

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

October 5, 2021

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 21-05-031 with attachments for recording with Official Records.

Petition to Vacate # 21-05-031 was approved by the Board of County Commissioners at its regular meeting of September 14, 2021. 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  
Paul Sladek, 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: September 14, 2021

**RESOLUTION GRANTING PETITION TO VACATE # 21-05-031**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain **two 15 foot wide unopened, unimproved and unnamed rights-of-way, containing a total of approximately 0.19 acres** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **September 14, 2021**, 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 15 foot wide unopened, unimproved and unnamed rights-of-way, containing a total of approximately 0.19 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.

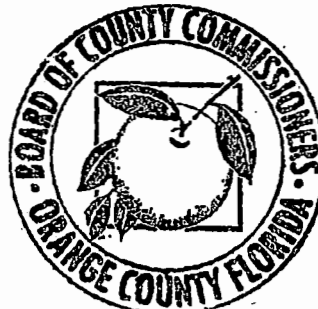
**RESOLVED THIS 14TH DAY OF SEPTEMBER 2021.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Brian W. Bivins*  
for County Mayor

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

### PROPOSED VACATED PORTION OF PUBLIC ROAD RIGHT-OF-WAY

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

#### DESCRIPTION

A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 504, PAGE 595, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, RUN SOUTH 89°37'14" WEST A DISTANCE OF 343.45 FEET TO A POINT ON SAID SOUTH LINE; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'57" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD AND THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 428 (WESTERN BELTWAY) AS DEPICTED ON THE ORANGE COUNTY RIGHT OF WAY MAPS, WESTERN BELTWAY, PROJECT NO. 75320-6460-653, ORANGE COUNTY, FLORIDA, STATE ROAD NO. 429 AND DESCRIBED IN OFFICIAL RECORDS BOOK 7311, PAGE 472, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN NORTH 23°37'46" WEST A DISTANCE OF 573.33 FEET; THENCE NORTH 20°43'01" WEST A DISTANCE OF 300.37 FEET; THENCE NORTH 23°37'46" WEST A DISTANCE OF 124.74 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY WITH A RADIUS OF 5899.58 FEET, A CENTRAL ANGLE OF 03°25'58", A CHORD BEARING NORTH 21°54'47" WEST FOR A CHORD DISTANCE OF 353.40 FEET; THENCE, ALONG THE ARC OF SAID CURVE, RUN 353.45 FEET TO THE TERMINATION OF SAID CURVE; THENCE NORTH 26°57'08" WEST A DISTANCE OF 42.21 FEET TO A POINT ON SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, SOUTH 89°40'17" WEST A DISTANCE OF 276.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (AVALON ROAD); SAID POINT BEING A NON-TANGENT POINT ON A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 00°21'04", A CHORD BEARING OF NORTH 11°59'51" WEST FOR A CHORD DISTANCE OF 15.32 FEET; THENCE, ALONG THE ARC OF SAID CURVE, RUN 15.32 FEET TO A NON-TANGENT POINT OF SAID CURVE; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTH 89°40'17" EAST A DISTANCE OF 272.21 FEET TO A POINT ON AFOREMENTIONED WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN SOUTH 26°57'08" EAST A DISTANCE OF 16.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,116 SQUARE FEET OR 0.095 ACRES, MORE OR LESS.

#### CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5899.58'	03°25'58"	353.45'	353.40'	N21°54'47"W
C2	2500.00'	00°21'04"	15.32'	15.32'	N11°59'51"W

#### SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429, WHICH BEARS N26°57'08"W, PER ORLANDO - ORANGE COUNTY RIGHT OF WAY MAPS, WESTERN BELTWAY, PROJECT NO. 75320-6460-653, ORANGE COUNTY, FLORIDA, STATE ROAD NO. 429.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR SKETCH AND LINE TABLE.

