



Interoffice Memorandum

Received on October 30, 2024
Deadline: November 5, 2024
Publish: November 10, 2024

OCT 30 24 10:58 AM

Date: October 30, 2024

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, County Engineer, Public Works Department *su*

THRU: William Worley, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7925
E-mail address: William.worley@ocfl.net

RE: **Request for Public Hearing PTV-24-04-016 – Richard Selikoff of K. Hovnanian Osprey Ranch LLC**

Applicant: Richard Selikoff
2301 Lucien Way, Suite 260
Maitland, Florida 32751

Location: S29/T24/R27 Petition to vacate ten 1.5-foot-wide portions of a 5-foot-wide utility easement, all located within the plat of Osprey Ranch - Phase 1, containing a total of approximately 1,880.00 square feet. Public interest was created by the plat of Osprey Ranch - Phase 1 as recorded in Plat Book 112, Page 108, of the public records of Orange County. The parcel ID numbers are 29-24-27-6383-01-200, 29-24-27-6383-01-210, 29-24-27-6383-01-250, 29-24-27-6383-15-006, 29-24-27-6383-01-280, 29-24-27-6383-01-290, 29-24-27-6383-01-460, 29-24-27-6383-01-470, 29-24-27-6383-00-920, 29-24-27-6383-00-930. The parcel addresses are 12585 Clear Sapphire Drive, 12591 Clear Sapphire Drive, 12615 Clear Sapphire Drive, 12639 Clear Sapphire Drive, 12645 Clear Sapphire Drive, 12668 Clear Sapphire Drive, 12674 Clear Sapphire Drive, 15131 Blue Peacock Lane, 15125 Blue Peacock Lane, one is unaddressed, and they all lie in District 1.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Legislative file 24-1677

December 3, 2024 @ 2 p.m.

Request for Public Hearing PTV-24-04-016 – Richard Selikoff of K. Hovnanian Osprey Ranch LLC

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: 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.

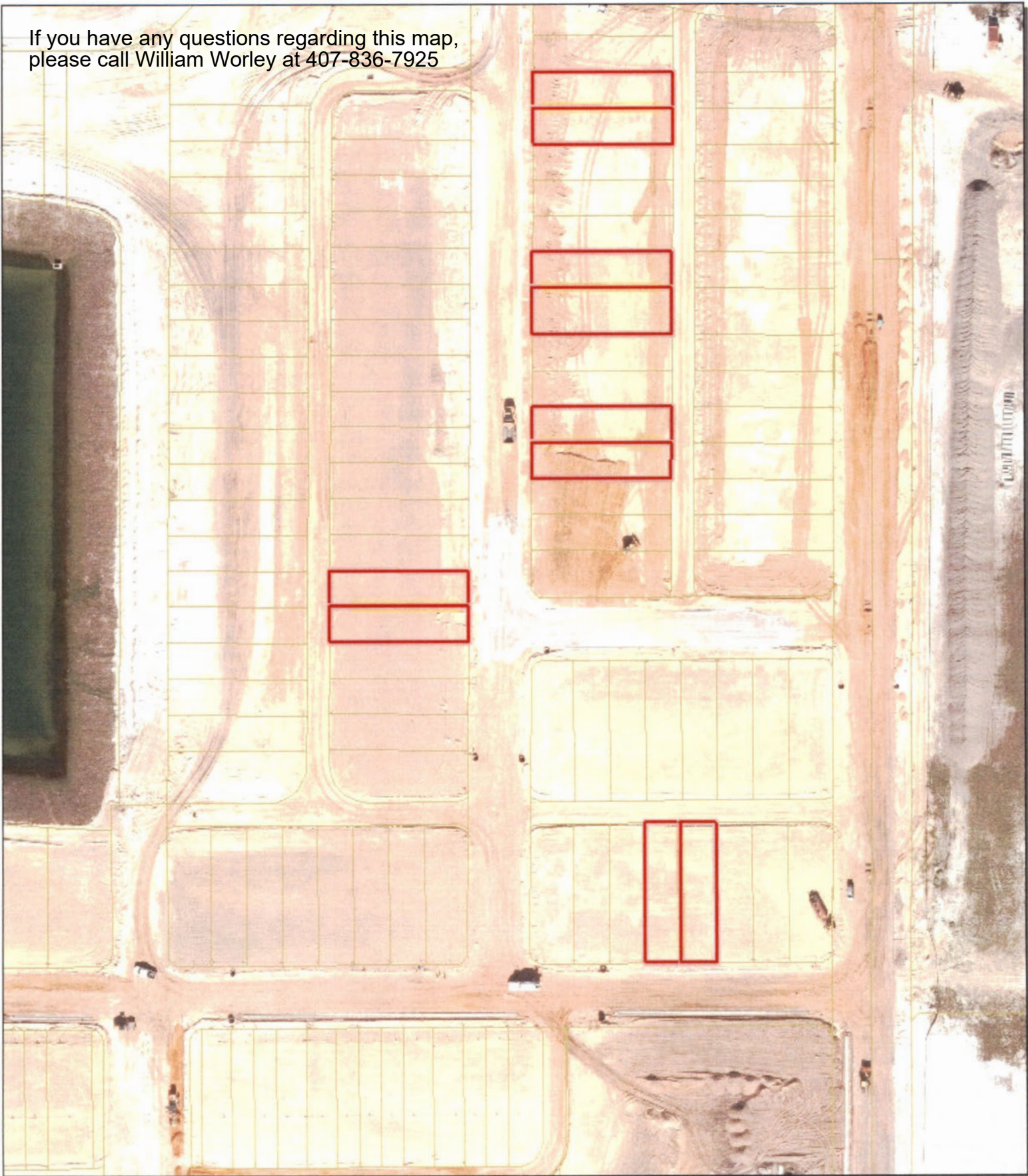
Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

If you have any questions regarding this map,
please call William Worley at 407-836-7925



PTV-24-04-016
Osprey Ranch - Phase 1

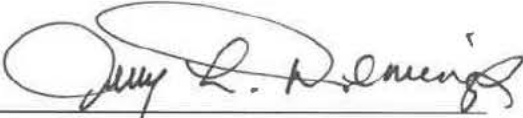


	Proposed Vacation		Subject Property
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**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
October 18, 2024**

Request authorization to schedule a Public Hearing for the Petition to Vacate 24-04-016. This is a request from Richard Selikoff of K. Hovnanian Osprey Ranch LLC to vacate eight 1.5-foot-wide portions of a 5-foot-wide utility easement, all located the side property lines within the plat of Osprey Ranch - Phase 1. Public interest was created per the plat of Osprey Ranch - Phase 1 as recorded in Plat Book 112, Page 108 of the Public Records of Orange County, Florida and lies in District 1. The staff has no objection to this request.

Requested Action Approved by  10/22/24
Mayor Jerry L. Demings (Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to William Worley via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created per the plat of Osprey Ranch - Phase 1 as recorded in Plat Book 112, Page 108 of the Public Records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUNDS FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

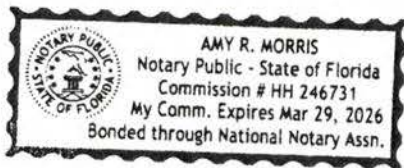
[Signature]
Petitioner's Signature
(Include title if applicable)

Richard Selikoff
Print Name

Address:
2301 Lucien Way, Ste. 260
Maitland, FL. 32751
Phone Number: 407 931-6727

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of October, 2024 who is personally known or who has produced _____ as identification.



Amy R. Morris
Signature of Notary
Amy R. Morris
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 92 UTILITY EASEMENT

OK
SDPT
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE WEST 1.50 FEET OF THE EAST 5.00 FEET OF LOT 92, OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 92; THENCE RUN NORTH 89°42'16" EAST, ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°17'44" WEST ALONG A LINE 5.00 FEET WEST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 92, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 92; THENCE RUN NORTH 89°42'16" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET WEST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID EAST LINE OF LOT 92; THENCE RUN SOUTH 00°17'44" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 92; THENCE RUN SOUTH 89°42'16" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BLUE PEACOCK LANE, OSPREY RANCH—PHASE 1, P.B. 112, PGS. 108-114 BEING S89°42'16"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. PECKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 92 UTILITY EASEMENT

TALL GRASS ALLEY
TRACT E (ALLEY)
OSPREY RANCH-PHASE 1
P.B. 112, PGS. 108-114

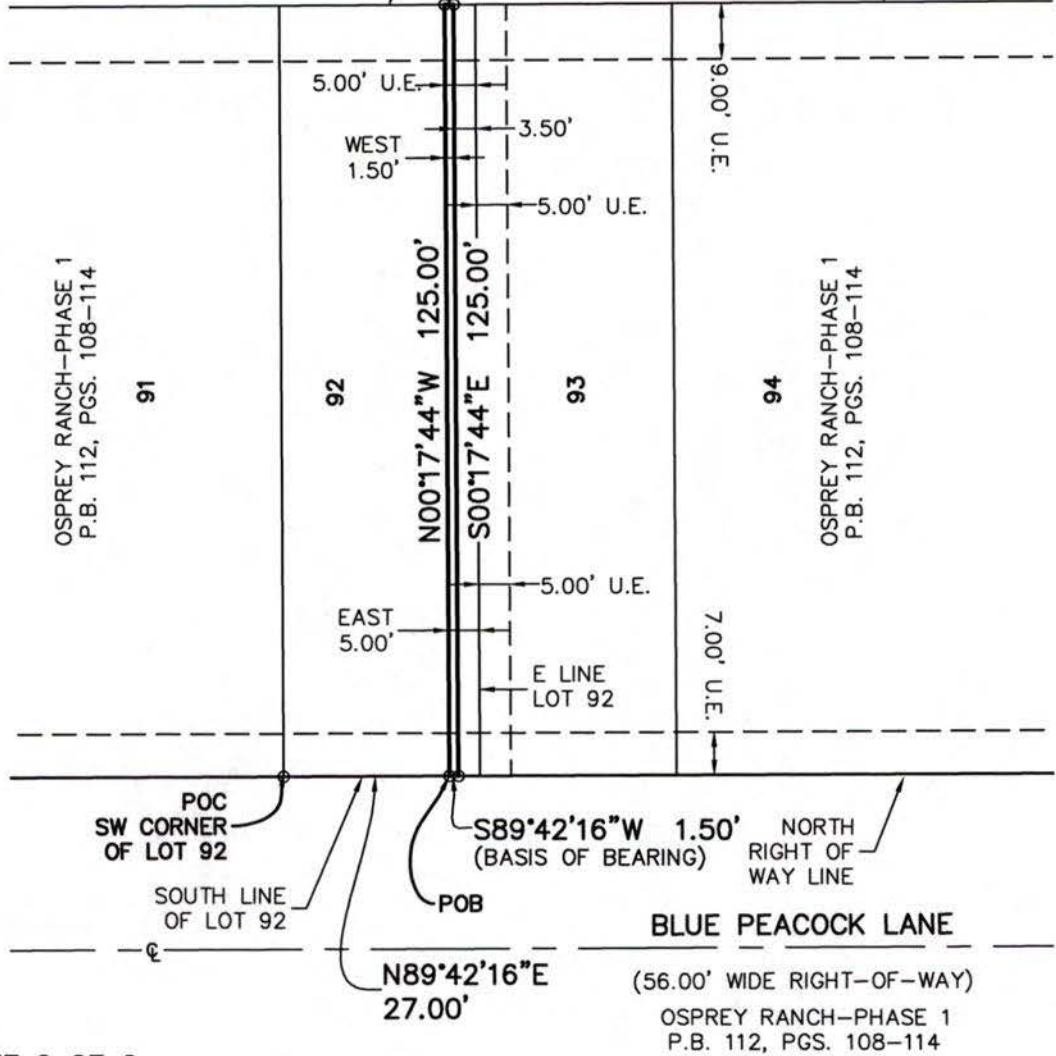
SOUTH LINE
OF TRACT E

NORTH LINE
OF LOT 92

N89°42'16"E 1.50'



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES
- U.E. UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ℄ CENTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

JOB #: 20180178
DATE: 08/30/2024
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 93 UTILITY EASEMENT

OK
SDBI
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE EAST 1.50 FEET OF THE WEST 5.00 FEET OF LOT 93, OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 93; THENCE RUN NORTH 89°42'16" EAST, ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°17'44" WEST ALONG A LINE 3.50 FEET EAST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE WEST LINE OF SAID LOT 93, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 93; THENCE RUN NORTH 89°42'16" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 93; THENCE RUN SOUTH 00°17'44" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 93; THENCE RUN SOUTH 89°42'16" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BLUE PEACOCK LANE, OSPREY RANCH—PHASE 1, P.B. 112, PGS. 108-114 BEING S89°42'16"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

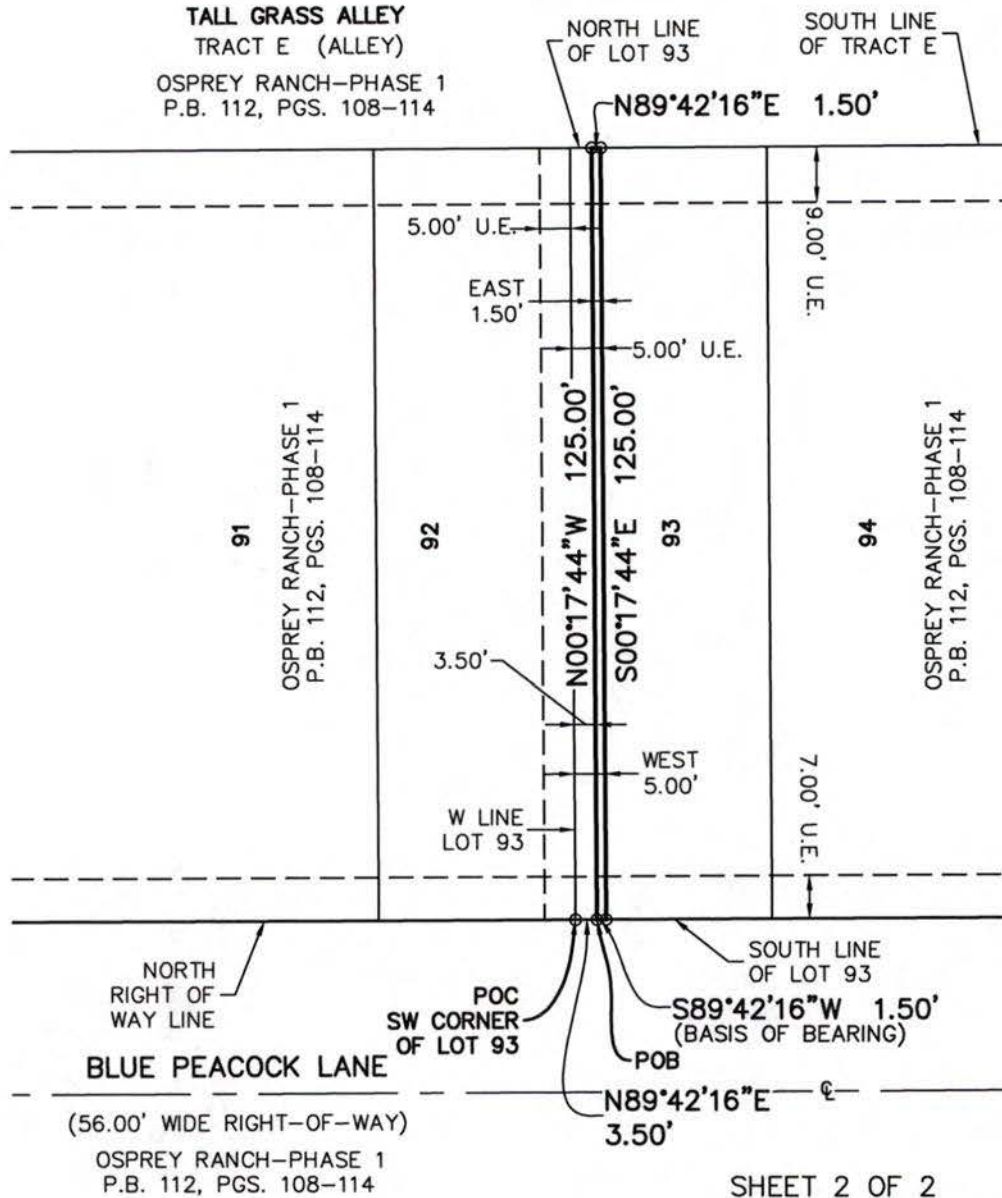
JAMES L. BECKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 93 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	℄ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 04/15/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 120 UTILITY EASEMENT

