



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-666, **Version:** 1

Interoffice Memorandum

DATE: April 15, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Notice of Reservation, and authorization to disburse funds to pay recording fees and record instrument for Tangelo Park Community Center B24901336 OCU File 101563. District 6. **(Real Estate Management Division)**

PROJECT: Tangelo Park Community Center B24901336 OCU File 101563

PURPOSE: To reserve an easement for utility purposes on County owned property.

ITEM:

Notice of Reservation
Size: 8,774 square feet

BUDGET: 1246-062-2568-6210

REVENUE: N/A

FUNDS: \$27.00 - payable to Orange County Comptroller (for recording fees)

APPROVALS:

Real Estate Management Division
Capital Projects Division
Utilities Department

REMARKS: This action provides a utility easement in connection with Permit No. B24901336 for selective demolition and renovation of the existing Tangelo Park Community Center Gym.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 06 2025

**THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:**

Sara Solomon, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 30-23-29-0000-00-007

Project: Tangelo Park Community Center Permit B24901336
OCU File #101563

THIS IS A DONATION

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF
FLORIDA, HEREBY reserves an easement for utility purposes in perpetuity on the following property:

SEE ATTACHED SCHEDULE "A"

ORANGE COUNTY shall retain its easement interest despite any transfer of fee title.

Dated at Orlando, Florida this MAY 06 2025.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board,
acting by the County Mayor, the day and year aforesaid.



"COUNTY"

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *B. L. Demings*
for Jerry L. Demings
Orange County Mayor

Date: 6 May 2025

ATTEST:

Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Jennifer Lara-Klimetz*
Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

TANGELO PARK COMMUNITY CENTER
SCHEDULE "A"
SKETCH OF DESCRIPTION
BUILDING PERMIT: B24901336
ESTATE: EASEMENT
PURPOSE: UTILITY

Legal Description

A parcel of land lying in in Section 30, Township 23 South, Range 29 East, Orange County, Florida being a portion of those lands described in Official Records Book 3173 at Page 972 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Lot 20, of Tangelo Park, Section Four Subdivision, as recorded in Plat Book "Y", Page 1, of the Public Records of Orange County, Florida, said point lying on the South line of Lot 22, Block 1, Tangelo Park, Section Five Subdivision, as recorded in Plat Book "Y", Page 61, of the Public Records of Orange County, Florida; Run thence S89°42'28"W, along the South line of said Block 1, a distance of 312.64 feet to the **POINT OF BEGINNING**; thence S00°17'32"E, perpendicular to said South line, a distance of 25.00 feet; thence S89°42'28"W, parallel with said South line, a distance of 350.99 feet to the West line of the Northeast ¼ of said Section 30; thence N00°10'12"W, along said West line, a distance of 25.00 feet to said South line: thence N89°42'28"E, along said South line, a distance of 350.94 feet to the **POINT OF BEGINNING**.

All being and lying in the Northeast ¼ of Section 30, Township 23 South, Range 29 East, of Orange County, Florida.

Containing 8774 square feet or 0.2014 acres, more or less

Surveyors Notes

1. This sketch of description is not valid without the original signature and seal of the signing licensed Florida surveyor and mapper. The seal appearing on this document was authorized by Robert M. Jones on August 16, 2024. The electronic signature is in conformance with Florida Administrative Code Chapter 5J-17.062 (3).
2. The purpose of this sketch of description is to describe and depict the location of a specific parcel of land. This is not a boundary survey.
3. The configuration and location of the lands described and depicted hereon is based on electronic files provided by the client.
4. Bearings shown hereon are relative to the North American Datum of 1983/ 2011 adjustment (NAD 83/11) and are expressed in the Florida State Plane Coordinate System, East Zone (901), with the grid bearing of the West line of Northeast ¼ of Section 30, Township 23 South, Range 29 East as being S 00°10' 12" East.
5. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership, or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record are based on information provided by the client or available from the Orange County Property Appraiser.
6. Additions or deletions to this sketch and description are prohibited without the written consent of the signing Florida licensed surveyor and mapper.
7. This sketch of description is certified for the exclusive use of Orange County, Florida.
8. The lands described and delineated hereon are associated with Orange County Building Permit B24901336.

