



Interoffice Memorandum

Received: October 5, 2021 at 9:09 am

Publish: October 17, 2021

Deadline: October 12, 2021

OCT 5 21 9:09AM

REC
OCT 5 21 9:06

Date: October 4, 2021

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department

THRU: Julie Alber, Assistant Project Management
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: Request for Public Hearing PTV-16-07-018 - Mr. Eric Rosoff, on behalf of 7328 Aloma, LLC.

Applicant: Mr. Eric Rosoff
P.O. Box 620
Winter Park, FL 32790-0620

Location: S02/T22/R30 Petition to vacate a portion of a 30 foot wide unopen and unimproved right-of-way known as Omega Street, located at 7328 Aloma Avenue, containing approximately 5,879 square feet. Public interest was created by the plat of Suburban Homes as recorded in Plat Book O, Page 138, of the public records of Orange County, Florida. The parcel ID number is 02-22-30-8368-08-010. The parcel address is 7328 Aloma Avenue, and the parcel lies in District 5.

Estimated time required for public hearing: Two (2) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Request for Public Hearing PTV # PTV-16-07-018 - Mr. Eric Rosoff, on behalf of 7328 Aloma, LLC.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: 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.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

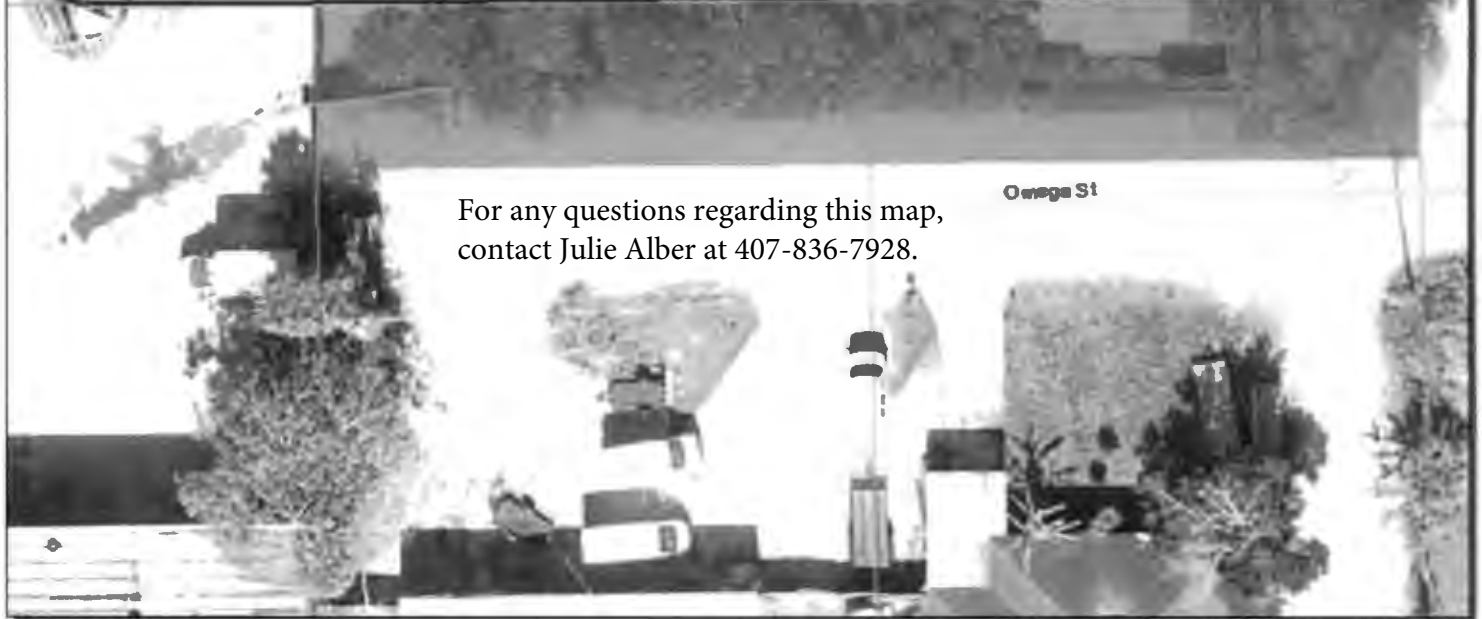
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



