



**Interoffice Memorandum**

Received on February 1, 2024  
Deadline: February 6, 2024  
Publish: February 11, 2024

Date: February 1, 2024

FEB 1 2 4 PM 5:14


RCUD



FEB 1 24 2:05PM

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, County Engineer, Public Works Department 

THRU: William Worley, Assistant Project Manager  
Development Engineering Division, Public Works Department  
Telephone: 407-836-7925  
E-mail address: [William.worley@ocfl.net](mailto:William.worley@ocfl.net)

RE: **Request for Public Hearing PTV-23-01-001 – Cutter Smyth of Carrigan Reality Inc., on behalf of Sherri L Carrigan**

Applicant: Cutter Smyth/Carrigan Reality Inc.  
18716 E. Colonial Drive  
Orlando, Florida 32820

Location: S22/T22/R32 Petition to vacate an approximately 15-foot-wide by 60-foot-long portion of an unopened and unmaintained right-of-way known as 11th Avenue and lies along the west property line of the petitioners commercial parcel. Public interest was created by the plat of Bithlo recorded in Plat Book O, Page 26 of the public records of Orange County, Florida. The parcel ID is 22-22-32-0712-01-350. The parcel is unaddressed. The parcel lies in District 5.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

**Request for Public Hearing PTV-23-01-001 – Cutter Smyth of Carrigan Reality Inc., on behalf of Sherri L Carrigan**

Hearing by Fla. Statute      Pursuant to Section 336.10 of the Florida Statutes.  
# or code:

Spanish contact person:      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.

Materials being submitted as backup for public hearing request:

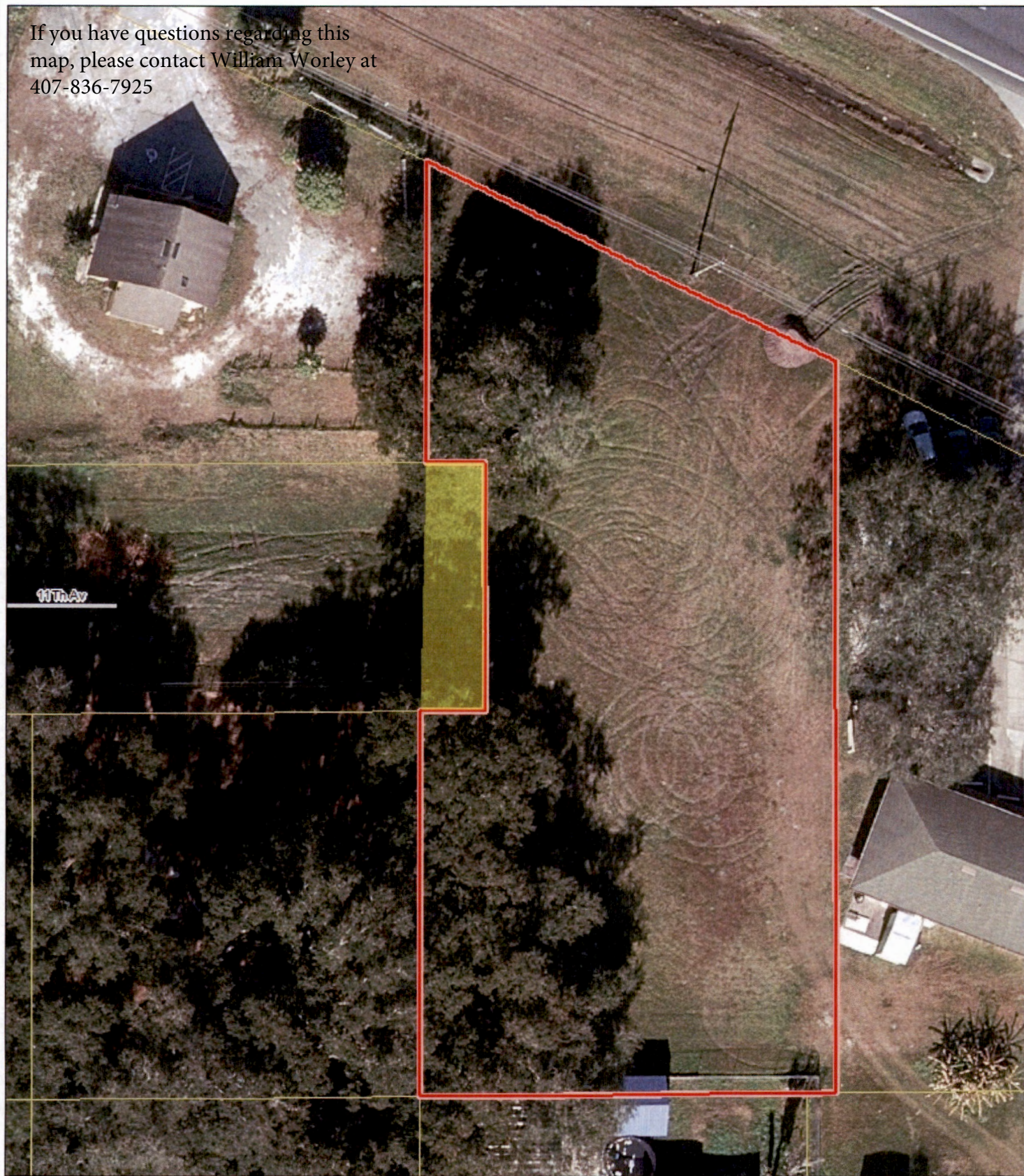
1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

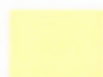


If you have questions regarding this map, please contact William Worley at 407-836-7925



PTV-23-01-001

Cutter Smyth of Carrigan Realty, Inc,  
on behalf of Sherri L Carrigan



Proposed Vacation



Subject Property

0 20 40  
Feet  
1" = 400  
1 in : 33 ft



**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**Public interest was created by the plat of Bithlo recorded in Plat Book O, Page 26 of the public records of Orange County, Florida.**

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT 'A'**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit may also include any letters received from abutting property owners resulting from courtesy letters sent to them.

**SEE ATTACHED EXHIBIT 'B'**



ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

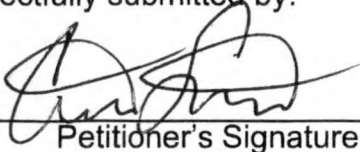
POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:



Petitioner's Signature  
(Include title if applicable)

CUTTER SMYTH

Print Name

VICE PRESIDENT

CARRIGAN REALTY, INC.

Address:

18716 E. COLONIAL DR.

ORLANDO, FL 32820

Phone Number: (407) 568-2145

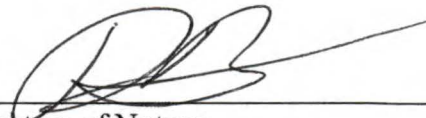
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26<sup>th</sup> day of September, 2023 who is personally known or who has produced FL DL as identification.



DYLAN K. BYNUM  
Commission # HH 020511  
Expires July 19, 2024  
Bonded Thru Budget Notary Services



Signature of Notary

Dylan K Bynum

Print Name



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**

# SKETCH AND DESCRIPTION

## DESCRIPTION AS FOLLOWS:

The East 15.00 feet of that part of South Avenue (a 60 feet wide right of way) as shown on the plat of BITHLO as recorded in Plat Book O, Page 26 of the Public Records of Orange County, Florida, lying West of the vacated part of said South Avenue as recorded in Official Records Book 9910, Page 7341 of the Public Records of Orange County, Florida. being more particularly described as follows:

Commence at the Southwest corner of Lot 8, Block 2012, said plat of BITHLO; Thence run N.89°11'26"E., along the South line of said Lot 8, for a distance of 120.00 feet to the Point of Beginning; Thence continue N.89°11'26"E., along said South line and Easterly extension thereof, for a distance of 15.00 feet to the West line of said Official Records Book 9910, Page 7341; Thence run S.00°19'39"E., along said West line, for a distance of 60.00 feet to the Southwest corner of said Official Records Book 9910, Page 7341; Thence run S.89°11'26"W, along the South line of South Avenue as shown on said plat of BITHLO, for a distance of 15.00 feet; Thence run N.00°19'39"W., for a distance of 60.00 feet to the Point of Beginning.

All of the above containing 900 square feet or 0.002 acre, more or less.

## SKETCH AND DESCRIPTION FOR / CERTIFIED TO:

Sherri L. Carrigan; Orange County BCC

## SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

## GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO FLORIDA 32807 (407)277-3232 FAX (407)658-1436 EMAIL GRUSCOTT@GRUSCOTT.COM

LEGEND  
D=DELTA (CENTRAL ANGLE)  
R=RADIUS  
L=ARC LENGTH  
C=CHORD DISTANCE  
CB=CHORD BEARING

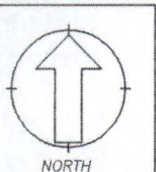
LEGEND -

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
P.C. POINT OF CURVATURE  
P.C.C. POINT OF COMPOUND CURVE  
N&D NAIL & DISK  
R/W RIGHT OF WAY  
ESMT. EASEMENT  
DRAIN. DRAINAGE  
UTIL. UTILITY  
DESC. DESCRIPTION

### NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
5. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)

CERTIFICATE OF AUTHORIZATION - LB 4596



CERTIFIED BY:

JAMES W. SCOTT, R.L.S. # 4801

R.L.S. #

4801

TOM X. GRUSENMEYER, R.L.S. # 4714

SKETCH AND DESCRIPTION FOR/CERTIFIED TO: Carrigan Realty, Inc.; Orange County BCC

