

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 27, 2020

Ms. Julie Alber, Senior Engineering Technician
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 19-05-019 with attachments for recording with Official Records.

Petition to Vacate # 19-05-019 was approved by the Board of County Commissioners at its regular meeting of March 10, 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
Ryan Smith, Assistant Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners

By: 
Deputy Clerk

ks:jk

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 10 2020

RESOLUTION GRANTING PETITION TO VACATE #19-05-019

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain **two (2) portions of 16 foot wide unopened, unimproved and unnamed alleyways, containing 0.04 and 0.02 acres, respectively, for a total of approximately 0.06 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **March 10, 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 **two (2) portions of 16 foot wide unopened, unimproved and unnamed alleyways, containing 0.04 and 0.02 acres, respectively, for a total of approximately 0.06 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 10TH DAY OF MARCH 2020

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bryan W. Burks*
County Mayor



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

By: *Jennifer Klimetz*
Deputy Clerk

jk/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 AND DESCRIPTION

(COVER PAGE, LEGEND, NOTES AND SITE MAP)

SHEET 1: COVER PAGE, LEGEND, NOTES & LOCATION MAP
SHEET 2: SKETCH OF DESCRIPTION
SHEET 3: LEGAL DESCRIPTION



LOCATION MAP NOT TO SCALE

REFERENCE:
UNDERLYING BOUNDARY SURVEY DATED
10-29-2018, BY COMPASS SURVEYING
DRAWING # C-16649

PROPERTY ADDRESS
11278 COMMERCIAL STREET &
XXX SOUTH APOPKA VINELAND ROAD
ORLANDO, FL 32836

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW THE LOCATION OF THE PORTION OF
PLATTED ALLEY TO BE VACATED

ABBREVIATION DESCRIPTION

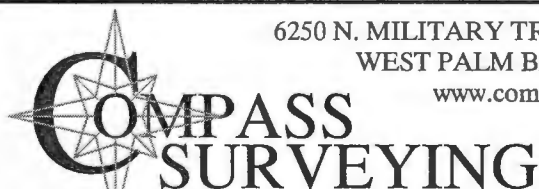
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
Ⓞ	CENTERLINE

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. SEARCH OF THE PUBLIC RECORDS FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415

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



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16649
SHEET 1 OF 3
SKETCH DATE: 10-17-2019

PREPARED FOR
STEPHEN LANGTON

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES

SKETCH AND DESCRIPTION

(LEGAL DESCRIPTION & TITLE REVIEW)

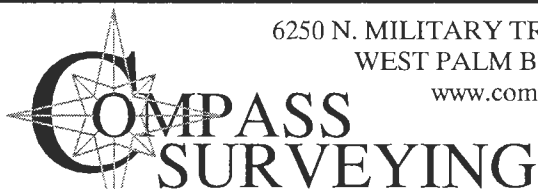
LEGAL DESCRIPTION:

BEING A PORTION OF BLOCK 85, ORANGE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 16.0 FOOT PLATTED ALLEY LYING WESTERLY OF LOTS 11 AND 12, BLOCK 85 AND LYING EASTERLY OF LOTS 13 AND 14, BLOCK 85.

CONTAINING IN ALL: 800 SQUARE FEET / 0.02 ACRES, MORE OR LESS.

OK
WK



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

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PROJECT: C-16649
SHEET 2 OF 3
SKETCH DATE: 10-17-2019

