

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

May 23, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 22-08-022 with attachments for recording with Official Records.

Petition to Vacate # 22-08-022 was approved by the Board of County Commissioners at its regular meeting of May 02, 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: *Jennifer Ann - Kline*
for Deputy Clerk
jlk:gh

BCC Mtg. Date: May 02, 2023

RESOLUTION GRANTING PETITION TO VACATE # 22-08-022

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 and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **May 02, 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 **30 foot wide unopened and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 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 2ND DAY OF MAY 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bryan W. Bivens*
for County Mayor

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

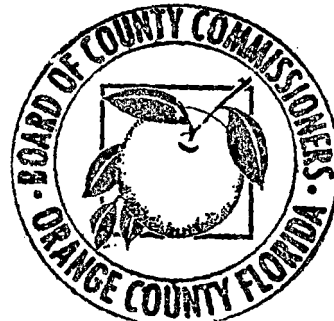
By: *Jennifer Ann Kintz*
for Deputy Clerk

gh/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

DESCRIPTION: (RIGHT OF WAY TO VACATE)

THAT PORTION OF SELLMER'S ADDITION TO ZELLWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 35, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE 18 FOOT UNNAMED RIGHT OF WAY LYING ON THE NORTH SIDE OF LOTS 1 AND 2, THE UNNAMED 20 FOOT RIGHT OF WAY ON THE SOUTH SIDE OF LOTS 15 AND 16 AND THE 30 FOOT RIGHT OF WAY KNOWN AS GRANT STREET LYING BETWEEN LOTS 1 THROUGH 16, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, SAID SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN S00°18'35"E ALONG THE EAST LINE OF GRANT STREET, 381.96 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN N89°35'13"E ALONG SAID NORTH LINE, 230.00 FEET TO THE EAST LINE OF SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN S00°18'35"E ALONG SAID EAST LINE, 20.00 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN S89°35'14"W ALONG SAID SOUTH LINE, 479.53 FEET TO THE EAST LINE OF THE GROVE SHOWN ON SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN N00°14'02"W ALONG SAID EAST LINE, 20.00 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN N89°35'13"E ALONG SAID NORTH LINE, 219.51 FEET TO THE WEST LINE OF GRANT STREET; THENCE RUN N00°18'35"W ALONG SAID WEST LINE, 381.96 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN S89°35'14"W ALONG SAID SOUTH LINE, 219.00 FEET TO THE AFORESAID EAST LINE OF THE GROVE; THENCE RUN N00°14'02"W ALONG SAID EAST LINE, 18.00 FEET TO THE NORTH LINE OF UNNAMED STREET; THENCE RUN N89°35'14"E ALONG SAID NORTH LINE, 478.98 FEET TO THE AFORESAID EAST LINE OF SELLMER'S ADDITION TO ZELLWOOD; THENCE RUN S00°18'35"E ALONG SAID EAST LINE, 18.00 FEET TO THE SOUTH LINE OF UNNAMED STREET; THENCE RUN S89°35'14"W ALONG SAID SOUTH LINE, 230.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29,670.4 SQUARE FEET OR 0.681 ACRES MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
3. BEARING SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N89°35'14"E (ASSUMED).
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2

JOB NUMBER: 07114.003

SURVEY DATE:	2/06/2023
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 07114-3.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5888



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

SKETCH OF DESCRIPTION

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS
SHOWN HEREON MAY BE USED

(M) MEASURED
(P) PLAT
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
P.B. PLAT BOOK
CL CENTERLINE
LB LICENSED BUSINESS
PSM PROFESSIONAL SURVEYOR &
MAPPER
P.O.B. POINT OF BEGINNING

ZELLWOOD ELEMENTARY SCHOOL

LOT 1
TERRA BONA
P.B. 24, PG. 99

NORTH LINE UNNAMED STREET

NORTH LINE OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION
22-20-27 (BASIS OF BEARINGS)

N89°35'14"E

478.98'

N00°14'02"W

18.00'

18.0'

18' UNNAMED STREET (PER PLAT)

(UNIMPROVED) (TO BE VACATED)

S89°35'14"W 219.00'

2

48'(P)

3

48'(P)

6

48'(P)

7

48'(P)

10

48'(P)

11

48'(P)

14

48'(P)

15

48'(P)

N89°35'13"E 219.51'

20' UNNAMED STREET (PER PLAT) (UNIMPROVED) (TO BE VACATED)

S89°35'14"W 479.53'

20.0'

