



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

October 22, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 25-04-012 with attachments for recording with Official Records.

Petition to Vacate # 25-04-012 was approved by the Board of County Commissioners at its regular meeting of September 30, 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:th

RESOLUTION GRANTING PETITION TO VACATE # 25-04-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **5-foot-wide utility easement along the north property line and a portion of a 10-foot-wide utility easement along the east property line of the residential lot located within the Jennie Jewel Point Subdivision containing approximately 2057.00 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **September 30, 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 **5-foot-wide utility easement along the north property line and a portion of a 10-foot-wide utility easement along the east property line of the residential lot located within the Jennie Jewel Point Subdivision containing approximately 2057.00 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 THIRTIETH DAY OF SEPTEMBER 2025.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bryan B. Brown*
for County Mayor

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

By: *Jennifer Ann Kinney*
Deputy Clerk



th/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

8/11/2025
JDBI

SKETCH OF DESCRIPTION

EASEMENTS TO BE ABANDONED



SCALE: 1"=30'

LEGAL DESCRIPTION:

BEGINNING AT THE NORTH WEST CORNER OF LOT 8, JENNY JEWEL POINT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 149 AND 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA THENCE RUN N89°52'52"E ALONG THE NORTH LINE OF LOT 8 FOR 62.30 FEET; THENCE RUN N11°51'23"W FOR 25.53 FEET; THENCE RUN DUE NORTH FOR 10.0 FEET TO THE NORTH LINE OF LOT 8; THENCE ALONG SAID NORTH LINE RUN N89°52'52"E FOR 29.70 FEET; THENCE RUN DUE SOUTH ALONG THE EAST LINE OF LOT 8 FOR 146.62 FEET; THENCE RUN S89°47'42"W FOR 10.00 FEET; THENCE RUN DUE NORTH FOR 141.63 FEET; THENCE RUN S89°52'52"E FOR 14.70 FEET; THENCE RUN DUE SOUTH FOR 4.50 FEET; THENCE RUN S11°51'23"E FOR 31.16 FEET; THENCE RUN S89°52'52"W FOR 68.45 FEET; THENCE RUN N00°07'08" ALONG THE WEST LINE OF LOT 8 FOR 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN ORANGE COUNTY, FLORIDA AND CONTAINS 2057 SQUARE FEET AND/OR 0.05 ACRES, MORE OR LESS.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
2. BEARING BASIS: THE SOUTH LINE OF LOT 8, BEING S89°47'42"W PER PLAT BOOK 13, PG 149 AND 150, ORANGE COUNTY RECORDS.

ABBREVIATIONS:

LB LICENSED BUSINESS
U.E. UTILITY EASEMENT
P.B. PLAT BOOK
PG. PAGE
POB POINT OF BEGINNING
ID IDENTIFIER

CERTIFICATIONS:

ORANGE COUNTY

REVITIONS:

7/16/2025 COUNTY COMMENTS

PARCEL ID:
12-23-29-3681-00-020
LOT 2
HOLLEY SUBDIVISION
P.B. 25, PG. 35

NORTH LINE OF LOT 8

PARCEL ID:
12-23-29-3972-00-100
LOT 10
JENNY JEWEL POINT
P.B. 13, PG. 149 AND 150

PORTION OF
LAKE STREET
RIGHT-OF-WAY
VACATED BY
RESOLUTION # 202306649

S89° 52' 52"W
68.45'

PARCEL ID:
12-23-29-3972-00-080
LOT 8
JENNY JEWEL POINT
P.B. 13, PG. 149 AND 150

Line Table

Line #	Length	Direction
L1	62.30'	N89° 52' 52"E
L2	25.53'	N11° 51' 23"W
L3	10.00'	N00° 00' 00"E
L4	29.70'	N89° 52' 52"E
L5	10.00'	S89° 47' 42"W
L6	14.70'	S89° 52' 52"W
L7	4.50'	S00° 00' 00"E
L8	31.16'	S11° 51' 23"E
L9	5.00'	N00° 07' 08"W