DATE

ORDER #

07-26-2023

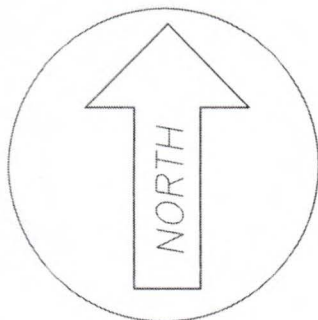
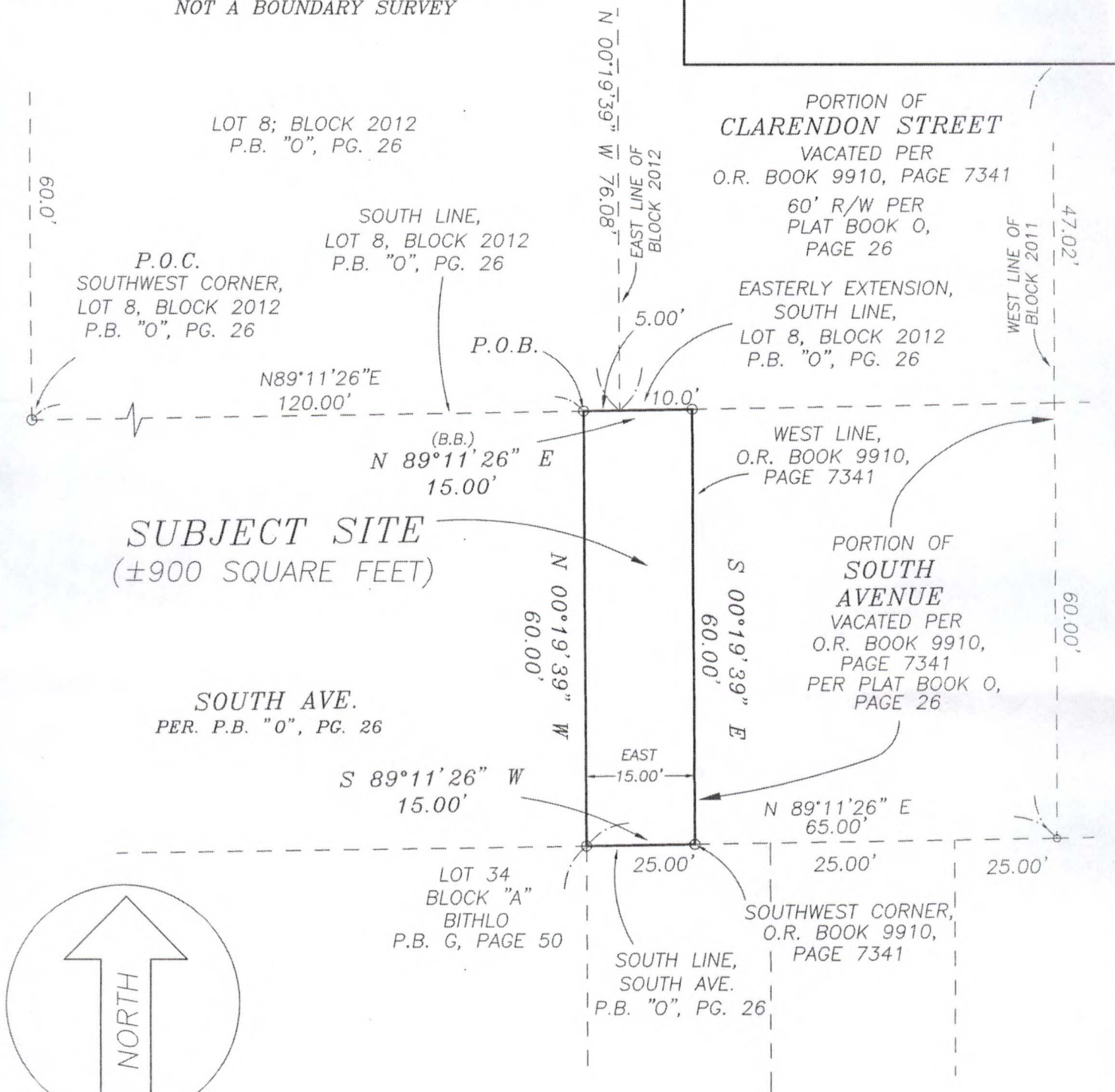
23-1475

WJB 10/2/23



# SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY



SCALE = 1"=20'

LOT 35

LOT 36

LOT 37

BLOCK "A"

BITHLO

P.B. G, PAGE 50

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR DESCRIPTION OF SKETCH

GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

CERTIFICATE OF AUTHORIZATION - LB 4596

DATE

ORDER #

07-26-2023

23-1475

**EXHIBIT "B"**

**ABUTTING PROPERTY OWNERS**



**EXHIBIT 'B'**

### ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

[illegible]

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**Petition to Vacate ROW Request - behind Sok property**

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**Cutter Smyth** <carriganrealty@gmail.com>  
To: franki gonzalez <franki@bellsouth.net>

Thu, Feb 16, 2023 at 3:29 PM

Hey Franki,

Thanks for getting back to me. Was there any specific reason they weren't interested in cooperating? My request to vacate the most easterly 15-foot portion of 11th Ave will in no way affect their property. I currently have no objection letters signed by AT&T, Teco Peoples Gas, and FL Gas Transmission. Orange County's only objection is that I need to provide them with a drainage easement for their future intended drainage improvements between 11th Ave and 12th Ave to the south. Orange County is preparing a drainage easement for my execution. Also, Duke Energy/Spectrum is preparing a utility easement for me so they can maintain their poles/equipment on the south side of 11th Ave. Maybe we could set up a face-to-face meeting with the Soks so I could assure them that this would not be detrimental to them, the County, or the general public. In any case, I appreciate your assistance.

Thanks,

Cutter Smyth  
Carrigan Realty, Inc.  
407-923-5689

On Wed, Feb 15, 2023 at 6:07 PM franki gonzalez <franki@bellsouth.net> wrote:  
Hello Cutter,

At this time they are not interested in signing this.

Sincerely,

***Franki Gonzalez***

**Broker Associate Realtor®**

**Distinctive Properties | Accredited Buyers Representative**

**ERA Grizzard Real Estate**

**C: 954-918-4665**



<http://www.frankigrealestate.com/>

*"There is no greater compliment than the referral of a friend or family member."*



On Monday, February 13, 2023 at 11:29:40 AM EST, Cutter Smyth <carriganrealty@gmail.com> wrote:

Franki,

Good morning. Just following up on my 15-foot vacate request. Do the Soks have any questions about the vacating or need any further information? Let me know.

Thanks,

Cutter Smyth  
Carrigan Realty, Inc.  
407-923-5689

On Tue, Jan 24, 2023 at 6:39 PM franki gonzalez <franki@bellsouth.net> wrote:

Thanks Cutter! I have forwarded this to the sellers. I will get back to you.

Sincerely,  
Franki Gonzalez  
Era Grizzard Real Estate  
954-918-4665

Sent from my iPhone

> On Jan 23, 2023, at 3:48 PM, Cutter Smyth <carriganrealty@gmail.com> wrote:

>

>

> Franki,

>

> Good speaking with you this morning and thank you for helping me get this information to Mr. & Mrs. Sok. I am requesting that Orange County vacate a 15-foot portion of 11th Avenue (AKA South Ave) behind your client's property (Sok property 18644 E Colonial Dr). Part of the process is getting letters of no objection signed by the utility providers and any abutting property owners. The 15-foot portion that I am requesting to be vacated does not actually touch the Sok property but juts into my half-acre adjacent to my office. The purpose of the vacating is to straighten up the west line of our vacant half acre. This should in no way affect your client's property or services/utilities to the Sok property.

>

> If you could get Mr. & Mrs. Sok signature on the attached Exhibit B expressing no objection and return it back to me that would be greatly appreciated.

>

> Please find the attached maps and other documentation for your review and reference. Let me know if Mr./Mrs. Sok has any questions or concerns about my request or need any additional information. I really appreciate your help with all this.

>

> Kind regards,

>

> Cutter Smyth  
> Vice President  
> Carrigan Realty, Inc.  
> 407-923-5689

# Cross Property 360 Property View

18644 E COLONIAL DRIVE, ORLANDO, Florida 32820

Listing

**06116015 18644 E COLONIAL DR, ORLANDO, FL 32820**



**County:** Orange  
**Legal Subdivision Name:** BITHLO  
**Property Style:** Retail  
**Ownership:** Sole Proprietor  
**Year Built:** 2014  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**

**Status:** Active

**List Price:** \$489,000  
**LP/SqFt:** \$640.05  
**Special Sale:** None  
**ADOM:** 105 **CDOM:** 1,039

**Heated Area:** 600 SqFt / 56 SqM  
**Total Area:** 764 SqFt / 71 SqM

**Total Annual Assoc Fees:** \$0.00  
**New Construction:** No  
**Flood Zone Code:** X  
**Number of Tenants:**

The perfect property right on SR 50 for your small business. The building is designed for a cozy retail space, great for a drive-thru, cafe, auto sales, tax office or boutique shop. Orlando is fast growing and this location is ideal for endless possibilities with the amount of traffic passing between Orlando, Wedgefield, and Cocoa Beach. Come see and make it your own!

## Land, Site, and Tax Information

**SE/TP/RG:** 22-22-32  
**Subdivision #:**  
**Tax ID:** 22-22-32-0724-20-126  
**Taxes:** \$2,312.00  
**Book/Page:** H-50 **Alt Key/Folio #:**

**Zoning:** C-2  
**Future Land Use:**  
**Development:**  
**Tax Year:** 2022  
**Complex/Comm Name:**  
**Flood Zone:** X  
**Additional Tax IDs:**

**Section #:** 22  
**Block/Parcel:** 2012

**Lot #:** 6

**Front Exposure:** North  
**Front Footage:**

**Legal Desc:** BITHLO O/26 LOTS 6 7 & 8 BLK 2012 (LESSTHE E 5 FT THEREOF) & (LESS RD R/W)  
**Road Frontage:** Highway  
**Add Parcel:** No **# of Parcels:**  
**Utilities Data:** Electricity Available, Water Connected  
**Parking:** 6 to 12 Spaces  
**Lot Dimensions:**  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Lot Size Acres:** 0.30  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Lot Size:** 12,894 SqFt / 1,198 SqM

## Interior Information

**Floors:**  
**A/C:** Central Air  
**Heat/Fuel:** Central, Electric

**Total Number of Buildings:** 1  
**Ceiling Height:**  
**Water:**

**# Offices:**  
**Freezer Space YN:**

## Exterior Information

**Ext Construction:** Wood Frame  
**Roof Construction:** Shingle  
**Foundation:** Slab  
**Road Surface Type:** Asphalt  
**Building Features:** Bathrooms  
**Signage:**

**# of Bays:**  
**# of Bays Grade Level:**

## Green Features

## Income and Expense

### Realtor Information

**List Agent:** Franki Gonzalez  
**List Agent E-mail:** franki@bellsouth.net  
**List Office:** SCHULTE REALTY LLC  
**Original Price:** \$389,900  
**On Market Date:** 06/06/2023  
**Previous Price:** \$389,900  
**Owner:** LY & SIDETH SOK  
**Spec List Type:** Exclusive Right To Sell  
**Single Agent:** 3%  
**Dual Variable Compensation YN:** No  
**Realtor Info:**  
**Confidential Info:**

**List Agent ID:** 261203019  
**List Agent Fax:**  
**List Office Fax:**  
**Price Change:** 08/02/2023  
**Owner Phone:**  
**Bonus:**  
**Non-Rep:** 0%

**List Agent Direct:** 954-918-4665  
**List Agent Cell:** 954-918-4665  
**List Office ID:** 261013974  
**List Office Phone:** 407-721-0611  
**LP/SqFt:** \$640.05  
**Expiration Date:**  
**Listing Type:** Exclusive Right To Sell  
**Bonus Exp Date:**  
**Trans Broker:** 3%

**Showing Instructions:** Appointment Only

**Driving Directions:** Colonial Hwy east past Chuluota rd, pass N Country rd next light N Seventh St. Next to the Circle K on right.

