



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801

## Legislation Text

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**File #:** 26-0444, **Version:** 1

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### Interoffice Memorandum

**DATE:** April 1, 2026

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Luciana Mino, Assistant Manager

**FROM:** Sara Solomon, Senior Title Examiner

**CONTACT:** Faye Lee, Administrative Assistant

**PHONE:** 407-836-7097

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval of Utility Easement between PH Lake Buena Vista Hotel Owner, LLC and Orange County and authorization to record instrument for Paradise Cove Offsite Utilities (B24905125) #102137. District 1. **(Real Estate Management Division)**

**PROJECT:** Paradise Cove Offsite Utilities (B24905125) #102137

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

**ITEM:**

Utility Easement

Cost: Donation

Size: 256.9 square feet

**BUDGET:** N/A

**REVENUE:** N/A

**FUNDS:** N/A

**APPROVALS:**

Real Estate Management Division

Utilities Engineering Division

**REMARKS:** This action provides authority for the County to enter upon, excavate, construct, and maintain water lines, wastewater lines, reclaimed water lines, and any other utility facilities in connection with the Paradise Cove Offsite Utilities Permit No. B24905125 #102137 ("Project"). This Utility Easement is a condition precedent to the approval of the construction plans for the Project. Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**APR 21 2026**

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Sara Solomon, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 27-24-28-5844-00-440

**Project:** Paradise Cove Offsite Utilities (B24905125) #102137

**THIS IS A DONATION**

**UTILITY EASEMENT**

THIS INDENTURE, made as of the date signed below, between PH Lake Buena Vista Hotel Owner, LLC, a Delaware limited liability company, whose address is Post Office Box 159, Concordville, Pennsylvania 19331, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED EXHIBIT "A"**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

Project: Paradise Cove Offsite Utilities (B24905125) #102137

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

*{signature on following page}*

Project: Paradise Cove Offsite Utilities (B24905125) #102137

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Frank A. Croco  
Signature

Frank A. Croco  
Print Name

Mailing Address: 10 N Hampshire Ct

City: Greenville State: DE

Zip Code: 19807

PH Lake Buena Vista Hotel Owner, LLC,  
a Delaware limited liability company

By: [Signature]  
Signature

PETER G. ABESSINIO  
Print Name

PETER G. ABESSINIO  
Print Name

CO-PRESIDENT & SECRETARY  
Title

WITNESS #2

Katherine Rogers  
Signature

Katherine Rogers  
Print Name

Print Name

Mailing Address: 24 Woodland Drive

City: Glen Mills State: PA

Zip Code: 19342

STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4TH day of MARCH, 2026, by PETER ABESSINIO, as CO-PRESIDENT & Secretary of PH Lake Buena Vista Hotel Owner, LLC, a Delaware limited liability company, on behalf of the company. The individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Stamp)

Karen E Weir  
Notary Signature

KAREN E. WEIR  
Print Notary Name

Notary Public of: COMMONWEALTH OF PENNSYLVANIA

My Commission Expires: 10/15/29

Commonwealth of Pennsylvania - Notary Seal  
KAREN E WEIR - Notary Public  
Delaware County  
My Commission Expires October 15, 2029  
Commission Number 1279665

**MORTGAGEE’S JOINDER AND CONSENT TO UTILITY EASEMENT**

The undersigned hereby certifies that it is the holder of the following security instrument as listed below:

<b>Title of Security Instrument</b>	<b>Date of Recording</b>	<b>Recording Reference</b>
Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	June 17, 2014	B: 10759 P: 7386
Assignment of Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	June 25, 2014	B: 10764 P: 2283
Assignment of Mortgage	July 9, 2014	B: 10770 P: 4590
Assignment of Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	September 10, 2014	B: 10802 P: 4663
Assignment of Mortgage	July 9, 2014	20240394683
Amended and Restated Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	August 29, 2014	20240503138
Assignment of Leases and Rents	June 17, 2014	B: 10759 P: 7418
Assignment of Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	June 25, 2014	B: 10764 P: 2288
Assignment of Mortgage	July 9, 2014	B: 10770 P: 4594
Assignment of Mortgage, Assignment of Leases and Rents, Fixture Filing and Security Agreement	September 10, 2014	B: 10802 P: 4668
UCC Financing Statement	June 17, 2014	B: 10759 P: 7432
UCC Financing Statement	June 25, 2014	B: 10764 P: 2293
UCC Financing Statement	July 9, 2014	B: 10770 P: 4598
UCC Financing Statement	September 10, 2014	B: 10802 P: 4673
UCC Financing Statement Amendment	January 19, 2019	20190017064
UCC Financing Statement Amendment	February 23, 2024	20240107770
Assignment of Assignment of Leases and Rents	July 9, 2024	20240394684
UCC Financing Statement Amendment	July 9, 2024	20240394685

and recorded in the Public Records of Orange County, Florida (collectively the “**Security Instrument**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing utility easement, and agrees that the Security Instrument, as it has been, and as it may be, modified, amended, and/or assigned from time to time, shall be subordinated to the utility easement, as said utility easement may be modified, amended, and/or assigned from time to time.

