

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. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 21-02-008 with attachments for recording with Official Records.

Petition to Vacate # 21-02-008 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 # 21-02-008

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of a 30 foot wide unopened and unimproved right-of-way known as 1st Street and a portion of a 15 foot wide unopened and unimproved right-of-way known as 17th Avenue**, located within the **Bithlo subdivision**, containing a total of approximately **0.27 acres** 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 **portion of a 30 foot wide unopened and unimproved right-of-way known as 1st Street and a portion of a 15 foot wide unopened and unimproved right-of-way known as 17th Avenue**, located within the **Bithlo subdivision**, containing a total of approximately **0.27 acres** will not operate to the detriment of Orange County.

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.

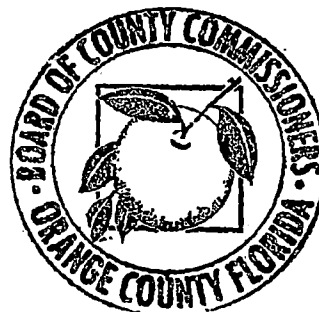
RESOLVED THIS 10TH DAY OF JANUARY 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Brandon B. Brooks*
County Mayor

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

By: *Katie Fried*
for Deputy Clerk



gh/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 2

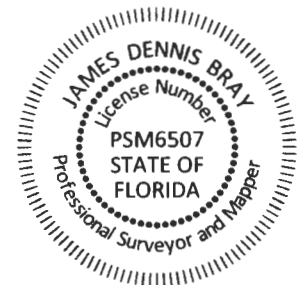
OK
10/24/2022

LEGAL DESCRIPTION:

A PORTION OF 1ST STREET, BEING A 30.00 FOOT RIGHT-OF-WAY, LYING EAST OF BLOCK 26 AND LYING WEST OF BLOCK 20, BITHLO, AS RECORDED IN PLAT BOOK "H", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 25, BLOCK 26, BITHLO, AS RECORDED IN PLAT BOOK "H", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY; RUN THENCE S89°24'36"E A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 20, SAID PLAT OF BITHLO; THENCE S00°00'07"W, ALONG THE WEST LINE OF SAID BLOCK 20, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID BLOCK 20; THENCE N89°24'36"W A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF SAID BLOCK 26; THENCE N00°00'07"E, ALONG THE EAST LINE OF SAID BLOCK 26, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6,000 SQUARE FEET OR 0.1377 ACRES MORE OR LESS.



JOB # N/A

CF # ORG-18TH AVE-SOD

DATE: 9/2/2022

SCALE: 1" = 40'

DRAWN BY: GLT

CERTIFIED TO:

FORD FLETES; ORANGE COUNTY, FLORIDA

LEGEND

CBW	- CENTERLINE
CLF	- CONCRETE BLOCK WALL
CM	- CHAIN LINK FENCE
CONC	- CONCRETE MONUMENT
COVD	- COVERED
CW	- CONCRETE WALKWAY
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

10/6/2022 - ADDRESS COMMENTS - JB

GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH LINE OF BLOCK 26; BEING: N89°24'36"W ASSUMED.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
5. THIS SKETCH IS "NOT VALID" WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS PROVIDED WITH ELECTRONIC SIGNATURE WITH THE ABILITY TO VALIDATE. (SEE: WWW.ALTAMAXSURVEYING.COM FOR INSTRUCTIONS ON SIGNATURE VALIDATION). THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SIGNING PROFESSIONAL SURVEYOR AND MAPPER ON THE DATE OF THE ELECTRONIC SIGNATURE.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com


