

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 9, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # Munger Plat and Lake Bryan Boulevard Vacation with attachments for recording with Official Records.

Petition to Vacate # Munger Plat and Lake Bryan Boulevard Vacation was approved by the Board of County Commissioners at its regular meeting of July 25, 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

ks:mf

BCC Mtg. Date: July 25, 2023

**RESOLUTION GRANTING PETITION TO VACATE # PETITION TO VACATE A PORTION OF
MUNGER PLAT AND A PORTION OF LAKE BRYAN BOULEVARD VACATION**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of Munger Plat and a portion of Lake Bryan Boulevard, as recorded in Plat Book E, Page 23 of the Public Records of Orange County, Florida** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **July 25, 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 Munger Plat and a portion of Lake Bryan Boulevard, as recorded in Plat Book E, Page 23 of the Public Records of Orange County, Florida** 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.

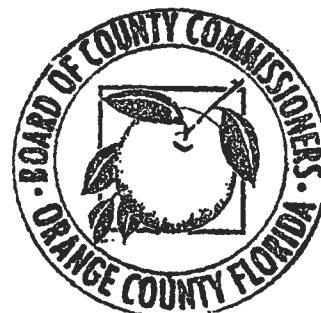
RESOLVED THIS TWENTY-FIFTH DAY OF JULY 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bruce B. Blyden*
for County Mayor

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

By: *Jennifer Ann Kinast*
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 AND DESCRIPTION

SUBJECT TRACT

Lots 1, 2, 3, 4, 31, 32, 33, 34 and a part of Lots 29 & 30, Willis R. Munger's Subdivision, according to the plat thereof recorded in Plat Book "E", Page 23, less plat of Bryan Beach Estates, according to the plat thereof recorded in Plat Book V, Page 109, Public Records of Orange County, Florida, together with all platted right-of-way lying within the Northeast 1/4 of Section 27, Township 24 South, Range 28 East, Orange County, Florida as shown on said plat of Willis R. Munger's Subdivision, being more particularly described as follows:

Begin at the Northeast corner of Section 27, Township 24 South, Range 28 East; Thence run S.00°55'18"W., along the East line of the Northeast 1/4 of said Section 27, for a distance of 1994.62 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 27; Thence run S.89°54'40"W., along said South line, for a distance of 673.38 feet to the East line of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 27; Thence run N.00°41'01"E., along the East line of said Northeast 1/4, for a distance of 664.99 feet to the South line of the North 1/2 of the Northeast 1/4 of said Section 27; Thence run S.89°55'30"W., along the South line of said North 1/2, for a distance of 721.48 feet to the West line of platted right-of-way as shown on said plat of Bryan Beach Estates; Thence run N.00°03'35"E., along the West line of said platted right-of-way, a distance of 15.00 feet to the North line of said platted right-of-way; Thence run N.89°55'30"E., along the North line of said platted right-of-way, for a distance of 568.17 feet to the East line of said plat of Bryan Beach Estates; Thence run N.00°03'35"E., along the East line of said plat of Bryan Beach Estates, for a distance of 345.00 feet to the Northeast corner of said plat of Bryan Beach Estates; Thence run S.89°55'30"W., along the North line of said plat of Bryan Beach Estates, for a distance of 520.41 feet to the West line of the Northeast 1/4 of said Section 27; Thence run N.00°26'44"E., along said West line, for a distance of 970.24 feet to the North line of the Northeast 1/4 of said Section 27; Thence run N.89°57'08"E., along the North line of the Northeast 1/4 of said Section 27, for a distance of 1363.33 feet to the Point of Beginning.

Containing 47.64 acres, more or less.

OK WRM 6/16/2023

SHEET 1 OF 2

GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO FLORIDA 32807 (407)277-3232 FAX (407)658-1436 EMAIL GRUSCOTT@GRUSCOTT.COM

CERTIFICATE OF AUTHORIZATION - LB 4596

LEGEND -

P.B.	PLAT BOOK
PG.	PAGE
P.	PLAT
F.	FIELD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N&D	NAIL & DISK
R/W	RIGHT OF WAY
ESMT.	EASEMENT
DRAIN.	DRAINAGE
UTIL.	UTILITY
DESC.	DESCRIPTION

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED (LISTED BELOW) AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
5. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)

CERTIFIED BY:



R.L.S. #

4714

JAMES W. SCOTT, R.L.S. # 4801

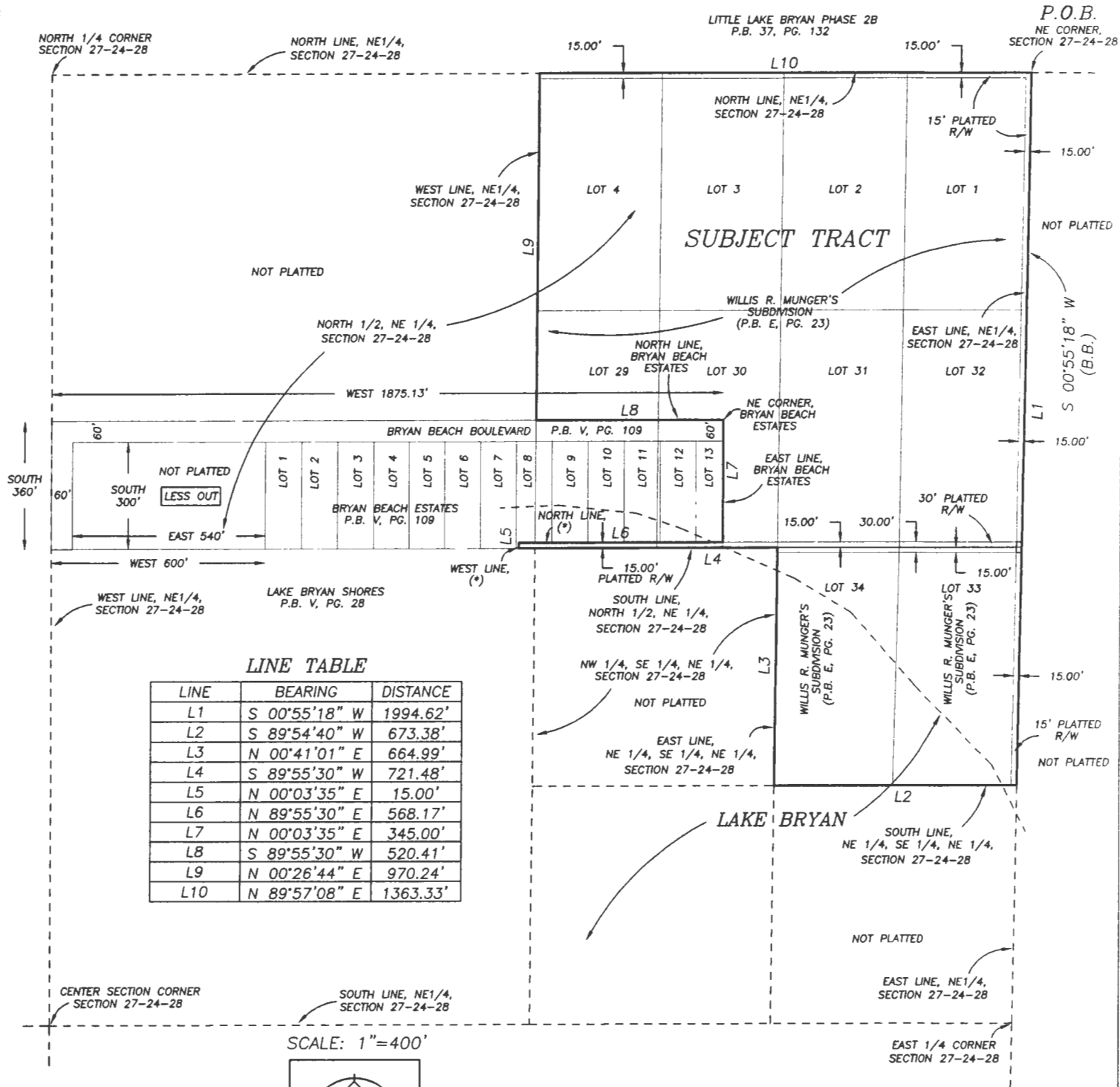
TOM X. GRUSENMEYER, R.L.S. # 4714

SKETCH AND DESCRIPTION FOR/CERTIFIED TO: NANCY ROSSMAN; ORANGE COUNTY

DATE	ORDER #
04-24-2023	23-4733
05-02-2023	
06-09-2023	
06-13-2023	

SKETCH AND DESCRIPTION

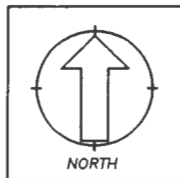
NOT A BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°55'18" W	1994.62'
L2	S 89°54'40" W	673.38'
L3	N 00°41'01" E	664.99'
L4	S 89°55'30" W	721.48'
L5	N 00°03'35" E	15.00'
L6	N 89°55'30" E	568.17'
L7	N 00°03'35" E	345.00'
L8	S 89°55'30" W	520.41'
L9	N 00°26'44" E	970.24'
L10	N 89°57'08" E	1363.33'

SCALE: 1"=400'



LEGEND

(*) = PLATTED RIGHT-OF-WAY AS SHOWN ON BRYAN BEACH ESTATES

SHEET 2 OF 2

GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436
 CERTIFICATE OF AUTHORIZATION - LB 4596

DATE	ORDER #
04-24-2023	23-4733
05-02-2023	
06-09-2023	
06-13-2023	

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 Line: Munger Plat and
Lake Bryan Boulevard Plat Vacation
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 02, 2023.

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



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 3 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

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
MUNGER PLAT AND LAKE BRYAN
BOULEVARD PLAT VACATION**

The Orange County Board of County Commissioners will conduct a public hearing on July 25, 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: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed P.A., on behalf of WGML Investments, Ltd and PRN Real Estate & Investments, Ltd.

Consideration: Resolution granting petition to vacate a portion of Munger Plat and a portion of Lake Bryan Boulevard, as recorded in Plat Book E, Page 23, of the Public Records of Orange County, Florida.

Location: District 1; Two parcel addresses are 8159 Lake Bryan Boulevard, 8211 Lake Bryan Boulevard, and two other parcels are unaddressed; S27/T24/R28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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, 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

7457930

Orlando Business Journal

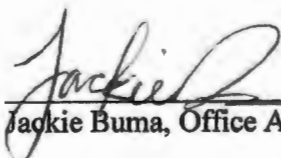
Published Weekly
Orlando, Orange County, Florida

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

Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support 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 a Portion of Munger Plat & a Portion of Lake Bryan Blvd Vacation in said newspaper in the issue of August 4th, 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 4th day of August, 2023 by Jackie Buma who is personally known to me.


Jackie Buma, Office Admin & Sales Support


Anne-Marie Hayward, Notary


NOTICE OF ADOPTION
PETITION TO VACATE A
PORTION OF MUNGER
PLAT AND A PORTION OF
LAKE BRYAN BOULEVARD
VACATION

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of Munger Plat and a portion of Lake Bryan Boulevard, as recorded in Plat Book E, Page 23 of the Public Records of Orange County, Florida 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 25, 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 Munger Plat and a portion of Lake Bryan Boulevard, as recorded in Plat Book E, Page 23 of the Public Records of Orange County, Florida 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 TWENTY-FIFTH DAY OF JULY 2023.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
August 4, 2023