



**OFFICE OF COMPTROLLER**

---

**ORANGE  
COUNTY  
FLORIDA**

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

December 19, 2024

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 24-08-029 with attachments for recording with Official Records.

Petition to Vacate # 24-08-029 was approved by the Board of County Commissioners at its regular meeting of December 3, 2024. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

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

Sincerely,

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

By: *Jennifer Ann - Kinety*  
Deputy Clerk

dr:mf

BCC Mtg. Date: December 3, 2024

**RESOLUTION GRANTING PETITION TO VACATE # 24-08-029**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of a 7.5-foot-wide utility easement that lies on the northerly property line of the petitioner's residential lot, containing approximately 1540.00 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **December 3, 2024**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

**WHEREAS**, the Board finds that the vacating of the **portion of a 7.5-foot-wide utility easement that lies on the northerly property line of the petitioner's residential lot, containing approximately 1540.00 square feet** will not operate to the detriment of Orange County or the public.

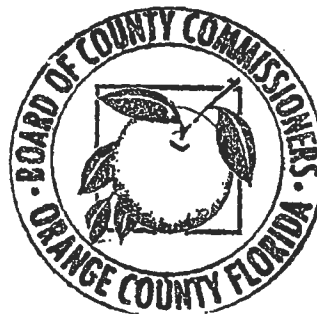
**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 THIRD DAY OF DECEMBER 2024.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Brown*  
for County Mayor



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

By: *Jennifer Ann King*  
Deputy Clerk

mf/np

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

# SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)

OK  
JOB  
10/22/2024

## DESCRIPTION:

A 7.50 FOOT STRIP OF LAND LOCATED IN LOT 5, SPENCE'S POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 92, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF LOT 5, OF SAID SPENCE'S POINT PLAT; THENCE, ALONG THE NORTHEASTERLY LINE OF LOT 5, S62°50'45"E, A DISTANCE OF 9.20 FEET; THENCE, DEPARTING SAID NORTHEASTERLY LINE, S62°31'07"W, A DISTANCE OF 206.88 FEET TO A POINT ON NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 54.00 FEET, A DELTA ANGLE OF 08°12'38", A CHORD BEARING OF N41°32'37"W, AND A CHORD DISTANCE OF 7.73 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 7.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5; THENCE, ALONG SAID NORTHWESTERLY LINE, N62°31'07"E, A DISTANCE OF 203.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING APPROXIMATELY 1,538 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 27, Township 22 South., Range 28 East., Orange County, Florida.
2. Bearings shown hereon are assumed relative to Northeasterly property line of Lot 5; Said bearing being S62°50'45"E per plat.
3. This is not a survey.

# HLSM, LLC

Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers  
Licensed Business No. 7276

302 Live Oaks Boulevard  
Casselberry, Florida 32707  
P. (407) 647-7346

Survey@HLSM.US

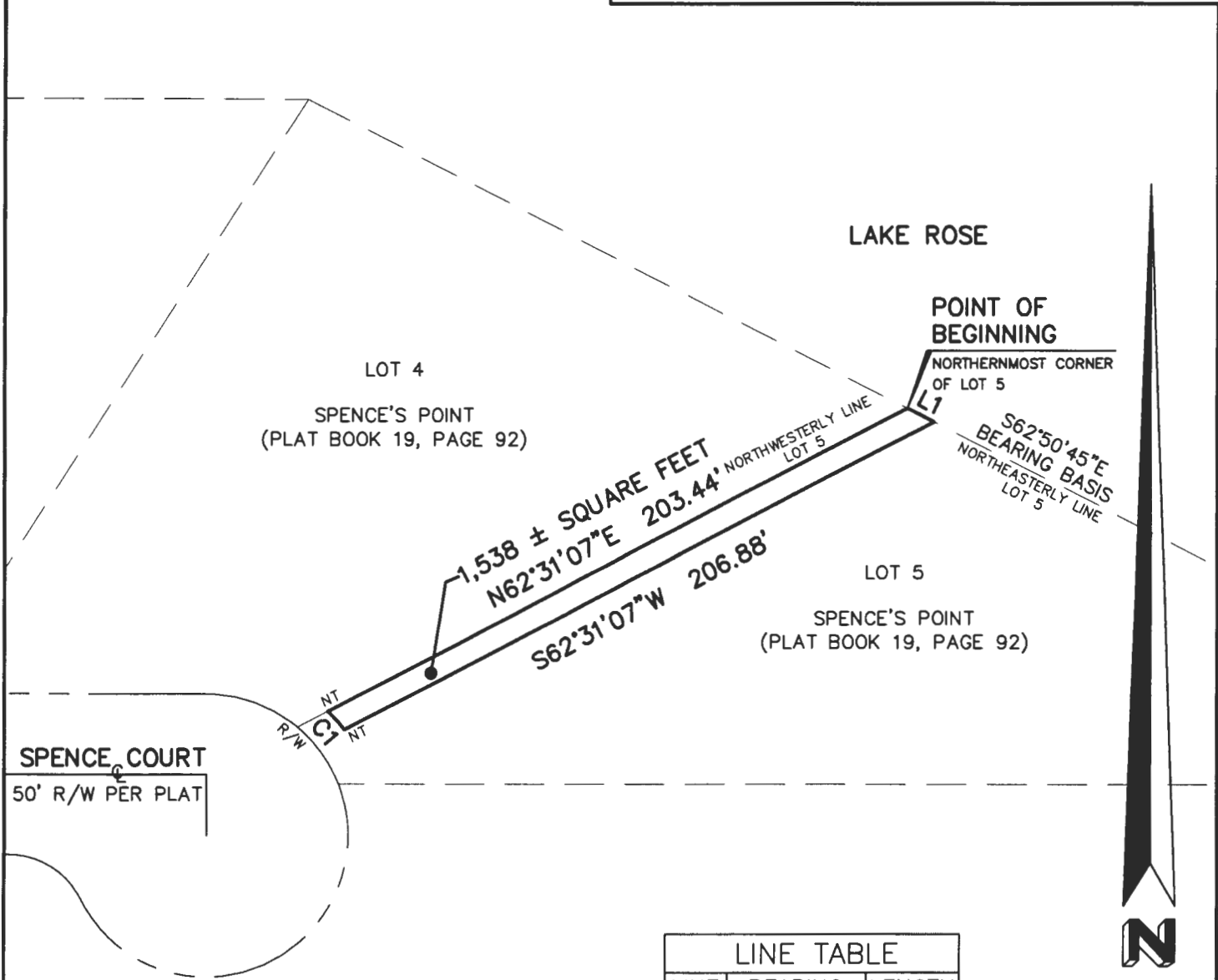
Job No: 0-342  
Date: 9/5/24  
Drawn By: JJR  
Scale: 1"=50'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER: 5625