OK
SDBI
7/19/2024

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 120, OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 120; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 120, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 120; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 120; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 120; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

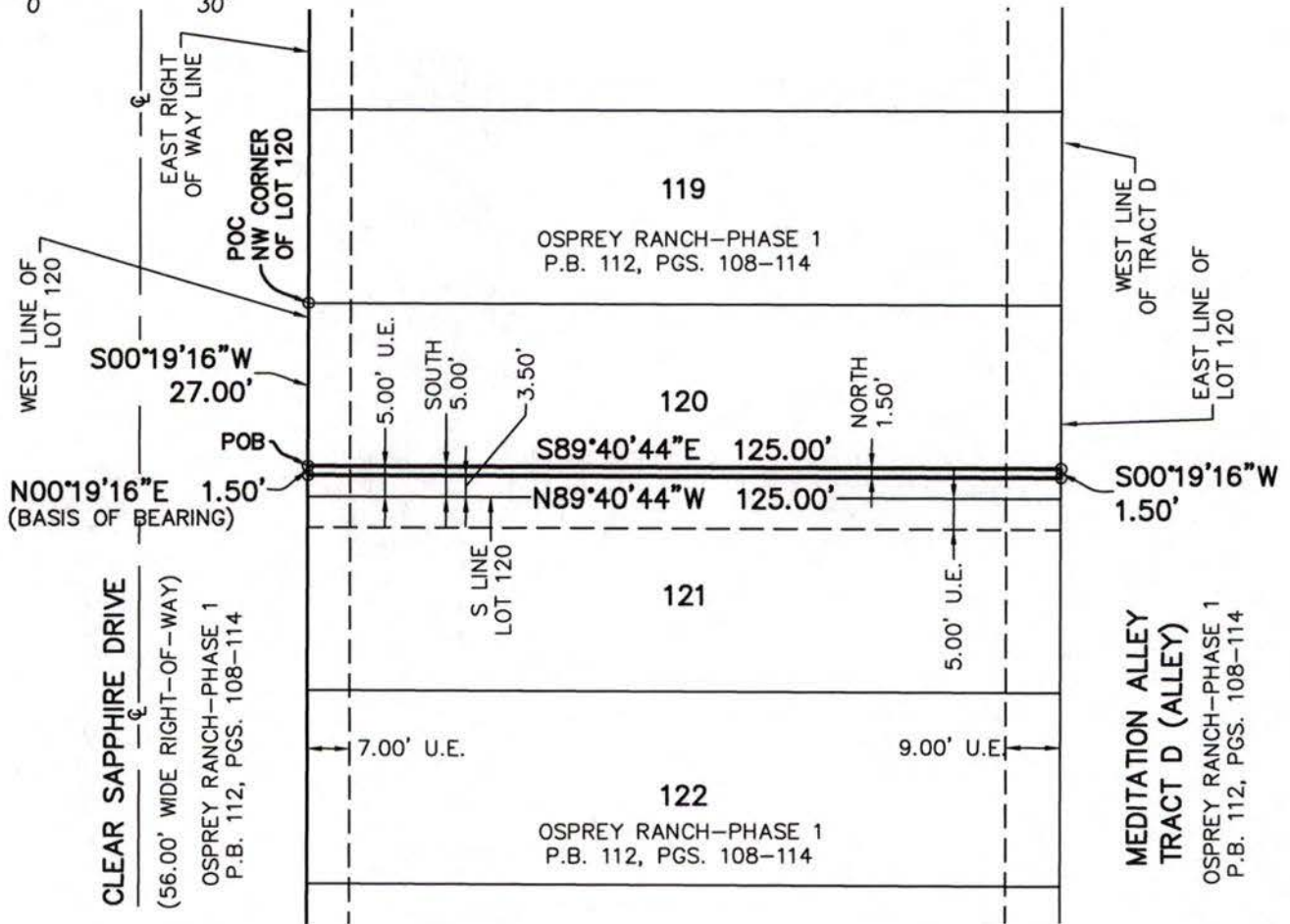
JAMES L. FICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 120 UTILITY EASEMENT



SCALE: 1" = 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#8723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	℄ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 121 UTILITY EASEMENT

OK
3DDZ
9/11/2024

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF LOT 121, OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 121; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 121, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 121; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF LOT 121; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 121; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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LB#6723

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3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
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5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:

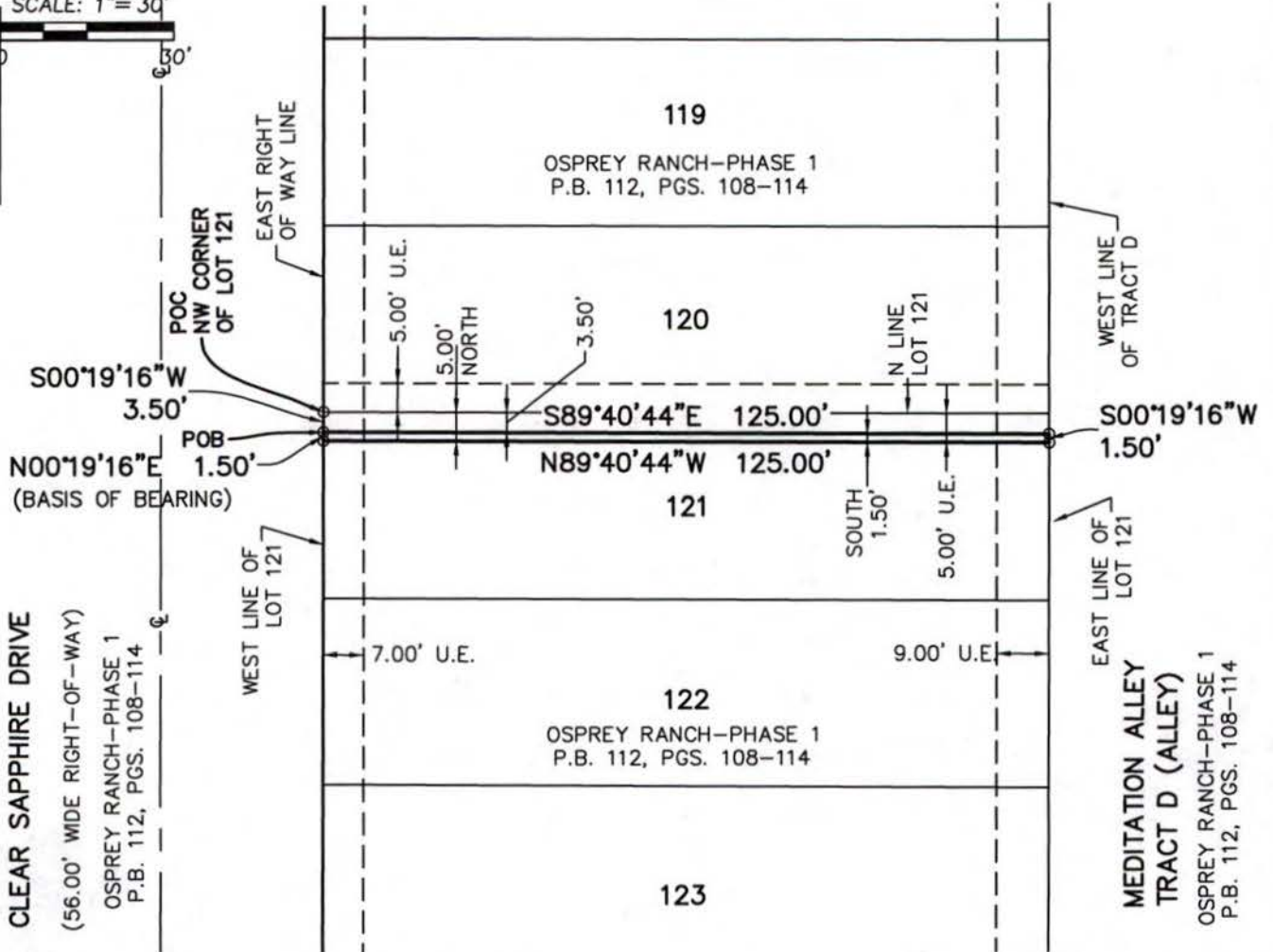
JAMES L. ROCKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 121 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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(407) 654-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 125 UTILITY EASEMENT

OK
JD131
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 125 OF OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 125; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 125, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 125; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 125; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 125; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH—PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

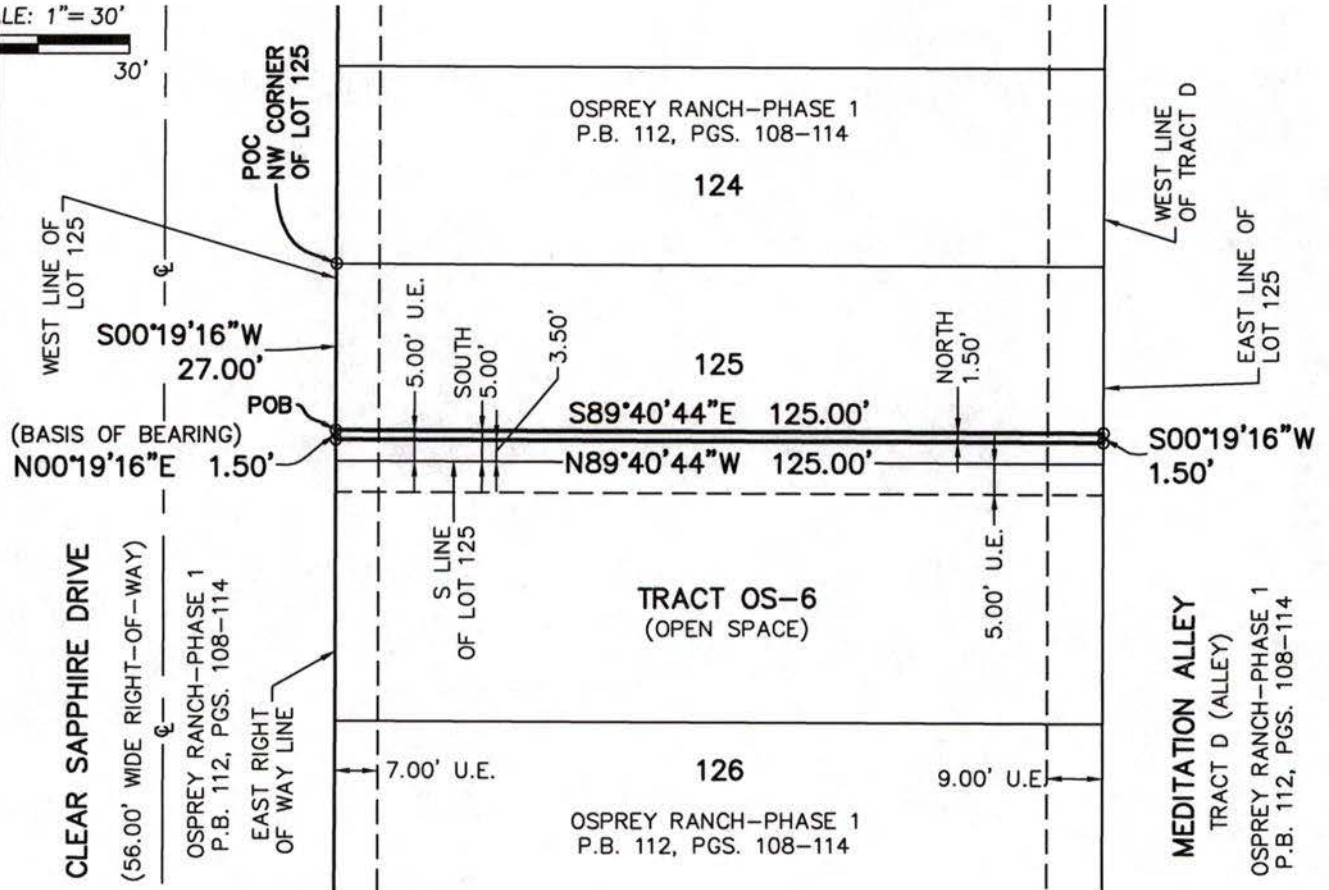
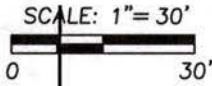
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. BECKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 125 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178	CALC BY: DY
DATE: 08/30/2024	DRAWN BY: AP
SCALE: 1" = 30'	CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 128 UTILITY EASEMENT

OK
JDBI
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 128 OF OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 128; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 128, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 128; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 128; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 128; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
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JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. FICKMAN, P.S.M. #5633



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COMPANY**
Founded in 1988

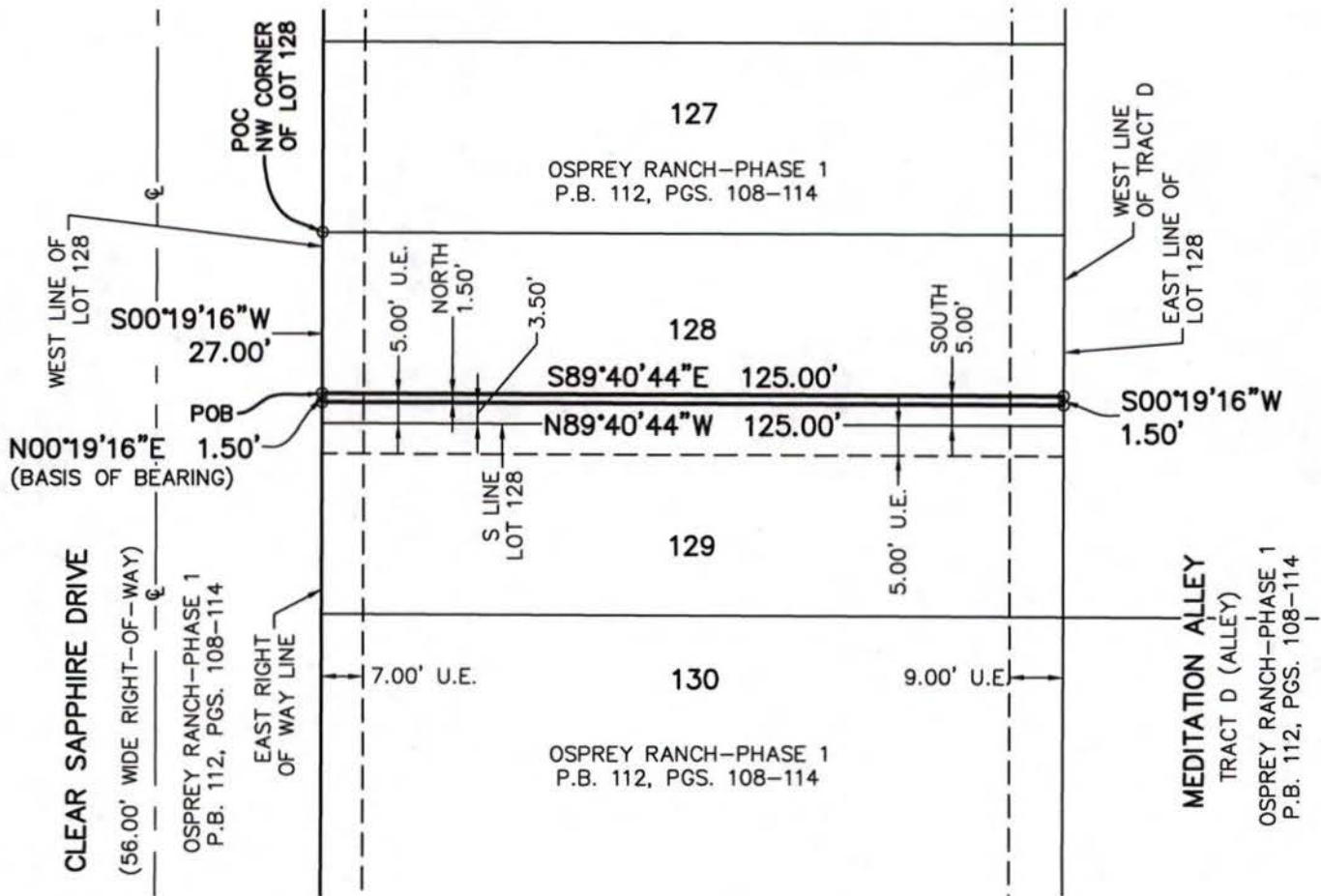
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SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 128 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 129 UTILITY EASEMENT

