. As you may also recall AT&T, along with Charter Communication, has facilities in the southern 10 to 15 feet of the property and, therefore, has objected to the petition to vacate. In order to move forward with the petition to vacate while protecting the existing facilities, including the ability to reasonably move the same if ever necessary, the owner proposes to grant the attached non-exclusive utility easement across the 30 southern-most feet of the property. A separate easement was already granted to Duke Energy to address its existing facilities across the property and a separate easement drafted by the county is being executed to accommodate the existing OCU lines.

Scott A. Glass

From: Domostoy, Tracey E <Tracey.Domostoy@charter.com>
Sent: Friday, July 23, 2021 3:05 PM
To: Scott A. Glass
Cc: 'Julie.Alber@ocfl.net'; Margaret A. Rolando; scott@eisenbergholdings.com; jay@eisenbergholdings.com
Subject: RE: FW: 4805 West Sand Lake Road - Draft Non-Exclusive Utility Easement

Hello Scott, Spectrum finds the 30ft easement acceptable and have no objections the vacate of the right of way.
Thank you and have a good weekend
Tracey



Tracey Domostoy | Construction Supervisor | 407-532-8511
3767 All American Blvd | Orlando, FL 32810

From: Scott A. Glass <sglass@shutts.com>
Sent: Tuesday, July 20, 2021 11:40 AM
To: Domostoy, Tracey E <Tracey.Domostoy@charter.com>
Cc: 'Julie.Alber@ocfl.net' <Julie.Alber@ocfl.net>; Margaret A. Rolando <MRolando@shutts.com>; scott@eisenbergholdings.com; jay@eisenbergholdings.com
Subject: [EXTERNAL] FW: 4805 West Sand Lake Road - Draft Non-Exclusive Utility Easement
Importance: High

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning, Tracey.

As you'll see in the below email from Bruce Sawyers, AT&T has confirmed that the proposed 30' non-exclusive easement area is acceptable. I am waiting for AT&T to confirm that the form of easement, which is attached hereto, is also acceptable. Inasmuch as I used the form provided by Orange County as a template and that it is a fairly standard non-exclusive utility easement form, I am expecting few, if any, comments from AT&T. If there are no requested revisions I will have the separate Orange County Utilities easement and the attached draft easement executed and recorded. Once that is done I will have confirmation of no objection from all utilities except Charter. Thus, I would greatly appreciate it if you would let me know if the proposed easement is sufficient to receive a "no-objection" letter from Charter or if there is something else you require. I would be happy to provide a short "no-objection" letter for your consideration if that would help expedite the process. On the other hand, if Charter is objecting to the proposed vacation of the old 62.5' road right-of-way across our client's property (including the employee parking lot), it would be helpful to my client and to Orange County staff to know in advance of the public hearing what the basis is for Charter's objection.

As always, if you have any questions about this email, the draft non-exclusive utility easement or anything else related to our petition to vacate, please feel free to call or email me.



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310
407 905 3383

Apr. 9, 2021

Via email: SGlass@shutts.com

Mr. Scott A. Glass
Shutts & Bowen LLP
300 South Orange Avenue
Orlando, Florida 32801

**RE: Vacation of a Portion of Right Of Way
Sand Lake Road
Orange County, Florida**

Dear Mr. Glass:

Duke Energy has been granted an easement over that portion of the 62.5' right-of-way in which Duke Energy's facilities are located, to wit, that portion described in the attached three (3) page Sketch & Description drawn by Southeastern Surveying, Job No. 64805, dated March 30, 2021, Duke Energy Distribution and Transmission Departments have "no objection" to the petition to vacate.

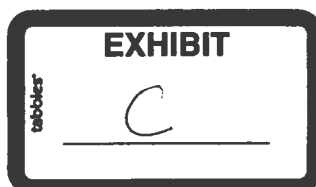
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Research Specialist II

Attachment



SCHEDULE "A"

DESCRIPTION:

A portion of the Southeast quarter of Section 30 Township 23 South, Range 29 East, Orange County Florida, more particularly described as follows:

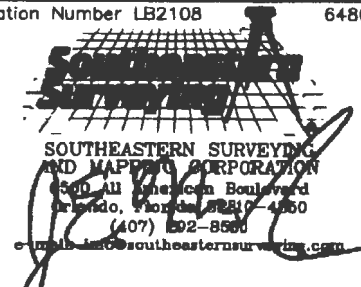
Commence at the Southeast corner of Section 30 Township 23 South, Range 29 East, Orange County Florida. Also being on the Northerly Right of Way line of Sand Lake Road (State Road NO. 482) per State of Florida Department of Transportation Right of Way Map for State Road NO. 482, Section 75002 F.P. NO. 407143-3; thence along the South line of the Southeast quarter of said Section 30 and said Northerly Right of Way line the following two (2) courses and distances: South 89°44'38" West, a distance of 33.00 feet for a Point of Beginning; thence continue South 89°44'38" West, a distance of 897.26 feet; thence departing said South line of the Southeast quarter, continue along said Northerly Right of Way line per Officials Records Book 10157, Page 7426 the following two (2) courses and distances: North 00°15'16" West, a distance of 10.00 feet; thence South 89°44'39" West, a distance of 152.46 feet; thence departing said Right of Way line, North 00°15'16" West a distance of 52.50 feet; thence North 89°44'39" East a distance of 25.00 feet; thence South 00°15'16" East, a distance of 27.19 feet; thence South 80°01'21" East, a distance of 86.19 feet; thence North 89°44'39" East, a distance of 67.64 feet; thence South 00°15'21" East, a distance of 10.00 feet; thence North 89°44'38" East, a distance of 872.24 feet; thence South 00°21'28" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 12,459 square feet, more or less.

SURVEYOR'S REPORT:

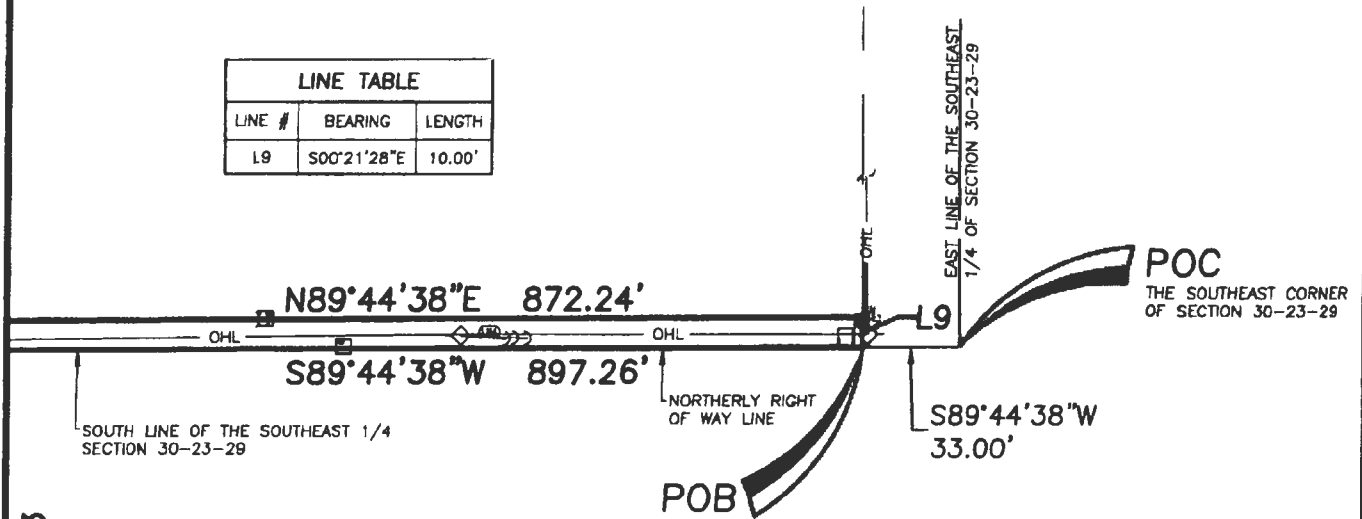
1. Bearings shown hereon are based on North Right of Way line of Sand Lake Road (State Road NO. 482), being South 89°44'38" West. (assumed)
2. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.0
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 1-3

Sketch & Description	Date: March 30, 2021 SK		Certification Number LB2108 64805003
	Job Number: 64805 Scale: 1" = 60'		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32817-4260 (407) 602-8500 e-mail: james@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		
FOR Eisenberg Investment Group, LLC.	JAMES E. MAZURAK, PSM Registered Land Surveyor Number 6377		

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S00°21'28"E	10.00'



