



**OFFICE OF COMPTROLLER**

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**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

August 28, 2023

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 22-03-013 with attachments for recording with Official Records.

Petition to Vacate # 22-03-013 was approved by the Board of County Commissioners at its regular meeting of August 8, 2023. 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 - Kinney*  
Deputy Clerk

jlk:mf

BCC Mtg. Date: August 8, 2023

**RESOLUTION GRANTING PETITION TO VACATE # 22-03-013**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain **two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision in Orange County, Florida, as described in attachment.**

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **August 8, 2023**, 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 **two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision 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 EIGHTH DAY OF AUGUST 2023.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ronald B. Brown*  
*for* County Mayor



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

By: *Jennifer Ann Lewis*  
Deputy Clerk

mf/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

# Sketch and Description

NOT A SURVEY

## Legal Description

That part of the 7.50 foot Drainage and Utility Easement, along the North side of Lot 11, Les Terraces, according to the plat thereof, as recorded in Plat Book 9, Page 77, of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Lot 11, thence run S 00°10'00" W, along the West line of said Lot 11, a distance of 7.50 feet to intersection with the South line of the 7.5 foot Drainage and Utility Easement; thence along said South easement line, run S 89°50'00" E, a distance of 80.10 feet to the Point of Beginning; thence run N 00°46'45" E, a distance of 1.83 feet; thence run S 89°13'15" E, a distance of 30.22 feet; thence run S 00°46'45" W, a distance of 1.51 feet to a point on said South easement line; thence run N 89°50'00" W, a distance of 30.22 feet to the Point of Beginning.

Together With:

Commence at the Northwest corner of said Lot 11, thence run S 00°10'00" W, along the West line of said Lot 11, a distance of 7.50 feet to intersection with the South line of the 7.5 foot Drainage and Utility Easement; thence along said South easement line, run S 89°50'00" E, a distance of 138.16 feet to the Point of Beginning; thence run N 01°14'10" E, a distance of 4.16 feet; thence run S 88°45'50" E, a distance of 30.15 feet; thence run S 88°54'25" E, a distance of 52.92 feet to a point on a curve concave to the Southwest having a radius of 50.00 feet; thence run along said curve an arc length of 15.84 feet, delta angle 18°09'04" (chord bearing S 79°49'53" E / chord 15.77 feet) to a point on said South easement line; thence run N 89°50'00" W, a distance of 98.66 feet to the Point of Beginning.

(Containing 362.99 square feet (or 0.008 acres), more or less.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH  
NOT VALID WITHOUT SHEET 2

CERTIFIED TO: (AS FURNISHED)  
Matthew Beck  
Orange County

JOB #: VLSR21-56153

CLIENT #:

DRAFTER: BT

APPROVED: EWD

LB 7788



**VISION LAND**  
SERVICE

941 S Pennsylvania Ave, Winter Park, FL 32789 | (800) 399-0474

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Ernest W. Duncan, PSM DATED: 03-31-22

PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION #5182  
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

BASIS OF BEARING  
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 11 WHICH HAS A BEARING OF S 89°50'00" E PER PLAT.

#### NOTES

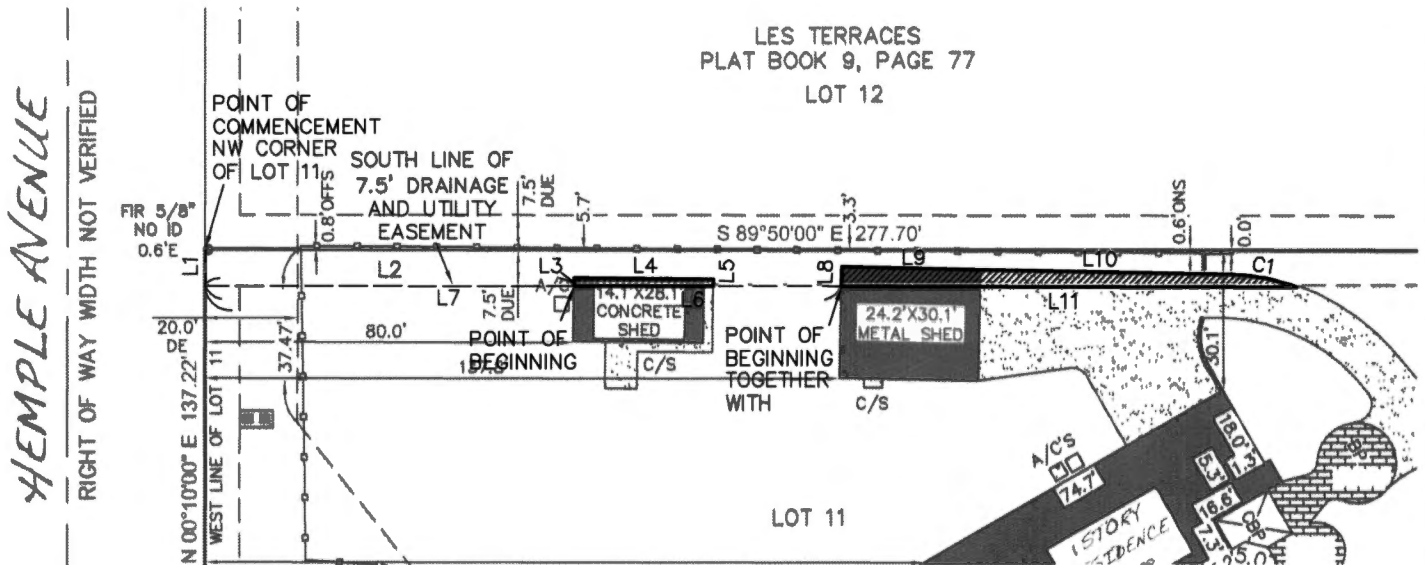
1. Additions or deletions to this sketch by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
2. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This sketch only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
3. This sketch is prepared for the exclusive use and benefit of the parties listed hereon. Liability to third parties may not be transferred or assigned.

