



**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

April 3, 2026

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate #25-06-016 with attachments for recording with Official Records.

Petition to Vacate # 25-06-016 was approved by the Board of County Commissioners at its regular meeting of March 10, 2026. 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

jlk:th

BCC Mtg. Date: March 10, 2026

**RESOLUTION GRANTING PETITION TO VACATE # 25-06-016**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **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** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **March 10, 2026**, 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 **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** 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 MARCH 2026.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bwalya*  
for County Mayor

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

By: *Jennifer Ann Kinz*  
Deputy Clerk



th/re

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of adoption

# 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

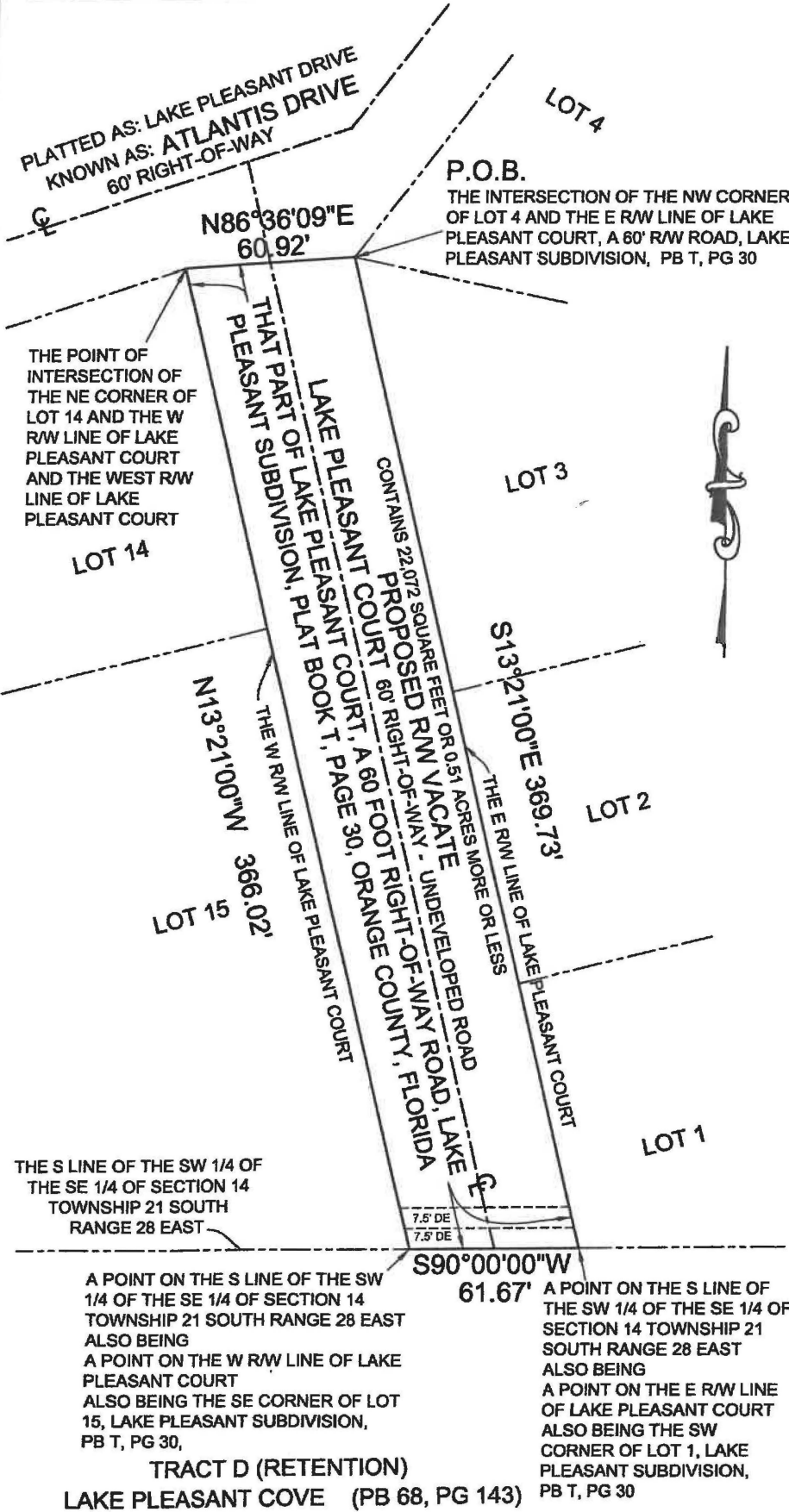
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA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



