



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 21, 2020

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 17-09-035 with attachments for recording with Official Records.

Petition to Vacate # 17-09-035 was approved by the Board of County Commissioners at its regular meeting of July 7, 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:   
\_\_\_\_\_  
Deputy Clerk

ks:np

BCC Mtg. Date: July 7, 2020

**RESOLUTION GRANTING PETITION TO VACATE # 17-09-035**

**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 opened and improved right-of-way known as **Exposition Avenue**, 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 **July 7, 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 30 foot wide opened and improved right-of-way known as **Exposition Avenue**, 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.

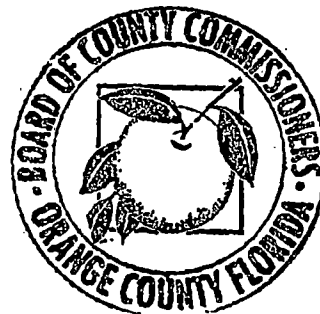
**RESOLVED THIS 7TH DAY OF JULY 2020.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Waters*  
foi County Mayor

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

By: *Kate Smith*  
Deputy Clerk



np/jlk

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 LEGAL DESCRIPTION

## LEGAL DESCRIPTION

A PORTION OF EXPOSITION AVENUE, BEING A PART OF THE PLAT OF TROTWOOD PARK, PLAT BOOK R, PAGE 62, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK C, OF SAID TROTWOOD PARK; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EXPOSITION AVENUE, NORTH 90°00'00" WEST, A DISTANCE OF 152.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF JOHN YOUNG PARKWAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTIONS 75190 AND 75260, FINANCIAL PROJECT NUMBER 239496 2, THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY NORTH 49°07'40" EAST, A DISTANCE OF 45.85 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 90°00'00" EAST, A DISTANCE OF 117.46 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EXPOSITION AVENUE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°17'59" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

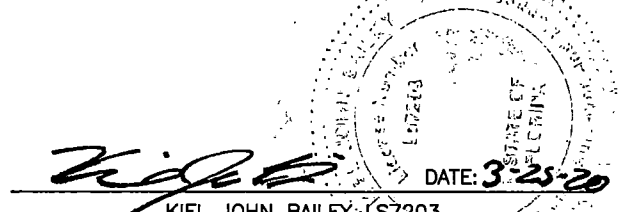
## SKETCH AND DESCRIPTION NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE FOR THIS SKETCH AND DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR VACATING A PORTION OF EXPOSITION AVENUE.
3. THE BASIS OF BEARING FOR THIS SKETCH AND DESCRIPTION ARE ASSUMED. THE NORTH LINE OF EXPOSITION AVENUE BEARS NORTH 90°00'00" WEST.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREON.
5. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF BAILEY SURVEYING AND MAPPING LLC.
7. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION:
  - A. PLAT OF TROTWOOD PARK, AS RECORDED IN PLAT BOOK R, PAGE 62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
  - B. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTIONS 75190 AND 75260, FINANCIAL PROJECT NUMBER 239496 2.
  - C. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CUMMINS SURVEYING AND MAPPING, INC. DATED 01-23-2017.

OK  
WJ

## SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.



KIEL JOHN BAILEY, LS7203  
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FLORIDA LICENSED BUSINESS NUMBER LB 8286



**BAILEY  
SURVEYING &  
MAPPING LLC**  
117 SUNNY DAY WAY  
DAVENPORT, FLORIDA  
Phone (407) 747-3216  
baileysurveying.com

PROJECT NO.	20-209
Drawn by	KJB
Drawing Date	MAR 25 2020
Field Crew	KJB
CAD File	20-209.DWG
Last Field Date	N/A
Sheet	1 of 2
Scale	1" = 80'

SKETCH AND DESCRIPTION  
FOR  
DENNIS WARREN

# SKETCH AND LEGAL DESCRIPTION

A PORTION OF EXPOSITION AVENUE, BEING PART OF THE PLAT OF TROTWOOD PARK, PLAT BOOK R, PAGE 62, OF ORLANDO, ORANGE COUNTY, FLORIDA