OK
JDBI
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF LOT 129 OF OSPREY RANCH—PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 129; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 129, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 129; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF LOT 129; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 129; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
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4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
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JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:

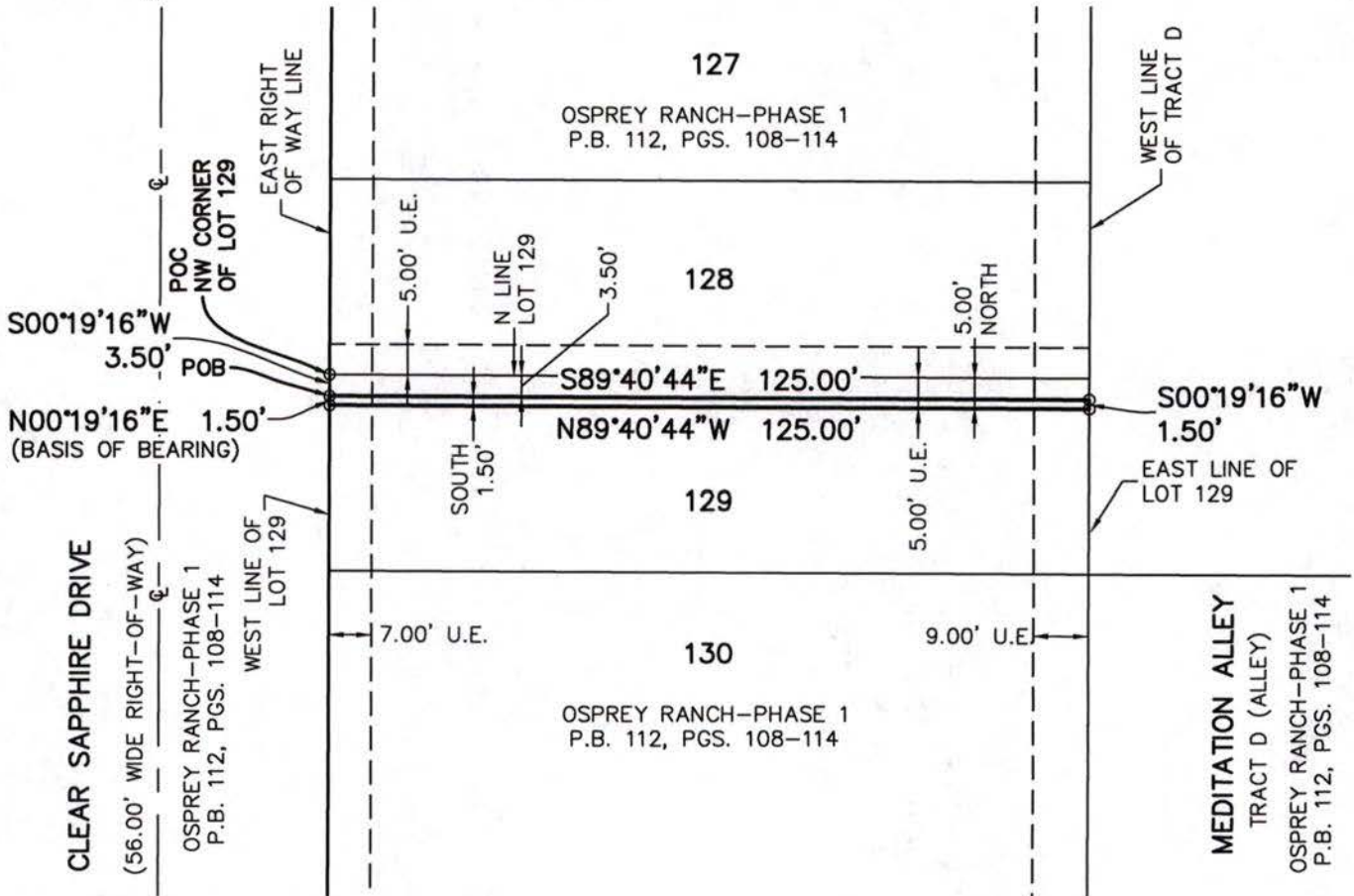
JAMES L. FICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 129 UTILITY EASEMENT



SCALE: 1" = 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 146 UTILITY EASEMENT

OK
3DDZ
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 146 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 146; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 146, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 146; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 146; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 146; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

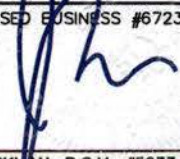
SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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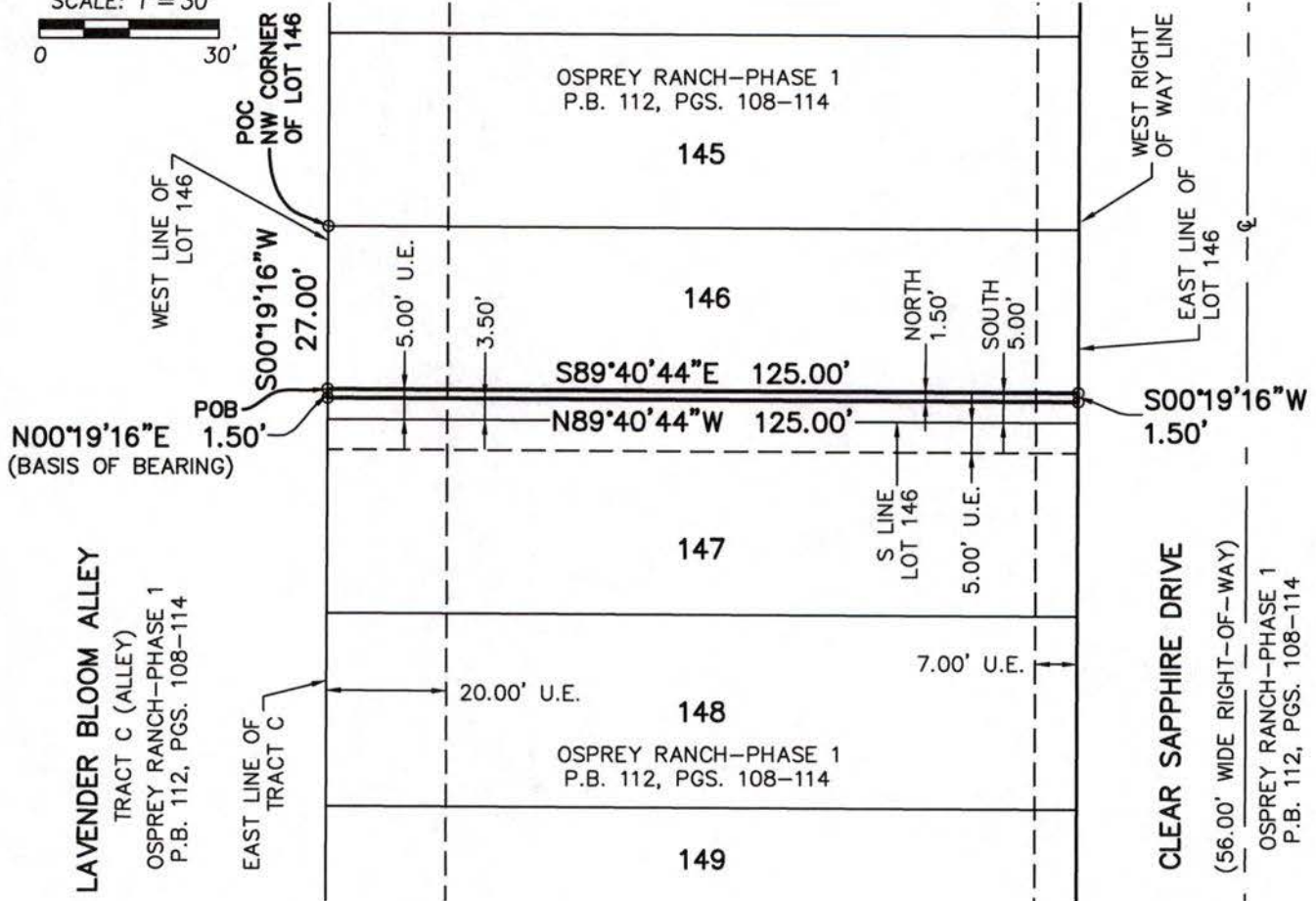
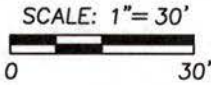
SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
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5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: <u>20180178</u>	CALC BY: <u>DY</u>	FOR THE LICENSED BUSINESS #6723 BY:  JAMES L. RICKMAN, P.S.M. #5633
DATE: <u>08/30/2024</u>	DRAWN BY: <u>AP</u>	
SCALE: <u>N/A</u>	CHECKED BY: <u>MR</u>	

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 146 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 147 UTILITY EASEMENT

OK
JDBI
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF LOT 147 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 147; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 147, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 147; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF LOT 147; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 147; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: N/A

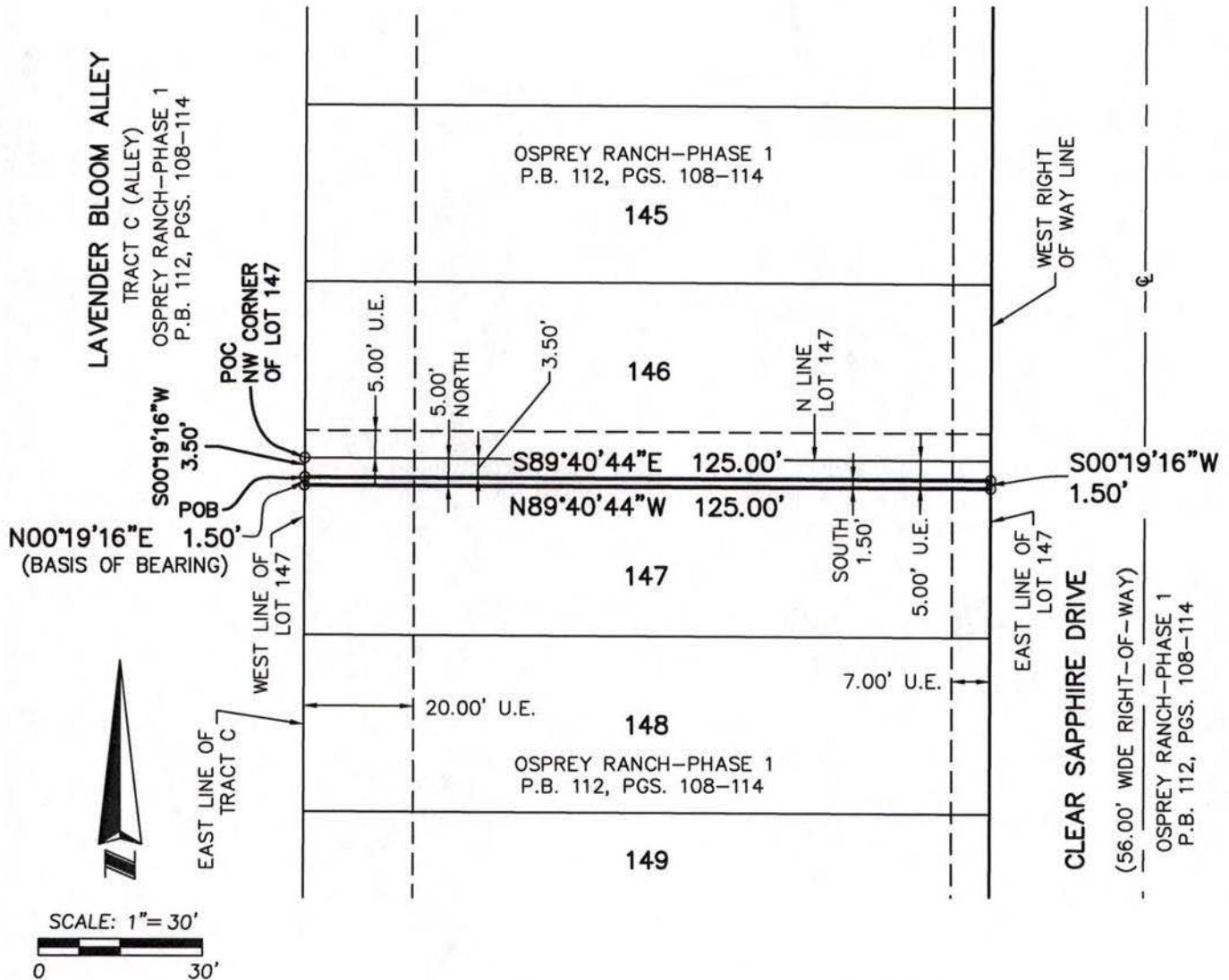
CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. BECKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 147 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

O	CHANGE IN DIRECTION	U.E.	UTILITY EASEMENT
LB	LICENSED BUSINESS	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.B.	PLAT BOOK	⊕	CENTER LINE
PGS.	PAGES	POC	POINT OF COMMENCEMENT
		POB	POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/29/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: EJ

SKETCH OF DESCRIPTION

NOT A SURVEY
TRACT OS-6 UTILITY EASEMENT

ok
JOB I
9/19/2024

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF TRACT OS-6 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS-6; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID TRACT OS-6, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT OS-6; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF TRACT OS-6; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF TRACT OS-6; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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LB#6723

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JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:

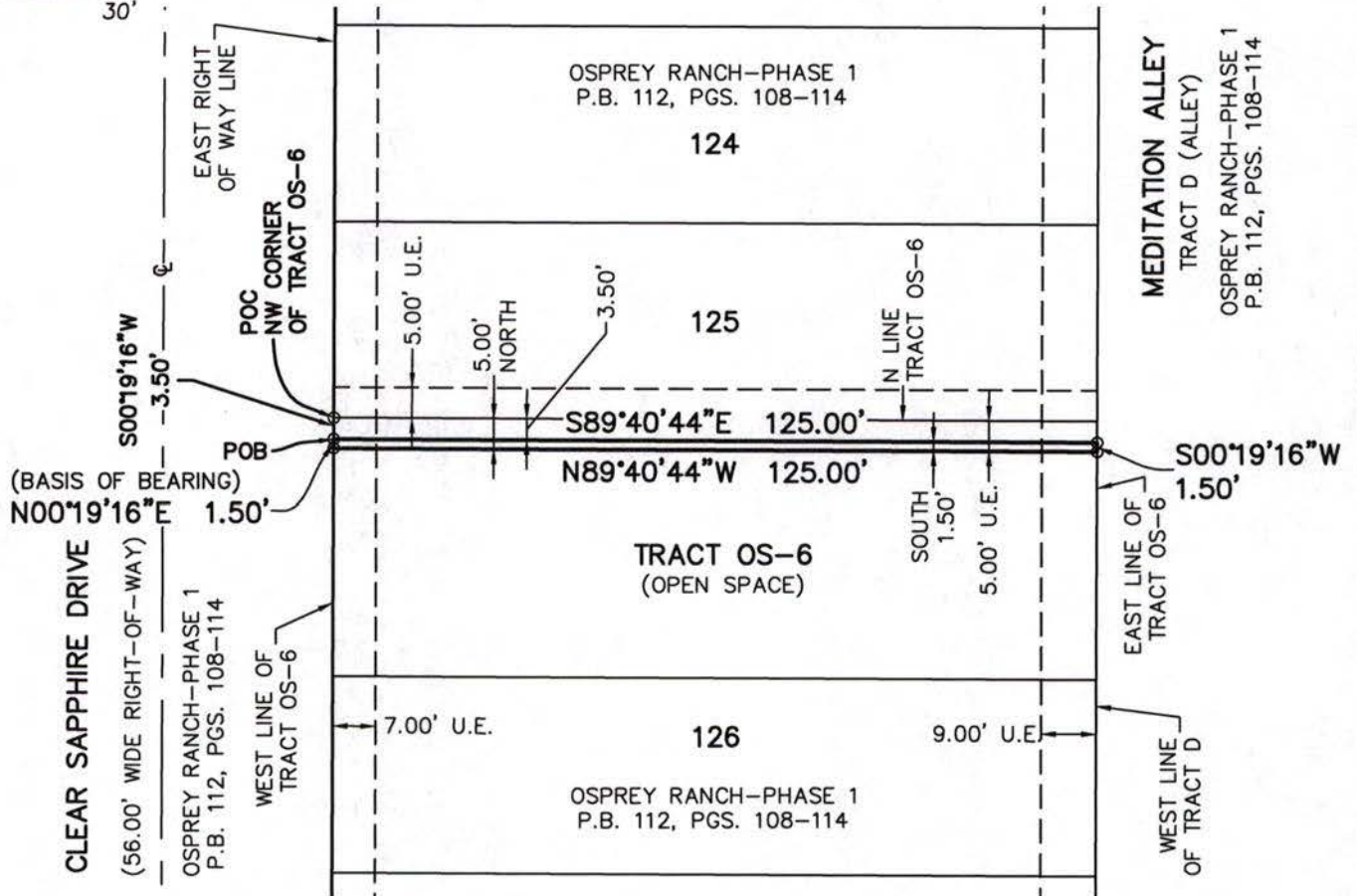
JAMES L. FICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
TRACT OS-6 UTILITY EASEMENT



SCALE: 1" = 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

O	CHANGE IN DIRECTION	U.E.	UTILITY EASEMENT
LB	LICENSED BUSINESS	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.B.	PLAT BOOK	⊕	CENTER LINE
PGS.	PAGES	POC	POINT OF COMMENCEMENT
		POB	POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/29/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: EJ

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

POULOS & BENNETT

Orlando Office
2602 E. Livingston Street
Orlando, Florida 32803

(407) 487-2594
poulosandbennett.com

Jacksonville Office
7563 Philips Hwy, Suite 303
Jacksonville, Florida 32256

October 16, 2024

Mr. Bill Worley
Project Assistance Team
4200 S. John Young Parkway
Orlando, Florida 32839

Subject: Osprey Ranch – Phase 1 PTV Request
PTV-24-04-016
Poulos & Bennett Project Number 18-043

Dear Mr. Worley,

Regarding the abutting property owner information for this Petition to Vacate, K Hovnanian Osprey Ranch, LLC owns all the lots and Tract OS-6 with the exception of Lot 129 in which the owner is a party to this Petition to Vacate application. Because of this, no abutting property owner information has been provided.

Upon your review should you have any questions or need additional information please contact me.

Best Regards,



Genevieve LaBuda
Poulos & Bennett, LLC

EXHIBIT "C"

UTILITY LETTERS

Orange County Utilities
9150 Curry Ford Rd. 2nd floor
Orlando, Florida 32825

September 17, 2024

Petition to Vacate:

I am in the process of requesting that Orange County vacate ten 1.5-foot-wide portions of a 5-foot-wide utility easement, all located within the plat of Osprey Ranch – Phase 1, as shown on the enclosed map. The site addresses are 12585 Clear Sapphire Drive, 12591 Clear Sapphire Drive, 12615 Clear Sapphire Drive, 12639 Clear Sapphire Drive, 12645 Clear Sapphire Drive, 12668 Clear Sapphire Drive, 12674 Clear Sapphire Drive, 15131 Blue Peacock Lane, 15125 Blue Peacock Lane & one is unaddressed, and all lie within the subdivision found in Plat Book 112, Page 108. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me at 407-487-2594 or glabuda@poulosandbennett.com.

Thank you in advance for your expediency.

Sincerely,



Genevieve LaBuda
Plat Coordinator

-
- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We **do not** have any facilities within the easement area. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation.
- The subject parcel is within our service area. We have **no objection** to the vacation.

Additional Comments: _____

Signature: Gregory J. Sims

Print Name: Gregory J. Sims

Title: Engineer III

Date: 9-19-24

Phone Number: 407 254-9963



Aug 5th, 2024

Re: Petition to Vacate

To Whom It May Concern,

Spectrum has reviewed your request to vacate ten 1.5-foot-wide portions of a 5-foot-wide utility easement, all located within the plat of Osprey Ranch – Phase 1, as shown on the enclosed map. The site addresses are 12585 Clear Sapphire Drive, 12591 Clear Sapphire Drive, 12615 Clear Sapphire Drive, 12639 Clear Sapphire Drive, 12645 Clear Sapphire Drive, 12668 Clear Sapphire Drive, 12674 Clear Sapphire Drive, 15131 Blue Peacock Lane, 15125 Blue Peacock Lane & one is unaddressed, and all lie within the subdivision found in Plat Book 112, Page 108. Spectrum has no objection to the vacate, as we have no plant / infrastructure within these.

If you need and additional information, please contact me at my office 407-215-8955.

Sincerely,

Rex Anderson

Rex Anderson

Construction Supervisor

Charter- Spectrum

Construction Department

3767 All American Blvd

Orlando Fl. 32810



May 20, 2024

Subject: Petition to Vacate Request
Osprey Ranch Phase 1 Plat Easements
Poulos & Bennett Job # 18-043

To Whom It May Concern:

I am in the process of requesting that Orange County vacate ten 1.5-foot-wide portions of a 5-foot-wide utility easement, all located within the plat of Osprey Ranch – Phase 1, as shown on the enclosed map. The site addresses are 12585 Clear Sapphire Drive, 12591 Clear Sapphire Drive, 12615 Clear Sapphire Drive, 12639 Clear Sapphire Drive, 12645 Clear Sapphire Drive, 12668 Clear Sapphire Drive, 12674 Clear Sapphire Drive, 15131 Blue Peacock Lane, 15125 Blue Peacock Lane & one is unaddressed, and all lie within the subdivision found in Plat Book 112, Page 108. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me at 407-487-2594 or glabuda@poulosandbennett.com.

Thank you in advance for your expediency.

Sincerely,

Genevieve LaBuda
Plat Coordinator

-
- The subject parcel is NOT within our service area.
 - The subject parcel is within our service area. We **do not** have any facilities within the easement area. We have **no objection** to the vacation.
 - The subject parcel is within our service area. We **object** to the vacation.

Additional Comments: _____

Signature:

Print Name: Shawn Winsor

Title: Gas Design Project Manager

Date: 9-17-2024

Phone Number: 407-232-5257

September 17, 2024

Bruce Sawyers
AT&T
7747 Ellis Rd.
Melbourne, Florida 32904

Subject: Petition to Vacate Request
Osprey Ranch Phase 1 Plat Easements
Poulos & Bennett Job # 18-043

To Whom It May Concern:

I am in the process of requesting that Orange County vacate ten 1.5-foot-wide portions of a 5-foot-wide utility easement, all located within the plat of Osprey Ranch – Phase 1, as shown on the enclosed map. The site addresses are 12585 Clear Sapphire Drive, 12591 Clear Sapphire Drive, 12615 Clear Sapphire Drive, 12639 Clear Sapphire Drive, 12645 Clear Sapphire Drive, 12668 Clear Sapphire Drive, 12674 Clear Sapphire Drive, 15131 Blue Peacock Lane, 15125 Blue Peacock Lane & one is unaddressed, and all lie within the subdivision found in Plat Book 112, Page 108. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact me at 407-487-2594 or glabuda@poulosandbennett.com.

Sincerely,



Genevieve LaBuda
Plat Coordinator

-
- The subject parcel is NOT within our service area.
 - The subject parcel is within our service area. We **do not** have any facilities within the easement area. We have **no objection** to the vacation.
 - The subject parcel is within our service area. We **object** to the vacation.

Additional Comments: AT&T has no cable in parcels listed above.

Signature: Bruce Sawyers
Print Name: BRUCE SAWYERS
Title: AT&T Sr Specialist Engineering Design, Wireline Access-Southeast, Florida Engineering

Date: 09/19/2024
Phone Number: 772-332-2215 (CELL)



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

Jun. 17, 2024

Via email: www.poulosandbennett.com

Ms. Genevieve LaBuda
2602 E. Livingston St.
Orlando, FL 32803

**RE: Vacation of Platted Easements
Osprey Ranch Phase 1 – Clear Sapphire Drive
Orange County, Florida**

Dear Ms. LaBuda:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of portion of the following platted easements:

- The West 1.50 feet of the East 5.00 feet of lot 92,
- The East 1.50 feet of the West 5.00 feet of lot 93,
- The North 1.50 feet of the South 5.00 feet of lot 120
- The South 1.50 feet of the North 5.00 feet of lot 121,
- The North 1.50 feet of the South 5.00 feet of lot 125,
- The North 1.50 feet of the South 5.00 feet of lot 128,
- The South 1.50' of the North 5.00 feet of lot 129,
- The North 1.50 feet of the South 5.00 feet of lot 146,
- The South 1.50 feet of the North 5.00 feet of lot 147, and
- The South 1.50 feet of the North 5.00 feet of Tract OS-6

All being a part of Osprey Ranch – Phase 1, as recorded in Plat Book 112, Page 108, of the Public Records of Orange County, Florida, being more particularly described on the accompanying seven (7) Sketch of Descriptions drawn by Allen & Company, dated April 15, 2024, Job # 20180178, attached hereto and by this reference made a part hereof.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachments

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 92 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE WEST 1.50 FEET OF THE EAST 5.00 FEET OF LOT 92, OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 92; THENCE RUN NORTH 89°42'16" EAST, ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°17'44" WEST ALONG A LINE 5.00 FEET WEST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 92, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 92; THENCE RUN NORTH 89°42'16" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET WEST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID EAST LINE OF LOT 92; THENCE RUN SOUTH 00°17'44" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 92; THENCE RUN SOUTH 89°42'16" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BLUE PEACOCK LANE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING S89°42'16"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

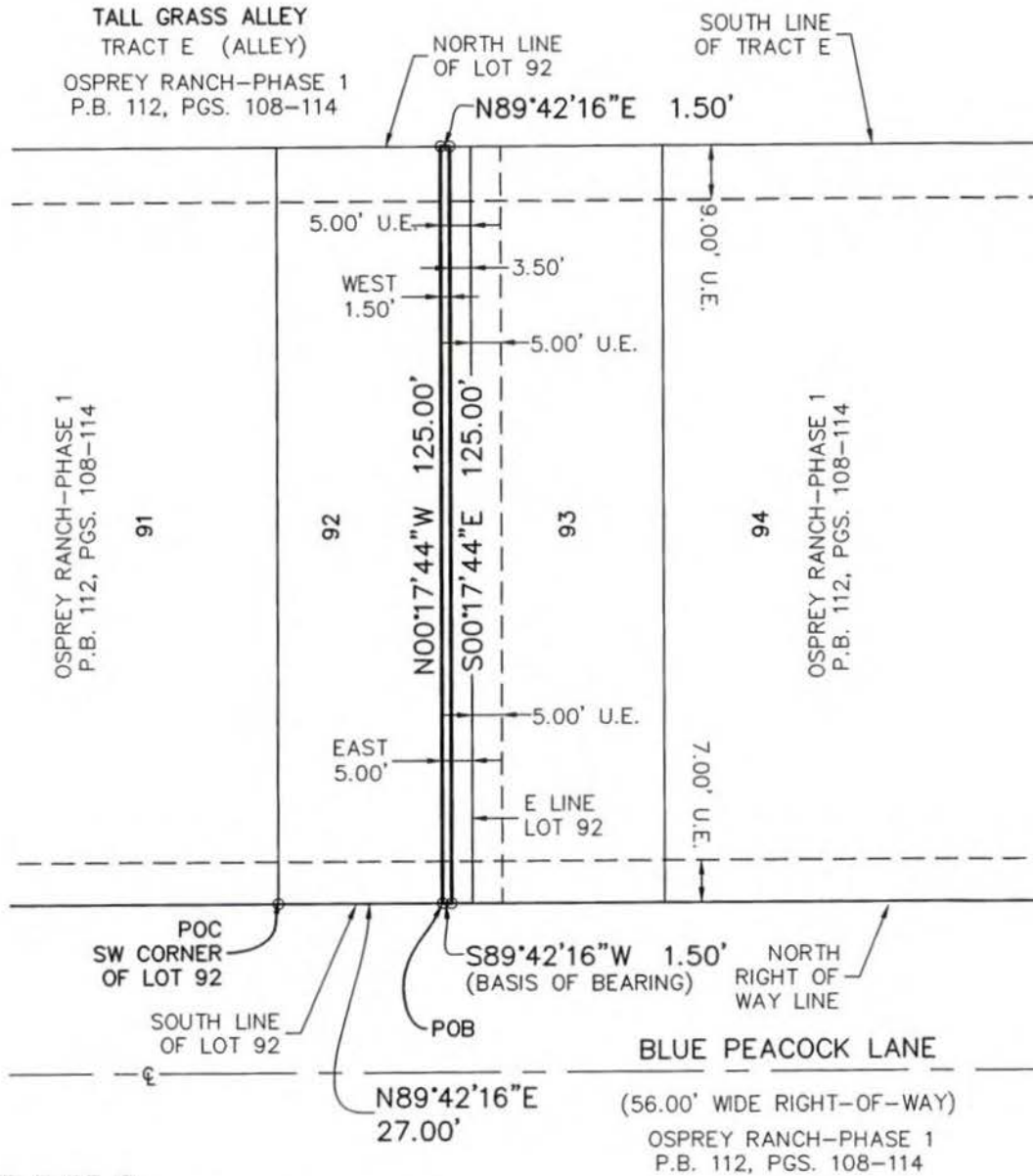


Digitally signed by
James L Rickman
Date: 2024.09.05
14:57:14 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 92 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	℄ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/30/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 93 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE EAST 1.50 FEET OF THE WEST 5.00 FEET OF LOT 93, OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 93; THENCE RUN NORTH 89°42'16" EAST, ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°17'44" WEST ALONG A LINE 3.50 FEET EAST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE WEST LINE OF SAID LOT 93, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 93; THENCE RUN NORTH 89°42'16" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET EAST OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 93; THENCE RUN SOUTH 00°17'44" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 93; THENCE RUN SOUTH 89°42'16" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BLUE PEACOCK LANE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING S89°42'16"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by:

James L Rickman

Date: 2024.09.05

14:55:43 -04'00'

