

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

December 13, 2021

Ms. Julie Alber
Development Engineering, BCC

Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate #21-03-012 with attachments for recording with Official Records.

Petition to Vacate #21-03-012 was approved by the Board of County Commissioners at its regular meeting of November 30, 2021. 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
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: _____

Deputy Clerk

ks:er

BCC Mtg. Date: Nov. 30, 2021

RESOLUTION GRANTING PETITION TO VACATE #21-03-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to that certain **10 foot wide portion of a 15 foot wide utility easement along the rear and side property lines of their residential lot located at 407 Spring Hollow Boulevard within the Spring Hollow Subdivision, containing approximately 0.12 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **November 30, 2021**, 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 **10 foot wide portion of a 15 foot wide utility easement along the rear and side property lines of their residential lot located at 407 Spring Hollow Boulevard within the Spring Hollow Subdivision, containing approximately 0.12 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.

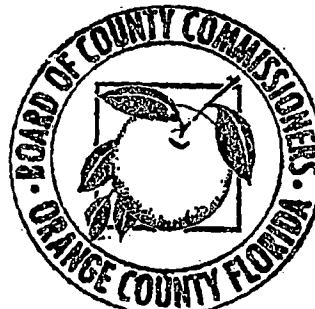
RESOLVED THIS 30TH DAY OF NOVEMBER 2021.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Bruce E. Brown*
for County Mayor

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

By: *Katie Smith*
Deputy Clerk



er/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

Description Of Sketch

Sheet 1 of 2

Legal Description:

Vacation of A Portion of Platted Utility Easement

A PORTION OF LOT 16, SPRING HOLLOW PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 137 THROUGH 140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 16, SPRING HOLLOW PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 137 THROUGH 140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA RUN SOUTH 02°05'55" EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 5.00 FEET TO A POINT ON SAID WEST LINE; THENCE DEPARTING SAID WEST LINE RUN NORTH 87°54'05" EAST, A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN SOUTH 02°05'55" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 87°54'05" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 02°05'55" WEST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 87°54'05" EAST, A DISTANCE OF 131.11 FEET; THENCE RUN SOUTH 02°05'55" EAST, A DISTANCE OF 190.00 FEET; THENCE RUN NORTH 87°54'05" EAST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 02°05'55" WEST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 87°54'05" WEST, A DISTANCE OF 151.11 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 5,306.39 SQ. FT. OR 0.12 ACRES ±.

THE INTENT OF THIS DESCRIPTION IS TO VACATE A 10.00 FOOT PORTION OF THE PLATTED 15.00 FOOT UTILITY EASEMENT ON THE EAST, NORTH, & WEST LINES OF LOT 16, SPRING HOLLOW PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 137 THROUGH 140, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

This is NOT a Survey.
This is ONLY a Sketch.

Sketch Date: 10/13/21

Drawn By: TCD

Approved By: PKI

Field: N/A

Sketch of Description Certified To:

MONICA PLEW

*Ireland & Associates
Surveying, Inc.*

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

Office-407.678.3366 Fax-407.320.8165

-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.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >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.

-Legend-

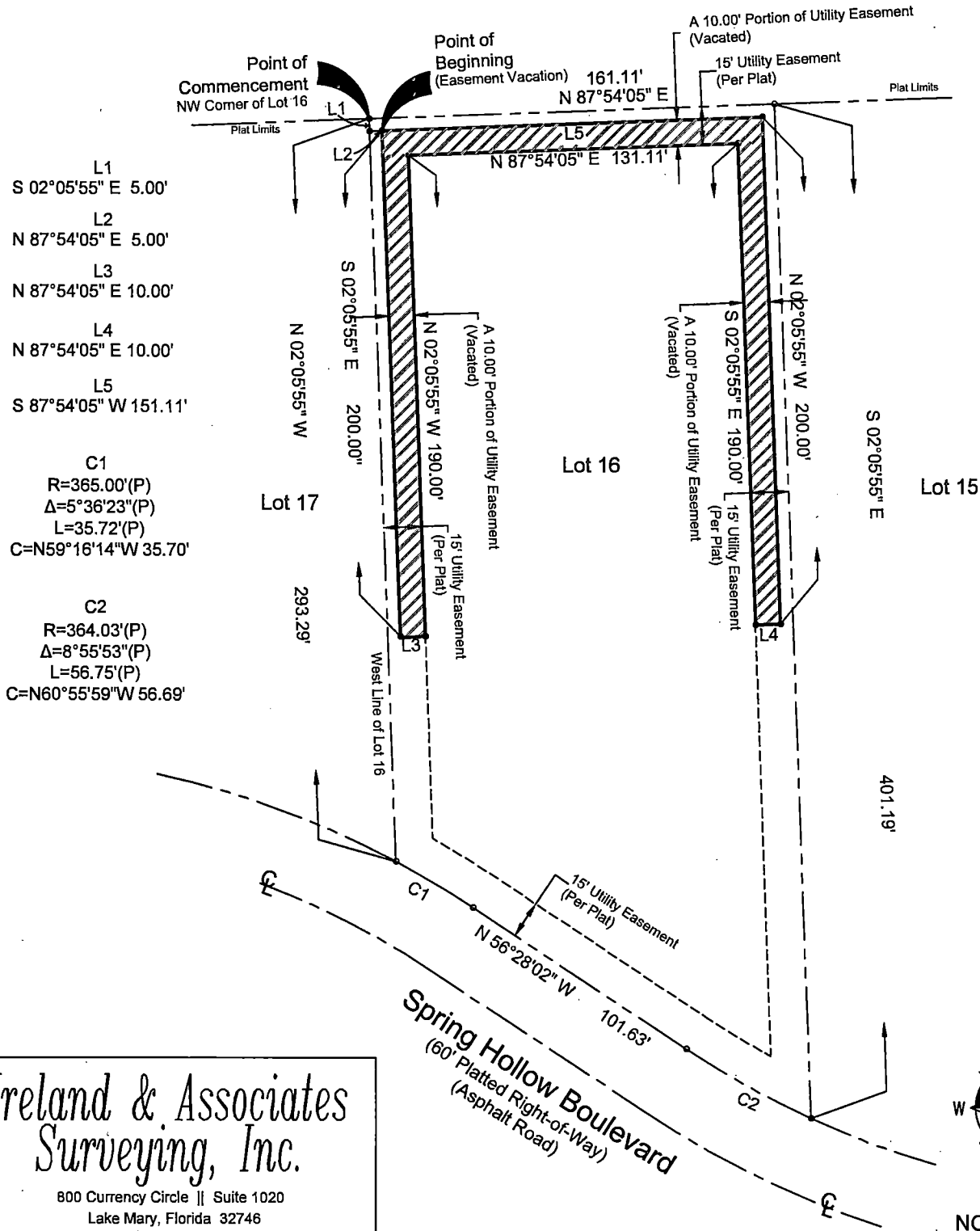
C	- Calculated	PC	- Point of Curvature
CB	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	-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

