

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

May 16, 2022

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 21-09-050 with attachments for recording with Official Records.

Petition to Vacate # 21-09-050 was approved by the Board of County Commissioners at its regular meeting of April 26, 2022. 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  
ks:er

BCC Mtg. Date: April 26, 2022

**RESOLUTION GRANTING PETITION TO VACATE # 21-09-050**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain **two 5 foot wide utility easements along the side property lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County, containing a total of approximately 0.05 acres in Orange County, Florida, as described in attachment.**

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **April 26, 2022**, 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 **two 5 foot wide utility easements along the side property lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County, containing a total of approximately 0.05 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.

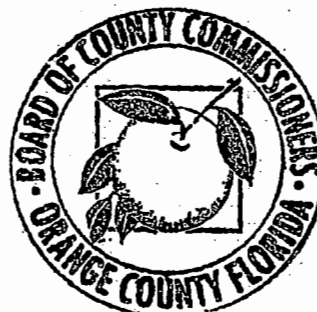
**RESOLVED THIS 26TH DAY OF APRIL 2022.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivens*  
for County Mayor

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

By: *Katie Smith*  
Deputy Clerk



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 OF DESCRIPTION

PROJECT NAME: LOT 48, THE HAMPTONS  
PURPOSE: VACATE UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

## DESCRIPTION:


That part of the Utility Easement on Lot 48, The Hamptons, according to the plat thereof as recorded in Plat Book 26, Pages 56 through 57, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 48; thence run S00°28'08"E along the East line of said Lot 48, a distance of 108.06 feet; thence run N78°29'18"W along the South line of said Lot 48, a distance of 142.65 feet to a point on a non-tangent curve concave to the West, having a radius of 205.00 feet; thence from a radial bearing of N78°29'18"W run Northeasterly along a line 5.00 feet East of and parallel to the East right of way line of Shelter Rock Road and along the arc of said curve through a central angle of 01°23'51", an arc distance of 5.00 feet, having a chord bearing of N10°48'46"E and a chord distance of 5.00 feet; thence run S78°29'18"E, a distance of 131.43 feet; thence run N00°28'08"W, a distance of 95.84 feet; thence run S89°31'45"W, a distance of 125.08 feet; thence run N00°28'08"W along a line 5.00 feet East of and parallel to the aforesaid East right of way line, a distance of 5.00 feet; thence run N89°31'45"E along the North line of said Lot 48, a distance of 135.08 feet to the Point of Beginning.

Contains 2,355 square feet or 0.054 acres, more or less.

## SURVEYORS NOTES

1. Bearings based on East line of Lot 48 as being S00°28'08"E.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 03/10/2022 per 5J17-062(2).

  
JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 03/10/2022

DRAWN BY: BP SCALE: 1" = 30'

