

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

June 22, 2023

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 23-03-012 with attachments for recording with Official Records.

Petition to Vacate # 23-03-012 was approved by the Board of County Commissioners at its regular meeting of June 6, 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: *Jennifer Lynn - Kinety*
Deputy Clerk

jlk:mf

BCC Mtg. Date: June 06, 2023

RESOLUTION GRANTING PETITION TO VACATE # 23-03-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain **3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **June 6, 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 **3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement** will not operate to the detriment of Orange County or the public.

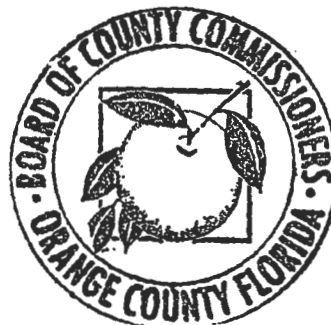
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

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 SIXTH DAY OF JUNE 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Bivolar*
for County Mayor



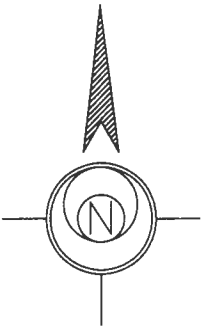
ATTEST:
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By: *Jennifer Ann Lewis*
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 AND LEGAL DESCRIPTION



1" = 40'



NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST BOUNDARY LINE OF THE PLAT OF "ROYAL CYPRESS PRESERVE PHASE 2" AS RECORDED IN PLAT BOOK 87, PAGES 56-57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARING N00°11'01"W.

LEGEND
 POB=POINT OF BEGINNING
 PB=PLAT BOOK
 PG=PAGE

WEST BOUNDARY LINE
 ROYAL CYPRESS
 PRESERVE
 PHASE 2

TRACT FF
 GOLDEN OAK
 PHASE 1C
 P.B. 75, PG. 44-56

P.O.B.
 SW CORNER
 LOT 127

N00°11'01"W
 52.00'

N89°48'59"E
 20.00'

NORTH LINE
 LOT 127

S00°11'01"E
 52.00'

EXISTING 20.00'
 ACCESS EASEMENT
 TO BE VACATED

SOUTH LINE
 LOT 127

S89°48'59"W
 20.00'

ROYAL CYPRESS
 WAY



ROYAL CYPRESS
 PRESERVE
 PHASE 2
 P.B. 87, PG. 56-57

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN LOT 127 OF THE PLAT OF "ROYAL CYPRESS PRESERVE - PHASE 2" AS RECORDED IN PLAT BOOK 87, PAGES 56-57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 127; THENCE RUN N00°11'01"W ALONG THE WEST BOUNDARY OF SAID PLAT FOR 52.00 FEET TO A POINT ON THE NORTH LINE OF LOT 127 OF SAID PLAT; THENCE N89°48'59"E ALONG SAID NORTH LINE FOR 20.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY; THENCE S00°11'01"E ALONG SAID PARALLEL LINE FOR 52.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 127 OF THE AFORESAID PLAT; THENCE S89°48'59"W ALONG SAID SOUTH LINE FOR 20.00 FEET TO THE POINT OF BEGINNING.

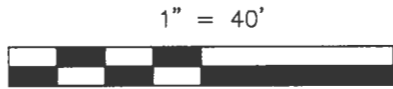
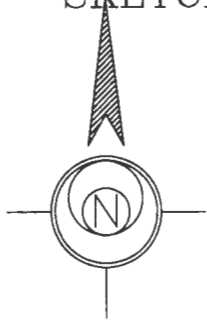
CONTAINING 1,040 SQUARE FEET, MORE OR LESS.

 NOAH CATHA PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE #6873 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	ROYAL CYPRESS PRESERVE PHASE 2 Vacate Access Easement	TOLL FL, LP ORANGE COUNTY, FL	 Land Planning Engineering Land Surveying ESE Consultants, Inc. 2966 Commerce Park Dr. Suite 100 Orlando, FL 32819 TEL: 407-345-6050 (LB #7508)
SCALE: 1"=40 JOB#: 3447 DRAWN: JM CHECK: NC DATE: 03/22/23 FILE: Ph 2 AE Vacate Lot 127 SHEET 1 of 1			

