



**OFFICE OF COMPTROLLER**

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**ORANGE  
COUNTY  
FLORIDA**

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

August 7, 2025

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 25-02-002 with attachments for recording with Official Records.

Petition to Vacate # 25-02-002 was approved by the Board of County Commissioners at its regular meeting of July 15, 2025. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

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

Sincerely,

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

By: 

Deputy Clerk

dr:mf

BCC Mtg. Date: July 15, 2025

**RESOLUTION GRANTING PETITION TO VACATE # 25-02-002**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **entirety of a sewer easement, containing a total of approximately 676.00 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **July 15, 2025**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

**WHEREAS**, the Board finds that the vacating of the **entirety of a sewer easement, containing a total of approximately 676.00 square feet** will not operate to the detriment of Orange County or the public.

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

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

**RESOLVED THIS FIFTEENTH DAY OF JULY 2025.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ramona B. Woods*  
for County Mayor



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

By: *Phil Diamond*  
Deputy Clerk

mf/th

Attachments: Legal property description  
Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing  
Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

DESCRIPTION  
LIFT STATION EASEMENT

OK  
SDBI  
4/29/2025

**DESCRIPTION (BY THIS SURVEYOR):**


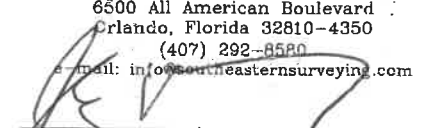
A PORTION OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF RIO GRANDE AVENUE; THENCE SOUTH 89°52'42" EAST, A DISTANCE OF 29.33 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE DEPARTING SAID NORTH LINE LOT 1, SOUTH 00°07'18" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°53'31" WEST, A DISTANCE OF 24.98 FEET TO AFORESAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 1 AND TO A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.74 FEET, A CENTRAL ANGLE OF 03°05'23" AND A CHORD BEARING OF NORTH 09°45'07" WEST; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND WEST LINE OF LOT 1 FROM A TANGENT BEARING OF NORTH 08°12'26" WEST, NORTHERLY A DISTANCE OF 25.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 676 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S REPORT:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF LOT 1, AMERICANA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 89°52'42" EAST. BEARINGS AND DISTANCES SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED.
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE.

<b>SKETCH &amp; DESCRIPTION</b>  FOR <b>ULYSSES DEVELOPMENT</b>  <b>GROUP, LLC</b>  <b>ORANGE COUNTY</b>	DATE: APRIL 14, 2025 SK		CERTIFICATION NUMBER LB2108 66118009
	JOB NUMBER: 66118	SCALE: 1" = 20'	 <b>SSMC™</b> <b>SUE • SURVEY • GIS</b> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
			 <b>JAMES E. MAZURAK, PSM</b> Registered Land Surveyor Number 6377

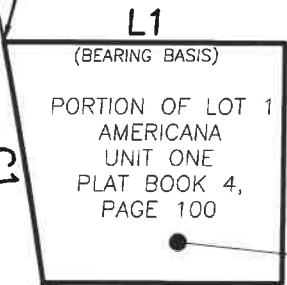
SKETCH OF DESCRIPTION  
LIFT STATIONL EASEMENT

WEST LINE OF SOUTHWEST  
1/4 OF THE SOUTHEAST 1/4  
SECTION 15-23-29

**RIO GRANDE AVENUE**  
60.00' RIGHT OF WAY  
PER PLAT BOOK 4, PAGE 100

**POINT OF BEGINNING**  
NW CORNER OF LOT 1

LOT 2  
AMERICANA UNIT ONE  
PLAT BOOK 4, PAGE 100



NORTH LINE OF LOT 1

REMAINDER OF LOT 1  
AMERICANA UNIT ONE  
PLAT BOOK 4, PAGE 100

SEWER EASEMENT  
OFFICIAL RECORDS BOOK  
2428, PAGE 897

NON-TANGENT  
TANGENT BEARING=N08°12'26"W

WEST LINE OF LOT 1  
EASTERLY RIGHT OF WAY LINE

66.62'