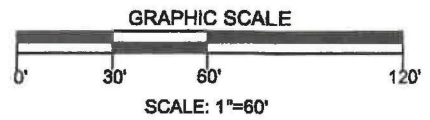
**BENJAMIN E. FORDHAM** PSM 7481 LB 8573  
THIS SKETCH OF DESCRIPTION IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED BY ABOVE LISTED SURVEYOR.

# SKETCH OF DESCRIPTION

SHEET 2 OF 2



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	
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REVISIONS:	
EDIT COLOR OF LABELS/ADD EASEMENT 9-3-25	

LEGEND	
☉ - CENTERLINE	PB - PLAT BOOK
E - EAST	PG - PAGE
N - NORTH	R/W - 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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WEBSITE: CFLLS.COM  
E-MAIL: ORDERS@CFLLS.COM

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

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

Sold To:

Clerk County Commission-Orange - 106127  
201 S. Rosalind Avenue  
4th Floor  
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - 106127  
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/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Certify Line: Petition to Vacate # 25-08-020 Petition to Vacate # 25-06-016 Petition to Vacate # 24-08-030 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 15 Feb 2026.

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



**Rose Williams**

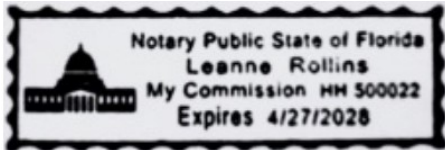
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 15 Feb 2026,  
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

26689

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 25-08-020  
PETITION TO VACATE # 25-06-016  
PETITION TO VACATE # 24-08-030**

The Orange County Board of County Commissioners will conduct public hearings on March 10, 2026, 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: Mary Merced Gonzalez  
Consideration: Resolution granting Petition to Vacate # 25-08-020, vacating a 2-foot-wide portion of a 10-foot-wide utility easement located along the south property line and a 0.5-foot-wide portion of a 5-foot-wide utility easement located along the east property line of the petitioner's residential lot located within the Deer Run South P.U.D Phase 1 Parcel 6 Subdivision containing approximately 36 square feet.

Location: District 4; The parcel address is 13544 Dornoch Drive; S35/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Ryan Fischer  
Consideration: Resolution granting Petition to Vacate # 25-06-016, vacating 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.

Location: District 2; The parcel addresses are 1662 Atlantis Drive and 1671 Lake Pleasant Court; S14/T21/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Miro and Danijela Lucanin  
Consideration: Resolution granting Petition to Vacate # 24-08-030, vacating a 60-foot-wide portion of a 350-foot-wide drainage easement (less out 10 feet on the west and east side) that lies along the north side of the petitioner's residential lot located within the Magnolia Springs Subdivision containing approximately 0.21 acres.

Location: District 2; The parcel address is 9000 Monteverello Court; S16/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 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 espe-

**26689**

cial 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  
26689 2/15/2026

**26689**

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

Sold To:

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Bill To:

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**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/Seminole-Lake-Osceola-Volusia County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Notice of Adoption in the matter of Petition to Vacate # 25-06-016 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 27 Mar 2026.

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



**Rose Williams**

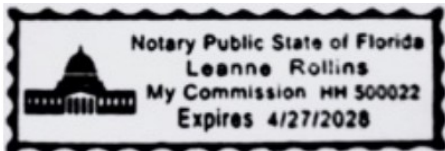
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 27 Mar 2026,  
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

46122

**NOTICE OF ADOPTION  
PETITION TO VACATE # 25-06-016**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 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 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 March 10, 2026, 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 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 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 MARCH 2026.**

Phil Diamond, County Comptroller  
As Clerk of the  
Board of County Commissioners  
Orange County, Florida  
46122 3/27/2026

**46122**