



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 30, 2024

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 24-02-007 with attachments for recording with Official Records.

Petition to Vacate # 24-02-007 was approved by the Board of County Commissioners at its regular meeting of October 8, 2024. 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: *Jennifer Ann - Kinney*  
Deputy Clerk

dr:mf

BCC Mtg. Date: October 8, 2024

**RESOLUTION GRANTING PETITION TO VACATE # 24-02-007**

**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 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 acres** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **October 8, 2024**, 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 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 acres** will not operate to the detriment of Orange County or the public.

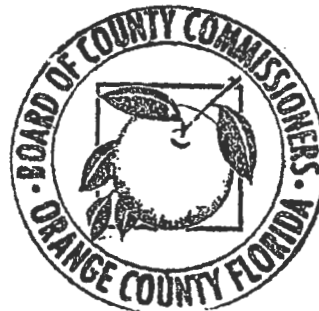
**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 EIGHTH DAY OF OCTOBER 2024.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ronald 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/cas

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

**THIS IS NOT A SURVEY**

**BEARING BASIS**

CENTER LINE OF OLD GOLDENROD ROAD AS S 00°38'57" E  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.  
 SECTION 14, TOWNSHIP 23 SOUTH, RANGE 30 EAST

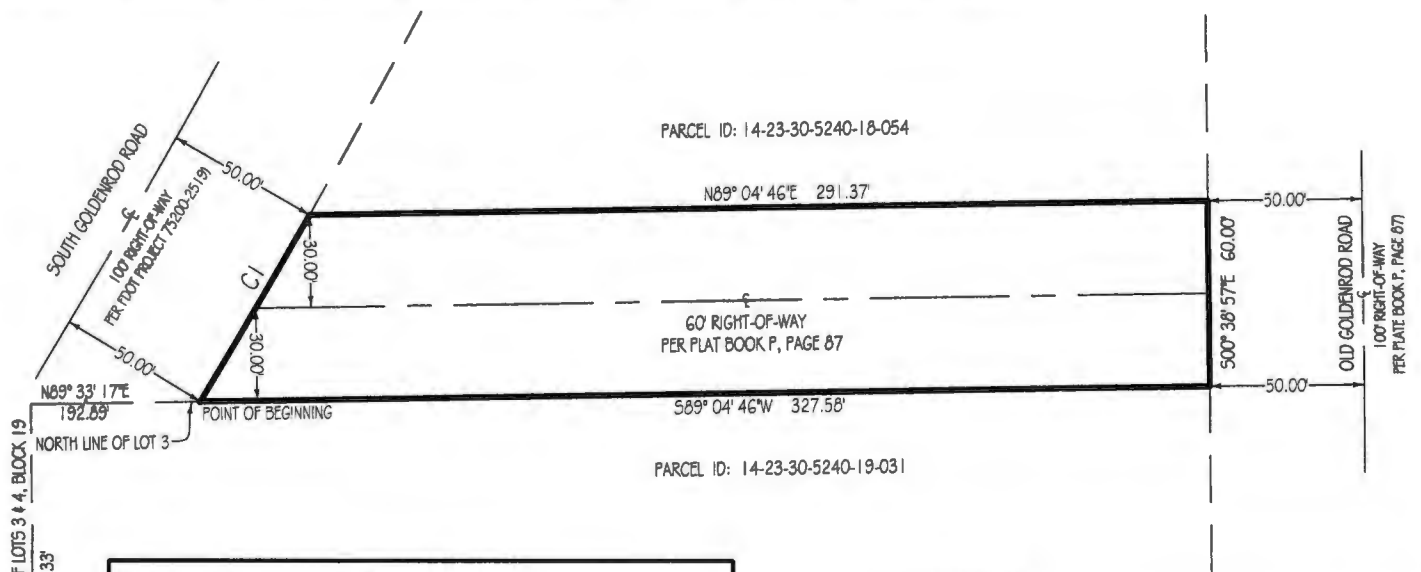
OK  
 SPB  
 Aug 27/2024

SCALE: 1"=60'