**Realtor Remarks:** Please submit offers in one pdf file with proof of funds or pre approval letter.

## Seller's Preferred Closing Agent

**Closing Agent Name:** Vivian Green  
**Email:** winterpark@fnf.com  
**Address:** 941 W Morse Blvd Ste 150 Winter Park, Florida  
**Closing Company Name:** Fidelity National Title

**Phone:** 407-657-1187  
**Fax:**

MLS#	Change Type Y Dt	List Price/ Sold Price	Address City	Beds SqFt	List Date Tax ID	Zip Code	Current List Office List Agt
06116015	INCR,	\$489,000	18644 E COLONIAL DR		06/01/2023	32820	SCHULTE REALTY LLC



COMS-Orange	08/02/2023		ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06116015</u>	NEW,					
COMS-Orange	06/06/2023	\$389,900	18644 E COLONIAL DR	600	06/01/2023 32820	SCHULTE REALTY LLC
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06031042</u>	EXP,					
COMS-Orange	05/30/2023	\$389,900	18644 E COLONIAL DR	600	05/31/2022 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06031042</u>	INCR,					
COMS-Orange	04/26/2023	\$389,900	18644 E COLONIAL DR	600	05/31/2022 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06031042</u>	DECR,					
COMS-Orange	01/08/2023	\$349,900	18644 E COLONIAL DR	600	05/31/2022 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06031042</u>	DECR,					
COMS-Orange	11/16/2022	\$399,000	18644 E COLONIAL DR	600	05/31/2022 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>06031042</u>	NEW,					
COMS-Orange	06/03/2022	\$450,000	18644 E COLONIAL DR	600	05/31/2022 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05890733</u>	EXP,					
COMS-Orange	04/04/2022	\$529,000	18644 E COLONIAL DR	600	09/08/2020 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05890733</u>	INCR,					
COMS-Orange	10/22/2021	\$529,000	18644 E COLONIAL DR	600	09/08/2020 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05890733</u>	DECR,					
COMS-Orange	08/28/2021	\$498,000	18644 E COLONIAL DR	600	09/08/2020 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05890733</u>	NEW,					
COMS-Orange	09/08/2020	\$509,000	18644 E COLONIAL DR	600	09/08/2020 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05774539</u>	EXP,					
COMS-Orange	12/02/2019	\$489,000	18644 E COLONIAL DR	600	04/02/2019 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05774539</u>	NEW,					
COMS-Orange	04/03/2019	\$489,000	18644 E COLONIAL DR	600	04/02/2019 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05730092</u>	CANC,					
COMS-Orange	05/01/2019	\$449,000	18644 E COLONIAL DR	600	08/27/2018 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05730092</u>	WDN-C,					
COMS-Orange	01/26/2019	\$449,000	18644 E COLONIAL DR	600	08/27/2018 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>05730092</u>	NEW,					
COMS-Orange	08/27/2018	\$449,000	18644 E COLONIAL DR	600	08/27/2018 32820	ERA GRIZZARD REAL ESTATE
			ORLANDO	600	22-22-32-0724-20-126	Franki Gonzalez
<u>04668167</u>	SLD,					
LAND-Orange	07/17/2006	\$158,000	18644 E COLONIAL DR		03/22/2006 32820	WATSON REALTY CORP
			ORLANDO		22-22-32-0724-20-126	DEAN GONZALEZ
<u>04668167</u>	PNC,					
LAND-Orange	06/21/2006	\$209,900	18644 E COLONIAL DR		03/22/2006 32820	WATSON REALTY CORP
			ORLANDO		22-22-32-0724-20-126	DEAN GONZALEZ
<u>04668167</u>	NEW,					
LAND-Orange	03/22/2006	\$209,900	18644 E COLONIAL DR		03/22/2006 32820	WATSON REALTY CORP
			ORLANDO		22-22-32-0724-20-126	DEAN GONZALEZ
<u>04612778</u>	EXP,					
LAND-Orange	06/15/2006	\$198,000	18644 E. Colonial DR		06/15/2005 32833	PROFESSIONAL RE CENTER
			ORLANDO		22-22-32-0724-20-126	INC
<u>04612778</u>	INCR,					
LAND-Orange	09/08/2005	\$198,000	18644 E. Colonial DR		06/15/2005 32833	PROFESSIONAL RE CENTER
			ORLANDO		22-22-32-0724-20-126	INC
<u>04612778</u>	BOM,					
LAND-Orange	09/06/2005	\$185,000	18644 E. Colonial DR		06/15/2005 32833	PROFESSIONAL RE CENTER
			ORLANDO		22-22-32-0724-20-126	INC
<u>04612778</u>	PNC,					
LAND-Orange	08/14/2005	\$185,000	18644 E. Colonial DR		06/15/2005 32833	PROFESSIONAL RE CENTER
			ORLANDO		22-22-32-0724-20-126	INC
<u>04612778</u>	NEW,					
LAND-Orange	06/15/2005	\$185,000	18644 E. Colonial DR		06/15/2005 32833	PROFESSIONAL RE CENTER
			ORLANDO		22-22-32-0724-20-126	INC
						MARK ALLEN



Control Number \_\_\_\_\_  
(For use by Orange County only)

**PETITION REQUESTING VACATION OF  
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners  
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement, and to disclaim any right of Orange County and the public in that right-of-way or easement.

The undersigned does hereby certify:

**PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:**

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

**ATTACH SKETCH AND DESCRIPTION:** Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement, and showing its location in relation to the surrounding property.

**SEE ATTACHED EXHIBIT "A"**

**ABUTTING PROPERTY OWNER:** Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner) and clearly indicating their support for this vacation petition. All abutting property owners must either sign this exhibit "B" or sign a separate written consent.

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners. The undersigned agrees that if this successor shall re-convey to the County all property subject to this petition upon demand by the County, and the petitioner shall bear all costs incurred in such conveyance.

GROUND FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

\_\_\_\_\_  
Petitioner's Signature  
(Include title if applicable)

\_\_\_\_\_  
Print Name

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023 who is personally known or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Print Name



EXHIBIT "A" PETITION TO VACATE RIGHT OF WAY

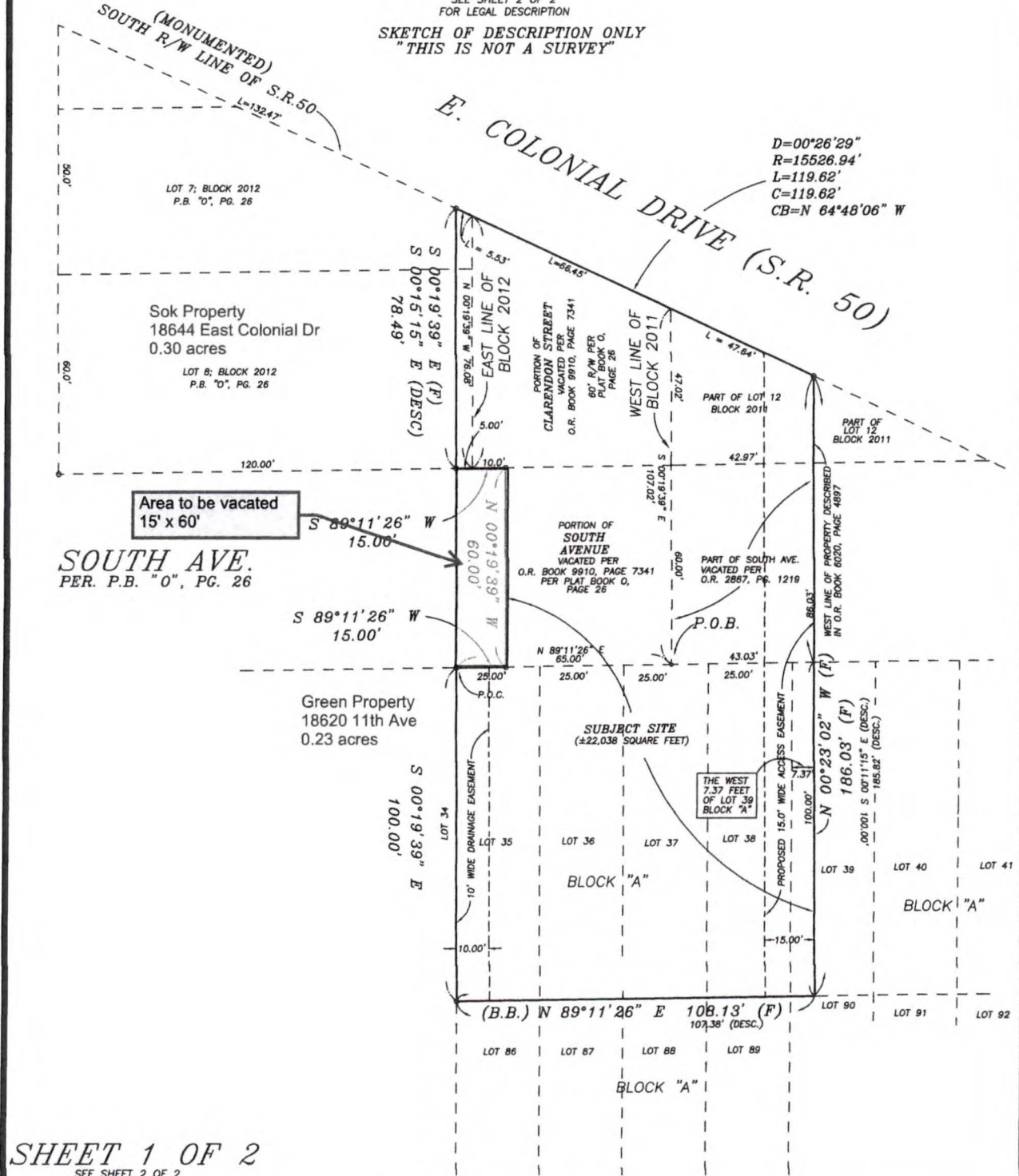
LEGAL DESCRIPTION  
(EAST 15 FEET OF SOUTH AVE, AKA 11TH AVE)

The East 15.00 feet of that part of South Avenue (a 60 feet wide right of way) as shown on the Plat of BITHLO as recorded in Plat Book O, Page 26 of Public Records of Orange County, Florida, lying West of the vacated part of said South Avenue as recorded in Official Records Book 9910, Page 7341 of the Public Records of Orange County, Florida.

