AGENDA
RIGHT-OF-WAY COMMITTEE MEETING
November 18, 2026
2:00 p.m.

Meeting location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room

A. CALL TO ORDER

B. PUBLIC COMMENT

Pursuant to Section 286.0114, Florida Statutes, and Section 2.14, CFX Code, the Right-of-Way Committee provides for an opportunity for public comment at the beginning of each regular meeting. The Public may address the Committee on any matter of public interest under the Committee's authority and jurisdiction, regardless of whether the matter is on the Committee's agenda but excluding pending procurement issues. Public Comment speakers that are present and have submitted their completed Public Comment form to the Recording Secretary at least 5 minutes prior to the scheduled start of the meeting will be called to speak. Each speaker shall be limited to 3 minutes. Any member of the public may also submit written comments which, if received during regular business hours at least 48 hours in advance of the meeting, will be included as part of the record and distributed to the Committee members in advance of the meeting.

C. APPROVAL OF SEPTEMBER 23, 2026 RIGHT-OF-WAY COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEM

1. **PROPOSED MEDIATED SETTLEMENT AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND RAYMOND JACKSON AND AIDA DIAZ, IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. WORLD GATEWAY PROPERTY OWNER'S ASSOCIATION, INC., ET AL., FOR ALL CLAIMS RELATED TO PARCEL 534-272, INCLUSIVE OF ALL ATTORNEYS' FEES AND OWNER'S EXPERT COSTS, PROJECT NO.: 534-243, SEGMENT 3, PARCEL 534-272 -** *Jay W. Small, Partner and Christopher R. Skambis, Associate, Dinsmore & Shohl, LLP* (action item)

2. **PROPOSED SETTLEMENT AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND BAYAT INTERNATIONAL REAL ESTATE, LLC, IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. BAYAT INTERNATIONAL REAL ESTATE, ET AL., FOR ALL CLAIMS RELATED TO PARCEL 53-410, INCLUSIVE OF ALL ATTORNEYS' FEES AND OWNER'S EXPERT COSTS, PROJECT: SR 538 POINCIANA PARKWAY EXTENSION, SEGMENT 538-235 A, PARCEL 53-410 -** *Marcos Marchena, Partner, Marchena and Graham, P.A.* (action item)

(Continued on next page)

3. **PROPOSED RESOLUTION DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY IN ACCORDANCE WITH CFX'S AMENDED AND RESTATED MASTER BOND RESOLUTION, REAL PROPERTY POLICY, AND REAL PROPERTY PROCEDURES MANUAL FOR SR 429 WEKIVA PARKWAY, STANTON RIDGE PROPERTY**
   Jacob C. McMahon, Assistant General Counsel (action item)

E. OTHER BUSINESS

F. ADJOURNMENT

This meeting is open to the public.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5316 or by email at Malaya.Bryan@CFXWay.com at least three (3) business days prior to the event.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodations to participate in this proceeding, then they should contact the Central Florida Expressway Authority at (407) 690-5000 no later than two (2) business days prior to the proceeding.

C.

APPROVAL OF COMMITTEE MEETING MINUTES

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE MEETING
September 23, 2026

Location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room

DRAFT

Committee Members Present:
Christopher Murvin, Citizen Representative, Chairman
Laura F. Carroll, City of Orlando Representative
Shane Fischer, Seminole County Representative
Aida T. Ortiz, Orange County Representative
Paul Satchfield, Osceola County Representative
Juan F. Diaz, Citizen Representative
Anita Geraci-Carver, Lake County Representative

Committee Member Not Present:
Tad Calkins, Brevard County Representative

CFX Staff Present:
Jacob McMahon, Assistant General Counsel
Glenn Pressimone, Chief of Infrastructure
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services

A. CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Murvin. Chairman Murvin stated that Mr. Calkins was not able to attend, however there was a quorum present.

He stated that pursuant to the Right of Way Committee Charter, the Osceola County representative was designated as the incoming Chairman and asked Mr. Paul Satchfield to assume the role.

Chairman Satchfield assumed the Chairmanship role and stated that he would serve until September 2027, at which time Ms. Anita Geraci-Carver, Lake County Representative, would have the opportunity to serve as Chairman.

B. PUBLIC COMMENT

Ms. Mimi Lamaute, committee recording secretary, stated there were no public comments.

C. APPROVAL OF AUGUST 3, 2026 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Mr. Murvin to approve the August 3, 2026 Right of Way Committee meeting minutes. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

D. AGENDA ITEMS

D.1. PROPOSED REAL ESTATE PURCHASE AND SALE AGREEMENT AND THE DEVELOPMENT AND CONSTRUCTION BETWEEN THE DIOCESE OF ORLANDO AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, FOR THE BOGGY CREEK ROAD EXTENSION, PROJECT 534-243, PARCEL NO. 534-275

Ms. Leslie Evans with Dinsmore & Shohl, LLP, presented the proposed Real Estate Purchase and Sale Agreement between CFX and John G. Noonan, as Bishop of the Diocese of Orlando, a corporation sole, for the acquisition of Parcel 534-275 for the Boggy Creek Road Extension Project.

Ms. Evans stated that the agreement provides for the acquisition of fee simple title to approximately 6.18 acres, together with drainage easements, for a negotiated purchase price of $7,915,199.90. The purchase price includes the appraised value of the property interests and the Diocese's reasonable appraiser, attorney, and professional consultant fees. CFX would make an initial deposit of $7,716,200.00, with the balance due at closing.

Ms. Evans explained that the transaction is part of a larger arrangement with the Diocese involving the development and construction of a roadway within the fee parcel area. Closing would occur after construction is completed or, if necessary, after CFX exercises its step-in rights to complete the construction.

The Committee members asked questions, which were answered by Ms. Evans and Mr. Pressimone.

A motion was made by Ms. Carroll and seconded by Mr. Murvin for a recommendation that the Board approve the Real Estate Purchase and Sale Agreement between the Central Florida Expressway Authority and the Diocese of Orlando, providing for the acquisition of the realignment property for a purchase price of $7,915,199.90 for Parcel 534-275, and authorize the Executive Director or designee to approve any non-substantial changes by legal counsel. The motion carried with six (6) Committee members present voting AYE by voice vote. One (1) Committee member, Ms. Ortiz voted NAY. One (1) Committee member, Mr. Calkins, was not present.

DRAFT

D.2. PROPOSED REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ORLANDO AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY FOR THE SALE OF SURPLUS REAL PROPERTY, PROJECT 408-312B, PARCEL NOS.: 312-1 PART A AND 312-2 PART A

Ms. Leslie Evans with Dinsmore & Shohl, LLP, presented the proposed Real Estate Purchase and Sale Agreement between CFX and the Housing Authority of the City of Orlando for the sale of CFX surplus real property Parcels 312-1, Part A, and 312-2, Part A.

Ms. Evans stated that the property is located south of SR 408 and west of I-4 near downtown Orlando. The parcels were originally acquired in connection with CFX's SR 408 project and were declared surplus property in 2025.

Ms. Evans stated that the Housing Authority offered to purchase the property for its appraised value of $1,810,000.00. In exchange for CFX not offering the property for public bid, the Housing Authority agreed to accept title subject to a use restriction and a right of first refusal. The use restriction would require the Housing Authority to commence and complete construction of affordable housing units within five years after taking title and to use the property exclusively for affordable housing purposes for five years after completion of construction.

The Committee members asked questions, which were answered by Ms. Evans.

A motion was made by Ms. Geraci-Carver and seconded by Ms. Ortiz for a recommendation that the Board approve the Real Estate Purchase and Sale Agreement between the Central Florida Expressway Authority and the Housing Authority of the City of Orlando, providing for the sale of the property to the Housing Authority of the City of Orlando for $1,810,000.00 for Parcels 312-1, Part A, and 312-2, Part A, and authorize the Executive Director or designee to approve any non-substantial changes by legal counsel. The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

D.3. PROPOSED RESOLUTION DECLARING REAL PROPERTY AS SURPLUS PROPERTY AVAILABLE FOR SALE - SR 408 PROJECT 2.1, PARCEL NUMBERS 312-3 PART A, 312-4 PARTS A AND B, 312-3 PARTS B, C AND D, AND 312-4 PARTS F, G, H, I AND J

Mr. David Shantz with Shutts & Bowen presented the proposed resolution declaring certain CFX real property related to SR 408 as surplus property.

Mr. Shantz stated that, following coordination with the Florida Department of Transportation's I-4 Ultimate Project and the City of Orlando on their Hicks Avenue Extension Project, the parcels located west of I-4/SR 408 interchange were no longer needed due to the reconfiguration of ramps and flyovers.

Mr. Shantz stated that CFX staff and its general engineering consultant, Dewberry, examined the parcels and determined that they are not needed to support the existing expressway facilities and are unnecessary for current or future expressway operations and that their disposition would not impede the expressway system.

Ms. Carroll asked whether her role as the City of Orlando representative required her to abstain on this item. Mr. Jacob McMahon, Assistant General Counsel, advised that she was not required to abstain from voting on the surplus resolution.

A motion was made by Ms. Carroll and seconded by Mr. Fischer for a recommendation that the Board approve the Resolution Declaring Certain Real Property as Surplus Property and authorizing the disposal of such property in accordance with the Central Florida Expressway Authority's Amended and Restated Master Bond Resolution and Real Property Procedures Manual for SR 408, Project 2.1, Parcel Numbers 312-3 (Part A), 312-4 (Parts A & B), 312-3 (Parts B, C, & D), and 312-4 (Parts F, G, H, I, and J). The motion carried unanimously with all seven (7) Committee members present voting AYE by voice vote. One (1) Committee member, Mr. Calkins, was not present.

E. OTHER BUSINESS

Mr. Murvin announced that he was retiring and that this would be his final meeting. Mr. Pressimone thanked Mr. Murvin for his service on the Right of Way Committee, noting that Mr. Murvin had served on the Committee since 2016 and was its longest tenured member.

There was no other business discussed.

Chairman Satchfield stated that the next Right of Way Committee Meeting is scheduled for November 18, 2026 at 2:00 p.m.

F. ADJOURNMENT

Chairman Satchfield adjourned the meeting at 2:21 p.m.

Minutes approved on _____, 2026.

Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, Florida 32807.

DRAFT

D.1

DINSMORE

DINSMORE & SHOHL LLP
Two Landmark Center, Suite 600
225 East Robinson Street
Orlando, FL 32801
www.dinsmore.com | Legal Counsel

MEMORANDUM

TO: CFX Right-of-Way Committee Members

FROM: Jay W. Small and Christopher R. Skambis
Right of Way Counsel
Dinsmore & Shohl LLP

DATE: October 30, 2026

SUBJECT: Proposed Mediated Settlement Agreement between the Central Florida Expressway Authority and Raymond Jackson and Aida Diaz, in the matter of *Central Florida Expressway Authority v. World Gateway Property Owner's Association, Inc., et al.*, Case No.: 2026-CA-001465-O for all claims related to Parcel 534-272, inclusive of all attorneys' fees and owner's expert costs for Expressway System Project: SR 534-243 Segment, Parcel 534-272.

Dinsmore & Shohl LLP, as Right-of-Way Counsel, requests the Committee's recommendation for Board approval of the Mediated Settlement Agreement by and between the Central Florida Expressway Authority (**"CFX"**) and Raymond Jackson and Aida Diaz (the "Owners") proposing a $1,377,950.00 figure in full settlement of all claims for compensation for the acquisition of Parcel 534-272.

