

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

January 20, 2023

Ms. Clara Barbosa
Development Engineering, BCC

Dear Ms. Barbosa:


Enclosed is the Resolution Granting Petition to Vacate # 22-07-016 with attachments for recording with Official Records.

Petition to Vacate # 22-07-016 was approved by the Board of County Commissioners at its regular meeting of January 10, 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: 
Deputy Clerk

ks:gh

BCC Mtg. Date: January 10, 2023

RESOLUTION GRANTING PETITION TO VACATE # 22-07-016

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 by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **January 10, 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 **10 foot wide by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 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.

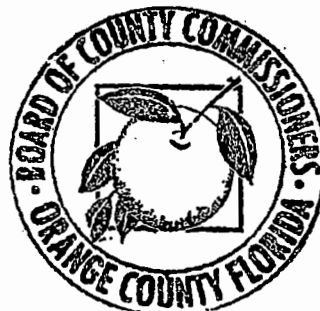
RESOLVED THIS 10TH DAY OF JANUARY 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Barbara B. B. B.*
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

Sketch of Description

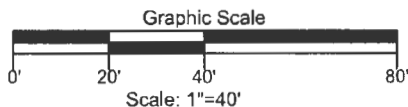
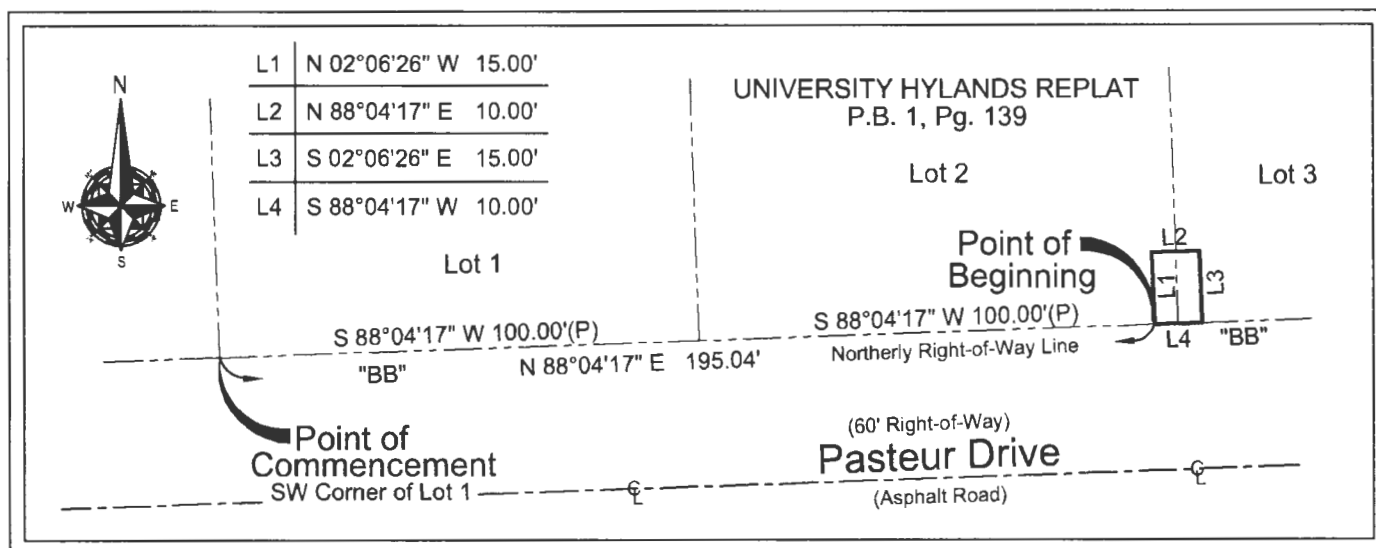
Sheet 1 of 1

Legal Description:

A portion of Lots 2, and 3, University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1 of University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, said point being on the North Right of Way of Pasteur Drive, thence run N 88°04'17" E a distance of 195.04 feet to the Point of Beginning; thence run N 02°06'26" W a distance of 15.00 feet; thence run N 88°04'17" E a distance of 10.00 feet; thence run S 02°06'26" E a distance of 15.00 feet to the North Right of Way of Pasteur Drive; thence run S 88°04'17" W a distance of 10.00 feet to the Point of Beginning.

Containing 150 Square Feet (0.003 Acres ±)



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

Revision: Revision Comments - 10/20/22 - BMJ
Revision: Revision Comments - 10/18/22 - BMJ

Sketch of Description Prepared For: **EDGAR SILVA**

Sketch of Description Certified To: **EDGAR SILVA; Orange County Board of County Commissioners**

Sketch Date: 10/20/22

Drawn By: BMJ

Approved By: PKI

Field:

<> This Property IS NOT in a Flood Prone Area, Zone "X", Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 120179 Community Orange County Dated 09-25-09.
<> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signer Surveyor assume NO Liability for the Accuracy of this Determination.

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, denoted with a "BB", is based upon the North Right-of-Way Line of Pasteur Drive, being N 88°04'17" E, as shown on the Plat of University Hylands Plat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida.
- > 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.

CADD File: Z:\IrelandAssociates\IS-35637SOD.dwg

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- 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 5-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland
PSM 6637
LB 7623
Date Signed: 10/20/22

File No. IS-35637

Ireland & Associates
Surveying, Inc.

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

Office-407.678.3366 Fax-407.320.8165

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 Line: Petition to
Vacate #22-07-016
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Dec 18, 2022.

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



Signature of Affiant

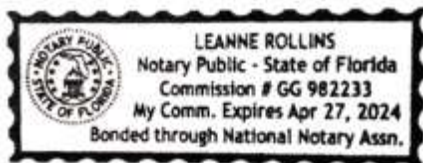
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 19 day of December, 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

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 22-07-016**

The Orange County Board of County Commissioners will conduct a public hearing on January 10, 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: M. Rebeca Wilson, on behalf of Collegiate Square Tech Center, LLC.
Consideration: Resolution granting Petition to Vacate # 22-07-016, vacating a 10 foot wide by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 square feet.
Location: District 5; The parcel address is 3900 N. Alafaya Trail; S10/T22/R31; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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, CLARA BARBOSA, 407-836-7922, Email: clara.barbosa@ocfl.net

PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PUBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERIA Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 407-836-7922.

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

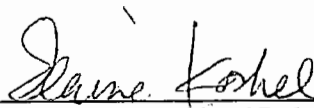
Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida

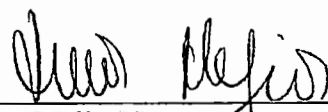
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

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 # 22-07-016, was published in said newspaper in the issue of January 20, 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 d-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 20th day of January, 2023 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Lina Mejia, Notary



Lina M. Mejia
Comm. #HH072777
Expires: Jan. 9, 2025
Bonded Thru Aaron Notary

NOTICE OF ADOPTION
PETITION TO VACATE # 22-07-016
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 by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 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);
WHEREAS, notice of a public hearing before the Board of County Commissioners on January 10, 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 that certain 10 foot wide by 15 foot long utility easement located along the south property line of a commercial property containing a total of 150 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 10TH DAY OF JANUARY 2023:
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
January 20, 2023