OK 11/11/2023

SKETCH AND LEGAL DESCRIPTION

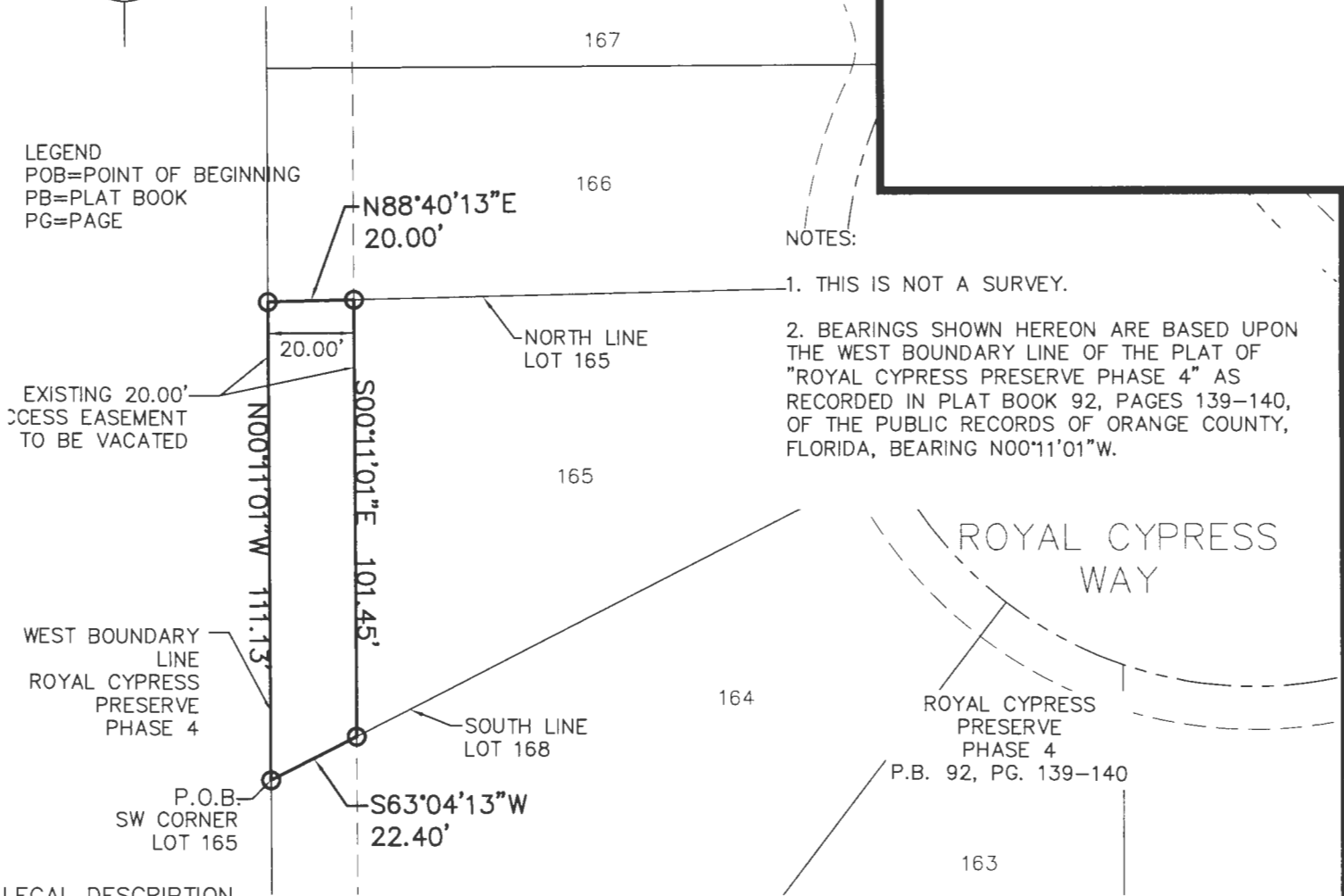
OK 3/21/2023



LEGEND
 POB=POINT OF BEGINNING
 PB=PLAT BOOK
 PG=PAGE

NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST BOUNDARY LINE OF THE PLAT OF "ROYAL CYPRESS PRESERVE PHASE 4" AS RECORDED IN PLAT BOOK 92, PAGES 139-140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARING N00°11'01"W.





LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN LOT 165 OF THE PLAT OF "ROYAL CYPRESS PRESERVE - PHASE 4" AS RECORDED IN PLAT BOOK 92, PAGES 139-140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

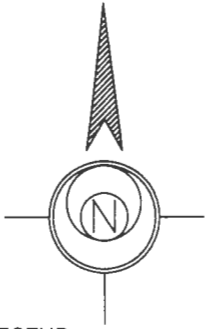
BEGIN AT THE SOUTHWEST CORNER OF LOT 165 OF SAID PLAT; THENCE RUN N00°11'01"W ALONG THE WEST BOUNDARY OF SAID PLAT FOR 111.13 FEET TO A POINT ON THE NORTH LINE OF LOT 165 OF SAID PLAT; THENCE N88°40'13"E ALONG SAID NORTH LINE FOR 20.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY; THENCE S00°11'01"E ALONG SAID PARALLEL LINE FOR 101.45 FEET TO A POINT ON THE SOUTH LINE OF LOT 165 OF THE AFORESAID PLAT; THENCE S63°04'13"W ALONG SAID SOUTH LINE FOR 22.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,126 SQUARE FEET, MORE OR LESS.