James D. Bray PSM 6507

SKETCH OF DESCRIPTION

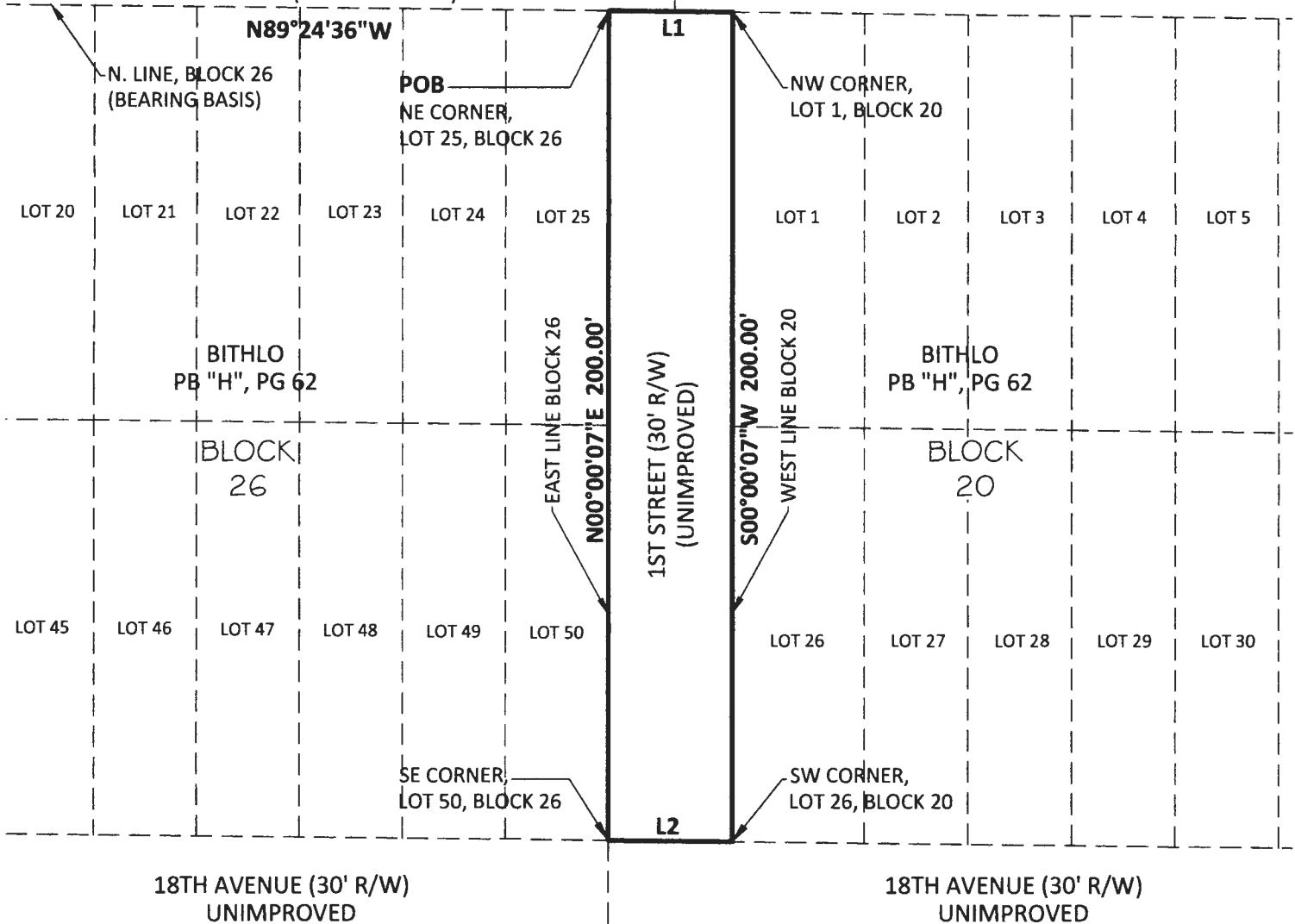
SHEET 2 OF 2

TRACT 64
UNRECORDED PLAT OF
BITHLO RANCHES

S. LINE, TRACT 64

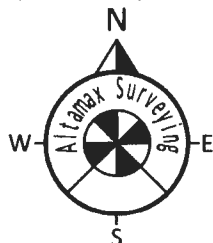
NOT PLATTED
PARCEL 22-22-30-0712-00-000
ORB 8468, PG 4905

LINE TABLE
L1 S89°24'36"E 30.00' 17TH AVENUE (30' R/W)
L2 N89°24'36"W 30.00' (UNIMPROVED)

