

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

March 22, 2022

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 19-04-011 with attachments for recording with Official Records.

Petition to Vacate # 19-04-011 was approved by the Board of County Commissioners at its regular meeting of March 8, 2022. 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

ks:er

RESOLUTION GRANTING PETITION TO VACATE # 19-04-011

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **30 foot wide unopened, unimproved and unnamed right-of-way, and a portion of a 60 foot wide unopened, unimproved right-of-way known as Dowman Drive, containing a total of approximately 1.06 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **March 8, 2022**, 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 **30 foot wide unopened, unimproved and unnamed right-of-way, and a portion of a 60 foot wide unopened, unimproved right-of-way known as Dowman Drive, containing a total of approximately 1.06 acres** will not operate to the detriment of Orange County or the public.

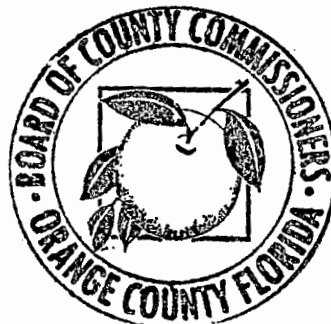
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 8TH DAY OF MARCH 2022.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bruno B. Bwoko*
for County Mayor



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

By: *Phil Diamond*
Deputy Clerk

er/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
ATTACHMENT "A"
- NOT A SURVEY -**

SHEET 1 OF 2

DESCRIPTION of a portion of adjacent Right of Way

A tract of land being a portion of the 30 foot wide right of way Dedicated by the plat of Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Lot 13, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and run S 01°42'00" E along the East line of Lot 13 and an extension thereof of said plat of Walmar for a distance of 662.42 feet; thence departing said line and run N 89°59'59" E for a distance of 30.00 feet to a point on the East line of said right of way; thence run N 01°42'00" E along said East right of way line for a distance of 662.40 feet to a point on the north line of the aforesaid plat of Walmar; thence departing said East right of way line and run N 89°57'47" W along said north line of Walmar for a distance of 30.00 feet to the Point of Beginning.

Contains: 19,872 square feet or 0.456 ACRES, more or less.

SURVEYOR NOTES

- 1) Bearings based on the East line of Lot 13, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida as being; S 01°42'00" W.
2. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.

REMCHUK SURVEYING, INC.
P.O. Box 608625
Orlando, Florida 32860
(407) 325-0323
LICENSED BUSINESS No. 8310
ORDER # R21-0052