 NOAH CATHA PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE #6873 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</small>	ROYAL CYPRESS PRESERVE PHASE 4 Vacate Access Easement	TOLL FL, LP ORANGE COUNTY, FL	 Land Planning Engineering Land Surveying ESE Consultants, Inc. 2966 Commerce Park Dr. Suite 100 Orlando, FL 32819 TEL: 407-345-6050 (LB #7508)
SCALE: 1"=40' JOB#: 3447 DRAWN: JM CHECK: NC DATE: 03/17/23 FILE: 3447 AE Vacate LOT 165 SHEET 1 of 1			

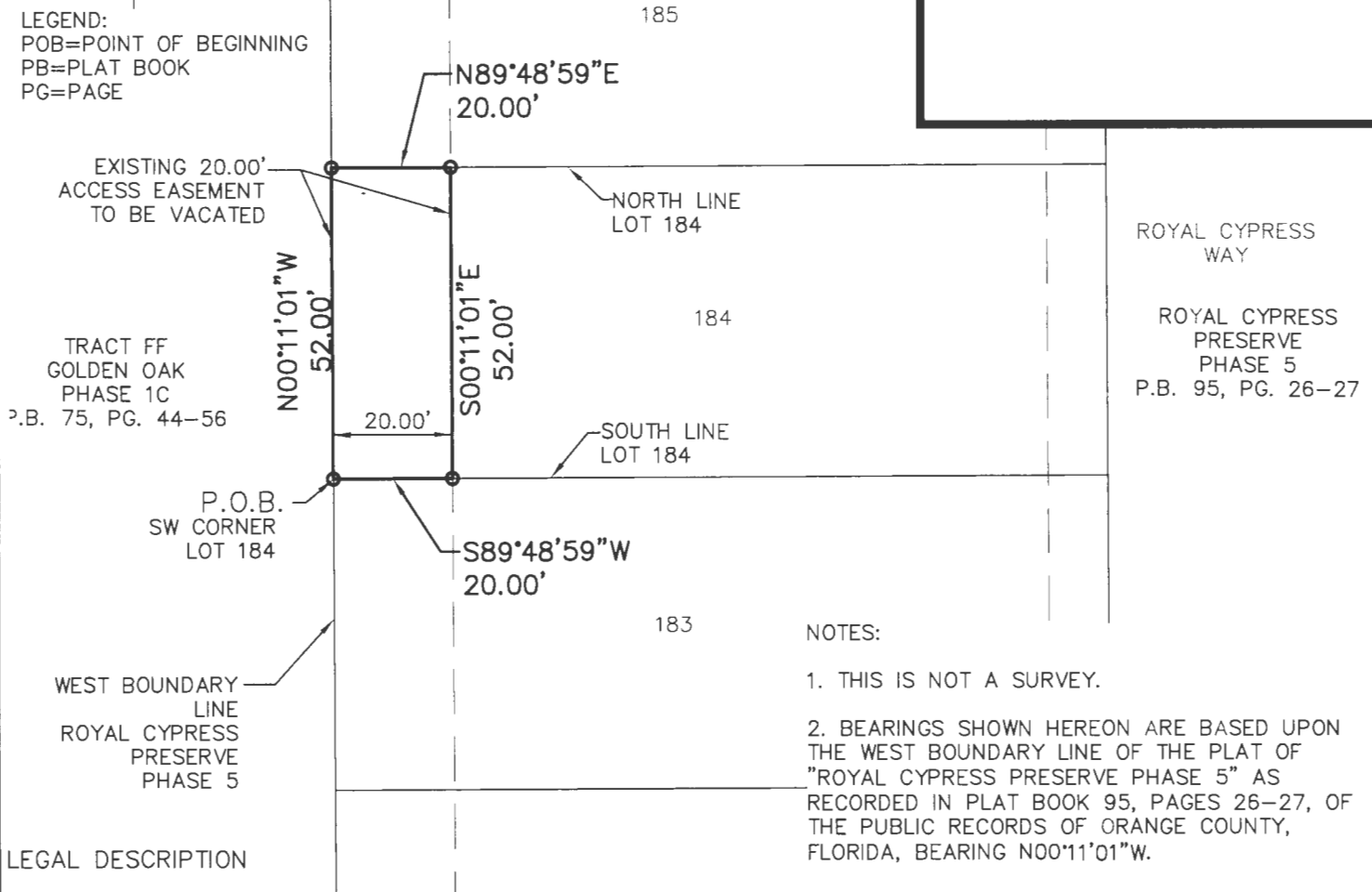
SKETCH AND LEGAL DESCRIPTION

1" = 30'



