



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

April 3, 2026

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate #25-08-020 with attachments for recording with Official Records.

Petition to Vacate # 25-08-020 was approved by the Board of County Commissioners at its regular meeting of March 10, 2026. 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: 

Deputy Clerk

jlk:th

BCC Mtg. Date: March 10, 2026

RESOLUTION GRANTING PETITION TO VACATE # 25-08-020

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **March 10, 2026**, 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 the **2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet** 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 TENTH DAY OF MARCH 2026.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond B. Brown*
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 Sentinel* regarding the BCC notice of adoption



SCALE 1" = 30'

LOT 70
(P.B. 23, PG. 2)

LOT 69
(P.B. 23, PG. 2)

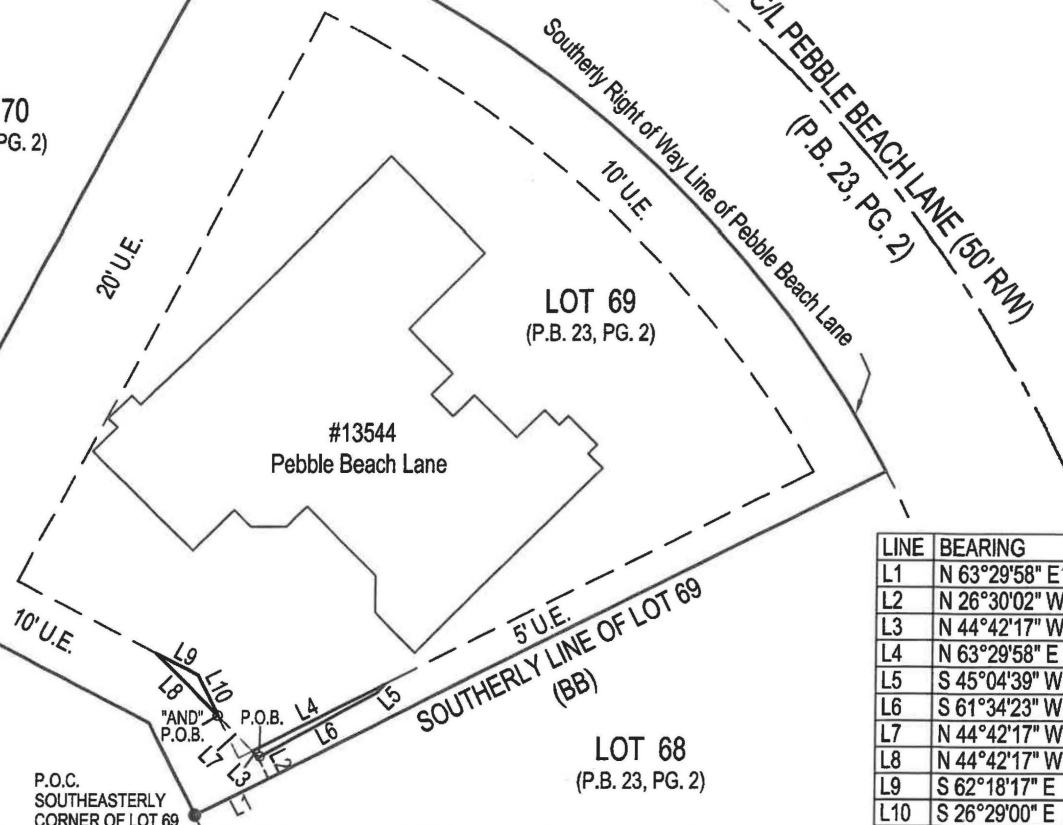
LOT 68
(P.B. 23, PG. 2)

#13544
Pebble Beach Lane

Golf Course
Deer Run South
P.U.D. Phase I
(P.B. 22, Pgs. 134-140)

P.O.C.
SOUTHEASTERLY
CORNER OF LOT 69

OK JDOI 1/6/2020



LINE	BEARING	DISTANCE
L1	N 63°29'58" E	12.80'
L2	N 26°30'02" W	3.70'
L3	N 44°42'17" W	1.37'
L4	N 63°29'58" E	23.32'
L5	S 45°04'39" W	1.88'
L6	S 61°34'23" W	21.12'
L7	N 44°42'17" W	8.96'
L8	N 44°42'17" W	13.67'
L9	S 62°18'17" E	7.30'
L10	S 26°29'00" E	7.06'

DESCRIPTION FOR EASEMENT VACATION:

THAT PORTION OF THE SIDE 5 FOOT UTILITY EASEMENT AS SHOWN ON LOT 69, DER RUN SOUTH P.U.D PHASE 1 PARCEL 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 2 THROUGH 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 69; THENCE RUN N 63°29'58" E ALONG THE SOUTHERLY LINE OF SAID LOT OF 69 A DISTANCE OF 12.80 FEET; THENCE RUN N 26°30'02" W A DISTANCE OF 3.70 FEET TO THE POINT OF BEGINNING; THENCE RUN N 44°42'17" W A DISTANCE OF 1.37 FEET; THENCE RUN N 63°29'58" E A DISTANCE OF 23.32 FEET; THENCE RUN S 45°04'39" W A DISTANCE OF 1.88 FEET; THENCE RUN S 61°34'23" W A DISTANCE OF 21.12 FEET RETURNING TO THE POINT OF BEGINNING.
(Containing 20.85 Square Feet)