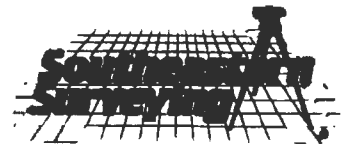
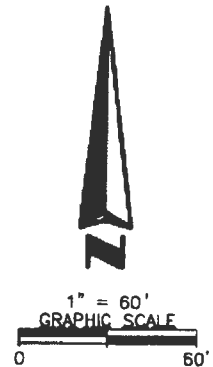
SEE SHEET 3

SAND LAKE ROAD (STATE ROAD NO. 482) RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT
OF WAY MAP FOR STATE ROAD NO. 482, SECTION 75002, F. P. NO.
407143 3

LEGEND AND ABBREVIATIONS

- = BURIED TELEPHONE PEDESTAL
- = OVERHEAD UTILITY LINE
- = ELECTRIC SERVICE METER
- = FIRE HYDRANT
- = HAND HOLE
- = LIGHT POLE
- = UTILITY POLE
- = UTILITY MARKER
- = WATER VALVE
- = DOWN GUY
- = POST/BOLLARD
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- L = LINE



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

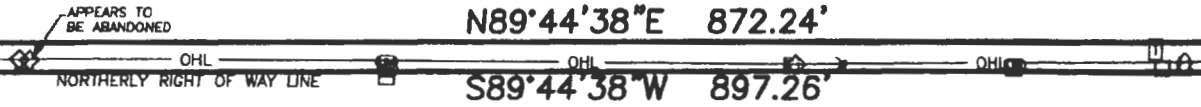
Drawing No. 64805003
Job No. 64805
Date: December 18, 2020
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 3

SKETCH OF DESCRIPTION

SEE MATCH LINE

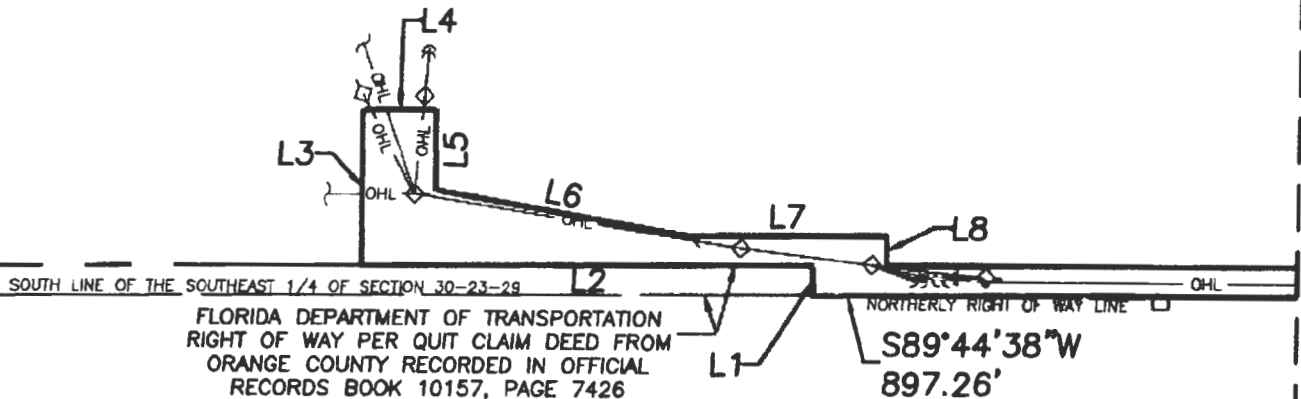


SAND LAKE ROAD (STATE ROAD NO. 482)

RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 482, SECTION 75002, F. P. NO. 407143 3

SEE SHEET 2



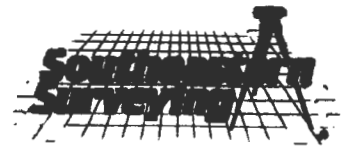
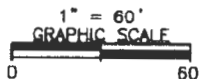
SAND LAKE ROAD (STATE ROAD NO. 482)

RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 482, SECTION 75002, F. P. NO. 407143 3

LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°15'16\"W	10.00'
L3	N00°15'16\"W	52.50'
L4	N89°44'39\"E	25.00'
L5	S00°15'16\"E	27.19'
L6	S80°01'21\"E	86.19'
L7	N89°44'39\"E	67.64'
L8	S00°15'21\"E	10.00'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108