5' U.E. (TO REMAIN)

BASIS OF
BEARINGS S89° 47' 42"W 111.00'

PARCEL ID:
12-23-29-3972-00-070
LOT 7
JENNY JEWEL POINT
P.B. 13, PG. 149 AND 150

SOUTH LINE OF LOT 8

PROJECT NO. 267711

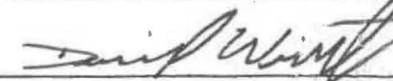
SHEET 1 OF 1 (SKETCH OF DESCRIPTION)

DRAWN BY: C.C.

NEXGEN LS LLC,
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8636
PHONE: 561.508.6272
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS
SKETCH OF DESCRIPTION MEETS
OR EXCEEDS THE STANDARDS OF
PRACTICE SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL
SURVEYORS AND MAPPERS PER
CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.


DAVID P. WINTERS PSM
FLORIDA REGISTRATION NO. 7034

FOR THE LICENSED FIRM OF NEXGEN LS LLC
LICENSED BUSINESS NO. 8636
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED
ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

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 #25-04-012
Petition to Vacate #25-06-017
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Sep
07, 2025.

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



Rose Williams

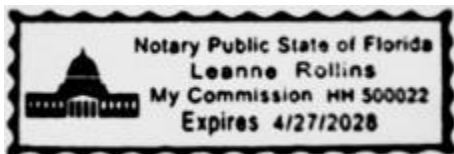
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 8 day of September, 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 # 25-04-012
PETITION TO VACATE # 25-06-017**

The Orange County Board of County Commissioners will conduct public hearings on September 30, 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: Mark Freeman on behalf of Kimberly Zerrusen Freeman

Consideration: Resolution granting Petition to Vacate # 25-04-012, vacating a 5-foot-wide utility easement along the north property line and a portion of a 10-foot-wide utility easement along the east property line of the residential lot located within the Jennie Jewel Point Subdivision containing approximately 2057.00 square feet.

Location: District 3; The parcel address is 3503 Lake Street; S12/T23/R29; Orange County, Florida (legal property description on file)

AND

Applicant: Bill Maki on behalf of Ohara Holdings LLC and Wayne Casper

Consideration: Resolution granting Petition to Vacate # 25-06-017, vacating a 20-foot-wide by 76-foot-long utility easement located on the south property line of the commercial lot located within the Orlando Kissimmee Farms Subdivision containing approximately 1520.00 square feet.

Location: District 4; The parcel address is 6351 New Hope Road; S34/T24/R30; 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

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

ORG7865631

9/7/2025

7865631

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

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

Notice of Adoption

NOTICE OF ADOPTION PETITION TO VACATE # 25-04-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 5-foot-wide utility easement along the north property line and a portion of a 10-foot-wide utility easement along the east property line of the residential lot located within the Jennie Jewel Point Subdivision containing approximately 2057.00 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 September 30, 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 5-foot-wide utility easement along the north property line and a portion of a 10-foot-wide utility easement along the east property line of the residential lot located within the Jennie Jewel Point Subdivision containing approximately 2057.00 square feet will not operate to the detriment of Orange County or the public.


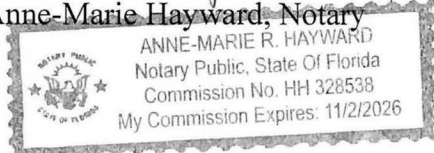
THEREFORE, BE IT

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 # 25-04-012** in said newspaper in the issues of October 17th, 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 17th day of October, 2025 by Jackie Buma who is personally known to me.


Jackie Buma, Office Administrator


Anne-Marie Hayward, Notary


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 THIRTIETH
DAY OF SEPTEMBER 2025.

Phil Diamond, County
Comptroller
As Clerk of the Board of
County Commissioners
Orange County, Florida
October 17, 2025