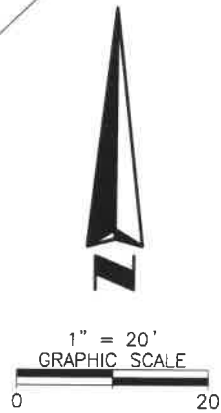
SOUTHEAST CORNER  
OF THE SOUTHWEST 1/4  
SECTION 15-23-29

SW CORNER OF LOT 1

SOUTH LINE OF LOT 1 AND NORTHERLY RIGHT OF WAY LINE OF DUSKIN AVENUE

**DUSKIN AVENUE**  
20.00' RIGHT OF WAY  
PER PLAT BOOK D, PAGE 109

SOUTHERLY RIGHT OF WAY LINE



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°52'42"E	29.33'
L2	S00°07'18"W	25.00'
L3	N89°53'31"W	24.98'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	470.74'	3°05'23"	25.38'	N9°45'07"W	25.38'



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108

DRAWING NO. 66118009  
JOB NO. 66118  
DATE: APRIL 14, 2025  
SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

e-mail: info@southeasternsurveying.com

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

**Sold To:**

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

**Bill To:**

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

**State Of Florida  
County Of Orange**

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

The matter of 11150-Public Hearing Notice, Certify Line: Petition to Vacate #24-11-035  
Petition to Vacate #25-02-002  
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jun 22, 2025.

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



Signature of Affiant

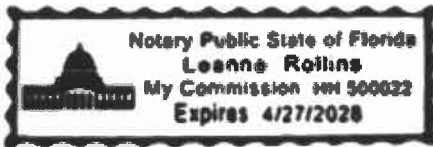
**Rose Williams**

Name of Affiant

Sworn to and subscribed before me on this 23 day of June, 2025,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 24-11-035  
PETITION TO VACATE # 25-02-002**

The Orange County Board of County Commissioners will conduct public hearings on **July 15, 2025, at 2:00 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Zion Ortiz  
**Consideration:** Resolution granting Petition to Vacate # 24-11-035, vacating a 30-foot-wide portion of a 60-foot-wide unopened and unimproved right-of-way known as E Crystal Lake Avenue within the Oak Forest Subdivision, containing a total of approximately 2070.00 square feet.  
**Location:** District 3; The parcel address is 2425 E. Jersey Street; S06/T23/R30; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Bryan Hartnett on behalf of Osprey Sound Apartments LP  
**Consideration:** Resolution granting Petition to Vacate # 25-02-002, vacating the entirety of a sewer easement, containing a total of approximately 676.00 square feet.  
**Location:** District 6; The parcel address is 5453 S. Rio Grande Avenue; S15/T23/R29; Orange County, Florida (legal property description on file)

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

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

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

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

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

# Orlando Sentinel

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MEDIA GROUP

**Estadounidenses con Discapacidades  
de 1990, por favor llame al 407-836-3111.**

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

ORG7830828

6/22/2025

7830828

Orlando Business Journal

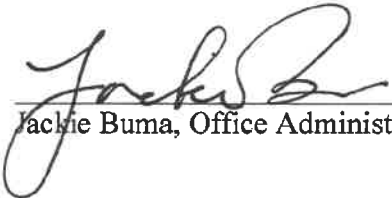
Published Weekly  
Orlando, Orange County, Florida

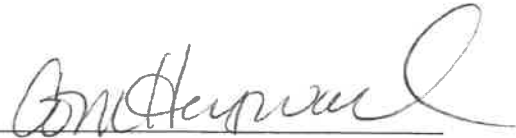
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

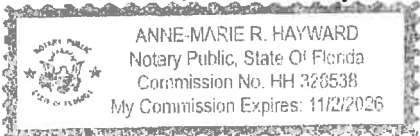
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of PETITION TO VACATE # 25-02-002 in said newspaper in the issues of July 25th, 2025.

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

Sworn to and subscribed before me this 25<sup>th</sup> day of July, 2025 by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Administrator

  
Anne-Marie Hayward, Notary



**NOTICE OF ADOPTION  
PETITION TO VACATE #  
25-02-002**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain entirety of a sewer easement, containing a total of approximately 676.00 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on July 15, 2025, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two

weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain entirety of a sewer easement, containing a total of approximately 676.00 square feet will not operate to the detriment of Orange County or the public.

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

RESOLVED THIS FIFTEENTH DAY OF JULY 2025.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
July 25, 2025

Notice to Creditors