Drawing No. 64805003
Job No. 64805
Date: December 18, 2020
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3 e-mail: info@southeasternsurveying.com

MATCH LINE



SCOTT A. GLASS
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6964
FAX (407) 849-7264
EMAIL SGlass@shutts.com

February 9, 2021

Duke Energy
via electronic mail to:
www.duke-energy.com/
trees-and-rights-of-way/
vacate-request

Re: Petition to Vacate Right-of-way, 4805 W. Sand Lake Road, Parcel ID 30-23-29-0000-00-012

Dear Sir or Madam:

I am in the process of requesting that Orange County vacate that portion of a right-of-way which was originally conveyed to Orange County by virtue of a Right-of-Way Agreement executed on May 24, 1962, recorded among the Official Records of Orange County, Florida in OR Book 1070, Page 496. The right-of-way in question is outlined on the enclosed map and highlighted in yellow on the enclosed aerial photograph. Part of the vacation process is to provide letters showing no objection from utility companies which have jurisdiction in the area.

Please review your records, complete the form below and return to me at your earliest convenience. If you have any questions, please contact Scott Glass at 407-835-6964.

Sincerely,

Scott A. Glass

- ___ 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 subject right-of-way and we have no objection to the vacation.
___ The subject parcel is within our service area. We object to the vacation.

Duke Energy distribution and transmission departments have no objection

Additional comments: to the area described on the attached Sketch & Description

Signature: Irma Cuadra
Print Name: Irma Cuadra
Title: Sr. Research Specialist
Date: April 8, 2021



SCOTT A. GLASS
PARTNER, BOARD CERTIFIED IN CITY,
COUNTY & LOCAL GOVERNMENT LAW
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, FL 32801
DIRECT (407) 835-6964
FAX (407) 849-7264
EMAIL SGlass@shutts.com

March 17, 2021

Diane L. Foss
TECO Energy
600 West Robinson St.
Orlando, FL 32801

Re: Petition to Vacate Right-of-way across 4805 W. Sand Lake Rd., ID# 30-23-29-0000-00-012

Dear Diane:

I am in the process of requesting that Orange County vacate that portion of a right-of-way which was originally conveyed to Orange County by virtue of a Right-of-Way Agreement executed on May 24, 1962 and recorded among the Official Records of Orange County, Florida in OR Book 1070, Page 496. The right-of-way in question is outlined on the enclosed map and highlighted in yellow on the enclosed aerial photograph. Part of the vacation process is to provide letters showing no objection from utility companies which have jurisdiction in the area.

Please review your records, complete the form below and return this letter to me in the enclosed self-addressed stamped envelope. If you have any questions, please contact Scott Glass at 407-835-6964.

Sincerely,

Scott A. Glass

- ☒ 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. *no conflict with our facility.*
- ☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature:
Print Name:
Title:
Date:

Diane L Foss
Diane L Foss
Gas Design Tech
3-18-21

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

June 14, 2021

Dear Scott A Glass

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

Engineering ROW Review

Engineering ROW objects to PTV-20-11-045 until a letter of No Objection is obtained by the applicant from FDOT and provided to Orange County Transportation Planning.

Please contact Mark Daynes at 407-836-8672 with any questions.

Transportation Planning Review

Please provide a letter of No Objection from the FDOT.

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

Please contact each department once these issues have been resolved.

