

IN THE CIRCUIT COURT OF THE 9TH
JUDICIAL CIRCUIT IN AND FOR ORANGE
COUNTY, FLORIDA

BELLA FLORIDA CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,

Plaintiff,

**AGREED ORDER GRANTING
CONFIDENTIALITY OF COURT
RECORDS**

vs.

AMY MERCADO, as Property Appraiser of Orange County, Florida; SCOTT RANDOLPH, as Tax Collector of Orange County, Florida; and JIM ZINGALE, as Executive Director of the State of Florida Department of Revenue,

Defendants.

THIS CAUSE came before the Court upon the Unopposed Motion for Entry of Confidentiality Order of Plaintiff, Bella Florida Condominium Association, Inc., and the Court being fully advised in the premises, finds that certain records sought by the parties' discovery are confidential pursuant to sections 192.0105(4)(a) and 195.027(3), Florida Statutes, it is, therefore:

1. The above styled cause is an action to contest ad valorem tax assessments on timeshare real property located in Orange County, Florida.
2. Rule 2.420(c)(8), Florida Rules of Judicial Administration, provides that all records presently deemed confidential by statute shall be kept confidential by the Court.
3. No party's name in this case is determined to be confidential.
4. No part of the progress docket or similar records generated to document activity in the case are determined to be confidential.

5. The particular information or court records that is determined to be confidential is enumerated as follows: personally identifiable information regarding timeshare owners and/or information that is proprietary to Sheraton Vacation Club, Vistana Development, Inc., Sheraton Flex Vacations SE and/or any other timeshare affiliated company which is considered highly sensitive competitive information, including any and all financial statements, tax returns, balance sheets, operating statements, timeshare owner's lists, mailing addresses, telephone numbers or other personal contact information, proprietary market analysis data, maintenance and repair expense statements, capital project expenditure budgets, license agreements, management operating agreements, sales contracts, closing statements, brokerage agreements, insurance policies, mortgage information, and any other document of or pertaining to financial information which is made available to the parties in discovery (hereinafter "Confidential Information"). All Confidential Information shall be kept as strictly confidential in accordance with the terms of the order.

6. Persons permitted to view the Confidential Information include:

- (a) Attorney(s), and their client representative(s), actively involved in the prosecution/defense of this case, preparation for trial, trial or settlement of this case, including members of such attorney's staff, (e.g. paralegal, legal secretaries, law clerks and shorthand reporters);
- (b) Any third-party expert or in-house expert, including members of such expert's staff, who is directly assisting counsel in connection with this action;
- (c) Amy Mercado, as Property Appraiser, and members of the Orange County Property Appraiser's staff.

7. The Confidential Information shall not be used for any purposes other than this lawsuit and assessment of the Taxpayer's property, except upon Court order, and such records are exempt from public records disclosure under the provisions of Florida Statutes §119.07(1).

8. The degree, duration, and manner of confidentiality ordered herein are no broader than necessary to protect the interests set forth in subdivision (c) of Rule 2.420, Florida Rules of Judicial Administration; and no less restrictive measures are available to protect those same interests.

9. The Clerk of the Court shall publish this Order in accordance with subsection (e)(4) of Rule 2.420, Florida Rules of Judicial Administration.

DONE AND ORDERED in Chambers at Orange County, Florida, this 22 day of October, 2024.



CIRCUIT JUDGE

[CERTIFICATE OF SERVICE ON THE FOLLOWING PAGE]

