

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

March 20, 2023

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 22-04-013 with attachments for recording with Official Records.

Petition to Vacate # 22-04-013 was approved by the Board of County Commissioners at its regular meeting of March 7, 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: *Jennifer Jan-Klincy*
Deputy Clerk
np:cas

BCC Mtg. Date: March 7, 2023

RESOLUTION GRANTING PETITION TO VACATE # 22-04-013

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **30 foot wide by 144 foot long portion of a utility and drainage easement, containing approximately 4320 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **March 7, 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 **30 foot wide by 144 foot long portion of a utility and drainage easement, containing approximately 4320 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.

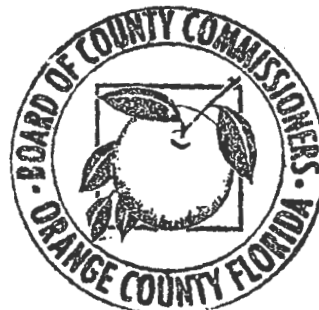
RESOLVED THIS 7TH DAY OF MARCH 2023.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ronald B. Brown*
County Mayor

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

By: *Annelle Ann - Lewis*
Deputy Clerk



np/cas

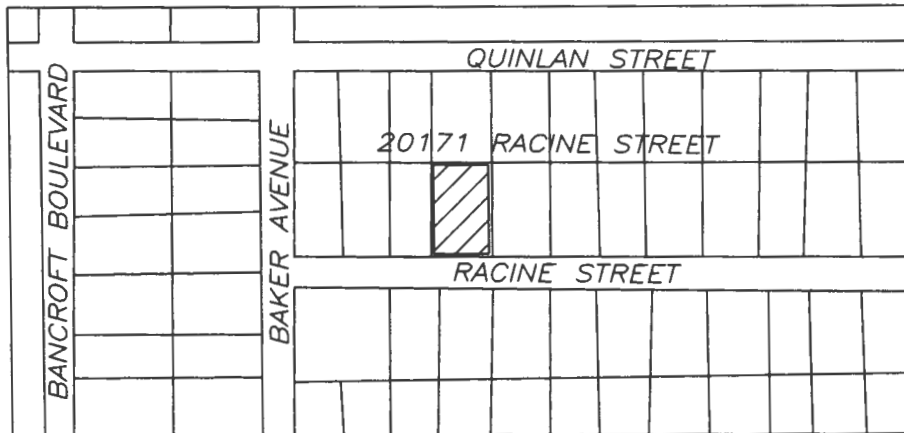
Attachments: Legal property description

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

EXHIBIT "A"

SKETCH & DESCRIPTION



LOCATION MAP
NOT TO SCALE

DESCRIPTION OF EASEMENT TO BE ABANDONED:

A PORTION OF A THIRTY FOOT (30') UTILITY AND DRAINAGE EASEMENT LYING WITHIN LOT 71, BLOCK 2 OF CAPE/ORLANDO ESTATES, UNIT 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 101 AND 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 71, THENCE NORTH 90°00'00"E, ALONG THE NORTH LINE OF SAID LOT 71, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00"E, A DISTANCE OF 144.00 FEET TO THE WESTERLY LINE OF AN EXISTING DRAINAGE EASEMENT; THENCE S00°00'00"E, ALONG THE WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 30.00 FEET; THENCE N90°00'00"W, 30.00 FEET SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF LOT 71, A DISTANCE OF 144.00 FEET TO A POINT 6.00 FEET EAST OF THE WEST LINE OF SAID LOT 71; THENCE N00°00'00"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4320 SQUARE FEET OR 0.10 ACRE MORE OR LESS.

BEARINGS AS SHOWN HEREON ARE PLAT BEARINGS, BASED ON THE CENTER LINE OF RACINE STREET HAVING A BEARING OF EAST (N 90°00'00"E)

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

THIS SKETCH MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE:

This drawing is not valid
without embossed seal or
Digital Signature of Surveyor

RICHARD N. DEAN
Professional Land Surveyor
Florida Certificate No. 4406
L.B. 6936



Dean Surveying & Mapping, Inc.

"The Measuring Line Shall Go Forth"

Jeremiah 31:39

4201 Westgate Ave., Suite A-3
West Palm Beach, Florida 33409

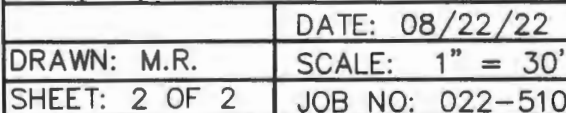
Tel: (561)625-8748 Fax (561)626-4558

DATE: 08/22/22
DRAWN: M.R.
SCALE: N/A
SHEET: 1 OF 2
JOB NO: 022-510

THIS IS NOT A
BOUNDARY SURVEY

10/2/2022

SKETCH OF DESCRIPTION



OK 11/11/10 10/31/2022

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 #22-04-013 Petition to Vacate #20-04-014
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Feb 12, 2023.

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



Signature of Affiant

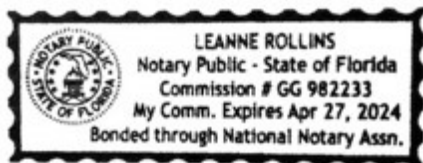
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 13 day of February, 2023,
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 # 22-04-013
PETITION TO VACATE # 20-04-014**

The Orange County Board of County Commissioners will conduct public hearings on March 7, 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: Andrea Burke
Consideration: Resolution granting Petition to Vacate # 22-04-013, vacating a 30 foot wide by 144 foot long portion of a utility and drainage easement, containing approximately 4320 square feet.
Location: District 5; The parcel address is 20171 Racine Street; S24/T23/R32; Orange County, Florida (legal property description on file)

AND

Applicant: Joseph N. Schuemann, on behalf of Bluerock Development LLC.
Consideration: Resolution granting Petition to Vacate # 20-04-014, vacating a 10 foot wide portion of a 60 foot wide open and improved right-of-way known as Indianhead Trail and a 56 foot wide open and improved right-of-way known as Waterford Oaks Access Road, containing approximately 0.81 acres
Location: District 4; The parcel addresses are 1434 N Alafaya Trail, 1440 N Alafaya Trail, and 1448 N Alafaya Trail; S22/T22/R31; 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 NÚMERO, 407-836-7928.

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

ORG7376460

2/12/2023

7376460

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 # 22-04-013, was published in said newspaper in the issue of March 17, 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-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.

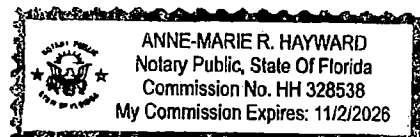
Sworn to and subscribed before me this 17th day of March, 2023 by Elaine Koshel who is personally known to me.

Elaine Koshel

Elaine Koshel, Classified Manager

Anne-Marie Hayward

Anne-Marie Hayward, Notary



NOTICE OF ADOPTION
PETITION TO VACATE #
22-04-013

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 30 foot wide by 144 foot long portion of a utility and drainage easement, containing approximately 4320 square feet (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 March 7, 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 30 foot wide by 144 foot long portion of a utility and drainage easement, containing approximately 4320 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 7TH DAY OF MARCH 2023.

Phil Diamond, County
Comptroller

As Clerk of the Board of
County Commissioners
Orange County, Florida
March 17, 2023