Parcel Report for 30-23-29-0000-00-012



Create 11/17/2020

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

OCA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital

Property Record - 30-23-29-0000-00-012

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

Property Summary as of 11/17/2020

Property Name

Ges Exposition Service

Names

Global Experience Specialists
Inc

Municipality

ORG - Un-Incorporated

Property Use

4810 - Ind Distribution Ctr

Mailing Address

Po Box 400340
Las Vegas, NV 89140-0340

Physical Address

4805 W Sand Lake Rd
Orlando, FL 32819



QR Code For Mobile Phone



4805 W SAND LAKE RD, ORLANDO, FL 32819 5/8/2017 3:48 PM



4805 W SAND LAKE RD, ORLANDO, FL 32819 5/8/2017 3:46 PM



4805 W SAND LAKE RD, ORLANDO, FL 32819 5/8/2017 3:13 PM



29233000000012 05/11/2006



29233000000012 05/11/2006



Property Features

Property Description

COMM SE COR OF SEC RUN S89-31-50W 33 FT FOR POB; TH S89-31-50W 1049.71 FT, TH N00-28-05W 212.50 FT, TH S89-31-50W 200 FT, TH N00-28-05 426.69 FT, TH N89-30-08E PARALLEL TO AND 30 FT S OF N LINE OF S 1/2 OF S 1/2 OF SE 1/4 A DIST OF 1248.55 FT, TH S00-34-21 PARALLEL TO AND 33 FT WEST OF E LIND OF SE 1/4 A DIST OF 639.80 FT TO POB SUBJECT TO AN ESMT OVER THE SOUTH 62.5 FT THEREOF FOR RD PER 1070/496 (LESS R/W ON NORTH PER PB 8/74) & (LESS PT TAKEN FOR R/W ON S PER 10216/4280) IN SEC 30-23-29

Total Land Area

732,659 sqft (+/-)

|

16.82 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
4800 - Ind Warehouse	C-3	612729.28 SQUARE FEET	working...	working...	working...	working...
9950 - Pvt Strmwtr/Rtnn	C-3	1 UNIT(S)	working...	working...	working...	working...
9400 - Pvt Right-Of-Way	C-3	1 UNIT(S)	working...	working...	working...	working...

Buildings

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4810 - Ind Distribution Ctr	AOF - Avg Office	30236	working...
Building Value	working...	BAS - Base Area	117516	working...
Estimated New Cost	working...	CLP - C Load Pfm	2880	working...
Actual Year Built	1969	FOP - F/Opn Prch	1279	working...
Beds	0	FST - Fin Storge	19250	working...
Baths	0.0	GOF - Good Off	2826	working...
Floors	1	SDA - Sals Dis A	15706	working...

Gross Area	192437 sqft	ULP - Unf L Ptfm	2744	working...
Living Area	185534 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Minimum			

Model Code	06 - Warehouse	Subarea Description	Sqft	Value
Type Code	4800 - Ind Warehouse	BAS - Base Area	2400	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1969			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2400 sqft			
Living Area	2400 sqft			
Exterior Wall	Modl.Metal			
Interior Wall	Minimum			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6030 - Paved Asphalt	01/01/1969	214600 Unit(s)	working...	working...
6040 - Paved Concrete	01/01/1969	75500 Unit(s)	working...	working...
6015 - Wall Decorative	01/01/1969	192 Unit(s)	working...	working...
6220 - Parking Space	01/01/1969	300 Unit(s)	working...	working...

Services for Location

Utilities/Services

Electric	Duke Energy
Water	Orlando Utilities Commission
Recycling (Monday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

Elected Officials

State Senate	Randolph Bracy
State Representative	Bruce Antone
US Representative	Val Demings
County Commissioner	Victoria P. Siplin
School Board Representative	Kathleen "Kat" Gordon
Orange County Property Appraiser	Rick Singh

Traffic Information

Grandnational Dr\Vanguard St\Man	4,400 Vehicles / Day
Sand Lake Rd	45,500 Vehicles / Day

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.

PART I

Please complete all of the following:

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

Sand Lake 4805 LLC, 5441 N. University Dr., Ste. 103, Coral Springs, FL 33067

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

Scott A. Glass, Esq., Shutts & Bowen LLP, 300 S. Orange Ave., Ste. 1600, Orlando, FL 32801

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
2. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
3. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
4. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
5. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
6. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
7. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___
8. Name and address of individual or business entity: None
Are they a registered Lobbyist Yes ___ or No ___

NOTE: If you have any questions about this page, please contact Sawsan Mohiuddin of the Orange County Legal Department at 407-836-7320.

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
None			
		TOTAL EXPENDED THIS REPORT	\$0.00

NOTE: If you have any questions about this PAGE, please contact Sawsan Mohiuddin of the Orange County Legal Department at 407-836-7320.

PART III
Expenditures:

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 Commissioners 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.

6.10.21
Date


Signature of ☐ Owner, ☐ Contract Purchaser or ☒ Authorized Agent
(Check appropriate box)

Scott A. Glass, Attorney and Authorized Agent
Print Name and Title

I certify that the forgoing instrument was acknowledged before me this 10th day of June,
2021 by Scott A. Glass.