BACKGROUND

As part of the State Road 534 Project, CFX needs to acquire the whole 0.868-acre plot of land at 10642 Clapp Simms Duda Road, labeled Parcel 534-272 (the "**Parcel**"), which currently hosts the homestead of the Owners, Raymond Jackson, 88, and Aida Diaz, 81. The Lake Nona-area Parcel's legal description and sketch are included here as **Attachment "A"**. The Owners have lived on the Parcel in their 2,725-square-foot home with an attached garage and a detached 864-square-foot woodworking shop since it was built in 2009. Since then, they also made certain necessary custom modifications to the home to accommodate mobility and access.

On February 11, 2026, CFX filed suit to condemn the Parcel as part of *Central Florida Expressway Authority v. World Gateway Property Owner's Association, Inc. et al.*, Case No. 2026-CA-001465-O. On May 26, 2026, CFX acquired title to the Parcel after negotiating entry of a Stipulated Order of Taking with the Owners and depositing $831,820.00 into the court registry. As part of the Stipulated Order of Taking, CFX granted the Owners extended possession of the Parcel through the end of February 2027.

A $589,700 difference existed between CFX's and the Owners' appraisals. CFX's appraiser, Chad Durrance, MAI, valued the Parcel at $756,200.00 after concluding the highest and best use was commercial property as if vacant. Mr. Durrance assigned no contributory value to the improvements, reaching the opinion that the value as improved residential property would be 2.9 percent less than vacant commercial property. The Owners' appraiser, Rick Dreggors of Calhoun Dreggors & Associates, valued the Parcel at $1,345,900.00 after determining the highest and best use to be a continuation of the existing residential use, utilizing the cost approach to attribute $955,200.00 to the improvements. The Owners sought an additional $229,000 for costs associated with relocating to a replacement property, bringing their total demand to $1,574,900.00 without fees and costs. CFX disputes the compensability of those additional costs.

On October 14, 2026, CFX and the Owners attended a mediation and reached a Mediated Settlement Agreement with a global value of **ONE MILLION THREE HUNDRED SEVENTY-SEVEN THOUSAND NINE HUNDRED FIFTY AND 00/100 Dollars** ($1,377,950.00) as full compensation for the Parcel, including all fees and costs. The settlement terms allow the Owners to maintain extended possession of the Parcel through July 31, 2027. The Owners agree to care for and maintain the Parcel during that period and release CFX from claims arising from the Parcel's condition as part of extended possession. A copy of the Stipulated Final Judgment formalizing the Mediated Settlement Agreement is attached as **Attachment "B"**.

The $1,377,950.00 global settlement figure is $235,375.00 less than the minimum $1,613,325.00 exposure that would result from a verdict adopting the Owners' valuation, exclusive of relocation costs. The $1,613,325.00 figure reflects the Owners' valuation, plus $167,425 in attorneys' fees and an estimated $100,000 in expert fees and costs. The settlement also avoids an estimated $200,000 in additional litigation costs that CFX would otherwise incur in trying the case and addressing the Owners' claims for relocation expenses. In evaluating the settlement, consideration was also given to the differing appraisal positions regarding whether the improvements contribute value to the Parcel, the challenges associated with identifying comparable sales of homes without similar mobility improvements, and the difficulty in valuing the wood workshop. Taken together, these factors create uncertainty as to the potential outcome at trial and support resolution at the proposed settlement amount.

REQUESTED ACTION

A recommendation that the Board approve the proposed Mediated Settlement Agreement between the Central Florida Expressway Authority and Raymond Jackson and Aida Diaz in the matter of *Central Florida Expressway Authority v. World Gateway Property Owner's Association, Inc. et al, for Parcel 534-272,* for a mediated settlement amount of $1,377,950.00, inclusive of all compensation, attorneys' fees, and expert fees, and also authorize the Executive Director or designee to approve any non-substantial changes by legal counsel.

ATTACHMENTS

A. Parcel 534-272 Legal Description and Sketch

B. Stipulated Final Judgment as to Raymond Jackson and Aida Diaz for Parcel 534-272.

Attachment A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 534 (OSCEOLA PARKWAY EXTENSION)
PROJECT NO. 534-243
PARCEL NO. 534-272
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 8748, Page 875 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 355.82 feet to the East line of lands described in aforesaid Official Records Book 8748, Page 875 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 355.56 feet to the South line of lands described in said Official Records Book 8748, Page 875; thence departing said East line, run North 89°49'30" West along said South line, a distance of 106.25 feet to the West line of lands described in said Official Records Book 8748, Page 875; thence departing said South line, run North 01°05'19" West along said West line, a distance of 355.95 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 106.26 feet to the POINT OF BEGINNING.

Containing 0.868 acres, more or less.

NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-272 DATED 08/25/2024 AT 8:00 AM.

2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).

4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).

I HEREBY CERTIFY THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Sheila A Ware 2025.05.15 11:29:05 -04'00'

SHEILA A. WARE, PSM
LICENSE NO. 5529

SHEILA A. WARE LICENSE NUMBER 5529 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SEE SHEET 2 FOR LEGEND
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011
Dewberry
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120

SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)
CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
534-272

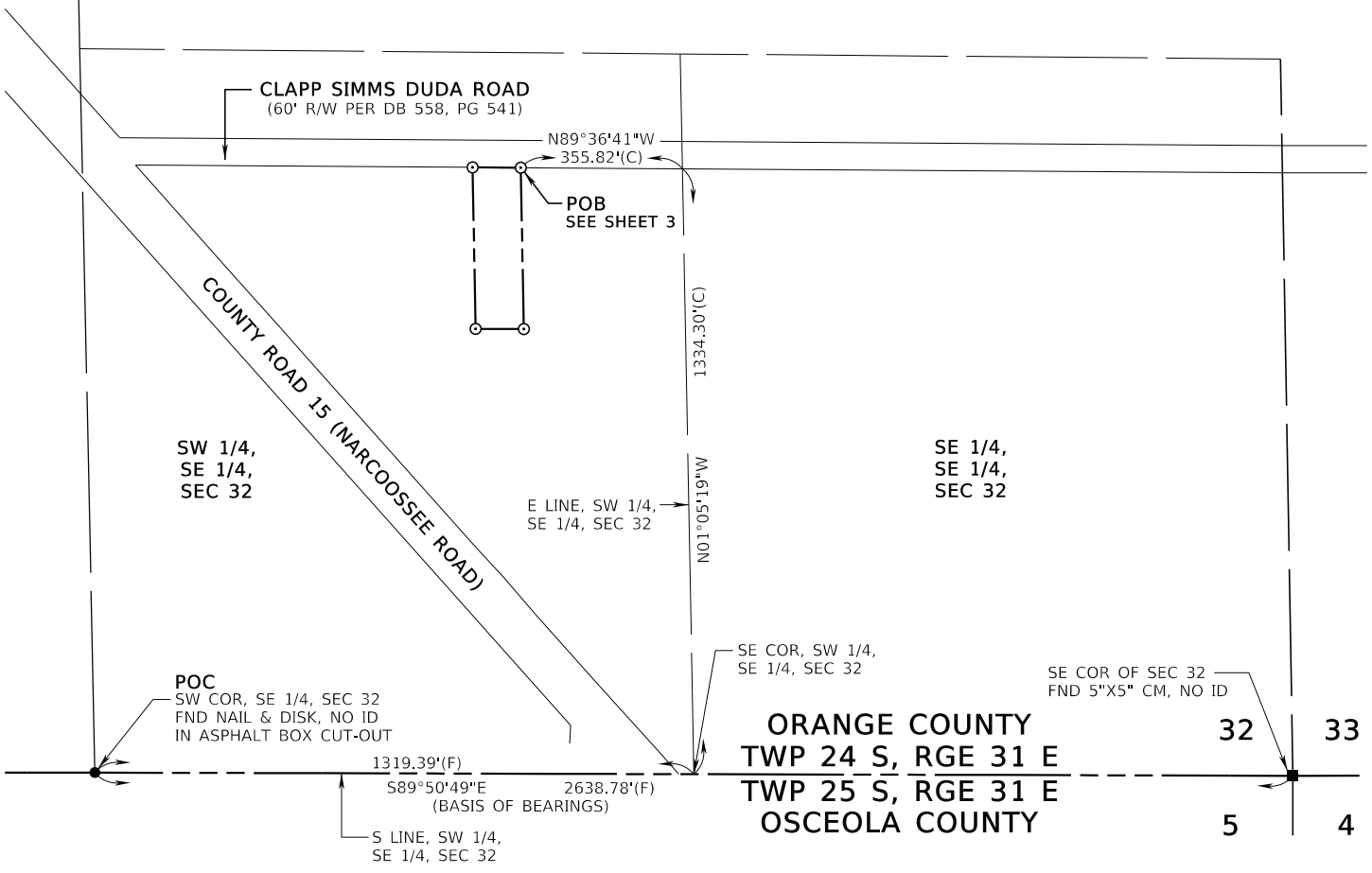
SCALE: N/A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 534 (OSCEOLA PARKWAY EXTENSION)
PROJECT NO. 534-243
PARCEL NO. 534-272
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
COR	= CORNER	RGE	= RANGE
(D)	= DEED DATA	R/W	= RIGHT OF WAY
DB	= DEED BOOK	SF	= SQUARE FEET
ESMT	= EASEMENT	SEC	= SECTION
EXIST.	= EXISTING	SR	= STATE ROAD
(F)	= FIELD DATA	TIITF	= BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
FND	= FOUND	TWP	= TOWNSHIP
ID	= IDENTIFICATION	W/	= WITH
LA	= LIMITED ACCESS	±	= MORE OR LESS
LB	= LICENSED SURVEY BUSINESS	℄	= PROPERTY LINE
N/A	= NOT APPLICABLE		= SAME PROPERTY OWNER
NO.	= NUMBER		= CHANGE IN DIRECTION
ORB	= OFFICIAL RECORDS BOOK		= LIMITED ACCESS R/W LINE
(P)	= PLAT DATA		= R/W LINE
PB	= PLAT BOOK		= PERPETUAL EASEMENT LINE
PG/PGS	= PAGE / PAGES		
POB	= POINT OF BEGINNING		

SCALE: 1" = 400'
0 200 400



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120

SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)