**LEGAL DESCRIPTION:**

A PORTION OF DESOTO AVENUE IN LOS TERRANOS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 19, LOS TERRANOS, AS RECORDED IN THE PLAT THEREOF, IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S. 89°36'08" W., ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 224.63 FEET TO THE WEST LINE OF THE EAST 540 FEET OF LOTS 3 AND 4, BLOCK 19, OF SAID LOS TERRANOS; THENCE DEPARTING SAID SOUTH LOT LINE, RUN N. 00°09'25" W., ALONG SAID WEST LINE, A DISTANCE OF 636.33 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE DEPARTING SAID WEST LINE, RUN N. 89°33'17" E., ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 192.89 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2921.79 FEET AND A CENTRAL ANGLE OF 01°22'38"; THENCE RUN ALONG SAID CURVE FOR AN ARC LENGTH OF 70.23 FEET; THENCE RUN N. 89°04'46" E. A DISTANCE OF 291.37 FEET; THENCE RUN S. 00°38'57" E. A DISTANCE OF 60.00 FEET; THENCE RUN S. 89°04'46" W. A DISTANCE OF 327.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN ORANGE COUNTY, FLORIDA, AND CONTAINING 18,558.51 ± SQUARE FEET OR 0.426 ACRES MORE OR LESS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	70.23'	2921.79'	1° 22' 38"	N30° 23' 29.77"E	70.229

WEST LINE OF THE EAST 540' OF LOTS 3 & 4, BLOCK 19  
 N00° 09' 25" W 636.33'

POINT OF COMMENCEMENT  
 THE SOUTHEAST CORNER  
 OF LOT 3 - BLOCK 19  
 (PLAT BOOK P, PAGE 87)

**SURVEYOR'S CERTIFICATION:** SKETCH OF DESCRIPTION  
 I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.082, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed  
 by Pablo A  
 Alvarez  
 Date: 2024.07.31  
 14:15:36 -04'00'

SIGNED: \_\_\_\_\_ DATE: 07-31-2024  
 PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
 REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR  
 AND MAPPER SHOWN ABOVE)

This sketch and description has been issued by the following  
 Landtec Surveying office:  
 840 U.S. HWY 1, Suite 330  
 North Palm Beach, FL 33408  
 Office: (561) 210-9344  
 Email: [Construction@landtecsurvey.com](mailto:Construction@landtecsurvey.com)  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

**LEGEND:**  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 P.B. - PLAT BOOK  
 P.G. - PAGE  
 CL - CENTER LINE  
 C# - CURVE NUMBER

Job Nr: 200641-SE Drawn by: K.T.



# Orlando Sentinel

MEDIA GROUP

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, 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: Petition to Vacate # 24-02-007 Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Sep 15, 2024.

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



Signature of Affiant

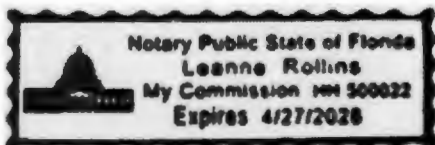
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 16 day of September, 2024,  
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  
PETITION TO VACATE # 24-02-007**

The Orange County Board of County Commissioners will conduct a public hearing on **October 8, 2024, 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: Pedro Cargua, on behalf of Lake Padel LLC

Consideration: Resolution granting Petition to Vacate # 24-02-007, vacating a portion of a 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 acres.

Location: District 3; One parcel is unaddressed, and the other parcel address is 4500 Old Goldenrod Road; S14/T23/R30; 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 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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

**Notice of Adoption**

NOTICE OF ADOPTION  
PETITION TO VACATE #  
24-02-007

Orlando Business Journal

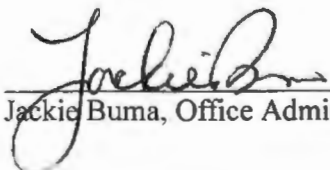
Published Weekly  
Orlando, Orange County, Florida

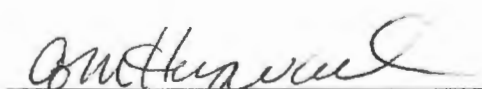
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

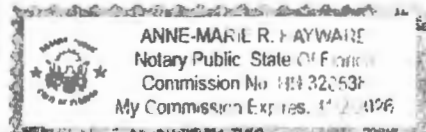
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of PETITION TO VACATE # 24-02-007 in said newspaper in the issues of October 25<sup>th</sup>, 2024.

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 25<sup>th</sup> day of October, 2024 by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Administrator

  
Anne-Marie Hayward, Notary



easement, or park described above is vacated as of this date and Orange County renounces any rights in it.  
**RESOLVED THIS EIGHTH DAY OF OCTOBER 2024.**  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
October 25, 2024

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 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 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 October 8, 2024, 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 60-foot-wide unopened and unimproved right-of-way known as Desoto Avenue located along the north property line of the petitioner's commercial parcel and along the south property line of an FDOT retention pond, lying within Los Terranos Subdivision, containing a total of approximately 0.43 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,