SOUTH LINE UNNAMED STREET

18.0'

S00°18'35"E

18.00'

S89°35'14"W 230.00'

1

P.O.B.
NW CORNER
LOT 1

4

48'(P)

5

48'(P)

8

48'(P)

9

48'(P)

12

48'(P)

13

48'(P)

16

48'(P)

N89°35'13"E 230.00'

230'(P)

20' UNNAMED STREET (PER PLAT) (UNIMPROVED) (TO BE VACATED)

20.0'

S00°18'35"E

20.00'

NOT PLATTED



SCALE 1"=100'

GROVE

AS SHOWN ON SELLER'S ADDITION TO ZELLWOOD
P.B. B, PG. 35

EAST LINE GROVE, SELLER'S
ADDITION TO ZELLWOOD

SOUTH LINE UNNAMED STREET

SELLER'S ADDITION TO ZELLWOOD
P.B. "B", PG. 35

WEST LINE GRANT STREET

GRANT STREET

30' RIGHT-OF-WAY (PER PLAT)
(UNIMPROVED) (TO BE VACATED)

EAST LINE GRANT STREET

381.96'

S00°18'35"E

30.0'

SELLER'S ADDITION TO ZELLWOOD
P.B. "B", PG. 35

SOUTH LINE UNNAMED STREET

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

48'(P)

LOT 3
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. "B", PG. 50

LOT 4
R.G. ROBINSON AND
J.T. PICKETT'S SUBDIVISION
P.B. B, PG. 50

GRAPHIC SCALE



(IN FEET)

1 INCH = 100 FT.

JOB NUMBER: 07114.003

SURVEY DATE: 2/06/2023
DRAWING FILE: 07114-3.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274

301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

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 # 22-08-022 Petition to Vacate # 22-03-011 Petition to Vacate #
22-01-002

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Apr 09, 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 10 day of April, 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 # 22-08-022
PETITION TO VACATE # 22-03-011
PETITION TO VACATE # 22-01-002**

The Orange County Board of County Commissioners will conduct public hearings on May 2, 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: Robert Paymayesh, on behalf of Wesley Place RBP LLC.

Consideration: Resolution granting Petition to Vacate # 22-08-022, vacating a 30 foot wide unopened and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 acres.

Location: District 2; One parcel address is 3404 Winifred Avenue and the other property is unaddressed; S22/T20/R27; Orange County, Florida (legal property description on file)

AND

Applicant: Mr. Jean Abi-Aoun, on behalf of SIF II Orlando Airport LLC.

Consideration: Resolution granting Petition to Vacate # 22-03-011, vacating a portion of an 80 foot wide drainage easement containing a total of approximately 2.41 acres.

Location: District 3; The parcel is unaddressed; S07/T24/R30; Orange County, Florida (legal property description on file)

AND

Applicant: Schnider Laurent

Consideration: Resolution granting Petition to Vacate # 22-01-002, vacating a 30 foot wide drainage easement located along the eastern property line of the petitioner's residential lot within the Wedgefield Subdivision, and containing approximately 0.43 acres.

Location: District 5; The parcel is unaddressed; S14/T23/R32; 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 PUBLICA, FAVOR
DE COMUNICARSE CON LA
DIVISION DE INGENIERIA Y 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

ORG7410676

4/9/2023

7410676

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 #22-08-022 was published in said newspaper in the issues of May 19, 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 19th day of May, 2023 by Jackie Buma who is personally known to me.

Notice of Adoption

NOTICE OF ADOPTION
PETITION TO VACATE #
22-08-022

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 and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing

a total of approximately 0.68 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 May 02, 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 30 foot wide unopened and unimproved right-of-way known as Grant Street, one 18 foot wide unopened and unimproved alleyway located north of the residential lots and a 20 foot wide unopened and unimproved right-of-way located south of the residential lots containing a total of approximately 0.68 acres will not operate to the detriment of Orange County or the public.

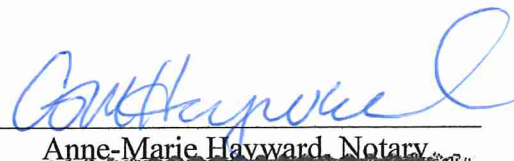
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.
RESOLVED THIS 2ND

DAY OF MAY 2023.

Phil Diamond, County
Comptroller

As Clerk of the Board of
County Commissioners
Orange County, Florida
May 19, 2023


Jackie Buma, Office Admin & Sales Support


Anne-Marie Hayward, Notary

