



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 28, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 22-11-026 with attachments for recording with Official Records.

Petition to Vacate # 22-11-026 was approved by the Board of County Commissioners at its regular meeting of August 8, 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: August 8, 2023

RESOLUTION GRANTING PETITION TO VACATE # 22-11-026

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 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **August 8, 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 **portion of a 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 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 EIGHTH DAY OF AUGUST 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Brown*
County Mayor
fol

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

By: *Jennifer Ann Lewis*
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

Legal Description:

A Portion of the Right-of-Way of Shepard Avenue, lying between Blocks G and H, the North Right-of-Way of Mayflower Avenue, as shown on the Plat of PLYMOUTH DELLS, according to the Plat thereof as recorded in Plat Book O, Pages 102 and 103, of the Public Records of Orange County, Florida, and the South Right-of-Way of U.S. Highway 441 (State Road 500) as depicted in that State of Florida State Road Department Right-of-Way Map Section 7502-105, more particularly described as follows:

Beginning at the Southwest Corner of said Block G, thence with the North Right-of-Way Line of said Mayflower Avenue, North 55°24'00" West, 60.06 feet (Platted as 60 feet), to the Southeast Corner of said Block H; thence departing the North Right-of-Way Line of said Mayflower Avenue, and with the West Right-of-Way Line of said Shepard Avenue, North 32°06'00" East, 232.97 feet, to the beginning of a curve concave westerly, with a radius of 1347.68 feet (platted as 1347.65 feet), a central angle of 20°22'37", and a chord bearing and distance of North 21°54'41" East, 476.77 feet; thence along said West Right-of-Way Line of said Shepard Avenue, northerly along said curve a distance of 479.30 feet, to a point on the South Right-of-Way Line of said U.S. Highway 441 (State Road 500); thence departing the West Right-of-Way Line of said Shepard Avenue, and with the South Right-of-Way Line of said U.S. Highway 441 (State Road 500), South 71°43'45" East, 60.38 feet (Platted as 60.65 feet), to the East Right-of-Way Line of said Shepard Avenue; thence departing the South Right-of-Way Line of said U.S. Highway 441 (State Road 500), and with the East Right-of-Way Line of said Shepard Avenue, being a point on a curve concave westerly, with a radius of 1407.68 feet (platted as 1407.65 feet), a central angle of 20°05'48", and a chord bearing and distance of South 22°03'06" West, 491.22 feet; thence along said East Right-of-Way Line of said Shepard Avenue, Southerly along said curve a distance of 493.75 feet, to the point of tangency; continue along the East Right-of-Way Line of said Shepard Avenue, South 32°06'00" West, 235.59 feet, to the Point of Beginning.

Containing 35,922 Square Feet or 0.82 Acres, more or less.

Revision: Addressed Comments 03/13/23 - BMJ
 Revision: Addressed Comments 03/02/23 - BMJ
 Revision: Addressed Comments 02/10/23 - BMJ

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

-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	- Typical Cap "LB 7623"
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)
-o-	- Wood Fence	-X-	- Chain Link Fence

Sketch Date: 12/20/22
Drawn By: BMJ
Approved By: PKI
Field: N/A

Sketch of Description Certified To:
 MCNULTY GROUP, INC.; ORANGE COUNTY
 BOARD OF COUNTY COMMISSIONERS

*Ireland & Associates
 Surveying, Inc.*

800 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

- 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.
 - >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 - >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 Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

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

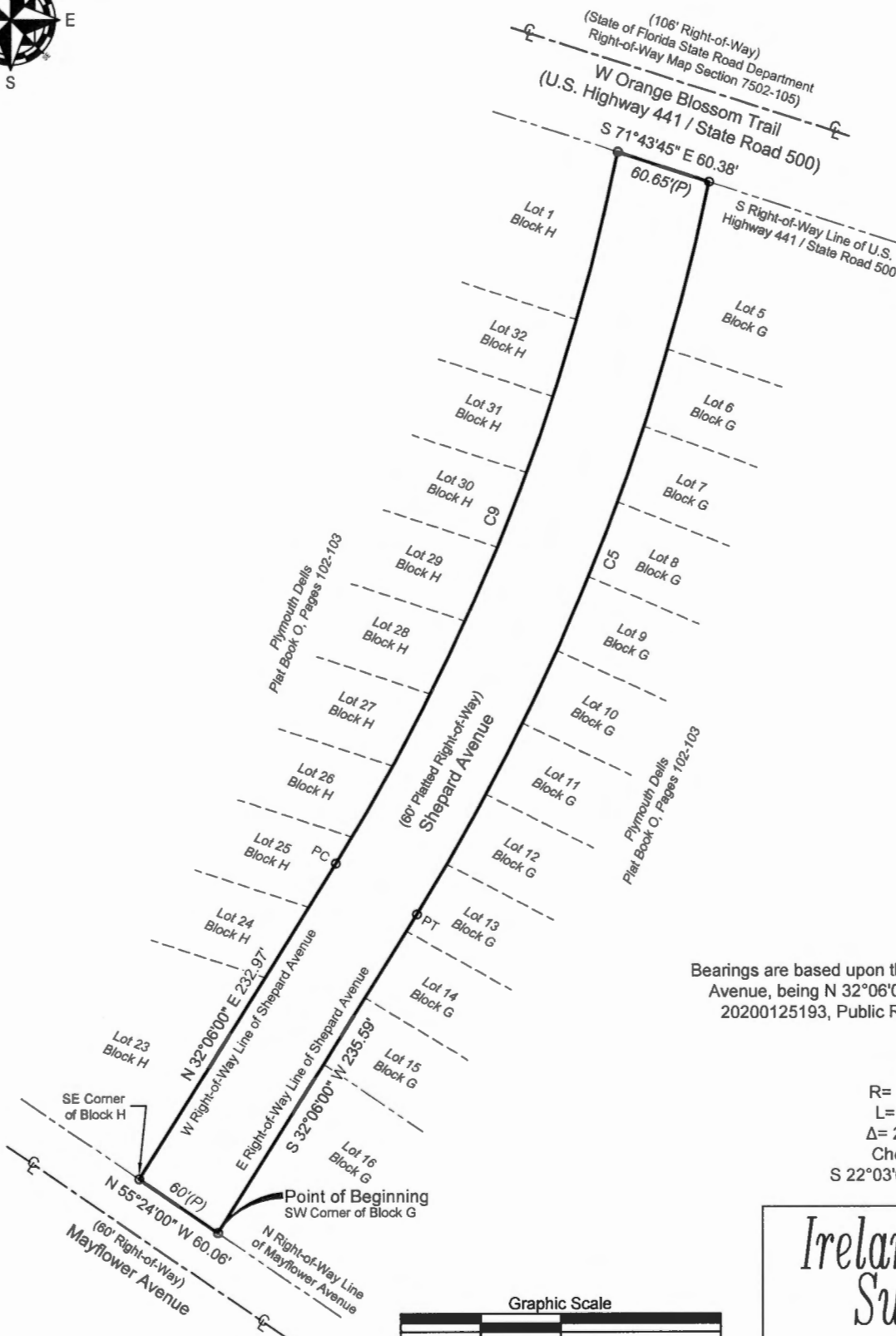
Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637, LB 7623
 Date Signed: 12/20/22

