

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

July 28, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 21-09-054 with attachments for recording with Official Records.

Petition to Vacate # 21-09-054 was approved by the Board of County Commissioners at its regular meeting of July 11, 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

jlk:mf

BCC Mtg. Date: July 11, 2023

RESOLUTION GRANTING PETITION TO VACATE # 21-09-054

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 temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **July 11, 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 temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 acres** will not operate to the detriment of Orange County or the public.

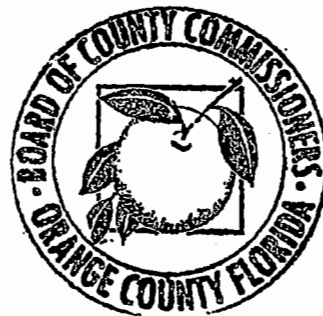
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 ELEVENTH DAY OF JULY 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivins*
for County Mayor



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

By: *Jennifer Ann King*
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 OF DESCRIPTION
NOT A FIELD SURVEY

VACATING EASEMENT DESCRIPTION
(OFFICIAL RECORDS BOOK 3527, PAGE 601)

RIO PINAR LAKES DRAINAGE EASEMENT II

PTV-21-09-054

SHEET 1 OF 2

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 00° 01' 30" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1342.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 25.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 89° 38' 55" WEST A DISTANCE OF 50.00 FEET; RUN THENCE NORTH 00° 01' 30" WEST, PARALLEL WITH AND 50.00 FEET WEST OF, WHEN MEASURED PERPENDICULARLY, TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 2 A DISTANCE OF 48.25 FEET TO THE EASTERN MOST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3383, PAGE 1573, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 24° 51' 25" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 177.82 FEET TO A POINT 50.00 FEET SOUTHEASTERLY OF, WHEN MEASURED RADially TO, THE CENTERLINE OF THE 1927 PROJECT #78, ALSO KNOWN AS STATE ROAD 15A; THENCE FROM A TANGENT BEARING NORTH 34° 15' 32" EAST, RUN NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1005.37 FEET, THROUGH A CENTRAL ANGLE OF 01° 20' 15" A DISTANCE OF 23.47 FEET; RUN THENCE SOUTH 24° 51' 25" EAST A DISTANCE OF 225.22 FEET; RUN THENCE SOUTH 89° 38' 55" EAST A DISTANCE OF 67.10 FEET; RUN THENCE SOUTH 00° 01' 30" EAST A DISTANCE OF 25.00 FEET; RUN THENCE NORTH 89° 38' 55" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 0.1587 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 AS PER DEED BOOK 790, PAGE 267, BEING SOUTH 00° 01' 30" EAST. NOT A FIELD SURVEY.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFY TO: LEE CHIRA THAT: THIS SKETCH AND DESCRIPTION, NOT A FIELD SURVEY, MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

[Handwritten Signature]
MICHAEL T. RUDD, PLS 5/17/23

LAND SURVEYOR REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NOT COMPLETE WITHOUT REFERING TO SURVEYOR'S SKETCH ON SHEET 2 OF 2

CHECKED: MTR

DRAWN: SDB

DATE: 6/07/2022

SCALE N/A

FOR:

Lcv LLC



MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982

Commercial Land Title Surveying - Platting - Lot Split - Site Plans & Expert Witness

WWW.MICHAELTRUDD.COM
1210 BAHAMA DRIVE,
ORLANDO, FL 32806
PHONE: 407-342-0676
michael@michaeltrudd.com

