



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 21, 2020

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 18-05-018 with attachments for recording with Official Records.

Petition to Vacate # 18-05-018 was approved by the Board of County Commissioners at its regular meeting of July 7, 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
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: July 7, 2020

RESOLUTION GRANTING PETITION TO VACATE # 18-05-018

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 50 foot wide unopened and unimproved right-of-way known as Elmer Street** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **July 7, 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 **portion of a 50 foot wide unopened and unimproved right-of-way known as Elmer Street** 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.

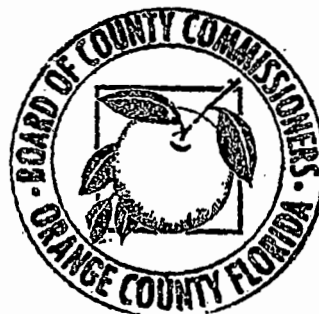
RESOLVED THIS 7TH DAY OF JULY 2020.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Raymond Bivona*
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/jlk

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

Orlando Sentinel

Published Daily
ORANGE County, Florida

~~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 #18-05-018 Petition to Vacate #17-09-035 was published in said newspaper in the issues of Jun 14, 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.

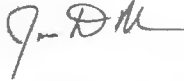


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 18 day of June, 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 - [REDACTED]
PO Box 38
Orlando, FL, 32802-0038

Bill To:

Clerk County Commission-Orange - [REDACTED]
PO Box 38
Orlando, FL, 32802-0038

6693185



436 West Commodore Blvd. Suite 1
Jackson, NJ 08527
Tel: (844) SURVEY-9

**AMERICAN
LAYOUT**

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 SOUTH, ORANGE COUNTY, FLORIDA, BEING A PORTION OF EAST ORANGE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGES 3 AND 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 49, EAST ORANGE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGES 3 AND 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE SOUTH 90°00'00" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF ELMER STREET AND THE SOUTH LINE OF SAID BLOCK 49, A DISTANCE OF 283.40 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 49; THENCE SOUTH 02°09'28" EAST, A DISTANCE OF 50.04 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 50 OF THE AFORESAID PLAT; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF ELMER STREET AND THE NORTH LINE OF SAID BLOCK 50, A DISTANCE OF 283.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 50; THENCE NORTH 01°42'00" WEST, A DISTANCE OF 50.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,190 SQUARE FEET, OR 0.325 ACRES, MORE OR LESS.

The above description is in accordance with the Attachment "A", prepared by American Layout & Land Surveying dated November 20, 2018



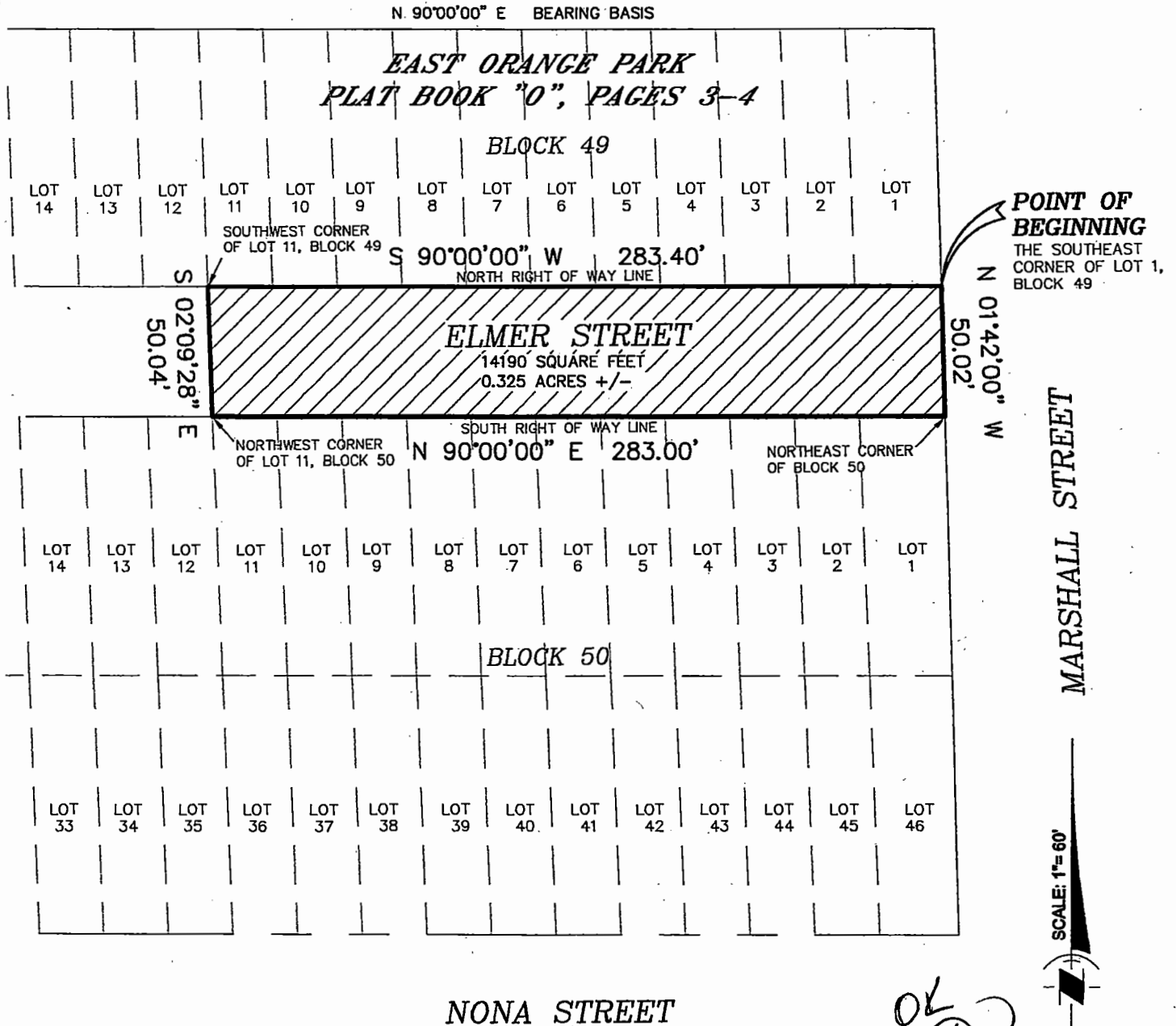
Abraham I. Remchuk, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS6813
November 20, 2018