# SHEET 1 OF 2

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION ONLY  
"THIS IS NOT A SURVEY"



# SHEET 1 OF 2

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

## GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

LEGEND -	LEGEND -
P F L.P. L.R. C.M. SET L.R. REC. P.O.B. P.O.C. S N&D P.W. E.M.T. DRAIN. UTL. CL.F.C. W.D.F.C. O.B. P.C. P.T. DESC.	<ul style="list-style-type: none"> <li>= PLAT</li> <li>= FIELD</li> <li>= IRON PIPE</li> <li>= IRON ROD</li> <li>= CONCRETE MONUMENT</li> <li>= 1/2" I.R. w/BL 4596</li> <li>= RECORDED</li> <li>= POINT OF BEGINNING</li> <li>= POINT OF COMMENCEMENT</li> <li>= CENTERLINE</li> <li>= NAIL &amp; DISK</li> <li>= RIGHT-OF-WAY</li> <li>= EASEMENT</li> <li>= DRAINAGE</li> <li>= UTILITY</li> <li>= CHAIN LINK FENCE</li> <li>= WOOD FENCE</li> <li>= CONCRETE BLOCK</li> <li>= POINT OF CURVATURE</li> <li>= POINT OF TANGENCY</li> <li>= DESCRIPTION</li> </ul>
R D C C.B. P.O.L. TYP. P.R.C. RAD. N.R. W.P.P. CALC. P.M.M. F.F. B.S.L. B.M. CONC. ISADA FRM L.D. E/P S.A. O/H U/P	<ul style="list-style-type: none"> <li>= RADIUS</li> <li>= ARC LENGTH</li> <li>= DELTA</li> <li>= CHORD</li> <li>= CHORD BEARING</li> <li>= POINT ON LINE</li> <li>= TYPICAL</li> <li>= POINT OF REVERSE CURVATURE</li> <li>= POINT OF COMPOUND CURVATURE</li> <li>= RADIAL</li> <li>= NON-RADIAL</li> <li>= WITNESS POINT</li> <li>= CALCULATED</li> <li>= PERMANENT REFERENCE MONUMENT</li> <li>= FINISHED FLOOR ELEVATION</li> <li>= BUILDING SETBACK LINE</li> <li>= BENCHMARK</li> <li>= BASE BEARING</li> <li>= CONCRETE</li> <li>= ITS SUCCESSORS AND/OR ASSIGNS</li> <li>= FLOOD INSURANCE RATE MAP</li> <li>= IDENTIFICATION</li> <li>= EDGE OF PAVEMENT</li> <li>= STATE ROAD NUMBER</li> <li>= OVERHEAD LINES</li> <li>= UTILITY POLE</li> </ul>



THIS BUILDING/PROPERTY DOES NOT LIE WITHIN  
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"  
ZONE X UNSHADED PANEL #120179 0315 E

5400 E. COLONIAL DR., ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

- NOTES: 1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC DATUM OF 1929, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4598.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714  
JAMES W. SCOTT, R.L.S. # 4801  
VERNON H. BERRY JR., R.L.S. # 6262

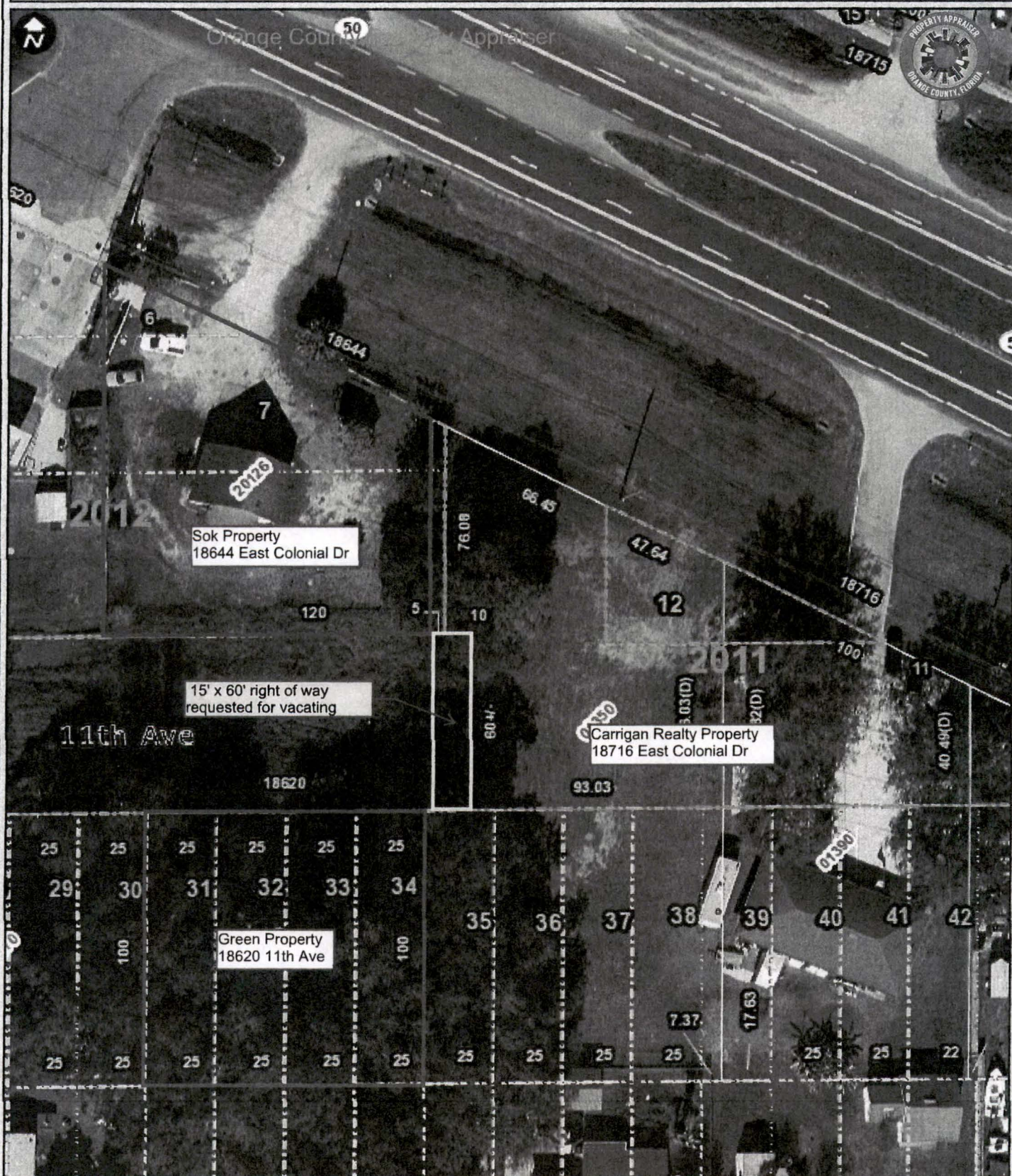
SCALE 1" = 30'  
DATE  
SKETCH OF DESCRIPTION: 09-21-11  
REVISED SKETCH OF DESCRIPTION: 03-15-12

