



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 1, 2022

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 21-04-021 with attachments for recording with Official Records.

Petition to Vacate # 21-04-021 was approved by the Board of County Commissioners at its regular meeting of June 21, 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:np

BCC Mtg. Date: June 21, 2022

RESOLUTION GRANTING PETITION TO VACATE # 21-04-021

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **5 foot wide portion of a 10 foot wide utility easement located at the rear property line of the petitioners residential lot located in the Pepper Mill Subdivision at 2726 Bay Leaf Drive containing 375 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **June 21, 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 the **5 foot wide portion of a 10 foot wide utility easement located at the rear property line of the petitioners residential lot located in the Pepper Mill Subdivision at 2726 Bay Leaf Drive containing 375 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.

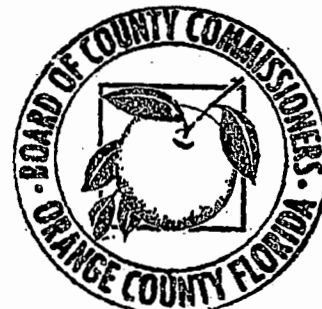
RESOLVED THIS 21ST DAY OF JUNE 2022.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bwaka*
County Mayor
fb

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

By: *Katie Smith*
Deputy Clerk



np/jv

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 PART OF LOT 676, PEPPERMILL SECTION SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 142-143 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 676, THENCE RUN N 00 DEGREES 22' 55" W, ALONG THE EAST LINE OF SAID LOT 676, 5.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEGREES 22' 55" W, ALONG SAID EAST LINE, 5.00 FEET; THENCE S 89 DEGREES 37' 05" W, 75.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 676; THENCE S 00 DEGREES 22' 55" E, ALONG SAID WEST LOT LINE, 5.00 FEET; THENCE N 89 DEGREES 37' 05" E, 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 375.0 SQUARE FEET MORE OR LESS.

LEGEND

N NORTH
 S SOUTH
 E EAST
 W WEST
 B.O.B. BASIS OF BEARING
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 D DESCRIBED
 R/W RIGHT OF WAY
 UE UTILITY EASEMENT

NOTES

1. BEARINGS ARE BASED ON S R/W LINE OF BAY LEAF DRIVE.
2. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT SIGNATURE & EMBOSSED SEAL OF THIS SURVEYOR.

THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.05, 472.02, FLORIDA STATUTES.

CHARLES R. DEFOOR, P.L.S. 4189 DATE

PREPARED FOR: MITCH HILL

PREPARED BY:
CHARLES ROB DEFOOR
 PROFESSIONAL LAND SURVEYOR

2269 MULLET LAKE PARK ROAD, GENEVA, FLA. 32732

DRAWN DATE:	2-7-22
SCALE:	1" = 30'
PAGE	1 OF 2
REVISION DATE:	

SKEETCH OF DESCRIPTION

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

BAY LEAF DRIVE

S R/W LINE

N89°37'05"E 75.00'

B.O.B.

S89°37'05"W 209.88'

4' UE

N89°37'05"E 328.47'

LOT
677

N00°22'55"W 100.00'

WEST LOT LINE

5' UE

LOT
676

EAST LOT LINE

5' UE

S00°22'55"E 100.00'

LOT
675



L3

VACATED N 5' OF 10' UE

L2

L1

P.O.B.

N00°22'55"W 5.00'

L4

LOT 816

LOT 817

LOT 818

L1=N00°22'55"W 5.00'
L2=S89°37'05"W 75.00'
L3=S00°22'55"E 5.00'
L4=N89°37'05"E 75.00'

PEPPERMILL SECTION 8
PLAT BOOK 21, PAGE 24

P.O.C. SE CORNER
LOT 676

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
B.O.B. BASIS OF BEARING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
D DESCRIBED
R/W RIGHT OF WAY
UE UTILITY EASEMENT

NOTES

1. BEARINGS ARE BASED ON S R/W LINE OF BAY LEAF DRIVE.
2. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT SIGNATURE & EMBOSSED SEAL OF THIS SURVEYOR.

OK
(Signature)

THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.08, 472.07, FLORIDA STATUTES.

CHARLES R. DEFOOR, P.L.S. 4189

DATE

PREPARED FOR: MITCH HILL

PREPARED BY: CHARLES ROB DEFOOR
PROFESSIONAL LAND SURVEYOR

2289 MULLET LAKE PARK ROAD, GENEVA, FLA. 32732

DRAWN DATE: 2-7-22
SCALE: 1" = 30'
PAGE 1 OF 2
REVISION DATE:

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#22-02-008 Petition to Vacate#21-04-021
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on May 29, 2022.

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



Signature of Affiant

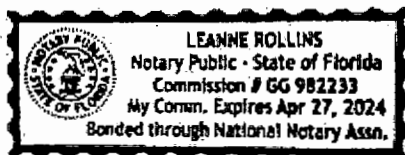
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 30 day of May, 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

7217534

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE #22-02-008
PETITION TO VACATE #21-04-021**

The Orange County Board of County Commissioners will conduct a public hearing on **June 21, 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 P. Huels, on behalf of Adventist Health System/Sunbelt, Inc.

Consideration: Resolution granting Petition to Vacate #22-02-008, vacating a 20 foot wide drainage easement, containing approximately 0.64 acres.

Location: District 4; property generally located at 14314 Boggy Creek Road; Section 33, Township 24, Range 30; Orange County, Florida (legal property description on file)

AND

Applicant: Mitchell and Tara Hill

Consideration: Resolution granting Petition to Vacate #21-04-021, vacating a 5 foot wide portion of a 10 foot wide utility easement located at the rear property line of the petitioners residential lot located in the Pepper Mill Subdivision at 2726 Bay Leaf Drive containing 375 square feet.

Location: District 4; property generally located at 2726 Bay Leaf Drive; Section 21, Township 24, Range 29; 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 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

Orlando Sentinel

MEDIA GROUP

**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

ORG7217534

5/29/2022

7217534

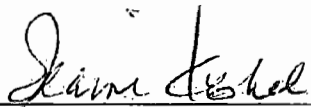
Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida


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 # 21-04-021, was published in said newspaper in the issues of July 1, 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 1st day of July, 2022 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Notary



Lina M. Mejia
Comm. #HH072777
Expires: Jan. 9, 2025
Bonded Thru Aaron Notary

NOTICE OF ADOPTION
PETITION TO VACATE # 21-04-021
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners; a petition was filed with the Board to vacate that certain 5 foot wide portion of a 10 foot wide utility easement located at the rear property line of the petitioners residential lot located in the Pepper Mill Subdivision at 2726 Bay Leaf Drive containing 375 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 June 21, 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 5 foot wide portion of a 10 foot wide utility easement located at the rear property line of the petitioners residential lot located in the Pepper Mill Subdivision at 2726 Bay Leaf Drive containing 375 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 21ST DAY OF JUNE 2022.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
July 1, 2022