Magnolia Av

Aloma Av



Orange St

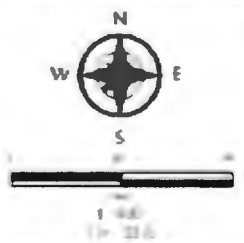
For any questions regarding this map, contact Julie Alber at 407-836-7928.



SEMINOLE AV

PALMETTO AV

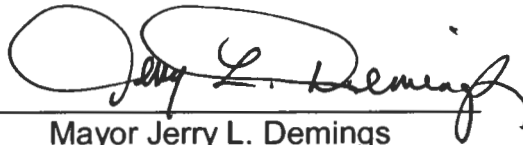
PTV # 16-07-018
Eric Rosoff, on behalf of 7328 Aloma. LLC.



**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
August 26, 2019**

Request authorization to schedule a Public Hearing for Petition to Vacate 16-07-018. This is a request from Eric Rosoff, on behalf of 7328 Aloma LLC to vacate a portion of a 30 foot wide non maintained right-of-way known as Omega Street in District 5. Staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings

8

(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created per Plat Book O, Page 138 of the Public Records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

[Signature]
Petitioner's Signature
(Include title if applicable)

Randy Turbin
Print Name

Address:
7320 ALOMA AVENUE
WINTER PARK, FL 32792

Phone Number: (407) 677-8534

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Randy J. Turbin of Orange County, on behalf of Self, who first by me duly sworn, deposes and says that he/she is the petitioner named in and who signed the foregoing petition, that he/she is duly authorized to make this verification for and on behalf of all petitioners; that he/she had read the foregoing petition and that the statements therein contained are true. He/She is personally known to me or produced as identification and did/did not take an oath.

[Signature]
(Signature)

Sworn to and subscribed before me this 27th day of February 2017

Notary Public State of Florida
My commission expires: 10-30-2018

AMANDA K. COSTALES
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF173088
EXPIRES 10/30/2018
BONDED THRU 1-888-NOTARY1

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN RIGHT OF WAY NOW KNOWN AS OMEGA STREET, FORMERLY KNOWN AS LAKE STREET, AS SHOWN ON THE RECORD PLAT "SUBURBAN HOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER LOT 3, BLOCK 8, "SUBURBAN HOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S 89°13'53" W ALONG THE NORTH RIGHT-OF-WAY LINE OF OMEGA STREET A DISTANCE OF 7.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN S 00°44'56" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OMEGA STREET; THENCE RUN S 89°13'53" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 195.90 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7336, PAGE 2969, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND SAID EAST LINE RUN N 01°03'01" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF OMEGA STREET; THENCE RUN N 89°13'53" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 196.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,879 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES:

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET, BEING N 89°13'53" E, AN ASSUMED BEARING.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

OK WRM 5/25/2021
PROJECT: 16050

SEE SHEET 2 FOR SKETCH
REVISED: 08/21/2019
09/12/2016
SHEET 1 OF 2

PREPARED BY:

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.


DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

Associated Land Surveying & Mapping, Inc.

1681 POWELL STREET, LONGWOOD FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767

EXHIBIT "B"

ABUTTING PROPERTY OWNERS

Monster Holding Company, LLC
1625 Juniper Hammock Street
Winter Garden, FL 34787

Ms. Diana M. Almovodar, P.E.
Deputy Director - Public Works Dept.
Orange County, Florida

Dear Ms. Almovodar,

On behalf of Monster Holding Company, LLC and myself, this will confirm that I do not have any objections and completely affirm my support of Randy Turbin's 30' Omega Street PTV/ROW Case No. PTV-16-07-018.

