



**Interoffice Memorandum**

Received on January 23, 2026  
Deadline: February 10, 2026  
Publish: February 15, 2026

Date: January 23, 2026

JAN 23 2026 10:37 AM

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, Deputy Director/County Engineer, Public Works Department 

THRU: William Worley, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7925  
E-mail address: [William.worley@ocfl.net](mailto:William.worley@ocfl.net)

RE: **Request for Public Hearing PTV-25-06-016 – Ryan Fischer**

Applicant: Ryan Fischer  
3313 Sunset Ridge Court  
Longwood, Florida 32779

Location: S14/T21/R28 Petition to vacate a portion of a 60-foot-wide unopened and unimproved right-of-way known as Lake Pleasant Court that lies between the petitioner's two residential lots located within the Lake Pleasant Subdivision containing approximately 0.51 acres. Public interest was created by the plat of Lake Pleasant Subdivision as recorded in Plat Book T, Page 30 of the public records of Orange County, Florida. The parcel ID numbers are 14-21-28-4720-00-140 and 14-21-28-4720-00-010 The parcel addresses are 1662 Atlantis Drive and 1671 Lake Pleasant Court, and the parcel lies in District 2.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

**Request for Public Hearing PTV-25-06-016 – Ryan Fischer**

Applicant/Abutters to Be notified: Yes – Mailing label is attached.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: 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.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing label

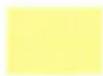
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

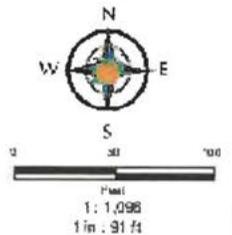
Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

For any questions regarding this map, please contact  
William Worley at 407-836-7925



**PTV-25-06-016**  
**Lake Pleasant Court**

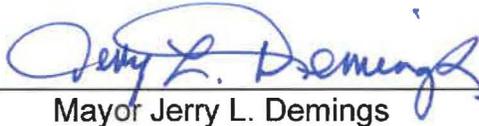
	Proposed Vacation		Subject Property
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**PUBLIC WORKS DEPARTMENT  
DEVELOPMENT ENGINEERING DIVISION  
REQUEST FOR COUNTY MAYOR'S APPROVAL  
December 16, 2025**

Request authorization to schedule a Public Hearing for the Petition to Vacate 25-06-016. This is a request from Ryan Fischer to vacate a portion of a 60-foot-wide unopened and unimproved right-of-way known as Lake Pleasant Court that lies between his two residential lots located within the Lake Pleasant Subdivision containing approximately 0.51 acres and lies in District 2. The staff has no objection to this request.

Requested Action  
Approved by

  
\_\_\_\_\_  
Mayor Jerry L. Demings



\_\_\_\_\_  
(Date)

**NOTE: FURTHER PROCESSING NECESSARY:**

Please return to William Worley via interoffice mail.

**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**Public interest was created by Plat Book "T", Page 30, of the public records of Orange County, Florida.**

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT 'A'**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

**SEE ATTACHED EXHIBIT 'B'**

**ACCESS TO OTHER PROPERTY:** The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

**POSTING OF NOTICE:** The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

**PUBLIC UTILITIES:** Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

**SEE ATTACHED EXHIBIT 'C'**

**NO FEDERAL OR STATE HIGHWAY AFFECTED:** The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

**GROUND FOR GRANTING PETITION:** The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

*[Handwritten Signature]*

Petitioner's Signature  
(Include title if applicable)

*Ryan Fischer*

Print Name

Petitioner's Signature  
(Include title if applicable)

Print Name

Address:

3313 Sunset Ridge Ct.

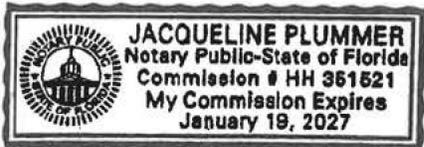
Longwood, FL 32779

Phone Number: (407) 341-4068

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of November, 2025 who is personally known or who has produced \_\_\_\_\_ as identification.