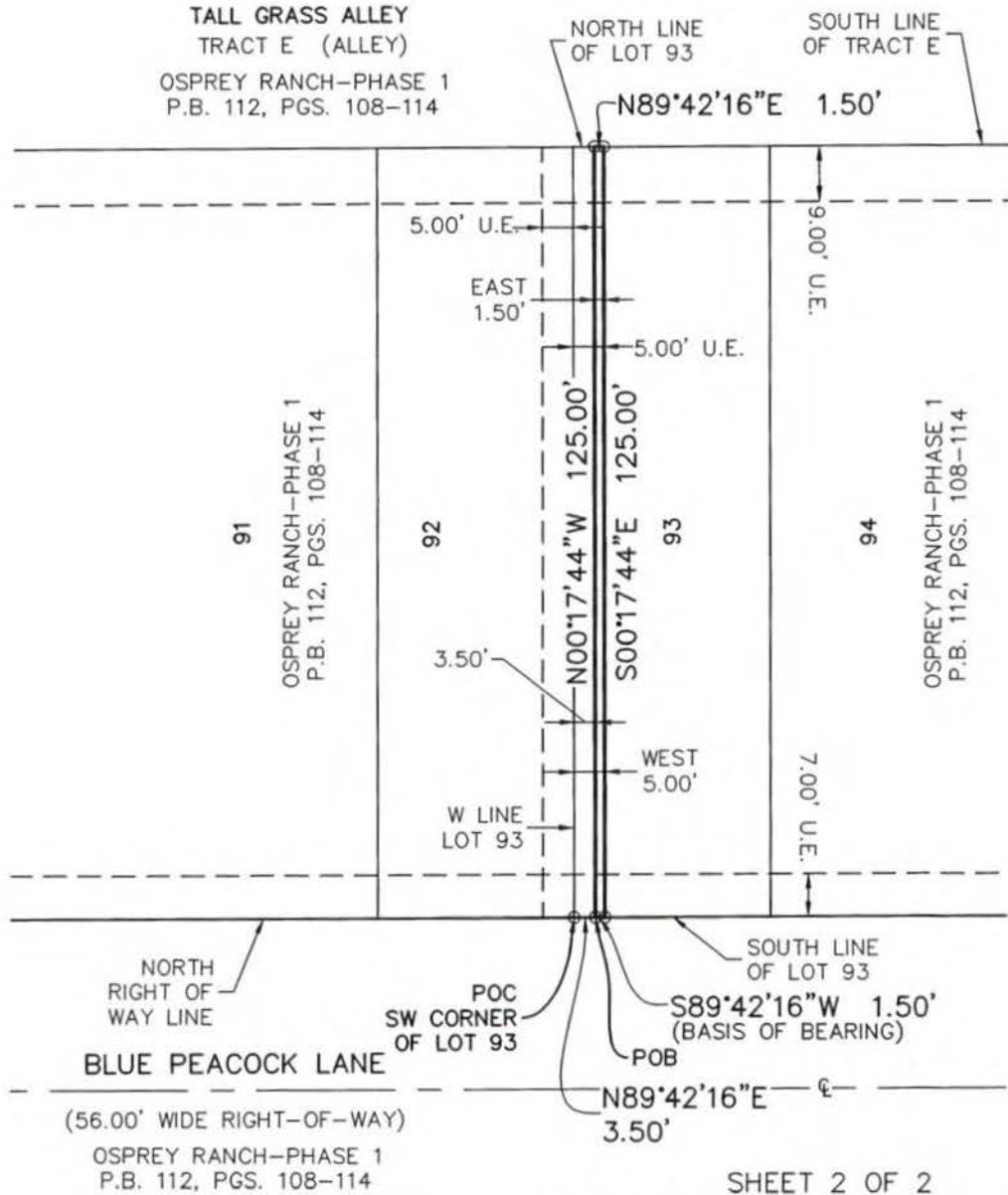
JAMES L. RICKMAN, P.S.M. #5633



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SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 93 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES
- U.E. UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ⊕ CENTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

JOB #: 20180178
DATE: 04/15/2024
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
 LOT 120 UTILITY EASEMENT

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 120, OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 120; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 120, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 120; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 120; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 120; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178
 DATE: 08/30/2024
 SCALE: N/A

CALC BY: DY
 DRAWN BY: AP
 CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by:
 James L Rickman
 Date: 2024.09.05 14:
 57:42 -04'00'

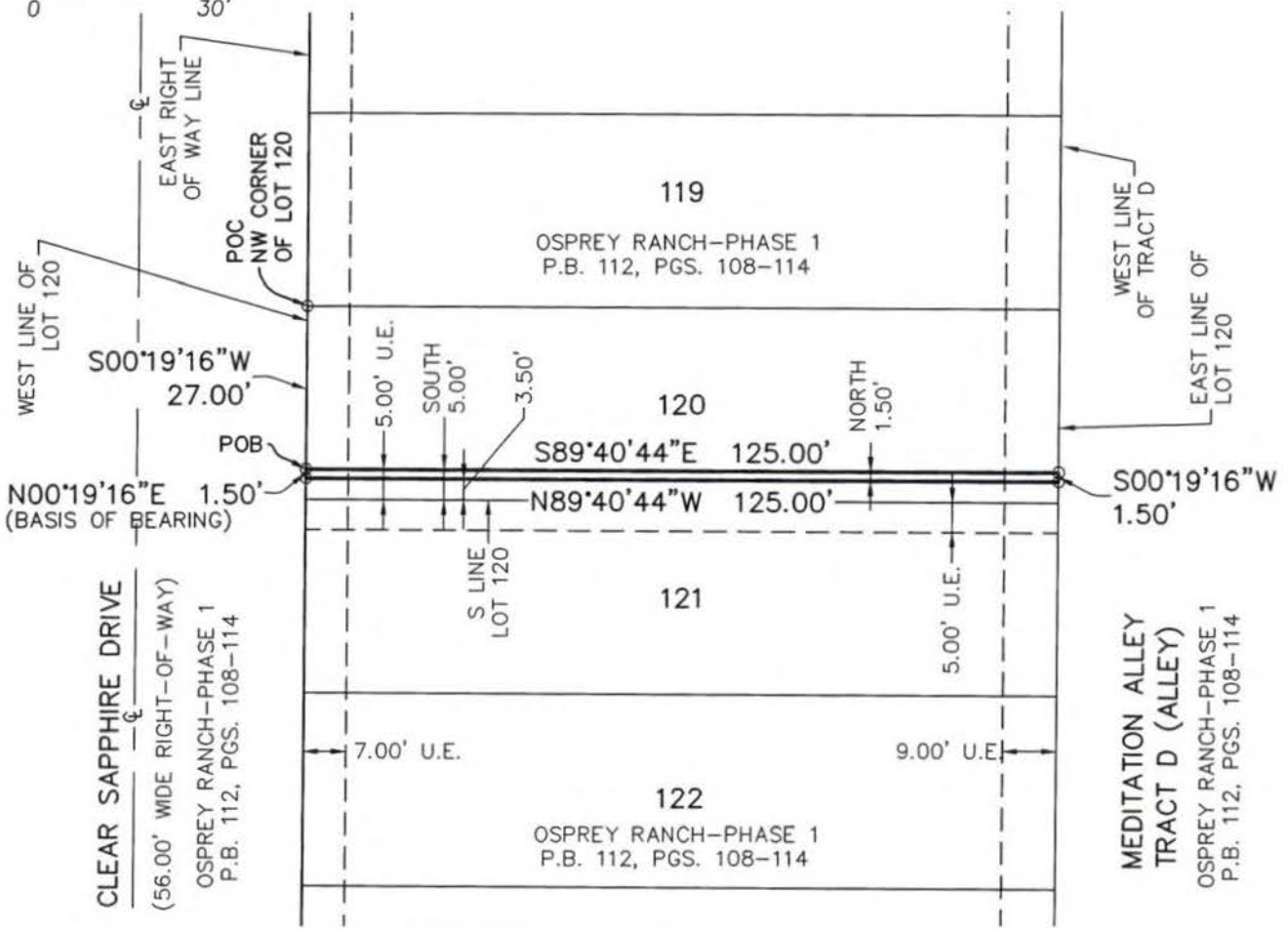
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 120 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES
- U.E. UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ⊕ CENTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

JOB #: 20180178
DATE: 08/30/2024
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 121 UTILITY EASEMENT

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF LOT 121, OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 121; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 121, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 121; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF LOT 121; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 121; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by

James L Rickman

Date: 2024.09.05

14:58:11 -04'00'

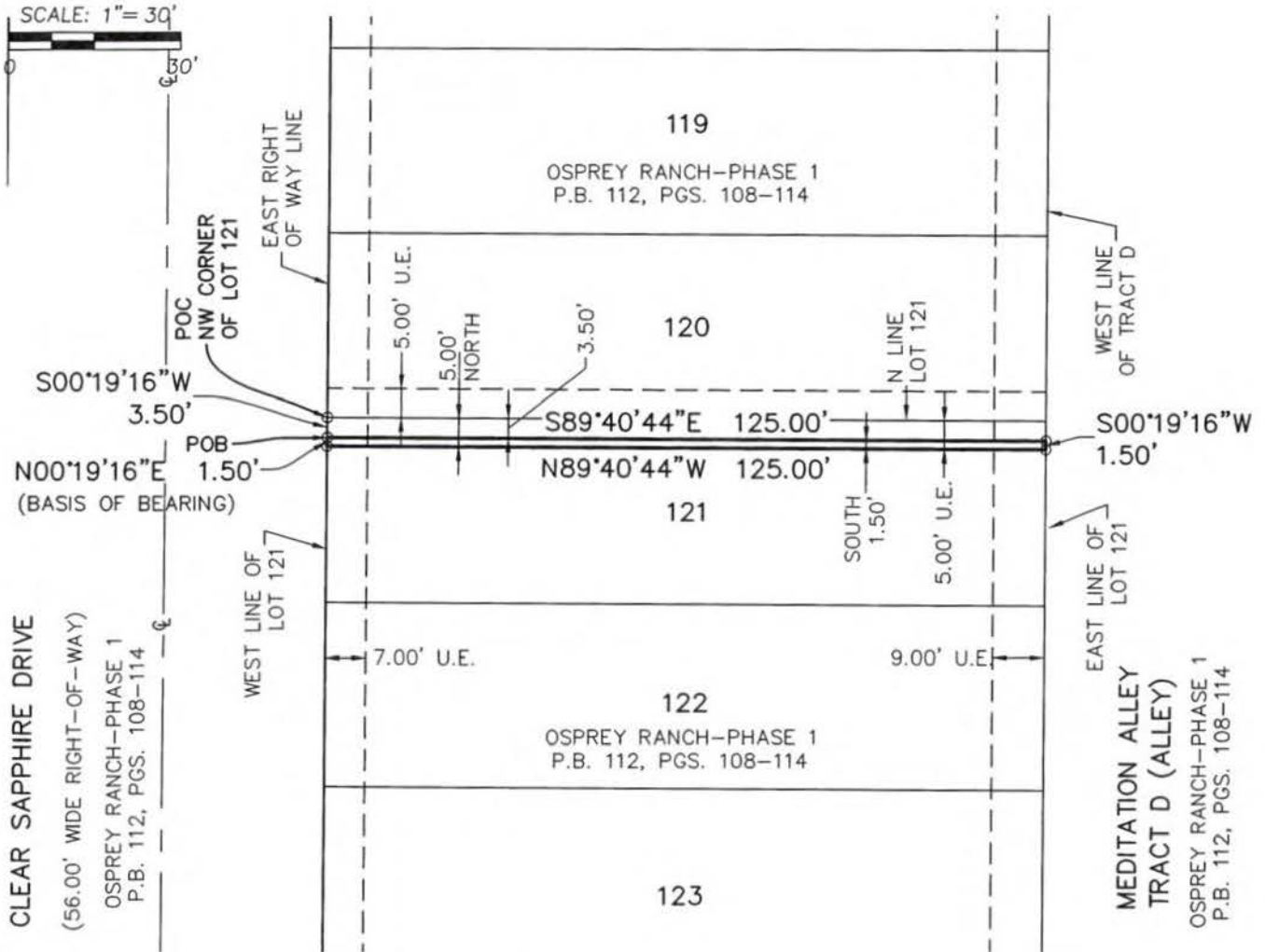
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 121 UTILITY EASEMENT



SCALE: 1" = 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

DATE: 08/30/2024

SCALE: 1" = 30'

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 125 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 125 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 125; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 125, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 125; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 125; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 125; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178
DATE: 08/30/2024
SCALE: N/A

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by:
James L Rickman
Date: 2024.09.05 14
56:37 -04'00'

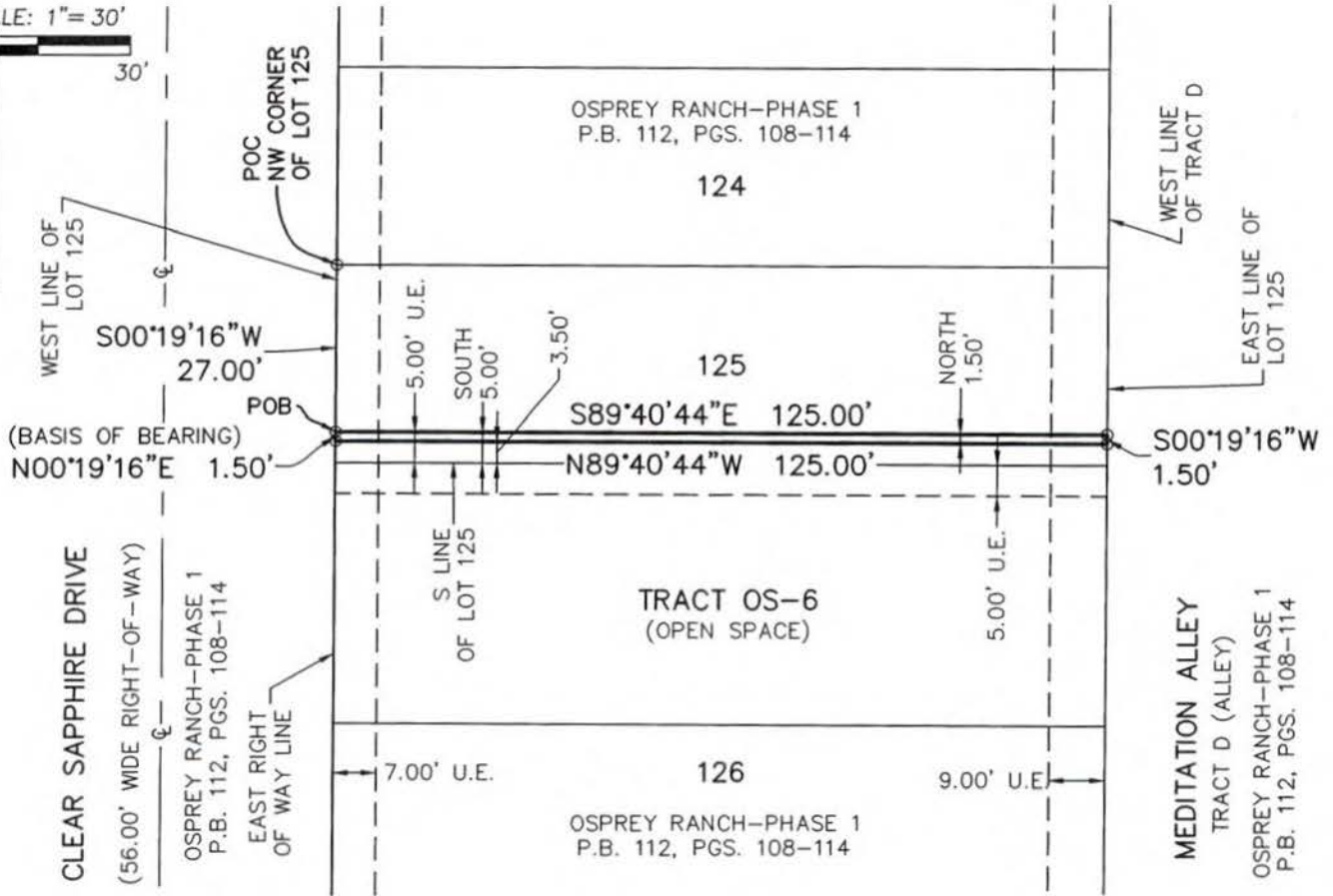
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 125 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES
- U.E. UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ℄ CENTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

