



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

June 7, 2024

Mr. William Worley, Assistant Project Manager
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate #24-01-002 with attachments for recording with Official Records.

Petition to Vacate #24-01-002 was approved by the Board of County Commissioners at its regular meeting of May 21, 2024. 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

dr:cas

BCC Mtg. Date: May 21, 2024

RESOLUTION GRANTING PETITION TO VACATE #24-01-002

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 acres in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **May 21, 2024**, 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 a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 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 TWENTY-FIRST DAY OF MAY 2024.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond B. Brown*
County Mayor
fol

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



By: *[Signature]*
Deputy Clerk

cas/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 Business Journal* regarding the BCC notice of adoption

Description of Sketch

OK
JOB# 3/11/2024

Legal Description:

THE EAST $\frac{1}{2}$ OF AVENUE A, ABUTTING LOT 8, BLOCK U, MAP OF GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK U, MAP OF GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE(S) 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE, ALONG A WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8, SOUTH 89°49'15" WEST 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF AVENUE A AND THE EAST LINE OF FIRE CREEK AT GOTHA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 107, PAGES 74 THROUGH 78, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID EAST LINE, NORTH 00°24'08" WEST 130.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK U AND A CORNER OF FIRE CREEK AT GOTHA; THENCE, ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 AND A SOUTHERLY LINE OF FIRE CREEK AT GOTHA, NORTH 89°49'15" EAST 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE, ALONG THE WEST LINE OF SAID LOT 8, SOUTH 00°24'08" WEST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,899.97 SQ. FT. OR 0.09 ACRES ±.

SAID LAND SITUATED, LYING AND BEING IN ORANGE COUNTY, FL.

Revised - 02/05/24

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	- Rebar
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
□	- Wood Fence	-X-	- Chain Link Fence

This is **NOT** a Survey.
This is **ONLY** a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 01-31-24
Drawn By: JWV
Approved By: PKI
Field: N/A

Sketch and Description Certified To
VLAD RUDNITSKY, ORANGE COUNTY

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearings shown hereon are Based upon the East line of the West $\frac{1}{2}$ of Avenue A as shown on Fire Creek at Gotha (PB 107 Pgs 74-78).
- >Building Ties are **NOT** to be used to reconstruct Property Lines.
- >Fence Ownership is **NOT** determined.
- >Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed, Under my Direction, in the Data Shown. Based on Information furnished to Me, as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida and also in accordance with Chapter 5-17.052 Florida Administrative Codes, Pursuant to section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, F.S.M. 6637, LB 7623
Date Signed: 01-31-24