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-112933

Sketch of Description

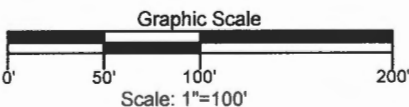


E202/12/16 MM W/O



Bearings are based upon the West Right-of-Way Line of Shepard Avenue, being N 32°06'00" E, as described in Document No. 20200125193, Public Records of Orange County, Florida.

<u>C5</u>	<u>C9</u>
R= 1407.68'	R= 1347.68'
L= 493.75'	L= 479.30'
Δ= 20°05'48"	Δ= 20°22'37"
Chord Data	Chord Data
S 22°03'06" W 491.22'	N 21°54'41" E 476.77'



Revision: Addressed Comments 03/13/23 - BMJ
 Revision: Addressed Comments 03/02/23 - BMJ
 Revision: Addressed Comments 02/10/23 - BMJ

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

**Ireland & Associates
 Surveying, Inc.**

800 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165
 File No. IS-112933

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 #22-03-013 Petition to Vacate #22-11-026 Petition to Vacate #
23-03-009

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 16, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

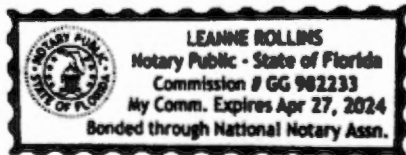
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 17 day of July, 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 # 22-03-013
PETITION TO VACATE # 22-11-026
PETITION TO VACATE # 23-03-009**

The Orange County Board of County Commissioners will conduct public hearings on August 8, 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: Irina Haydon on behalf of Matthew and Sarah Beck
Consideration: Resolution granting Petition to Vacate # 22-03-013, vacating two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision.
Location: District 1; The parcel address is 2828 Ingeborg Court; S04/T23/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., on behalf of Mid-Florida Freezer Properties LLC and MG 88 Central Florida Cold Storage II LLC.
Consideration: Resolution granting Petition to Vacate # 22-11-026, vacating a portion of a 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 acres.
Location: District 2; Three parcel addresses are 2560 W. Orange Blossom Trail, 2322 W. Orange Blossom Trail, and 2323 Mayflower Avenue and the other one is unaddressed; S06/T21/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Nick Louloudis, on behalf of Park Square Enterprises LLC.
Consideration: Resolution granting Petition to Vacate # 23-03-009, vacating a portion of a 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision.
Location: District 1; The parcel address is 6087 Barrington Court; S27/T23/R28; 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 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

ORG7463966

7/16/2023

7463966

Orlando Business Journal

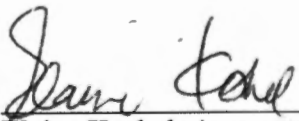
Published Weekly
Orlando, Orange County, Florida

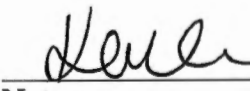
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

Before the undersigned authority personally appeared Elaine Koshel, who states that she is an Account Executive 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 # 22-11-026, was published in said newspaper in the issue of August 18, 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 21st day of August, 2023 by Elaine Koshel who is personally known to me.


Elaine Koshel, Account Executive


Notary



NOTICE OF ADOPTION
PETITION TO VACATE #
22-11-026

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 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 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 August 8, 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 that certain portion of a 60 foot wide right-of-way known as Shepard Avenue, containing a total of

approximately 0.82 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 EIGHTH DAY OF AUGUST 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners

Orange County, Florida

August 18, 2023