**AMERICAN
LAYOUT**

SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -

SHEET 2 OF 2



SURVEYOR'S NOTES

- 1) Bearings are based on the North line of Block 49, EAST ORANGE PARK, Plat Book "O", Pages 3-4, Public Records of Orange County, Florida, an assumed bearing of N 89°58'48" E.
- 2) See sheet 1 for Legal Description.



AMERICAN LAYOUT & LAND SURVEYING
5125 Adanson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 787-8399
LICENSED BUSINESS No. 8131
AMERICAN LAYOUT/JOBS/1698/1698-SOD

Orlando Sentinel

**ORANGE COUNTY
NOTICE OF PUBLIC HEARINGS
PETITION TO VACATE #18-05-018 AND
PETITION TO VACATE #17-09-035**

The Orange County Board of County Commissioners will conduct public hearings on July 7, 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: Brandon C. Tanguay
Consideration: Resolution granting Petition to Vacate #18-05-018, vacating a portion of a 50 foot wide unopened and unimproved right-of-way known as Elmer Street.

Location: District 4; The parcel address is 722 Dean Creek Lane, 700 Dean Creek Lane, 10129 Elmer Street and one parcel is unaddressed; S32/T22/R31; Orange County, Florida (legal property description on file)

AND

Applicant: Dennis Warren and Kelly Louls

Consideration: Resolution granting Petition to Vacate #17-09-035, vacating a portion of a 30 foot wide opened and improved right-of-way known as Exposition Avenue, containing approximately 0.09 acres.

Location: District 2; The parcel addresses are 5750 Edgewater Drive, 2810 Exposition Avenue, 2818 Exposition Avenue, and 2826 Exposition Avenue; S04/T22/R29; 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, 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 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

Orlando Sentinel

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

ORG6693185

6/14/2020

6693185

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 # 18-05-018, was published in said newspaper in the issue of July 17, 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.

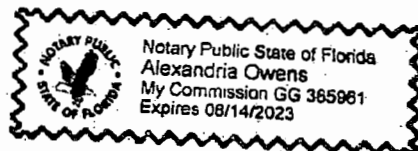
Sworn to and subscribed before me this 20th day of July, 2020 by Elaine Koshel who is personally known to me.

Elaine Koshel

Elaine Koshel, Classified Manager

Alexandria Owens

Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 18-05-018
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 50 foot wide unopened and unimproved right-of-way known as Elmer Street 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 July 7, 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 that certain portion of a 50 foot wide unopened and unimproved right-of-way known as Elmer Street 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 7TH DAY OF JULY 2020.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
July 17, 2020