

**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

August 14, 2020

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 20-03-009 with attachments for recording with Official Records.

Petition to Vacate # 20-03-009 was approved by the Board of County Commissioners at its regular meeting of July 28, 2020. 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:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office  
Scott Randolph, Orange County Tax Collector  
Paul Sladek, 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:   
for Deputy Clerk

ks:np

BCC Mtg. Date: July 28, 2020

**RESOLUTION GRANTING PETITION TO VACATE # 20-03-009**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **six (6) portions of unopened, unimproved and unnamed 50 foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30 foot wide right-of-way** containing a total of approximately 14.09 acres in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **July 28, 2020**, 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 **six (6) portions of unopened, unimproved and unnamed 50 foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30 foot wide right-of-way** containing a total of approximately 14.09 acres 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.

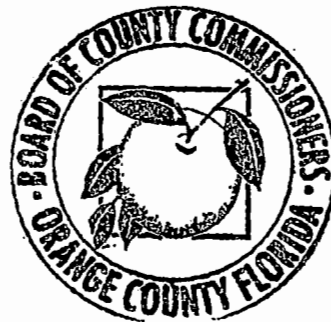
**RESOLVED THIS 28TH DAY OF JULY 2020.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bwalya*  
for County Mayor

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

By: *Katie Smith*  
Deputy Clerk



np/ll

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

A parcel of land lying within Sections 19 and 30, Township 23 South, Range 27 East comprising all of the unopened, unnamed and unimproved right of way within the Plat of Mountain Park Homesites as recorded in Plat Book P, Page 88 of the Public Records of Orange County, Florida;

Less and except:

all of that 30.00 foot right of way lying North of Blocks 15 and 15-A and less all of that 30.00 foot right of way lying West of Blocks 15-A and 16-A of said Plat of Mountain Park Homesites.

Together with:

A parcel of land lying within Sections 19 and 30, Township 23 South, Range 27 East comprising a portion of the unopened, unnamed and unimproved right of way within the Plat of Mountain Park Orange Groves as recorded in Plat Book P, Page 91 of the Public Records of Orange County, Florida, being more particularly described as:

All of the 30.00 foot right of way lying West of Blocks 10, 11 and 14 of said Mountain Park Orange Groves,

And

All of the 60.00 foot right of way lying between of Blocks 13 and 14 of said Mountain Park Orange Groves,

And

All of the 60.00 foot right of way lying South of Blocks 13 and 14 and lying North of Blocks 11 and 12 of said Mountain Park Orange Groves, Less the East 60.00 feet thereof,

And

All of the 60.00 foot right of way lying Southerly and Westerly of Block 11 and lying Northerly and Easterly of Blocks 9 and 10 of said Mountain Park Orange Groves.

Containing 613,507 square feet or 14.09 acres, more or less.

*OK*  
*WLR*

SHEET 1 OF 3  
SEE SHEETS 2 & 3 FOR SKETCH



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. <u>20180571</u>	CALCULATED BY: <u>DY</u>
DATE: <u>8/13/2019</u>	DRAWN BY: <u>DY</u>
SCALE: <u>1" = 400'</u>	CHECKED BY: <u>JLR</u>
rev 5/26/20 per engineer comment rev 6/17/20 per county comment	rev 6/23/20 per county comment

