



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

April 29, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 24-06-020 with attachments for recording with Official Records.

Petition to Vacate # 24-06-020 was approved by the Board of County Commissioners at its regular meeting of April 8, 2025. 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

dr:np

BCC Mtg. Date: April 8, 2025

RESOLUTION GRANTING PETITION TO VACATE # 24-06-020

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 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **April 8, 2025**, 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 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet** 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.

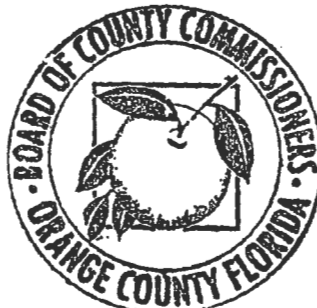
RESOLVED THIS EIGHTH DAY OF APRIL 2025.

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: *Phil Diamond*
Deputy Clerk



np/mf

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

JOBT
3/3/2025

Legal Description:

A PORTION OF THE 5' UTILITY EASEMENT LYING WITHIN LOTS 3 AND 4, LAKE SHEEN ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURRIS COURT, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURRIS COURT, NORTH 89°42'01" EAST, 20.00 FEET; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURRIS COURT, SOUTH 00°17'59" EAST, 79.98 FEET, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4; THENCE WITH SAID WESTERLY EXTENSION THEREOF, AND WITH THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, NORTH 89°42'01" EAST, 405.71 FEET, TO THE POINT OF BEGINNING.

THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, NORTH 00°17'59" WEST, 5.00 FEET; THENCE NORTH 89°42'01" EAST, 33.00 FEET; THENCE SOUTH 00°17'59" EAST, 116.87 FEET, TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 3 AND 4, NORTH 89°06'16" WEST, 10.00 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT 3, NORTH 00°17'59" WEST, 106.66 FEET; THENCE SOUTH 89°42'01" WEST, 23.00 FEET; THENCE NORTH 00°17'59" WEST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,397.64 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

| | |
|-----------------------|---------------------------------------|
| Sketch Date: 12/18/24 | Sketch and Description Certified To: |
| Drawn By: BMJ | ETA CONSTRUCTION, LLC.; ORANGE COUNTY |
| Approved By: PKI | |
| Field: N/A | |

Revisions - 02/10/25 - BMJ

| -Legend- | |
|----------|--|
| C | - Calculated |
| CL | - Centerline |
| CB | - Concrete Block |
| CM | - Concrete Monument |
| Conc. | - Concrete |
| D | - Description |
| DE | - Drainage Easement |
| Esmt. | - Easement |
| F.E.M.A. | - Federal Emergency Management Agency |
| FFE | - Finished Floor Elevation |
| Fnd. | - Found |
| IP | - Iron Pipe |
| L | - Length (Arc) |
| M | - Measured |
| N&D | - Nail & Disk |
| N.R. | - Non-Radial |
| ORB | - Official Records Book |
| P | - Plat |
| P.B. | - Plat Book |
| -a- | - Wood Fence |
| PC | - Point of Curvature |
| Pg. | - Page |
| PI | - Point of Intersection |
| P.O.B. | - Point of Beginning |
| P.O.L. | - Point on Line |
| PP | - Power Pole |
| PRM | - Permanent Reference Monument |
| PT | - Point of Tangency |
| R | - Radius |
| Rad. | - Radial |
| R&C | - Rebar & Cap |
| Rec. | - Recovered |
| Rfd. | - Roofed |
| Set | - Set 1/2" Rebar & Rebar Cap "LB 7623" |
| Typ. | - Typical |
| UE | - Utility Easement |
| WM | - Water Meter |
| Δ | - Delta (Central Angle) |
| -X- | - Chain Link Fence |

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-1-1, 052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 12/18/24