*[Handwritten Signature]*

Signature of Notary

*Jacqueline Plummer*

Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**

# SKETCH OF DESCRIPTION

SHEET 1 OF 2

## LEGAL DESCRIPTION:

ok  
SDBI 11/18/2025

## PROPOSED RIGHT-OF-WAY VACATE:

THAT PART OF LAKE PLEASANT COURT, A 60 FOOT RIGHT-OF-WAY ROAD, LAKE PLEASANT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 30, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT 4 AND THE EAST RIGHT-OF-WAY LINE OF LAKE PLEASANT COURT, A 60 FOOT RIGHT-OF-WAY ROAD, LAKE PLEASANT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 30, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN SOUTH 13 DEGREES 21 MINUTES 00 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED LAKE PLEASANT COURT, A DISTANCE OF 369.73 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ALSO BEING A POINT ON THE E R/W LINE OF LAKE PLEASANT COURT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, LAKE PLEASANT SUBDIVISION, PLAT BOOK T, PAGE 30, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE A DISTANCE OF 61.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE PLEASANT COURT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 15, LAKE PLEASANT SUBDIVISION, PLAT BOOK T, PAGE 30, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 13 DEGREES 21 MINUTES 00 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE PLEASANT COURT A DISTANCE OF 366.02 FEET TO THE POINT OF INTERSECTION OF THE NORTHEAST CORNER OF LOT 14, LAKE PLEASANT SUBDIVISION, PLAT BOOK T, PAGE 30, ORANGE COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF LAKE PLEASANT COURT; THENCE RUN NORTH 86 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 60.92 FEET TO THE POINT OF BEGINNING.

CONTAINS 22,072 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

THIS IS NOT A SURVEY.  
THIS IS ONLY A SKETCH.

SKETCH OF DESCRIPTION PREPARED FOR VACATING LAKE PLEASANT COURT, A 60 FOOT RIGHT-OF-WAY ROAD, LAKE PLEASANT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGE 30, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



**CENTRAL FLORIDA  
LAND SURVEYING**  
509 BOXELDER AVENUE  
ALTAMONTE SPRINGS, FLORIDA 32714  
(T) 321-972-5660  
WEBSITE: CFLLS.COM  
E-MAIL: ORDERS@CFLLS.COM

SKETCH OF DESCRIPTION CERTIFIED TO:
RYAN JOSEPH FISCHER; ORANGE COUNTY, FLORIDA - PUBLIC WORKS - DEVELOPMENT ENGINEERING DIVISION
DRAWN BY: DCM
SKETCH DATE: 04/04/2025
SCALE: 1" = 60'
JOB # 313
FILE: SOD-A
REVISIONS:
EDIT COLOR OF LABELS/ADD EASEMENT 9-3-25

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.



**BENJAMIN E. FORDHAM** PSM 7481 LB 8573  
THIS SKETCH OF DESCRIPTION IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED BY ABOVE LISTED SURVEYOR.

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

PLATTED AS: LAKE PLEASANT DRIVE  
KNOWN AS: ATLANTIS DRIVE  
60' RIGHT-OF-WAY

LOT 4

**P.O.B.**  
THE INTERSECTION OF THE NW CORNER OF LOT 4 AND THE E RW LINE OF LAKE PLEASANT COURT, A 60' R/W ROAD, LAKE PLEASANT SUBDIVISION, PB T, PG 30

N86°36'09"E  
60.92'

THE POINT OF INTERSECTION OF THE NE CORNER OF LOT 14 AND THE W RW LINE OF LAKE PLEASANT COURT AND THE WEST LINE OF LAKE PLEASANT COURT

LOT 14

LAKE PLEASANT COURT  
CONTAINS 22,072 SQUARE FEET OR 0.51 ACRES MORE OR LESS  
PROPOSED R/W VACATE  
60' RIGHT-OF-WAY - UNDEVELOPED ROAD  
LAKE PLEASANT COURT, A 60 FOOT RIGHT-OF-WAY ROAD, LAKE PLEASANT SUBDIVISION, PLAT BOOK T, PAGE 30, ORANGE COUNTY, FLORIDA

LOT 3

S13°21'00"E 369.73'

LOT 2

N13°21'00"W 366.02'