FOR THE LICENSED BUSINESS #6723 BY

**JAMES L. RICKMAN, P.S.M. #5633**

# SKETCH OF DESCRIPTION

NOT PLATTED

MOUNTAIN PARK HOMESITES  
PLAT BOOK P, PAGE 88

MOUNTAIN PARK ORANGE GROVES  
PLAT BOOK P, PAGE 91

NOT PLATTED

LOT 4

LOT 3

LOT 2

LOT 1

LOT 4

LOT 3

LOT 2

LOT 1

BLOCK 15-A

BLOCK 15

LOT 1

LOT 2

LOT 1

BLOCK 16-A

LOT 2

BLOCK 16

LOT 4

LOT 3

LOT 2

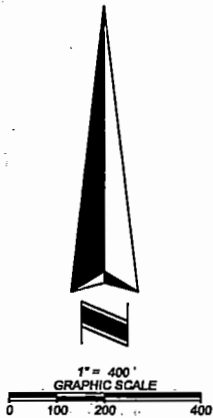
LOT 1

BLOCK 17

NOT PLATTED

SOUTH LINE OF THE SW  
1/4 OF SECTION 19-23-27

NOT PLATTED



SHEET 2 OF 3  
SEE SHEET 1 FOR DESCRIPTION

## LEGEND



HATCHED AREA INDICATES UNOPENED, UNNAMED,  
UNIMPROVED RIGHT OF WAY TO BE VACATED

JOB NO. 20180571

DATE: 8/13/2019

SCALE: 1" = 400'

DRAWN BY: DY

rev 5/26/20 per engineer comment  
rev 6/17/20 per county comment  
rev 6/23/20 per county comment



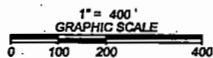
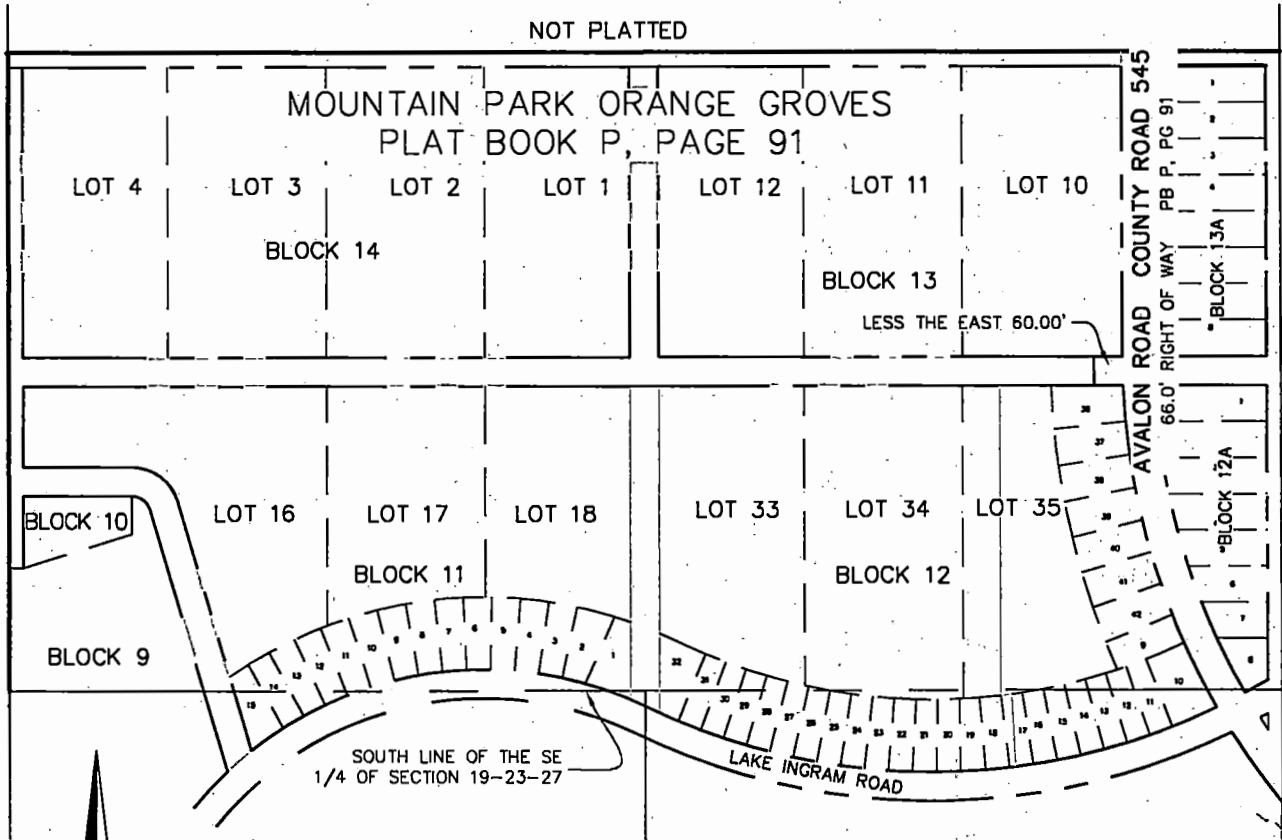
16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

