

**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

May 02, 2023

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 22-03-011 with attachments for recording with Official Records.

Petition to Vacate # 22-03-011 was approved by the Board of County Commissioners at its regular meeting of May 02, 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:   
Deputy Clerk

jl:gh

BCC Mtg. Date: May 02, 2023

**RESOLUTION GRANTING PETITION TO VACATE # 22-03-011**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of an 80 foot wide drainage easement containing a total of approximately 2.41 acres** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **May 02, 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 **portion of an 80 foot wide drainage easement containing a total of approximately 2.41 acres** will not operate to the detriment of Orange County or the public subject to the dedication and recording of a new drainage easement.

**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 2ND DAY OF MAY 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

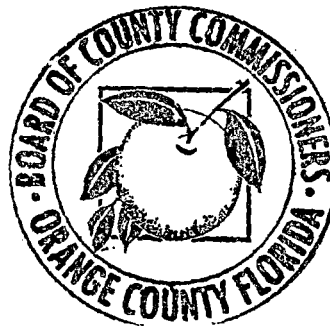
By: *Jennifer Ann Kinney*  
Deputy Clerk

gh/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



# LEGAL DESCRIPTION

THIS IS NOT A SURVEY

A PORTION OF A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2655, PAGE 1491 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING IN LOT 1, AIR COMMERCE PARK, TRACT D RECORDED IN PLAT BOOK 105, PAGES 66 THROUGH 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE RUN NORTH 89°39'16" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 FOR A DISTANCE OF 1319.63 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE: SOUTH 00°11'23" EAST FOR A DISTANCE OF 29.88 FEET; THENCE RUN NORTH 89°40'07" WEST FOR A DISTANCE OF 19.45 FEET TO THE EASTERLY LINE OF SAID GRANT OF EASEMENT AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE OF LOT 1, RUN SOUTH 00°10'46" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 224.63 FEET; THENCE RUN SOUTH 76°10'46" EAST CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1023.75 FEET; THENCE RUN SOUTH 13°49'14" WEST CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 80.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID GRANT OF EASEMENT; THENCE RUN NORTH 76°10'46" WEST ALONG THE WESTERLY LINE OF SAID GRANT OF EASEMENT FOR A DISTANCE OF 1086.25 FEET; THENCE RUN NORTH 00°10'46" WEST, CONTINUING ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 287.85 FEET TO SAID NORTH LINE OF LOT 1; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 89°40'07" EAST ALONG SAID NORTH LINE OF LOT 1 FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 104,899 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2 DESCRIPTION  
SHEET 2 OF 2 SKETCH

SHEET 1 OF 2



16 EAST PLANTE STREET  
Winter Garden, Florida 34787 • (407) 654-5355

## SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 30 EAST, BEING S 89°40'07" E.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20210939

DATE: 7-05-2022

SCALE: NA

FIELD BY: NA

CALCULATED BY: JCB

DRAWN BY: JCB

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

# SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



1" = 200'  
GRAPHIC SCALE  
0 100 200 400

80' DRAINAGE EASEMENT AS  
PER O.R. 2655, PG. 1491

NORTHERLY LINE OF LOT 1,  
AIR COMMERCE PARK,  
TRACT D

LOT 2  
AIR COMMERCE PARK TRACT B  
PLAT BOOK 91, PAGES 112-115

RAYBURN STREET  
70.00' WIDE R/W

S89°40'07"E POB  
80.00'

INTERSECTION OF NORTHERLY LINE OF LOT 1,  
AIR COMMERCE PARK, TRACT D AND THE  
EASTERLY LINE OF 80.00' DRAINAGE  
EASEMENT PER O.R. 2655, PG. 1491

POC  
NE CORNER OF  
SEC. 7, T24S, R30E

N89°39'16"W 1319.63'

S00°11'23"E  
29.88'

N89°40'07"W  
19.45'