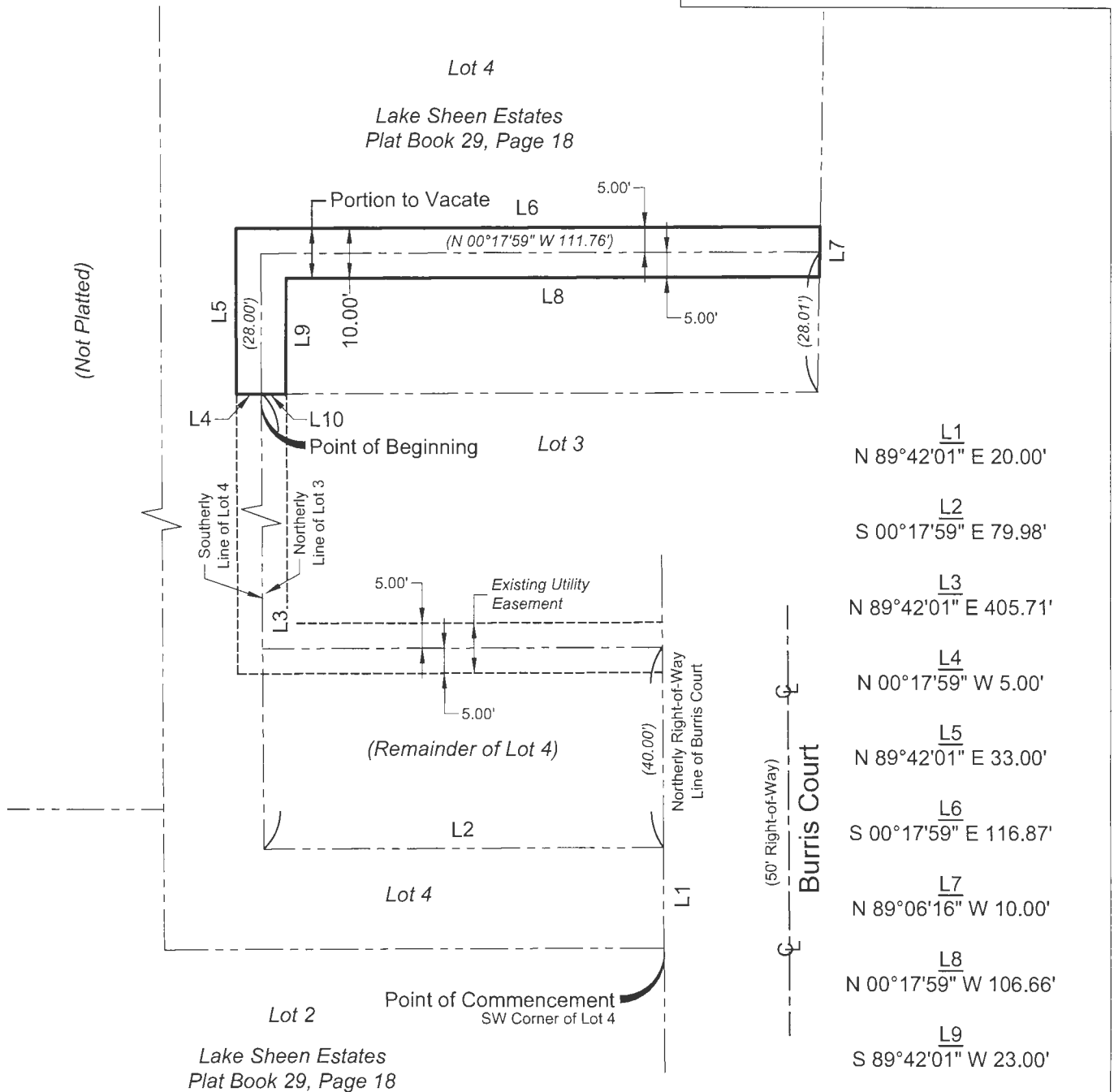
This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-129854

Ireland & Associates
Surveying, Inc.

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Sketch of Description



Revisions - 02/10/25 - BMJ

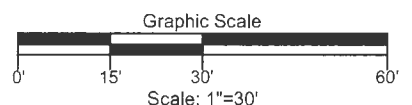
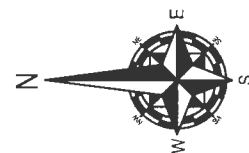
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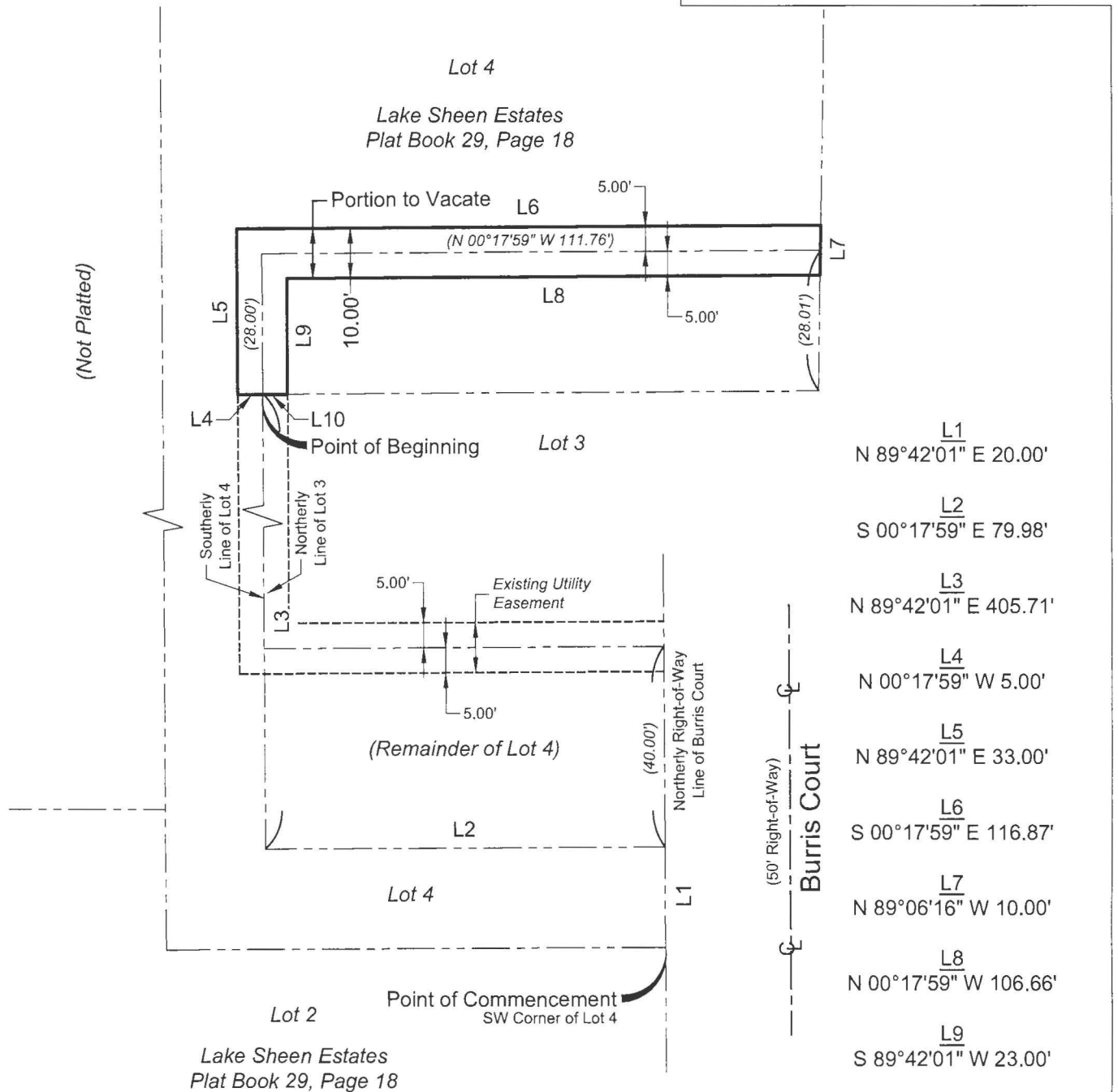
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Patrick K. Ireland PSM 6637 LB 7623
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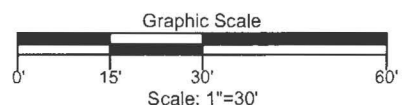
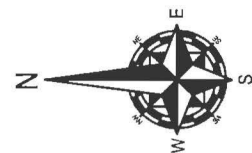
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Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