ORDER No.  
2348-11  
805-12



# OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimension
	Brick Road		Block Line		Lot Line						



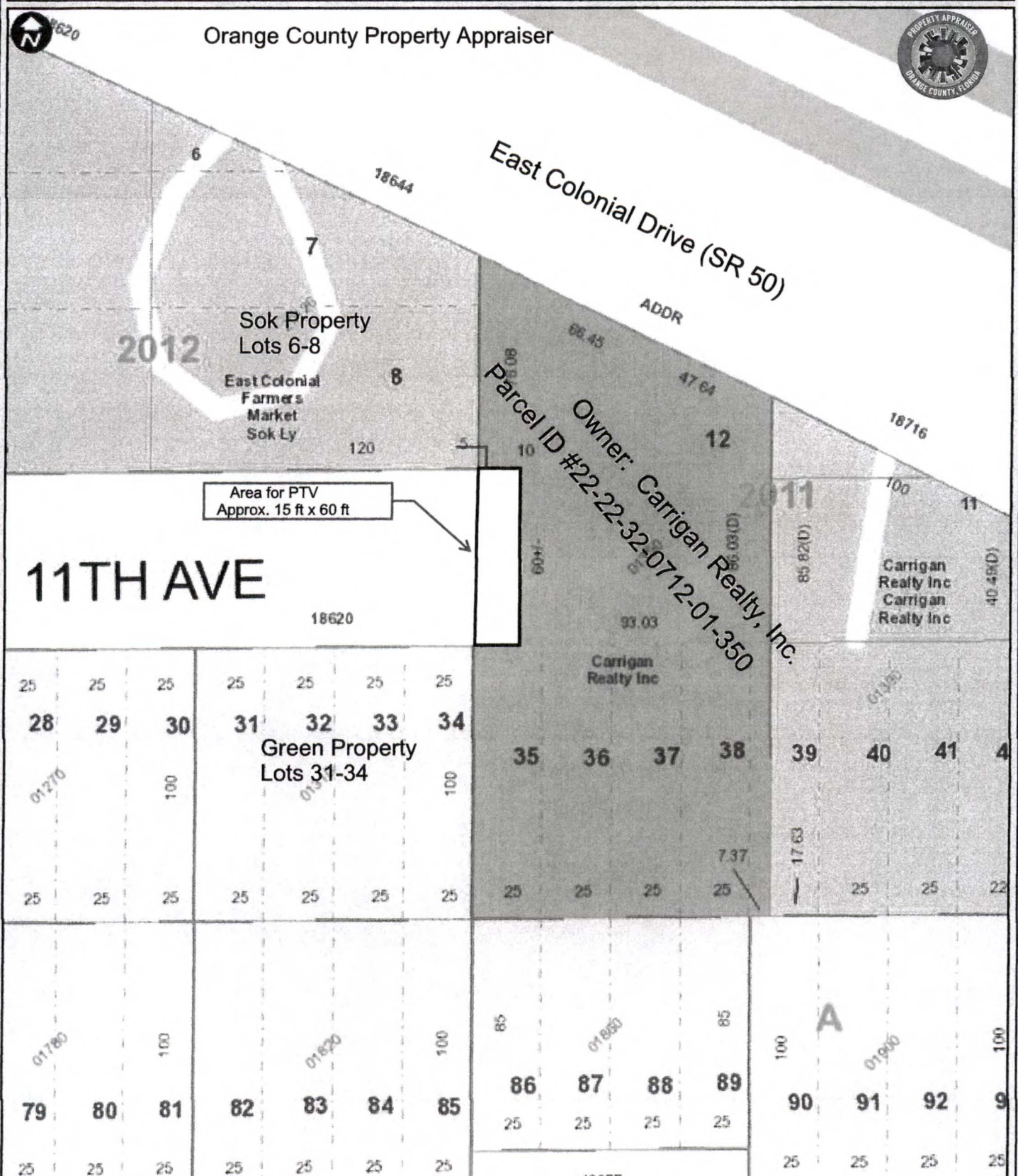


# OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	<b>6</b>	Lot Number
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land	E	Block Number
										111.9	Parcel Dimension

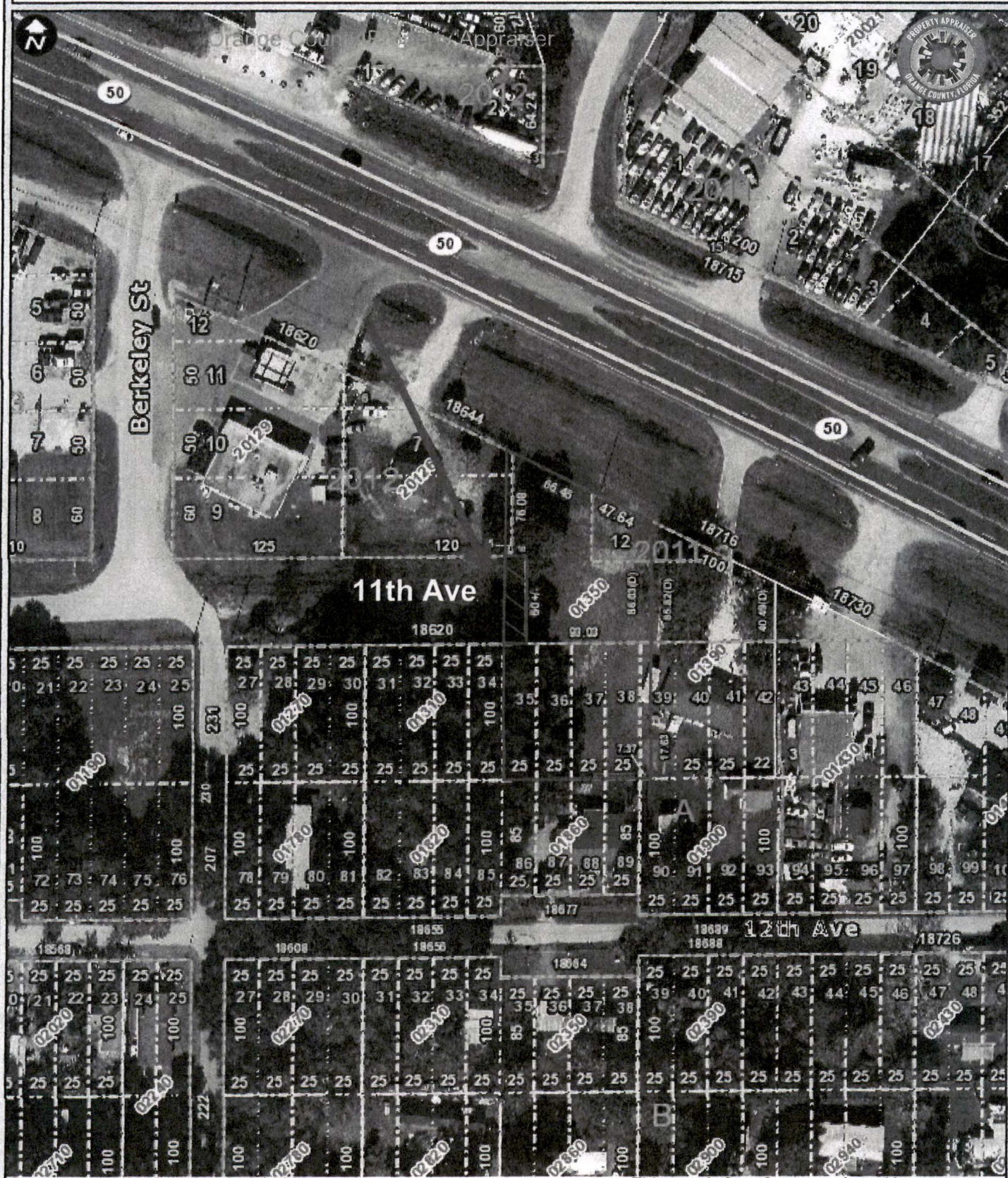


Orange County Property Appraiser





OCA Web Map											
	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Florida Turnpike		Public Roads		Brick Road		Agriculture		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Religious		Waste Land	E	Block Number
										111.9	Parcel Dimension





50K  
PROPERTY

An aerial photograph of a property with handwritten annotations. The image is divided into sections by a horizontal line and a vertical line. The top-left section shows a house and is labeled '50K PROPERTY'. The bottom-left section is labeled '11TH AVE (SOUTH AVE)'. The right section is labeled 'CARRIGAN REALTY PROPERTY'. A vertical line separates the left sections from the right section. A small triangle is marked on this line with '15\'' above it and '60\'' below it. A line points from the text 'RIGHT OF WAY REQUESTED FOR VACATING' to this triangle. The bottom-right corner shows another house.

11TH AVE  
(SOUTH AVE)

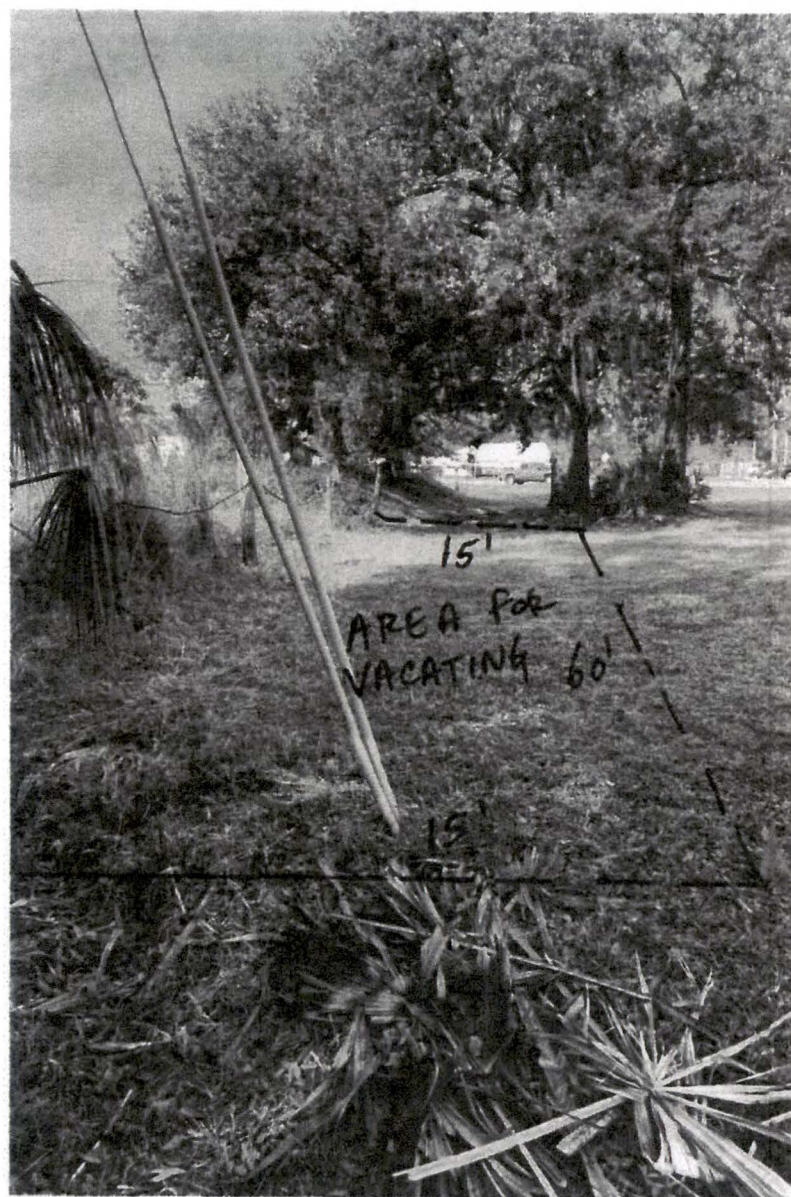
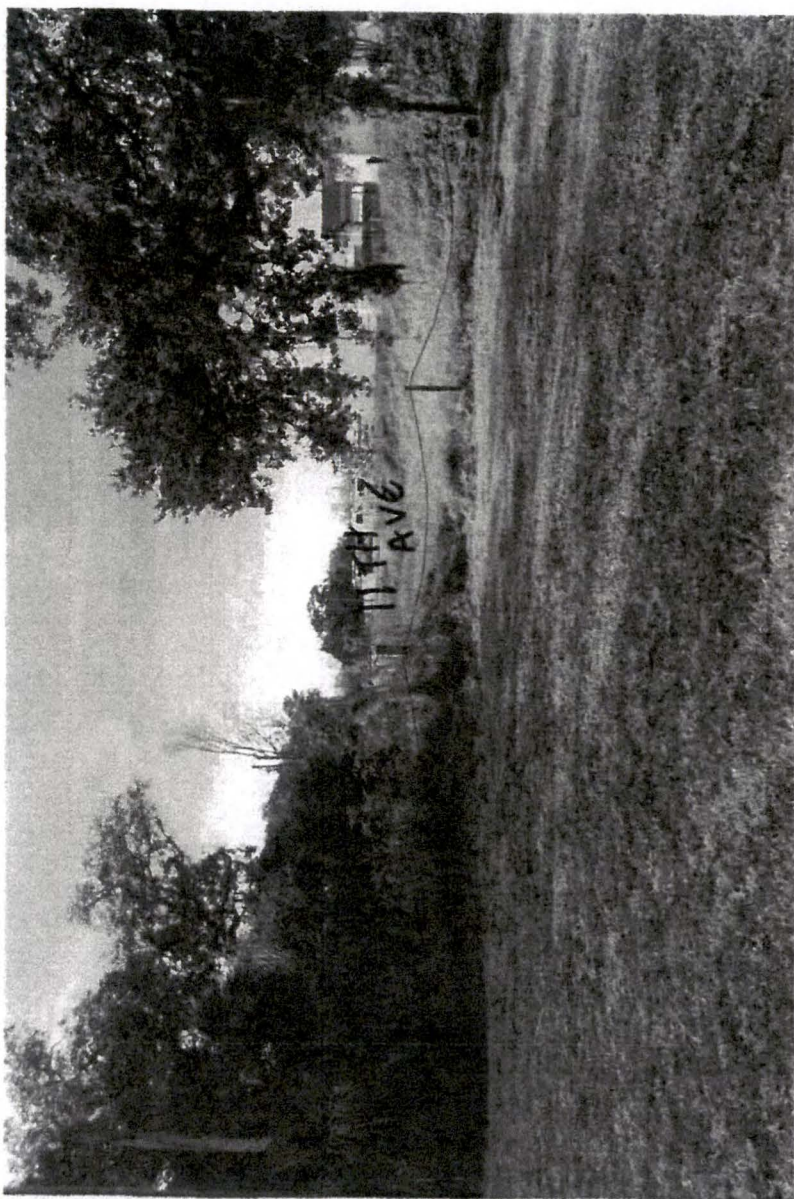
RIGHT OF WAY  
REQUESTED FOR  
VACATING

