



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801-1393

## Legislation Text

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**File #:** 26-0074, **Version:** 1

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### Interoffice Memorandum

**DATE:** December 22, 2025

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

**THROUGH:** Luciana Mino, Assistant Manager

**FROM:** Elizabeth Price Jackson, Senior Title Examiner

**CONTACT:** Faye Lee, Administrative Assistant

**PHONE:** 407-836-7097

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval and execution of Corrective Utility Easement between The School Board of Orange County, Florida and Orange County, Florida and authorization to record instrument for Site 20 Elementary School OCU File No. 97347. District 1. **(Real Estate Management Division)**

**PROJECT:**

Site 20 Elementary School  
OCU File No. 97347

**PURPOSE:** To restate the language included in a previously approved Utility Easement granted in connection with development.

**ITEM:**

Corrective Utility Easement  
Cost: Donation  
Size: 450 square feet

**BUDGET:** N/A

**REVENUE:** N/A

**FUNDS:** N/A

**APPROVALS:**

Real Estate Management Division  
Utilities Department  
The School Board of Orange County

**REMARKS:** On April 27, 2021, the Board approved a certain Utility Easement recorded as Orange County Document No. 20210266501 (the "Easement") which was required pursuant to permit approval. It was later identified that the Easement was prepared using an incorrect form.

This action restates the Easement language in its entirety to reflect the correct purposes and uses of the Easement required for development. Grantor to pay recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JAN 13 2026

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

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

**Property Appraiser's Parcel Identification Number:**  
a portion of 23-24-28-0000-00-004

**Project:** Site 20 Elementary School  
OCU File No. 97347

**THIS IS A DONATION**

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

*This Corrective Utility Easement is being given to restate in its entirety the language contained within that certain Utility Easement approved by the Orange County Board of County Commissioners on April 27, 2021, and recorded as Orange County Document No. 20210266501. The location of the easement area is unchanged.*

**CORRECTIVE UTILITY EASEMENT**

**THIS INDENTURE**, made as of the last date signed below, between **The School Board Of Orange County, Florida**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**Grantor**"), and **Orange County, Florida**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, ("**Grantee**").

**WITNESSETH**, that the Grantor, in consideration of the sum of \$1.00 and other valuable considerations paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns, a perpetual, non-exclusive easement for the purpose of constructing a main water line tie in and any appurtenances thereto (the "**Facilities**") including installation, repair, replacement and maintenance of same, with full authority to enter upon, excavate, construct, repair, replace and maintain, as the Grantee and its assigns may deem necessary, under, upon and above the following described lands situate in Orange County, Florida aforesaid, to-wit:

**SEE ATTACHED EXHIBIT A**  
(the "**Easement Area**")

Project: Site 20 Elementary School  
OCU File No. 97347

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

**GRANTEE** shall make all commercially reasonable efforts to direct its employees, contractors, consultants and agents to undertake all work in the Easement Area in a safe and prudent manner, and in such manner that the normal, orderly construction and operation of any adjacent public school is not unreasonably disturbed. Grantee, its successors, assigns, employees, contractors, subcontractors, laborers, consultants, agents, licensees, guests and invitees shall not make any use of the Easement Area which is or would be a nuisance or unreasonably detrimental to the construction, use or operation of any adjacent public school, or that would weaken, diminish or impair the lateral or subjacent support to any improvement located or to be constructed on the campus of any adjacent public school. Further, Grantee shall comply with all applicable federal, state, and county laws, regulations and ordinances, and such permits that the Grantee requires, with respect to the construction, installation, repair, replacement, maintenance and use of the Facilities in the Easement Area; further, Grantee shall comply with Grantor's policies that are applicable to Grantee's activities under this easement to the extent such policies do not unreasonably impair Grantee's right provided herein.

**GRANTEE** herein and its assigns shall have the right to clear and keep clear, out of and away from the Easement Area, all trees, undergrowth and other obstructions that may interfere with the normal operation or maintenance of the Facilities placed thereon by the Grantee and its assigns; provided, however that Grantee shall have no responsibility for the general maintenance of the Easement Area.

**GRANTOR** retains the right to use, access and enjoy and to permit others to use, access and enjoy the Easement Area for any purpose whatsoever that will not unreasonably interfere with the Grantee's rights provided herein. If Grantor's future orderly development of the premises is in conflict with the Facilities, Grantor, at no cost to the Grantee, shall design, permit, and submit for approval to Grantee, plans to relocate, reconfigure, or modify the Facilities and Easement Area (the "**Permitted Relocation Plans**"). Grantee will cooperate with Grantor in the execution of an amendment to the easement, in a form acceptable to both parties, establishing the new limits of the Easement Area as depicted on the Permitted Relocation Plans approved by the Grantee, whereupon such relocated easement shall be subject to the terms hereof to the same extent they applied to the Easement Area prior to Grantor's relocation, reconfiguration, or modification of the Facilities and Easement Area. Any relocation of the Facilities as a result of Grantor's future orderly development shall be at no cost to Grantee and shall be subject to the terms hereof.