LOT 15

THE W RW LINE OF LAKE PLEASANT COURT

THE E RW LINE OF LAKE PLEASANT COURT

LOT 1

THE S LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14 TOWNSHIP 21 SOUTH RANGE 28 EAST

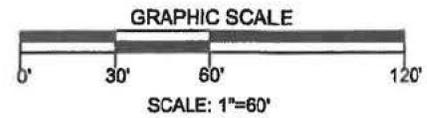
S90°00'00"W  
61.67'

A POINT ON THE S LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14 TOWNSHIP 21 SOUTH RANGE 28 EAST ALSO BEING A POINT ON THE W RW LINE OF LAKE PLEASANT COURT ALSO BEING THE SE CORNER OF LOT 15, LAKE PLEASANT SUBDIVISION, PB T, PG 30,

A POINT ON THE S LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14 TOWNSHIP 21 SOUTH RANGE 28 EAST ALSO BEING A POINT ON THE E RW LINE OF LAKE PLEASANT COURT ALSO BEING THE SW CORNER OF LOT 1, LAKE PLEASANT SUBDIVISION, PB T, PG 30

TRACT D (RETENTION)  
LAKE PLEASANT COVE (PB 68, PG 143)

THIS IS NOT A SURVEY.  
THIS IS ONLY A SKETCH.



SKETCH OF DESCRIPTION	
CERTIFIED TO: RYAN JOSEPH FISCHER; ORANGE COUNTY, FLORIDA - PUBLIC WORKS - DEVELOPMENT ENGINEERING DIVISION	
DRAWN BY: DCM	
SKETCH DATE: 04/04/2025	
SCALE: 1" = 60'	
JOB # 313	
FILE: SOD-A	
REVISIONS:	
EDIT COLOR OF LABELS/ADD EASEMENT 9-3-25	

LEGEND			
C	- CENTERLINE	PB	- PLAT BOOK
E	- EAST	PG	- PAGE
N	- NORTH	RW	- RIGHT-OF-WAY
NE	- NORTHEAST	S	- SOUTH
NW	- NORTHWEST	SE	- SOUTHEAST
POB	- POINT OF BEGINNING	SW	- SOUTHWEST
POC	- POINT OF COMMENCEMENT	W	- WEST

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**EXHIBIT "B"**

Does not apply – petitioner owns all property  
surrounding the area requested for vacation

**EXHIBIT 'B'**

**ABUTTING PROPERTY OWNERS**

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SIGNATURE(S)
/		
NOT APPLICABLE - PETITIONER OWNS ALL PROPERTY SURROUNDING THE AREA REQUESTED FOR VACATION		
/		

**EXHIBIT "C"**

**UTILITY LETTERS**

**Vacate Review Team  
Duke Energy  
P.O. Box 33199  
St. Petersburg, FL 33733  
vacate@duke-energy.com**

06/17/2025

**Petition to Vacate:**

To Whom It May Concern:

I am in the process of requesting that Orange County vacate a portion of a 60-foot-wide unopened and unimproved right-of-way known as Lake Pleasant Court that lies between my residential properties, as shown on the enclosed map. The site address is 662 Atlantis Drive, 1672 Atlantis Drive, 1660 Lake Pleasant Court, 1655 Lake Pleasant Court, 1665 Lake Pleasant Court, & 1671 Lake Pleasant Court and lies within the subdivision found in the plat of Lake Pleasant Subdivision; Plat Book T, Page 30 as recorded in the public records of Orange County, Florida. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Lauren Schrandt at (501) 428-4823.

Sincerely,

Lauren Schrandt

- The subject parcel is NOT within our service area.  
 The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.  
 The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Signature:** Irma Cuadra  
**Print Name:** Irma Cuadra  
**Title:** Sr. Research Specialist  
**Date:** August 8, 2025

Dawn MacDonald  
Construction Supervisor  
Bright House Networks / Spectrum  
3767 All American Blvd  
Orlando, FL 32810  
dawn.macdonald@charter.com

06/17/2025

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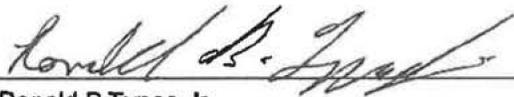
Sincerely,

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 The subject parcel is within our service area. We **object** to the vacation.