I hereby Certify that this Sketch of 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 54-17.059 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
FLORIDA PROFESSIONAL SURVEYOR
No. 6637
Date Signed: 10/13/21
LB 7623
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-13969

Sketch of Description

Sheet 2 of 2



**Ireland & Associates
Surveying, Inc.**

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

Office-407.678.3366 Fax-407.320.8165
File No. IS-13969

NOT To Scale
This is NOT a Survey.
This is ONLY a Sketch.

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

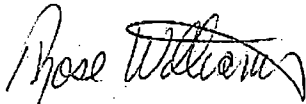
Bill To:

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 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 # 20-12-
050 Petition to Vacate # 21-03-012 Petition to Vacate # 21-03-014 was
published in said newspaper in the issues of Nov 07, 2021.

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.



Signature of Affiant

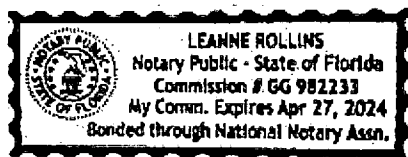
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 8 day of November, 2021,
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

7078156

Orlando Sentinel

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 20-12-050
PETITION TO VACATE # 21-03-012
PETITION TO VACATE # 21-03-014**

The Orange County Board of County Commissioners will conduct public hearings on **November 30, 2021**, 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 requests by:

Applicant: Kelly Froelich, on behalf of Apopka Vineland Holdings, LLC.

Consideration: Resolution granting Petition to Vacate # 20-12-050, a portion of two (2) 50 foot wide unopened and unimproved rights-of-way known as Pine Street and Orange Street and three (3) 16 foot wide unopened, unimproved and unnamed alleyways in the Orange Center Subdivision, containing a total of approximately 0.31 acres.

Location: District 1; one parcel address is located at 11225 S Apopka Vineland Road, the others are unaddressed; Section 15, Township 24, Range 28; Orange County, Florida (legal property description on file)

AND

Applicant: Gerald and Monica Plew

Consideration: Resolution granting Petition to Vacate # 21-03-012, vacating a 10 foot wide portion of a 15 foot wide utility easement along the rear and side property lines of their residential lot located at 407 Spring Hollow Boulevard within the Spring Hollow Subdivision, containing approximately 0.12 acres.

Location: District 2; property located at 407 Spring Hollow Boulevard; Section 21, Township 20, Range 28; Orange County, Florida (legal property description on file)

AND

Applicant: Mike King, on behalf of Kingdom Holdings Trust

Consideration: Resolution granting Petition to Vacate # 21-03-014, vacate an approximately 12 foot wide by 88 foot long portion of a 30 foot wide emergency access easement located along the north property line of the petitioners residential lot in the gated community of Casabella, containing approximately 909 square feet.

Location: District 1; property located at 4055 Isabella Circle; Section 12, Township 23, Range 27; 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.

These petitions to vacate are complete and have 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 these petitions and finds them acceptable for consideration at a public hearing.

IF YOU HAVE ANY QUESTIONS

Orlando Sentinel

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
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

ORG7078156

11/7/2021

7078156

Orlando Business Journal

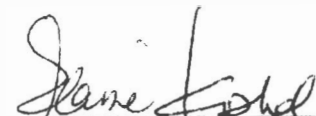
Published Weekly
Orlando, Orange County, Florida


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

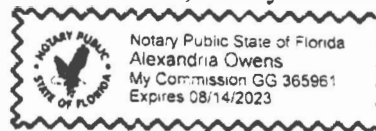
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-03-012, was published in said newspaper in the issue of December 10, 2021.

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 10th day of December, 2021 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 21-03-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 10 foot wide portion of a 15 foot wide utility easement along the rear and side property lines of their residential lot located at 407 Spring Hollow Boulevard within the Spring Hollow Subdivision, containing approximately 0.12 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 November 30, 2021 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 10 foot wide portion of a 15 foot wide utility easement along the rear and side property lines of their residential lot located at 407 Spring Hollow Boulevard within the Spring Hollow Subdivision, containing

approximately 0.12 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 30TH DAY OF NOVEMBER 2021.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
December 10, 2021