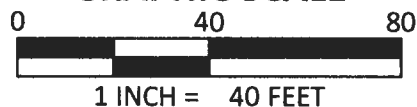


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GRAPHIC SCALE



SKETCH OF DESCRIPTION

SHEET 1 OF 2

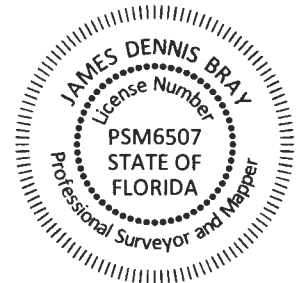
OK
all
10/24/2022

LEGAL DESCRIPTION:

A PORTION OF 17TH AVENUE, BEING A 15.00 FOOT RIGHT-OF-WAY, LYING NORTH OF LOTS 10 THROUGH 25, BLOCK 26, BITHLO, AS RECORDED IN PLAT BOOK "H", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 25, BLOCK 26, BITHLO, AS RECORDED IN PLAT BOOK "H", PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N89°24'36"W, ALONG THE NORTH LINE OF SAID BLOCK 26, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF LOT 10, SAID BLOCK 26; THENCE N13°05'33"E, A DISTANCE OF 15.36 FEET TO THE SOUTHWEST CORNER OF TRACT 64, UNRECORDED PLAT OF BITHLO RANCHES AS RECORDED IN DOCUMENT NUMBER 1961M004001, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°24'36"E, ALONG THE SOUTH LINE OF SAID TRACT 64, A DISTANCE OF 396.52 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 25, BLOCK 26; THENCE S00°00'07"W, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,974 SQUARE FEET OR 0.1371 ACRES MORE OR LESS.



JOB # 904209
CF # ORG-17TH AVE-SOD
DATE: 10/4/2022
SCALE: 1" = 60'
DRAWN BY: JB

CERTIFIED TO:

FORD FLETES; ORANGE COUNTY, FLORIDA

LEGEND

⊗	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
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R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

10/6/2022 - ADDRESS COMMENTS - JB

GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH LINE OF BLOCK 26; BEING: S89°24'36"E ASSUMED.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
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Altamax Surveying

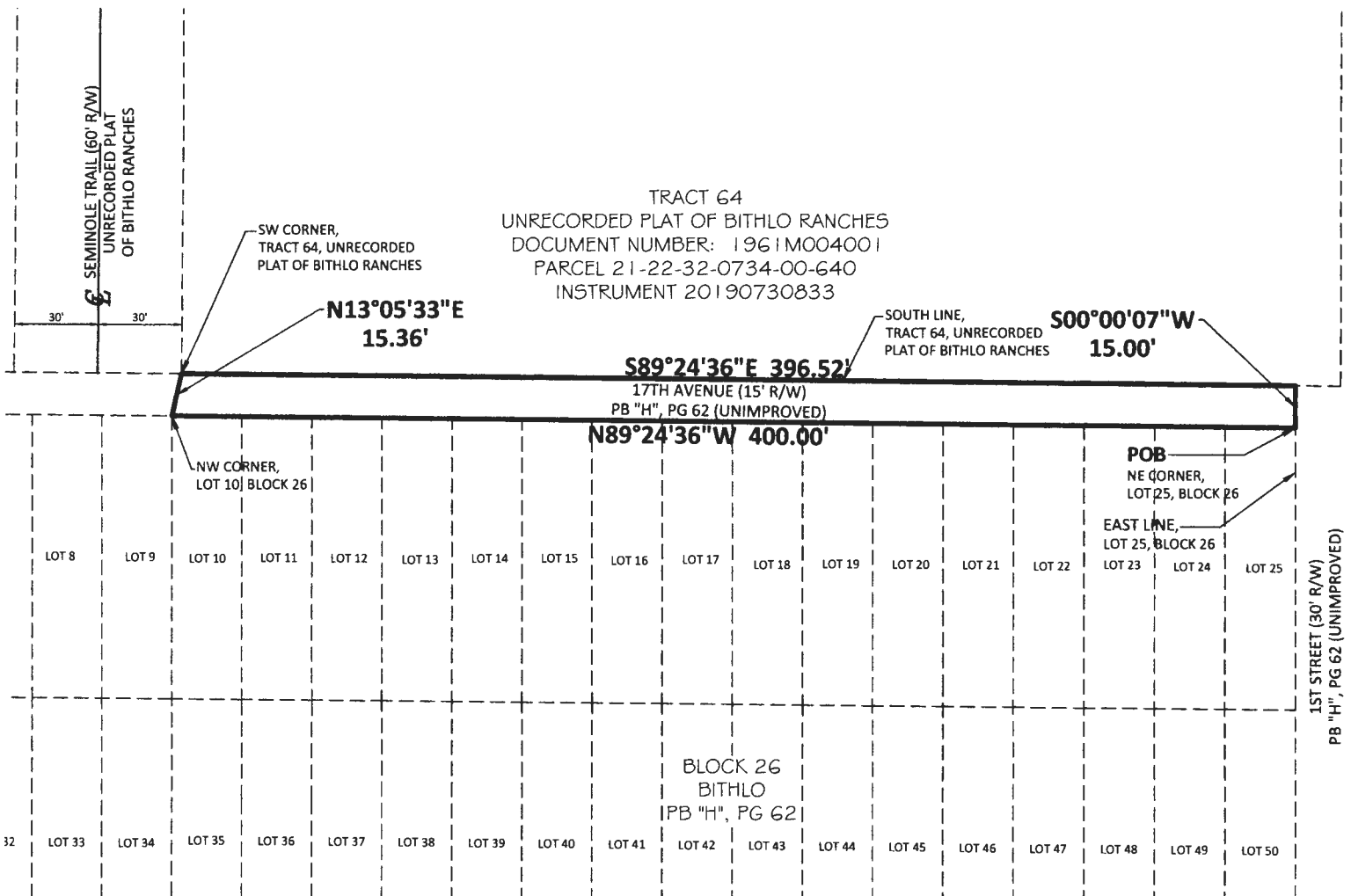
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Casselberry, FL 32708
Phone: 407-677-0200
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James D. Bray PSM 6507