Additional comments: ROW between lots 1,2,3,4 and 14,15

Signature:  
Print Name:  
Title:

  
Ronald B Tynes Jr  
Construction Supervisor Charter/Spectrum

Date:

11/07/2025

**Lake Apopka Natural  
Gas District**

1/13/2025

**Petition to Vacate:**

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Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Ryan Fischer at (407) 341-4068.

Sincerely,

Ryan Fischer

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Signature:** *Domingo Colon*  
**Print Name:** Domingo Colon  
**Title:** Senior Design Technician  
**Date:** 1/14/2026

Vladimir Simonovski  
Public Works Director  
City of Apopka

1/13/2025

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*Ryan.j.fisch1@gmail.com*

Sincerely,

Ryan Fischer

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Additional comments: \_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

*V. Simonovski*  
\_\_\_\_\_  
VLADIMIR SIMONOVSKI  
\_\_\_\_\_  
PUBLIC WORKS DIRECTOR  
\_\_\_\_\_  
1-21-2025  
\_\_\_\_\_

Ev'ns Cenafils &  
Joy Britain  
Century Link  
Evns.M.Cenafils@l  
umen.com  
Joy.Brittian@lume  
n.com

01/13/25  
To Whom It May  
Concern:

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Ryan Fischer

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Additional comments: \_\_\_\_\_  
\_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

  
\_\_\_\_\_  
Jim Donaldson  
Implementation ENG II  
01/28/26  
\_\_\_\_\_

**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DALE V. MUDRAK, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7904 - Fax 407-836-8003  
e-mail: dale.mudrak2@ocfl.net

January 13, 2026

Dear Ryan Fischer

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

**Engineering ROW Review**

Please contact William Blackham at 407-836-7352 with any questions.

**EPD Review**

An Orange County Wetland Determination WD-25-05-061 was completed with a certified survey of the wetland boundary approved by the Environmental Protection Division (EPD) on 06/05/2025. The WD identified wetlands within the subject property boundaries.

No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a wetland/surface water, or within an upland buffer, without first obtaining a Natural Resource Impact Permit (NRIP) approved by the County and obtaining other applicable jurisdictional agency permits. Submit a NRIP permit application to Orange County Environmental Protection Division by mail or email to [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net). Reference OC Code Chapter 15, Article X Wetland and Surface Water Protection.

Please contact Mary Parker Scruggs at 407-836-1537 with any questions.

**Real Estate Management Review**

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

**Roads & Drainage Review**

No future use to Orange County

Please contact Andrew J Broxton at 407-836-7959 with any questions.

**Transportation Planning Review**

Please contact Tammi Chami at 407-836-8016 with any questions.

# Property Record - 14-21-28-4720-00-010

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 01/13/2026

### Property Name

1671 Lake Pleasant Ct

### Names

Fischer Ryan Joseph

### Municipality

ORG - Un-Incorporated

### Property Use

0030 - Vacant Water

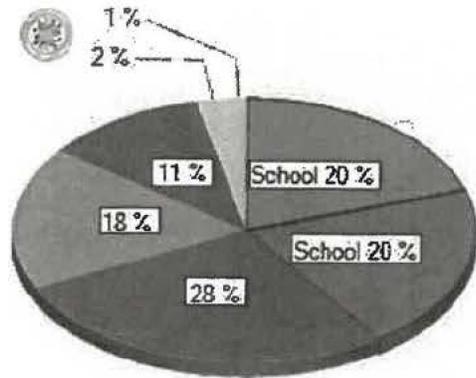
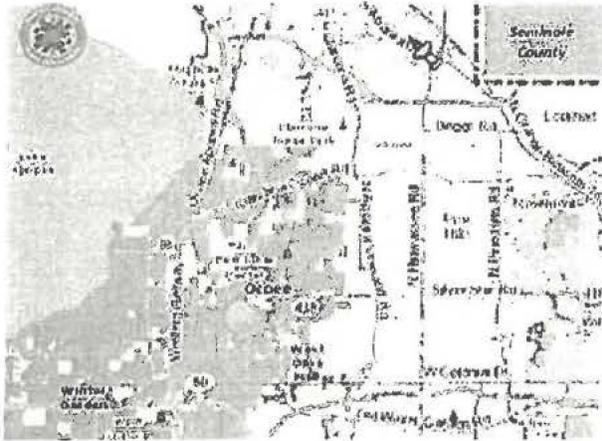
### Mailing Address