JOB #: 20180178
DATE: 08/30/2024
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 128 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 128 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 128; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 128, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 128; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 128; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 128; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF CLEAR SAPPHIRE DRIVE, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20180178

DATE: 08/30/2024

SCALE: N/A

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by:
James L Rickman
Date: 2024.09.05
14:56:12 -04'00'

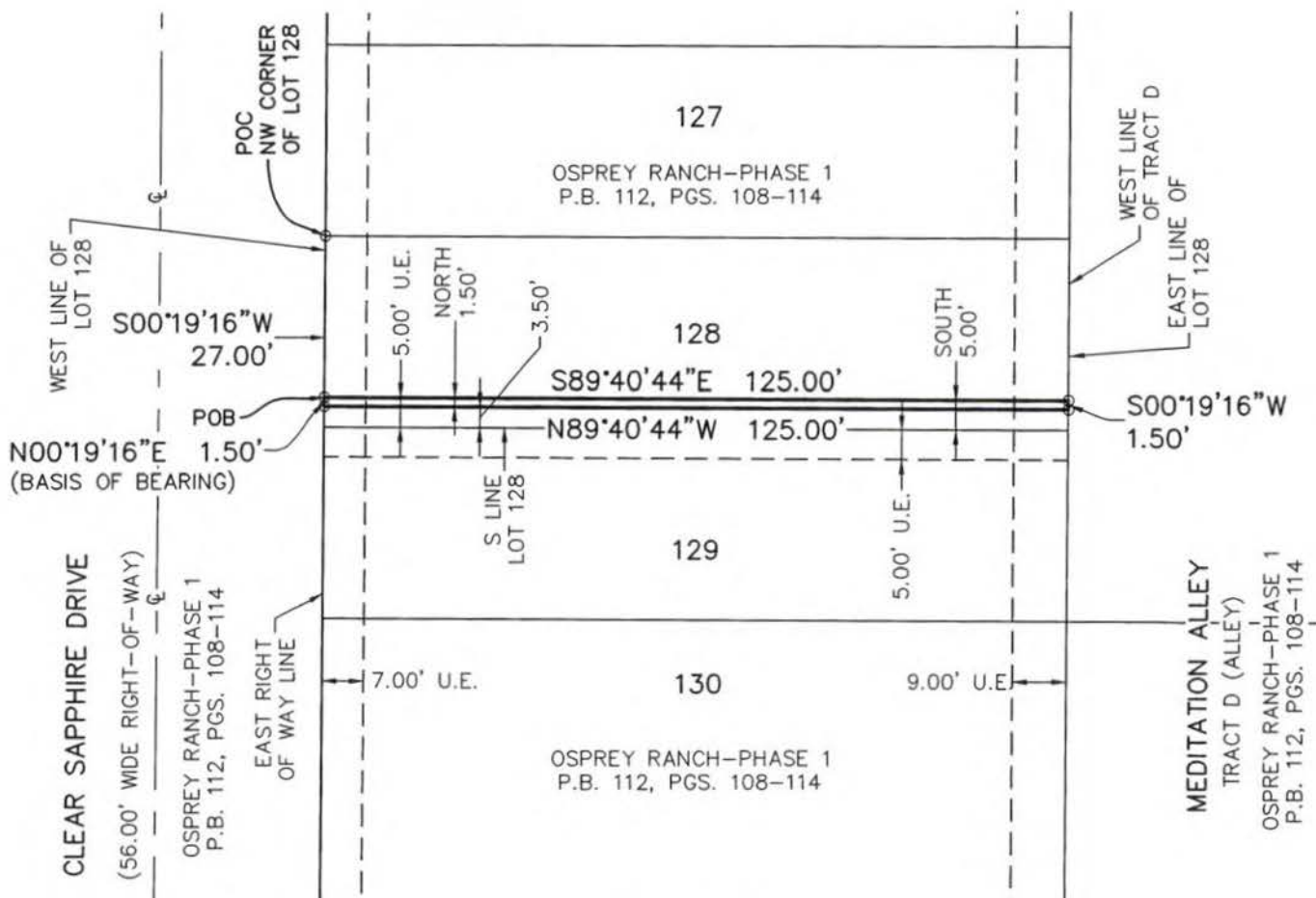
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 128 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PGS. PAGES
- U.E. UTILITY EASEMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- ℄ CENTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

JOB #: 20180178

DATE: 08/30/2024

SCALE: 1" = 30'

CALC BY: DY

DRAWN BY: AP

CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 146 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 1.50 FEET OF THE SOUTH 5.00 FEET OF LOT 146 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 146; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID LOT 146, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 146; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 3.50 FEET NORTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID SOUTH LINE OF LOT 146; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 146; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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LB#6723

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT C, OSPREY RANCH-PHASE 1, P.B. 112, PGS. 108-114 BEING N00°19'16"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
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JOB #: 20180178
DATE: 08/30/2024
SCALE: N/A

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by
James L Rickman
Date: 2024.09.05
14:59:08 -04'00'

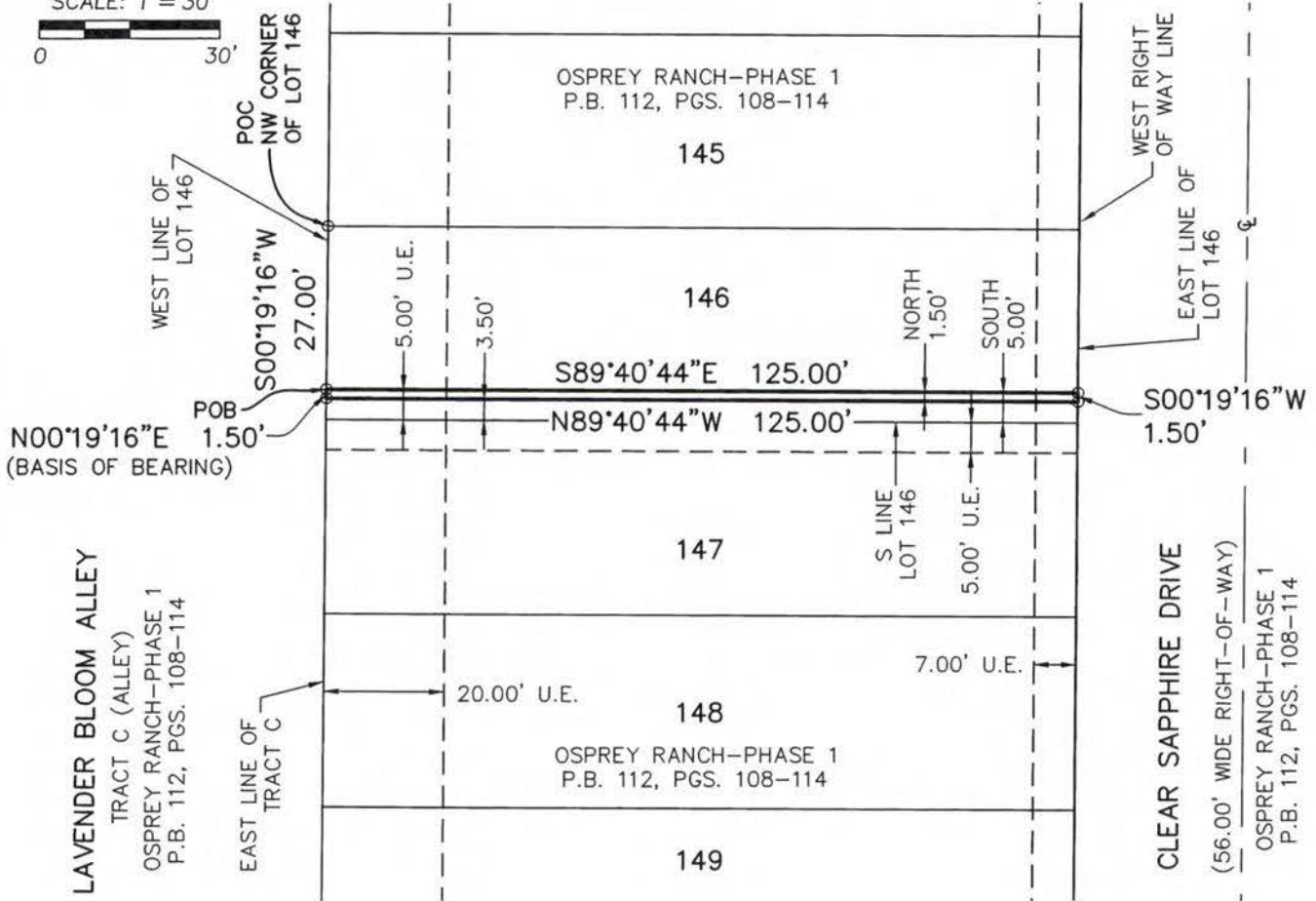
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 146 UTILITY EASEMENT



SCALE: 1" = 30'
0 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178
DATE: 08/30/2024
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: AP
CHECKED BY: MR

SKETCH OF DESCRIPTION

NOT A SURVEY
 LOT 147 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF LOT 147 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 147; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID LOT 147, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 147; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF LOT 147; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF LOT 147; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION


SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
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JOB #:	20180178	CALC BY:	DY
DATE:	08/30/2024	DRAWN BY:	AP
SCALE:	N/A	CHECKED BY:	EJ

FOR THE LICENSED BUSINESS #6723 BY:

Digitally signed by:
 James L Rickman
 Date: 2024.09.05
 14:59:45 -04'00'



JAMES L. RICKMAN, P.S.M. #5633

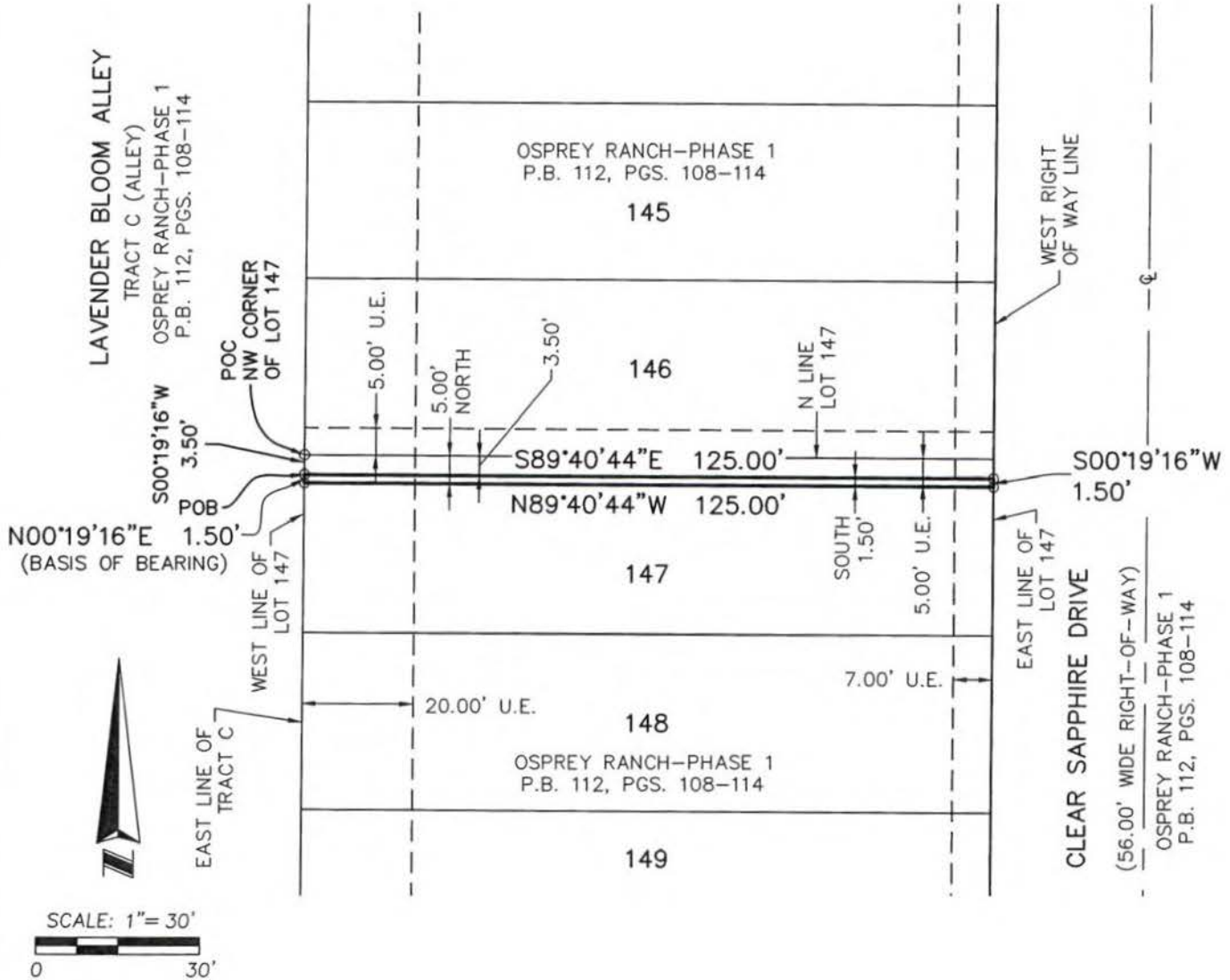


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 Founded in 1988

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SKETCH OF DESCRIPTION

NOT A SURVEY
LOT 147 UTILITY EASEMENT



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

DATE: 08/29/2024

SCALE: 1" = 30'

CALC BY: DY

DRAWN BY: AP

CHECKED BY: EJ

SKETCH OF DESCRIPTION

NOT A SURVEY
TRACT OS-6 UTILITY EASEMENT

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH 1.50 FEET OF THE NORTH 5.00 FEET OF TRACT OS-6 OF OSPREY RANCH-PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 108 THROUGH 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT OS-6; THENCE RUN SOUTH 00°19'16" WEST, ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°40'44" EAST ALONG A LINE 3.50 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE NORTH LINE OF SAID TRACT OS-6, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT OS-6; THENCE RUN SOUTH 00°19'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1.50 FEET TO A LINE 5.00 FEET SOUTH OF AND PARALLEL, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID NORTH LINE OF TRACT OS-6; THENCE RUN NORTH 89°40'44" WEST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE AFORESAID WEST LINE OF TRACT OS-6; THENCE RUN NORTH 00°19'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 187 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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JOB #: 20180178
DATE: 08/30/2024
SCALE: N/A

CALC BY: DY
DRAWN BY: AP
CHECKED BY: EJ

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by:
James L Rickman
Date: 2024.09.05
15:15:29 -04'00'