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

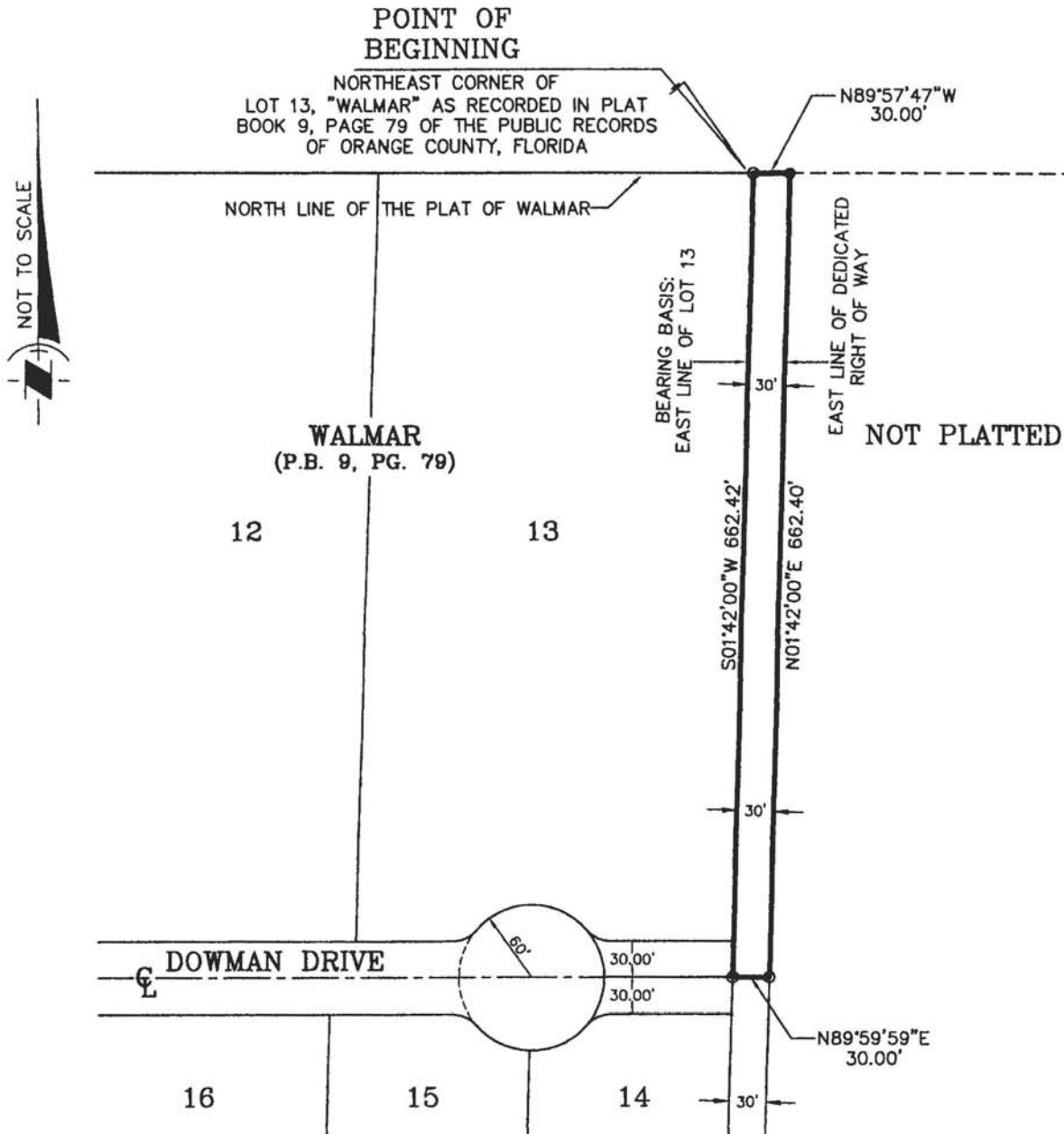
Robert W. Monaco
Robert W. Monaco, P.S.M. 5980

January 12, 2022



SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -

SHEET 2 OF 2



SURVEYOR NOTES

- 1) Bearings based on the East line of Lot 13, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida as being; S 01°42'00" W.
2. SEE SHEET 1 FOR LEGAL DESCRIPTION.

C/L - CENTERLINE
 P.O.C. - POINT OF CUSP
 P.B. - PLAT BOOK
 O.R.B. - OFFICIAL RECORD BOOK
 PG. - PAGE
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**SKETCH OF DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -**

SHEET 1 OF 2

DESCRIPTION of a portion of Dowman Drive

A tract of land being a portion of the North half of right of way of Dowman Drive as per the plat of Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and being more particularly described as follows:

Begin at the Southeast corner of Lot 13, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and run S 89°59'59" W along the South line of the aforesaid Lot 13 for a distance of 101.08 feet to the Point of Curvature of a curve concave Northerly and having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 49°40'47" for a distance of 21.68 feet to a Point of Cusp of a curve concave Westerly and having a radius of 60.00 feet; thence departing the aforesaid South line of Lot 13 and run Southerly along the arc of said curve through a central angle of 40°19'13" for a distance of 42.22 feet; thence departing said curve and run N 89°59'59" E along the South line of the North half of right of way of Dowman Drive for a distance of 105.00 feet to a point on the West line of right of way as shown on the Plat of Walmar; thence run N 01°42'00" E along said right of way line for a distance of 30.00 feet to the Point of Beginning.

Contains: 3,264 square feet or 0.075 ACRES, more or less.

SURVEYOR NOTES

- 1) Bearings based on the East line of Lot 13, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida as being; S 01°42'00" W.
2. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.

