

**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

February 3, 2023

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 21-04-022 with attachments for recording with Official Records.

Petition to Vacate # 21-04-022 was approved by the Board of County Commissioners at its regular meeting of January 24, 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 24, 2023

**RESOLUTION GRANTING PETITION TO VACATE # 21-04-22**

**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 7 foot wide utility easement running along the rear of the petitioners residential lot located at 4415 Baybreeze Road in the Lakebreeze Park Subdivision, containing approximately 56.88 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **January 24, 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 7 foot wide utility easement running along the rear of the petitioners residential lot located at 4415 Baybreeze Road in the Lakebreeze Park Subdivision, containing approximately 56.88 square feet** 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 24th DAY OF January 2023**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Bruno B. Bwalya*  
for County Mayor



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

By: *Kate Schick*  
Deputy Clerk

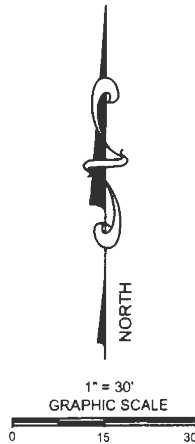
gh/np

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

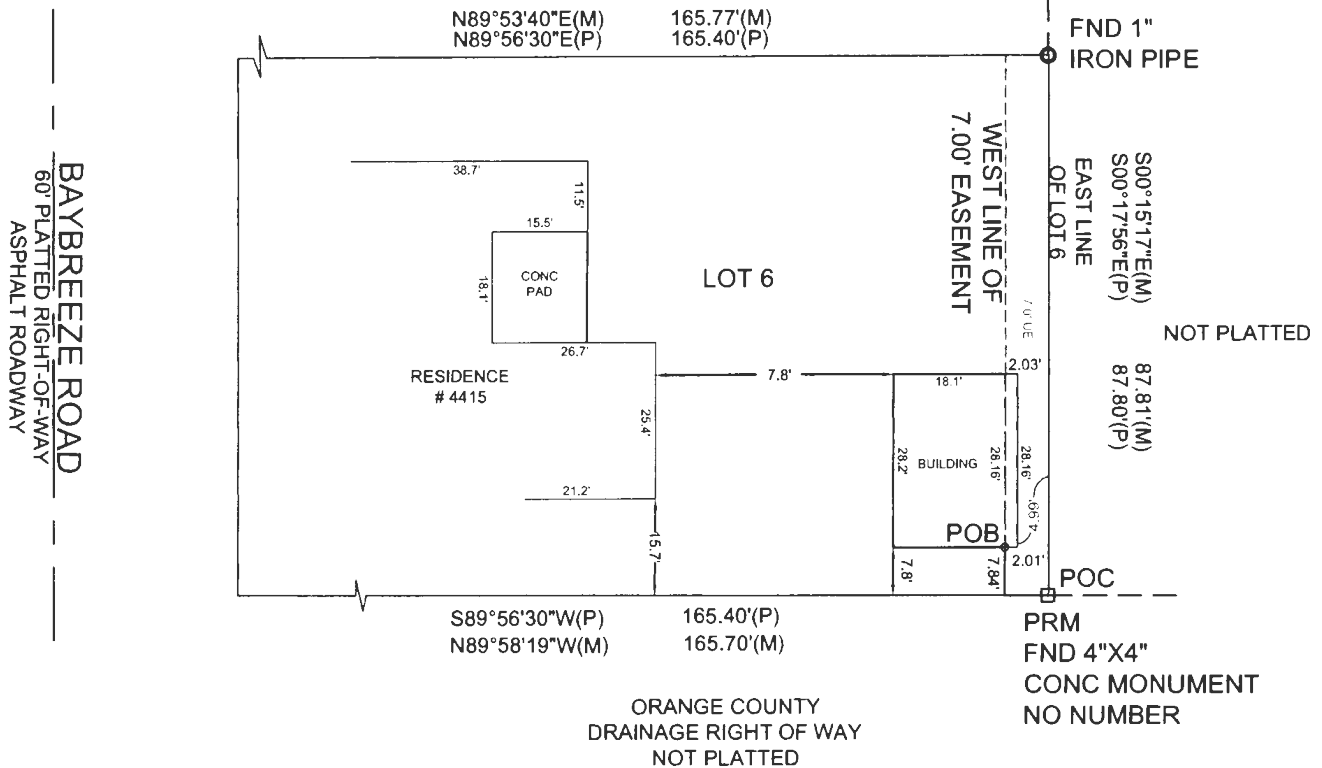
PAGE 1 OF 3

OIC  
MWH  
11/28/2022



SEE DETAIL ON PAGE 3

PID # 09-22-29-4802-00-050  
LOT 5



**BASIS OF BEARINGS:**

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 6, BEING N 00°17'56" W, PER PLAT