SKETCH OF DESCRIPTION

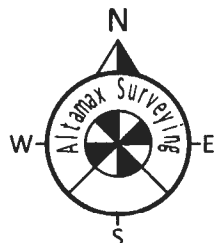
SHEET 2 OF 2

OK
All
10/24/2022

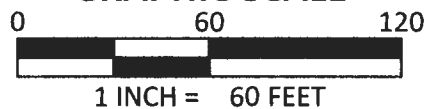


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Casselberry, FL 32708
Phone: 407-677-0200
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GRAPHIC SCALE



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 #21-02-008
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

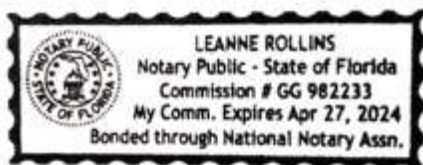
Rose Williams

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

7343705

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 21-02-008**

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: H. Fred Dietrich on behalf of H. Fred Dietrich III Life Estate and Forde Fletes

Consideration: Resolution granting Petition to Vacate # 21-02-008, vacating a portion of a 30 foot wide unopened and unimproved right-of-way known as 1st Street and a portion of a 15 foot wide unopened and unimproved right-of-way known as 17th Avenue, located within the Bithlo subdivision, containing a total of approximately 0.27 acres.

Location: District 5; One parcel address is 17685 18th Street and the other parcels are unaddressed; S22/T22/R32; 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, 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 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

7343705

Orlando Business Journal

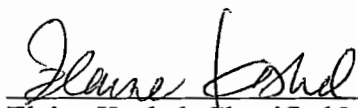
Published Weekly
Orlando, Orange County, Florida

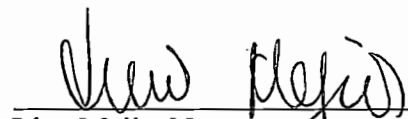
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

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 # 21-02-008, 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 #21-02

WHEREAS, pursuant to proceed adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 30 foot wide unopened and unimproved right-of-way known as 1st Street and a portion of a 15 foot wide unopened and unimproved right-of-way known as 17th Avenue located within the Bithlo subdivision containing a total of approximately 0.27 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 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 portion of a 30 foot wide unopened and unimproved right-of-way known as 1st Street and a portion of a 15 foot wide unopened and unimproved right-of-way known as 17th Avenue located within the Bithlo subdivision containing a total of approximately 0.27 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 all 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