# Sketch and Description

NOT A SURVEY

LINE	BEARING	DISTANCE
L1	S 00°10'00" W	7.50'
L2	S 89°50'00" E	80.10'
L3	N 00°46'45" E	1.83'
L4	S 89°13'15" E	30.22'
L5	S 00°46'45" W	1.51'
L6	N 89°50'00" W	30.22'
L7	S 89°50'00" E	138.16'
L8	N 01°4'10" E	4.16'
L9	S 88°45'50" E	30.15'
L10	S 88°54'25" E	52.92'
L11	N 89°50'00" W	98.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	15.84'	50.00'	18°09'04"	15.77'	S 79°49'53" E



**HEMPLE AVENUE**  
 RIGHT OF WAY WIDTH NOT VERIFIED

LES TERRACES  
 PLAT BOOK 9, PAGE 77  
 LOT 12

- LEGEND**
- DUE = Drainage & Utility Easement
  - C/S = Concrete Slab
  - ONS/OFFS = On Site/Off Site
  - CBP = Covered Brick Pavers
  - FIR = Found Iron Rod

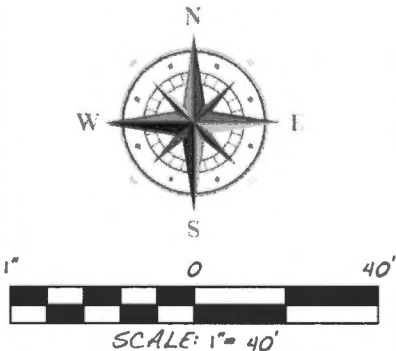
JOB #: VLSR21-56153  
 CLIENT #:  
 DRAFTER: BT  
 APPROVED: EWD

LB 7788



**VISIONLAND**  
 SERVICES

941 S Pennsylvania Ave, Winter Park, FL 32789 | (800) 399-8474



SHEET 2 OF 2  
 SEE SHEET 1 FOR LEGAL  
 NOT VALID WITHOUT SHEET 1

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, 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 Lines: Petition to  
Vacate #22-03-013 Petition to Vacate #22-11-026 Petition to Vacate #  
23-03-009

Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Jul 16, 2023.

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



Signature of Affiant

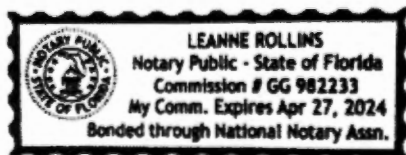
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 17 day of July, 2023,  
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

7463966

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 22-03-013  
PETITION TO VACATE # 22-11-026  
PETITION TO VACATE # 23-03-009**

The Orange County Board of County Commissioners will conduct public hearings on **August 8, 2023, 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:** Irina Haydon on behalf of Matthew and Sarah Beck

**Consideration:** Resolution granting Petition to Vacate # 22-03-013, vacating two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision.

**Location:** District 1; The parcel address is 2828 Ingeborg Court; S04/T23/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., on behalf of Mid-Florida Freezer Properties LLC and MG 88 Central Florida Cold Storage II LLC.

**Consideration:** Resolution granting Petition to Vacate # 22-11-026, vacating a portion of a 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 acres.

**Location:** District 2; Three parcel addresses are 2560 W. Orange Blossom Trail, 2322 W. Orange Blossom Trail, and 2323 Mayflower Avenue and the other one is unaddressed; S06/T21/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Nick Louloudis, on behalf of Park Square Enterprises LLC.

**Consideration:** Resolution granting Petition to Vacate # 23-03-009, vacating a portion of a 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision.

**Location:** District 1; The parcel address is 6087 Barrington Court; S27/T23/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**

# Orlando Sentinel

MEDIA GROUP

**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 Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

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

ORG7463966

7/16/2023

7463966

Orlando Business Journal

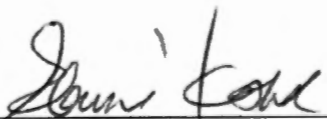
Published Weekly  
Orlando, Orange County, Florida


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

Before the undersigned authority personally appeared Elaine Koshel, who states that she is an Account Executive 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 # 22-03-013, was published in said newspaper in the issue of August 18, 2023.

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 21st day of August, 2023 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Account Executive

  
Notary



NOTICE OF ADOPTION  
PETITION TO VACATE #  
22-03-013

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision 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 August 8, 2023, 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 those certain two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision 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 EIGHTH DAY OF AUGUST 2023.

Phil Diamond, County Comptroller  
Clerk of the Board of County Commissioners  
Orange County, Florida  
August 18, 2023