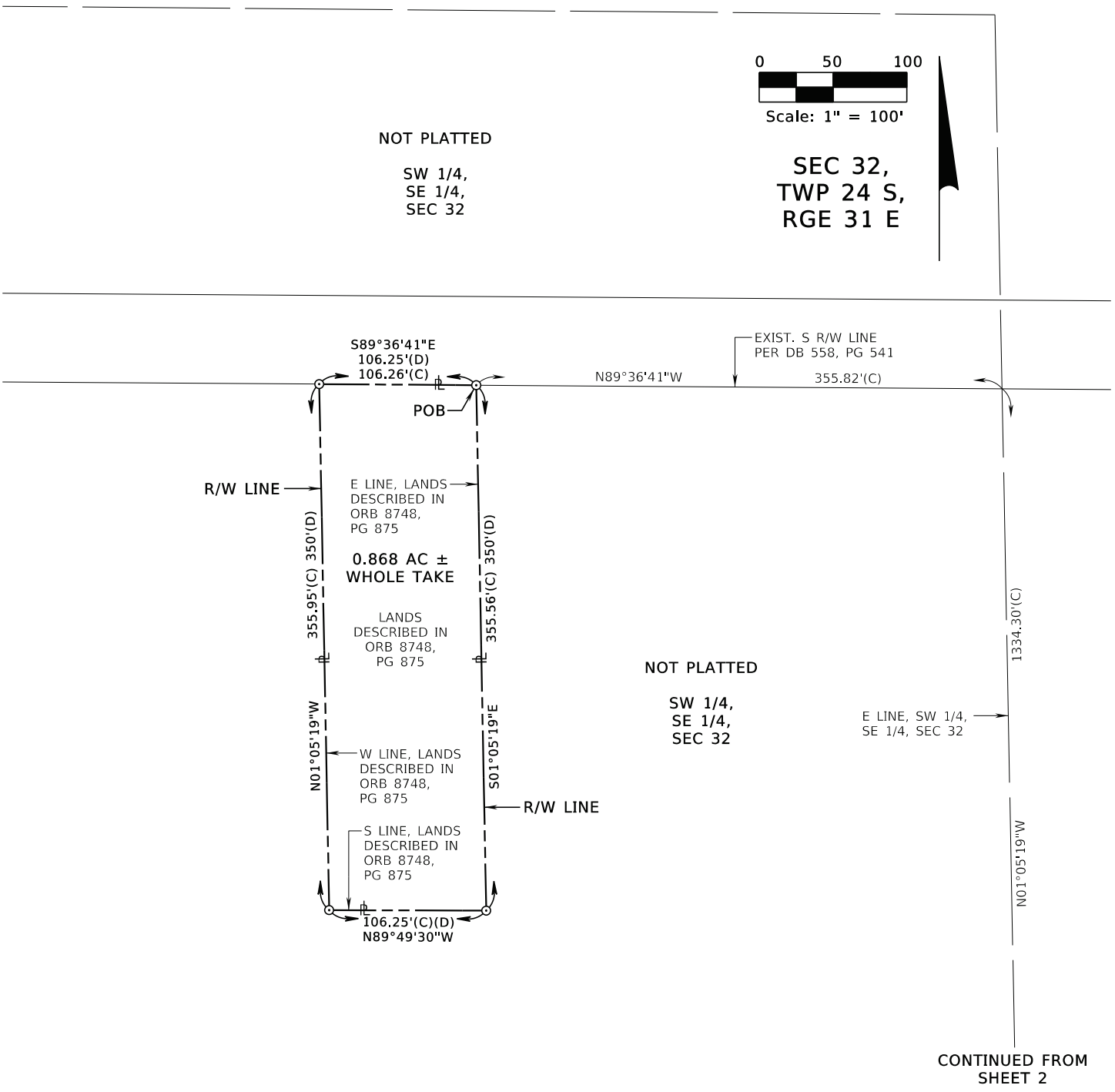
SR 534 (OSCEOLA PARKWAY EXTENSION)
CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
534-272

SCALE: 1"=400'

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 534 (OSCEOLA PARKWAY EXTENSION)
PROJECT NO. 534-243
PARCEL NO. 534-272
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR LEGEND
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011
Dewberry
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120

SKETCH OF DESCRIPTION
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)
CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
534-272

SCALE: 1"=100'

SHEET 3 OF 3

Attachment B

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and an agency of the State of Florida,

Petitioner,

-vs-

WORLD GATEWAY PROPERTY OWNERS' ASSOCIATION, INC., et al,

Defendants.
_____/

CASE NO.: 2026-CA-001465-O

PARCEL NOS. 534-267, 534-269A-E, 534-271, 534-272, 534-273

Proposed

STIPULATION FOR ENTRY OF FINAL JUDGMENT AND ORDER REGARDING ATTORNEYS' FEES AND COSTS AS TO DEFENDANTS, RAYMOND JACKSON AND AIDA I. DIAZ (PARCEL 534-272)

Petitioner, **CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate and agency of the State of Florida** ("CFX"), and Defendants, **RAYMOND JACKSON and AIDA I. DIAZ**, stipulate to the entry of the Final Judgment and Order Regarding Attorneys' Fees and Costs, a copy of which is attached hereto as Exhibit "1".

Respectfully submitted this _____ day of December, 2026.

/s/ Jay W. Small
Jay W. Small
Florida Bar No.: 562890
Jay.Small@Dinsmore.com
Christopher R. Skambis
Florida Bar No. 1044535
Chip.Skambis@Dinsmore.com
Mary.Wilson@Dinsmore.com
Dinsmore & Shohl, LLP
225 E. Robinson St., Suite 600
Orlando, Florida 3201-4334
Telephone: (407) 425-9044
Attorneys for Petitioner

/s/ Eliza J Sweeney
Eliza J. Sweeney
Florida Bar No.: 1060115
Eliza.Sweeney@gray-robinson.com
Kent L. Hipp
Florida Bar No.: 879630
Kent.Hipp@gray-robinson.com
GrayRobinson, P.A.
Post Office Box 3068
Orlando, FL 32802
Telephone: (407) 843-8880
Attorney for RAYMOND JACKSON and AIDA I. DIAZ

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this ____ day of December 2026, I electronically filed the foregoing document with the Clerk of the Court using the Florida Courts E-Filing Portal, which will send copies by email to the attorneys of record via e-mail to their designated email addresses for service.

/s/ Jay W. Small
Jay W. Small
Florida Bar Number: 562890
Counsel for Petitioner

Proposed

EXHIBIT "1"

Proposed

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and an agency of the State of Florida,

Petitioner,

-vs-

WORLD GATEWAY PROPERTY OWNERS' ASSOCIATION, INC., et al,

Defendants.
_____/

CASE NO.: 2026-CA-001465-O

PARCEL NOS. 534-267, 534-269A-E, 534-271, 534-272, 534-273

Proposed

STIPULATED FINAL JUDGMENT AND ORDER REGARDING ATTORNEYS' FEES AND COSTS AS TO DEFENDANTS, RAYMOND JACKSON and AIDA I. DIAZ (PARCEL 534-272)

THIS CAUSE, having come before the Court on a Stipulation for Entry of Final Judgment and Order Regarding Attorneys' Fees and Costs as to Defendants, RAYMOND JACKSON and AIDA I. DIAZ (Parcel 534-272) ("Stipulation"), of **CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate and agency of the State of Florida** ("**CFX**"), and Defendants, **RAYMOND JACKSON and AIDA I. DIAZ** ("Jackson/Diaz"), and the Court having considered the Stipulation and being fully advised in the premises, the Court hereby enters this Stipulated Final Judgment and Order Regarding Attorneys' Fees and Costs as to Defendants, Raymond Jackson and Aida I. Diaz (Parcel 534-272) ("Stipulated Final Judgment"), and it is hereby,

ORDERED and ADJUDGED as follows:

1. That the Court has jurisdiction of the subject matter and the parties to this cause.

2. That the pleadings in this cause are sufficient.

3. That CFX properly exercised its delegated authority.

4. That Parcel 534-272 was acquired for a public purpose.

5. That the taking of Parcel 534-272 was reasonably necessary to serve the public purpose for which Parcel 534-272 was acquired.

6. That Jackson/Diaz shall have extended possession of Parcel 534-272 through July 31, 2027 on the terms outlined in the Order of Taking; provided that CFX shall be entitled to the entry of an *ex parte* order granting a writ of assistance in accordance with Section 73.121, Fla. Stat., in the event that Jackson/Diaz does not vacate Parcel 534-272 by July 31, 2027.

7. That Jackson/Diaz shall maintain primary responsibility for care and maintenance of the property while in extended possession, and disclaim and release CFX from liability for any existing or prospective claims arising from or related to the condition of the property during the period of extended possession but only to the extent arising from conditions created by Jackson/Diaz's use, occupancy, or failure to care for or maintain the property during that period, or from conditions of the property pre-existing entry of the Order of Taking. This disclaimer and release does NOT extend to claims arising from a condition of the property caused by affirmative acts or omissions of CFX, its agents, or its contractors. Omissions shall not be construed to include any duty for CFX, its agents, or contractors to inspect the condition of the property.

8. That, upon the deposit of the good faith estimate of value made on May 26, 2026, pursuant to the Stipulated Order of Taking dated May 11, 2026 ("Order of Taking"), all right, title and interest sought by CFX in Parcel 534-272 described in the attached Exhibit "A" vested in CFX and secured compensation for the persons lawfully entitled to it under Chapter 73, Florida Statutes. This vesting is hereby approved, ratified and confirmed.

9. That the Orange County Tax Collector has disclaimed any further interest in Parcel 534-272 and has been dismissed from this action.

10. That Rocket Mortgage LLC failed to appear in this action, its interest was satisfied

Proposed

and extinguished upon disbursement of the good faith deposit, and has been dismissed from this action.

11. That CFX shall pay Jackson/Diaz the sum of **ONE MILLION TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS** ($1,220,000.00), as full compensation for Parcel 534-272, inclusive of land, improvements, statutory interest, and all other damages of any nature (if any), but exclusive of fees and costs outlined in paragraphs 12-14 below. CFX shall receive credit in the amount of **EIGHT HUNDRED THIRTY-ONE THOUSAND, EIGHT HUNDRED TWENTY AND NO/100 DOLLARS** ($831,820.00) having been previously deposited into the Registry of the Court, in accordance with the Order of Taking.

12. That CFX shall pay the sum of **ONE HUNDRED THIRTY-FIVE THOUSAND NINE HUNDRED FIFTY AND NO/100 DOLLARS** ($135,950.00) for all statutory attorneys' fees under Section 73.092, Fla. Stat.

13. That CFX shall pay the sum of **TWENTY-TWO THOUSAND AND 00/100 DOLLARS** ($22,000.00) for all reasonable expert witness fees and costs as are recoverable under Section 73.091, Fla. Stat.

14. That within thirty (30) days from the date of entry of this Stipulated Final Judgment, CFX shall pay the total sum of **FIVE HUNDRED FORTY SIX THOUSAND ONE HUNDRED THIRTY AND 00/100 DOLLARS** ($546,130.00), to the Gray Robinson, P.A. Trust account and mail same to Kent Hipp, Esq, GrayRobinson, P.A., 301 E. Pine Street, Suite 1400, Orlando, FL 32801, counsel for Defendants, RAYMOND JACKSON and AIDA I. DIAZ, for proper disbursement. This total sum represents full compensation in the amount of $1,220,000.00, less the good faith deposit of $831,820.00 previously made in the Registry of the Court, plus $135,950.00 for all statutory attorneys' fees, plus $22,000.00 for all reasonable expert witness fees and costs.

Proposed

15. That Jackson/Diaz shall have no further claims for full compensation whatsoever arising from the taking of Parcel 534-272 against CFX including, but not limited to, compensation for the taking, interest, attorneys' fees, and expert witness fees and costs.

16. That the Court retains jurisdiction to enter such orders as may be necessary to enforce the terms of this Stipulated Final Judgment, including but not limited to the provisions of Paragraph 6 hereof.

DONE AND ORDERED in Chambers this _____ day of December 2026, in Orange County, Florida.

Proposed

KEVIN WEISS
CIRCUIT COURT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing was filed with the Clerk of the Court this ____ day of December 2026 and a copy will be served via E-Filing Portal to all counsel of record with an electronic mail account listed.

Judicial Assistant/Attorney

D.2

MARCHENA AND GRAHAM, PA

976 LAKE BALDWIN LANE, SUITE 101
ORLANDO, FLORIDA 32814
TELEPHONE (407) 658-8566
TELECOPIER (407) 281-8564
WEBSITE: www.mgfirm.com

MARCOS MARCHENA
MMARCHENA@MGFIRM.COM

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Marcos R. Marchena, Esq., Right of Way Counsel
Marchena and Graham, P.A.