Sincerely,



Ryan J. Althaus
Monster Holding Company, LLC
1625 Juniper Hammock Street
Winter Garden, FL 34787

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of September, 2021,

by (name of person acknowledging.) RYAN J ALTHAUS



NANCY M. ZARLING
Commission # HH 106975
Expires March 22, 2025
Bonded Thru Budget Notary Services

Nancy M. Zarling
Nancy M. Zarling

Personally known: Yes
OR Produced Identification: N/A
Type of Identification Produced: N/A

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SIGNATURE(S)
(1) NEXT STEP, LLC % RANDY J. TURBIN 7320 ALOMA AVE. WINTER PARK, FL 32789 32792	CUSTOM CABINET MAKER.	
RICHARD C. FETTER 939 DORA AVENUE TAVARES, FL 32778	7332 OMEGA AVE. WINTER PARK, FL 32792 COMMERCIAL RENTALS	NON-RESIDENT APPLICANT SPOKE WITH OWNER, WHO DID NOT OBJECT
(2) RICH FETTER ENTERPRISES 7342 OMEGA AVE. WINTER PARK, FL 32792	RENTAL PROPERTY	TO THIS APPLICATION, HAVE CALLED, BUT NEIGHBOR HAS NOT BEEN AVAILABLE FOR SIGNATURE,

EXHIBIT "C"

UTILITY LETTERS

ERIC ROSOFF

INVESTMENT PROPERTIES, INC.

July 16, 2019

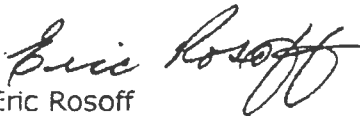
Mr. Marvin L. Usry, Jr.
Construction Supervisor
Charter Communications
3767 All American Boulevard
Orlando, FL 32810

Re: Northern 1/2 of the western portion of Omega Street ROW; Winter Park, Florida 32792. Sunshine locate ticket number: 176910429

Dear Marvin:

To summarize, Randy J. Turbin is requesting that Orange County vacates the western and northern one-half of the 60' right-of-way of Omega Street contiguous to his 7328 Aloma Avenue property. I requested that the Sunshine utilities locator company mark all underground utilities on Omega Street. The resulting facilities locator photograph and Sunshine locator summary show that Charter Communications does not have facilities within the subject parcel's boundaries; they are in the previously vacated southern one-half Omega Street ROW. Additionally, First American Title Insurance Company found no easements or claims of easements as title exceptions (attached) in his property.

Therefore, please complete the second option of the response form below and return this original letter to me by reply email as soon as possible. Thank you.



Eric Rosoff
Licensed Real Estate Broker for Randy J. Turbin
407-647-4949
Attachments

The subject parcel is **not** within our service area. Therefore, we **do not** object to the vacating the ROW.

The subject parcel is within our service area, but we **do not** have facilities within the vacate request boundaries. Therefore, we **do not** object to vacating the ROW.

Signature: Marvin L. Usry, Jr.
Print Name: MARVIN L. USRY, JR.
Title: CONST. SUPV. - SPECTRUM/CHARTER COMM.
Date: 7/25/2019

POST OFFICE BOX 620 WINTER PARK, FLORIDA 32790-0620
(407) 647-4949 FACSIMILE (407) 628-5131



Century**Link**

7/25/2019

Investment Properties, Inc.
Eric Rosoff
PO Box 620
Winter Park, FL 32790-0620

No Reservations/No Objection

SUBJECT: Proposed vacation of a portion of North 30 feet of the right-of-way of Omega Street, lying adjacent to Lot 1 and 2, Block B and Portion of Lot 3, Block B, Suburban Homes, Winter Park, Orange County, State of Florida.