EDITS PER REVIEW
COMMENTS
03-24-2023 MTR

EASEMENT
VACATING
EXHIBIT

PROJ. No. CHIRA-10

OK
MTR 5/17/2023

SKETCH OF DESCRIPTION
NOT A FIELD SURVEY

SHEET 2 OF 2

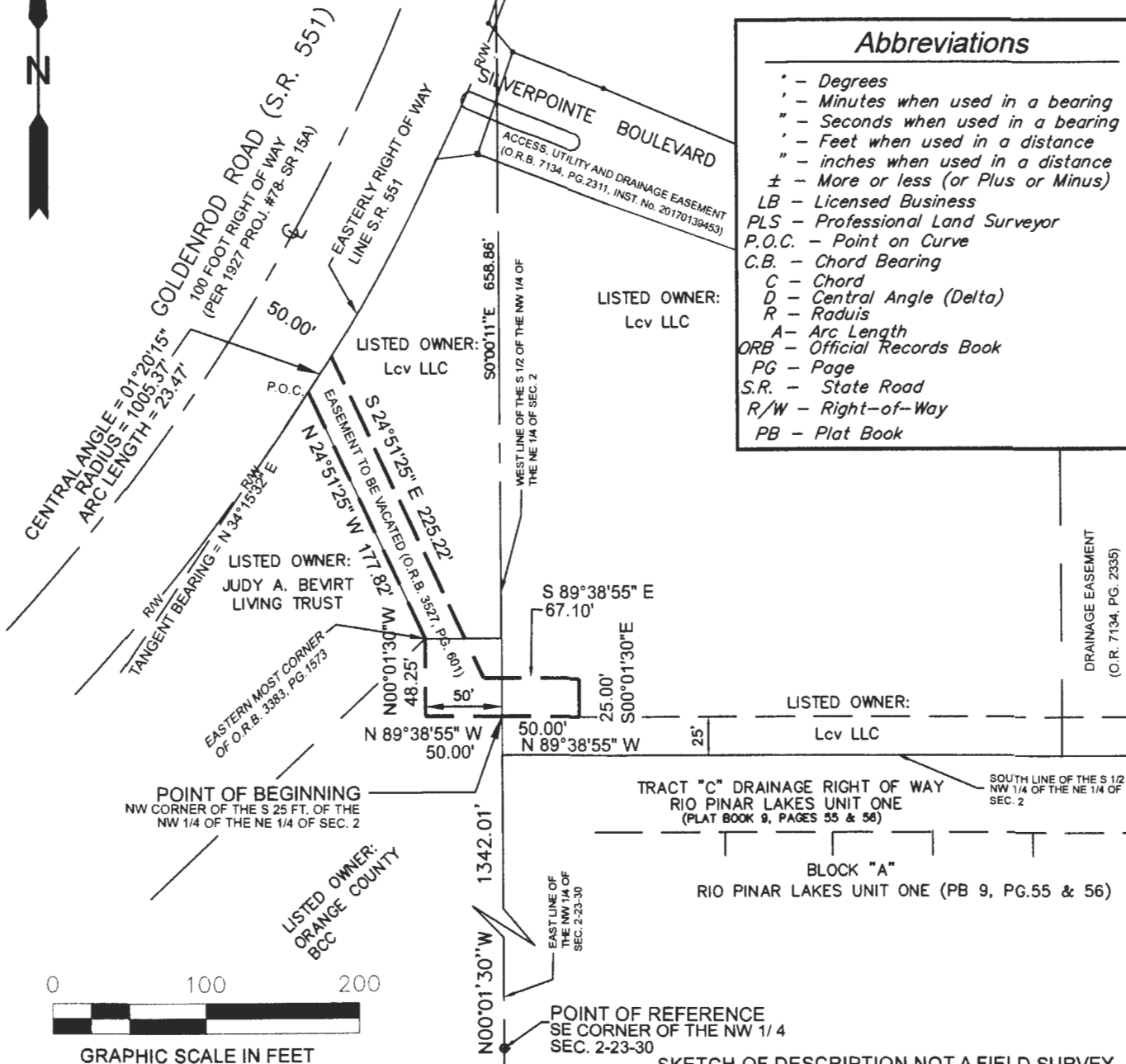
JK
MMA 5/17/2023



NORTHWEST CORNER OF THE
SOUTH 1/4 OF THE NORTHWEST
1/4 OF THE NORTHEAST 1/4

Abbreviations

- * - Degrees
- ' - Minutes when used in a bearing
- " - Seconds when used in a bearing
- Feet when used in a distance
- " - inches when used in a distance
- ± - More or less (or Plus or Minus)
- LB - Licensed Business
- PLS - Professional Land Surveyor
- P.O.C. - Point on Curve
- C.B. - Chord Bearing
- C - Chord
- D - Central Angle (Delta)
- R - Radius
- A - Arc Length
- ORB - Official Records Book
- PG - Page
- S.R. - State Road
- R/W - Right-of-Way
- PB - Plat Book