PREPARED FOR
STEPHEN LANGTON

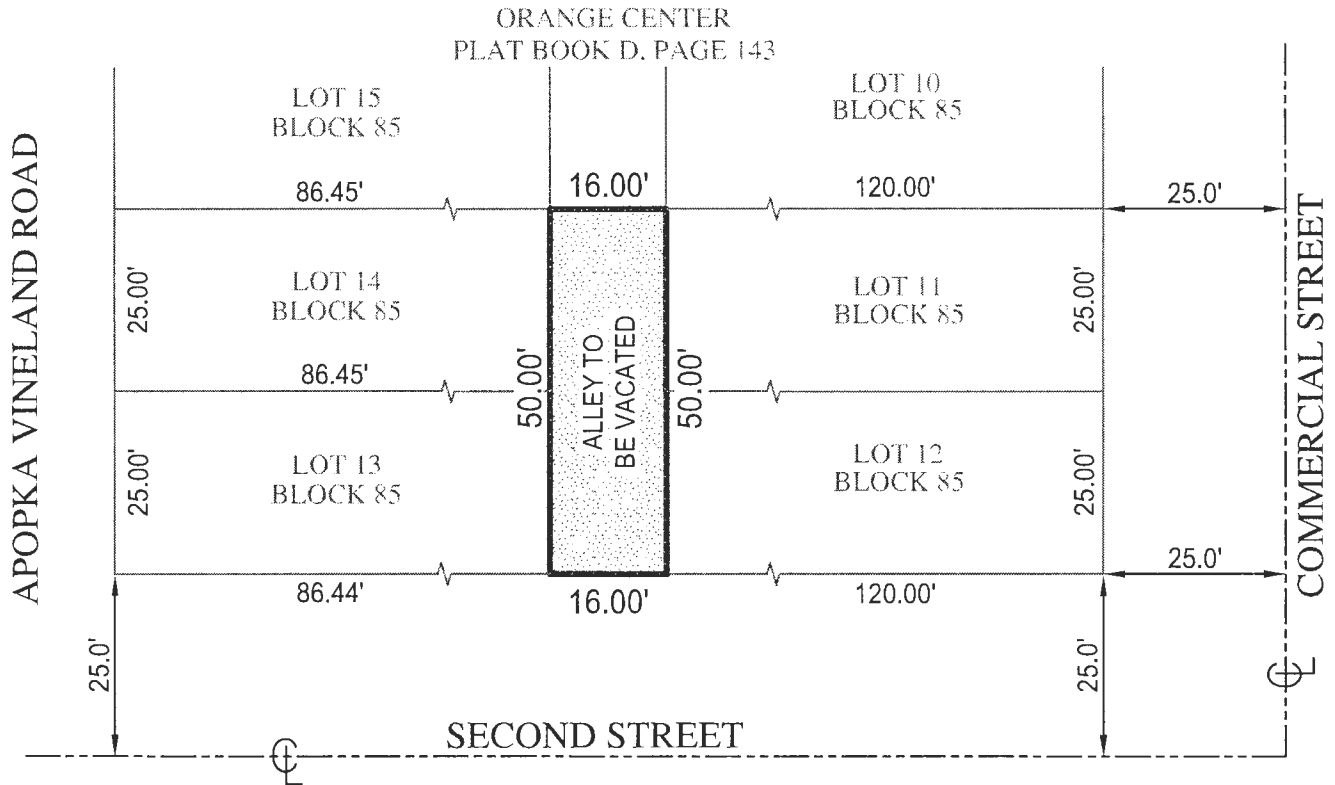
THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANING PAGES

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



GRAPHIC SCALE (In Feet)
1 inch = 25'



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

COMPASS SURVEYING

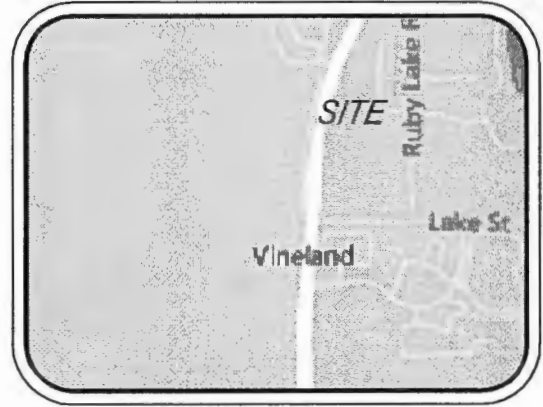
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16649
SHEET 3 OF 3
SKETCH DATE: 10-17-2019
PREPARED FOR
STEPHEN LANGTON

SKETCH AND DESCRIPTION

(COVER PAGE, LEGEND, NOTES AND SITE MAP)

SHEET 1: COVER PAGE, LEGEND, NOTES & LOCATION MAP
SHEET 2: LEGAL DESCRIPTION & TITLE POLICY REVIEW
SHEET 3: SKETCH OF DESCRIPTION



LOCATION MAP NOT TO SCALE

REFERENCE:
UNDERLYING BOUNDARY SURVEY DATED
10-22-2018, BY COMPASS SURVEYING
DRAWING # C-16580

PROPERTY ADDRESS
XXX CHESTNUT STREET & XXX MAPLE STREET
ORLANDO, FL 32836

THE PURPOSE OF THIS SKETCH AND DESCRIPTION
IS TO SHOW THE LOCATION OF THE PORTION OF
PLATTED ALLEY TO BE VACATED

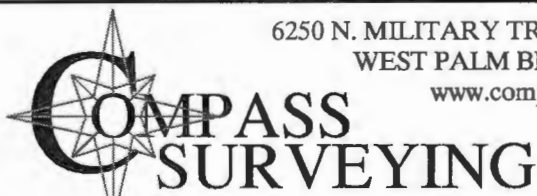
ABBREVIATION DESCRIPTION

LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
CL	CENTERLINE

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. SEARCH OF THE PUBLIC RECORDS FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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WEST PALM BEACH, FL 33407
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LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16580
SHEET 1 OF 3
SKETCH DATE: 10-17-2019