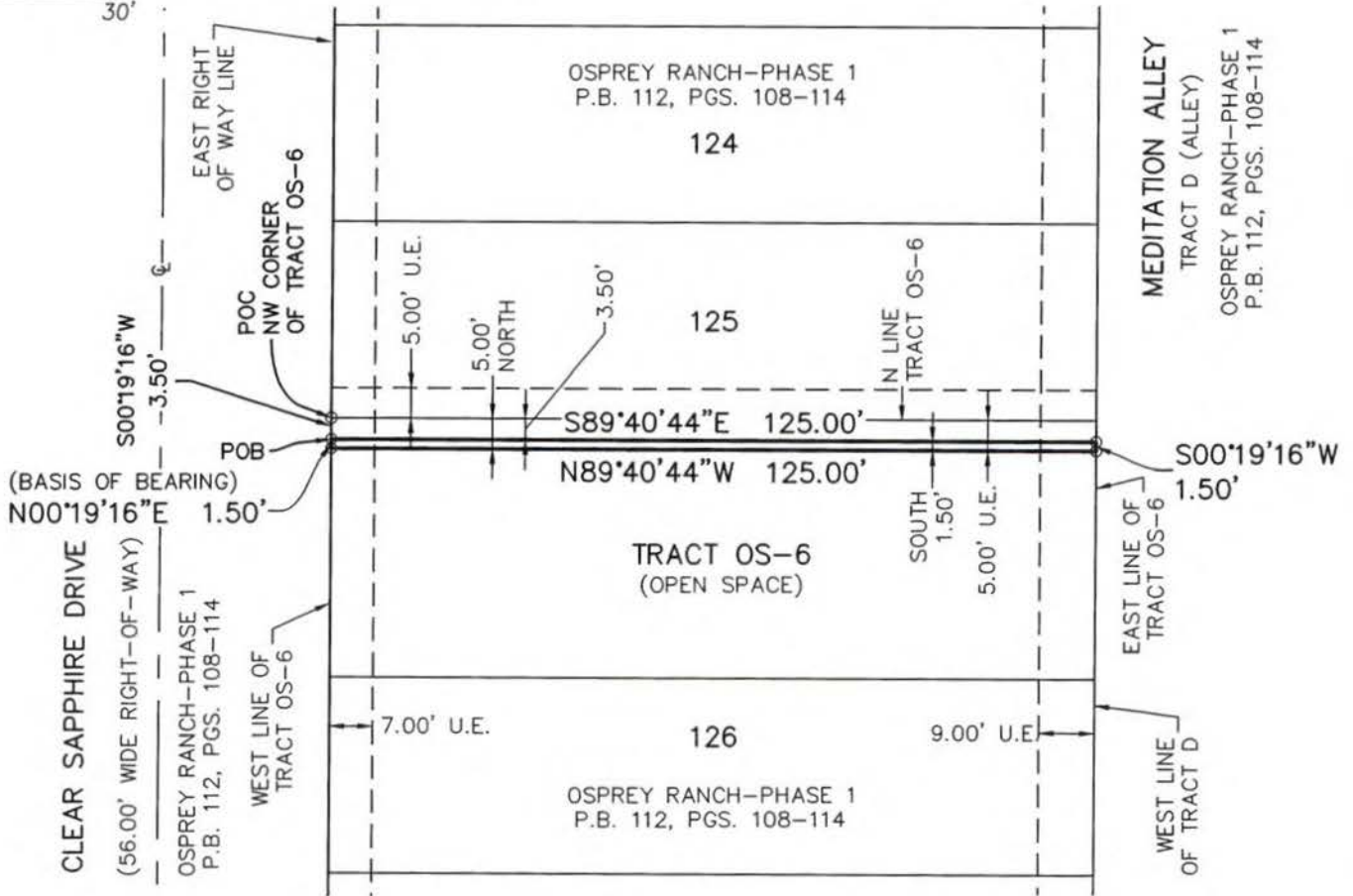
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY
TRACT OS-6 UTILITY EASEMENT



SCALE: 1" = 30'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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(407) 654-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.B. PLAT BOOK	⊕ CENTER LINE
PGS. PAGES	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

JOB #: 20180178

CALC BY: DY

DATE: 08/29/2024

DRAWN BY: AP

SCALE: 1" = 30'

CHECKED BY: EJ

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DALE V. MUDRAK, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7904 - Fax 407-836-8003
e-mail: dale.mudrak2@ocfl.net

October 18, 2024

Dear Genevieve Labuda, Melissa Martinez

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

EPD Review

Please contact Edward Rysak at 407-836-1526 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

**ACTION TAKEN BY MEMBER OF
K. Hovnanian Osprey Ranch, LLC
a Florida Limited Liability Company**

Hovnanian Developments of Florida, Inc. the member of K. Hovnanian Osprey Ranch, LLC (the "Limited Liability Company") hereby takes the following actions:

RESOLVED, that the following people are designated and appointed as officers of the Limited Liability Company and are therefore authorized to sign all documents in the name and on behalf of K. Hovnanian Osprey Ranch, LLC:

<u>Name</u>	<u>Office</u>
Michael Wyatt	Group President
Richard Selikoff	Division President
Carmen Renaud	Division Controller
Michael Marlovits	Vice President – Group Controller
Kenneth Mahieu	Vice President – Chief Legal Counsel
Scott Johnston	Vice President – Land Acquisition
Cara Chieffallo	Legal Counsel – East Group
Jonathan Fisher	SVP, Land Acquisition – East Group

Effective as of November 1, 2021.

HOVNANIAN DEVELOPMENTS OF FLORIDA,
INC., member

By: *E. Tice*
Elizabeth D. Tice, Vice President

STATE OF NEW JERSEY)
)ss
COUNTY OF MONMOUTH)

The foregoing instrument was acknowledged before me this 9 day of March, 2022, by Elizabeth D. Tice, the Vice President of Hovnanian Developments of Florida, Inc. a Florida corporation, for and on behalf thereof.

Cheryl O'Brien
Notary Public



Property Record - 29-24-27-6383-01-200

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12585 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

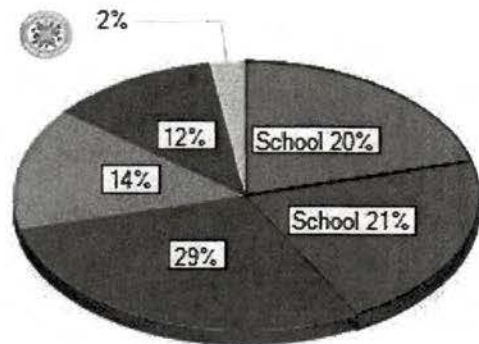
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12585 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 120

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
-----------	-------------	--------------	-----------	-----------	-----------	----------	---------

There are no sales for the selected parcel

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
9481 Emerald Berry Dr	04/08/2024	\$720,000	\$284	Special Warranty	5/3	20240211906 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
---------	--------------	---------------

There are no TPP Accounts associated with this parcel.

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Grades

2023: | 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-210

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12591 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

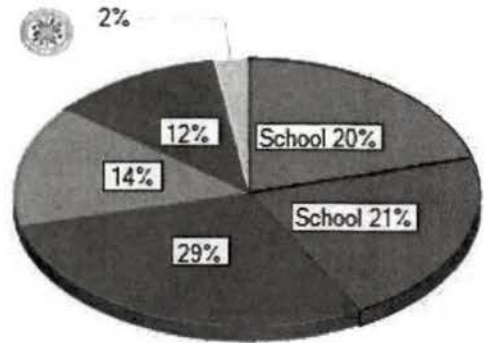
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12591 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

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South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 121

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
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There are no sales for the selected parcel

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
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There are no TPP Accounts associated with this parcel.

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Grades

2023: | 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-250

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12615 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

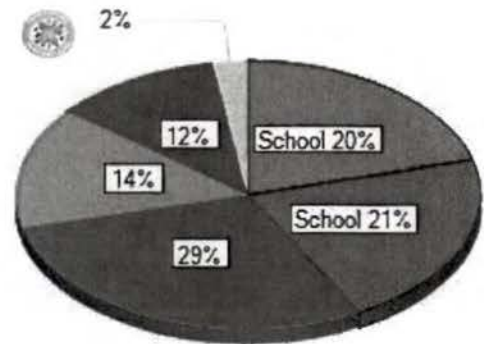
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12615 Clear Sapphire Dr
Winter Garden, FL 34787

OR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 125

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
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There are no sales for the selected parcel

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
9481 Emerald Berry Dr	04/08/2024	\$720,000	\$284	Special Warranty	5/3	20240211906 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
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There are no TPP Accounts associated with this parcel.

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Grades

2023: | 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-15-006

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0019 - Res Vacant H.O.A.

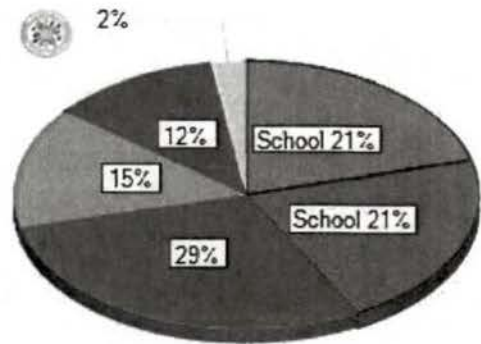
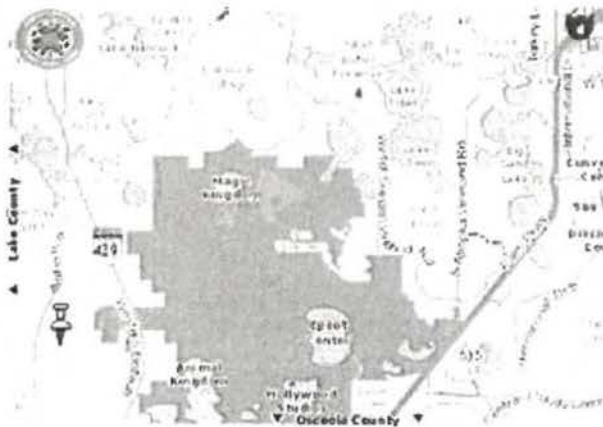
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$100	+ \$0	+ \$0	= \$100	\$100

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$100	\$0	\$100	3.1730	\$0.32 21%
Public Schools: By Local Board	\$100	\$0	\$100	3.2480	\$0.32 21%
Orange County (General)	\$100	\$0	\$100	4.4347	\$0.44 29%
Unincorporated County Fire	\$100	\$0	\$100	2.2437	\$0.22 15%
Unincorporated Taxing District	\$100	\$0	\$100	1.8043	\$0.18 12%
Library - Operating Budget	\$100	\$0	\$100	0.3748	\$0.04 2%
South Florida Water Management District	\$100	\$0	\$100	0.0948	\$0.01 1%
South Florida Wmd Okeechobee Basin	\$100	\$0	\$100	0.1026	\$0.01 1%
South Florida Wmd Everglades Const	\$100	\$0	\$100	0.0327	\$0.00 0%
				15.5086	\$1.54

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1.54
Your property taxes without exemptions would be	\$1.54
Your ad-valorem property tax with exemptions is	– \$1.54
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 TRACT OS-6 (OPEN SPACE)

Total Land Area

5,263 sqft (+/-) | 0.12 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0019 - Res Vacant H.O.A.	P-D	1 UNIT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
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There are no sales for the selected parcel

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
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There are no TPP Accounts associated with this parcel.

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597
Grades	2023: 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-280

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12639 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

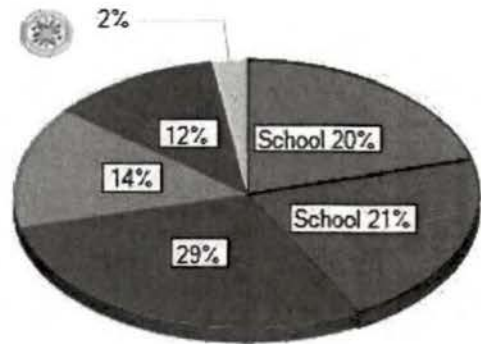
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12639 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 128

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-290

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 10/18/2024

Property Name

12645 Clear Sapphire Dr

Names

Goncalves Andressa Ferrari
Souza Bruno Berteli

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

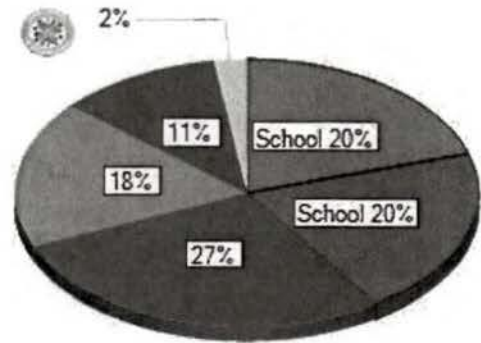
Mailing Address

12645 Clear Sapphire Dr
Winter Garden, FL 34787-7421

Physical Address

12645 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$100,000	+	\$0	\$0 = \$100,000 (156%)	\$100,000 (156%)
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+	\$0	\$0 = \$39,031	\$39,031

2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$100,000	\$0	\$100,000	3.2160 (1.36%)	\$321.60	20 %
Public Schools: By Local Board	\$100,000	\$0	\$100,000	3.2480 (0.00%)	\$324.80	20 %
Orange County (General)	\$100,000	\$0	\$100,000	4.4347 (0.00%)	\$443.47	27 %
Unincorporated County Fire	\$100,000	\$0	\$100,000	2.8437 (26.74%)	\$284.37	18 %
Unincorporated Taxing District	\$100,000	\$0	\$100,000	1.8043 (0.00%)	\$180.43	11 %
Library - Operating Budget	\$100,000	\$0	\$100,000	0.3748 (0.00%)	\$37.48	2 %
South Florida Water Management District	\$100,000	\$0	\$100,000	0.0948 (0.00%)	\$9.48	1 %
South Florida Wmd Okeechobee Basin	\$100,000	\$0	\$100,000	0.1026 (0.00%)	\$10.26	1 %
South Florida Wmd Everglades Const	\$100,000	\$0	\$100,000	0.0327 (0.00%)	\$3.27	0 %
				16.1516	\$1,615.16	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STORMWATER MGMT - RETENTION PONDS - (407)836-7990	1.00	\$78.00	\$78.00
COUNTY SPECIAL ASSESSMENT	STREETLIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$169.00	\$169.00
COUNTY SPECIAL ASSESSMENT	WASTE PRO - GARBAGE - (407)836-6601	1.00	\$300.00	\$300.00
				\$547.00

Tax Savings

2024 Estimated Gross Tax Total:	\$2,162.16
Your property taxes without exemptions would be	\$1,615.16
Your ad-valorem property tax with exemptions is	– \$1,615.16
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 129

Total Land Area

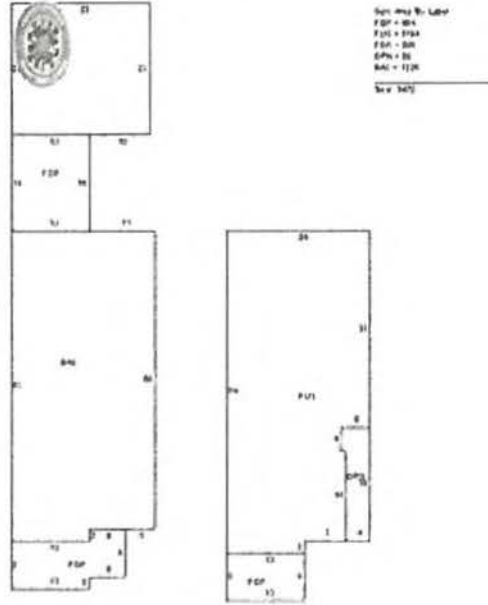
3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	\$100,000.00	\$100,000	\$0.00	\$100,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	OPN - Open Area	80	\$0
Building Value	\$0	BAS - Base Area	1226	\$174,730
Estimated New Cost	\$371,978	FGR - Fin Garage	506	\$36,058
Actual Year Built	Update Pending	FOP - F/Opn Prch	464	\$16,532
Beds	4	FUS - F/Up Story	1194	\$144,658
Baths	3.0			
Floors	2			
Gross Area	3470 sqft			
Living Area	2420 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/26/2024	\$590,300	20240440469/	Special Warranty	K Hovnanian Osprey Ranch LLC	Goncalves Andressa Ferrari Souza Bruno Berteli	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
N/A	09/13/2024	\$4,100		Tax Deed	0/0	20240532515 /	
N/A	09/13/2024	\$7,100		Tax Deed	0/0	20240532517 /	
N/A	09/13/2024	\$8,100		Tax Deed	0/0	20240532519 /	
N/A	09/13/2024	\$10,000		Tax Deed	0/0	20240532521 /	
Dill Rd	09/13/2024	\$6,900		Tax Deed	0/0	20240532523 /	
16154 Taro Pond Aly	09/13/2024	\$500,000	\$296	Special Warranty	3/2	20240537349 /	
Dill Rd	09/13/2024	\$10,100		Tax Deed	0/0	20240533416 /	
14840 Harvest St	09/13/2024	\$425,000		Warranty Deed	0/0	20240535034 /	
3539 Keyworth St	09/12/2024	\$533,000	\$224	Special Warranty	4/3	20240533433 /	
3468 Sandalwood Isle Way	09/12/2024	\$420,000	\$278	Special Warranty	3/2	20240533451 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597
Grades	2023: 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-460