CARRIGAN  
REALTY  
PROPERTY

15'

60'







**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Lakeland, FL 33810

**Official Use**

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.74

Total Postage and Fees \$9.24

Sent To **CHRISTINA GREEN**

Street and Apt. No., or PO Box No. **4836 DOVE CROSS DR.**

City, State, ZIP+4® **LAKE LAND, FL 33810**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Tracking #:

70221670000318345993

Return Receipt \$3.35

Tracking #:

9590 9402 7663 2122 1505 40

Total \$9.24

Grand Total: \$9.24

Debit Card Remit \$9.24

Card Name: VISA

Account #: XXXXXXXXXXXX5441

Approval #: 032771

Transaction #: 322

Receipt #: 020319

Debit Card Purchase: \$9.24

AID: A0000000980840 Contactless

AL: US DEBIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

Preview your Mail

Track your Packages

Sign up for FREE ®

<https://informedelivery.usps.com>

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**CHRISTINA GREEN**  
**4836 DOVE CROSS DR.**  
**LAKE LAND, FL 33810**



9590 9402 7663 2122 1505 40

2. Article Number (Transfer from service label)

**7022 1670 0003 1834 5993**

PS Form 3811, July 2013 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X Carl Green**

☐ Agent

☐ Addressee

B. Received by (Printed Name)

**Carl Green**

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

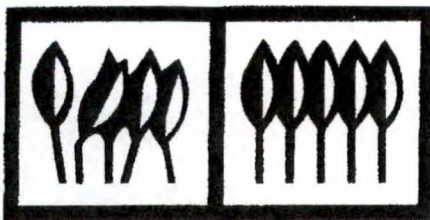
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt





# Carrigan Realty, Inc.

Realtors®



R. E. Carrigan, Jr., President  
REALTOR Emeritus

January 30, 2023

Christina Green  
4836 Dove Cross Drive  
Lakeland, FL 33810

Re: Petition to Vacate Right-of-Way near Green Property at 18620 11<sup>th</sup> Ave Orlando

Dear Mrs. Christina Green,

My name is Cutter Smyth and we have a family-owned and operated real estate business, Carrigan Realty, Inc., which owns the property directly to the east of your family's property at 18620 11<sup>th</sup> Ave Orlando, FL 32833. We have been longtime neighbors with your family's property for about 20 years.

The reason for my letter today is that I am requesting that Orange County vacate the remaining easterly 15-foot tip of 11th Avenue near the North East corner of the property that Jacqueline Green owns. Part of the process is getting letters of no objection signed by the utility providers and any abutting property owners. The 15-foot portion that I am requesting to be vacated does not actually touch Mrs. Green's property but extends into and dead ends at my half-acre adjacent to my office to the east as shown on the enclosed map. The purpose of the vacating is to eliminate the unnecessary dead end tip of the unmaintained county road and to straighten up the west line of my half acre property. This will in no way affect access to your property or any services/utilities provided to your property.

I am not sure if Jacqueline Green is still alive but the property has been vacant for some years and I noticed that you have been paying the property taxes for the past three years. If Jacqueline Green is still alive could you please let me know how to get this information to her. Otherwise I was hoping you could sign the letter of no objection for her. If you are in agreement with my vacating request please sign the bottom of the enclosed Exhibit B expressing no objection and return it back to me in the provided return envelope.

Please find the enclosed maps and other documentation for your review and reference. Let me know if you have any questions or concerns about my request or need any additional information. I am available to discuss by phone, 407-923-5689, or email at [carriganrealty@gmail.com](mailto:carriganrealty@gmail.com). I really appreciate your help and cooperation with this request.

Sincerely,

Cutter Smyth  
Carrigan Realty, Inc.  
Vice President

*"Serving East Orange County for over 50 years"*

18716 E. Colonial Drive • Orlando, Florida 32820 • 407-568-2145 • Fax 407-568-1247

EMAIL: CARRIGANRE@AOL.COM

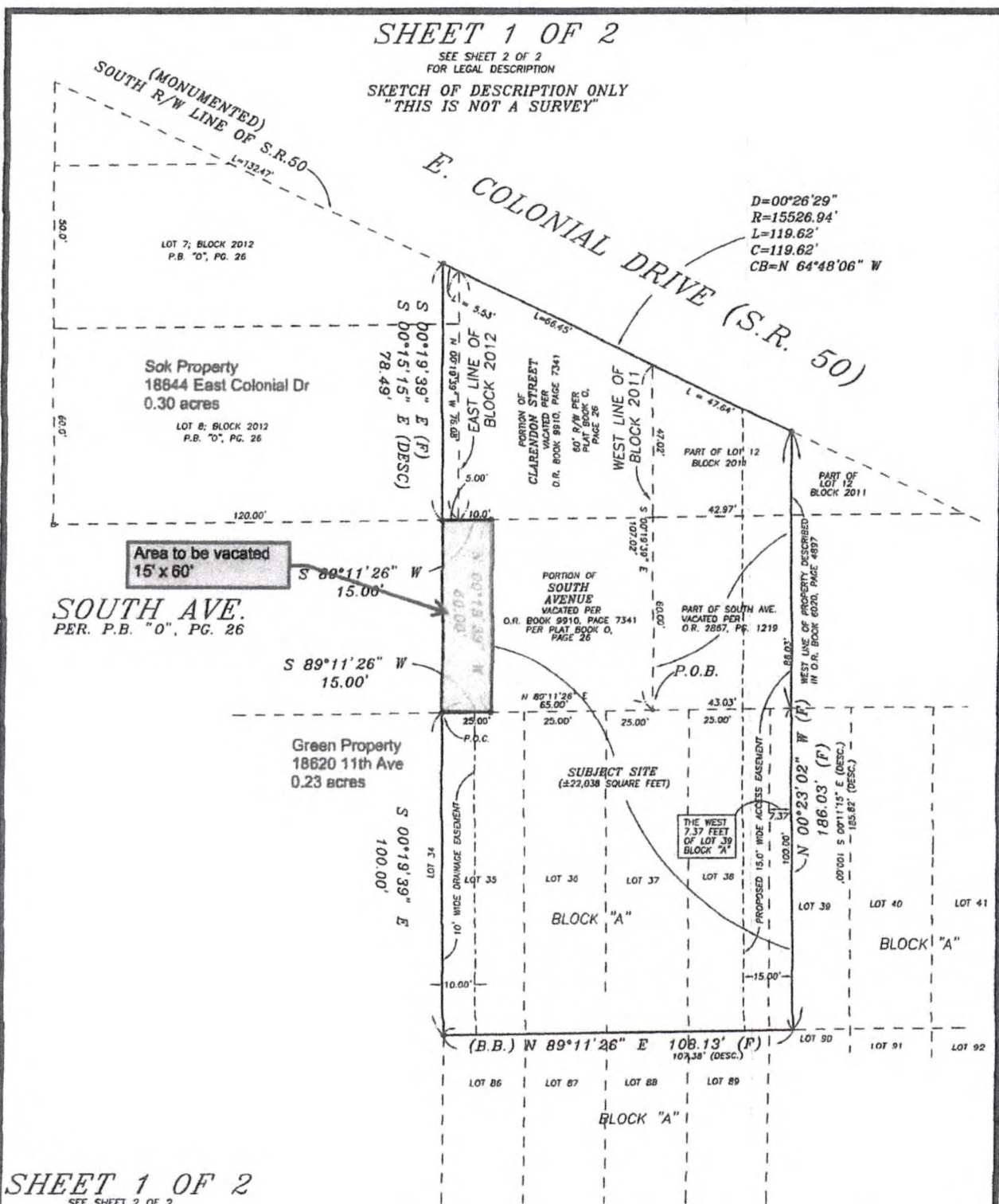


Ps. On another note, I wanted to bring to your attention the current condition of the Green property. The mobile home seems to be in bad shape and the lot is way overgrown. Please find the enclosed pictures I took today showing the front of the property from 11<sup>th</sup> Ave. If we can help in any way please let us know. Hate to see a good property get torn up and go to waste.