Nset Ridge Ct  
Longwood, FL 32779-5842

### Physical Address

1671 Lake Pleasant Ct  
Apopka, FL 32703

OR  
OR  
Code  
For  
Mobile  
Phone



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025 <input checked="" type="checkbox"/> MKT	\$682	+ \$0	+ \$0 =	\$682 (-98%)	\$682 (-98%)
2024 <input checked="" type="checkbox"/> MKT	\$36,000	+ \$0	+ \$0 =	\$36,000 (0%)	\$36,000 (1.6%)
2023 <input checked="" type="checkbox"/> MKT	\$36,000	+ \$0	+ \$0 =	\$36,000 (0%)	\$35,431 (10%)
2022 <input checked="" type="checkbox"/> MKT	\$36,000	+ \$0	+ \$0 =	\$36,000	\$32,210

### Tax Year Benefits

Tax Year	Benefits	Tax Savings
2025 <input checked="" type="checkbox"/>		\$0
2024 <input checked="" type="checkbox"/>		\$0
2023 <input checked="" type="checkbox"/> \$		\$5
2022 <input checked="" type="checkbox"/> \$		\$34

## 2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$682	\$0	\$682	3.2010 (-0.47%)	<b>\$2.18</b>	20 %
Public Schools: By Local Board	\$682	\$0	\$682	3.2480 (0.00%)	<b>\$2.22</b>	20 %
Orange County (General)	\$682	\$0	\$682	4.4347 (0.00%)	<b>\$3.02</b>	28 %
Unincorporated County Fire	\$682	\$0	\$682	2.8437 (0.00%)	<b>\$1.94</b>	18 %
Unincorporated Taxing District	\$682	\$0	\$682	1.8043 (0.00%)	<b>\$1.23</b>	11 %
Library - Operating Budget	\$682	\$0	\$682	0.3748 (0.00%)	<b>\$0.26</b>	2 %
St Johns Water Management District	\$682	\$0	\$682	0.1793 (0.00%)	<b>\$0.12</b>	1 %
				<b>16.0858</b>	<b>\$10.97</b>	

## 2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

## Tax Savings

2026 Estimated Gross Tax Total:	\$10.97
Your property taxes without exemptions would be	\$10.97
Your ad-valorem property tax with exemptions is	– \$10.97
Providing You A Savings Of	= \$0.00

## Property Features

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### Property Description

LAKE PLEASANT SUB T/30 LOTS 1 2 3 & 4

### Total Land Area

297,078 sqft (+/-) | 6.82 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9600 - Pvt Wetland/Lowland	ORG-A-1	6.82 Units	\$100.00	\$682	\$0.00	\$0

### Buildings

### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Sales

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## Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/01/2024	\$31,282	20240658972	/	Warranty Deed - Multiple Parcels			Vacant
07/15/2004	\$19,300	20040556088	07595 / 1562	Warranty Deed - Multiple Parcels			Vacant
03/30/2004	\$10,800	20040232977	07395 / 3590	Warranty Deed - Multiple Parcels			Vacant
12/11/2002	\$10,500	20030002580	06727 / 3267	Warranty Deed - Multiple Parcels			Vacant
12/14/1989	\$4,000	19893409148	04142 / 0740	Warranty Deed - Multiple Parcels			Vacant
09/01/1981	\$45,000	19821741970	03251 / 0570	Warranty Deed			Vacant