Dear Mr. Rosoff:

Embarq Florida, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink
P811440

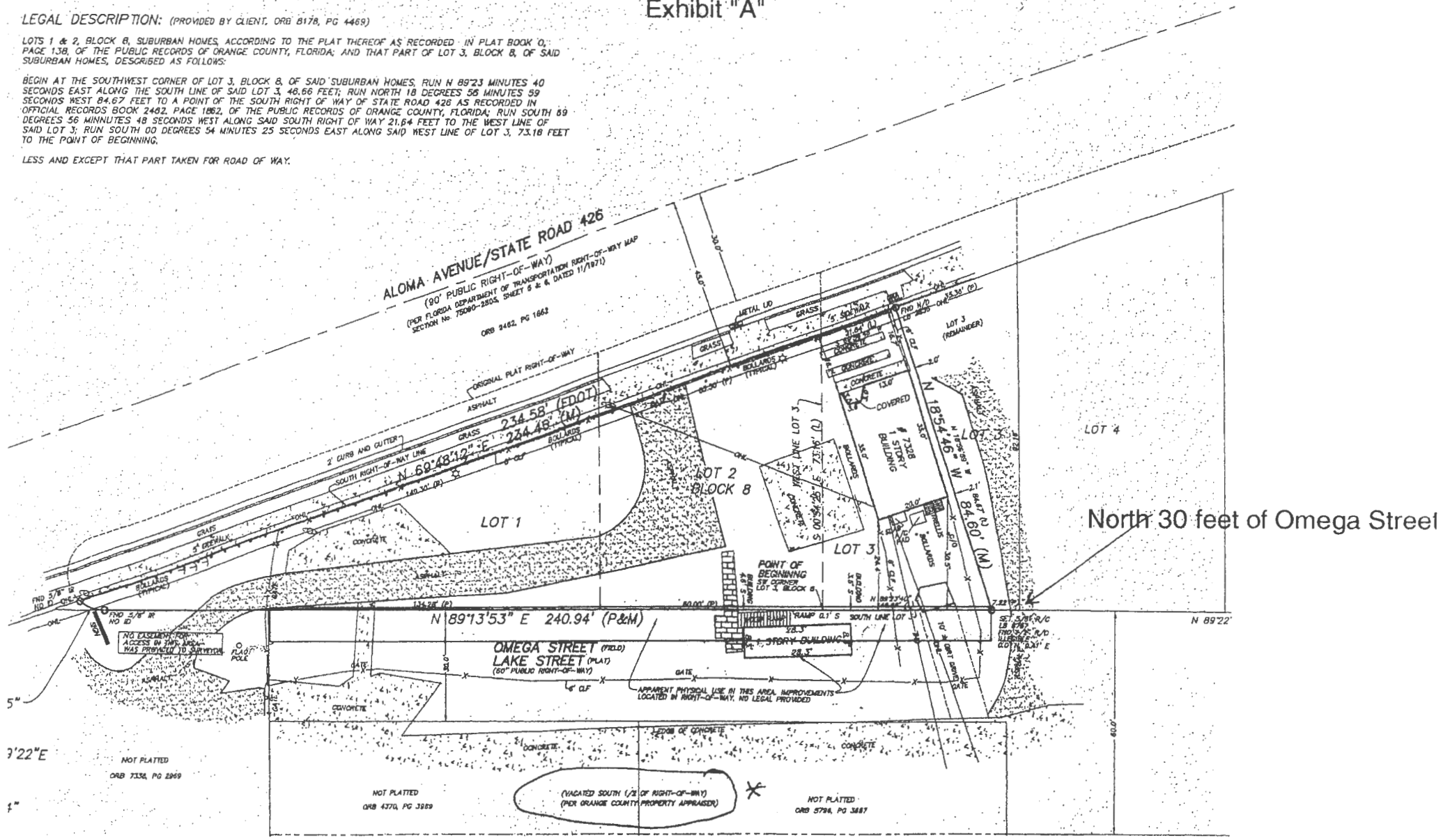
Exhibit "A"

LEGAL DESCRIPTION: (PROVIDED BY CLIENT, ORB 8178, PG 4489)

LOTS 1 & 2, BLOCK 8, SUBURBAN HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 0, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT PART OF LOT 3, BLOCK 8, OF SAID SUBURBAN HOMES, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 8, OF SAID SUBURBAN HOMES, RUN N 89°23' MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3, 46.66 FEET; RUN NORTH 18 DEGREES 56 MINUTES 59 SECONDS WEST 84.67 FEET TO A POINT OF THE SOUTH RIGHT OF WAY OF STATE ROAD 426 AS RECORDED IN OFFICIAL RECORDS BOOK 2482, PAGE 1862, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY 21.64 FEET TO THE WEST LINE OF SAID LOT 3; RUN SOUTH 00 DEGREES 54 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE OF LOT 3, 73.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD OF WAY.