# SHEET 1 OF 2

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION ONLY  
"THIS IS NOT A SURVEY"



# SHEET 1 OF 2

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

## GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

LEGEND -	LEGEND -
P = PLAT	R = RADIAL
F = FIELD	L = ARC LENGTH
IP = IRON PIPE	D = DOLIA
IR = IRON ROD	C = CHORD
C.M. = CONCRETE MONUMENT	C.B. = CHORD BEARING
REC = RECORDED	P.O.L. = POINT ON LINE
SET I.R. = 1/2" IR. w/BL 4598	TYP = TYPICAL
P.O.B. = POINT OF BEGINNING	P.R.C. = POINT OF REVERSE CURVATURE
P.O.C. = POINT OF COMMENCEMENT	P.C.C. = POINT OF COMPOUND CURVATURE
S = SCHEDULE	RAD = RADIAL
RAD = RADIAL	N.R. = NON-RADIAL
R/W = RIGHT-OF-WAY	W.P. = WITNESS POINT
UTL = UTILITY	CALC. = CALCULATED
CLFC = CHAIN LINK FENCE	P.F.E. = PRELIMINARY FLOOD ELEVATION
W.D.F. = WOOD FENCE	B.M. = BUILDING SETBACK LINE
C/B = CONCRETE BLOCK	CONC. = CONCRETE
P.C. = POINT OF CURVATURE	TOPOG. = TOPOGRAPHIC AND/OR POSITIONS
P.T. = POINT OF TANGENCY	F.M. = FLOOD INSURANCE RATE MAP
DESC. = DESCRIPTION	ID. = IDENTIFICATION
	E/P = EDGE OF PAVEMENT
	S.R. = STATE ROAD NUMBER
	O/H = OVERHEAD (WIRE(S))
	U/P = UTILITY POLE



THIS BUILDING/PROPERTY DOES NOT LIE WITHIN  
THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM"  
ZONE 3 UNSHADED PANEL #120179 0315 E

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

- NOTES: 1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61C17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027 FLORIDA STATUTES.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
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7. BEARINGS, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.).
8. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4596.

CERTIFIED BY:

TOM X. GRUSENMEYER, R.L.S. # 4714  
JAMES W. SCOTT, R.L.S. # 4801  
VERNON H. BERRY JR., R.L.S. # 6262

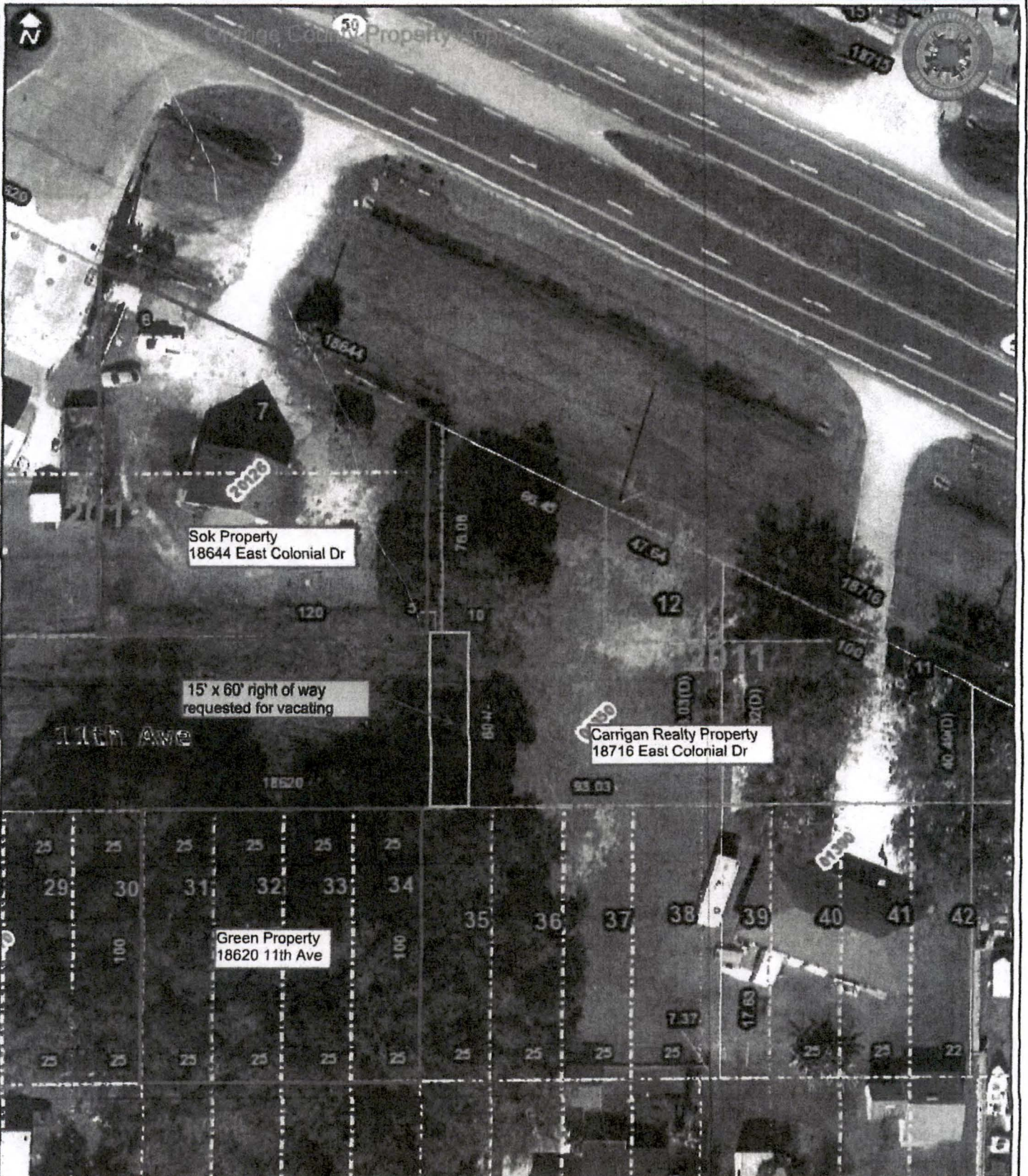
DATE  
SKETCH OF DESCRIPTION: 08-21-11  
REVISED SKETCH OF DESCRIPTION: 03-15-12

ORDER No.  
2348-11  
805-12



# OCPA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Park	6	Lot Number
	Florida Turnpike		Public Roads		Agriculture		Agricultural Curtilage		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimensions
	Brick Road		Block Line		Lot Line						





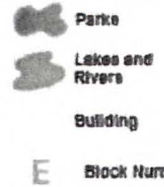
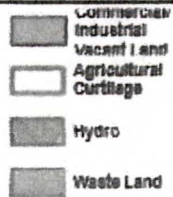
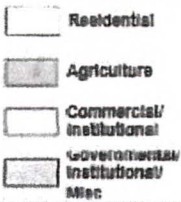
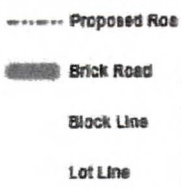
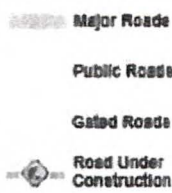
## Parcel Photos - E Colonial Dr



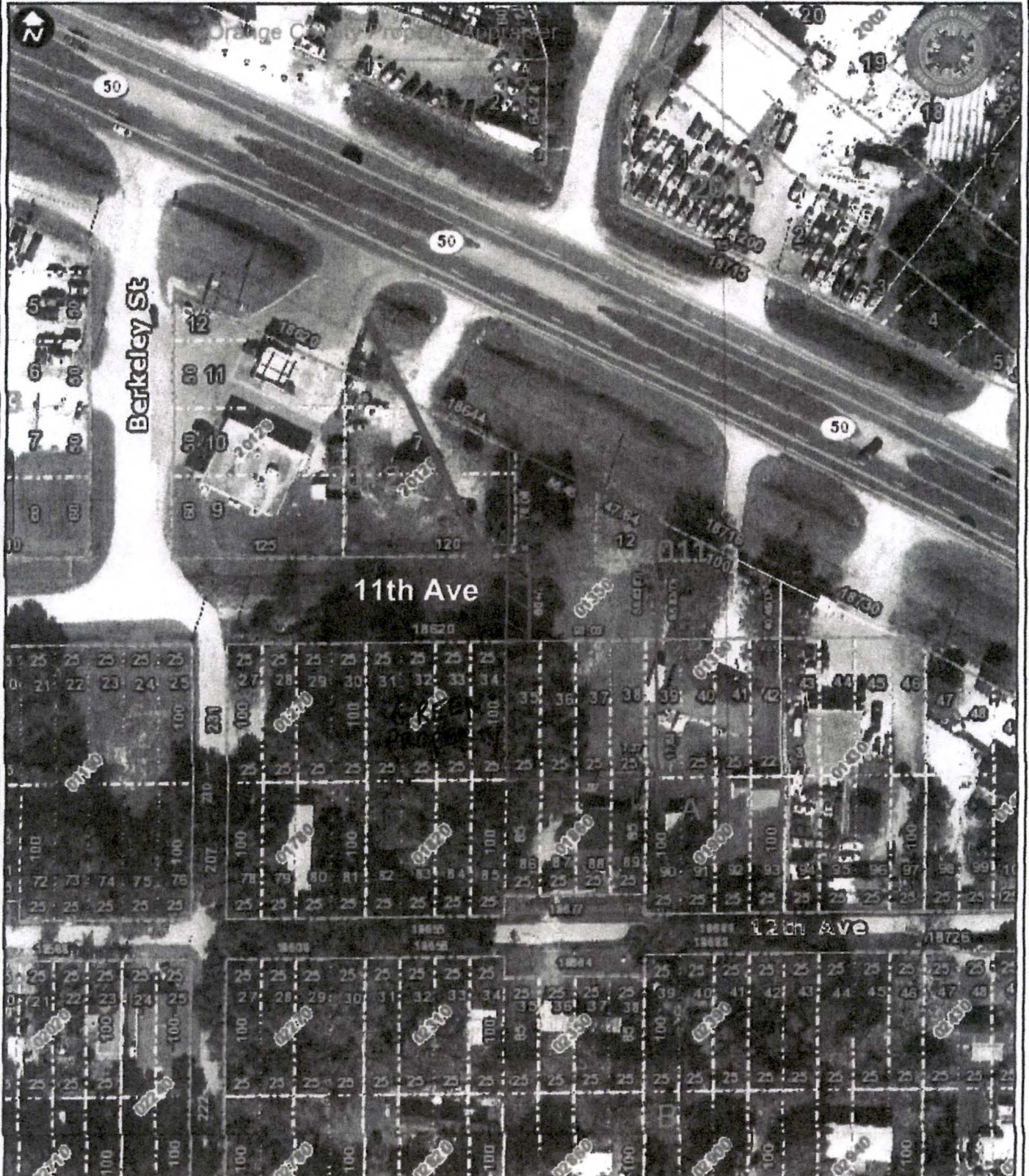
E COLONIAL DR, ORLANDO, FL 32833 01/26/2020