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 #24-04-013
Petition to Vacate #24-06-020
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Mar
16, 2025.

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



Rose Williams

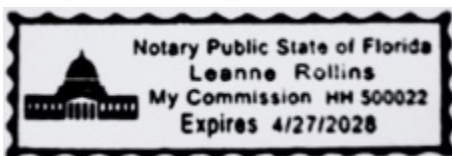
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of March, 2025,
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 # 24-04-013
PETITION TO VACATE # 24-06-020**

The Orange County Board of County Commissioners will conduct public hearings on April 8, 2025, at 2:00 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: David Woollums, U.S. Pipe Fabrication, on behalf of 109 and 204 Fifth Street LLC

Consideration: Resolution granting Petition to Vacate # 24-04-013, vacating a portion of an unopened, unimproved 50-foot-wide right-of-way known as Avenue D and 2 portions of unopened, unimproved and unnamed 14-foot-wide alleyways, all located within the town of Taft, containing a total of approximately 0.48 acres.

Location: District 3; Two parcels are unaddressed, and the other parcel addresses are 204 8th Street, 306 5th Street and 204 5th Street; S01/T24/R29; Orange County, Florida (legal property description on file)

AND

Applicant: Carlos Alves De Melo and Regina Gilmaraes Malo

Consideration: Resolution granting Petition to Vacate # 24-06-020, vacating a portion of a 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet.

Location: District 1; The parcel address is 10375 Burris Court; S05/T24/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 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

ORG7782086

3/16/2025

7782086

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

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

Notice of Adoption

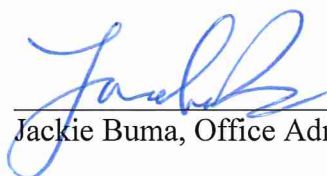
NOTICE OF ADOPTION PETITION TO VACATE 24-06-020

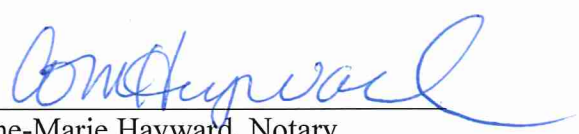
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing

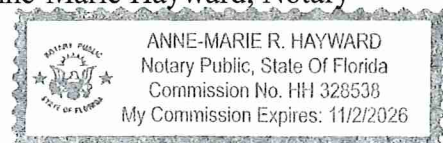
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of PETITION TO VACATE # 24-06-020 in said newspaper in the issues of April 18th, 2025.

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 18th day of April, 2025 by Jackie Buma who is personally known to me.


Jackie Buma, Office Administrator


Anne-Marie Hayward, Notary



a total of approximately 1,397.64 square feet 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 April 8, 2025, 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 10-foot-wide utility easement that lies within the parcel, located in the Lake Sheen Estates Subdivision, containing a total of approximately 1,397.64 square feet 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 APRIL 2025. Phil Diamond, County Comptroller As Clerk of the Board of County Commissioners Orange County, Florida April 18, 2025