DATE: October 29, 2026

SUBJECT: Proposed Settlement Agreement between the Central Florida Expressway Authority and Bayat International Real Estate, LLC, in the matter of *Central Florida Expressway Authority v. Bayat International Real Estate, et al.*, Case No.: 2025-CA-000274 for all claims related to Parcel 53-410, inclusive of all attorneys' fees and owner's expert costs for Expressway System Project: SR 538 Poinciana Parkway Extension, Segment 538-235 A, Parcel 53-410.

Marchena and Graham, P.A., Right of Way Counsel seeks the recommendation of the Right of Way Committee for approval by the Governing Board of a proposed Settlement Agreement between Central Florida Expressway Authority ("**CFX**") and Bayat International Real Estate, LLC (**"Bayat"**) for the acquisition of Parcel 53-410 for the utilities relocation and construction necessary to complete the State Road 538 Poinciana Parkway Extension Project (**"SR 538 Extension Project"**), in Osceola County, Florida.

BACKGROUND AND DESCRIPTION

On August 8, 2024, the CFX Board adopted the Amended and Restated Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System, Resolution No. 2024-439 authorizing the acquisition of specific properties necessary for the completion of the SR 538 Extension Project, with such resolution including Parcel 53-410.

On February 3, 2025, Right of Way Counsel, Richard Milian, initiated an eminent domain action in the Circuit Court of the Ninth Judicial Circuit, in and for Osceola County, Florida, to, in part, acquire Parcel 53-410, for completion of the SR 538 Extension Project, styled *Central Florida Expressway Authority v. Bayat International Real Estate, LLC,* Case No.: 2025-CA-000274 (the **"Action"**).

On April 24, 2025, the Court entered a Stipulated Order of Taking concerning Parcel 53-410 and subsequently entered an Agreed Order of Apportionment and Disbursement of Parcel 53-410 Good Faith Deposit (**"Agreed Order"**) on June 27, 2025. On May 12, 2025, pursuant to the Order of Taking, CFX deposited into the Court registry its good faith estimate of value totaling $4,393,840.00, of which $4,101,240.00 was apportioned to Bayat and $292,600.00 was apportioned to Outfront Media, LLC,

pursuant to the Agreed Order. The CFX good faith estimate was based on the July 23, 2024 appraisal prepared by CFX appraiser Glen Spivey, which estimated total compensation for Bayat's interest in Parcel 53-410 at $3,994,400.00, plus an additional ten percent (10%) to account for the passage of time since the appraisal was prepared.

According to Mr. Spivey's July 23, 2024 Appraisal Report, the parent tract, which includes Parcel 53-410, consists of 14.464 acres, comprising 5.966 upland acres and 8.498 wetland acres. Of the 5.636 acres comprising Parcel 53-410, Mr. Spivey identified 5.339 upland acres and 0.297 wetland acres. In determining the allocation of uplands and wetlands, Mr. Spivey relied upon the National Wetlands Inventory ("NWI"), an accepted resource for identifying wetlands, rather than conducting a field inspection. Mr. Spivey valued the uplands at $600,000.00 per acre and the wetlands at $10,000.00 per acre. His appraisal also attributed $152,000.00 to the billboard site and $266,000.00 to the billboard improvement, the latter based on estimated net advertising income and the initial understanding that Outfront Media, LLC owned the billboard structure.

On October 28, 2025, Bayat submitted a counteroffer in the amount of $7,664,201.00, supported by additional information concerning the property's upland and wetland acreage, development potential, and actual billboard rental income. Bayat provided additional documentation concerning its ownership of the billboard structure and actual rental income received from Outfront Media, LLC, as lessee, supporting a higher billboard valuation. Additionally, Bayat retained CPH Consulting, Inc., and Bio-Tech to conduct field inspections of the property. Those inspections determined that the 14.46-acre parent tract consists of 7.058 upland acres and 7.41 wetland acres, identifying an additional 1.092 upland acres compared to the acreage reflected in Mr. Spivey's appraisal. CPH Consulting, Inc., further opined that 2.679 acres of wetlands could be developed through mitigation.

Given the location of the proposed taking through a substantial portion of the interior of the parent tract, the allocation of uplands and wetlands warranted further examination. Accordingly, CFX retained Breedlove, Dennis & Associates, Inc., to conduct an independent field study to verify the upland and wetland acreage. That study confirmed the allocation identified by Bayat's experts. Further, based on the successful mitigation of 2.679 acres of wetlands on the adjacent neighboring property, there is a reasonable likelihood that Bayat could similarly obtain approval to mitigate wetlands on the subject property, thereby increasing its development potential.

Bayat also retained appraiser Richard Dreggors, who valued the uplands at $668,511.00 per acre and concluded that total compensation for Parcel 53-410 was $6,993,900.00. His valuation consisted of $3,770,400.00 for the land acquired, $523,600.00 for the billboard income-producing interest, based on actual annual rental income of $28,800.00 capitalized at 5.5% since Bayat owned the billboard, and $2,699,900.00 in incurable damages.

Following negotiations, the parties reached a settlement in the amount of $6,000,000.00, exclusive of attorneys' fees and expert fees, contingent upon approval by the Right of Way Committee and the Board. The final allocation of compensation is set forth in Paragraph 6 of the Settlement Agreement, attached as **Attachment "A."**

The settlement amount is supported by several factors that were not fully reflected in Mr. Spivey's original July 23, 2024 appraisal, including (1) subsequent comparable sales activity, (2) the additional 1.092 acres of uplands confirmed through independent field investigation, (3) the potential to develop 2.679 acres of wetlands through mitigation, and (4) the substantially higher actual billboard rental income. Collectively, these factors support the additional compensation negotiated and provide a reasonable basis for the proposed settlement.

REQUESTED ACTION

A recommendation that the Board approve the proposed Settlement Agreement between the Central Florida Expressway Authority and Bayat International Real Estate, LLC in the matter of *Central Florida Expressway Authority v. Bayat International Real Estate, et al.*, Case No.: 2025-CA-000274, for a negotiated total compensation amount of $6,590,791.56, for all its claims related to Parcel 53-410, inclusive of all attorneys' fees and Bayat's expert costs, and also authorization to the Executive Director or designee to approve any non-substantial changes by legal counsel.

ATTACHMENTS

A. Proposed Settlement Agreement relating to Parcel 53-410 (Bayat International Real Estate, LLC)
B. Aerial of Parcel 53-410

Attachment A

Docusign Envelope ID: 9E560352-DF01-8EAC-81E2-21F27075EBF7

SETTLEMENT AGREEMENT
as to
Poinciana Parkway Extension, Project 538-235 A
Parcel 53-410, Bayat International Real Estate LLC

THIS SETTLEMENT AGREEMENT ("Agreement") is made by and between the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("CFX") and BAYAT INTERNATIONAL REAL ESTATE, LLC (hereinafter "Respondent") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, enter into this settlement agreement (the "Agreement") on this 15th day of October 2026. CFX and the Respondent are sometimes hereinafter individually referred to as a "Party" or collectively as the "Parties."

Proposed

RECITALS

WHEREAS, on February 3, 2025, CFX filed an eminent domain action against Respondent in the Ninth Judicial Circuit Court in and for Osceola County Florida, Case No.:2025-CA-00274 (the "Lawsuit").

WHEREAS, CFX acquired by stipulation with Respondent certain property identified in the Action as Parcel 53-410 (the "Property") upon payment into the registry of the court for the Action of $4,101,240.00, which amounts were determined to be the good faith estimates of value by CFX.

WHEREAS, the Parties have reached a settlement of all claims between the Parties and related items.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Docusign Envelope ID: 9E560352-DF01-8EAC-81E2-21F27075EBF7

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.

2. **No Encumbrances.** Respondent confirms that Respondent caused no encumbrances to have been placed on the subject property since the date of Petitioner's Lis Pendens in this case.

3. **Contingent on CFX Right of Way Committee and CFX Board Approval.** This Settlement Agreement is expressly contingent upon the approval of the CFX Right of Way Committee and the CFX Board of Directors. The parties acknowledge and agree that this Agreement shall not be effective or binding unless and until such approval is obtained. In the event the Board of Directors does not approve this Agreement, this Agreement shall be null and void, and neither party shall have any further obligation to the other under this Agreement. Respondent shall have the right to terminate this Agreement if the approvals required herein are not obtained by December 31, 2026.

4. **Entry of Final Judgment.** Contingent on CFX Board of Directors Approval, the Parties agree to enter the Stipulated Final Judgment attached as **Exhibit A**.

5. **Payment.** CFX shall pay to Respondents' counsel's trust account the remaining settlement amount of **$2,489,551.56** within 30 days of the Stipulated Final Judgment, as outlined in Paragraph 4 of the attached Stipulated Final Judgment (the "Final Amount").

6. **Compensation, Costs and Expenses of the Lawsuit.** The Final Amount referenced in the Final Judgement and below, includes all compensation due to Respondent for the subject property, whatsoever, including but not limited to real estate, severance damages, business damages, interest, costs, attorney fees, expert fees, and all other damages, constituting full and final compensation for the Property. The breakdown of which is as follows:

Proposed

Docusign Envelope ID: 9E560352-DF01-8EAC-81E2-21F27075EBF7

(a) Purchase Price for 53-410 (Bayat International Real Estate LLC)	$6,000,000.00
(b) Attorney's Fees	$524,320.00
(c) Attorney's Costs • Title Report	$150.00
(d) Expert Fees and Costs • Calhoun Dreggors & Associates – Appraiser $40,681.00 • PEER – Engineer $5,158.69 • CPH – Environementalist $15,231.87 • Mike Tannous Engineering – Geotech $5,250.00	$66,321.56
TOTAL AMOUNT	$6,590,791.56
(e) Less Prior Amount Paid by CFX to Bayat International Real Estate for Taking Parcel 53-410	($4,101,240.00)
TOTAL AMOUNT REMAINING TO BE PAID BY CFX	**$2,489,551.56**

CFX shall pay no other amount to Respondent.

7. **Conditional Mutual General Releases.** Upon payment of the Settlement Amount by CFX, the Parties release all claims related to the Property, Project, and the Lawsuit except any obligations owed under this Agreement, the Order of Taking as to Respondent, the Agreed Order of Apportionment and Disbursement of Parcel 53-410 Good Faith Deposit, and the Stipulated Final Judgment. The Parties also do not release any claims for breach of this Agreement.

8. **Indemnification.** Respondent indemnifies CFX against any claims or liens arising before this Agreement's effective date caused by Respondent.

Proposed

Docusign Envelope ID: 9E560352-DF01-8EAC-81E2-21F27075EBF7

9. **No Assignment.** The Parties to this Agreement represent and affirm that neither has assigned to any third-party any of the claims or causes of action it has, had, or may have against each other.

10. **Advice of Counsel.** The Parties to this Agreement hereby acknowledge, agree, represent, and warrant: (i) that such Party has had the advice of counsel of such Party's own choosing in negotiations for, and in the preparation of, this Agreement; (ii) that such Party has read this Agreement or has had the same read to such Party by its counsel; and (iii) that such Party enters into this Agreement voluntarily and is fully aware of this Agreement's contents and legal effect.

11. **Miscellaneous Provisions.** This Agreement is governed by Florida law, with disputes resolved in the Ninth Judicial Circuit Court, Osceola County. It represents the entire agreement, is severable, and may only be amended in writing.

12. **Captions and Headings.** The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any terms, covenants, conditions, or agreements contained herein.

13. **Counterparts.** This Agreement may be executed in separate counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument. Facsimile copies or Portable Document Format (PDF) copies of signatures shall be deemed effective as if originals for all purposes.