AND

THAT PORTION OF THE REAR 10 FOOT UTILITY EASEMENT AS SHOWN ON LOT 69, DER RUN SOUTH P.U.D PHASE 1 PARCEL 6, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 2 THROUGH 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF THE AFORESAID LOT 69; THENCE RUN N 63°29'58" E ALONG THE SOUTHERLY LINE OF SAID LOT OF 69 A DISTANCE OF 12.80 FEET; THENCE RUN N 44°42'17" W A DISTANCE OF 8.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 44°42'17" W A DISTANCE OF 13.67 FEET; THENCE RUN S 62°18'17" E A DISTANCE OF 7.30 FEET; THENCE RUN S 26°29'00" E A DISTANCE OF 7.06 FEET RETURNING TO THE POINT OF BEGINNING.
(Containing 15.09 Square Feet)

NOTES:

- THIS SKETCH & DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS, RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
- NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
- BEARINGS ARE BASED ON THE RECORDED PLAT OF DER RUN SOUTH P.U.D PHASE 1 PARCEL 6 DATUM AS RECORDED IN P.B. 23, PG. 2, PUBLIC RECORDS OF ORANGE COUNTY, FL., AND SHOWN ON THE LINE AS BASE BEARING (BB).
- LOTS AND EASEMENTS SHOWN PER THE RECORDED PLAT OF DER RUN SOUTH P.U.D PHASE 1 PARCEL 6 AND AS RECORDED IN P.B. 23, PG. 2, PUBLIC RECORDS OF ORANGE COUNTY, FL.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR.

This is a digitally signed and sealed drawing of a sketch and description performed under the direction of the undersigned. Sketch is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The sketch meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

Rodney W. Jackson, PSM 6281



JOB NO.: 21-706 S&D
DATE:
FIELD: N/A
SIGNED: 13-04-25
DRAWN BY: RWJ
CHK'D BY: RWJ

LEGEND
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
O.R. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
RW RIGHT OF WAY

Rodney Jackson
PREPARED FOR:
MARY MERCED GONZALEZ
ORANGE COUNTY, FL

Boundary
And
Mapping
Associates, Inc.
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 696-1155

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

Sold To:

Clerk County Commission-Orange - 106127
201 S. Rosalind Avenue
4th Floor
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - 106127
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/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Certify Line: Petition to Vacate # 25-08-020 Petition to Vacate # 25-06-016 Petition to Vacate # 24-08-030 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 15 Feb 2026.

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



Rose Williams

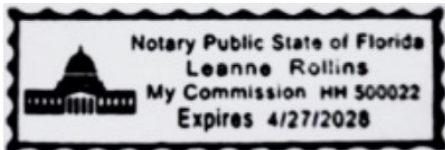
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 15 Feb 2026,
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

26689

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 25-08-020
PETITION TO VACATE # 25-06-016
PETITION TO VACATE # 24-08-030**

The Orange County Board of County Commissioners will conduct public hearings on March 10, 2026, 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: Mary Merced Gonzalez
Consideration: Resolution granting Petition to Vacate # 25-08-020, vacating a 2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet.

Location: District 4; The parcel address is 13544 Dornoch Drive; S35/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Ryan Fischer
Consideration: Resolution granting Petition to Vacate # 25-06-016, vacating a portion of a 60-foot-wide unopened and unimproved right-of-way known as Lake Pleasant Court that lies between the petitioner's two residential lots located within the Lake Pleasant Subdivision containing approximately 0.51 acres.

Location: District 2; The parcel addresses are 1662 Atlantis Drive and 1671 Lake Pleasant Court; S14/T21/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Miro and Danijela Lucanin
Consideration: Resolution granting Petition to Vacate # 24-08-030, vacating a 60-foot-wide portion of a 350-foot-wide drainage easement (less out 10 feet on the west and east side) that lies along the north side of the petitioner's residential lot located within the Magnolia Springs Subdivision containing approximately 0.21 acres.

Location: District 2; The parcel address is 9000 Monteverello Court; S16/T22/R28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions 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 THESE NOTICES, 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 espe-

26689

cial 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
26689 2/15/2026

26689

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

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**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/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Notice of Adoption in the matter of Petition to Vacate # 25-08-020 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 27 Mar 2026.

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



Rose Williams

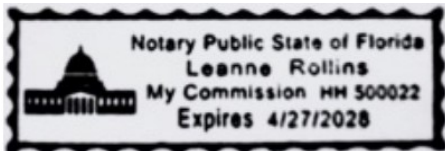
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 27 Mar 2026,
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

46126

**NOTICE OF ADOPTION
PETITION TO VACATE # 25-08-020**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet 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 March 10, 2026, 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 2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet 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 TENTH DAY OF MARCH 2026.

Phil Diamond, County Comptroller
As Clerk of the
Board of County Commissioners
Orange County, Florida
46126 3/27/2026

46126