

**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 28, 2023

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate # 21-12-066 with attachments for recording with Official Records.

Petition to Vacate # 21-12-066 was approved by the Board of County Commissioners at its regular meeting of July 11, 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: July 11, 2023

**RESOLUTION GRANTING PETITION TO VACATE # 21-12-066**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **blanket drainage easement over the petitioner's vacant commercial property containing approximately 2.36 acres** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **July 11, 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 **blanket drainage easement over the petitioner's vacant commercial property containing approximately 2.36 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.

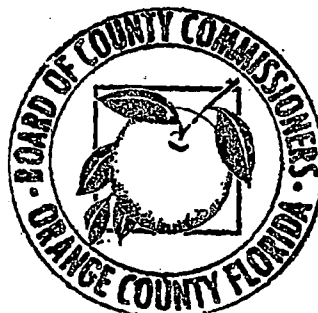
**RESOLVED THIS ELEVENTH DAY OF JULY 2023.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: Frederick B. Bowers  
for County Mayor

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

By: Jennifer Ann-King  
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

SHEET 1 OF 2

VACATING DRAINAGE EASEMENT DESCRIPTION (PREPARED BY SURVEYOR) REVISED 10-05-2022 MTR

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST OF ORANGE COUNTY, FLORIDA; THENCE RUN N 00°24'38" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 329.49 FEET; THENCE S 89°40'11" W, A DISTANCE OF 60.00 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF GOLDENROD ROAD (S.R. 551) PER FDOT R/W MAP F.P. No. 437634-1; THENCE, CONTINUE S 89°40'11" W, A DISTANCE OF 264.87 FEET; THENCE N 00°24'45" W, A DISTANCE OF 388.25 FEET; THENCE N 89°40'56" E, A DISTANCE OF 264.88 FEET, TO A POINT ON THE AFOREMENTIONED WEST R/W LINE OF GOLDENROD ROAD; THENCE S 00°24'38" E, ALONG SAID WEST R/W LINE A DISTANCE OF 388.19 FEET, TO THE POINT OF BEGINNING. CONTAINING THEREIN 2.3606 ACRES (102,829 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

- 1. BEARINGS BASED ON THE EAST LINE OF THE SW 1/4 OF SEC. 23-22-30 AS N00°24'38"W (assumed).
- 2. PURPOSE OF THIS VACATING EXHIBIT IS FOR THE VACATION OF THE OUTFALL DITCH EASEMENT AS RECORDED IN DEED BOOK 882, PAGE 236 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- 3. NOT A SURVEY.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFY TO: LCV LLC, a Florida limited liability company, THAT: THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC  
Florida Licensed Business L.B. 8067

*[Handwritten Signature]*  
MICHAEL T. RUDD, PLS  
12/13/2022

LAND SURVEYOR REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NOT COMPLETE WITHOUT REFERING TO SURVEYOR'S SKETCH ON SHEET 2 OF 2

CHECKED: MTR DRAWN: SDB DATE: 8/08/2022 SCALE N/A	 MICHAEL RUDD & ASSOCIATES, LLC SURVEYOR & MAPPER SINCE 1982 Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness	WWW.MICHAELTRUDD.COM 1210 BAHAMA DRIVE, ORLANDO, FL 32806 PHONE: 407-342-0676 michael@michaeltrudd.com	NOT A SURVEY  VACATING EXHIBIT  PROJ No. LCA - 04
FOR: <b>LCV LLC</b>			

*MTR 3/03/2023*

SKETCH OF DESCRIPTION

PARCEL ID. 23-22-30-0000-00-114  
LISTED OWNER: FLORIDA SUN TREE LLC  
APARTMENT COMPLEX

PARCEL ID. 23-22-30-0000-00-029  
LISTED OWNER: FLORIDA DEPARTMENT OF TRANSPORTATION  
RETENTION POND

SHEET 2 OF 2  
REVISED 10-05-2022 MTR

SUN TREE CIRCLE (PRIVATE ROAD)

WEST 275' (DEED)  
N 89°40'56" E 264.88' (C)

NOTE:  
(C) - DENOTES CALCULATED USING  
FDOT R/W MAP  
(D) - DENOTES RECORDED EASEMENT  
DESCRIPTION



N 00°24'45" W 388.25' (C)  
NORTH 388.33' (D)

PARCEL ID. 23-22-30-0000-00-057  
LISTED OWNER: LCV LLC  
VACANT

DRAINAGE EASEMENT  
TO BE VACATED

POINT OF  
BEGINNING  
S 89°40'11" W 264.87'

NORTH LINE OF O.R.B. 9787, PG. 3850

R/W LINE PER F.P. NO. 437634-1  
FED PROJ. D518 - 085 - B.S.R. 551

ORDER OF TAKING (O.R.B. 4552, PG. 2054)  
EAST LINE OF ORIGINAL EASEMENT

S 00°24'38" E 388.19' (C)