14. **Authority**. Each individual executing this Agreement on behalf of a party hereto represents and warrants that they are duly authorized to execute this Agreement and to bind the party on whose behalf they are signing.

Proposed

Docusign Envelope ID: 9E560352-DF01-8EAC-81E2-21F27075EBF7

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY **Glenn Pressimone, Chief of Infrastructure** Date: 10/15/2026 MARCHENA & GRAHAM, P.A. RIGHT OF WAY COUNSEL Keith Graham, Esq. Date: 10-14-2026	**BAYAT INTERNATIONAL REAL ESTATE LLC** DocuSigned by: Anthony N. Kostantinidis 4791D117D4D440C... Anthony N. Kostantinidis **Print Name** Date: 10/12/2026 THE ORT LAW FIRM Respondent's Counsel Signed by: Joseph D. Ort B62B0D747E584E6... Joseph D. Ort, Esq. Date: 10/14/2026

Proposed

EXHIBIT A

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2025-CA-000274 ED
Division: 20-B

Parcel No.(s): 53-410 (Bayat International Real Estate LLC)

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida,

Petitioner,

v.

BAYAT INTERNATIONAL REAL ESTATE LLC, a Florida limited liability company, et al.,

Respondents.

_____/

Proposed

STIPULATED FINAL JUDGMENT AS TO BAYAT INTERNATIONAL REAL ESTAE LLC (PARCEL 53-410)

THIS CAUSE came on for consideration by the Court, upon the Joint Motion and Stipulation for Entry of this Stipulated Final Judgment as to Bayat International Real Estate (Parcel 53-410) made by Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY, ("Petitioner" or "CFX"), and Respondent, BAYAT INTERNATIONAL REAL ESTATE, LLC, a Florida limited liability company ("Bayat"), as the former owner of Parcel 53-410, and the Court, having reviewed the Joint Motion and Stipulation for Entry of Final Judgment as to Parcel 53-410, finding that the parties are authorized to enter into such motion, finding that the compensation to be paid by the Petitioner is full, just, and reasonable for all parties concerned and the Court being otherwise fully advised in the premises, it is now, therefore

ORDERED AND ADJUDGED as follows:

1. Bayat shall recover of and from the Petitioner the sum of **SIX MILLION FIVE HUNDRED NINETY THOUSAND SEVEN HUNDRED NINETY-ONE AND 56/100 DOLLARS ($6,590,791.56)**, consisting of (a) Six Million and No/100 Dollars ($6,000,000.00),

as full compensation to Bayat for its claims and interest in Parcel 53-410; (b) Five Hundred Twenty-Four Thousand Three Hundred Twenty and No/100 Dollars ($524,320.00) as Bayat's attorney's fees; (c) One Hundred Fifty and No/100 Dollars ($150.00) as attorney's Costs; and (d) Sixty-Six Thousand Three Hundred Twenty-One and 56/100 Dollars ($66,321.56) as all expert fees and costs; in full and final satisfaction of all claims made by Bayat, its agents, successors and assigns for 53-410, herein taken as fee simple, subject to apportionment claims, if any, and all severance damages, business damage, tort damages, if any, and all other damages and claims including attorneys' fees and litigation costs, and expert fees and costs, pursuant to §§ 73.091 and 73.092, *Fla. Stat.*

2. That the final award pursuant to Paragraph 1 herein shall resolve all of Bayat's claims whatsoever, including claims of compensation arising from the taking of Parcels 53-410, taken as fee simple, and severance damages, business damages, tort damages, interest, attorneys' fees, attorneys' costs, experts' fees, experts' costs, and any other claim by Bayat against CFX, pursuant to §§ 73.091 and 73.092, *Fla. Stat.* The compensation awarded to Bayat in Paragraph 1 is not subject to apportionment by OUTFRONT MEDIA LLC. This exception applies solely to apportionment claims by OUTFRONT MEDIA LLC and does not preclude apportionment claims by any other person or entity. Nothing contained herein shall be construed as adjudicating, releasing, impairing, prejudicing, or otherwise affecting any independent claim, right, interest, defense, or entitlement to compensation of OUTFRONT MEDIA LLC against CFX for its interests in Parcel 53-410.

3. That title to Parcel 53-410, as properly described in Exhibit "A" to the Order of Taking entered on April 24, 2025 ("Order of Taking"), which vested in CFX pursuant to the Order of Taking and deposit on May 12, 2025, heretofore made, is hereby approved, confirmed, and ratified.

Proposed

4. That within twenty (30) days after entry of this Stipulated Final Judgment, CFX shall pay **TWO MILLION FOUR HUNDRED EIGHTY-NINE THOUSAND FIVE HUNDRED FIFTY-ONE AND 56/100 DOLLARS ($2,489,551.56.)**, this sum being the difference between the FOUR MILLION ONE HUNDRED-ONE THOUSAND TWO HUNDRED FORTY AND NO/100 DOLLARS ($4,101,240.00) previously apportioned and disbursed to Bayat pursuant to the Agreed Order of Apportionment and Disbursement of Parcel 53-410 Good Faith Deposit entered June 27, 2025, and the final sum set forth in Paragraph 1 herein, to the ORT LAW FIRM's trust account, c/o Joesph D. Ort, Esq., 1305 E. Plant Street, Winter Garden, Florida 34787 as full compensation for Parcel 53-410.

5. Bayat shall be fully responsible for any and all apportionment claims as may be asserted by other parties with respect to compensation proceeds as described in Paragraph 1 of this Stipulated Final Judgment, except any claims made by OUTFRONT MEDIA, LLC.

6. Bayat shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary and shall provide CFX with a disclosure form, if applicable, pursuant to § 286.23, *Fla. Stat.*

7. There shall be no further claims by Bayat, or by any person or entity claiming by, through, under, or against Bayat, against CFX for any additional monies arising from CFX's acquisition of Bayat's interest in Parcel 53-410.

8. The Court reserves jurisdiction to enforce the terms of this Stipulated Final Judgment.

DONE AND ORDERED in Kissimmee, Osceola County, Florida, this ___ day of _____, 2026.

_____
Honorable Christine E. Arendas
Circuit Judge

Proposed

COPIES TO:
Marcos Marchena, Esquire
Primary: mmarchena@mgfirm.com
Secondary: kgraham@mgfirm.com
vdavid@mgfirm.com

Joeseph D. Ort, Esquire
Primary: Primary: joe@ortlawfirm.com
Secondary: admin@ortlawfirm.com
rebecca@ortlawfirm.com

Proposed

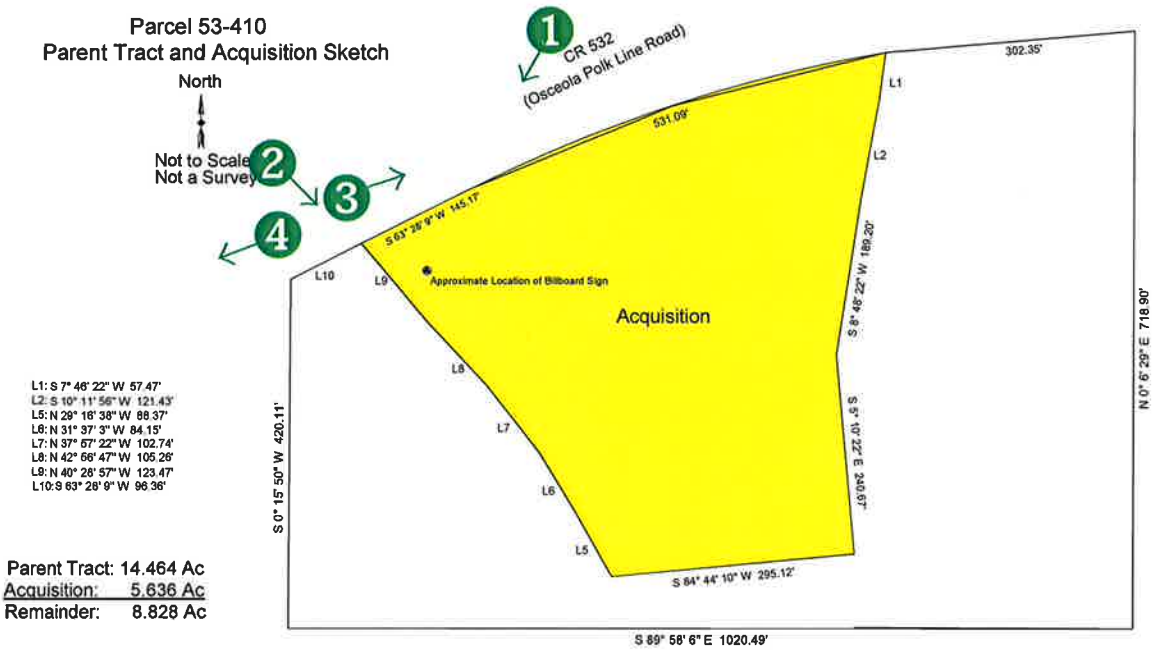
Attachment B

Parcel: 53-410
Project: 538-235A
County: Osceola

AERIAL OF SUBJECT



Parcel 53-410
Parent Tract and Acquisition Sketch



L1: S 7° 46' 22" W 57.47'
L2: S 10° 11' 56" W 121.43'
L5: N 29° 16' 38" W 88.37'
L6: N 31° 37' 3" W 84.15'
L7: N 37° 57' 22" W 102.74'
L8: N 42° 56' 47" W 105.26'
L9: N 40° 26' 57" W 123.47'
L10:S 63° 28' 9" W 96.36'

Parent Tract: 14.464 Ac
Acquisition: 5.636 Ac
Remainder: 8.828 Ac


OSCEOLA POLK LINE RD
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
LWP LLC
7220

D.3

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Jacob C. McMahon
Assistant General Counsel Jacob C. McMahon

DATE: November 9, 2026

SUBJECT: Proposed Resolution Declaring Certain Real Property as Surplus Property and Authorizing the Disposal of Such Surplus Property in Accordance with CFX's Amended and Restated Master Bond Resolution, Real Property Policy, and Real Property Procedures Manual for the SR 429, Wekiva Parkway, Stanton Ridge Property.

Jacob C. McMahon, Assistant General Counsel for the Central Florida Expressway Authority (**"CFX"**), hereby seeks the recommendation of the Right-of-Way Committee for approval by the CFX Board of the proposed Resolution Declaring Certain Real Property as Surplus Property and Authorizing the Disposal of Such Property in Accordance with CFX's Amended and Restated Master Bond Resolution, Real Property Policy, and Real Property Procedure Manual for the SR 429, Wekiva Parkway, Stanton Ridge Property.

BACKGROUND AND DESCRIPTION

CFX is the successor entity of the Orlando-Orange County Expressway Authority, which acquired various real properties for the construction of SR 429, Wekiva Parkway, and associated facilities (collectively the **"Expressway Facilities"**). One such acquisition was the Stanton Ridge platted subdivision in 2007. Although only a portion of the subdivision was required for construction of the Expressway Facilities, the construction would have eliminated access to the remainder of the subdivision. Accordingly, it was determined that it was in CFX's best interest to acquire the Stanton Ridge subdivision in its entirety.

During construction of the Expressway Facilities, the remainder of the subdivision was used as a staging area and for temporary on-site construction management offices. As construction progressed, CFX demolished, reconfigured, and reconstructed certain streets within the subdivision, ultimately restoring access to the remaining property via the Belgian Street crossing over Wekiva Parkway.