North 30 feet of Omega Street

ERIC ROSOFF
INVESTMENT PROPERTIES, INC.

July 16, 2019

Ms. Emily Bower
Jurisdiction and Rights-of-Way
Duke Energy

Re: Northern 1/2 of the western portion of Omega Street ROW; Winter Park,
Florida 32792. Sunshine locate ticket number: 176910429

Dear Emily:

To summarize, Randy J. Turbin is requesting that Orange County vacates the western and northern one-half of the 60' right-of-way of Omega Street contiguous to his 7328 Aloma Avenue property. I requested that the Sunshine utilities locator company mark all underground utilities on Omega Street. The resulting facilities locator photographs and Sunshine locator summary show that Duke Energy does not have facilities located within the subject parcel's boundaries but are in the previously vacated southern one-half ROW.

Therefore, please complete the second option of the response form below and return this original letter to me by reply email as soon as reasonably possible.

Thank you.



Eric Rosoff
Licensed Real Estate Broker for Randy J. Turbin
407-647-4949
Attachments

The subject parcel is **not** within our service area. Therefore, we **do not** object to the vacating the ROW.

The subject parcel is within our service area, but we **do not** have facilities within the vacate request boundaries. Therefore, we **do not** object to vacating the ROW.

Signature: *Emily F. Bower* _____
Print Name: Emily F. Bower _____
Title: _____ Research Specialist I _____
Date: _____ 07/25/2019 _____

POST OFFICE BOX 620 WINTER PARK, FLORIDA 32790-0620
(407) 647-4949 FACSIMILE (407) 628-5131

July 2, 2019

Mr. Stefano Ceriana, P.E., LEED AP
Planning Design Construction
Reiss Engineering, Inc. for
South Seminole & North Orange County Wastewater Transmission Authority

Re: Northern ½ of the western portion of Omega Street ROW; Winter Park, Florida
32792. Sunshine locate ticket numbers: 176910261 & 176910429

Dear Stefano:

To summarize, Randy J. Turbin is requesting Orange County to vacate the western portion of the northern one-half of the 60' right-of-way of Omega Street contiguous to his 7328 Aloma Avenue property. As a result of my request of the utilities locator company, the attached indicates that SSNOCWTA does not have underground facilities located in the subject ROW vacate portion of Omega Street or 7328 Aloma Avenue parcels.

As your email this morning concurs, SSNOCWTA does not have facilities with within the either boundaries. Therefore, please complete the second option of the response form below and return this original letter to me by reply email.

Thank you in advance for your prompt, professional assistance.

Eric Rosoff
Licensed Real Estate Broker for Randy J. Turbin
407-647-4949
Attachments

ERIC ROSOFF
INVESTMENT PROPERTIES, INC.

July 2, 2019

Mr. Shawn Winsor
Gas Design / Project Manager
TECO Energy

Re: Northern 1/2 of the western portion of Omega Street ROW; Winter Park,
Florida 32792. Sunshine locate ticket number: 176910429

Dear Shawn:

To summarize, Randy J. Turbin is requesting that Orange County vacates the western and northern one-half of the 60' right-of-way of Omega Street contiguous to his 7328 Aloma Avenue property. As a result of our conversation, I requested that the Sunshine utilities locator company mark all underground utilities on Omega Street. As a result, the attached photographs show that TECO Energy does not have facilities (marked with yellow paint) located in the subject parcel's western and northern one-half of Omega Street. TECO's facility lies to the south and outside of the southern boundary of the subject ROW parcel shown on the attached survey.