GRAPHIC SCALE IN FEET
1" = 100'

SKETCH OF DESCRIPTION NOT A FIELD SURVEY

SHEET NOT COMPLETE WITHOUT REFERRING TO SURVEYOR'S NOTES AND LEGAL ON SHEET 1 OF 2

CHECKED: MTR
DRAWN: SDB
DATE: 6/07/2022
SCALE: 1"=100'
FOR:
Lcv LLC

RUDD
MICHAEL RUDD & ASSOCIATES, LLC
SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying - Platting - Lot Split - Site Plans & Expert Witness

WWW.MICHAELTRUDD.COM
1210 BAHAMA DRIVE,
ORLANDO, FL 32806
PHONE: 407-342-0676
michael@michaeltrudd.com

EDITS PER REVIEW
COMMENTS
03-24-2023 MTR
**EASEMENT
VACATING
EXHIBIT**
PROJ. No. CHIRA-10

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 # 21-06-039 Petition to Vacate # 21-12-066 Petition to Vacate # 21-09-054

Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jun 18, 2023.

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 22 day of June, 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 # 21-06-039
PETITION TO VACATE # 21-12-066
PETITION TO VACATE # 21-09-054**

The Orange County Board of County Commissioners will conduct public hearings on July 11, 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: Karington and Kyle Turner
Consideration: Resolution granting Petition to Vacate # 21-06-039, vacating a portion of a 30 foot wide by approximately 150 foot long drainage easement that lies along the south property line of their residential lot located in the Wedgefield Community containing approximately 4,500 square feet.

Location: District 5; The parcel address is 19514 Seaview Street; S26/T23/R32; Orange County, Florida (legal property description on file)

AND

Applicant: Lee Chira, on behalf of LCV LLC.

Consideration: Resolution granting Petition to Vacate # 21-12-066, vacating a blanket drainage easement over the petitioner's vacant commercial property containing approximately 2.36 acres.

Location: District 3; The parcel address is 920 North Goldenrod Road; S02/T23/R30; Orange County, Florida (legal property description on file)

AND

Applicant: Lee Chira on behalf of LCV, LLC.

Consideration: Resolution granting Petition to Vacate # 21-09-054, vacating two portions of a temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 acres.

Location: District 3; The parcel is unaddressed; S02/T23/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
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

ORG7450402

6/18/2023

7450402

Orlando Business Journal

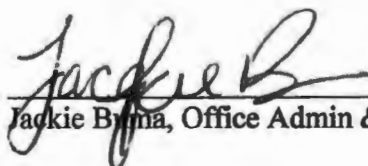
**Published Weekly
Orlando, Orange County, Florida**

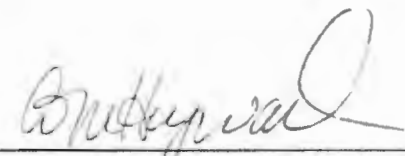
**STATE OF FLORIDA COUNTIES OF ORANGE,
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD**

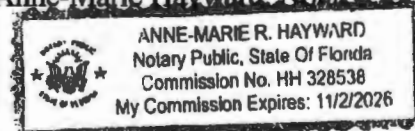
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate #21-09-054 was published in said newspaper in the issue of July 21st, 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 21th day of July, 2023 by Jackie Buma who is personally known to me.


Jackie Buma, Office Admin & Sales Support


Anne-Marie Hayward, Notary


ANNE-MARIE R. HAYWARD
Notary Public, State Of Florida
Commission No. HH 328538
My Commission Expires: 11/2/2026

NOTICE OF ADOPTION
PETITION TO VACATE #
21-09-054

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 temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 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 July 11, 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 temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 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 ELEVENTH DAY OF JULY 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners

Orange County, Florida

July 21, 2023