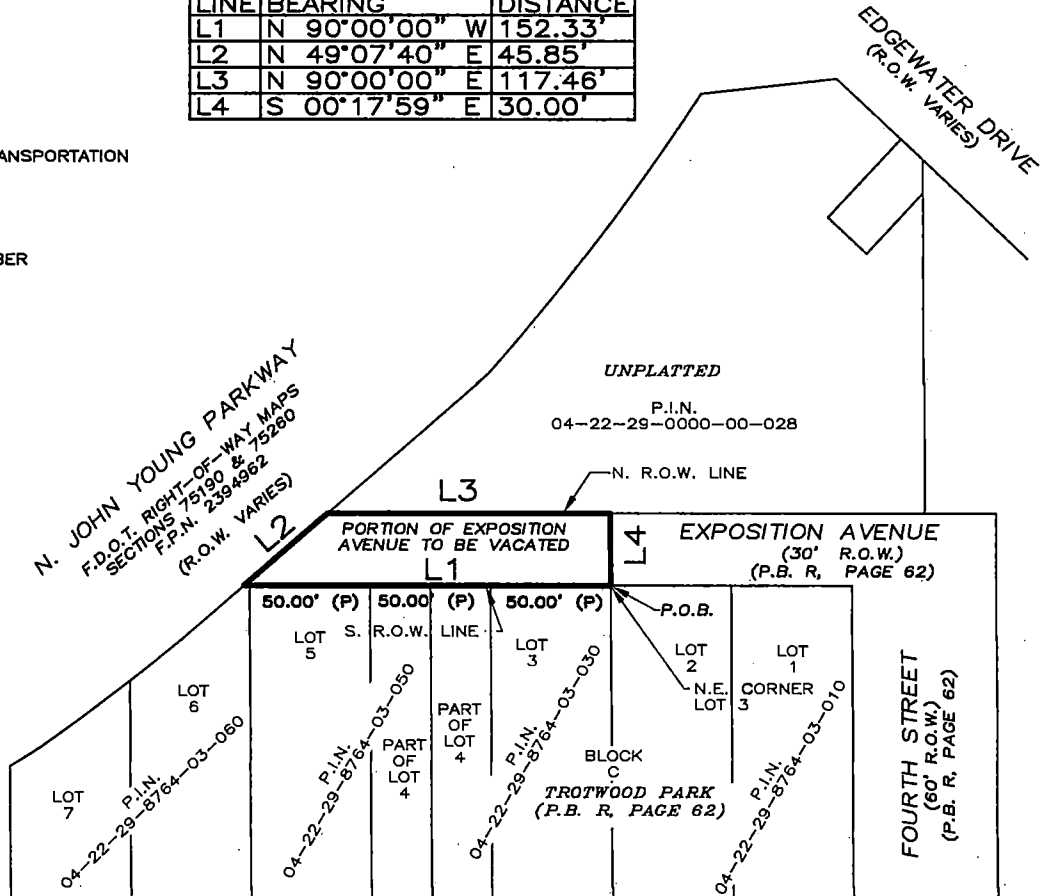
## LEGEND

- L1 LINE
- (P) PLAT
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR

- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.N. FINANCIAL PROJECT NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.I.N. PARCEL IDENTIFICATION NUMBER
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- R.O.W. RIGHT-OF-WAY

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	152.33'
L2	N 49°07'40" E	45.85'
L3	N 90°00'00" E	117.46'
L4	S 00°17'59" E	30.00'



## GRAPHIC SCALE



1"=80'

THIS SKETCH IS INCOMPLETE UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION OF THE PROPERTY DEPICTED HEREON

FLORIDA LICENSED BUSINESS NUMBER LB 8286



**BAILEY  
SURVEYING &  
MAPPING LLC**

117 SUNNY DAY WAY  
DAVENPORT, FLORIDA  
Phone (407) 747-3216  
baileysurveying.com

PROJECT NO.	20-209
Drawn by	KJB
Drawing Date	MAR 25 2020
Field Crew	KJB
CAD File	20-209.DWG
Last Field Date	N/A
Sheet	2 of 2
Scale	1" - 80'

SKETCH AND DESCRIPTION  
FOR  
DENNIS WARREN

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

~~State Of Illinois~~  
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, 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 #18-05-018 Petition to Vacate #17-09-035 was published in said newspaper in the issues of Jun 14, 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.

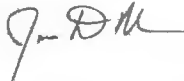


Jeremy Gates

\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Name of Affiant

Sworn to and subscribed before me on this 18 day of June, 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

**Sold To:**

Clerk County Commission-Orange - [REDACTED]  
PO Box 38  
Orlando, FL, 32802-0038

**Bill To:**

Clerk County Commission-Orange - [REDACTED]  
PO Box 38  
Orlando, FL, 32802-0038

6693185

# Orlando Sentinel

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARINGS  
PETITION TO VACATE #18-05-018 AND  
PETITION TO VACATE #17-09-035**

The Orange County Board of County Commissioners will conduct public hearings on July 7, 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:** Brandon C. Tanguay  
**Consideration:** Resolution granting Petition to Vacate #18-05-018, vacating a portion of a 50 foot wide unopened and unimproved right-of-way known as Elmer Street.

**Location:** District 4; The parcel address is 722 Dean Creek Lane, 700 Dean Creek Lane, 10129 Elmer Street and one parcel is unaddressed; S32/T22/R31; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Dennis Warren and Kelly Louls

**Consideration:** Resolution granting Petition to Vacate #17-09-035, vacating a portion of a 30 foot wide opened and improved right-of-way known as Exposition Avenue, containing approximately 0.09 acres.

**Location:** District 2; The parcel addresses are 5750 Edgewater Drive, 2810 Exposition Avenue, 2818 Exposition Avenue, and 2826 Exposition Avenue; S04/T22/R29; 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, 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 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

# Orlando Sentinel

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

ORG6693185

6/14/2020

6693185

Orlando Business Journal

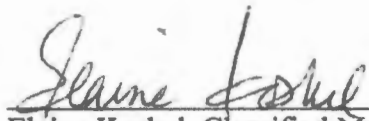
Published Weekly  
Orlando, Orange County, Florida

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

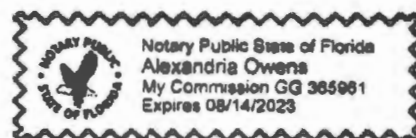
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 17-09-035, was published in said newspaper in the issue of July 17, 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 20th day of July, 2020 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Alexandria Owens, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 17-09-035  
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 opened and improved right-of-way known as Exposition Avenue, 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 July 7, 2020, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, and

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 opened and improved right-of-way known as Exposition Avenue, 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 7TH DAY OF JULY 2020.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
July 17, 2020