



**OFFICE OF COMPTROLLER**

---

**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
**County Comptroller as**  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

January 3, 2025

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 24-06-021 with attachments for recording with Official Records.

Petition to Vacate # 24-06-021 was approved by the Board of County Commissioners at its regular meeting of November 19, 2024. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Amy Mercado, Orange County Property Appraiser, c/o Rocco Campanale, Manager  
Real Estate Services, Property Appraiser's Office  
Scott Randolph, Orange County Tax Collector  
Mindy T. Cummings, Real Estate Management Division, BCC  
Kyle Quackenbush, Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners

By: \_\_\_\_\_

*Jennifer Ann - Kinety*

Deputy Clerk

dr:th

APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS

BCC Mtg. Date: November 19, 2024

**RESOLUTION GRANTING PETITION TO VACATE # 24-06-021**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **November 19, 2024**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

**WHEREAS**, the Board finds that the vacating of that certain **100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres** will not operate to the detriment of Orange County or the public.

**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

**RESOLVED THIS NINETEENTH DAY OF NOVEMBER 2024.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ronald Bivolar*  
for County Mayor



ATTEST:  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

By: *Jennifer Ann Livest*  
Deputy Clerk

th/re

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

# SKETCH OF DESCRIPTION

## PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG 4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

OK  
7/30/24  
7/1/2024

AREA ABOVE RESERVED FOR RECORDING INFORMATION

### DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 RUN NORTH 00°04'50" WEST A DISTANCE OF 582.01 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°47'04" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HANCOCK LONE PALM ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN NORTH 00°04'50" WEST A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89°47'04" EAST A DISTANCE OF 1308.81 FEET; THENCE RUN SOUTH 00°13'42" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 89°47'04" WEST A DISTANCE OF 1309.07 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 130,894 SQUARE FEET OR 3.005 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.082(2) AND 5J17.082(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, WHICH BEARS NORTH 00°04'50" WEST PER THE PLAT OF HANCOCK LONE PALM AS RECORDED IN PLAT BOOK 110, PAGES 109 THROUGH 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

#### PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG 4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA



AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751 Phone: 407-428-7878

LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*E. Glenn Turner*

E. GLENN TURNER, PSM #5643

DATE: 07/30/2024

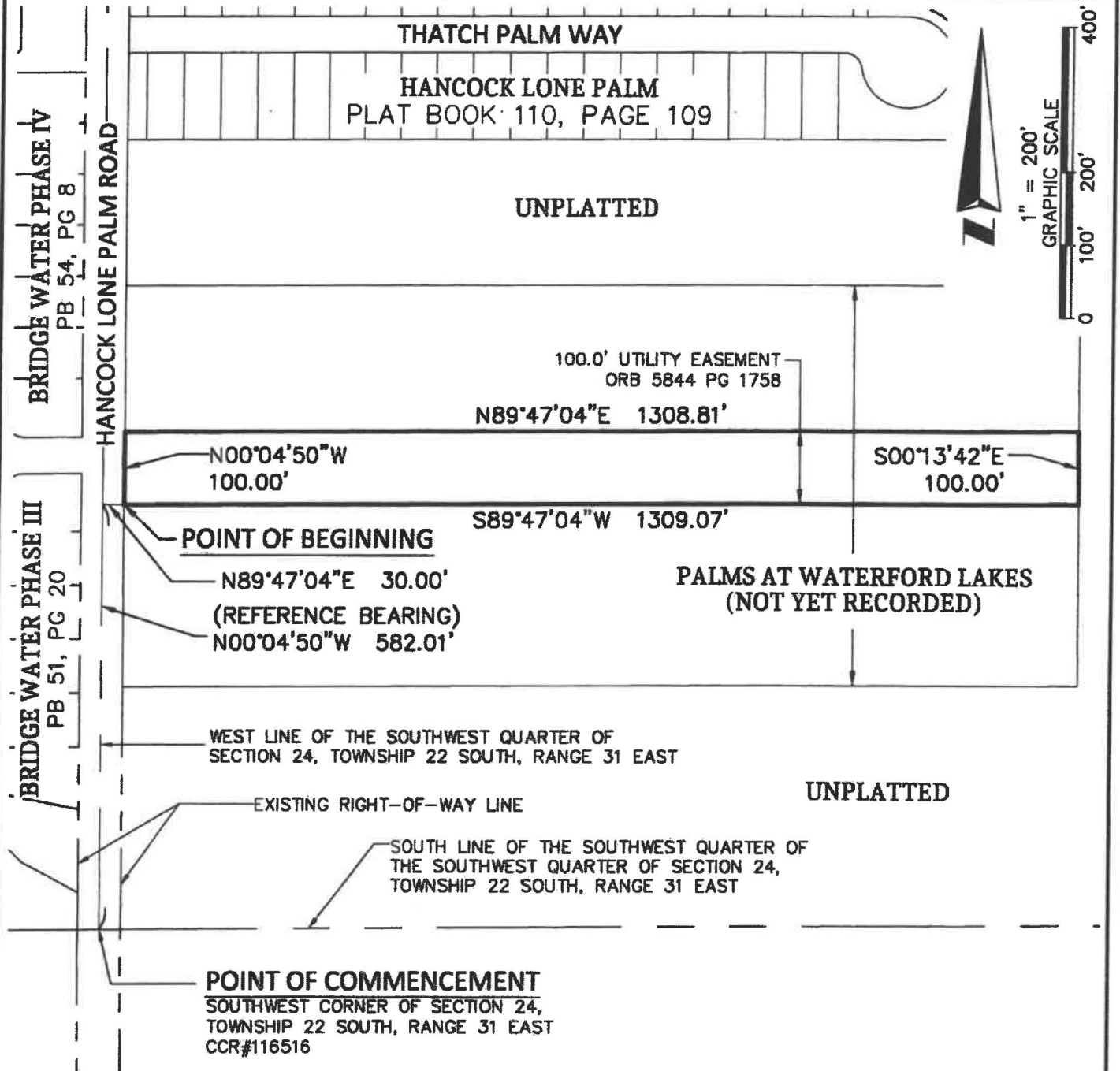
JOB NO.: 231124	DATE	REVISIONS	TECH
SCALE: 1" = 200'			
FIELD DATE: N/A			
FIELD BY: N/A			
DRAWN BY: CF			
APPROVED BY: EGT			
DRAWING FILE #			
PALMS AT WATERFORD UTILITY EASEMENT ORB 4408 PG 4288			
3-24-24.DWG			

