

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

August 28, 2023

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 23-03-009 with attachments for recording with Official Records.

Petition to Vacate # 23-03-009 was approved by the Board of County Commissioners at its regular meeting of August 8, 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:   
Deputy Clerk

jlk:mf

BCC Mtg. Date: August 8, 2023

**RESOLUTION GRANTING PETITION TO VACATE # 23-03-009**

**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 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision** Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **August 8, 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 **portion of a 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision** 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 EIGHTH DAY OF AUGUST 2023.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Brown*  
*for* County Mayor

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

By: *Jennifer Ann Lewis*  
Deputy Clerk



mf/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

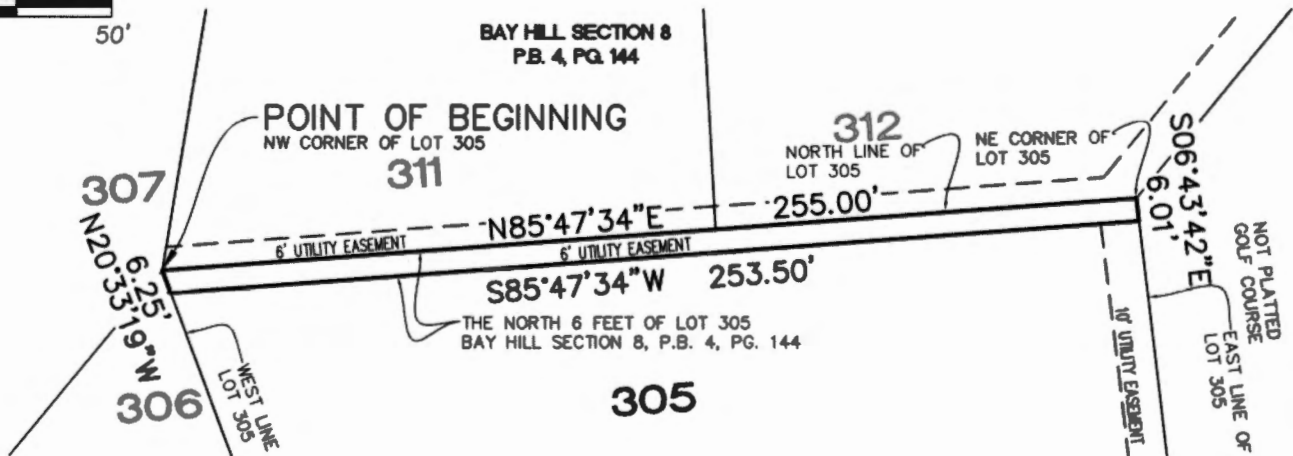
NOT A SURVEY

THE NORTH 6.00 FEET OF LOT 305 BAY HILL, SECTION 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 144 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 305 RUN N85°47'34"E ALONG THE NORTH LINE OF SAID LOT 305 FOR A DISTANCE OF 255.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 305; THENCE RUN S06°43'42"E ALONG THE EAST LINE OF SAID LOT 305 FOR A DISTANCE OF 6.01 FEET; THENCE RUN S85°47'34"W FOR A DISTANCE OF 253.50 FEET TO THE WEST LINE OF SAID LOT 305; THENCE RUN N20°33'19"W ALONG SAID WEST LINE OF LOT 305 FOR A DISTANCE OF 6.25 FEET TO THE POINT OF BEGINNING;

CONTAINING 1525.51 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.



SCALE: 1" = 50'



*OK WRM 6/23/2023*

P.B. PLAT BOOK, (OR P.B.)  
PG(S). PAGE(S), (OR PG.S)

**ALLEN COMPANY**  
ESTABLISHED 1988

SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
18 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#6723

**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.082.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BAY HILL SECTION 8 PB.4, PG 144 (ASSUMED FOR ANGULAR DESIGNATION ONLY), ON ASSUMED S89°59'10"E FOR THE NORTH LINE OF NW ¼ SEC. 27-23-28
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #:	20220003	CALC BY:	MF
DATE:	6/23/2023	DRAWN BY:	ML
SCALE:	1" = 50'	CHECKED BY:	MR

FOR THE LICENSED BUSINESS #6723 BY:

MARK A. FOLLIS, P.S.M. #6000

# 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 #22-03-013 Petition to Vacate #22-11-026 Petition to Vacate #  
23-03-009

Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Jul 16, 2023.

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



Signature of Affiant

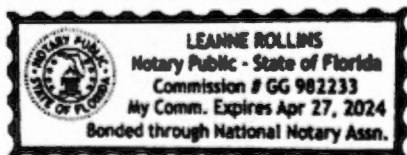
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 17 day of July, 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

7463966

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 22-03-013  
PETITION TO VACATE # 22-11-026  
PETITION TO VACATE # 23-03-009**

The Orange County Board of County Commissioners will conduct public hearings on **August 8, 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:** Irina Haydon on behalf of Matthew and Sarah Beck

**Consideration:** Resolution granting Petition to Vacate # 22-03-013, vacating two portions of a 7.5 foot wide drainage and utility easement. The first portion is approximately 1.67 feet wide by 30.22 feet long and the second portion is approximately 138.16 feet long by 3.88 feet. The easement is located on the north side of the property within Les Terraces Subdivision.

**Location:** District 1; The parcel address is 2828 Ingeborg Court; S04/T23/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., on behalf of Mid-Florida Freezer Properties LLC and MG 88 Central Florida Cold Storage II LLC.

**Consideration:** Resolution granting Petition to Vacate # 22-11-026, vacating a portion of a 60 foot wide right-of-way known as Shepard Avenue, containing a total of approximately 0.82 acres.

**Location:** District 2; Three parcel addresses are 2560 W. Orange Blossom Trail, 2322 W. Orange Blossom Trail, and 2323 Mayflower Avenue and the other one is unaddressed; S06/T21/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Nick Louloudis, on behalf of Park Square Enterprises LLC.

**Consideration:** Resolution granting Petition to Vacate # 23-03-009, vacating a portion of a 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision.

**Location:** District 1; The parcel address is 6087 Barrington Court; S27/T23/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 THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING**

# Orlando Sentinel

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MEDIA GROUP

DIVISION, WILLIAM WORLEY, 407-836-7925, Email: William.worley@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

ORG7463966

7/16/2023

7463966

Orlando Business Journal

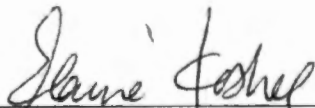
Published Weekly  
Orlando, Orange County, Florida

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

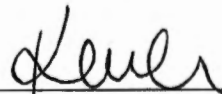
Before the undersigned authority personally appeared Elaine Koshel, who states that she is an Account Executive of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 23-03-009, was published in said newspaper in the issue of August 18, 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 21st day of August, 2023 by Elaine Koshel who is personally known to me.



Elaine Koshel, Account Executive



Notary



NOTICE OF ADOPTION  
PETITION TO VACATE #  
23-03-009

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 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision 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 August 8, 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 portion of a 6 foot wide utility easement located along the north property line of their residential lot located within the Bay Hill Section 8 Subdivision 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 EIGHTH DAY OF AUGUST 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners  
Orange County, Florida  
August 18, 2023