THIS SKETCH IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

##### PROPOSED VACATED PORTION OF PUBLIC ROAD RIGHT-OF-WAY

A PORTION OF  
SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST

ORANGE COUNTY, FLORIDA

JOB NO.: 190728	DATE	REVISIONS	TECH
SCALE: 1"=60'			
FIELD DATE:			
FIELD BY:			
DRAWN BY: EGW			
APPROVED BY: ----			
DRAWING FILE #			
190728_HORIZON WEST-AVALON ROAD [NORTH HALF ROW			

# ASM

AMERICAN  
SURVEYING  
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
3191 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
(407) 426-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER PSM #5643

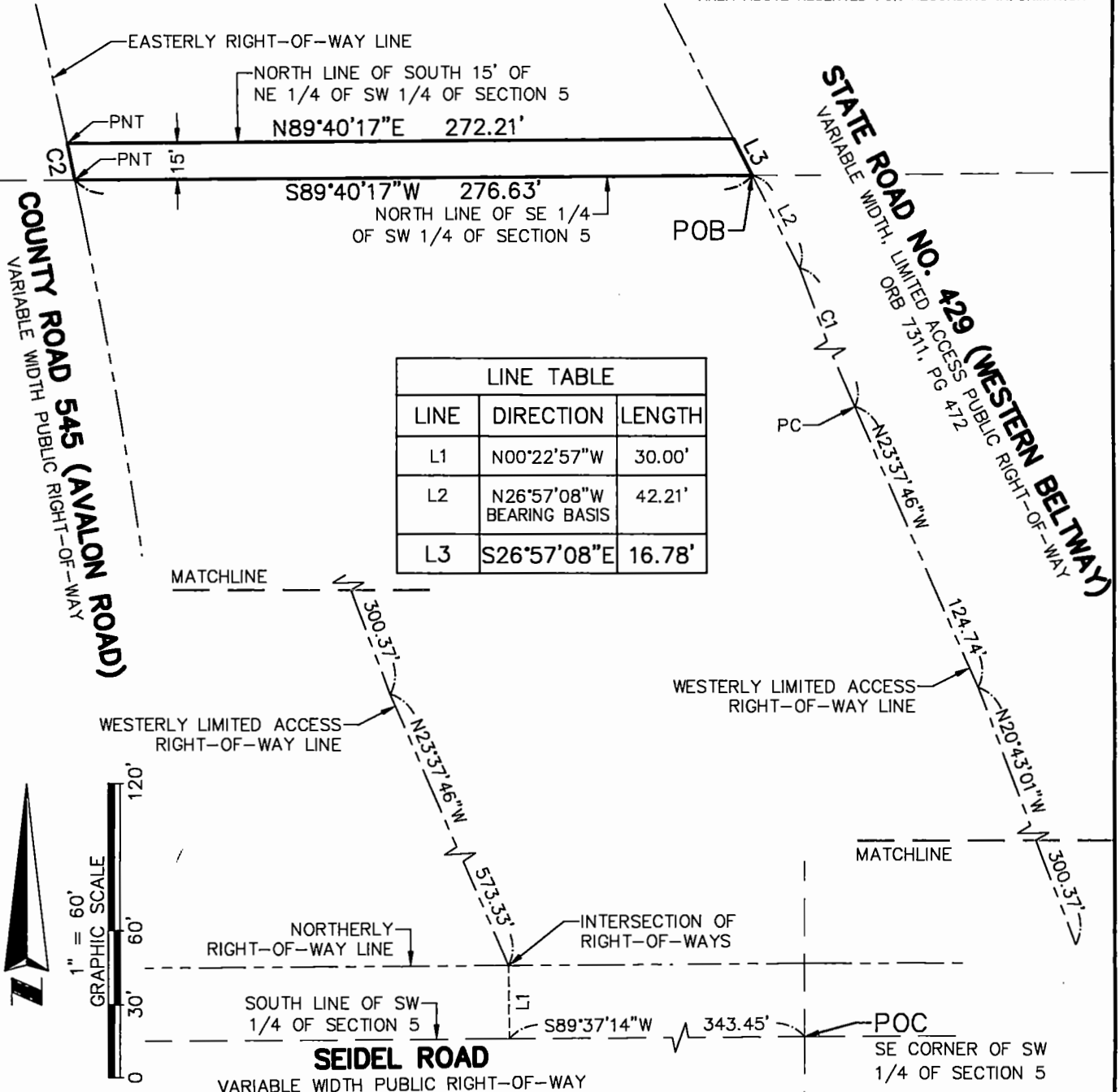
DATE:

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## PROPOSED VACATED PORTION OF PUBLIC ROAD RIGHT-OF-WAY

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST

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### LEGEND AND ABBREVIATIONS

ORB OFFICIAL RECORDS BOOK  
PC POINT OF CURVATURE  
PG PAGE(S)  
PNT POINT OF NON-TANGENCY  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

**ASM**

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CONTAINING 4,183 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

#### CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5899.58'	03°25'58"	353.45'	353.40'	N21°54'47"W
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#### SURVEYOR'S NOTES

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2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST

ORANGE COUNTY, FLORIDA

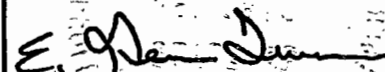
JOB NO.:	190728	DATE	REVISIONS	TECH
SCALE:	1"=60'			
FIELD DATE:				
FIELD BY:				
DRAWN BY:	EGW			
APPROVED BY:	----			
DRAWING FILE #				
190728_HORIZON WEST-AVALON ROAD_BNDY-TOPQ.DWG				

# ASAM

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& MAPPING INC.

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ORLANDO, FLORIDA 32803  
(407) 426-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

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E. GLENN TURNER, PSM #5643

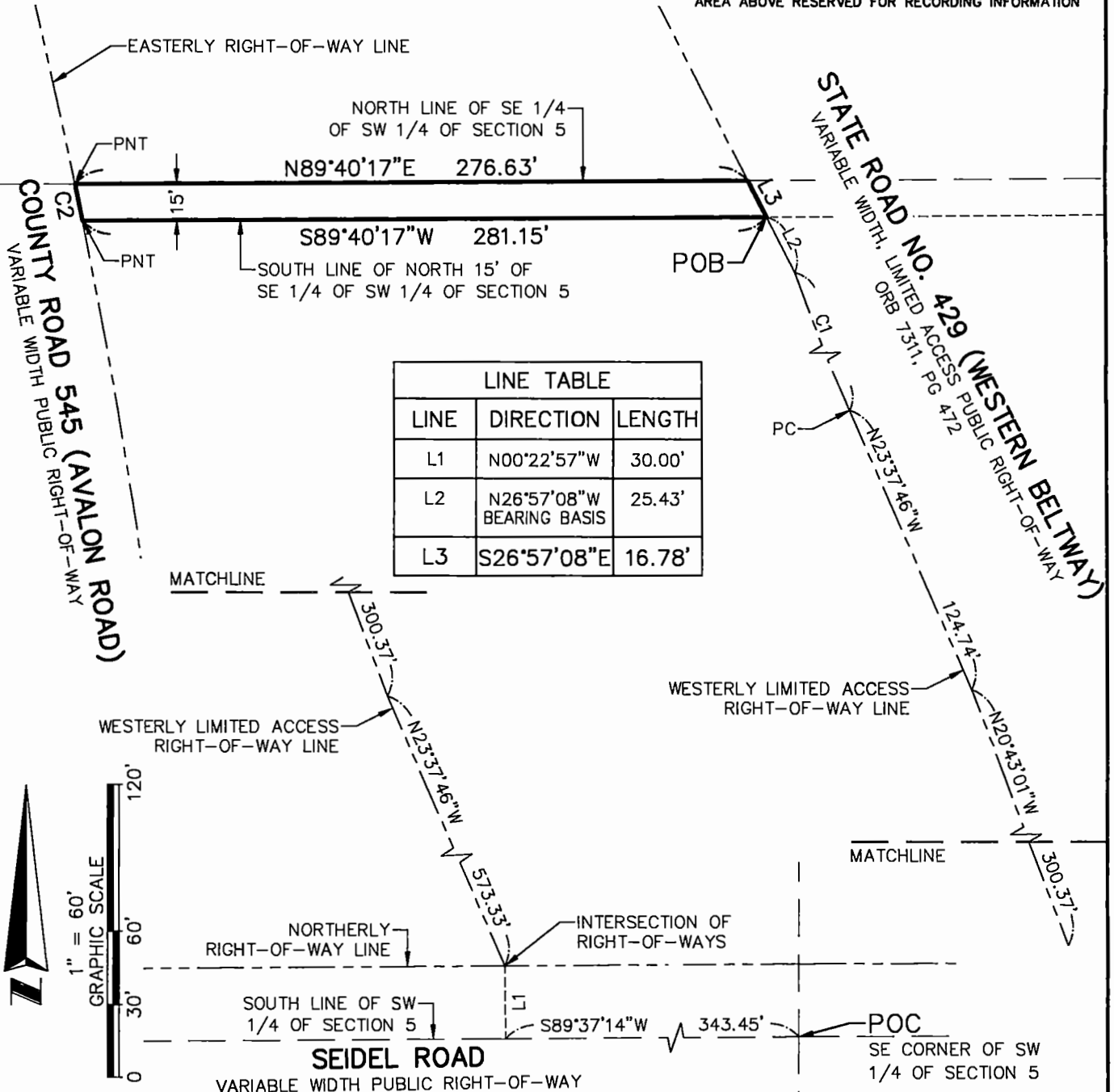
DATE:

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PROPOSED VACATED PORTION  
OF PUBLIC ROAD RIGHT-OF-WAY

A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST

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ORLANDO, FLORIDA 32803  
(407) 426-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

# Orlando Sentinel

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 Illinois  
County Of Cook**

Before the undersigned authority personally appeared  
Jeremy Gates, 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 # 21-01-001 Petition to Vacate # 21-05-031 was published in said newspaper in the issues of Aug 22, 2021.

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



**Jeremy Gates**

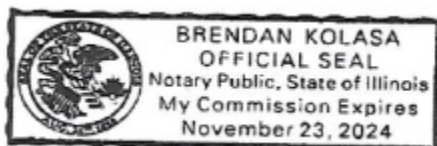
\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Name of Affiant

Sworn to and subscribed before me on this 23 day of August, 2021,  
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

7019563

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARINGS  
PETITION TO VACATE # 21-01-001  
PETITION TO VACATE # 21-05-031**

The Orange County Board of County Commissioners will conduct a public hearing on September 14, 2021, 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: William and Kari Hicks  
Consideration: Resolution granting Petition to Vacate # 21-01-001, vacating a 5 foot wide portion of a 10 foot wide utility easement located along the rear property line of the petitioners residential lot, containing approximately 425 square feet.  
Location: District 3; property located at 622 S. Deerwood Avenue; S31/T22/R31; Orange County, Florida (legal property description on file)

**AND**

Applicant: Charles Whittall, on behalf of Seidel West I, LLC  
Consideration: Resolution granting Petition to Vacate # 21-05-031, vacating two 15 foot wide unopened, unimproved and unnamed rights-of-way, containing a total of approximately 0.19 acres.  
Location: District 1; The parcel is unaddressed; S05/T24/R27; 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 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

ORG7019563

8/22/2021

7019563

Orlando Business Journal

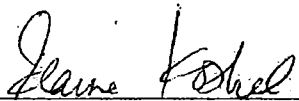
Published Weekly  
Orlando, Orange County, Florida

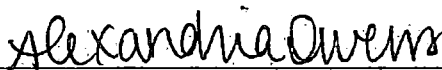
STATE OF FLORIDA  
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,  
VOLUSIA & BREVARD

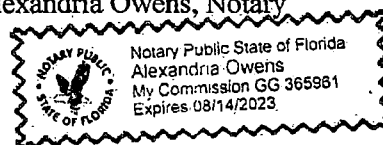
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-05-031, was published in said newspaper in the issue of October 1, 2021.

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 October, 2021 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Alexandria Owens, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 21-05-031  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain two 15 foot wide unopened, unimproved and unnamed rights-of-way, containing a total of approximately 0.19 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 September 14, 2021, 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 two 15 foot wide unopened, unimproved and unnamed rights-of-way, containing a total of approximately 0.19 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 14TH DAY OF SEPTEMBER 2021:  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
October 1, 2021