PB26-PG56-LOT48-UTILITY

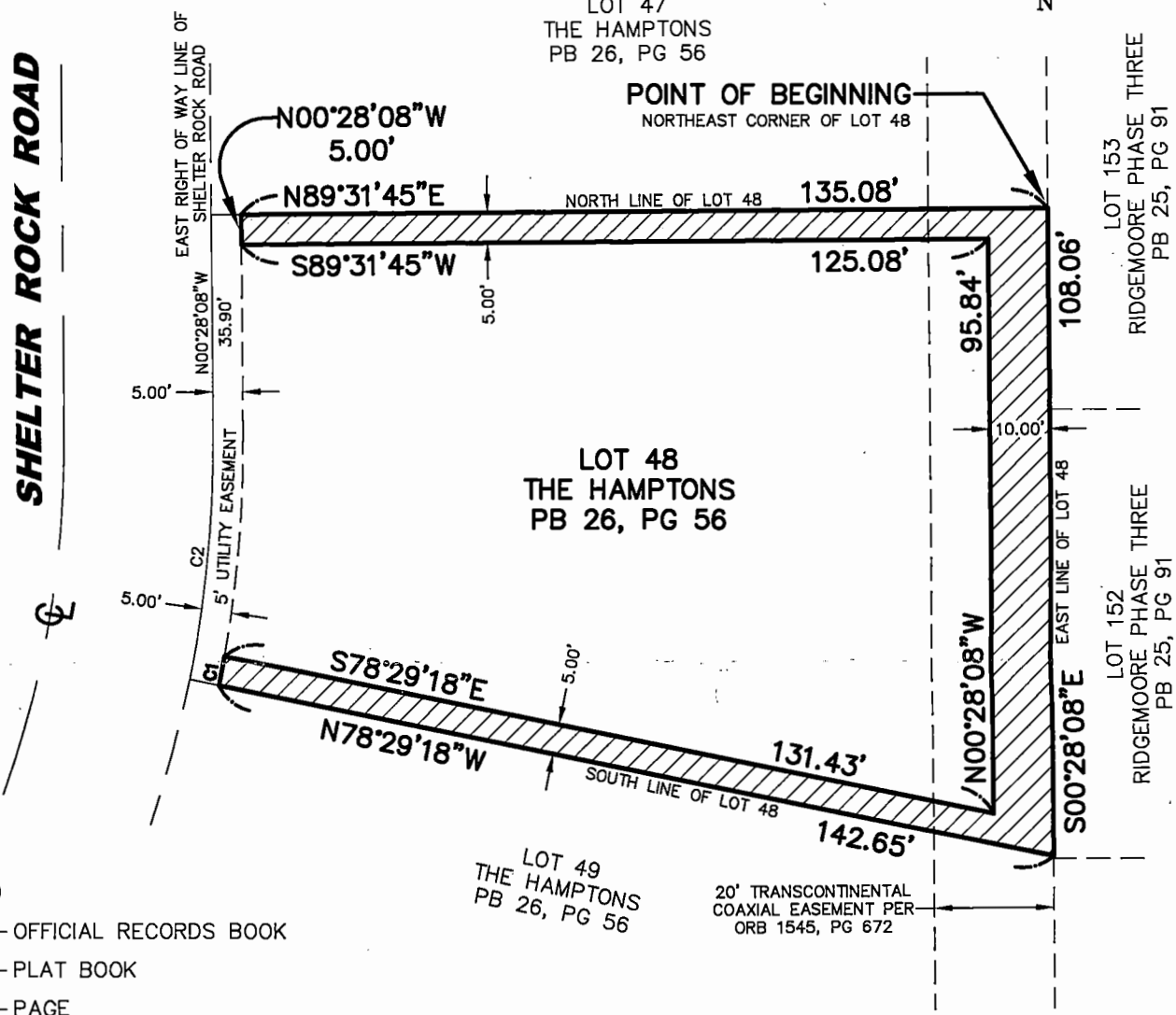
SHEET 1 OF 2

## SKETCH OF DESCRIPTION

PROJECT NAME: LOT 48, THE HAMPTONS  
PURPOSE: VACATE UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 1

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	RAD. BEARING	CH. BEARING	CHORD
C1	205.00'	01°23'51"	5.00'	N78°29'18"W	N10°48'46"E	5.00'
C2	200.00'	11°58'50"	41.82'	N78°29'18"W	N05°31'17"E	41.74'



### LEGEND

ORB - OFFICIAL RECORDS BOOK

PB - PLAT BOOK

PG - PAGE

**SHANNON SURVEYING, INC.**  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 03/10/2022

DRAWN BY: BP SCALE: 1" = 30'

PB26-PG56-LOT48-UTILITY

SHEET 2 OF 2

# 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 # 20-09-029 Petition to Vacate # 21-09-050  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Apr 03, 2022.

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



Signature of Affiant

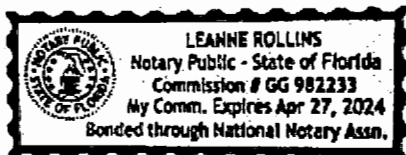
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 4 day of April, 2022,  
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

7180847

# Orlando Sentinel

MEDIA GROUP

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 20-09-029  
PETITION TO VACATE # 21-09-050**

The Orange County Board of County Commissioners will conduct a public hearing on **April 26, 2022, 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:** David Evans, on behalf of Grand Cypress Orlando, LLC

**Consideration:** Resolution granting Petition to Vacate # 20-09-029, vacating a 20 foot wide potable water utility easement.

**Location:** District 1; The parcel addresses are 1. Grand Cypress Boulevard and 1 N Jacaranda Street; Section 08, Township 24, Range 28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Lourdes Cosme

**Consideration:** Resolution granting Petition to Vacate # 21-09-050, vacating two 5 foot wide utility easements along the side property lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County.

**Location:** District 1; The parcel address is 1212 Shelter Rock Road; Section 34, Township 22, Range 28; 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, 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 Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 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

ORG7180847

4/3/2022

7180847



## Orlando Business Journal

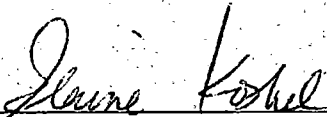
Published Weekly  
Orlando, Orange County, Florida

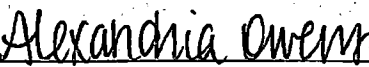
### STATE OF FLORIDA COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

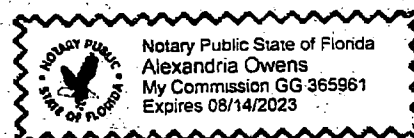
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-09-050, was published in said newspaper in the issue of May 6, 2022.

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 6th day of May, 2022 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Alexandria Owens, Notary



#### NOTICE OF ADOPTION PETITION TO VACATE # 21-09-050

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate those certain two 5 foot wide utility easements along the side property

lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County, containing a total of approximately 0.05 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 April 26, 2022, 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 two 5 foot wide utility easements along the side property lines and a 10 foot wide utility easement along the rear property line of her residential lot located at 1212 Shelter Rock Road within The Hamptons Subdivision in west Orange County, containing a total of approximately 0.05 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 26TH DAY OF APRIL 2022.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
May 6, 2022