*{Signature on following page}*

Project: Paradise Cove Offsite Utilities (B24905125) #102137

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Utility Easement as of the date of the signature set forth below.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

MORTGAGEE

PIOS Grande Lender, LLC,  
a Delaware limited liability company

By:

Signature

VINCENT T. ABESSINIO

Print Name

CO-PRESIDENT & TREASURER

Title

Mailing Address: P.O. Box 159

City: CONLORDVILLE

State: PA

Zip Code: 19331

WITNESS #1

[Handwritten Signature]

Signature

Frank A. Coco

Print Name

Mailing Address: 10 N Hampshire CT

City: Crenville State: DE

Zip Code: 19807

WITNESS #2

[Handwritten Signature]

Signature

Katherine Rogers

Print Name

Mailing Address: 24 Woodland Drive

City: Eten Mills State: PA

Zip Code: 19342

STATE OF PENNSYLVANIA

COUNTY OF DELAWARE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4th day of MARCH, 2026, by VINCE ABESSINIO, as CO-PRESIDENT & TREASURER, of PIOS Grande Lender, LLC, a Delaware limited liability company, on behalf of the company. The individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Handwritten Signature]

Notary Signature

KAREN E. WEIR

Print Notary Name

Notary Public of: COMMONWEALTH OF PENNSYLVANIA

My Commission Expires: 10/15/29

(Notary Stamp)

Commonwealth of Pennsylvania - Notary Seal  
KAREN E WEIR - Notary Public  
Delaware County  
My Commission Expires October 15, 2029  
Commission Number 1279665

# SKETCH OF DESCRIPTION

"THIS IS NOT A SURVEY"

EXHIBIT A

PROJECT NAME: PARADISE COVE OFFSITE UTILITIES  
OC PERMIT #: B24905125

"HOLIDAY INN POTABLE WATER EXTENSION EASEMENT"

SHEET 1 OF 2

## DESCRIPTION:

THAT PART OF LOT 44, WILLIS R. MUNGER'S LAND SUBDIVISION OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 23, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 43 OF SAID WILLIS R. MUNGER'S LAND SUBDIVISION OF SECTION 27; THENCE RUN N89°21'33"W ALONG THE NORTH LINE SAID LOTS 43 AND LOT 44, 583.37 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OF STATE ROAD NO. 535, PER F.D.O.T. RIGHT OF WAY MAP SECTION 755602610; THENCE RUN S09°57'38"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.33 FEET TO THE POINT OF BEGINNING; THENCE RUN N80°02'22"E, 10.00 FEET; THENCE RUN S09°57'38"E, 25.69 FEET; THENCE RUN S80°02'22"W, 10.00 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE; THENCE RUN N09°57'38"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 25.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 256.9 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE AUTHORIZED DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SKETCH ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. THIS IS NOT A SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOTS 43-44, WILLIS R. MUNGER'S LAND SUBDIVISION OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 28 EAST, AS BEING N89°21'33"W (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
9. THIS SKETCH WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

10/15/2025 - REVISED PER COUNTY COMMENTS  
06/30/2025 - REVISED PER COUNTY COMMENTS

JOB NUMBER: 16060.011

SURVEY DATE: 01/14/2025

FIELD BY: N/A

FIELD BOOK: N/A

PAGES: N/A

FIELD FILE: N/A

DRAWING FILE: 16060-11.DWG

Aron D  
Bishman

Digitally signed by  
Aron D Bishman  
Date: 2025.12.04  
08:48:35 -05'00'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARON D. BISHMAN, P.S.M. 5688 ON DECEMBER 4, 2025; THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17-062.