# SKETCH OF DESCRIPTION

NOT PLATTED

MOUNTAIN PARK ORANGE GROVES  
PLAT BOOK P, PAGE 91

MOUNTAIN PARK HOMESITES  
PLAT BOOK P, PAGE 88



SHEET 3 OF 3  
SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

## LEGEND



HATCHED AREA INDICATES UNOPENED, UNNAMED, UNIMPROVED RIGHT OF WAY TO BE VACATED

JOB NO. 20180571

DATE: 8/13/2019

SCALE: 1" = 400'

DRAWN BY: DY

rev 5/26/20 per engineer comment  
rev 6/17/20 per county comment  
rev 6/23/20 per county comment

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
PO Box 38  
Orlando, FL, 32802-0038

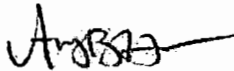
**Bill To:**

Clerk County Commission-Orange - CU00123736  
PO Box 38  
Orlando, FL, 32802-0038

**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared Amy Houser, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL 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 # 18-10-032 Petition to Vacate # 20-03-009 was published in said newspaper in the issues of Jul 05, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, 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 he or 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.



Amy Houser

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 9 day of July, 2020,  
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

6709642

# Orlando Sentinel

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 18-10-032 AND  
PETITION TO VACATE # 20-03-009**

The Orange County Board of County Commissioners will conduct public hearings on July 28, 2020, 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:** Adam Coyman, on behalf of Wigaris Jeannette Valdes Diaz  
**Consideration:** Resolution granting Petition to Vacate # 18-10-032, vacating a 5 foot wide portion of a 10 foot wide drainage and utility easement located five feet off the rear property line of a residential lot located within the Cypress Springs Subdivision, containing approximately 387 square feet.

**Location:** District 4; property located at 1753 Branchwater Trail; S04/T23/R31; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Candice Hawks, Poulos & Bennett, LLC, on behalf of Jen Florida 36 LLC and John and Katherine Ratliff  
**Consideration:** Resolution granting Petition to Vacate # 20-03-009, vacating six (6) portions of unopened, unimproved and unnamed 50 foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30 foot wide right-of-way containing a total of approximately 14.09 acres.

**Location:** District 1; Three parcel addresses are 17263 Lake Ingram Road, 17395 Lake Ingram Road, and 17425 Lake Ingram Road, all other parcels are unaddressed; S19/T23/R27; 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 THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 407-836-7928.**

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

# Orlando Sentinel

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

ORG6709642

7/5/2020

6709642



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 Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 20-03-009, was published in said newspaper in the issue of August 7, 2020.

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.

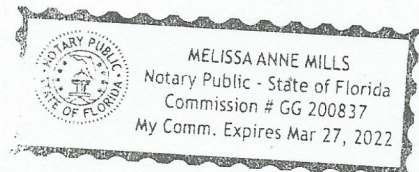
Sworn to and subscribed before me this 7th day of August, 2020 by Elaine Koshel who is personally known to me, *or provided I.b.*

*Elaine Koshel*

Elaine Koshel, Classified Manager

*Melissa Mills*

Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 20-03-009  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain six (6) portions of unopened, unimproved and unnamed 50 foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30 foot wide right-of-way containing a total of approximately 14.09 acres 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 July 28 2020, 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 six (6) portions of unopened, unimproved and unnamed 50 foot wide rights-of-way, and two (2) portions of unopened, unimproved and unnamed 30 foot wide right-of-way containing a total of approximately 14.09 acres 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 28TH DAY OF JULY 2020.  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
August 7, 2020