PREPARED FOR
STEPHEN LANGTON

SKETCH AND DESCRIPTION

(LEGAL DESCRIPTION)

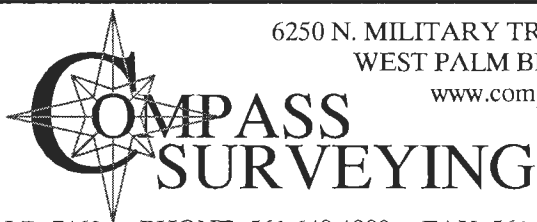
LEGAL DESCRIPTION:

BEING A PORTION OF BLOCK 35, ORANGE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 16.0 FOOT PLATTED ALLEY LYING WESTERLY OF LOTS 7 THROUGH 10, BLOCK 35 AND LYING EASTERLY OF LOTS 15 THROUGH 18, BLOCK 35.

CONTAINING IN ALL: 1,600 SQUARE FEET / 0.04 ACRES, MORE OR LESS.

OK
ML



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16580
SHEET 2 OF 3
SKETCH DATE: 10-17-2019

PREPARED FOR
STEPHEN LINGTON

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANING PAGES

SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)

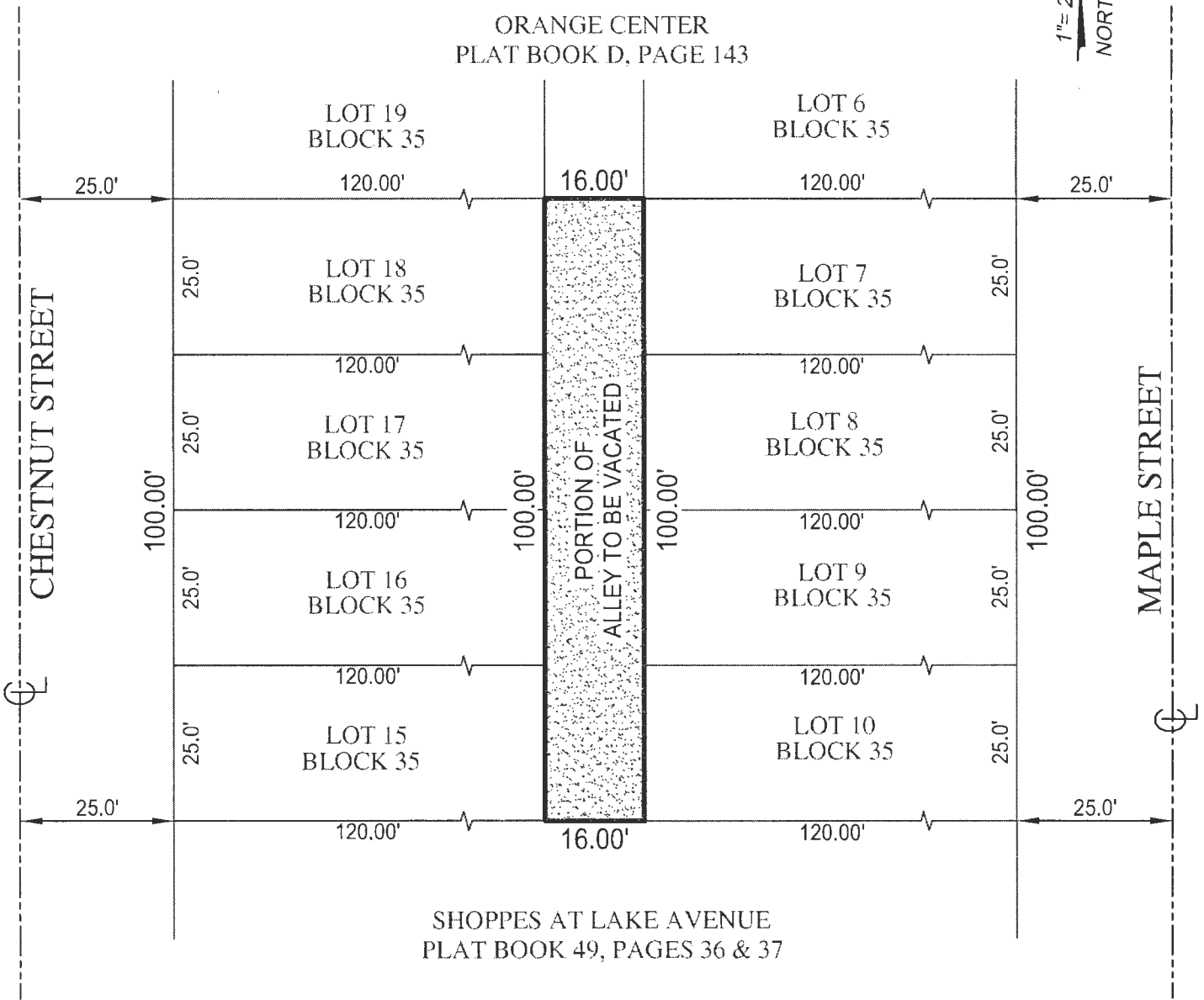


GRAPHIC SCALE (In Feet)