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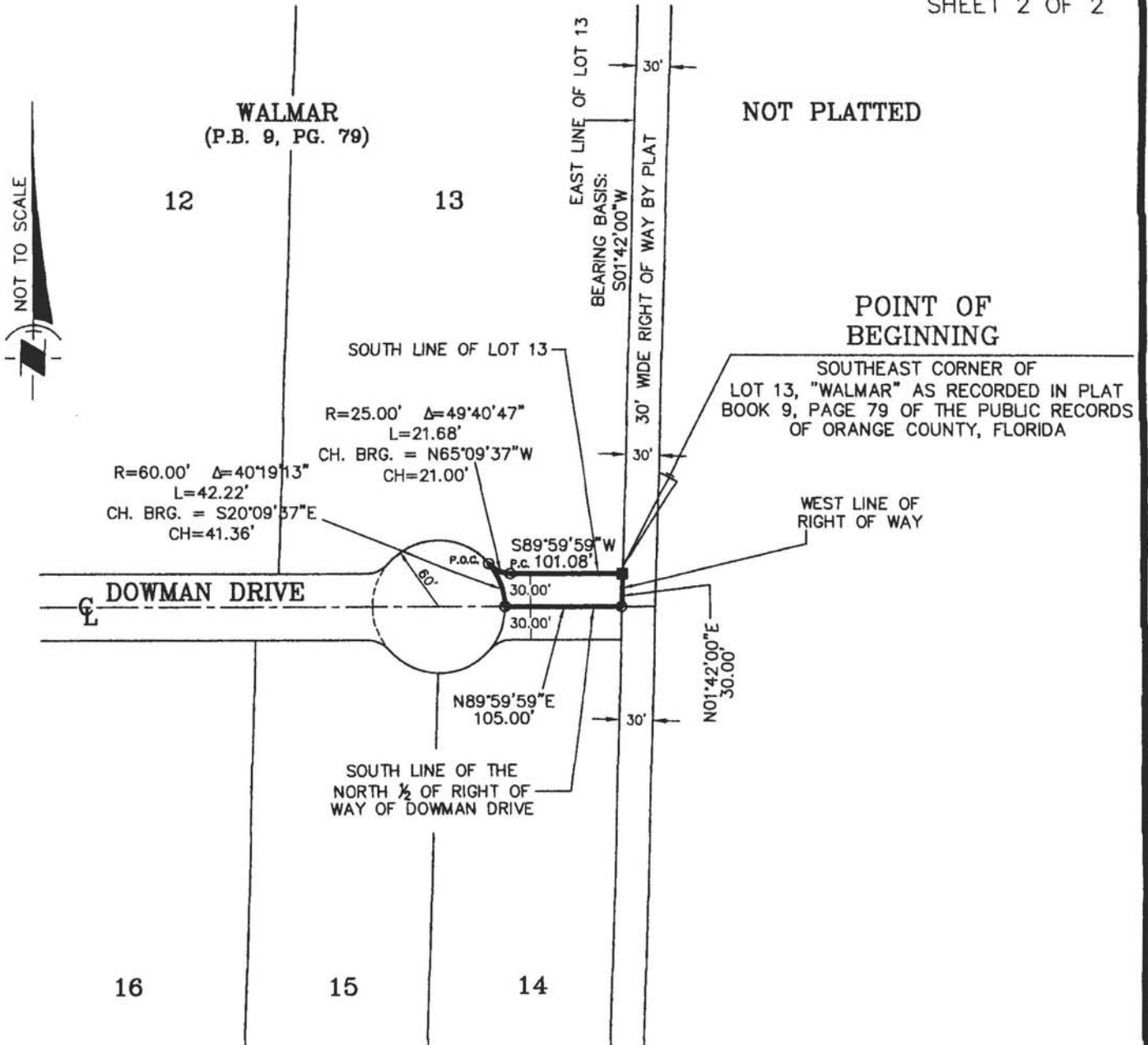
Robert W. Monaco
Robert W. Monaco, P.S.M. 5980

January 12, 2022



SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -

SHEET 2 OF 2



SURVEYOR NOTES

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2. SEE SHEET 1 FOR LEGAL DESCRIPTION.