EASTERLY LINE OF  
GRANT OF EASEMENT  
PER O.R. 2655, PG. 1491

LOT 1  
AIR COMMERCE  
PARK TRACT D,  
PLAT BOOK 105,  
PAGES 66-67

NORTH LINE OF THE NE  
1/4 OF SEC. 7, T24S, R30E

AIR COMMERCE PARKWAY  
70.00' WIDE R/W  
P.B. 105, PGS. 66-67

80' DRAINAGE EASEMENT AS PER  
O.R. 2655, PG. 1491

S76°10'46"E 1023.75'

S13°49'14"W  
80.00'

WESTERLY LINE OF  
GRANT OF EASEMENT  
PER O.R. 2655, PG. 1491

N76°10'46"W 1086.25'

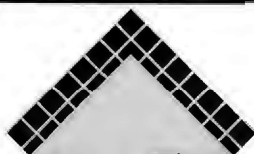
EASTERLY LINE OF  
GRANT OF EASEMENT  
PER O.R. 2655, PG. 1491

WEST LINE OF THE EAST  
1/2 OF THE EAST 1/2 OF  
SEC. 7, T24S, R30E

SOUTHERLY MOST CORNER  
OF GRANT OF EASEMENT  
PER O.R. 2655, PG. 1491

SHEET 1 OF 2 DESCRIPTION  
SHEET 2 OF 2 SKETCH

SHEET 2 OF 2



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANTE STREET  
Winter Garden, Florida 34787 • (407) 854-5355

## LEGEND:

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
P.B. PLAT BOOK  
O.R. OFFICIAL RECORDS BOOK  
PGS PAGES

⊙ CHANGE IN DIRECTION,  
NO POINT SET  
SEC. SECTION  
R/W RIGHT OF WAY

JOB NO. 20210939

DATE: 7-08-2022

SCALE: 1"=200'

FIELD BY: NA

CALCULATED BY: MR

DRAWN BY: JCB

CHECKED BY: MR

**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 # 22-08-022 Petition to Vacate # 22-03-011 Petition to Vacate #  
22-01-002

Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Apr 09, 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 10 day of April, 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

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 22-08-022  
PETITION TO VACATE # 22-03-011  
PETITION TO VACATE # 22-01-002**

The Orange County Board of County Commissioners will conduct public hearings on May 2, 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: Robert Paymayesh, on behalf of Wesley Place RBP LLC.

Consideration: Resolution granting Petition to Vacate # 22-08-022, vacating a 30 foot wide unopened and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 acres.

Location: District 2; One parcel address is 3404 Winifred Avenue and the other property is unaddressed; S22/T20/R27; Orange County, Florida (legal property description on file)

**AND**

Applicant: Mr. Jean Abi-Aoun, on behalf of SIF II Orlando Airport LLC.

Consideration: Resolution granting Petition to Vacate # 22-03-011, vacating a portion of an 80 foot wide drainage easement containing a total of approximately 2.41 acres.

Location: District 3; The parcel is unaddressed; S07/T24/R30; Orange County, Florida (legal property description on file)

**AND**

Applicant: Schnider Laurent

Consideration: Resolution granting Petition to Vacate # 22-01-002, vacating a 30 foot wide drainage easement located along the eastern property line of the petitioner's residential lot within the Wedgefield Subdivision, and containing approximately 0.43 acres.

Location: District 5; The parcel is unaddressed; S14/T23/R32; 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 PUBLICA, FAVOR  
DE COMUNICARSE CON LA  
DIVISION DE INGENIERIA Y DE  
DESARROLLOS (DEVELOPMENT  
ENGINEERING DIVISION) AL  
NUMERO, 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

ORG7410676

4/9/2023

7410676

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 Jackie Buma, who states that she is Office Administrator and Sales Support 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 #22-03-011 was published in said newspaper in the issue of May 12, 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 12th day of May, 2023 by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Admin & Sales Support

  
Anne-Marie Hayward, Notary

NOTICE OF ADOPTION  
PETITION TO VACATE #  
22-03-011

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of an 80 foot wide drainage easement containing a total of approximately 2.41 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 May 02, 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 that certain portion of an 80 foot wide drainage easement containing a total of approximately 2.41 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 2ND DAY OF MAY 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners  
Orange County, Florida  
May 12, 2023