**GRANTOR**, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures within the Easement Area that interferes with the normal operation or maintenance of the Facilities. In the event any of the Facilities are located above-ground, Grantee shall have the right to build, construct or install fencing around the Facilities in the Easement Area if reasonably required to protect the safety and security of the Facilities and normal operation thereof; provided; however, the fencing shall not unreasonably interfere with Grantor's use of the Easement Area or the remaining property owned by Grantor, and the exact location and type of fencing must be previously approved by Grantor in writing, which approval shall not be unreasonably withheld, conditioned or delayed.

Project: Site 20 Elementary School  
OCU File No. 97347

**GRANTEE** may at any time change the location of the Facilities within the boundaries of the Easement Area, or modify the size of the Facilities as it may determine in its sole discretion from time to time (the “**Modifications**”) without paying any additional compensation to Grantor or Grantor’s heirs, successors or assigns, provided Grantee does not expand its use beyond the Easement Area. Prior to commencing any Modifications, Grantee shall notify Grantor’s Department of Facilities and furnish such department with a description of the proposed Modifications; further, Grantee shall notify the Principal of the adjacent public school prior to performing Modifications; provided, however, that no notification to the Department of Facilities or the Principal shall be required in the event the Grantee determines that Modifications must be performed on an emergency basis.

**GRANTEE** shall promptly repair any damage to any property, facilities or improvements of Grantor located in, or adjacent to, the Easement Area, including without limitation parking areas, driveways, walkways, recreational facilities, fencing, and landscaping, if such damage is incident to Grantee’s use of the Easement Area. Grantee shall take all necessary immediate action to stabilize, secure, or make safe any facilities or improvements of Grantor located in, or adjacent to, the Easement Area on an emergency basis in such a manner that renders facilities and improvements of Grantor safe for Grantor’s intended use until permanent repairs can be made if such damage is incident to Grantee’s use of the Easement Area. Grantee’s obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

**GRANTEE** shall exercise its rights and privileges hereunder at its own risk and expense. Through the term of this easement, Grantee shall maintain general liability insurance or self-insurance in compliance with the limits provided in Section 768.28, Florida Statutes. Upon request by Grantor, Grantee shall furnish evidence of such insurance or self-insurance to Grantor. For actions attributable to the exercise of its rights under this easement, Grantee will indemnify and hold harmless Grantor, its agents, employees and elected officials to the extent provided in Section 768.28, Florida Statutes, as same may be amended from time to time. The terms of this indemnification shall survive any termination of this easement.

**GRANTEE** expressly acknowledges and agrees to comply with all rules and regulations of the Jessica Lunsford Act and Rule 6A-1.0018, F.A.C. “School Safety Requirements and Monitoring,” if applicable. Further, Grantee shall comply with all rules or regulations implemented by Grantor in order to comply with the Jessica Lunsford Act and Rule 6A-1.0018, F.A.C. “School Safety Requirements and Monitoring,” if applicable.

Nothing herein shall be construed as a waiver of Grantee’s sovereign immunity beyond that provided under Section 768.28, Florida Statutes, as same may be amended from time to time. The terms of this paragraph shall survive any termination of this easement.


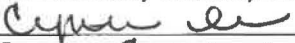
**[SIGNATURE PAGES TO FOLLOW]**

Project: Site 20 Elementary School  
OCU File No. 97347

IN WITNESS WHEREOF, the Grantor and Grantee have caused these presents to be executed on the dates provided below.

"GRANTOR"

WITNESSES:

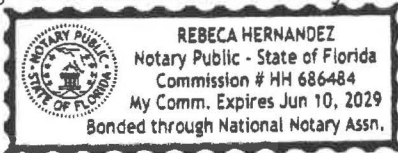
  
Print Name: Analiz Rivera  
445 W. Amelia St., Orlando, Florida 32801  
  
Print Name: Cynthia Gomez  
445 W. Amelia St., Orlando, Florida 32801

THE SCHOOL BOARD OF ORANGE  
COUNTY, FLORIDA, a public corporate body  
organized and existing under the constitution and  
laws of the State of Florida


By:   
Teresa Jacobs, Chair

STATE OF FLORIDA           )  
  ) s.s.:  
COUNTY OF ORANGE       )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☒ is personally known to me or ☒ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.