# SKETCH OF DESCRIPTION

## PALMS AT WATERFORD LAKES

RELEASE OF EASEMENT RECORDED IN ORB 4408, PG 4288

SITUATED WITHIN THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH,  
RANGE 31 EAST, ORANGE COUNTY, FLORIDA



SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

### LEGEND AND ABBREVIATIONS

- CCR = CERTIFIED CORNER OF RECORD
- LB = LICENSED BUSINESS
- PB = PLAT BOOK
- PG = PAGE(S)
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- ORB = OFFICIAL RECORDS BOOK

**ASM AMERICAN SURVEYING & MAPPING, INC.**

**NDDS NATIONAL DUE DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6395 321 Circle Drive, Maitland, FL 32751 nationaldue@igenceservices.com 407-436-7979

# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**Bill To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice, Certify Line: Petition to Vacate #24-06-021 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Oct 27, 2024.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

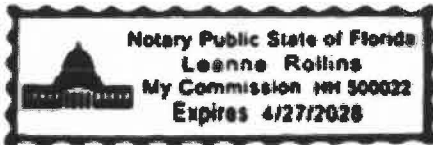
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 28 day of October, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 24-06-021**

The Orange County Board of County Commissioners will conduct a public hearing on **November 19, 2024, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Veronica Oakler of Fernandez Legal, on behalf of Palm Village CFB Homes LLC

**Consideration:** Resolution granting Petition to Vacate # 24-06-021, vacating a 100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres.

**Location:** District 4; The parcel is unaddressed; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered this petition and finds it acceptable for consideration at a public hearing.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, WILLIAM WORLEY, 407-836-7925, Email: William.worley@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NÚMERO, 407-836-7921.**

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should 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.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

Orlando Business Journal

Published Weekly  
Orlando, Orange County, Florida

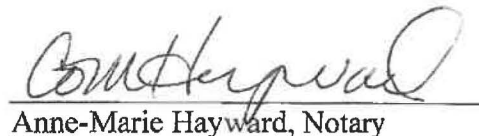
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

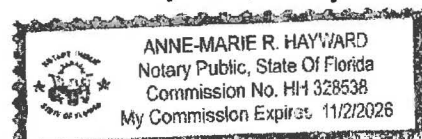
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of PETITION TO VACATE # 24-06-021 in said newspaper in the issues of December 6<sup>th</sup>, 2024.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 6<sup>th</sup> day of December, 2024 by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Administrator

  
Anne-Marie Hayward, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE #  
24-06-021

WHEREAS, pursuant to procedures  
adopted by the Board of County

Commissioners, a petition was filed with the Board to vacate that certain 100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on November 19, 2024, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain 100-foot-wide Orange County utility easement that encumbers the entirety of parcel 24-22-31-0000-00-063, containing a total of approximately 3.01 acres will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS NINETEENTH DAY OF NOVEMBER 2024.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
December 6, 2024