

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

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate #21-03-014 with attachments for recording with Official Records.

Petition to Vacate #21-03-014 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 #21-03-014

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **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 petitioner's residential lot in the gated community of Casabella, containing approximately 909 square feet** 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 **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 petitioner's residential lot in the gated community of Casabella, containing approximately 909 square feet** 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.

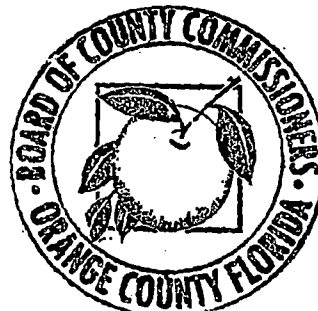
RESOLVED THIS 30TH DAY OF NOVEMBER 2021.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Brandon B. Bowers*
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

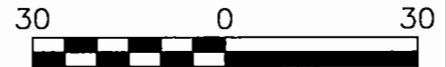
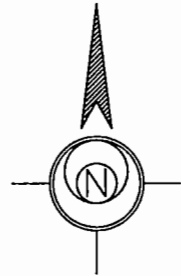
SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF LOT 56 OF THE PLAT OF "CASABELLA PHASE 2" AS RECORDED IN PLAT BOOK 85, PAGES 95 THROUGH 99 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 56 OF SAID PLAT OF "CASABELLA PHASE 2", THENCE S00°01'16"E ALONG THE EASE LINE OF SAID LOT 56 FOR 30.01 FEET TO A POINT ON THE SOUTH LINE OF THE 30.00 FOOT DRAINAGE EASEMENT SHOWN ON SAID PLAT OF "CASABELLA PHASE 2"; THENCE S88°22'58"W ALONG SAID SOUTH LINE FOR 3.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°22'58"W ALONG SAID SOUTH LINE FOR 87.85 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°01'16"W FOR 11.57 FEET; THENCE N89°58'44"E FOR 87.82 FEET; THENCE S00°01'16"E FOR 9.12 FEET TO THE POINT OF BEGINNING.

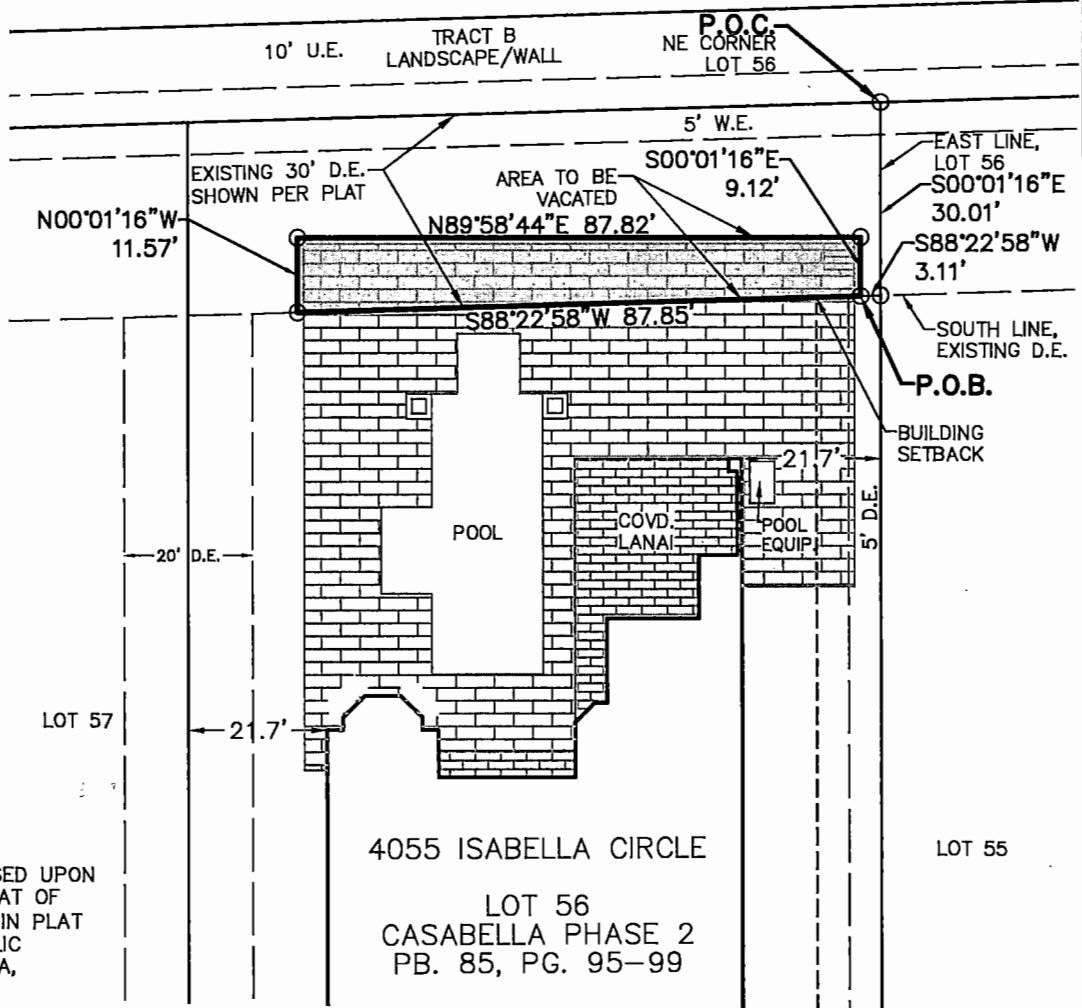
CONTAINING 909 SQUARE FEET, MORE OR LESS.



LAKE BUTLER BLVD.

LEGEND

P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB.=PLAT BOOK
PG.=PAGE(S)
D.E.=DRAINAGE EASEMENT
U.E.=UTILITY EASEMENT
W.E.=WALL EASEMENT



NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 56 OF THE PLAT OF "CASABELLA PHASE 2" AS RECORDED IN PLAT BOOK 85, PAGES 95-99 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARING S00°01'16"E.

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.

4055 ISABELLA CIRCLE
WINDERMERE, FL
VACATE DRAINAGE EASEMENT

CASABELLA
PHASE 2
ORANGE COUNTY, FL

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
T: 407-345-6050
(LB #7508)

SCALE: 1" = 30' JOB#: 3128
DATE: 05/14/21 REVISION:

DRAWN: NC

CHECK:

SHEET 1 of 1

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.



Rose Williams

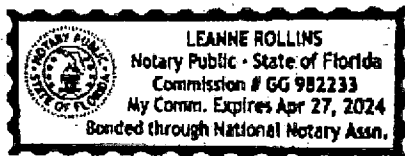
Signature of Affiant

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

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

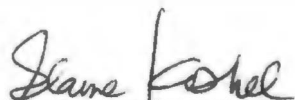
Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida

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

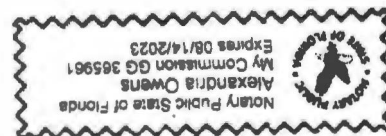
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-03-014, 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 # 21-03-014
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 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 petitioner's residential lot in the gated community of Casabella, containing approximately 909 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners);
AND 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 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 petitioner's residential lot in the gated community of Casabella, containing approximately 909 square feet 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 resumes 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