### LEGEND

A/C	- Air Conditioner	P	- Plat
C	- Calculated	PB	- Plat Book
C	- Centerline	PC	- Point of Curvature
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	POB	- Point of Beginning
CONC	- Concrete	POC	- Point of Commencement
COV	- Covered	LP	- Light Pole
D	- Description	PRC	- Point of Reverse Curvature
DE	- Drainage Easement	PRM	- Permanent Reference Monument
DUE	- Drainage & Utility Esmt	R	- Radius
D/W	- Driveway	RAD	- Radial
ESMT	- Easement	R&C	- Rebar & Cap
FFE	- Finished Floor Elevation	RFD	- Roofed
FND	- Found	UE	- Utility Easement
IP	- Iron Pipe	WM	- Water Meter
L	- Length (Arc)	$\Delta$	- Delta (Central Angle)
M	- Measured	-o-	- Wood/PVC Fence
N&D	- Nail & Disk	-o-	- Chain Link Fence
NR	- Non-Radial	IV	- Irrigation Valve
OHU	- Overhead Utility Line	PE	- Post Equipment
ORB	- Official Records Book		



**FOR ALL INQUIRIES CONTACT:**  
Deal Land Surveying, LLC  
804 S. French Avenue  
Sanford, FL 32771  
407-878-3796  
INFO@deallandsurveying.com

NOT A SURVEY

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PROVIDED FOR  
Angel Anderson  
Odell Anderson

DATE SIGNED: 08/16/21



SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121

LEGAL  
DESCRIPTION

PAGE 2 OF 3

11/28/2022  
OK  
M  
BEING THE NORTH 28.16 FEET OF THE SOUTH 36.00 FEET OF THE WEST 2.03 FEET OF THE EAST 7.00 FEET OF LOT 6, LAKEBREEZE PARK, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING 56.88 SQUARE FEET OR 0.0013 ACRES +/-

OR

BEING A PORTION OF LOT 6, LAKEBREEZE PARK FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA..MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AT A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6 AND MARKED WITH A 4" X 4" CONCRETE MONUMENT, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 6 AS IT INTERSECTS THE REAR LINE OF SAID LOT: THENCE DEPARTING THE REAR LINE OF LOT 6 AND RUNNING WITH SAID SOUTH LINE, S89°56'30"W, FOR A DISTANCE OF 7.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF A 7.00' EASEMENT; THENCE DEPARTING SAID SOUTH LINE AND RUNNING N00°17'56"W, BEING A LINE PARALLEL TO THE EAST LINE OF LOT 6 AND 7.00 FEET THEREFROM, FOR A DISTANCE OF 7.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°17'56"W, BEING A LINE PARALLEL TO THE EAST LINE OF LOT 6, FOR A DISTANCE OF 28.16 FEET; THENCE RUNNING N89°56'30"E, FOR A DISTANCE OF 2.03 FEET; THENCE RUNNING S00°17'56"E, BEING A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6 AND 5.0 FEET THEREFROM, FOR A DISTANCE OF 28.16 FEET; THENCE RUNNING S89°56'30"W, BEING A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 6 AND 7.80 FEET THEREFROM, FOR A DISTANCE OF 2.01 FEET TO THE POINT OF THE BEGINNING.