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
9832 Laurel Berry Dr	10/27/2025	\$2,400,000		Special Warranty Deed	0/0	20250631026 /	
5235 W Lake Butler Rd	10/23/2025	\$1,049,364		Warranty Deed - Multiple Parcels	0/0	20250624211 /	
Lake Marsha Dr	10/22/2025	\$325,000		Warranty Deed	0/0	20250628693 /	
9784 Laurel Berry Dr	10/21/2025	\$1,700,000		Special Warranty Deed	0/0	20250611899 /	
4137 Edgewater Dr	10/17/2025	\$280,000		Warranty Deed	0/0	20250622995 /	
1281 Ridge Lake Way	09/22/2025	\$695,000		Special Warranty Deed	0/0	20250551485 /	
White Rd	09/16/2025	\$105,283		Trustees Deed - Multiple Parcels	0/0	20250546622 /	
9824 Laurel Berry Dr	09/04/2025	\$2,957,500		Special Warranty Deed	0/0	20250525182 /	
Dallas Blvd	09/03/2025	\$115,000		Warranty Deed	0/0	20250525546 /	
9720 Laurel Berry Dr	08/25/2025	\$2,634,600		Special Warranty Deed	0/0	20250500959 /	

# Property Record - 14-21-28-4720-00-140

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 01/13/2026

### Property Name

1662 Atlantis Dr

### Names

Fischer Ryan Joseph

### Municipality

ORG - Un-Incorporated

### Property Use

0001 - Vacant Residential

### Mailing Address

3313 Sunset Ridge Ct  
Longwood, FL 32779-5842

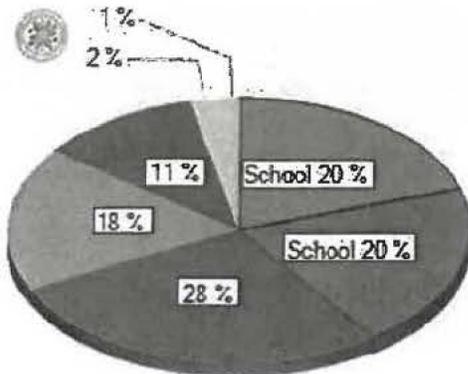
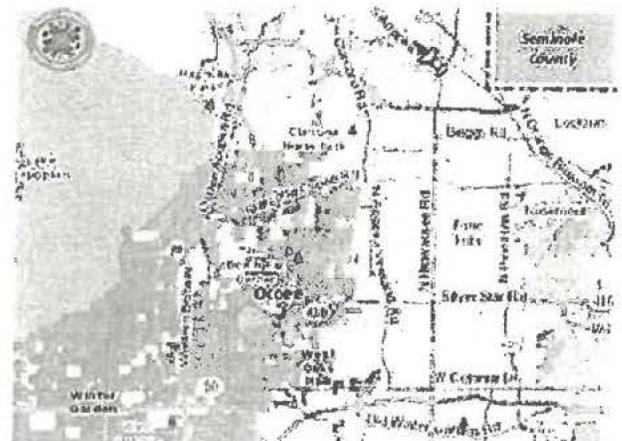
### Physical Address

1662 Atlantis Dr  
Apopka, FL 32703

OR  
OR  
Code  
For  
Mobile  
Phone



1662 ATLANTIS DR, UN-INCORPORATED, FL 32703 8/22/2021 1:07 PM



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025 <input checked="" type="checkbox"/> MKT	\$7,553	+ \$0	+ \$0 =	\$7,553 (-26%)	<b>\$7,553</b> (-26%)
2024 <input checked="" type="checkbox"/> MKT	\$10,195	+ \$0	+ \$0 =	\$10,195 (0%)	<b>\$10,195</b> (0%)
2023 <input checked="" type="checkbox"/> MKT	\$10,195	+ \$0	+ \$0 =	\$10,195 (0%)	<b>\$10,195</b> (0%)
2022 <input checked="" type="checkbox"/> MKT	\$10,195	+ \$0	+ \$0 =	\$10,195	<b>\$10,195</b>

## 2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$7,553	\$0	\$7,553	3.2010 (-0.47%)	<b>\$24.18</b>	20 %
Public Schools: By Local Board	\$7,553	\$0	\$7,553	3.2480 (0.00%)	<b>\$24.53</b>	20 %
Orange County (General)	\$7,553	\$0	\$7,553	4.4347 (0.00%)	<b>\$33.50</b>	28 %
Unincorporated County Fire	\$7,553	\$0	\$7,553	2.8437 (0.00%)	<b>\$21.48</b>	18 %
Unincorporated Taxing District	\$7,553	\$0	\$7,553	1.8043 (0.00%)	<b>\$13.63</b>	11 %
Library - Operating Budget	\$7,553	\$0	\$7,553	0.3748 (0.00%)	<b>\$2.83</b>	2 %
St Johns Water Management District	\$7,553	\$0	\$7,553	0.1793 (0.00%)	<b>\$1.35</b>	1 %
				<b>16.0858</b>	<b>\$121.50</b>	