Following completion of the Expressway Facilities in the vicinity of the reconfigured Stanton Ridge subdivision, the subdivision was replatted, resulting in the "Stanton Ridge Property," as more particularly described in **Exhibit "A"** to the proposed Resolution. CFX has retained fee-simple ownership of the Stanton Ridge Property, which is no longer needed for the Expressway Facilities. Recently, there has been interest expressed by several private developers in purchasing the Stanton Ridge Property, which currently consists of thirty-three buildable residential lots that are utility ready, as well as associated community tracts of land.

Pursuant to CFX's Real Property Procedures Manual, CFX staff and CFX's General Engineering Consultant (the **"GEC"**) have examined the Stanton Ridge Property and determined that it is not needed to support existing Expressway Facilities. Accordingly, the GEC has certified that the Stanton Ridge Property is not essential for present or future construction, operation, or maintenance of the Expressway Facilities or for CFX purposes and that the disposition of the Stanton Ridge Property would not impede or restrict the Expressway System, as required in CFX's Amended and Restated Master Bond Resolution. A copy of the certification is attached as **Exhibit "B"** to the proposed Resolution.

REQUESTED ACTION

Recommendationof the Right-of-Way Committee for approval by the CFX Board of the proposed Resolution Declaring Certain Real Property as Surplus Property and Authorizing the Disposal of such Surplus Property in Accordance with CFX's Amended and Restated Master Bond Resolution, Real Property Policy, and Real Property Procedures Manual for the SR 429, Wekiva Parkway, Stanton Ridge Property.

ATTACHMENTS

A. Proposed Resolution Declaring Certain Real Property as Surplus Property and Authorizing the Disposal of such Surplus Property in Accordance with CFX's Amended and Restated Master Bond Resolution, Real Property Policy, and Real Property Procedures Manual for the SR 429, Wekiva Parkway, Stanton Ridge Property.

Attachment A

A RESOLUTION OF THE GOVERNING BOARD OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY; AUTHORIZING THE DISPOSAL OF SUCH SURPLUS PROPERTY IN ACCORDANCE WITH CFX'S AMENDED AND RESTATED MASTER BOND RESOLUTION, REAL PROPERTY POLICY, AND REAL PROPERTY PROCEDURES MANUAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Proposed

WHEREAS, the Central Florida Expressway Authority (**"CFX"**), is empowered by Chapter 348, part Ill, Florida Statutes, to acquire, hold, construct, improve, maintain, and operate the Central Florida Expressway System (the **"Expressway System"**), and is further authorized to sell, lease, transfer, or otherwise dispose of any property or interest therein at any time acquired by CFX; and

WHEREAS, CFX's Real Property Policy provides that the CFX Governing Board (the **"Board"**) may declare and designate real property owned by CFX to be surplus real property after making a finding that such real property is located outside of the current operating right of way limits of the Expressway System, not currently needed to support the existing Expressway System, and no longer essential for present or future construction, operation, or maintenance of the Expressway System or for essential agency purposes; and

WHEREAS, the Real Property Policy, provides that the agency may dispose of real property designated as surplus property by selling it or exchanging it with private or public entities or persons in accordance with CFX's Amended and Restated Master Bond Resolution and Real Property Procedures Manual (the **"Real Property Manual"**); and

WHEREAS, CFX staff and its General Engineering Consultant (the **"GEC"**) have examined the Expressway System facilities for State Road 429 improvements associated with the Wekiva Parkway and determined that the real property as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference (the **"Stanton Ridge Property"**), is located outside of the current operating right of way limits of the Expressway System and are not needed to support the existing Expressway System; and

WHEREAS, in the letter attached as **Exhibit "B"**, the GEC has certified that the Stanton Ridge Property is no longer essential for the operation of the Expressway System and that the sale of such property would not impede or restrict the current or future construction, operation, or maintenance of the Expressway System; and

WHEREAS, based on the foregoing, and the recommendation made by the Right-of-Way Committee at its meeting on November 18, 2026, the Board finds it in the best interest of CFX and the public to adopt this Resolution declaring and designating the Stanton Ridge Property as surplus property.

NOW, THEREFORE, BE IT RESOLVED BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AS FOLLOWS:

1. Findings of Fact. Based on the representations made by staff and the GEC, and the recommendation of the Right-of-Way Committee, the Board hereby finds that the real property identified as the **"Stanton Ridge Property"**, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, is:

A. Located outside of the current operating right-of-way limits of the Expressway System; and

B. Not currently needed to support the existing Expressway System; and

C. No longer essential for present or future construction, operation, or maintenance of the Expressway System or for essential CFX purposes.

2. Declaration of Surplus Property. Having made the above findings, the Board hereby declares and designates the Stanton Ridge Property as surplus property.

3. Disposal Authorization. The Board hereby authorizes CFX staff to dispose of the Stanton Ridge surplus property in accordance with CFX's Amended and Restated Master Bond Resolution, Real Property Policy, and Real Property Manual.

4. Effective Date. This Resolution shall take effect immediately upon adoption by the CFX governing Board.

ADOPTED this 10th day of December, 2026.

Proposed

_____
Buddy Dyer
Board Chairman

Attest: _____
Regla ("Mimi") Lamaute
Manager of Executive and Board Services

Approved as to form and legality for the exclusive use and reliance for CFX

_____
Jacob C. McMahon
Assistant General Counsel

Exhibit "A"
Replat of Stanton Ridge Property

PLAT BOOK ____ PAGE ____

STANTON RIDGE

A REPLAT OF A PORTION OF LOT 11, BLOCK "O"
MAP OF PLYMOUTH (PLAT BOOK "B", PAGES 17 & 18)
LOCATED IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND
A PORTION OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

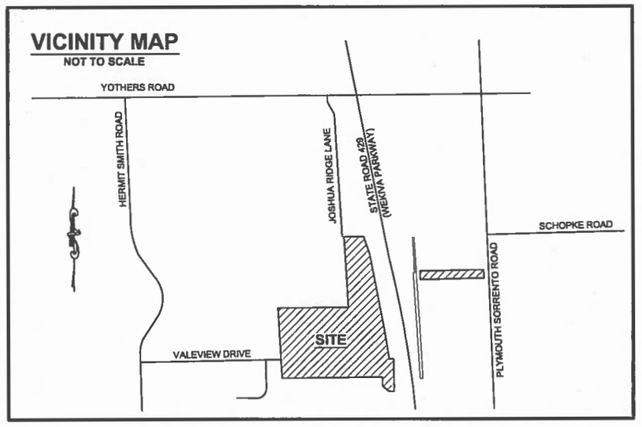
ALL THAT TRACT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, AND A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND BEING A PORTION OF LOT 11, BLOCK "O", MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 17 & 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE S 89°28'38" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 278.71' TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429 (WEKIVA PARKWAY), AND THE POINT OF BEGINNING; THENCE S 00°27'48" E ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 134.32' TO A POINT; THENCE DEPARTING SAID LIMITED ACCESS RIGTH-OF-WAY LINE, S 89°31'59" W A DISTANCE OF 46.60' TO A POINT; THENCE N 52°38'26" W A DISTANCE OF 79.53' TO A POINT; THENCE N 00°31'22" W A DISTANCE OF 65.41' TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S 89°28'38" W ALONG SAID SOUTH LINE, A DISTANCE OF 947.47 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 03°11'27" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 660.56' TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 89°28'15" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 668.05' TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 03°20'21" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 661.41' TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 89°28'22" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 168.55' TO A POINT ON SAID LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE CONTINUE N 89°28'22" E ALONG SAID NORTH LINE AND ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 15.06 FEET TO A POINT; THENCE S 19°35'38" E A DISTANCE OF 166.37' TO A POINT; THENCE S 10°53'28" E A DISTANCE OF 488.82' TO A POINT OF A NON-TANGENT CURVE; THENCE 519.51' ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 2°38'07", A RADIUS OF 11,295.20', A CHORD BEARING S 09°56'57" E, AND A CHORD OF 519.46' TO A POINT; THENCE N 89°07'33" E A DISTANCE OF 43.20' TO A POINT; THENCE S 00°27'48" E A DISTANCE OF 170.77' TO THE POINT OF BEGINNING. THE LAST FIVE COURSES BEING COINCIDENT WITH SAID LIMITED ACCESS RIGHT-OF-WAY LINE. CONTAINING 19.44 ACRES MORE OR LESS.

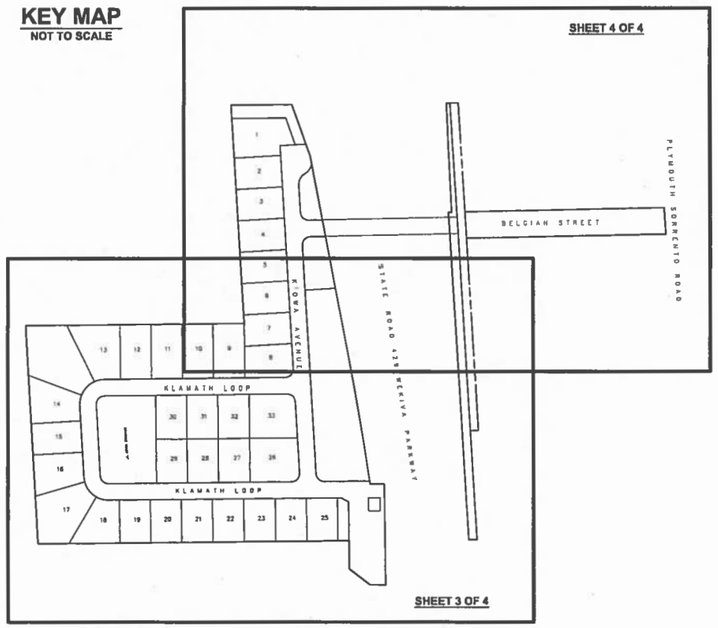
TOGETHER WITH:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST; THENCE N 03°29'20" W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 912.27' TO A POINT; THENCE N 88°50'37" E A DISTANCE OF 25.02' TO A POINT ON THE EAST LINE OF A 25 FOOT WIDE UNNAMED PUBLIC RIGHT-OF-WAY, AND THE WEST LINE OF LOT 11, BLOCK "O", MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 17 & 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE N 03°29'20" W ALONG SAID WEST LINE, A DISTANCE OF 80.06' TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 88°50'37" E ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 605.51' FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE S 03°29'31" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.06' TO A POINT; THENCE S 88°50'37" W ALONG A LINE 80 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 605.51' TO THE POINT OF BEGINNING. CONTAINING 1.11 ACRES MORE OR LESS.

VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING SOUTH 89°28'38" WEST, AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983,2007 ADJUSTMENT (NAD83/07), ZONE 901, FLORIDA EAST.

2. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. AN EASEMENT FOR EMERGENCY INGRESS AND EGRESS ACROSS TRACT "A" IS HEREBY DEDICATED TO THE CITY OF APOPKA.

4. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF APOPKA AS A CONDITION OF PLATTING.

5. TRACT "H", THE LIFT STATION TRACT, IS OWNED IN FEE SIMPLE BY THE CITY OF APOPKA AND MAY BE UTILIZED FOR LIFT STATION PURPOSES AS LONG AS DEEMED NECESSARY BY THE CITY.

6. ACCESS & UTILITY TRACT, OPEN SPACE TRACT, AND ALL DRAINAGE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

7. THERE IS A DRAINAGE AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:
   10 FEET IN FRONT OF ALL LOTS, UNLESS OTHERWISE SHOWN
   5 FEET ALONG THE SIDES OF ALL LOTS, UNLESS OTHERWISE SHOWN
   7.5 FEET ALONG THE REAR OF ALL LOTS, UNLESS OTHERWISE SHOWN

8. THERE IS A BLANKET INGRESS AND EGRESS EASEMENT ACROSS THE DRAINAGE TRACTS DEDICATED TO THE CITY OF APOPKA FOR MAINTENANCE OF THE STORMWATER PIPES AND STRUCTURES.