BEING 56.88 SQUARE FEET OR 0.0013 ACRES +/-

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 6, BEING N 00°17'56" W, PER PLAT

FOR ALL INQUIRIES CONTACT:  
Deal Land Surveying, LLC  
804 S. French Avenue  
Sanford, FL 32771  
407-878-3796  
INFO@deallandsurveying.com



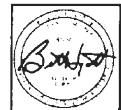
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT A SURVEY

DATE SIGNED: 08/16/21

SURVEYOR'S NAME: BILL H. HYATT LS4636  
DEAL LAND SURVEYING, LLC LB 8121



DETAIL OF  
VACATION

PAGE 3 OF 3

LOT 5

LOT 6

POB

POC

ORANGE COUNTY  
DRAINAGE RIGHT OF WAY  
NOT PLATTED

NOT PLATTED

LINE DATA

L1	S89°56'30"W	7.00'
L2	N00°17'56"W	7.84'
L3	N00°17'56"W	28.16'
L4	N89°56'30"E	2.03'
L5	S00°17'56"E	28.16'
L6	S89°56'30"W	2.01'



\*NOTE\*  
NOT TO SCALE

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 6, BEING N 00°17'56" W, PER PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT A SURVEY

DATE SIGNED: 08/16/21



SURVEYOR'S NAME: BILL H. HYATT LS4636

DEAL LAND SURVEYING, LLC LB 8121



FOR ALL INQUIRIES CONTACT:

Deal Land Surveying, LLC

804 S. French Avenue

Sanford, FL 32771

407-878-3796

INFO@deallandsurveying.com

OK  
M  
11/2/2022

**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 11200-Misc. Legal

Certify Lines: Petition to Vacate # 21-04-022

Petition to Vacate # 21-10-029

Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Jan 01, 2023.

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



Signature of Affiant

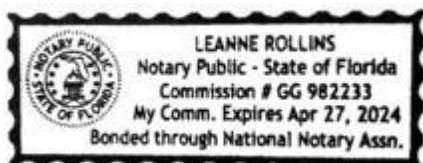
**Rose Williams**

Name of Affiant

Sworn to and subscribed before me on this 2 day of January, 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 # 21-04-022  
PETITION TO VACATE # 21-10-029**

The Orange County Board of County Commissioners will conduct public hearings on January 24, 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 requests by:

Applicant: Angel Anderson  
Consideration: Resolution granting Petition to Vacate # 21-04-022, vacating a portion of a 7 foot wide utility easement running along the rear of the petitioners residential lot located at 4415 Baybreeze Road in the LakeBreeze park, subdivision containing approximately 56.88 square feet.

Location: District 2; property located at 4415 Baybreeze Road; Section 09, Township 22, Range 29; Orange County, Florida (legal property description on file)

AND

Applicant: Phaneendra Katta, on behalf of AK Family Holdings LLC.  
Consideration: Resolution granting Petition to Vacate # 21-10-029, vacating a 25 foot wide by approximately 41 foot long portion of right-of-way known as Courtland Street, containing approximately 1,038 square feet.

Location: District 5; property located at 862 Courtland Street; Section 07, Township 22, Range 29; 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 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 DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NÚMERO, 407-836-7921.

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.

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

7352167

1/01/2023

7352167



## Orlando Business Journal


Published Weekly  
Orlando, Orange County, Florida

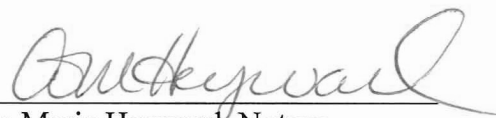
STATE OF FLORIDA  
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,  
VOLUSIA & BREVARD

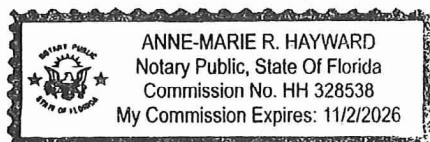
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-04-022, was published in said newspaper in the issue of February 3, 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 3rd day of February, 2023 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Anne-Marie Hayward, Notary



NOTICE OF ADOPTION  
PETITION TO VACATE # 21-04-022  
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 7 foot wide utility easement running along the rear of the petitioners residential lot located at 4415 Baybreeze Road in the Lakebreeze Park Subdivision, containing approximately 56.88 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 24, 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 7 foot wide utility easement running along the rear of the petitioners residential lot located at 4415 Baybreeze Road in the Lakebreeze Park Subdivision, containing approximately 56.88 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 24th DAY OF JANUARY 2023.  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
February 3, 2023