STATE OF FLORIDA  
*William F. Menard*  
Professional Surveyor & Mapper  
Florida Registration #5625

SHEET 1 OF 2

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)



LOT 4  
SPENCE'S POINT  
(PLAT BOOK 19, PAGE 92)

LAKE ROSE

POINT OF BEGINNING  
NORTHERNMOST CORNER  
OF LOT 5  
L1  
S62°50'45"E  
BEARING BASIS  
NORTHEASTERLY LINE  
LOT 5

1,538 ± SQUARE FEET  
N62°31'07"E 203.44' NORTHWESTERLY LINE  
LOT 5  
S62°31'07"W 206.88'

LOT 5  
SPENCE'S POINT  
(PLAT BOOK 19, PAGE 92)

SPENCE COURT  
50' R/W PER PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°50'45"E	9.20'

**LEGEND:**

- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- ⊕ CENTERLINE

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54.00'	8°12'38"	7.74'	N41°32'37"W	7.73'

SHEET 2 OF 2

**HLSM, LLC**  
Henrich-Luke-Swaggerty-Menard  
Professional Surveyors & Mappers  
Licensed Business No. 7276  
302 Live Oaks Boulevard  
Casselberry, Florida 32707  
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Job No: 0-342  
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
  
SEE SHEET 1 OF 2 FOR SIGNATURE & SEAL

# Orlando Sentinel

MEDIA GROUP

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

**Sold To:**

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

**Bill To:**

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

**State Of Florida**  
**County Of Orange**

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

The matter of 11150-Public Hearing Notice,  
Certify Lines: Petition to Vacate # 24-08-029  
Petition to Vacate # 24-04-016  
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Nov 10, 2024.

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



Signature of Affiant

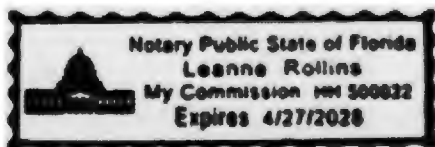
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 11 day of November, 2024,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 24-08-029  
PETITION TO VACATE # 24-04-016**

The Orange County Board of County Commissioners will conduct public hearings on **December 3, 2024**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Richard and Cosette Arnold  
**Consideration:** Resolution granting Petition to Vacate # 24-08-029, vacating a portion of a 7.5-foot-wide utility easement that lies on the northernly property line of the petitioner's residential lot, containing approximately 1540.00 square feet.  
**Location:** District 6; The parcel address is 9001 Spence Court; S27/T22/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Richard Selikoff of K. Hovnanian Osprey Ranch LLC  
**Consideration:** Resolution granting Petition to Vacate # 24-04-016, vacating 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.  
**Location:** District 1; 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; S29/T24/R27; 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 NUMERO, 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**

includes the testimony and evidence upon which the appeal is to be based.

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

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

ORG7722402

11/10/2024

7722402

Orlando Business Journal

Published Weekly  
Orlando, Orange County, Florida

NOTICE OF ADOPTION

PETITION TO VACATE #  
24-08-029

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 7.5-foot-wide utility easement that lies on the northerly property line of the petitioner's residential lot, containing approximately 1540.00 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 December 3, 2024, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain portion of a 7.5-foot-wide utility easement that lies on the northerly property line of the petitioner's residential lot, containing approximately 1540.00 square feet will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT

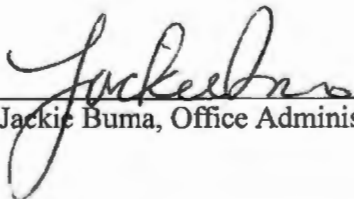
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

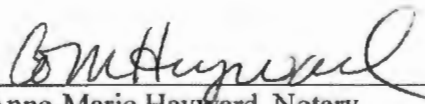
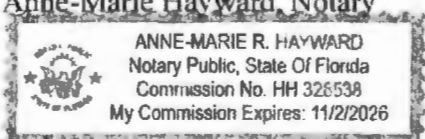
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of PETITION TO VACATE # 24-08-029 in said newspaper in the issues of December 13<sup>th</sup>, 2024.

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

Sworn to and subscribed before me this 13<sup>th</sup> day of December, 2024 by Jackie Buma who is personally known to me.

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 THIRD DAY OF DECEMBER 2024.  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
December 13, 2024

  
\_\_\_\_\_  
Jackie Buma, Office Administrator

  
\_\_\_\_\_  
Anne-Marie Hayward, Notary  
  
ANNE-MARIE R. HAYWARD  
Notary Public, State Of Florida  
Commission No. HH 326538  
My Commission Expires: 11/2/2026