



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

September 26, 2024

Mr. William Worley
Development Engineering, BCC

Dear Mr. William Worley:

Enclosed is the Resolution Granting Petition to Vacate # 24-05-019 with attachments for recording with Official Records.

Petition to Vacate # 24-05-019 was approved by the Board of County Commissioners at its regular meeting of September 10, 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: 

Deputy Clerk

dr:re

APPROVED BY ORANGE COUNTY
BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: September 10, 2024

RESOLUTION GRANTING PETITION TO VACATE # 24-05-019

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 5-foot-wide utility easement the lies on the east property line and a portion of a 10-foot-wide utility easement that lies on the north property line within the Valencia Gardens Section 2 Subdivision, containing a total of approximately 950 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **September 10, 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 **portion of a 5-foot-wide utility easement the lies on the east property line and a portion of a 10-foot-wide utility easement that lies on the north property line within the Valencia Gardens Section 2 Subdivision, containing a total of approximately 950 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 TENTH DAY OF SEPTEMBER 2024.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Freddie 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



re/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

TAX PARCEL NUMBER:

19-22-31-8836-00-720

LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF VALENCIA GARDENS DRIVE (50' R/W) AND MAPLE FOREST DRIVE (50' R/W) THENCE RUN ALONG THE CENTERLINE OF VALENCIA GARDENS DRIVE (50' R/W) N88°43'39"E A DISTANCE OF 177.98' TO THE INTERSECTION OF THE CENTERLINE OF VALENCIA GARDENS DRIVE (50' R/W) AND THE WEST BOUNDARY LINE OF LOT 72 (IF EXTENDED), OF VALENCIA GARDENS SECTION 2, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 15, PAGE(S) 145-146, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPART THE CENTERLINE OF VALENCIA GARDENS DRIVE (50' R/W) AND RUN ALONG THE EXTENSION OF THE SAID WEST LINE OF LOT 72, N01°10'21"W A DISTANCE OF 25.00' TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 72, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VALENCIA GARDENS DRIVE (50' R/W); THENCE RUN ALONG THE WEST BOUNDARY LINE OF SAID LOT 72, N01°10'21"W A DISTANCE OF 90.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID LOT 72 N01°10'21"W A DISTANCE OF 10.00' TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 72; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID LOT 72 N88°49'39"E A DISTANCE OF 50.00' TO THE NORTHEAST CORNER OF SAID LOT 72; THENCE RUN ALONG THE EAST LINE OF SAID LOT 72 S01°10'21"E A DISTANCE OF 100.00' TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 72, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VALENCIA GARDENS DRIVE (50' R/W); THENCE RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF VALENCIA GARDENS DRIVE (50' R/W) S88°49'39"W A DISTANCE OF 5.00'; THENCE DEPART THE NORTH RIGHT-OF-WAY LINE OF VALENCIA GARDENS DRIVE AND RUN ALONG A LINE PARALLEL TO AND A DISTANCE OF 5.00' MEASURED PERPENDICULARLY FROM THE EAST LINE OF SAID LOT 72, N01°10'21"W A DISTANCE OF 90.00'; THENCE RUN ALONG A LINE PARALLEL TO AND A DISTANCE OF 10.00' MEASURED PERPENDICULARLY FROM THE NORTH LINE OF SAID LOT 72, S 88°49'39"W A DISTANCE OF 45.00' TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 950 SQUARE FEET, OR 0.022 ACRES.

**SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,
ORANGE COUNTY, FLORIDA**

REFERENCE MATERIAL

**DOC #20160561575 ORB 03944, PG(S) 4275
DOC #20180657667 ORB 10397, PG(S) 2476
DOC #20210338498 PBK 00015, PG(S) 0145-0156
DOC #20240196723 PBK 00017, PG(S) 0075-0077**

THE OFFICIAL COPY OF THIS SKETCH OF LEGAL DESCRIPTION CONTAINS TWO SHEETS AND IS NEITHER SHEET IS VALID WITHOUT THE OTHER. THIS SKETCH OF LEGAL DESCRIPTION HAS BEEN DIGITALLY SIGNED BY THE STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER SHOWN BELOW. PRINTED COPIES ARE NOT VALID WITHOUT THE RAISED SEAL AND WET SIGNATURE OF A STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER ON EVERY SHEET.

LINework LEGEND

**BOUNDARY —————
ADJOINER BOUNDARY —————
ORIGINAL BOUNDARY - - - - -
RIGHT-OF-WAY - - - - -**

ABBREVIATIONS

**DOC = RECORDED DOCUMENT PBK = PLAT BOOK
LB = LICENSED BUSINESS PG(S) = PAGE(S)
NoF = NOW OR FORMERLY R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORD BOOK UE = UTILITY EASEMENT**



**Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com**

Date: 7/31/2024

**(THIS IS NOT A SURVEY)
SKETCH OF LEGAL
DESCRIPTION FOR**

Danielle Moseley

PROPERTY ADDRESS:

**8889 Valencia Gardens Drive
Orlando, Florida 32825**



**Epic Surveying
& Mapping, LLC**

**20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com**

Certificate of Authorization #LB 8461

**DATE OF SKETCH
JUNE 25, 2024**

**DRAWN BY CHECKED BY
EM JM**

**EPIC SURVEYING
FILE No.
24-1233**

SHEET 1 OF 2

**TAX PARCEL NUMBER:
19-22-31-8836-00-720**

***NOTE: BEARING STRUCTURE
BASED ON THE CENTERLINE OF
VALENCIA GARDENS DRIVE (50' R/W)
AS N88°49'39"E AS SHOWN ON PBK
00015, PG(S) 0145-0146***

LOT 165
PBK 00017
PG(S) 0075-0077

LOT 164
PBK 00017
PG(S) 0075-0077

LOT 163
PBK 00017
PG(S) 0075-0077

PROPERTY BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	10.00'	N1° 10' 21"W
L2	5.00'	S88° 49' 39"W

5' UE

L1

N88° 49' 39"E 50.00'

10' UE

S88° 49' 39"W 45.00'

EASEMENT AREA
950 SQ FT
0.022 ACRES

1" = 20'

S4°54'03"E 69.31'

MAPLE FOREST DRIVE
(50' R/W)

LOT 170
PBK 00017
PG(S) 0075-0077
NoF
DIEN HUYNH and
TRANG TRAN
DOC #20160561575

LOT 72
PBK 00015
PG(S) 0145-0146
NoF
DANIELLE MOSELEY
and VICTOR M. DIAZ
ORB 10397, PG(S) 2476

LOT 73
PBK 00015
PG(S) 0145-0146
NoF
CPI/AMHERST SFR
PROGRAM II OWNER, L.L.C.
DOC #20210338498

N1°10'21"W 90.00'

5' UE

5' UE

N1° 10' 21"W 90.00'

S1° 10' 21"E 100.00'

5' UE

7.5' UE

7.5' UE

ARC LENGTH=77.55',
RADIUS=2800.00'
CHORD LENGTH=77.55'
CHORD BEARING=N4° 06' 26"W
Δ=1°35'13"

CENTERLINE

CENTERLINE

N88°49'39"E 177.98'

POC

**VALENCIA
GARDENS DRIVE**
(50' R/W)

CENTERLINE

R/W

Eric K. Mason
Eric K. Mason, PSM LS #7342
eric.mason@epic-surveying.com
Date: 7/24/2024

(THIS IS NOT A SURVEY)
SKETCH OF LEGAL
DESCRIPTION FOR

Danielle Moseley

PROPERTY ADDRESS:

8889 Valencia Gardens Drive
Orlando, Florida 32825



**Epic Surveying
& Mapping, LLC**

20306 Nettleton Street
Orlando, Florida 32833
321.804.5687
epic-surveying.com

Certificate of Authorization #LB 8461

DATE OF SKETCH
JUNE 25, 2024

DRAWN BY EM	CHECKED BY JM
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EPIC SURVEYING
FILE No.
24-1233

SHEET 2 OF 2

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 24-05-019
PETITION TO VACATE # 24-03-012**

The Orange County Board of County Commissioners will conduct public hearings on September 10, 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: Danielle Mosley and Victor Diaz

Consideration: Resolution granting Petition to Vacate # 24-05-019, vacating a portion of a 5-foot-wide utility easement that lies on the east property line and a portion of a 10-foot-wide utility easement that lies on the north property line within the Valencia Gardens Section 2 Subdivision, containing a total of approximately 950 square feet.

Location: District 3; The parcel address is 8889 Valencia Gardens Drive; S19/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Craig Mayo and Thamiris De Oliveria Silva, on behalf of Joanne Celestin Grace, Sophia & Sijin Vandycke, Autuani & Fernanda Tonetti, Thiago Franca, and Joaquim Moreira

Consideration: Resolution granting Petition to Vacate # 24-03-012, vacating a portion of a 60-foot-wide unopened and unimproved right-of-way known as Pearl Court located along the south property line of 5 residential parcels lying within the Pearl Lake Park Subdivision, containing a total of approximately 0.60 acres

Location: District 2; The parcel addresses are 1899 Twin Lake Drive, 1891 Twin Lake Drive, 1887 Twin Lake Drive, 1883 Twin Lake Drive and 1882 Lake Pearl Drive; S29/T22/R28; 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 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

ORG7680508

8/18/2024

7680508

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 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 # 24-05-019 in said newspaper in the issue of September 20th, 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 20th day of September, 2024 by Jackie Buma who is personally known to me.

approximately 950 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 10, 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 5-foot-wide utility easement the lies on the east property line and a portion of a 10-foot-wide utility easement that lies on the north property line within the Valencia Gardens Section 2 Subdivision, containing a total of approximately 950 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 TENTH DAY OF SEPTEMBER 2024.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners Orange County, Florida September 20, 2024

NOTICE OF ADOPTION
PETITION TO VACATE #
24-05-019

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 5-foot-wide utility easement the lies on the east property line and a portion of a 10-foot-wide utility easement that lies on the north property line within the Valencia Gardens Section 2 Subdivision, containing a total of

Jackie Buma
Jackie Buma, Office Administrator

Anne-Marie Hayward
Anne-Marie Hayward, Notary