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**SKETCH OF DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -**

SHEET 1 OF 2

DESCRIPTION of a portion of Dowman Drive

A tract of land being a portion of the South half of right of way of Dowman Drive as per the plat of Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Lot 14, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and run S 89°59'59" W along the north line of the aforesaid Lot 14 for a distance of 99.30 feet to the Point of Curvature of a curve concave Southerly and having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 49°40'47" for a distance of 21.68 feet to a Point of Cusp of a curve concave Westerly and having a radius of 60.00 feet; thence departing the aforesaid North line of Lot 14 and run Northerly along the arc of said curve through a central angle of 40°19'13" for a distance of 42.22 feet; thence departing said curve and run N 89°59'59" E along the North line of the South half of right of way of Dowman Drive for a distance of 105.00 feet to a point on the West line of right of way as shown on the Plat of Walmar; thence run S 01°42'00" W along said right of way line for a distance of 30.00 feet to the Point of Beginning.

Contains: 3,237 square feet or 0.074 ACRES, more or less.

SURVEYOR NOTES

- 1) Bearings based on the North line of Lot 14, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida as being; S 89°59'59" W.
2. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.

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Robert W. Monaco
Robert W. Monaco, P.S.M. 5980

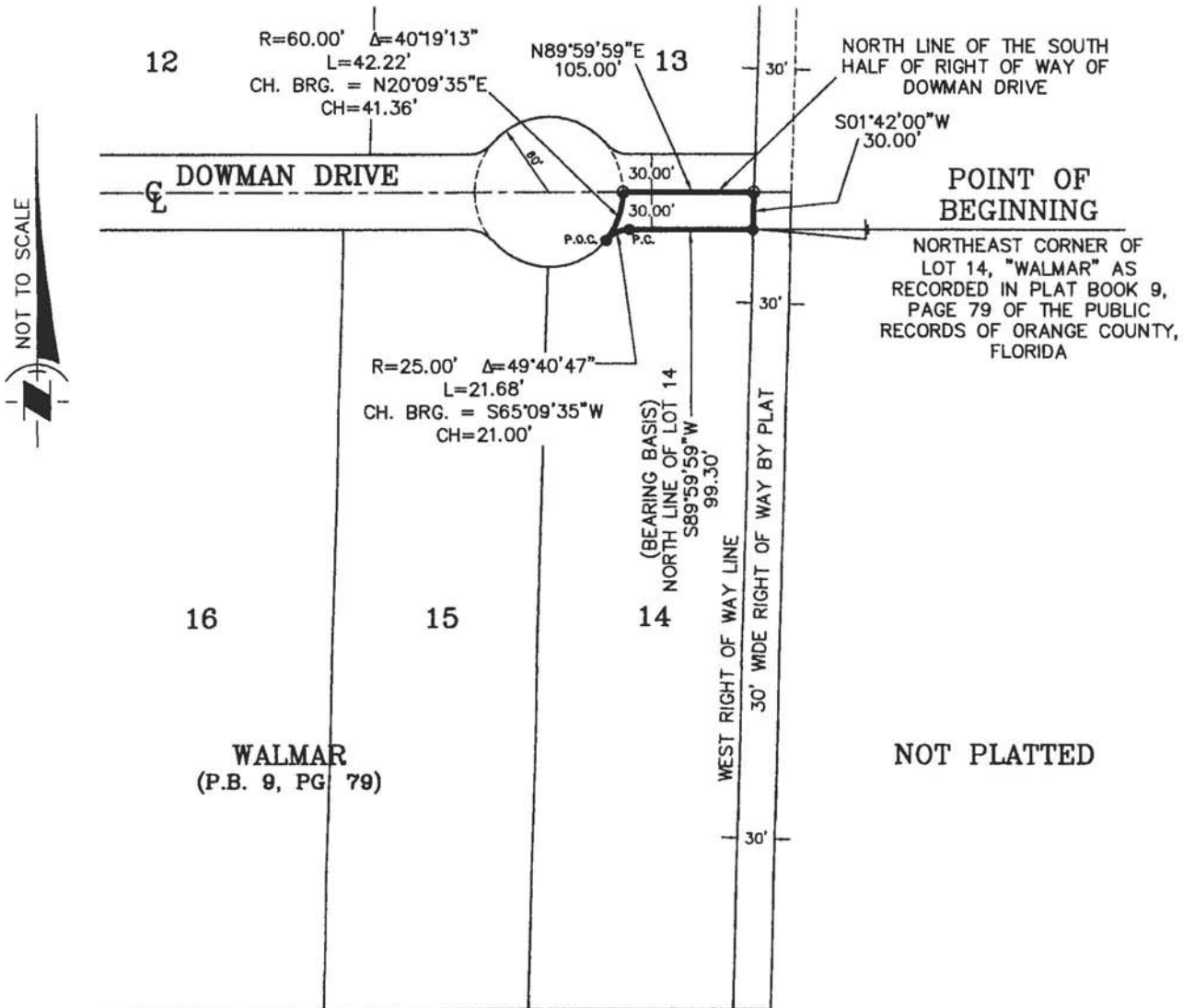
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SKETCH OF DESCRIPTION ATTACHMENT "A"

