



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

December 11, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 25-05-013 with attachments for recording with Official Records.

Petition to Vacate # 25-05-013 was approved by the Board of County Commissioners at its regular meeting of November 18, 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: *Jennifer Ann - Kline*
Deputy Clerk

jkl:re

BCC Mtg. Date: November 18, 2025

RESOLUTION GRANTING PETITION TO VACATE # 25-05-013

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **November 18, 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 **30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 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 EIGHTEENTH DAY OF NOVEMBER 2025.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Bunch*
for County Mayor



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

By: *Jennifer J. Jones - Clerk*
Deputy Clerk

re/th

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 FOR A 30 FEET UTILITY AND DRAINAGE EASEMENT MOORGATE ST. ORLANDO, FLORIDA 32833 PARCEL 02-23-32-1221-20-410 "THIS IS NOT A BOUNDARY SURVEY" EXHIBIT "A"

OK SDDT 10/8/2025

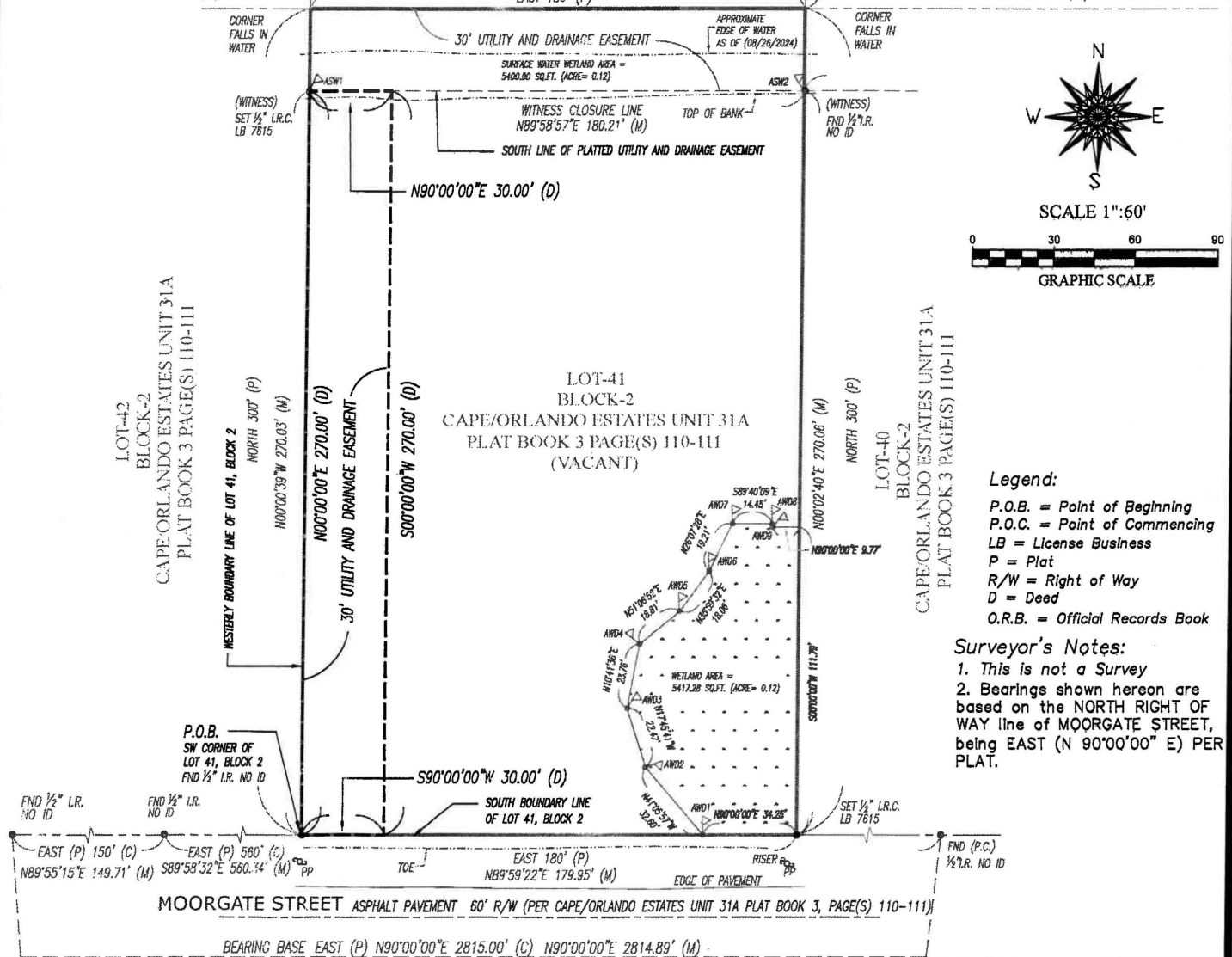
Legal Description:

Begin at the Southwest corner of Lot 41, Block 2, CAPE/ORLANDO ESTATES UNIT 31A, according to the Plat thereof, as recorded in Plat Book 3, Page(s) 110 and 111, of the Public Records of Orange County, Florida. Thence North 00°00'00" East, along the Westerly Boundary line of said Lot 41, a distance of 270.00 feet, to the South line of Platted 30 feet Utility and Drainage Easement; thence North 90°00'00" East along said South line, a distance of 30.00 feet; thence South 00°00'00" West, parallel to the Westerly Boundary line of said Lot 41, a distance of 270.00 feet to the South Boundary line of said Lot 41; thence South 90°00'00" West, along said South Boundary line, a distance of 30.00 feet to the Point of Beginning. Containing 8,100.00 Square Feet, 0.19 Acres more or less.

LOT-15 BLOCK-2
CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111

LOT-16 BLOCK-2 CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111

LOT-17 BLOCK-2
CAPE/ORLANDO ESTATES UNIT 31A
PLAT BOOK 3 PAGE(S) 110-111

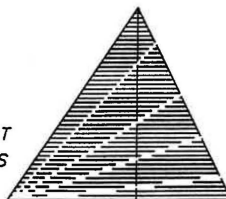


LEBRON GROUP

LAND SURVEYING AND MAPPING CORP.

LICENSE BUSINESS #7615

*BOUNDARY *TOPOGRAPHY *CONSTRUCTION SUPPORT
*HYDROGRAPHY *GPS SERVICES



2236 Winter Woods Blvd Suite 1000 Winter Park, Florida 32792
Phone (407) 781-9329 Fax (407) 517-4393
Website WWW.LEBRONGROUP.COM
Email info@lebrongroup.com

Signature and seal



Certified by:

Date: 09/04/2025

Hector Lebron
License Number LS 6634

Jose Raul Negron
License Number LS 6850

Florida Professional Surveyor and Mapper
Not valid without the signature and raised Seal and/or Electronic Seal of a Florida Registered Professional Surveyor and Mapper

Job number: 2025-1148

Date: September 4, 2025

Revision:

Reviewed By: J.R.N.
Drawn By: E.D.

Sheet no. 1 of 1

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 #25-05-013
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Oct
26, 2025.

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



Signature of Affiant

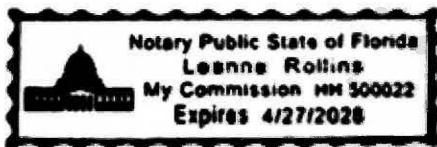
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 27 day of October, 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

7886810

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 25-05-013**

The Orange County Board of County Commissioners will conduct a public hearing on **November 18, 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: Carlos and Antonieta Cabrera

Consideration: Resolution granting Petition to Vacate # 25-05-013, vacating a portion of a 30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 acres

Location: District 5; The parcel is unaddressed; S02/T23/R32; 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 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

ORG7886810

10/26/2025

7886810

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

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

Notice of Adoption

**NOTICE OF ADOPTION
PETITION TO VACATE #
25-05-013**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 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 November 18, 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

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 # 25-05-013** in said newspaper in the issues of December 5th, 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.

WHEREAS, the Board finds that the vacating of that certain 30-foot-wide drainage and utility easement along the west property line of their residential lot located within the Cape/Orlando Estates Unit 31A subdivision containing approximately 0.19 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 EIGHTEENTH DAY OF NOVEMBER 2025.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
December 5, 2025

Sworn to and subscribed before me this 5th day of December, 2025 by Jackie Buma who is personally known to me.


Jackie Buma, Office Administrator


Nicole Bertrand, Notary



NICOLE BERTRAND
Notary Public, State of Florida
Commission No. HH 720671
My Comm. Exp. 9/18/2029