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12668 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

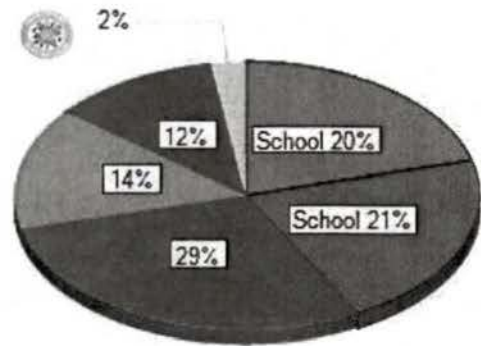
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12668 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 146

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-01-470

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

12674 Clear Sapphire Dr

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

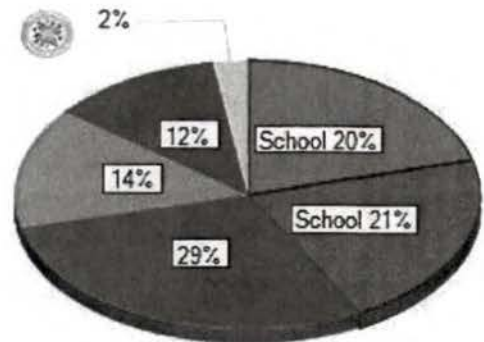
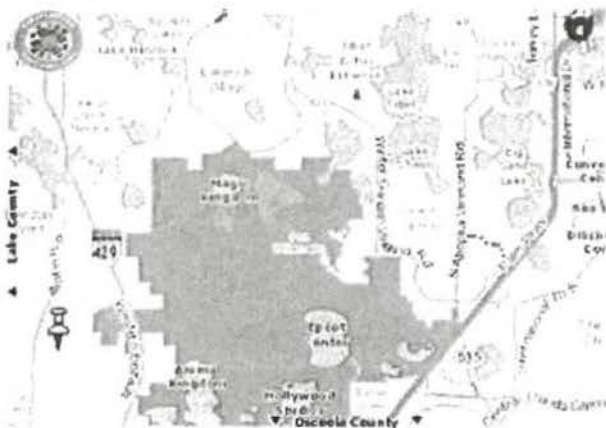
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

12674 Clear Sapphire Dr
Winter Garden, FL 34787

OR
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 147

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Grades

2023: | 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-00-920

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

15131 Blue Peacock Ln

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

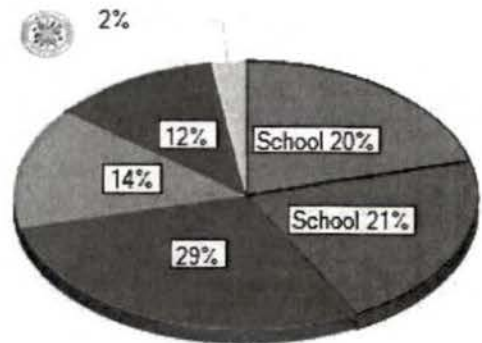
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

15131 Blue Peacock Ln
Winter Garden, FL 34787

OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
Unincorporated County Fire	\$39,031	\$0	\$39,031	2.2437	\$87.57	14%
Unincorporated Taxing District	\$39,031	\$0	\$39,031	1.8043	\$70.42	12%
Library - Operating Budget	\$39,031	\$0	\$39,031	0.3748	\$14.63	2%
South Florida Water Management District	\$39,031	\$0	\$39,031	0.0948	\$3.70	1%
South Florida Wmd Okeechobee Basin	\$39,031	\$0	\$39,031	0.1026	\$4.00	1%
South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 92

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10938 Felicity Aly	04/15/2024	\$502,700		Special Warranty	0/0	20240229531 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
40 Magnolia St	04/09/2024	\$338,429	\$114	Warranty Deed	4/4	20240208039 /	
2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

Property Record - 29-24-27-6383-00-930

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 04/23/2024

Property Name

15125 Blue Peacock Ln

Names

K Hovnanian Osprey Ranch LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

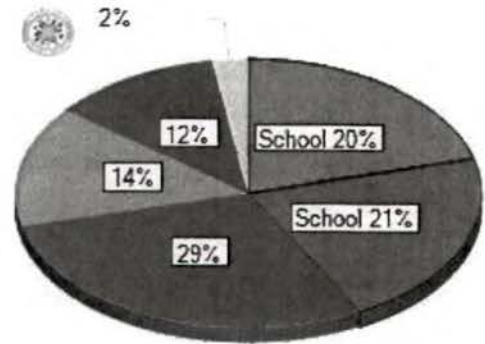
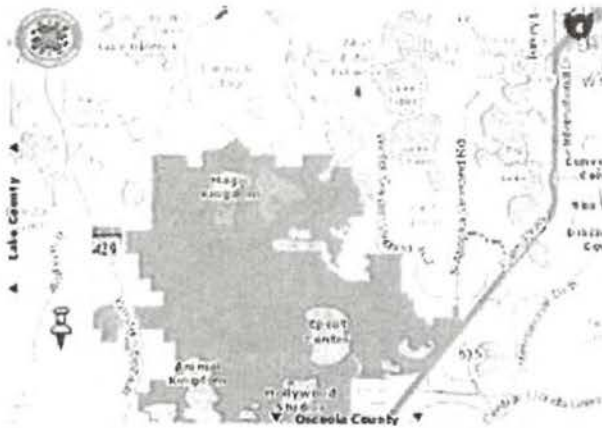
Mailing Address

157 Southhall Ln Ste 120
Maitland, FL 32751

Physical Address

15125 Blue Peacock Ln
Winter Garden, FL 34787

OR
Code
Code
For
Mobile
Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2023 <input checked="" type="checkbox"/> MKT	\$39,031	+ \$0	+ \$0	= \$39,031	\$39,031

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$39,031	\$0	\$39,031	3.1730	\$123.85	20%
Public Schools: By Local Board	\$39,031	\$0	\$39,031	3.2480	\$126.77	21%
Orange County (General)	\$39,031	\$0	\$39,031	4.4347	\$173.09	29%
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South Florida Wmd Everglades Const	\$39,031	\$0	\$39,031	0.0327	\$1.28	0%
				15.5086	\$605.31	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2024 Estimated Gross Tax Total:	\$1,797.86
Your property taxes without exemptions would be	\$1,550.86
Your ad-valorem property tax with exemptions is	– \$1,550.86
Providing You A Savings Of	= \$0.00

Property Features

Property Description

OSPREY RANCH - PHASE 1 112/108 LOT 93

Total Land Area

3,999 sqft (+/-) | 0.09 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	P-D	1 LOT(S)	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
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4834 Abbeywood Aly	04/10/2024	\$533,700	\$256	Special Warranty	4/2	20240210622 /	
814 E Bay St	04/10/2024	\$35,300		Warranty Deed	0/0	20240209863 /	
12337 Bracco St	04/09/2024	\$555,000	\$267	Special Warranty	4/2	20240212047 /	
11788 Language Way	04/09/2024	\$531,500		Special Warranty	0/0	20240211070 /	
4158 Conjunction Way	04/09/2024	\$490,000	\$181	Special Warranty	4/2	20240211086 /	
12289 Bracco St	04/09/2024	\$516,900	\$248	Special Warranty	4/2	20240211792 /	
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2154 Corbett Rd	04/08/2024	\$640,000	\$230	Warranty Deed	4/3	20240209127 /	
15141 Summer Harvest St	04/08/2024	\$559,000	\$228	Special Warranty	4/4	20240213302 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Horizon (High School)

Principal	Andrew Jackson
Office Phone	407.992.0597
Grades	2023: 2022: B

Water Spring (Elementary)

Principal	Matthew Hendricks
Office Phone	407.554.1610
Grades	2023: 2022: A 2019:

Water Spring (Middle School)

Principal	Dr. Brian Corona
Office Phone	407.992.0597

Grades

2023: | 2022: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Monday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

County Commissioner	Nicole H. Wilson
State Senate	Dennis Baxley
State Representative	Carolina Amesty
US Representative	Daniel Webster
School Board Representative	Pam Gould
Orange County Property Appraiser	Amy Mercado

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____

This is a Subsequent Form: _____

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____

K. Hovnanian Osprey Ranch, LLC / 2301 Lucien Way, suite 260 Maitland, Florida 32751

Name and Address of Principal's Authorized Agent, if applicable: _____

Poulos & Bennett, LLC / 2602 E. Livingston Street, Orlando FL 32803

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Poulos & Bennett, LLC / 2602 E. Livingston Street, Orlando FL 32803
Are they registered Lobbyist? Yes or No
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes or No
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
			--
			--
			--
			--
			--
			--
			--
			--
			--
			--
		TOTAL EXPENDED THIS REPORT	\$0

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

Part III

ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 4/22/2024

[Handwritten Signature]

Signature of Principal or Principal's Authorized Agent

(check appropriate box)

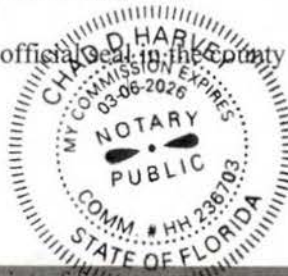
PRINT NAME AND TITLE: RICHARD SELIKOFF

Division President

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 22nd day of April, 2024 by Richard Selikoff. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the County and state stated above on the 22nd day of April, in the year 2024.



[Handwritten Signature]

Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 3/6/2026

(Notary Seal)

Staff signature and date of receipt of form _____
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: K. Hovnanian Osprey Ranch, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____

2301 Lucien Way, suite 260 Maitland, Florida 32751

Business Phone (321) 263-2628

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:

(Agent Authorization Form also required to be attached)

Name: Genevieve LaBuda, Poulos & Bennett, LLC

Business Address (Street/P.O. Box, City and Zip Code): _____

2602 E. Livingston Street, Orlando FL 32803

Business Phone (407) 487-2594

Facsimile () _____

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

___ YES NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

___ YES NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY
MEMBER OF THE BCC? (When responding to this question please consider all
consultants, attorneys, contractors/subcontractors and any other persons who may have
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with
obtaining approval of this item.)**

___ YES NO

If you responded "YES" to any of the above questions, please state with whom and
explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

[Signature]
Signature of Owner, Contract Purchaser
or Authorized Agent

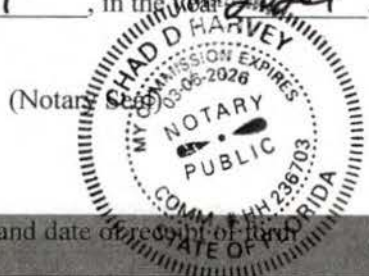
Date: 4/22/24

Print Name and Title of Person completing this form: RICHARD SEZIKOFF
Division President

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 22nd day of April, 2024 by RICHARD SEZIKOFF. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 22nd day of April, in the year 2024.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 3/6/2026

Staff signature and date of receipt of form
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) K Hovananian Osprey Ranch LLC, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Osprey Ranch - Phase 1, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Genevieve LaBuda, POULOS & BENNETT, LLC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Osprey Ranch - Phase 1 Petition to Vacate, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

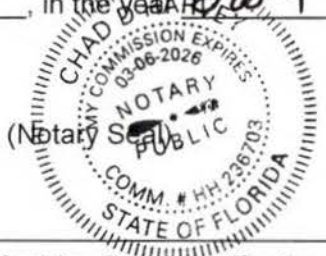
Date: 4/02/24 [Signature] RICHARD SELIKOFF
 Signature of Property Owner Print Name Property Owner

Date: _____ _____ _____
 Signature of Property Owner Print Name Property Owner

STATE OF FLORIDA
 COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 22nd day of April, 2024 by Richard Selikoff who is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 22nd day of April, in the year 2024.



[Signature]
 Signature of Notary Public
 Notary Public for the State of Florida
 My Commission Expires: 3/6/2026

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
29-24-27-6383-01-460, 29-24-27-6383-01-470, 29-24-27-6383-00-920, 29-24-27-6383-00-930, 29-24-27-6383-01-200, 29-24-27-6383-01-210, 29-24-27-6383-01-250, 29-24-27-6383-15-006, 29-24-27-6383-01-280
LEGAL DESCRIPTION:
SEE ATTACHED

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Andressa Ferrari Goncalves and Bruno Berteli Souza, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Osprey Ranch - Phase 1 - Lot 129, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Genevieve LaBuda, POULOS & BENNETT, LLC, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Osprey Ranch - Phase 1 - Petition to Vacate, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 10/06/24




Signature of Property Owner

Bruno Berteli Souza

Print Name Property Owner

Date: 10/06/24



Signature of Property Owner

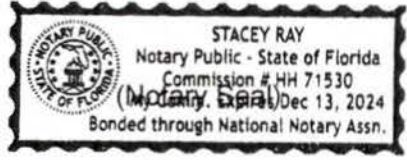
Andressa Ferrari Goncalves

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 6th day of October, 2024 by Andressa Goncalves + Bruno Souza He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 6th day of October, in the year 2024.



Stacey Ray

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 12/13/2024

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
29-24-27-6383-01-290
LEGAL DESCRIPTION:
SEE ATTACHED



INVOICE

Orange County Public Works Department
4200 South John Young Parkway
Orlando, FL 32839

Invoice To :
Poulos and Bennett, LLC
Melissa Martinez
2602 E. Livingston St.
FL 32803

Invoice No : 5549917
Invoice Date : Oct 18, 2024
Folder # : 24 142779 000 00 PTV

Case Number : PTV-24-04-016
Project Name : Osprey Ranch - Phase 1

FEE DESCRIPTION

AMOUNT

PTV Application Fee	- 1002-072-2700-4180	1,003.00
TOTAL :		1,003.00
PAYMENT RECEIVED :		0.00
BALANCE :		1,003.00

Invoice To :
Poulos and Bennett, LLC
Melissa Martinez
2602 East Livingston St. Orlando FL 32803

Invoice No : 5549917
Invoice Date : Oct 18, 2024
Folder # : 24 142779 000 00 PTV

Case Number : PTV-24-04-016
Project Name : Osprey Ranch - Phase 1

1573

FEE DESCRIPTION**AMOUNT**

PTV Application Fee	- 1002-072-2700-4180	1,003.00
TOTAL :		1,003.00
PAYMENT RECEIVED :		0.00
BALANCE :		1,003.00

1573

O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
4078367708

<https://www.orangecountyfl.net/>

Cashier: Waleed
18-Oct-2024 9:40:28A

Invoice PW: 1573
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00

CHECK SALE \$1,003.00

Clover ID: 44RTV02WRQE4E
Payment 817YD3FKQZYZ6

O.C. PUBLIC WORKS DEPARTMENT Privacy
Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

Clover Privacy Policy
<https://clover.com/privacy>

THE FACE OF THIS DOCUMENT HAS A BLUE AND WHITE BACKGROUND WITH A STEP AND REPEAT PATTERN. A TRUE WATERMARK, HOLD TO LIGHT TO VIEW.

90 Matawan Road, Fifth Floor
Matawan NJ 07747

GTIS-HOV Holdings XIV LLC

CHECK NO.
00002935

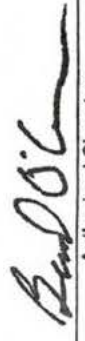
55-760312

DATE OF CHECK
10/15/24

CHECK AMOUNT
\$1,003.00

PAY: ONE THOUSAND THREE AND XX/100 DOLLARS

TO THE ORDER OF ORANGE COUNTY BCC
201 S ROSALIND AVE
ATTN FINANCE DEPARTMENT
ORLANDO FL 32801



Authorized Signature

PNC Bank, N.A. 060