9. MAINTENANCE OF DRAINAGE STRUCTURES WITHIN THE DRAINAGE TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

10. ALL LINES ARE RADIAL UNLESS SHOWN AS NON-RADIAL (NR).

11. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY.

12. THE 80' BY 605.51' SECTION OF BELGIAN STREET RIGHT-OF-WAY DEPICTED HEREON IS HEREBY CONVEYED IN FEE TO THE CITY OF APOPKA SUBJECT TO AN EASEMENT IN FAVOR OF THE HOMEOWNERS ASSOCIATION FOR ENTRY FEATURE/SIGNAGE AS DEPICTED HEREON.

13. MAINTENANCE OF LANDSCAPING WITHIN THE AFOREMENTIONED SECTION OF BELGIAN STREET RIGHT-OF-WAY, BUT OUTSIDE OF THE ENTRY FEATURE/SIGNAGE EASEMENT AREA, SHALL BE THE OBLIGATION OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE CITY OF APOPKA APPROVES DEVELOPMENT OF ADJACENT PARCELS TO THE NORTH OR SOUTH AT WHICH TIME THE CITY SHALL REQUIRE THAT THE RESPECTIVE OWNERS OF SUCH ADJACENT PARCELS TAKE OVER MAINTENANCE OF ADJACENT LANDSCAPING.

14. CFX RESERVES ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS, ANY STATE ROAD 429 RIGHT-OF-WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT-OF-WAY.

15. A BLANKET EASEMENT FOR UTILITIES OVER TRACT "G" IS DEDICATED BY THIS PLAT.

16. A WALL SHALL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITHIN THE 10 FOOT WIDE WALL EASEMENT LOCATED ON TRACTS "A", "B", "C", AND "E".

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S. INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6065 FAX: (407) 878-0641
Land Surveyor Business License No. 6556

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STANTON RIDGE A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, THAT CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AGENCY OF THE STATE OF FLORIDA, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW ON _____, 2018.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AGENCY OF THE STATE OF FLORIDA.

BY: _____
SIGNATURE

PRINTED NAME: _____

TITLE: _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: _____
WITNESS SIGNATURE

BY: _____
WITNESS SIGNATURE

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON _____ 2018 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____, IN HIS OR HER CAPACITY AS _____ OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED THE FOLLOWING IDENTIFICATION _____, AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF ON BEHALF OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND THAT THEY WERE DULY AUTHORIZED TO EXECUTE THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

JOINDER AND CONSENT TO DEDICATION BY THE CITY OF APOPKA

KNOW ALL BY THESE PRESENTS, THAT THE CITY OF APOPKA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BEING THE OWNER IN FEE SIMPLE OF A PORTION OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW ON _____, 2018.

THE CITY OF APOPKA, A MUNICIPAL CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA.

BY: _____
SIGNATURE

PRINTED NAME: _____

TITLE: _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: _____
WITNESS SIGNATURE

BY: _____
WITNESS SIGNATURE

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON _____, 2018 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY _____ AND _____ OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF FLORIDA WHO IS/ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION _____ AND _____ RESPECTIVELY AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THERETO DULY AUTHORIZED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY APOPKA LAND DEVELOPMENT REVIEW BOARD

THIS IS TO CERTIFY, THAT ON _____ 2018, THE APOPKA LAND DEVELOPMENT REVIEW BOARD APPROVED THE FOREGOING.

CHAIRMAN: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177.

CITY SURVEYOR: _____
DATE: _____

CERTIFICATE OF REVIEW BY CITY ENGINEER

EXAMINED AND APPROVED: _____,
DATE: _____

CITY ENGINEER: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED AND FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

DATED: _____ SIGNED _____
H. PAUL deVIVERO

REGISTRATION NUMBER: LS 4990

GEODATA CONSULTANTS, INC.
1349 S. INTERNATIONAL PARKWAY, SUITE 2401
LAKE MARY, FLORIDA, 32746

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ 2018 AS FILE NUMBER _____, COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY: _____.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

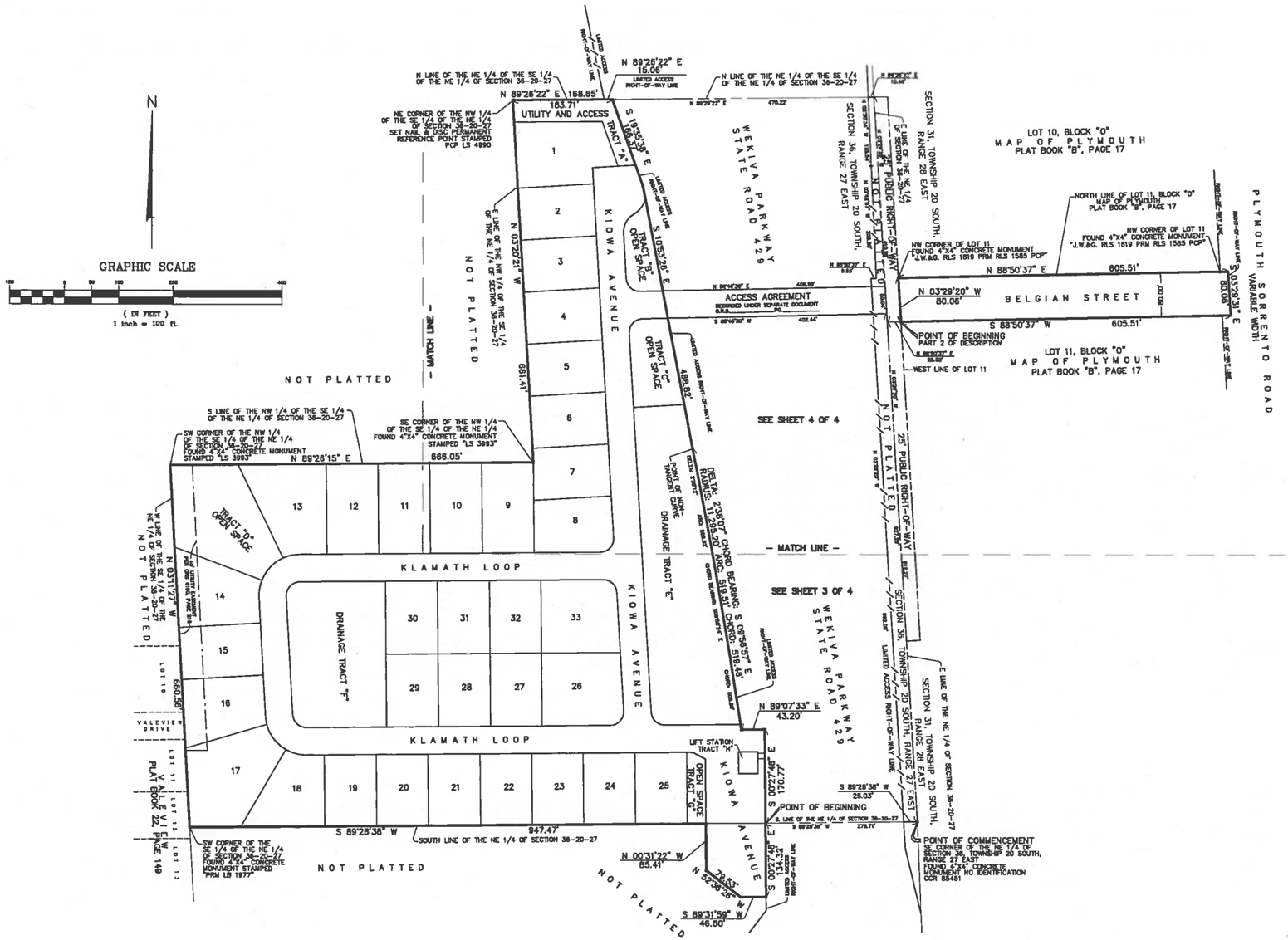
THIS IS TO CERTIFY, THAT ON _____, 2018 THE _____ APPROVED THE FOREGOING PLAT.

MAYOR: _____

ATTEST: _____ CITY CLERK

STANTON RIDGE

A REPLAT OF A PORTION OF LOT 11, BLOCK "O"
MAP OF PLYMOUTH (PLAT BOOK "B", PAGES 17 & 18)
LOCATED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S. INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

STANTON RIDGE

A REPLAT OF A PORTION OF LOT 11, BLOCK "O"
MAP OF PLYMOUTH (PLAT BOOK "B", PAGES 17 & 18)
LOCATED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

LEGEND

- ⊡ SET 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED PRM LS 4990
- ⊛ SET NAIL & DISC PERMANENT REFERENCE POINT STAMPED PCP LS 4990
- CCR CERTIFIED CORNER RECORD
- LB LAND SURVEYOR BUSINESS
- LS PROFESSIONAL LAND SURVEYOR
- ORB OFFICIAL RECORDS BOOK
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- RLS REGISTERED LAND SURVEYOR

NOT PLATTED

SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36-20-27 FOUND 4"X4" CONCRETE MONUMENT STAMPED "LS 3993"

S LINE OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36-20-27

N 89°26'15" E 666.05'

SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 FOUND 4"X4" CONCRETE MONUMENT STAMPED "LS 3993"

- MATCH LINE -

N 03°20'21" W 651.41'

5' FENCE EASEMENT

5' LANDSCAPE EASEMENT

SEE NOTE 7

SEE NOTE 6

5' LANDSCAPE EASEMENT (TYPICAL)

TRACT "O" OPEN SPACE

S 26°00'44" E 189.41'

N 89°31'01" W 171.55'

40' UTILITY EASEMENT PER ORB 1198, PAGE 218

N 03°11'27" W 149.94'

N 03°11'27" W W. LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36-20-27

KLAMATH LOOP

N 89°27'18" E 604.26'

DRAINAGE TRACT "F"

5' LANDSCAPE EASEMENT (TYPICAL)

SEE NOTE 7

5' LANDSCAPE EASEMENT (TYPICAL)

N 89°27'42" E

S 89°28'38" W 609.82'

KLAMATH LOOP

S 89°28'38" W 947.47'

SOUTH LINE OF THE NE 1/4 OF SECTION 36-20-27

SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36-20-27 FOUND 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 1977"

VALEVIEW DRIVE

VALEVIEW PLAT BOOK 22, PAGE 149

LOT 10 LOT 11 LOT 12 LOT 13

5' FENCE EASEMENT

15' DRAINAGE EASEMENT

SEE NOTE 7

5' LANDSCAPE EASEMENT (TYPICAL)

OPEN SPACE TRACT "G"

S 15°42'15" E 161.39'

S 61°09'24" E 28.17'

S 00°31'22" W 117.12'

N 00°31'22" W 85.41'

N 52°36'26" W 79.53'

S 89°31'59" W 46.60'

NOT PLATTED

KIOWA AVENUE

S 03°21'15" E 791.27'

S 03°21'15" E 556.00'

S 03°21'15" E 315.87'

5' LANDSCAPE EASEMENT

10' DRAINAGE & UTILITY EASEMENT

DRAINAGE TRACT "E"

TRACT "C" OPEN SPACE

S 10°53'25" E 488.82'

10' WALL EASEMENT SEE NOTE 16

LIMITED ACCESS RIGHT-OF-WAY LINE

POINT OF NON-TANGENT CURVE

RADIUS: 11,295.20' DELTA: 2°36'07" ARC: 519.51' CHORD BEARING: S 09°56'57" E CHORD: 519.46'