Because TECO Energy does not have facilities within my client's ROW boundaries' request, please complete the second option of the response form below and return this original letter to me by reply email as soon as reasonably possible.

Thank you.



Eric Rosoff
Licensed Real Estate Broker for Randy J. Turbin
407-647-4949
Attachments

The subject parcel is **not** within our service area. Therefore, we **do not** object to the vacating the ROW.

The subject parcel is within our service area, but we **do not** have facilities within the vacate request boundaries. Therefore, we **do not** object to vacating the ROW.

Signature: Shawn Winsor

Print Name: Shawn Winsor

Title: Gas Design Project Manager

Date: 7-3-2019

POST OFFICE BOX 620 WINTER PARK, FLORIDA 32790-0620
(407) 647-4949 FACSIMILE (407) 628-5131



7335

420

Aloma Ave

7300

Omega St

7310

7342

7306

County of Orange, EM, 30 RS, IPC / State of Florida





ERIC ROSOFF
INVESTMENT PROPERTIES, INC.

October 24, 2016

Mr. Jason Riegler, P.E.
City of Winter Park Utility Compound - Building 1
1409 Howell Branch Road
Winter Park, FL 32789

Dear Jason:

I am helping Randy J. Turbin, who owns a property located at 7328 East Aloma Avenue; Winter Park, FL 32789.

He is in the process of requesting that Orange County vacate the northern 30 feet of a portion of the right of way known as Omega Street. It is adjacent and to the south of his above referenced property and lies in the subdivision found in Plat Book O, Page 138, as shown in the enclosed copy of the certified survey and legal description.

Would you please review your records, complete the form below, and return this letter to me at the post office box below at your earliest convenience? Please contact me at 407-647-4949.

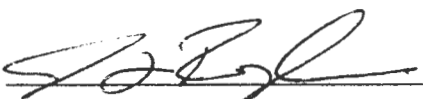
Thank you in advance for your kind assistance, and sincerely yours,



Eric Rosoff
Enclosures

The subject parcel is not within our jurisdiction.

The subject parcel is within our jurisdiction. We **do** do not (please circle one) have facilities any facilities within the right of way. We have no objection to the vacation.

Signature:  _____

Print Name: Jason Riegler _____

Title: Asst. Utilities Director Date: 10/26/16 _____

Phone Number: 407-599-3355 _____

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN RIGHT OF WAY NOW KNOWN AS OMEGA STREET, FORMERLY KNOWN AS LAKE STREET, AS SHOWN ON THE RECORD PLAT "SUBURBAN HOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER LOT 3, BLOCK 8, "SUBURBAN HOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 0, PAGE 138, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S 89°13'53" W ALONG THE NORTH RIGHT-OF-WAY LINE OF OMEGA STREET A DISTANCE OF 7.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN S 00°44'56" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE CENTERLINE OF OMEGA STREET; THENCE RUN S 89°13'53" W, ALONG SAID CENTERLINE, A DISTANCE OF 195.90 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7336, PAGE 2969, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID EAST LINE RUN N 01°03'01" W, A DISTANCE OF 30.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF OMEGA STREET; THENCE RUN N 89°13'53" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 196.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,879 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES:

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET, BEING N 89°13'53" E, AN ASSUMED BEARING.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.


SEE SHEET 2 FOR SKETCH

09/12/2016
SHEET 1 OF 2

PROJECT: 16050

PREPARED BY:

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.


DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

Associated Land Surveying & Mapping, Inc.

101 WYMORE ROAD, SUITE 111, ALTAMONTE SPRINGS, FLORIDA 32714

PH (407) 869-5002, FAX (407) 869-8393

CERTIFICATE OF AUTHORIZATION # LB 6767

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION
DIANA M. ALMODOVAR, P.E., *Manager*
4200 South John Young Parkway - Orlando, Florida 32839-9205
407-836-7974 - Fax 407-836-8003
e-mail: diana.almodovar@ocfl.net

August 2, 2019

Dear Mr. Eric Rosoff

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

Engineering ROW Review

Engineering ROW has no objections to the PTV for 7328 Aloma Avenue if all abutting properties have adequate ingress/egress to Public ROW after vacation.

