

**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

May 02, 2023

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:


Enclosed is the Resolution Granting Petition to Vacate Munger Land Lot 48, and the adjoining right-of-way Plat Vacation with attachments for recording with Official Records.

Petition to Vacate Munger Land Lot 48, and the adjoining right-of-way Plat Vacation was approved by the Board of County Commissioners at its regular meeting of May 02, 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

jlj:gh

BCC Mtg. Date: May 02, 2023

**RESOLUTION GRANTING PETITION TO VACATE MUNGER LAND LOT 48 COMPANY  
AND THE ADJOINING RIGHT-OF- WAY PLAT VACATION FROM ALAN SHEPPARD, JR. ON  
BEHALF OF GPAI GROVES, LLC**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of Lot 48 Munger Land Company Subdivision and the adjoining right-of-way Plat Vacation, from Alan Sheppard, Jr. on behalf of GPAI Groves, LLC** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **May 02, 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 Lot 48 Munger Land Company Subdivision and the adjoining right-of-way Plat Vacation, from Alan Sheppard, Jr. on behalf of GPAI Groves, LLC** will not operate to the detriment of Orange County or the public.

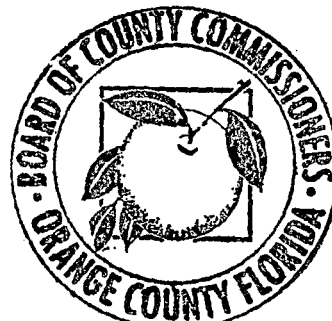
**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 2ND DAY OF MAY 2023.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Bruno B. B. B.*  
for County Mayor



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

By: *Jennifer Jan-Kinney*  
Deputy Clerk

gh/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

VICINITY MAP



**LEGAL DESCRIPTION:**

A PORTION OF LOT 48 AND ITS ADJACENT PLATTED RIGHTS-OF-WAY, MUNGER LAND COMPANY SUBDIVISION OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 23 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 27; THENCE S 00°13'47" W, ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, 1479.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 4 (S.R. 400) EXIT RAMP TO S.R. 535/VINELAND AVE. AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A 616.02 FOOT RADIUS CURVE CONCAVE SOUTHERLY WITH A CENTRAL ANGLE OF 16°33'37", 178.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 71°46'23" E, 177.43 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 80°04'18" E, 173.33 FEET; THENCE S 00°11'53" W 655.52 FEET; THENCE N 89°48'27" W 339.28 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 27; THENCE N 00°13'47" E, ON SAID WEST LINE, 569.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.83 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

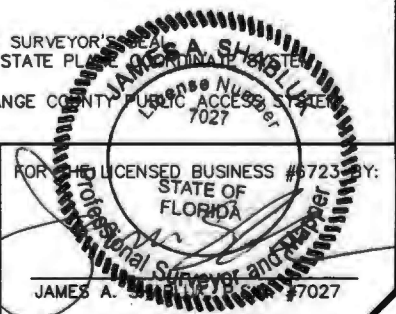
SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE-NAD83 2011).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20220415  
 DATE: 03/02/2023  
 SCALE: N/A  
 REVISED: 03/06/2023 - COUNTY COMMENTS

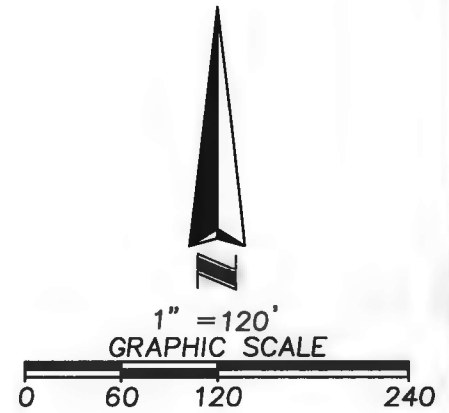
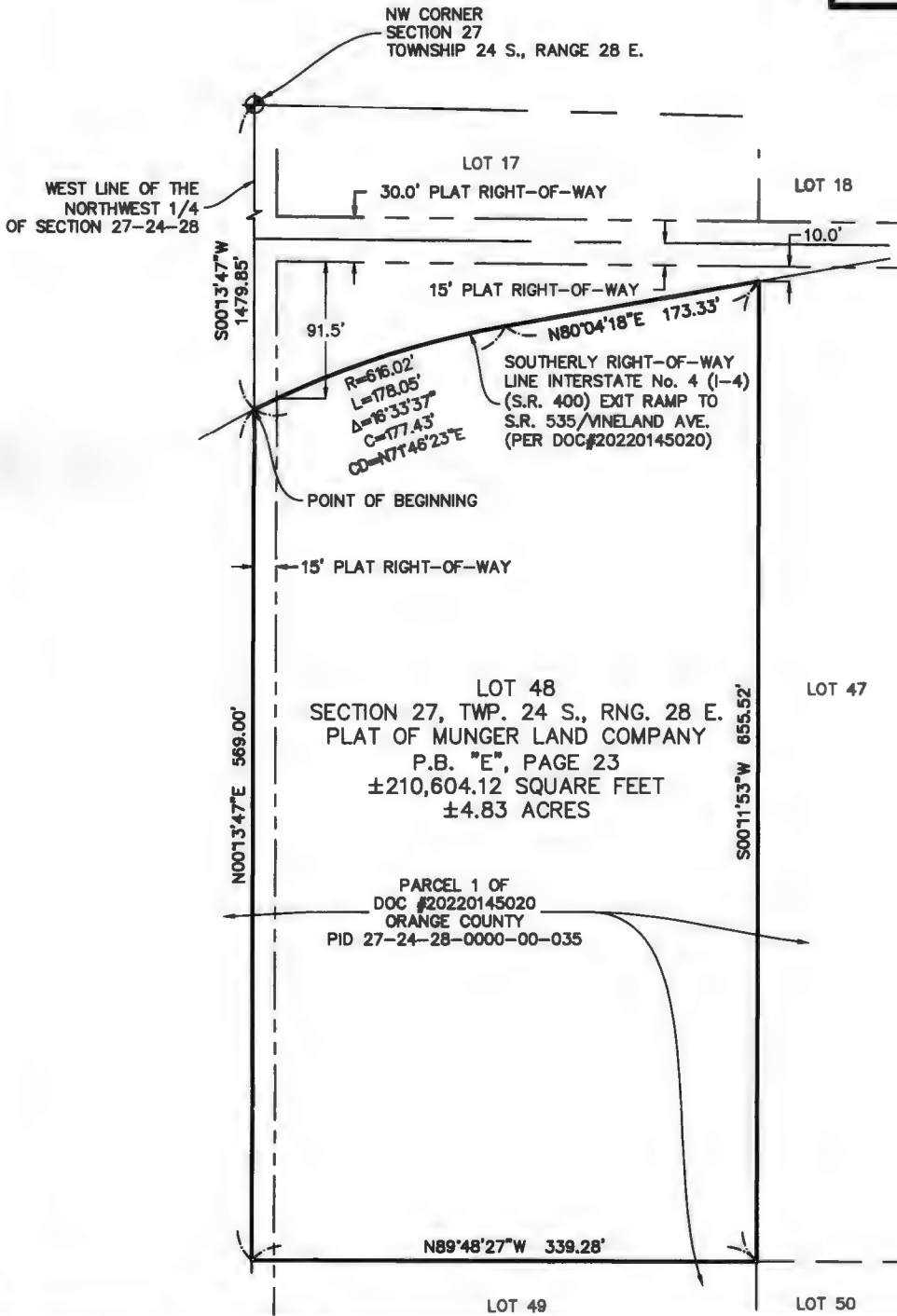
CALCULATED BY: N/A  
 DRAWN BY: JAS  
 CHECKED BY: SMM