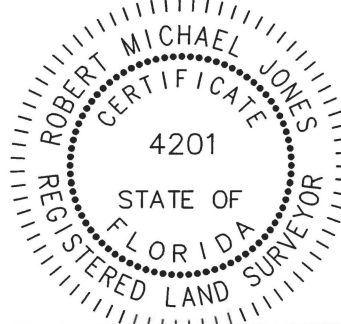
FOR THE FIRM,

Robert
M. Jones

Digitally signed by Robert M.
Jones
DN: cn=Robert M. Jones, c=US,
o=WSP USA E&I, ou=WSP USA
E&I, email=mike.jones@wsp.com
Reason: required by client
Location: Orlando, FL
Date: 2024.08.16 14:34:51 -
04'00'

ROBERT M. JONES

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 4201



THIS IS NOT A SURVEY

PROJECT TITLE:

Sketch of Description
25' Sanitary Sewer Utility Easement

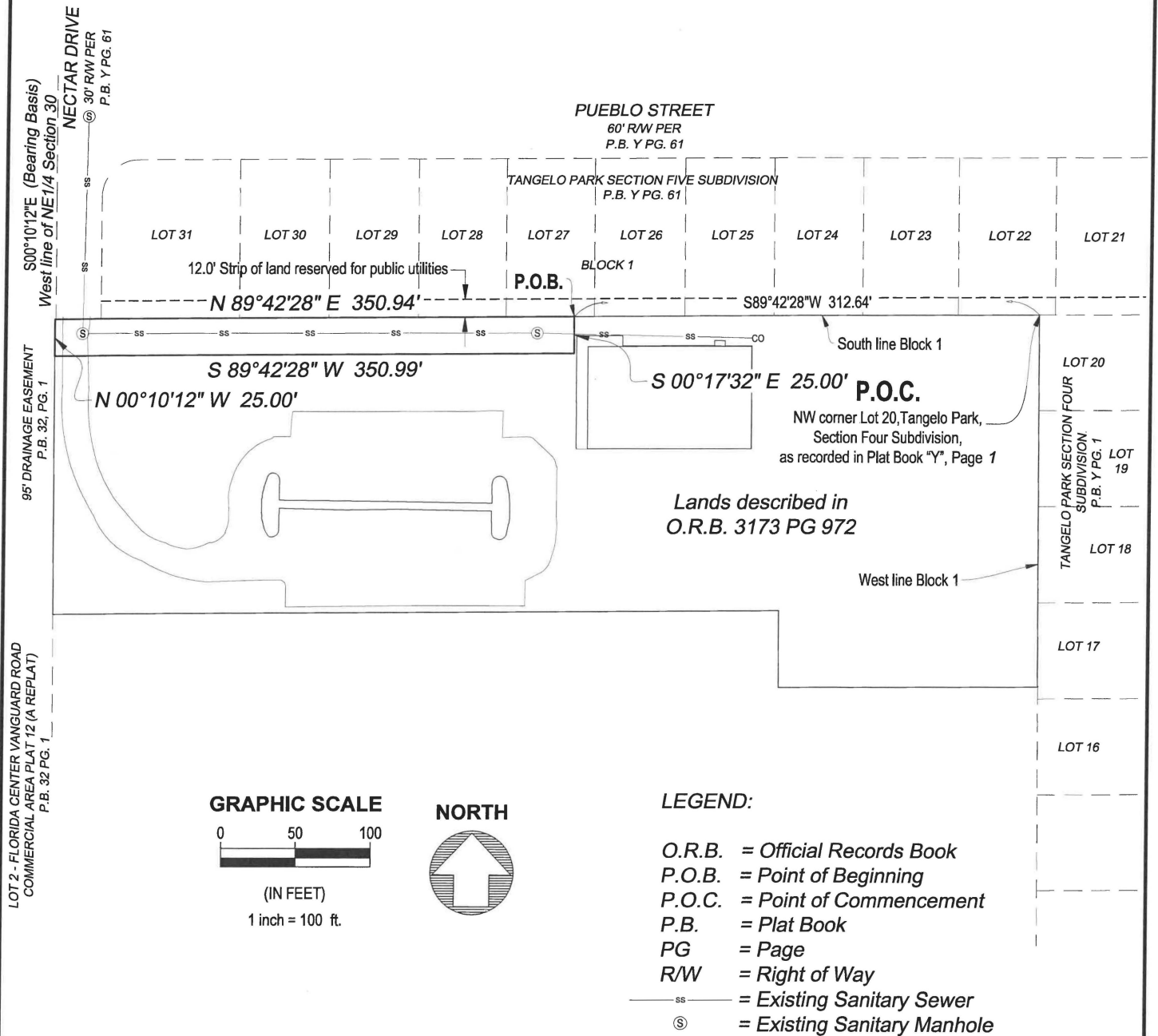


WSP USA ENVIRONMENT & INFRASTRUCTURE, INC.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.wsp.com
Certificate of Authorization Number LB-0007932

08/16/2024	WG	ADD. ADDITIONAL REVIEW COMMENTS
08/13/2024	WG	ADD. ADDITIONAL REVIEW COMMENTS
08/09/2024	WG	ADDRESS REVIEW COMMENTS
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	WG/TW	CHKD. BY: RMJ
DATE:	07/02/2024	DATE: 07/02/2024
JOB No.	SCALE:	SHT. 1
6374241560	N/A	OF 2
DRAWING NAME: 6374241560 - OCCP Tangelo Park 25' esmt S.O.D.dwg		

**TANGELO PARK COMMUNITY CENTER
SCHEDULE "A"
SKETCH OF DESCRIPTION
BUILDING PERMIT: B24901336
ESTATE: EASEMENT
PURPOSE: UTILITY**



THIS IS NOT A SURVEY

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25' Sanitary Sewer Utility Easement**

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DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	WG/TW	CHKD. BY: RMJ
DATE:	07/02/2024	DATE: 07/02/2024