Please contact Walter H. Eggerton, Jr., PSM at (407) 836-7951 with any questions.

EPD Review

Please contact Jason Root at (407) 836-1518 with any questions.

Real Estate Management Review

Please contact Steve Lorman at (407) 836-7065 with any questions.

Roads & Drainage Review

Roads & Drainage has no objection to vacating that portion of Omega St right of way between parcel 02-22-30-8368-08-010 and 02-22-30-0000-00-016 and 02-22-30-0000-00-017.

Please contact George Shupp at with any questions.

Transportation Planning Review

Transportation Planning has no objections to the PTV for 7328 Aloma Avenue.

Please contact Heather Brownlie at (407) 836-8076 with any questions.

Property Record - 02-22-30-8368-08-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 09/30/2021

Property Name

7328 Aloma Ave

Names

7328 Aloma LLC

Municipality

ORG - Un-Incorporated

Property Use

1200 - Store/Office/Res I

Mailing Address

7328 Aloma Ave
Winter Park, FL 32792-7104

Physical Address

7328 Aloma Ave
Winter Park, FL 32792



QR Code For Mobile Phone



7328 ALOMA AVE, WINTER PARK, FL 32792 01/25/2020



302202836808010 11/19/2006



Property Features

Property Description

SUBURBAN HOMES O/138 LOTS 1 & 2 & BEG SW COR LOT 3 RUN E 46.66 FT N 18 DEG W 84.67 FT S 69 DEG W 21.64 FT S 73.16 FT TO POB BLK 8 (LESS RD R/W ON N)

Services for Location

Schools

Winter Park (High School)

Principal	Matthew Arnold
Office Phone	407.622.3200
Grades	2019: A 2018: A 2017: B

Lakemont (Elementary)

Principal	Karl Fox
Office Phone	407.623.1453
Grades	2019: A 2018: A 2017: A

Maitland (Middle School)

Principal	Aski Melik Derome Brown
Office Phone	407.623.1462
Grades	2019: A 2018: B 2017: B

Utilities/Services

Electric	Duke Energy
Water	Winter Park
Recycling (Friday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

Elected Officials

School Board Representative	Angie Gallo
County Commissioner	Emily Bonilla
State Senate	Linda Stewart
State Representative	Joy Goff-Marcil
US Representative	Stephanie Murphy
Orange County Property Appraiser	Amy Mercado

Traffic Information

Aloma Ave	37,000 Vehicles / Day
-----------	-----------------------

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form:
This is a Subsequent Form:

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

RANDY J. TURBIN; 7328 ALOMA AVE.; WINTER PARK, FL 32792

Name and Address of Principal's Authorized Agent, if applicable:

ERIC ROSOFF
P. O. BOX 620; WINTER PARK, FL 32790-0620

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
2. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
3. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
4. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
5. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: N. A.
Are they registered Lobbyist? Yes ___ or No ___

For Staff Use Only:
Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 6.10.2019

Eric Rosoff

Signature of Principal or Principal's Authorized Agent
(check appropriate box)

PRINT NAME AND TITLE: ERIC ROSOFF
BROKER

STATE OF FLORIDA
COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 10th day of June, 2019 by Eric Rosoff. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and seal in the year 2019.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: July 4, 2023

Staff signature and date of receipt
Staff use - never to be used for notarial purposes. For more information, visit www.floridaregistry.com

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: RANDY J. TURBIN.
Business Address (Street/P.O. Box, City and Zip Code): 7328 ALOMA
AVENUE; WINTER PARK, FL 32792
Business Phone (407)-677-8534
Facsimile (407)-677-1043

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____
Business Address (Street/P.O. Box, City and Zip Code): _____
Business Phone () _____
Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:

(Agent Authorization Form also required to be attached)

Name: ERIC ROSOFF
Business Address (Street/P.O. Box, City and Zip Code): P.O. BOX 620
WINTER PARK, FL. 32790-0620
Business Phone 407 647-4949
Facsimile (407)-628-5135

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

___ YES NO

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

___ YES NO

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)

___ YES NO


If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.



