



## 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

July 1, 2025

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 25-02-001 with attachments for recording with Official Records.

Petition to Vacate # 25-02-001 was approved by the Board of County Commissioners at its regular meeting of June 17, 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: June 17, 2025

**RESOLUTION GRANTING PETITION TO VACATE # 25-02-001**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **June 17, 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 **10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 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 SEVENTEENTH DAY OF JUNE 2025.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ramona B. Brown*  
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/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  
SIDEWALK EASEMENT VACATION  
QUADRANGLE STUDENT HOUSING  
TRACTS 17C & 17D**

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

ok  
SOBI  
9/29/2025

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 17C OF TRACT 17 — THE QUADRANGLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 75–76, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST CORNER OF SAID LOT 17C, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF QUADRANGLE BOULEVARD (60-FOOT PUBLIC RIGHT OF WAY PER PLAT BOOK 16, PAGES 39–40 AND PLAT BOOK 17, PAGES 143–144, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID LOT 17C, N58°14'43"E, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 15°01'29" AND A CHORD BEARING AND DISTANCE OF S24°14'32"E, 266.71 FEET) FOR AN ARC DISTANCE OF 267.48 FEET TO A POINT OF NON-TANGENCY; THENCE S72°07'45"W, A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 14°29'15" AND A CHORD BEARING AND DISTANCE OF N23°57'45"W, 254.70 FEET) FOR AN ARC DISTANCE OF 255.38 FEET TO A POINT OF NON-TANGENCY; THENCE N14°20'06"E, A DISTANCE OF 13.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 2614 SQUARE FEET (0.060 ACRES) OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF A 35-FOOT SIDEWALK EASEMENT DEPICTED ON THE PLAT OF TRACT 17 — THE QUADRANGLE AS RECORDED IN PLAT BOOK 23, PAGES 75–76, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF LOT 17C OF TRACT 17 — THE QUADRANGLE BEARS N58°14'43"E.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1020.00'	15°01'29"	S24°14'32"E	266.71'	267.48'
C2	1010.00'	14°29'15"	N23°57'45"W	254.70'	255.38'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N58°14'43"E	35.00'
L2	S72°07'45"W	10.00'
L3	N14°20'06"E	13.94'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SKETCH OF DESCRIPTION  
FOR**

**ORANGE COUNTY, FLORIDA**

**SURVEYOR'S CERTIFICATION**

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

JEFFREY D. HOFIUS  
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

DATE: 03/18/2025

DATE OF DRAWING: 09 JAN 2025

MANAGER: JDH CADD: EAC

PROJECT NUMBER: 1326-24001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1326001SD2.DWG

SCALE: N/A

SHEET 1 OF 2

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730

FAX: (407) 351-9691

WEB: www.leadingedgefls.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

# SKETCH OF DESCRIPTION SIDEWALK EASEMENT VACATION QUADRANGLE STUDENT HOUSING TRACTS 17C & 17D

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

## LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
NT	NON-TANGENT
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER

LOT 1  
QUADRANGLE: TRACT 18,  
A REPLAT  
P.B. 73,  
PGS. 100-101

LOT 17C  
TRACT 17  
THE QUADRANGLE  
P.B. 23, PGS. 75-76

QUADRANGLE  
STUDENT HOUSING  
TRACT 17D

QUADRANGLE  
STUDENT HOUSING  
TRACT 17C

PORTION OF  
35' SIDEWALK EASEMENT  
TO BE VACATED  
2614 SQUARE FEET  
0.060 ACRES

35' SIDEWALK EASEMENT  
P.B. 23, PGS. 75-76

BASIS OF BEARINGS  
NORTH LINE - LOT 17C  
N58°14'43"E

SOUTH LINE - TRACT 17D  
NORTH LINE - TRACT 17C

EAST R/W LINE

P.O.B.

NT

L1

L3

P.O.C.

WESTERNMOST  
CORNER - LOT 17C  
P.B. 23, PGS. 75-76

**QUADRANGLE BOULEVARD**  
60' PUBLIC RIGHT OF WAY  
PER P.B. 16, PGS. 39-40  
& P.B. 17, PGS. 143-144

SEE SHEET 1 OF 2 FOR  
LINE AND CURVE TABLES

0 60 120



GRAPHIC SCALE 1"=60'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT  
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
ORANGE COUNTY, FLORIDA

THIS IS NOT  
A SURVEY

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

DATE OF DRAWING: 09 JAN 2025

MANAGER: JDH CADD: EAC

PROJECT NUMBER: 1326-24001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1326001SD2.DWG

SCALE: 1" = 60'

SHEET 2 OF 2

# 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 Line: Petition to Vacate # 25-02-001  
Was published in said newspaper by print in  
the issues of, or by publication on the  
newspaper's website, if authorized on May  
25, 2025.

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



Signature of Affiant

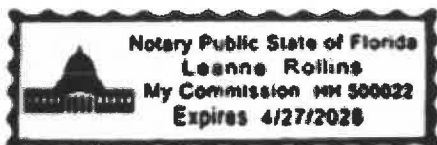
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 26 day of May, 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

7816735

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 25-02-001**

The Orange County Board of County Commissioners will conduct a public hearing on **June 17, 2025, 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: Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A. on behalf of CL UCC LP, CL UCC LLC, CL UCC 2 LLC, CL UCC 3 LLC, and CL UCC 4 LLC

Consideration: Resolution granting Petition to Vacate # 25-02-001, vacating a 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 square feet.

Location: District 5; property located at 3501 Quadrangle Boulevard; S04/T22/R31; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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 THIS NOTICE, 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 Y 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 de 1990, por favor llame al 407-836-3111.

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

7816735

Orlando Business Journal


Published Weekly  
Orlando, Orange County, Florida

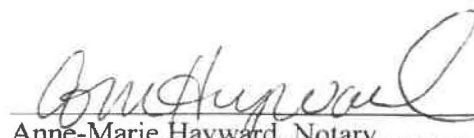
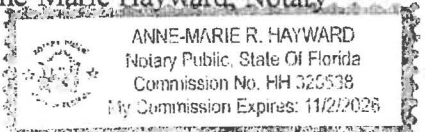
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

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 # 25-02-001 in said newspaper in the issues of June 27<sup>th</sup>, 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 27<sup>th</sup> day of June, 2025  
by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Administrator

  
Anne-Marie Hayward, Notary  
  
ANNE-MARIE R. HAYWARD  
Notary Public, State Of Florida  
Commission No. HH 320538  
My Commission Expires: 11/2/2026

**Notice of Adoption**

**NOTICE OF ADOPTION  
PETITION TO VACATE #  
25-02-001**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 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 June 17, 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 10-foot-wide portion of a 35-foot-wide sidewalk easement located near the westerly property line of the commercial parcel within the plat of Tract 17, The Quadrangle, containing a total of approximately 2614.00 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 SEVENTEENTH DAY OF JUNE 2025.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
June 27, 2025