Personally Known ☒ or Produced Identification ☐

Type of Identification Produced: _____

Sharon Ann Seiter
Notary Public Signature

Sharon Ann Seiter
Notary Public Print Name

Notary Stamp:  **SHARON ANN SEITER**
Commission # GG 173023
Expires January 22, 2022
Bonded Thru Budget Notary Services

My Commission Expires

NOTE: If you have any questions about this PAGE, please contact Sawsan Mohiuddin of the Orange County Legal Department at 407-836-7320.

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

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

PART I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name Sand Lake 4805 LLC
Business Address 5441 N. University Dr., Ste. 103 City: Coral Springs State: FL Zip: 33067
Phone Number(s): 954-755-1212 Facsimile: _____
Email Address: Jay@Eisenbergholdings.com or Scott@Eisenbergholdings.com

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name N/A
Business Address _____ City: _____ State: _____ Zip: _____
Phone Number(s): _____ Facsimile: _____
Email Address: _____

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name See above
Business Address _____ City: _____ State: _____ Zip: _____
Phone Number(s): _____ Facsimile: _____
Email Address: _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:
(Agent Authorization Form also required to be attached)

Name Scott A. Glass, Esq.
Business Address 300 S. Orange Avenue, Ste. 1600 City: Orlando State: FL Zip: 32801
Phone Number(s): 407-835-6964 Facsimile: _____
Email Address: sglass@shutts.com

NOTE: If you have any questions about this PAGE, please contact Sawsan Mohiuddin of the Orange County Legal Department at 407-836-7320.

PART II

Relationship Disclosure:

**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)

NOTE: If you have any questions about this PAGE, please contact Sawsan Mohiuddin of the
Orange County Legal Department at 407-836-7320.

PART III

Relationship Disclosure:

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.

6.10.21
Date


Signature of ☐ Owner, ☐ Contract Purchaser or ☒ Authorized Agent
(Check appropriate box)

Scott A. Glass, Attorney and Authorized Agent
Print Name and Title

I certify that the forgoing instrument was acknowledged before me this 10th day of June, 2021
by Scott A. Glass, Esq.

Personally Known ☒ or Produced Identification _____

Type of Identification Produced: _____


Notary Public Signature

Notary Stamp:



SHARON ANN SEITER
Commission # GG 173023
Expires January 22, 2022
Bonded Thru Budget Notary Services

Sharon Ann Seiter
Notary Public Print Name

My Commission Expires

NOTE: If you have any questions about this PAGE, please contact Sawsan Mohiuddin of the Orange County Legal Department at 407-836-7320.

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) Sand Lake 4805 LLC by Jay S. Eisenberg, Mgr., AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 4805 W. Sand Lake Road (Parcel 30-23-29-0000-00-012), DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Scott A. Glass, Esq., Shutts & Bowen LLP, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PTV-20-11-045 (Petition to vacate ROW), 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: 5/19/21

[Signature]
Signature of Property Owner

Jay S. Eisenberg, Manager
Print Name Property Owner

Date: _____

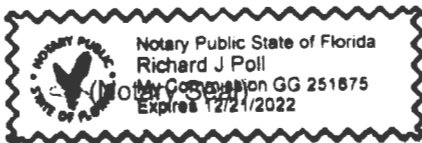
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Broward :

I certify that the foregoing instrument was acknowledged before me this 19 day of May, 2021 by Jay S. Eisenberg. 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 19th day of May, in the year 2021.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: Dec. 21, 2022

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

PARCEL ID(s) #:

30-23-29-0000-00-012

LEGAL DESCRIPTION:

See attached.

Attachment to Agent Authorization form for PTV-20-11-045

LEGAL DESCRIPTION

The following described property in Section 30, Township 23 South, Range 29 East, Orange County, Florida

Commence at the Southeast corner of said Section 30 also being a point on the Northerly right-of-way line of State Road S-528; thence South 89°31'50" West along the South line of the Southeast 1/4 of said Section 30 and said Northerly right-of-way line 33.00 feet to the Point of Beginning, thence continuing South 89°31'50" West along the South line of said Section 30 and said Northerly right-of-way line 1049.71 feet, thence North 0°28'05" West 212.50 feet; thence South 89°31'50" West 200.00 feet; thence North 0°28'05" West 426.69 feet; thence North 89°30'08" East parallel to and 30.00 feet Southerly of as measured at right angles to the North line of the South 1/2 of the South 1/2 of the Southeast 1/4 of Section 30 for 1248.55 feet; thence South 0°34'21" East parallel to and 33.00 feet Westerly of as measured at right angles to the East line of the Southeast 1/4 of said Section 30 for 639.80 feet to the Point of Beginning.