Signature of ΔOwner, ΔContract Purchaser
or ΔAuthorized Agent

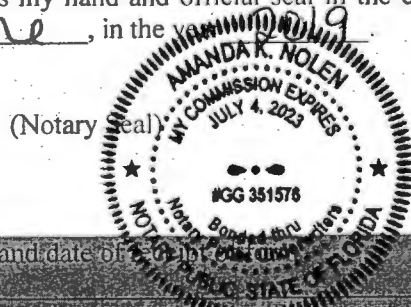
Date: 6/10/2019

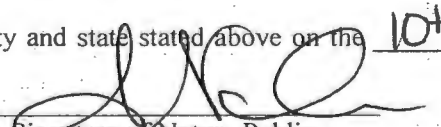
Print Name and Title of Person completing this form: RANDY J. TURBIN, OWNER

STATE OF FLORIDA
COUNTY OF Orange

I certify that the foregoing instrument was acknowledged before me this 10th day of June, 2019 by Randy Turbin. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 10th day of June, in the _____





Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: July 4, 2023

Staff signature and date of _____
Staff reviews as to form and does not attest to the veracity of the information provided herein.

AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) RANDY J. TURBIN, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 7318 ALOMA AVENUE WINTER PARK, FL 32792, DO HEREBY AUTHORIZE TO ACT AS MY OUR AGENT (PRINT AGENT'S NAME), ERIC ROSOFF, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PERTINENT TO THIS PETITION, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 2/27/17
Signature of Property Owner [Signature]

RANDY J. TURBIN
Print Name Property Owner

Date: _____
Signature of Property Owner _____

Print Name Property Owner _____

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that on Feb. 27, 2017, before me, Amanda Costales an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Randy J. Turbin, to me known to be the person described in this instrument or to have produced _____, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 27 day of FEBRUARY in the year 2017.

(Notary Seal) AMANDA K. COSTALES
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF173088
EXPIRES 10/30/2018
BONDED THRU 1-888-NOTARY1
Signature of Notary Public [Signature]
Notary Public for the State of Florida
My Commission Expires: 10-30-2018

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: <u>02-22-30 0368-08-010</u>
LEGAL DESCRIPTION: <u>PLEASE SEE ATTACHED FOR LEGAL AND SKETCH.</u>
<u>SUBURBAN HOMES 0/138 LOTS 1 + 2 + PART OF LOT 3</u>

ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT
4200 S. JOHN YOUNG PARKWAY
ORLANDO, FL 32839-9206
TELEPHONE: (407)836-7900

DATE: 8/2/2019

ISSUED TO: T-SQUARE INC.
 FIRM OR
 INDIVIDUAL 7328 Aloma Avenue
 ADDRESS _____
 CITY/STATE/ZIP _____

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRANSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ <u>1,003.00</u>	_____
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	_____
UU	\$ _____	_____
100-YR FLOOD STUDY	\$ _____	_____
FLOOD PLAIN PERMIT	\$ _____	_____
COPIES - STRMWTR	\$ _____	_____
BLDG MOVE ESCORT	\$ _____	_____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	_____
SPECIAL EVENT REV	\$ _____	_____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

DATE 08/02/2019 FRI
 INVOICE # #83487
 2700-4180 PTV \$1003.00
 CHECKS PAID \$1003.00
 TOTAL \$1003.00
 CHECK \$1003.00
 CHK # : 1
 No. 035920 00000 JONI TIME 16:19

PSP	DP	Fire Rescue
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ _____ 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ _____
 SIDEWALK CONTR \$ _____

TOTAL RECEIVED \$ 1,003.00 CHECK # 3242 / \$1,003.00 / 7/30/19 CASH \$ _____
 RECEIVED BY Chutney Wright RECEIPT # 83487