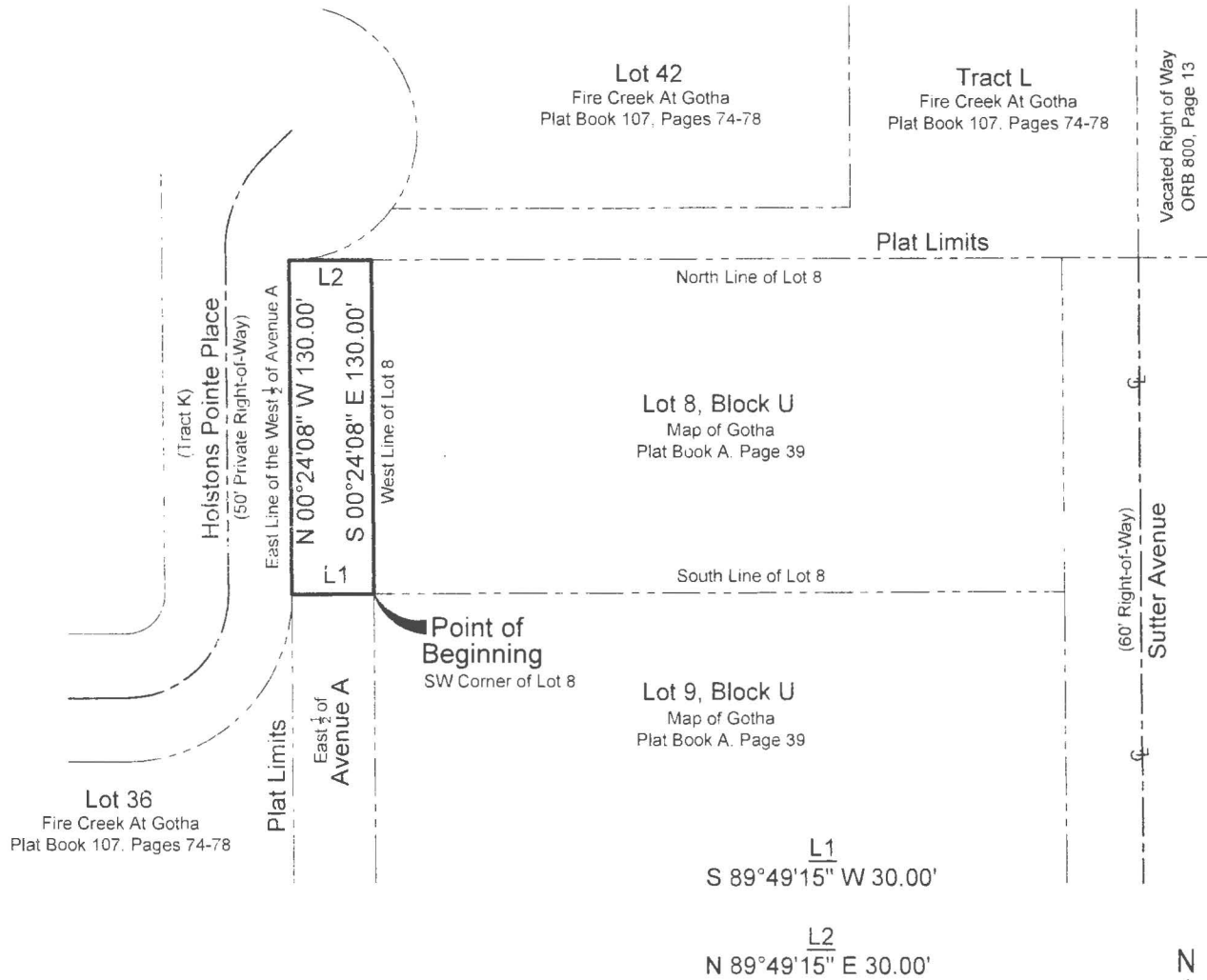
This Sketch is intended **ONLY** for the use of Said Certified Parties. This Sketch **NOT** VALID **UNLESS** Signed and Embossed with Surveyor's Seal. File No. IS-96634

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Sketch of Description

OK
JDT
3/11/2024



This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

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Revised - 02/05/24



NOT To Scale
This is NOT a Survey.
This is ONLY a Sketch.

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 # 24-01-002 Petition to Vacate # 24-02-005
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Apr 28, 2024.

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 this 29 day of April, 2024,
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 # 24-01-002
PETITION TO VACATE # 24-02-005**

The Orange County Board of County Commissioners will conduct public hearings on May 21, 2024, 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: Vlad Rudnitsky, on behalf of Structure Redevelopment LLC

Consideration: Resolution granting Petition to Vacate # 24-01-002, vacating a portion of a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 acres.

Location: District 1; The parcel address is 1206 Sutter Avenue; S32/T22/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Jason Bickford of All Custom Stone and Tile Inc., on behalf of Joseph and Christine Johnson

Consideration: Resolution granting Petition to Vacate # 24-02-005, vacating a 2.5-foot-wide portion of a 7.5-foot-wide drainage and utility easement that lies near the west property line of the petitioner's residential parcel located in the Miller's Cove Subdivision containing approximately 150 square feet.

Location: District 5; The parcel address is 8427 Amber Oak Drive; S01/T22/R30; 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 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

ORG7624279

4/28/2024

7624279

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 #24-01-002 in said newspaper in the issue of May 31st, 2024.

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 31st day of May, 2024 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
#24-01-002
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 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 21, 2024, 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 a 30-foot-wide unopened and unimproved right-of-way known as Avenue A that lies along the west property line of the petitioner's residential parcel located in the town of Gotha containing approximately 0.09 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 TWENTY-
FIRST DAY OF MAY 2024.
Phil Diamond, County
Comptroller
As Clerk of the Board of
County Commissioners
Orange County, Florida
May 31, 2024