JOB No.	SCALE:	SHT. 2
6374241560	1" = 100'	OF 2
DRAWING NAME: 6374241560 - OCCP Tangelo Park 25' esmt S.O.D.dwg		

REAL ESTATE MANAGEMENT REQUEST FOR FUNDS (RFF)

Project Name: Tangelo Park Community Center Permit B24901336 OCU File #101563

Date: March 19, 0225

Parcel #: 30-23-29-0000-00-007

District #: 6

Approval: BCC

Type of Transaction: N/A

Advance Payment Requested

Total Amount: \$ 27.00

Charge to Account: 1246-062-2568-6210

Other

Capital Projects

PAYABLE TO:

Orange County Comptroller
P.O. Box 38, Orlando FL 32802
Recording Fees: \$27.00

Total: \$27.00

Controlling Agency's Approval Signature:

Sara Flynn-Kramer
Print Name and Title

Signature (must be wet ink)

Date

4/1/25

Controlling Agency's Fiscal Approval Signature:

Jose Canas, Financial Administrator
Print Name and Title

Signature (must be wet ink)

Date

4/1/25

SPECIAL INSTRUCTIONS

Hold check for REM to pick-up. DO NOT MAIL.

Form Prepared by:

Sara Solomon

407-836- 8105

sara.solomon@ocfl.net

REAL ESTATE MANAGEMENT APPROVAL

Mindy T. Cummings
Mindy T. Cummings, Manager

Date

4/13/25

BCC APPROVAL

Jennifer Ann-Kling
Deputy Clerk of the Board Signature

MAY 06 2025

Date

ORDINANCE Stamp

Empty box for Ordinance Stamp.

BCC Stamp

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 06 2025

Real Estate Management Division Use Only
Routing Checklist Approval Dates

Agency _____ REM Mgmt. _____ BCC _____ Finance _____