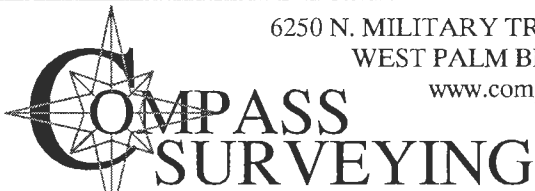
1 inch = ft. 25



ORANGE CENTER
PLAT BOOK D, PAGE 143



SHOPPES AT LAKE AVENUE
PLAT BOOK 49, PAGES 36 & 37



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-16580
SHEET 3 OF 3
SKETCH DATE: 10-17-2019

PREPARED FOR
STEPHEN LANGTON

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES

Orlando Sentinel

Published Daily
ORANGE County, Florida

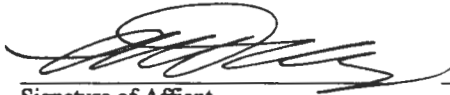
RCUD

FEB24'20PM1:06

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Blaine Rogers, 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 # 19-10-030 Petition to Vacate # 19-05-019 Administrative Petition to Vacate # 19-01-005 was published in said newspaper in the issues of Feb 16, 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.

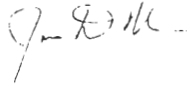


Blaine Rogers

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of February, 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 Attn: Katie Smith - CU00123736
PO Box 38
ORLANDO, FL, 32802-0038

Bill To:

Clerk County Commission-Orange Attn: Katie Smith - CU00123736
PO Box 38
ORLANDO, FL, 32802-0038

6600270

Orlando Sentinel

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITIONS TO VACATE 19-10-030 & 19-05-019
AND ADMINISTRATIVE PETITION TO
VACATE # 19-01-005**

The Orange County Board of County Commissioners will conduct a public hearing on March 10, 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: Sara and Fred Lin
Consideration: Resolution granting Petition to Vacate # 19-10-030, vacating a 2.50 foot portion of a 7.50 foot wide utility easement, containing approximately 108.75 square feet.
Location: District 5; The parcel address is 4437 Bridgewater Drive; S06/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Stephen Langton, on behalf of MSGYN LLC
Consideration: Resolution granting Petition to Vacate # 19-05-019, vacating two (2) portions of 16 foot wide unopened, unimproved and unnamed alleyways, containing 0.04 and 0.02 acres, respectively, for a total of approximately 0.06 acres.
Location: District 1; The parcel address is 11278 Commercial Street, the other parcels are unaddressed; S15/T24/R28; Orange County, Florida (legal property description on file)

AND

Applicant: Matt Suedmeyer, on behalf of Orange County Parks and Recreation Division
Consideration: Resolution granting Administrative Petition to Vacate # 19-01-005, vacating a strip of land designated as a "Beach".
Location: District 6; The parcel is unaddressed; S22/T22/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 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

Orlando Sentinel

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

ORG6600270

2/16/2020

6600270

Orlando Business Journal

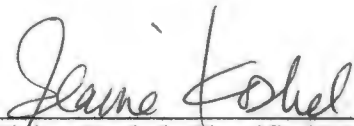
Published Weekly
Orlando, Orange County, Florida

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

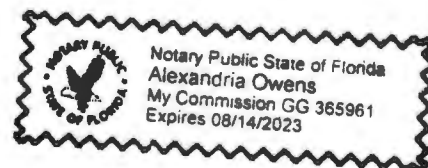
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate #19-05-019, was published in said newspaper in the issue of March 20, 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 March, 2020 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE #19-05-019

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain two (2) portions of 16 foot wide unopened, unimproved and unnamed alleyways, containing 0.04 and 0.02 acres, respectively, for a total of approximately 0.06 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 10, 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 those certain two (2) portions of 16 foot wide unopened, unimproved and unnamed alleyways, containing 0.04 and 0.02 acres, respectively, for a total of approximately 0.06 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 10TH DAY OF MARCH 2020.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
March 20, 2020