DELTA: 2°33'12" ARC: 509.92' CHORD BEARING: S09°38'24" E CHORD: 509.88'

10' WALL EASEMENT SEE NOTE 16

LIMITED ACCESS RIGHT-OF-WAY LINE

FALLS IN SANITARY MANHOLE SET (4) STRADDLE NAIL & DISK "PCP LS 4990"

10' DRAINAGE & UTILITY EASEMENT

S 89°28'38" W 139.27'

S 89°28'38" W 128.05'

LIFT STATION TRACT "H"

N 89°07'33" E 43.20'

DETAIL

N 89°32'12" E 13.04'

UTILITY EASEMENT 10.00' 10.00'

13.02' S 89°32'12" W

S 00°32'18" E

POINT OF BEGINNING

S 89°28'38" W 25.03'

S. LINE OF THE NE 1/4 OF SECTION 36-20-27 S 89°28'38" W 278.71'

POINT OF COMMENCEMENT SE CORNER OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST FOUND 4"X4" CONCRETE MONUMENT NO IDENTIFICATION CCR 85451

E LINE OF THE NE 1/4 OF SECTION 36-20-27

SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST

LIMITED ACCESS RIGHT-OF-WAY LINE

N 03°29'20" W 927.29'

25' PUBLIC RIGHT-OF-WAY

912.27'

992.06'

N 03°29'20" W

NOT PLATTED

- MATCH LINE -

WEKIVA PARKWAY STATE ROAD 429

LIMITED ACCESS RIGHT-OF-WAY LINE

S 00°27'48" E 134.32'

S 00°27'48" E

N 89°07'33" E 43.20'

170.77'

90.09'

43.20'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	87°52'29"	25.00'	38.34'	N 47°17'30" W	34.69'
C2	62°41'20"	37.00'	40.46'	S 27°59'25" W	38.49'
C3	43°26'16"	48.00'	36.39'	S 37°36'57" W	35.53'
C4	92°07'31"	25.00'	40.20'	S 42°42'30" W	36.01'
C5	92°48'33"	25.00'	40.50'	S 43°03'01" W	36.21'
C6	87°11'27"	25.00'	38.04'	S 46°56'59" E	34.48'
C7	92°49'53"	25.00'	40.51'	S 43°03'42" W	36.22'
C8	87°10'07"	25.00'	38.03'	N 46°56'18" W	34.47'
C9	87°20'01"	25.00'	38.11'	N 46°51'21" W	34.52'
C10	87°20'01"	50.00'	76.21'	N 46°51'21" W	69.05'

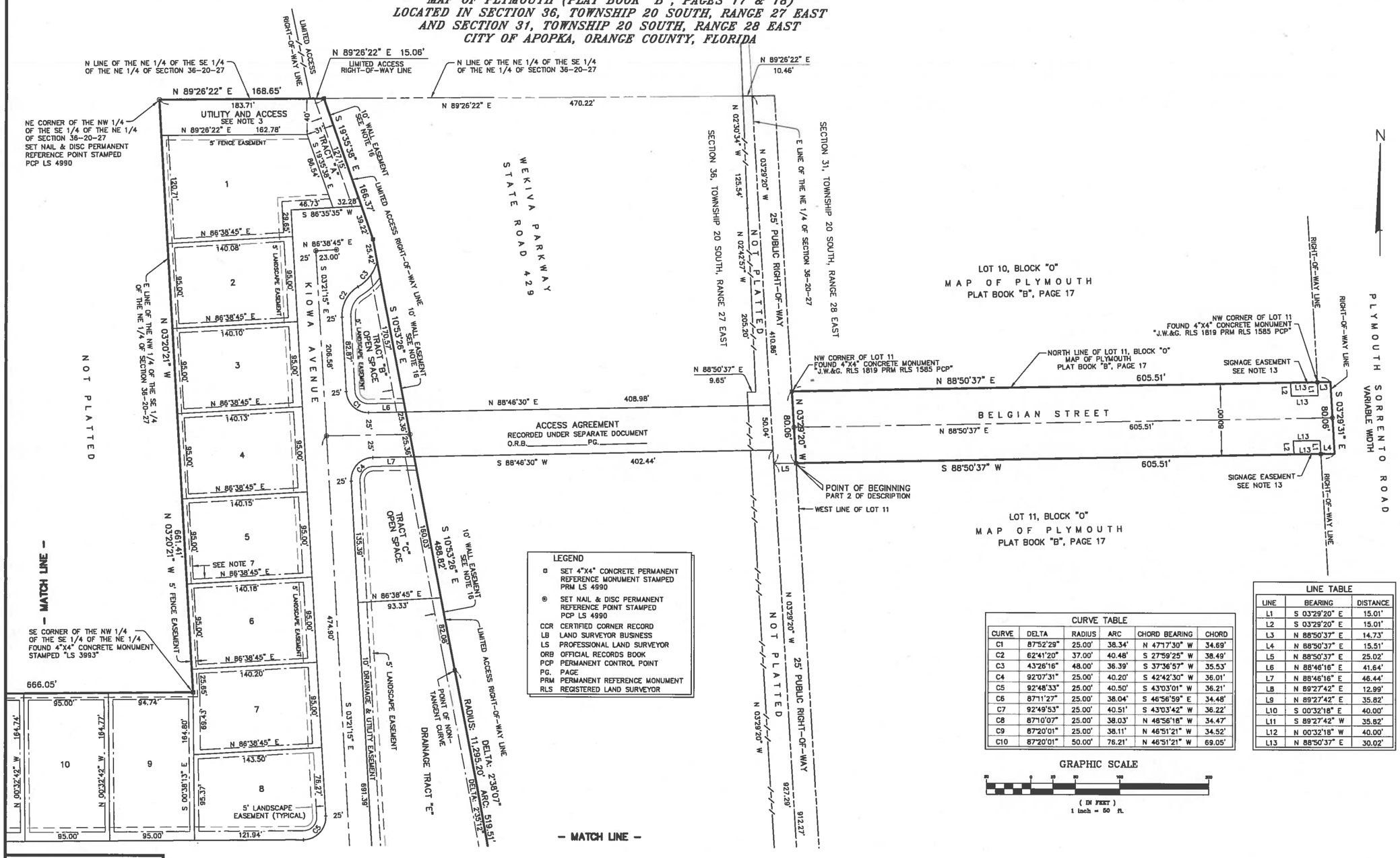
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C11	87°20'01"	75.00'	114.32'	N 46°51'21" W	103.57'
C12	11°55'05"	75.00'	15.60'	S 09°08'53" E	15.57'
C13	45°07'14"	75.00'	59.06	S 37°40'03" E	57.55'
C14	30°17'42"	75.00'	39.66'	S 75°22'31" E	39.20'
C15	92°38'39"	25.00'	40.42'	N 43°07'59" E	36.16'
C16	92°38'39"	50.00'	80.84'	N 43°07'59" E	72.32'
C17	92°38'39"	75.00'	121.27'	N 43°07'59" E	108.49'
C18	24°46'44"	75.00'	32.44'	N 09°12'01" E	32.18'
C19	44°04'02"	75.00'	57.68'	N 43°37'24" E	56.27'
C20	23°47'53"	75.00'	31.15'	N 77°33'21" E	30.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°29'20" E	15.01'
L2	S 03°29'20" E	15.01'
L3	N 88°50'37" E	14.73'
L4	N 88°50'37" E	15.51'
L5	N 88°50'01" E	25.02'
L6	N 88°46'16" E	41.64'
L7	N 88°46'16" E	46.44'
L8	N 89°27'42" E	12.99'
L9	N 89°27'42" E	35.82'
L10	S 00°32'18" E	40.00'
L11	S 89°27'42" W	35.82'
L12	N 00°32'18" W	40.00'
L13	N 88°50'37" E	30.02'

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S. INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

STANTON RIDGE

A REPLAT OF A PORTION OF LOT 11, BLOCK "O"
MAP OF PLYMOUTH (PLAT BOOK "B", PAGES 17 & 18)
LOCATED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST
AND SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



LEGEND

▫	SET 4"X4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED PRM LS 4990
⊛	SET NAIL & DISC PERMANENT REFERENCE POINT STAMPED PCP LS 4990
CCR	CERTIFIED CORNER RECORD
LB	LAND SURVEYOR BUSINESS
LS	PROFESSIONAL LAND SURVEYOR
ORB	OFFICIAL RECORDS BOOK
PCP	PERMANENT CONTROL POINT
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
RLS	REGISTERED LAND SURVEYOR

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	87°52'29"	25.00'	38.34'	N 47°17'30" W	34.69'
C2	62°41'20"	37.00'	40.48'	S 27°59'25" W	38.49'
C3	43°26'16"	48.00'	36.39'	S 37°36'57" W	35.53'
C4	92°07'31"	25.00'	40.20'	S 42°42'30" W	36.01'
C5	92°48'33"	25.00'	40.50'	S 43°03'01" W	36.21'
C6	87°11'27"	25.00'	38.04'	S 46°56'59" E	34.48'
C7	92°49'53"	25.00'	40.51'	S 43°03'42" W	36.22'
C8	87°10'07"	25.00'	38.03'	N 46°56'18" W	34.47'
C9	87°20'01"	25.00'	38.11'	N 46°51'21" W	34.52'
C10	87°20'01"	50.00'	76.21'	N 46°51'21" W	69.05'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°29'20" E	15.01'
L2	S 03°29'20" E	15.01'
L3	N 88°50'37" E	14.73'
L4	N 88°50'37" E	15.51'
L5	N 88°50'37" E	25.02'
L6	N 88°46'16" E	41.64'
L7	N 88°46'16" E	46.44'
L8	N 89°27'42" E	12.99'
L9	N 89°27'42" E	35.82'
L10	S 00°32'18" E	40.00'
L11	S 89°27'42" W	35.82'
L12	N 00°32'18" W	40.00'
L13	N 88°50'37" E	30.02'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S. INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

Exhibit "B"
GEC Certification Letter

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

November 4, 2026

Mr. Glenn Pressimone, P.E.
Chief of Infrastructure
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

RE: SURPLUS PROPERTY
Wekiva Parkway – 429-202
Stanton Ridge Property

Dear Mr. Pressimone:

On behalf of Dewberry Engineers Inc., as Consulting Engineer (the "Consulting Engineer") to the Central Florida Expressway Authority ("CFX") does hereby certify as follows:

1. We have reviewed the limits of the property described in Exhibit A. The improvements associated with Wekiva Parkway required CFX to acquire a portion of the Stanton Ridge subdivision and it was in the CFX's best interest to negotiate acquisition of the entire subdivision. The remaining lots and property were re-platted by CFX. Per the replat, Stanton Ridge now consists of 33 existing buildable residential lots which are utility ready and associated community tracts – A, B, C, D, E, F, and G. In our opinion this property is no longer needed for the CFX system.

2. In our opinion, we certify that the areas described are no longer essential for the operation of the CFX system and sale of the platted subdivision inclusive of all lots and tracts would not impede or restrict the current or future construction, operation or maintenance of the CFX system.

3. Furthermore, this certificate is being provided by the Consulting Engineer to CFX solely for the purpose of complying with Section 5.4 of CFX's Amended and Restated Master Bond Resolution and the requirements set forth in CFX's Manual and may not be relied on by any other person or party for any other purpose.

Sincerely,

R. Keith Jackson

R. Keith Jackson, P.E.
Program Manager

cc: Cristina Berrios, CFX (w/enc.)
David Falk, P.E. CFX (w/enc.)