SOUTH (DEED)

N 00°24'38" W (C)  
329.49 (C)  
NORTH (D)  
329.47' (D)

EAST LINE SW 1/4 SEC 23-22-30  
CENTERLINE OF R/W  
PER F.P. NO. 437634-1  
FED PROJ. D518 - 085 - B.S.R. 551

OLD R/W LINE

60.00'

GOLDENROD ROAD

(S.R. No. 551)  
RIGHT-OF-WAY 110'  
OPEN - PAVED - PUBLIC

PARCEL ID. 23-22-30-0000-00-162  
LISTED OWNER: ORLANDO LEASED HOUSING ASSOCIATES VII LLLP  
APARTMENT COMPLEX

PARCEL ID. 23-22-30-0000-00-157  
LISTED OWNER: PC BELLANCIA LLC  
VACANT

S 89°40'11" W  
60.00' (C)

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF THE  
SOUTHWEST 1/4 OF SECTION  
23 - 22 - 30

Abbreviations

- ° - Degrees
- ' - Minutes when used in a bearing
- " - Seconds when used in a bearing
- ' - Feet when used in a distance
- " - inches when used in a distance
- ± - More or less (or Plus or Minus)
- LB - Licensed Business
- PLS - Professional Land Surveyor
- ORB - Official Records Book
- PG - Page
- S.R. - State Road
- R/W - Right-of-Way

SHEET NOT COMPLETE WITHOUT REFERING TO SURVEYOR'S NOTES AND LEGAL ON SHEET 1 OF 2

CHECKED: MTR

DRAWN: SDB

DATE: 8/08/2022

SCALE: 1"= 100'

FOR:

LCV LLC



MICHAEL RUDD & ASSOCIATES, LLC  
SURVEYOR & MAPPER SINCE 1982  
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

WWW.MICHAELTRUDD.COM  
1210 BAHAMA DRIVE,  
ORLANDO, FL 32806  
PHONE: 407-342-0676  
michael@michaeltrudd.com

NOT A SURVEY

VACATING  
EXHIBIT

PROJ No. LCA - 04

OK  
3/23/2023

# 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 Lines: Petition to Vacate # 21-06-039 Petition to Vacate # 21-12-066 Petition to Vacate # 21-09-054

Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Jun 18, 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 22 day of June, 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  
PETITION TO VACATE # 21-06-039  
PETITION TO VACATE # 21-12-066  
PETITION TO VACATE # 21-09-054**

The Orange County Board of County Commissioners will conduct public hearings on July 11, 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: Karington and Kyle Turner  
Consideration: Resolution granting Petition to Vacate # 21-06-039, vacating a portion of a 30 foot wide by approximately 150 foot long drainage easement that lies along the south property line of their residential lot located in the Wedgefield Community containing approximately 4,500 square feet.

Location: District 5; The parcel address is 19514 Seaview Street; S26/T23/R32; Orange County, Florida (legal property description on file)

**AND**

Applicant: Lee Chira, on behalf of LCV LLC.

Consideration: Resolution granting Petition to Vacate # 21-12-066, vacating a blanket drainage easement over the petitioner's vacant commercial property containing approximately 2.36 acres.

Location: District 3; The parcel address is 920 North Goldenrod Road; S02/T23/R30; Orange County, Florida (legal property description on file)

**AND**

Applicant: Lee Chira on behalf of LCV, LLC.

Consideration: Resolution granting Petition to Vacate # 21-09-054, vacating two portions of a temporary drainage easement located on the west side of the petitioner's vacant property containing approximately 0.16 acres.

Location: District 3; The parcel is unaddressed; S02/T23/R30; 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, 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  
NUMERO, 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

ORG7450402

6/18/2023

7450402



MARKET INTELLIGENCE AND ANALYSIS YOU NEED

orlando NOTICE OF ADOPTION  
PETITION TO VACATE #  
21-12-066

Orlando Business Journal

Published Weekly  
Orlando, Orange County, Florida

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

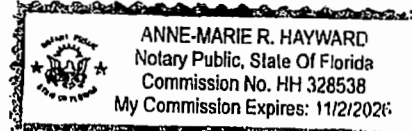
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate #21-12-066 was published in said newspaper in the issue of July 21<sup>st</sup>, 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 21th day of July, 2023 by Jackie Buma who is personally known to me.

*Jackie Buma*  
Jackie Buma, Office Admin & Sales Support

*Anne-Marie Hayward*  
Anne-Marie Hayward, Notary



WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain blanket drainage easement over the petitioner's vacant commercial property

containing approximately 2.36 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 July 11, 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 blanket drainage easement over the petitioner's vacant commercial property containing approximately 2.36 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 ELEVENTH DAY OF JULY 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners  
Orange County, Florida  
July 21, 2023