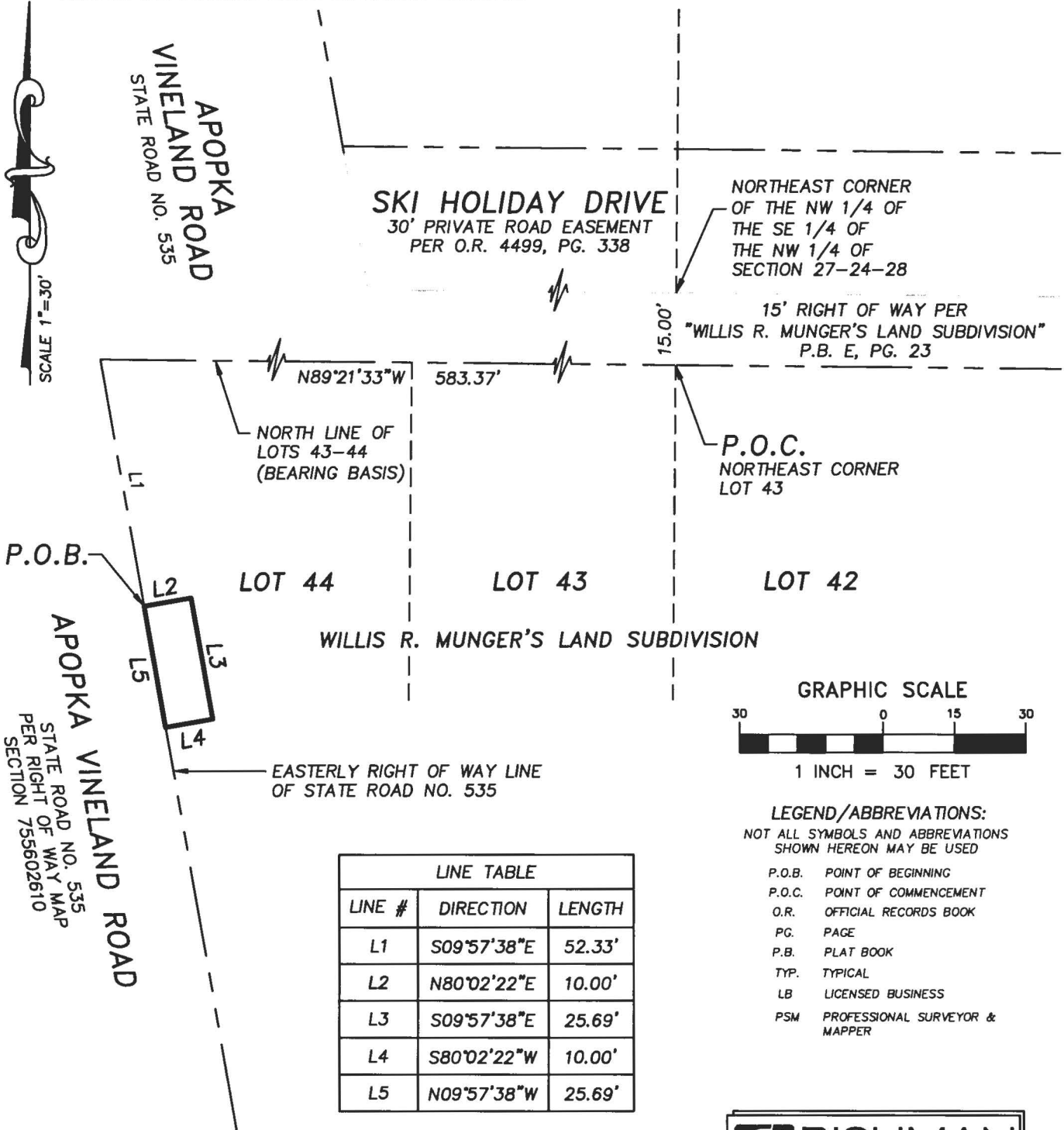


CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

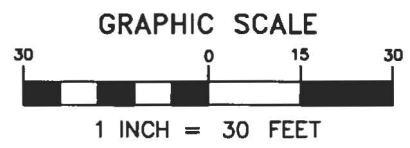
**SHEET 2 OF 2**  
**SKETCH OF DESCRIPTION**  
**"THIS IS NOT A SURVEY"**

EXHIBIT A  
 PROJECT NAME: PARADISE COVE OFFSITE UTILITIES  
 OC PERMIT #: B24905125

"HOLIDAY INN POTABLE WATER EXTENSION EASEMENT"



SCALE 1"=30'



- LEGEND/ABBREVIATIONS:**  
 NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED
- P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.R. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - P.B. PLAT BOOK
  - TYP. TYPICAL
  - LB LICENSED BUSINESS
  - PSM PROFESSIONAL SURVEYOR & MAPPER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S09°57'38"E	52.33'
L2	N80°02'22"E	10.00'
L3	S09°57'38"E	25.69'
L4	S80°02'22"W	10.00'
L5	N09°57'38"W	25.69'

10/15/2025 - REVISED PER COUNTY COMMENTS  
 06/30/2025 - REVISED PER COUNTY COMMENTS

JOB NUMBER: 16060.011

SURVEY DATE: 01/14/2025  
 DRAWING FILE: 16060-11.DWG

SECTION 27  
 TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 ORANGE COUNTY, FLORIDA,



CERTIFICATE OF AUTHORIZATION LB 7274  
 301 N. TUBB STREET, SUITE 106  
 OAKLAND, FL 34760  
 Phone No. 407.905.8877