BUT EXCLUDING THE FOLLOWING DESCRIBED PROPERTY:

The property taken by the Florida Department of Transportation in connection with the widening of the West Sand Lake Road right of way, described as follows:

From a 6 inch by 6 inch concrete monument with a 3/8 inch iron bar with no identification at the Southwest corner of the Southeast 1/4 of Section 30, Township 23 South, Range 29 East, Orange County, Florida on the centerline of Sand Lake Road at station 189+14.02 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143.3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 44 minutes 41 seconds East 1383.01 feet along the South boundary of said Southeast 1/4 and said centerline to the Southeast corner of Mondarin Boulevard as shown on Tongolo Park Section One, as recorded in Plat Book W, Page 100, Public Records of Orange County, Florida at centerline station 202+97.03, thence continue North 89 degrees 44 minutes 41 seconds East 200.00 feet along said South boundary of the Southeast 1/4 and said centerline for the POINT OF BEGINNING, said Point of Beginning being that Southwesterly corner of the certain parcel of land as described and recorded in Official Records Book 4988, Page 2434, Public Records of Orange County, Florida, and being a point on the existing North right of way line of State Road 482 (Sand Lake Road); thence continue North 89 degrees 44 minutes 41 seconds East 152.46 feet along said South boundary of the Southeast 1/4, said centerline of State Road 482 (Sand Lake Road), said existing North right of way line and the South boundary of said parcel of land to a point; thence North 00 degrees 15 minutes 19 seconds West 10.00 feet to a point; thence South 89 degrees 44 minutes 41 seconds West 152.46 feet to a point on the West boundary of the aforesaid parcel of land, thence South 00 degrees 14 minutes 53 seconds East 10.00 feet along said West boundary to the Point of Beginning.

And

The following described property in Section 30, Township 23 South, Range 29 East, Orange County, Florida

Commence at the Southeast corner of said Section 30 also being a point on the Northerly right-of-way line of State Road S-528, thence South 89°31'50" West along the South line of the Southeast 1/4 of said Section 30 and said Northerly right-of-way line 1083.11 feet, thence North 0°28'40" West 62.50 feet to the Point of Beginning, thence North 0°28'40" West 62.50 feet to the Point of Beginning, thence North 0°28'40" West 150.00 feet, thence North 89°31'50" East 25.00 feet, thence South 0°28'40" East 150.00 feet; thence South 89°31'50" West 25.00 feet to the Point of Beginning.

Less and except therefrom that part of caption property which lies within Steyr Street according to the plat thereof as recorded in Plat Book 8, Pages 74 and 75 of the Public Records of Orange County, Florida



INVOICE

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

Invoice To :	Invoice No :	4681829
Shutts & Bowen LLP	Invoice Date :	Jun 15, 2021
Scott A Glass	Folder # :	20 215441 000 00 PTV
Shutts & Bowen LLP		
Orlando, FL 32801		

Case Number : PTV-20-11-045
Project Name : Sand Lake Road

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
PTV Application Fee - 1002-072-2700-4180	1,003.00
TOTAL :	1,003.00
PAYMENT RECEIVED :	1,003.00
BALANCE :	0.00

PW/195

O.C. PUBLIC WORKS DEPARTMENT

4200 S. JOHN YOUNG PKWY

ORLANDO, FL 32839

4078367708

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

Cashier: John

15-Jun-2021 9:30:31A

Invoice PW: 195

1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Order N70S97JAK259J

Payment F7KZDTEKCZRKM

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

[https://clover.com/privacy/m
/jrnxwedcqm0d1](https://clover.com/privacy/m/jrnxwedcqm0d1)

Clover Privacy Policy

<https://clover.com/privacy>

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

Sand Lake 4805, LLC

4613 N. University Drive - #411
Coral Springs, FL 33067

Northern Trust
1100 E. Las Olas Blvd.
Ft. Lauderdale, FL 33301

63-965/660

5/19/2021

1008

PAID TO THE
ORDER OF

Orange County BCC

**1,003.00

\$

One Thousand Three Only*****

DOLLARS

MEMO

2021 JUN 15 10:00 AM