## 2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

## Tax Savings

2026 Estimated Gross Tax Total:	\$121.50
Your property taxes without exemptions would be	\$121.50
Your ad-valorem property tax with exemptions is	– \$121.50
Providing You A Savings Of	= \$0.00

## Property Features

### Property Description

LAKE PLEASANT SUB T/30 LOTS 14 & 15

### Total Land Area

46,185 sqft (+/-) | 1.06 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9600 - Pvt Wetland/Lowland	ORG-A-1	0.53 Units	\$100.00	\$53	\$0.00	\$0
0001 - Vacant Residential	ORG-A-1	1 Units	\$7,500.00	\$7,500	\$0.00	\$0

### Buildings

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Sales

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### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/01/2024	\$8,859	20240658972	/	Warranty Deed - Multiple Parcels			Vacant
07/15/2004	\$19,300	20040556088	07595 / 1562	Warranty Deed - Multiple Parcels			Vacant
03/30/2004	\$10,900	20040232977	07395 / 3590	Warranty Deed - Multiple Parcels			Vacant
12/11/2002	\$8,700	20030002580	06727 / 3267	Warranty Deed - Multiple Parcels			Vacant

### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3911 Isle Royal Pl	12/05/2025	\$648,300		Special Warranty Deed	0/0	20250716378 /	
224 E 15Th St	12/03/2025	\$51,500		Warranty Deed	0/0	20250700634 /	
5903 Bristle Oak St	12/01/2025	\$521,500		Warranty Deed	0/0	20250696637 /	
514 N Pollard St	12/01/2025	\$327,740		Warranty Deed - Multiple Parcels	0/0	20250697113 /	
521 N Nixon St	12/01/2025	\$327,740		Warranty Deed - Multiple Parcels	0/0	20250697113 /	
550 N Jefferson St	12/01/2025	\$719,520		Warranty Deed - Multiple Parcels	0/0	20250697113 /	
3414 Wye Oak Dr	12/01/2025	\$340,000		Special Warranty Deed	0/0	20250695080 /	
10073 Ballast Dr	12/01/2025	\$1,070,700		Special Warranty Deed	0/0	20250694899 /	
9380 Bolshoi Aly	11/26/2025	\$425,000		Warranty Deed	0/0	20250691165 /	
619 Pothos St	11/26/2025	\$355,000		Warranty Deed	0/0	20250685577 /	

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT**

**This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.**

This is the initial Form:   
This is a Subsequent Form: \_\_\_\_\_

For  
staff  
use  
only

**Part I**

**Please complete all of the following:**

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):  
Ryan Joseph Fischer 3313 Sunset Ridge Court, Longwood, FL 32779-5842

Name and Address of Principal's Authorized Agent, if applicable: Lauren Schrandt Project Leadership Solutions  
4358 Murdock Avenue, Sarasota, FL 34231

**List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)**

1. Name and address of individual or business entity: Benjamin E. Fordham Central Florida Land Surveying  
Are they registered Lobbyist? Yes \_\_\_ or No  509 Bexelder Avenue, Altamonte Springs, FL 32714  
, PSM 7481
2. Name and address of individual or business entity: Lauren Schrandt Project Leadership Solutions  
Are they registered Lobbyist? Yes \_\_\_ or No  4358 Murdock Avenue Sarasota, FL 34231
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
5. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
6. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
7. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
8. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

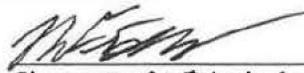
Case or Bid No. \_\_\_\_\_

**Part III**

**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 11-22-25



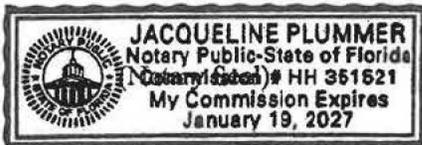
Signature of  Principal or  Principal's Authorized Agent  
(check appropriate box)

PRINT NAME AND TITLE: Ryan Fischer, owner

STATE OF FLORIDA :  
COUNTY OF Seminole :

I certify that the foregoing instrument was acknowledged before me this 21 day of November, 2025 by Ryan Fischer. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 21 day of November, in the year 2025.



