

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

August 14, 2020

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

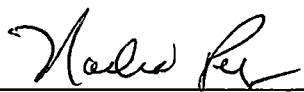
Enclosed is the Resolution Granting Petition to Vacate # 18-10-032 with attachments for recording with Official Records.

Petition to Vacate # 18-10-032 was approved by the Board of County Commissioners at its regular meeting of July 28, 2020. 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:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Paul Sladek, 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: 
for Deputy Clerk

ks:np

BCC Mtg. Date: July 28, 2020

RESOLUTION GRANTING PETITION TO VACATE # 18-10-032

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 5 foot wide portion of a 10 foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **July 28, 2020**, 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 5 foot wide portion of a 10 foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet** 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.

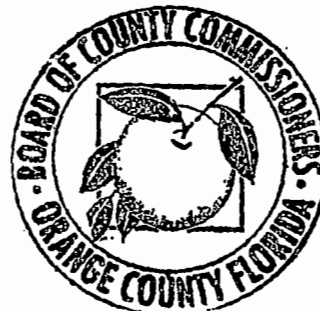
RESOLVED THIS 28TH DAY OF JULY 2020.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Bivona*
for County Mayor

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

By: *Katie Smith*
Deputy Clerk



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

1753 BRANCHWATER TRAIL ORLANDO FLORIDA 32825

SKETCH AND
LEGAL DESCRIPTION
FOR PART OF
EASEMENT TO BE
VACATED

10' DRAINAGE AND
UTILITY EASEMENT
PER PLAT

LOT 128
CYPRESS SPRINGS TRACT 215, PHASE III
PLAT BOOK 25, PAGES 60-61

N33°24'58"E 100.00' (P)
WESTERLY LINE OF LOT 129
5' DRAINAGE AND UTILITY EASEMENT

LOT 129
CYPRESS SPRINGS TRACT 215, PHASE III
PLAT BOOK 25, PAGES 60-61



TRACT F
CYPRESS SPRINGS TRACT 215, PHASE I
PLAT BOOK 25, PAGES 56-57
74.31' (BASIS OF BEARINGS)
S68°19'22"E 76.39'
10.00'
S68°19'22"E 78.47'

5' PORTION OF
EASEMENT TO
BE VACATED

LOT 129
N68°19'22"W 78.47'

POINT OF
COMMENCEMENT
NORTHEASTERLY
CORNER OF
LOT 129

POINT OF
BEGINNING

BEING A PORTION OF LOT 129,
CYPRESS SPRINGS, TRACT 215, PHASE
III, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 25,
PAGES 60 AND 61, PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA MORE
PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A POINT, SAID
POINT BEING THE NORTHEASTERLY
CORNER OF SAID LOT 129 AS IT
JOINS ADJACENT LOT 130 OF SAID
CYPRESS SPRINGS; THENCE RUNNING
WITH THE EASTERLY LINE OF LOT 129,
S9°56'17"W, A DISTANCE OF 5.11 FEET
TO THE POINT OF BEGINNING;
THENCE CONTINUE S9°56'17"W, A
DISTANCE OF 5.11 FEET; THENCE
DEPARTING SAID EASTERLY LINE AND
RUNNING N68°19'22"W, A DISTANCE OF
78.47 FEET TO A POINT ON THE
WESTERLY LINE OF SAID LOT 129;
THENCE RUNNING WITH SAID LINE
N33°24'58"E, A DISTANCE OF 5.11
FEET; THENCE DEPARTING SAID LINE,
S68°19'22"E, A DISTANCE OF 76.39
FEET TO THE POINT AND PLACE OF
THE BEGINNING.

CONTAINING 387 SQUARE FEET =
0.0088 ACRE

5' DRAINAGE AND UTILITY EASEMENT
EASTERLY LINE OF LOT 129
S09°56'17"W 100.00' (P)

LOT 130
CYPRESS SPRINGS TRACT 215, PHASE III
PLAT BOOK 25, PAGES 60-61



SCALE: 1" = 20'

BASIS OF BEARINGS IS
PLAT OF RECORD REFERENCED
FOR LOT 129 HEREON

NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER
MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND
BELIEF AND MEETS THE STANDARDS OF PRACTICE SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS
IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE

Surveyor & Mapper Number 4636

Know It Now, Inc.

Florida Business Certificate Of
Authorization Number LB 6912
LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
VOICE 727-415-8305

BILL HYATT

515-20
FLORIDASURVEYOR@AOL.COM

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Clerk County Commission-Orange - CU00123736
PO Box 38
Orlando, FL, 32802-0038

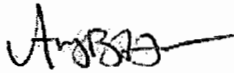
Bill To:

Clerk County Commission-Orange - CU00123736
PO Box 38
Orlando, FL, 32802-0038

**State Of Illinois
County Of Cook**

Before the undersigned authority personally appeared Amy Houser, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL 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 # 18-10-032 Petition to Vacate # 20-03-009 was published in said newspaper in the issues of Jul 05, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, 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 he or 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.



Signature of Affiant

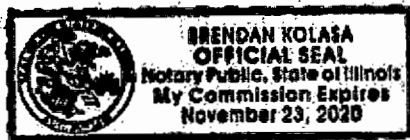
Amy Houser

Name of Affiant

Sworn to and subscribed before me on this 9 day of July, 2020,
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

Orlando Sentinel

**ORANGE COUNTY
NOTICE OF PUBLIC HEARINGS
PETITION TO VACATE # 18-10-032 AND
PETITION TO VACATE # 20-03-009**

The Orange County Board of County Commissioners will conduct public hearings on July 28, 2020, 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: Adam Coyman, on behalf of Wigaris Jeannette Valdes Diaz

Consideration: Resolution granting Petition to Vacate # 18-10-032, vacating a 5-foot wide portion of a 10-foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet.

Location: District 4; property located at 1753 Branchwater Trail; S04/T23/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Candice Hawks, Poulos & Bennett, LLC, on behalf of Jen Florida 36 LLC and John and Katherine Ratliff

Consideration: Resolution granting Petition to Vacate # 20-03-009, vacating six (6) portions of unopened, unimproved and unnamed 50-foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30-foot wide right-of-way containing a total of approximately 14.09 acres.

Location: District 1; Three parcel addresses are 17263 Lake Ingram Road, 17395 Lake Ingram Road, and 17425 Lake Ingram Road; all other parcels are unaddressed; S19/T23/R27; 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 THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@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

Orlando Sentinel

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

ORG6709642

7/5/2020

6709642

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 Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 18-10-032, was published in said newspaper in the issue of August 7, 2020.

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 7th day of August, 2020 by Elaine Koshel who is personally known to me, *or provided I.D.*

Elaine Koshel

Elaine Koshel, Classified Manager

Melissa Mills

Notary

NOTICE OF ADOPTION
PETITION TO VACATE # 18-10-032
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 5 foot wide portion of a 10 foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet 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 28 2020, 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 5 foot wide portion of a 10 foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet 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 28TH DAY OF JULY 2020.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
August 7, 2020