**SURVEYING • MAPPING  
 GEOSPATIAL SERVICES**  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355 FAX (407) 654-5356

2022/5/16 11:11 AM 20

# SKETCH OF DESCRIPTION



- LEGEND:**
- TWP. TOWNSHIP
  - RNG. RANGE
  - P.B. PLAT BOOK
  - PID PARCEL IDENTIFICATION
  - N. NORTH
  - S. SOUTH
  - E. EAST
  - W. WEST
  - S.R. STATE ROAD

SHEET 2 OF 2  
SEE SHEET 1 FOR  
LEGAL DESCRIPTION

OK 1/11/23 3/15/2023

**SURVEYOR'S NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE-NAD83 2011).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. <u>20220415</u>	CALCULATED BY: <u>N/A</u>	
DATE: <u>03/02/2023</u>	DRAWN BY: <u>JAS</u>	
SCALE: <u>1" = 120'</u>	CHECKED BY: <u>SMM</u>	
REVISED: <u>03/06/2023 - COUNTY COMMENTS</u>		



**SURVEYING • MAPPING  
GEOSPATIAL SERVICES**  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(817) 854-5355 FAX (817) 854-5356

**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 Lot 48, Munger Land  
Company  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Apr 09, 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 10 day of April, 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  
PLAT VACATION**

The Orange County Board of County Commissioners will conduct a public hearing on May 2, 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:** Alan Sheppard, Jr., Greenburg Traurig, on behalf of GPAI Groves, LLC.

**Consideration:** Petition to vacate a portion of Lot 48 Munger Land Company Subdivision and the adjoining right-of-way Plat Vacation, from Alan Sheppard, Jr. on behalf of GPAI Groves, LLC..

**Location:** District 1; The parcel address is 13501 Meadow Creek Drive; 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 PUBLICA, FAVOR DE COMUNICARSE CON LA DIVISION DE INGENIERIA 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

7410685

Orlando Business Journal

Published Weekly  
Orlando, Orange County, Florida

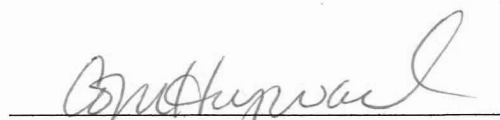
STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

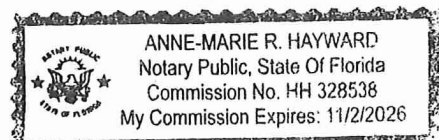
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate Munger Land Lot 48 Company was published in said newspaper in the issue of May 12, 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 12th day of May, 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  
MUNGER LAND LOT 48  
COMPANY  
AND THE ADJOINING  
RIGHT-OF-WAY PLAT  
VACATION FROM  
ALAN SHEPPARD, JR.  
ON BEHALF OF GPAI  
GROVES, LLC  
WHEREAS, pursuant  
to procedures adopted  
by the Board of County  
Commissioners, a petition  
was filed with the Board to  
vacate that certain portion

of Lot 48 Munger Land Company Subdivision and the adjoining right-of-way Plat Vacation, from Alan Sheppard, Jr. on behalf of GPAI Groves, LLC. 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 May 02, 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 Lot 48 Munger Land Company Subdivision and the adjoining right-of-way Plat Vacation, from Alan Sheppard, Jr. on behalf of GPAI Groves, LLC. 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 2ND DAY OF MAY 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners  
Orange County, Florida  
May 12, 2023