OK JMM 3/24/2003

LEGEND:
POB=POINT OF BEGINNING
PB=PLAT BOOK
PG=PAGE



NOTES:
1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST BOUNDARY LINE OF THE PLAT OF "ROYAL CYPRESS PRESERVE PHASE 5" AS RECORDED IN PLAT BOOK 95, PAGES 26-27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARING N00°11'01"W.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN LOT 184 OF THE PLAT OF "ROYAL CYPRESS PRESERVE - PHASE 5" AS RECORDED IN PLAT BOOK 95, PAGES 26-27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 184 OF SAID PLAT; THENCE RUN N00°11'01"W ALONG THE WEST BOUNDARY OF SAID PLAT FOR 52.00 FEET TO A POINT ON THE NORTH LINE OF LOT 184 OF SAID PLAT; THENCE N89°48'59"E ALONG SAID NORTH LINE FOR 20.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY; THENCE S00°11'01"E ALONG SAID PARALLEL LINE FOR 52.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 184 OF THE AFORESAID PLAT; THENCE S89°48'59"W ALONG SAID SOUTH LINE FOR 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,040 SQUARE FEET, MORE OR LESS.

	<p>ROYAL CYPRESS PRESERVE PHASE 5 Vacate Access Easement</p>	<p>TOLL FL, LP ORANGE COUNTY, FL</p>	<p>Land Planning Engineering Land Surveying</p>
<p>NOAH CATHA PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE #6873 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>	<p>SCALE: 1"= 30' JOB#: 3447 DRAWN: JM CHECK: NC DATE: 03/17/23 FILE: 3447 AE Vacate Lot 184 SHEET 1 of 1</p>		<p>ESE Consultants, Inc. 2966 Commerce Park Dr. Suite 100 Orlando, FL 32819 TEL: 407-345-6050 (LB #7508)</p>

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 # 13-12-025 Petition to Vacate # 23-01-002 Petition to Vacate #
23-03-012

Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on May 14, 2023.

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



Rose Williams

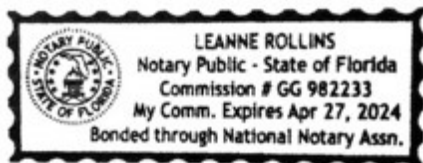
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 15 day of May, 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 # 13-12-025
PETITION TO VACATE # 23-01-002
PETITION TO VACATE # 23-03-012**

The Orange County Board of County Commissioners will conduct public hearings on **June 6, 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: Carl Irwin, on behalf of Iafate Rockwood, LLC., Advantage Engineering, Inc.

Consideration: Resolution granting Petition to Vacate # 13-12-025, vacating a portion of a 40 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 0.55 acres.

Location: District 4; One parcel address is 500 W Landstreet Road and the other parcel is unaddressed; S02/T24/R29; Orange County, Florida (legal property description on file)

AND

Applicant: Adam Smith, on behalf of D.R. Horton Inc.

Consideration: Resolution granting Petition to Vacate # 23-01-002, vacating a 3.10 foot and a 6.51 foot portion of a 15 foot wide utility easement containing approximately 63.14 square feet, that lies along the easterly boundary of an undeveloped residential lot in the Waterleigh subdivision located in Horizon West.

Location: District 1; The parcel address is located at 13605 Salamander Street; S07/T24/R27; Orange County, Florida (legal property description on file)

AND

Applicant: Brock Fanning, on behalf of Toll FL Limited Partnership

Consideration: Resolution granting Petition to Vacate # 23-03-012, vacating 3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement.

Location: District 1; The parcel addresses are 10468 Royal Cypress Way, 10588 Royal Cypress Way, 10546 Royal Cypress Way; S08/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 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 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

ORG7430784

5/14/2023

7430784

Orlando Business Journal

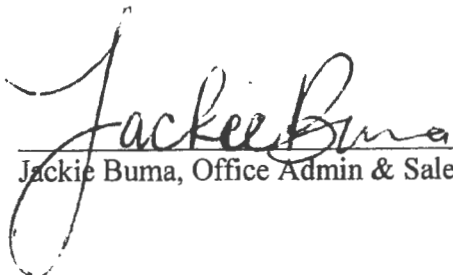
Published Weekly
Orlando, Orange County, Florida

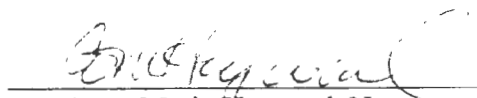
STATE OF FLORIDA COUNTIES OF ORANGE,
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

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 #23-03-012 was published in said newspaper in the issue of June 16, 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 16th day of June, 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 #
23-03-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain 3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement 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 June 6, 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 those certain 3 portions of a 20-footwide emergency access easement and a variable width portion of an emergency access easement 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 SIXTH DAY OF JUNE 2023.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
June 16, 2023