  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 01/19/2027

Staff signature and date of receipt of form  
Staff reviews all forms and does not attest to the accuracy or veracity of the information provided herein.

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only

**Part I**

**INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**

Name: Rvan Joseph Fischer

Business Address (Street/P.O. Box, City and Zip Code): 3313 Sunset Ridge Court,  
Longwood, FL

Business Phone ( ) (407) 341-4068

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**

Name: \_\_\_\_\_

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_

Business Phone ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:**  
**(Agent Authorization Form also required to be attached)**

Name: Lauren Schrandt

Business Address (Street/P.O. Box, City and Zip Code): 4358 Murdock Avenue,  
Sarasota, FL 34231

Business Phone ( ) (501) 428-4823

Facsimile ( ) \_\_\_\_\_

*For Staff Use Only:*  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part II**

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A  
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

\_\_\_ YES  NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE  
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

\_\_\_ YES  NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME  
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY  
MEMBER OF THE BCC? (When responding to this question please consider all  
consultants, attorneys, contractors/subcontractors and any other persons who may have  
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with  
obtaining approval of this item.)**

\_\_\_ YES  NO

If you responded "YES" to any of the above questions, please state with whom and  
explain the relationship:

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(Use additional sheets of paper if necessary)

For Staff Use Only:  
Initially submitted on \_\_\_\_\_  
Updated on \_\_\_\_\_  
Project Name (as filed) \_\_\_\_\_  
Case Number \_\_\_\_\_

**Part III**  
**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

[Signature]  
Signature of  Owner,  Contract Purchaser  
or  Authorized Agent

Date: 11-21-2025

Print Name and Title of Person completing this form: Ryan Fischer, Owner

STATE OF FLORIDA :  
COUNTY OF Seminole :

I certify that the foregoing instrument was acknowledged before me this 21 day of November, 2025 by Ryan Fischer. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 21 day of November, in the year 2025.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
01/19/2027

Staff signature and date of receipt of form  
Staff retains as to form and does not attest to the accuracy or veracity of the information provided herein.



# INVOICE

Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, FL 32839

Invoice To :	Invoice No :	5818868
Ryan Fischer	Invoice Date :	Jan 13, 2026
3313 Sunset Ridge Ct. Longwood FL 32779 Longwood, FL 32779	Folder # :	25 159769 000 00 PTV

Case Number : PTV-25-06-016  
Project Name : Lake Pleasant Court

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
PTV Application Fee - 1002-072-2700-4180	1,003.00
<b>TOTAL :</b>	1,003.00
<b>PAYMENT RECEIVED :</b>	0.00
<b>BALANCE :</b>	1,003.00

PW 1950

RYAN FISCHER  
PAUL FISCHER  
3313 SUNSET RIDGE CT  
LONGWOOD, FL 32779-5842

RAYMOND JAMES® 610  
11-21-25  
DATE  
25-80/40  
BRANCH 100

PAY TO THE ORDER OF Orange County BCL \$ 1,003.00  
One Thousand Three & 00/100 DOLLARS

UHB Bank, N.A. Expense Order  
Kansas City, MO For Check Verification, Call 1-800-759-3797

FOR Vacation of ROW



MP

**O.C. PUBLIC WORKS DEPARTMENT**

4200 S JOHN YOUNG PKWY  
ORLANDO, FL 32839  
4078367788  
WWW.OCFL.NET

Cashier: Andrea  
13-Jan-2026 1:47:13P

Invoice PW: 1950	\$1,003.00
1 PTV 2700-4180	
<b>Total</b>	<b>\$1,003.00</b>
CHECK SALE	\$1,003.00

Clover ID: Q98QYZ33FXJP6  
Payment GGAH07T8VZC4R

O.C. PUBLIC WORKS DEPARTMENT Privacy Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

Clover Privacy Policy  
<https://clover.com/privacy>