– NOT A SURVEY –

SHEET 2 OF 2



SURVEYOR NOTES

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2. SEE SHEET 1 FOR LEGAL DESCRIPTION.

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SKETCH OF DESCRIPTION ATTACHMENT "A"

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SHEET 1 OF 2

DESCRIPTION of a portion of adjacent Right of Way

A tract of land being a portion of the 30 foot wide right of way Dedicated by the plat of Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 14, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida and run N 01°42'00" E along the East line of Lot 14 and an extension thereof of said plat of Walmar for a distance of 659.83 feet; thence departing said line and run N 89°59'59" E for a distance of 30.00 feet to a point on the East line of said right of way; thence run S 01°42'00" W along said East right of way line for a distance of 659.83 feet; thence departing said East right of way line and run S 89°59'59" W for a distance of 30.00 feet to the Point of Beginning.

Contains: 19,795 square feet or 0.454 ACRES, more or less.

SURVEYOR NOTES

- 1) Bearings based on the East line of Lot 14, Walmar as recorded in Plat Book 9, Page 79 of the Public Records of Orange County, Florida as being; N 01°42'00" E.
2. SEE SHEET 2 FOR SKETCH OF DESCRIPTION.

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Robert W. Monaco
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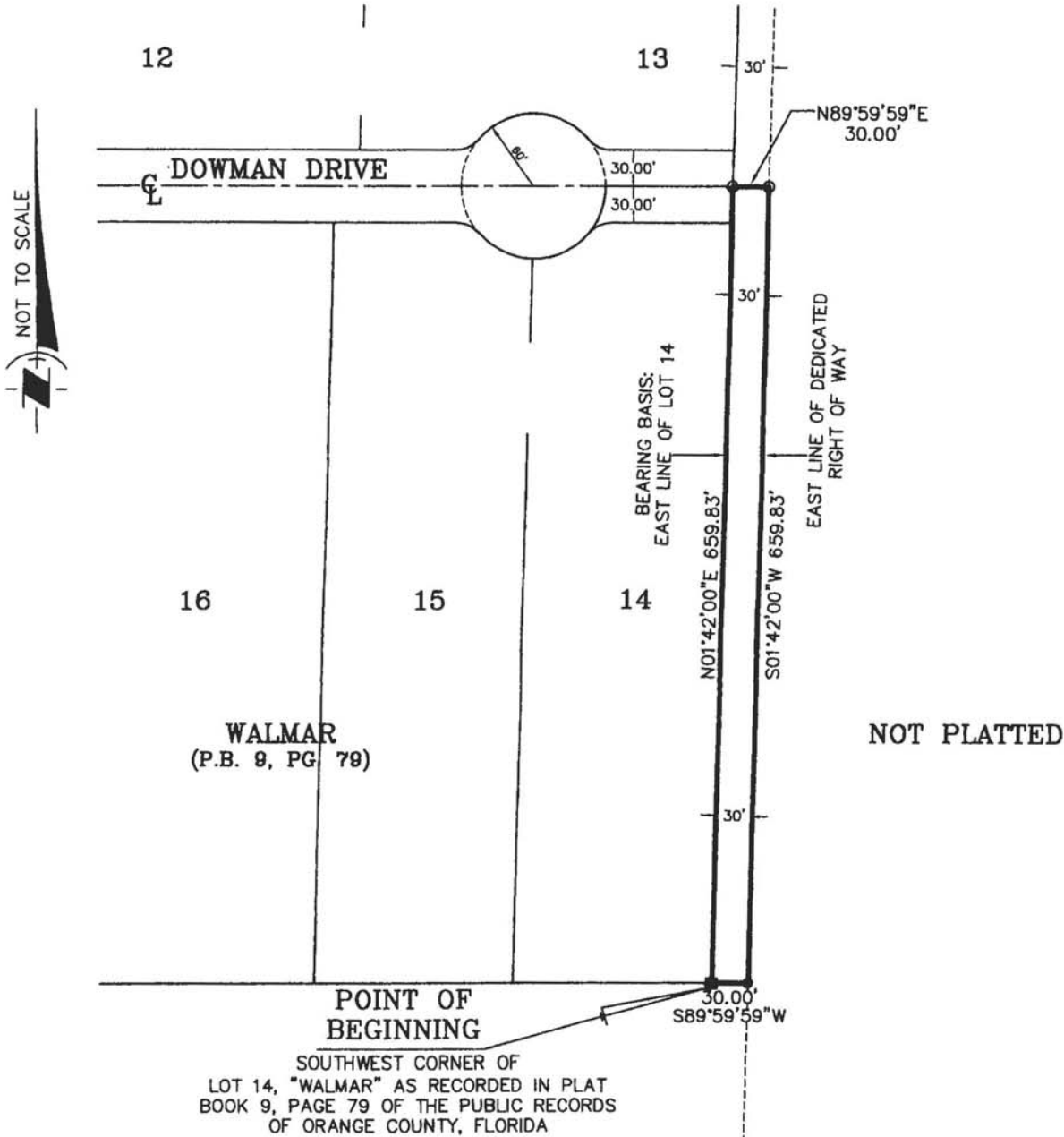
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SKETCH OF DESCRIPTION ATTACHMENT "A"

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SHEET 2 OF 2



SURVEYOR NOTES

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2. SEE SHEET 1 FOR LEGAL DESCRIPTION.

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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 Line: Petition to
Vacate # 19-04-011
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Feb 13, 2022.

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 14 day of February, 2022,
