



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

November 30, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 21-08-049 with attachments for recording with Official Records.

Petition to Vacate # 21-08-049 was approved by the Board of County Commissioners at its regular meeting of November 14, 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

dr:mf

BCC Mtg. Date: November 14, 2023

RESOLUTION GRANTING PETITION TO VACATE # 21-08-049

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 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **November 14, 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 a 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West** 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 FOURTEENTH DAY OF NOVEMBER 2023.

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

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

LEGAL DESCRIPTION

NOT A SURVEY

A PORTION OF THE UNNAMED RIGHT OF WAY ABUTTING THE NORTH, EAST, AND SOUTH LINES OF BLOCK 13A AND ABUTTING THE NORTH AND EAST LINES OF BLOCK 12A, MOUNTAIN PARK ORANGE GROVES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°08'53" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 FOR A DISTANCE OF 1322.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'53" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 925.77 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 69°02'12" WEST FOR A DISTANCE OF 32.09 FEET TO A POINT ON THE EAST LINE OF AFORESAID BLOCK 12A; THENCE RUN NORTH 00°08'53" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 246.13 FEET TO THE NORTHEAST CORNER OF BLOCK 12A; THENCE RUN SOUTH 89°51'07" WEST ALONG THE NORTH LINE OF AFORESAID BLOCK 12A FOR A DISTANCE OF 154.20 FEET; THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 12A, RUN NORTH 00°08'53" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID BLOCK 13A, THENCE RUN NORTH 89°51'07" EAST ALONG THE SOUTH LINE OF SAID BLOCK 13A FOR A DISTANCE OF 154.20 FEET TO THE SOUTHEAST CORNER OF BLOCK 13A; THENCE RUN NORTH 00°08'53" WEST ALONG THE EAST LINE OF SAID BLOCK 13A FOR A DISTANCE OF 601.08 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 13A; THENCE RUN SOUTH 89°54'33" WEST ALONG THE NORTH LINE OF SAID BLOCK 13A FOR A DISTANCE OF 184.20 FEET; THENCE DEPARTING THE NORTH LINE OF SAID BLOCK 13A, RUN NORTH 00°08'53" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 89°54'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 214.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,717 SQUARE FEET OR 0.98 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



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16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19-23-27 AS BEING S00°08'53"E. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB NO. 20150021

DATE: 10/19/2021

SCALE: 1" = 200'

REV: 6/13/23 REV: 8/25/23
REV: 7/11/23 REV: 9/14/23

CALCULATED BY: DY

DRAWN BY: JPN

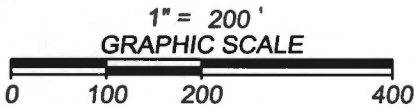
CHECKED BY: DY

FOR THE LICENSED BUSINESS #6723 BY:


JAMES L. RICHMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY



POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE SE 1/4 OF SECTION 19-23-27

POINT OF BEGINNING

NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19-23-27

NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19-23-27

N00°08'53"W
30.00'

S89°54'33"W
184.20'

EASTERLY RIGHT OF WAY LINE

N89°51'07"E
154.20'

ADDITIONAL RIGHT OF WAY
DOC #20200652211

N00°08'53"W
60.00'

S89°51'07"W
154.20'

ADDITIONAL RIGHT OF WAY
DOC #20200652210

N00°08'53"W
246.13'

EASTERLY RIGHT OF WAY LINE
P.B. P, PG. 91

UNNAMED
30' RIGHT OF WAY

N89°54'33"E
214.20'

NORTH LINE OF
BLOCK 13A

EAST LINE OF
BLOCK 13A

SE CORNER OF
BLOCK 13A

SOUTH LINE OF
BLOCK 13A

UNNAMED
60' RIGHT OF WAY

NORTH LINE OF
BLOCK 12A

NE CORNER OF
BLOCK 12A

EAST LINE OF
BLOCK 12A

N00°08'53"W

601.08'

N00°08'53"W

BASIS OF BEARINGS
S00°08'53"E

925.77'

27'

NE CORNER OF
BLOCK 13A

30' UNNAMED RIGHT OF WAY
PER PLAT BOOK P, PAGE 91

EAST LINE OF THE
SOUTHEAST 1/4 OF
SECTION 19-23-27

NOT PLATTED

LOT 2
HAMLIN SOUTHWEST INFRASTRUCTURE
P.B. 105, PGS. 102 - 106

S69°02'12"W
32.09'

SE CORNER OF THE SE 1/4
OF SECTION 19-23-27

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'53"E	1322.22'
L2	S00°08'53"E	396.39'

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



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LEGEND

- DENOTES CHANGE IN DIRECTION
- P.B. DENOTES PLAT BOOK
- PG.(S) DENOTES PAGE(S)
- DOC DENOTES DOCUMENT

JOB NO. 20150021

DATE: 10/19/2021

SCALE: 1" = 200'

CALCULATED BY: DY

DRAWN BY: JPN

CHECKED BY: DY

REV: 6/13/23 REV: 8/25/23
REV: 7/11/23 REV: 9/14/23

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 # 21-08-049 Petition to Vacate # 23-09-032
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Oct 22, 2023.

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



Signature of Affiant

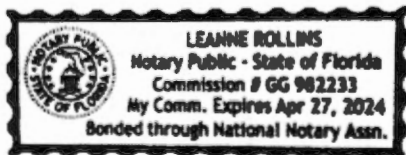
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 23 day of October, 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 # 21-08-049
PETITION TO VACATE # 23-09-032**

The Orange County Board of County Commissioners will conduct public hearings on **November 14, 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: Ken L. Kupp, on behalf of Hamlin Land Partners LLC.

Consideration: Resolution granting Petition to Vacate # 21-08-049 vacating a portion of a 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West

Location: District 1; The parcel addresses are 6851 Avalon Road and 6903 Avalon Road; S19/T23/R27; Orange County, Florida (legal property description on file)

AND

Applicant: Valerie Fyock, on behalf of Anthony Abreu

Consideration: Resolution granting Petition to Vacate # 23-09-032, vacating a portion of a 6-foot-wide by 96-foot-long utility easement that lies near the rear of a residential property in the Waterwitch Point Subdivision

Location: District 3; The parcel address is 1259 Old Mill Road; S13/T23/R29; 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 Y 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

Orlando Sentinel

MEDIA GROUP

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

ORG7516677

10/22/2023

7516677

Orlando Business Journal

Published Weekly
Orlando, Orange County, Florida

NOTICE OF ADOPTION
PETITION TO VACATE #
21-08-049

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 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West 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 November 14, 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 a 30-foot wide unopened, unimproved, and unnamed right-of-way and a portion of a 60-foot wide unopened, unimproved and unnamed right-of-way located in Horizon West 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 FOURTEENTH DAY OF NOVEMBER 2023.

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners
Orange County, Florida
November 24, 2023

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

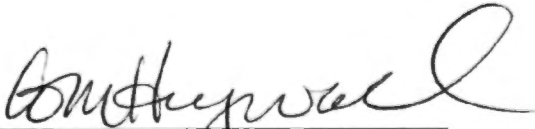
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice to Adoption in the matter of PETITION TO VACATE # 21-08-049 in said newspaper in the issues of November 24th, 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 24th day of November, 2023 by Jackie Buma who is personally known to me.



Jackie Buma, Office Admin & Sales Support



Anne-Marie Hayward, Notary

