

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 03, 2023

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 21-10-029 with attachments for recording with Official Records.

Petition to Vacate # 21-10-029 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 # 21-10-029

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **25 foot wide by approximately 41 foot long portion of right-of-way known as Courtland Street, containing approximately 1,038 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 **that certain 25 foot wide by approximately 41 foot long portion of right-of-way known as Courtland Street, containing approximately 1,038 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: *Randy B. Borch*
for County Mayor



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

By: *Katie Smith*
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

SKETCH OF DESCRIPTION

PROJECT NAME: COURTLAND ST/ADANSON ST
PURPOSE: RIGHT OF WAY VACATE

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

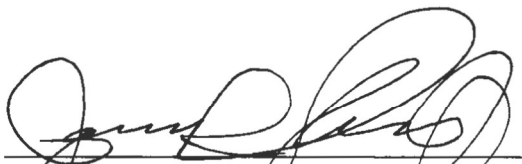
That part of Lot 12, Block B, Sunshine Gardens, as recorded in Plat Book L, Page 79 of the Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Lot 12; thence run S01°15'09"W along the East line of said Lot 12, a distance of 25.05 feet; thence run S87°28'24"W along the South line of the North 25.00 feet of said Lot 12, a distance of 44.99 feet to a point 5.00 feet East of the West line of said Lot 12; thence run N16°30'17"E, a distance of 26.45 feet; thence run N87°28'24"E along the North line of said Lot 12, a distance of 38.02 feet to the Point of Beginning.

Contains 1,038 square feet or 0.024 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the South right of way line of Courtland Street as being N87°28'24"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 09/08/2022 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: 09/08/2022

DRAWN BY: BP SCALE: 1" = 20'

PBL-PG79-BLKB-LOTS11-12-SKETCH

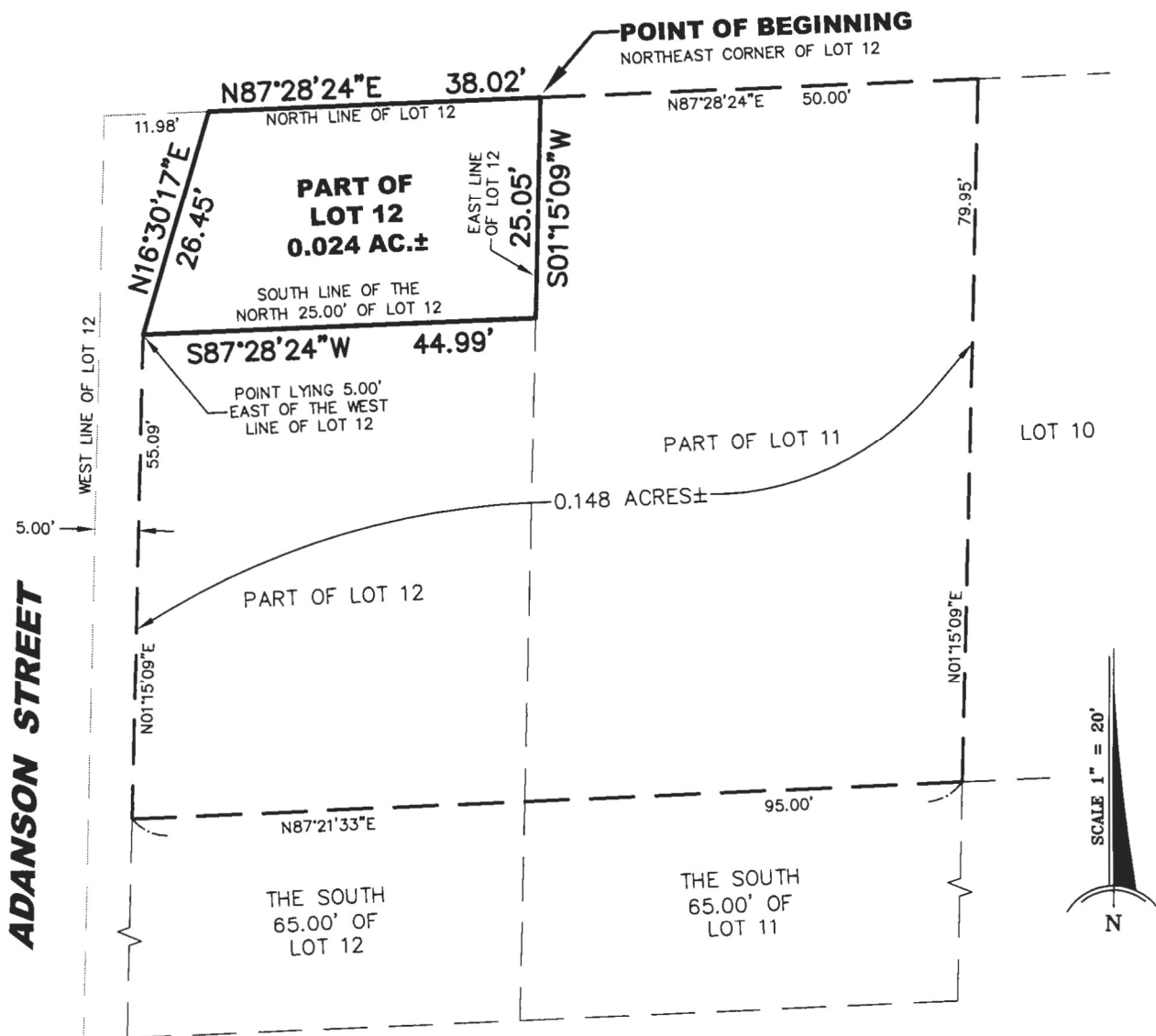
SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: COURTLAND ST/ADANSON ST
PURPOSE: RIGHT OF WAY VACATE

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1

COURTLAND STREET



SHANNON SURVEYING, INC.

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

DATE OF SURVEY: 09/08/2022

DRAWN BY: BP SCALE: 1" = 20'

PBL-PG79-BLKB-LOTS11-12-SKETCH

SHEET 2 OF 2

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

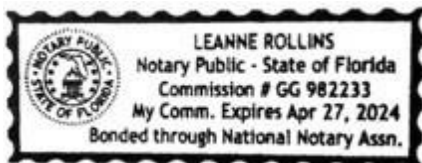
Rose Williams

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

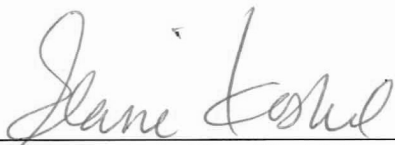
Published Weekly
Orlando, Orange County, Florida

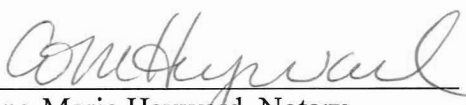
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

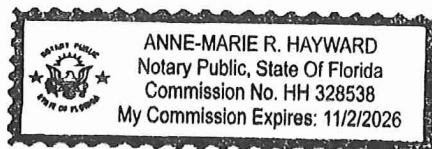
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-10-029, 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 # 21-10-029
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 25 foot wide by approximately 41 foot long portion of right-of-way known as Courtland Street, containing approximately 1,038 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 25 foot wide by approximately 41 foot long portion of right-of-way known as Courtland Street, containing approximately 1,038 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