AFFIX NOTARY STAMP

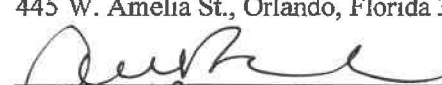
  
NOTARY PUBLIC OF FLORIDA  
Print Name: Rebeca Hernandez  
Commission No.: HH686484  
Expires: 6/10/29

Project: Site 20 Elementary School  
OCU File No. 97347

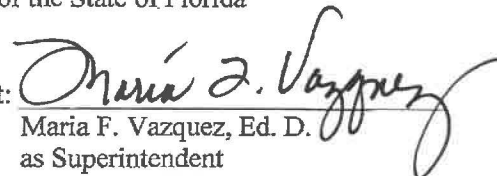
**"GRANTOR"**

**WITNESSES:**

  
Print Name: Ruth Camacho  
445 W. Amelia St., Orlando, Florida 32801

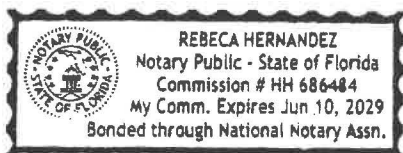
  
Print Name: Analiz Rivera  
445 W. Amelia St., Orlando, Florida 32801

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the constitution and laws of the State of Florida

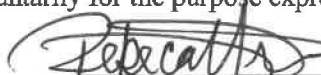
Attest:   
Maria F. Vazquez, Ed. D.  
as Superintendent

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF ORANGE )


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2025, by Maria F. Vazquez, Ed. D., as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☒ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.



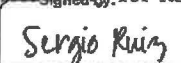
AFFIX NOTARY STAMP

  
NOTARY PUBLIC OF FLORIDA  
Print Name: Rebeca Hernandez  
Commission No.: HH 686484  
Expires: 6/10/29

Reviewed and approved by Orange County Public School's Chief Facilities Officer

DocuSigned by:  
  
Rory A. Salimbene  
Chief Facilities Officer  
Date: 9/29/2025

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

  
Sergio I. Ruiz, Esq.  
Staff Attorney  
Date: 9/29/2025


Approved  
School Board Meeting: October 14, 2025  
Agenda Item: 15.01

Project: Site 20 Elementary School  
OCU File No. 97347



**"GRANTEE"**

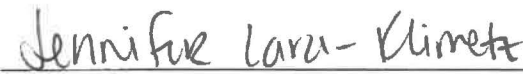
**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

  
for Jerry L. Demings,  
Orange County Mayor  
Date: 13 January 2026

**ATTEST:** Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

**BY:**

  
Deputy Clerk

  
Printed Name



Project Name: Site 20  
 Elementary School  
 OC Project Number: 19-E-002  
 Utility Easement  
 Permit #: BDPN-190425-0782

Exhibit "A"

# DESCRIPTION:

A parcel of land lying within Section 26, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:  
 For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 26; thence N.89°37'19"W., a distance of 1,329.09 feet to the East right-of-way line of International Drive; thence N.00°04'19"E., along said East right-of-way line, a distance of 320.37 feet for a POINT OF BEGINNING; thence continue along said East right-of-way line, N.00°04'19"E., a distance of 30.00 feet; thence S.89°55'41"E., a distance of 15.00 feet; thence S.00°04'19"W., a distance of 30.00 feet; thence N.89°55'41"W., a distance of 15.00 feet to the POINT OF BEGINNING.  
 Containing 0.010 acres (450 square feet), more or less.

## DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

DATE	REVISION	BY
5/22/20	CHANGED PROJECT NAME	CAG
6/9/20	CHANGED PROJECT NAME	CAG
4/6/21	ADD SQUARE FEET TO DESCRIPTION	ARG

SHEET 1 OF 2  
 SEE SHEET 2 FOR SKETCH

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**Sunshine Elementary**  
 (formerly known as Site 20)