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 # 19-04-011**

The Orange County Board of County Commissioners will conduct a public hearing on March 8, 2022, 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: Jonathan and Caitlin Faulk
Consideration: Resolution granting Petition to Vacate # 19-04-011, vacating a 30 foot wide unopened, unimproved and unnamed right-of-way, and a portion of a 60 foot wide unopened, unimproved right-of-way known as Dowman Drive, containing a total of approximately 1.06 acres.
Location: District 2; property generally located at 2436 Dowman Drive and 2451 Dowman Drive; Section 07, Township 20, Range 28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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 Y 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 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

7145518

Orlando Business Journal

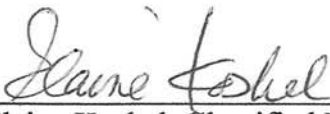
Published Weekly
Orlando, Orange County, Florida


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

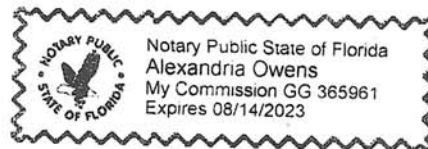
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 19-04-011, was published in said newspaper in the issue of March 18, 2022.

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 18th day of March, 2022 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION

PETITION TO VACATE # 19-04-011

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 30 foot wide unopened, unimproved and unnamed right-of-way, and a portion of a 60 foot wide unopened, unimproved right-of-way known as Dowman Drive, containing a total of approximately 1.06 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 March 08, 2022, 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 30 foot wide unopened, unimproved and unnamed right-of-way, and a portion of a 60 foot wide unopened, unimproved right-of-way known as Dowman Drive, containing a total of approximately 1.06 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 8TH DAY OF MARCH.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
March 18, 2022