PREPARED FOR  
**Core Construction Services of Florida, LLC**

JOB NO: 2019-039A01.00002 DRAWN BY: CAG

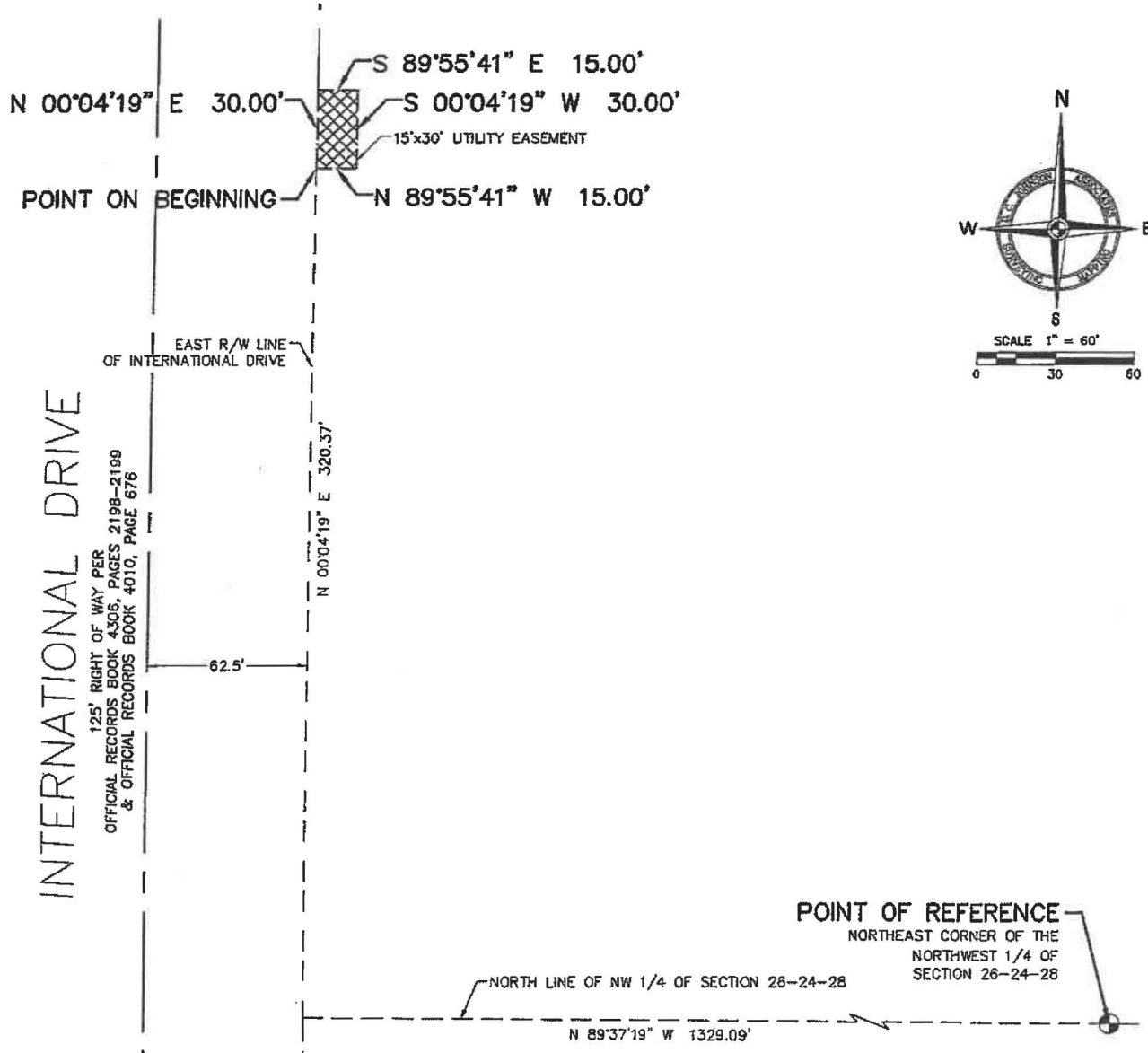
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Andrew Getz**  
 Digitally signed by Andrew Getz  
 Date: 2021.04.06 15:21:47  
 STATE OF FLORIDA  
 Date: 4/6/2021  
 Andrew R. Getz, PLS, License Number 7043  
 For D.C. Johnson & Associates, Inc.  
 Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON ASSOCIATES**  
 SURVEYING AND MAPPING  
 Florida Licensed Business No. LB 4514  
 11911 S. Curley St. San Antonio, FL 33576  
 (352) 588-2768 survey@dcjohnson.com  
 www.dcjohanson.com

R# 4/7/2021

Project Name: Site 20  
Elementary School  
OC Project Number: 19-E-002  
Utility Easement  
Permit #: BDPN-190425-0782



DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY

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Descriptions created per this sketch.

Sunshine Elementary  
(formerly known as Site 20)

PREPARED FOR

Core Construction Services of Florida, LLC

JOB NO: 2019-039A01.00002 DRAWN BY: CAG

SKETCH ONLY  
NOT A BOUNDARY SURVEY

SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION

**JOHNSON**  
ASSOCIATES

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R# 4/17/2021