# OCPA Web Map

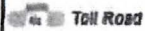


6 Lot Number  
06060 Parcel Number  
3106 Parcel Address  
111.9 Parcel Dimension





# OCA Web Map



Major Roads

Public Roads

Gated Roads



Proposed Road

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/Institutional

Governmental/Institutional/Misc

Commercial/Industrial/Vacant Land  
Agricultural/Cattle

Hydro

Waste Land

Parks

Lakes and Rivers

Building

E Block Number

6 Lot Number

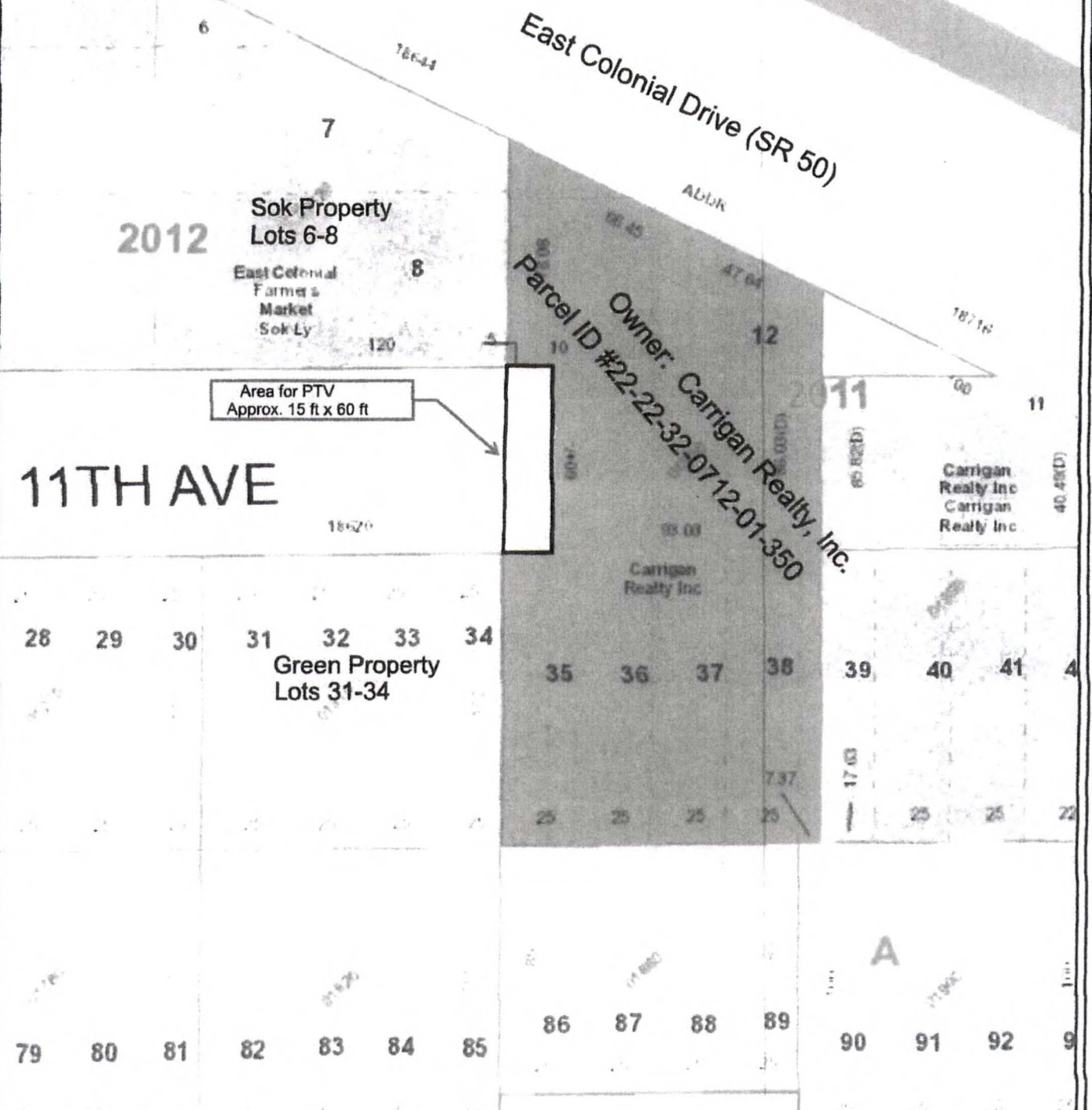
00050 Parcel Number

3106 Parcel Address

111.9 Parcel Dimensions



Orange County Property Appraiser



PHOTOS TAKEN ON JAN. 18, 2023



LOOKING WEST DOWN 11TH AVE FROM CARRIGAN  
PROPER



LOOKING NORTH TOWARDS SR 50



If you own and occupy property as your primary residence, you may qualify for an exemption. The deadline to file a 2023 exemption is 02/16/2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 01/20/2023 System Refresh Date: 01/18/2023

**18620 11Th Ave 22-22-32-0712-01-310**

**Name(s):**

Green Jacqueline C

**Physical Street Address:**

18620 11Th Ave

**Property Use:**

0200 - Manufactured Home

**Mailing Address On File:**

18620 11Th Ave  
Orlando, FL 32833-3433

**Postal City and Zip:**

Orlando, FL 32833

**Municipality:**

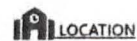
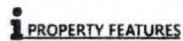
Un-incorporated



322222071201310 02/16/2007

[Upload Photos](#)

[View 2022 Property Record Card](#)



**2023 Values will be available in August of 2023. To see the certified values, go to the Values, Exemptions and Taxes Tab.**

[View Plat](#)

**Property Description**

BITHLO G/50 LOTS 31 THROUGH 34 BLK A

**Total Land Area**

10,158 sqft (+/-) | 0.23 acres  
(+/-)

GIS Calculated

**Notice**

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0200 - Manufactured Home	R-T-1	1 LOT(S)	Working Value...	Working Value...	Working Value...	Working Value...

« « » »

Page 1 of 1 (Total Records: 1)

**Building**

[View Orange County Permits](#)

	<b>Model Code:</b>	02 - Manufactured Home	<b>Actual Year Built:</b>	1973	<b>Gross Area:</b>	1020 sqft
	<b>Type Code:</b>	0202 - Manufactured Home	<b>Beds:</b>	3	<b>Living Area:</b>	1020 sqft
	<b>Building Value:</b>	Working Value...	<b>Baths:</b>	1	<b>Exterior Wall:</b>	Aluminum Or Vinyl Siding
<b>More Details</b>	<b>Estimated New Cost:</b>	Working Value...	<b>Floors:</b>	1	<b>Interior Wall:</b>	Plywood Panel

« « » »

Page 1 of 1 (Total Records:1)

**Extra Features**

Description	Date Built	Units	Xfob Value
Pt1 - Patio 1	01/01/2005	1 Unit(s)	Working Value...
Shed - Shed	12/31/1998	1 Unit(s)	Working Value...

« « » »

Page 1 of 1 (Total Records: 2)





PHOTOS TAKEN JAN. 30, 2023







PHOTO TAKEN JAN. 30, 2023

**EXHIBIT "C"**

**UTILITY LETTERS**



## Petition to Vacate Letter

AT&T  
1227 S. Division Ave.  
Orlando, FL 32805

January 17, 2023

### Petition to Vacate:

Dear AT&T,

I am in the process of requesting that Orange County vacate a 15-foot portion of a right-of-way in Bithlo, Florida known as 11th Ave, AKA South Ave, as shown on the enclosed map. The site is just south of 18644 East Colonial Drive and west of my office at 18716 East Colonial Drive, Orlando, FL 32820 and lies within the subdivision found in Plat Book O Page 26 .

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Cutter Smyth at 407-923-5689 or carriganrealty@gmail.com.

Sincerely,

Cutter Smyth  
Vice President  
Carrigan Realty, Inc.

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: NO FACILITIES WITHIN MARKED 15' x 60'  
EASEMENT.

Signature:  
Print Name:  
Title:  
Date:

Tim Ryan  
TIM RYAN  
ENGINEER  
1/18/2023

## Petition to Vacate Letter

Florida Gas Transmission  
Attn: Terry Coleman, Senior Right of Way Agent  
7990 Steer Lake Road  
Orlando, FL 32835  
via email: terry.coleman@energytransfer.com

January 24, 2023

### Petition to Vacate: portion of South Ave Bithlo, FL

Dear Mr. Coleman,

I am in the process of requesting that Orange County vacate a 15-foot portion of a right-of-way in Bithlo, Florida known as 11th Ave, AKA South Ave, as shown on the enclosed map. The site is just south of 18644 East Colonial Drive and west of my office at 18716 East Colonial Drive, Orlando, FL 32820 and lies within the subdivision found in Plat Book O Page 26 .

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Cutter Smyth at 407-923-5689 or carriganrealty@gmail.com.

Sincerely,

Cutter Smyth  
Vice President  
Carrigan Realty, Inc.

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: Our nearest pipeline is approximately 6 miles to the SW.

Signature:  
Print Name:  
Title:  
Date:

James W. Johnson  
Jim Johnson  
Right of Way Manager  
1/25/2023



## Petition to Vacate Letter

Teco/Peoples Gas System, Inc.  
Attn: Shawn Winsor  
600 W. Robinson Street  
Orlando, FL 32802  
via email: [swinsor@tecoenergy.com](mailto:swinsor@tecoenergy.com)

January 24, 2023

### Petition to Vacate: portion of South Ave Bithlo, FL

Dear Mr. Winsor,

I am in the process of requesting that Orange County vacate a 15-foot portion of a right-of-way in Bithlo, Florida known as 11th Ave, AKA South Ave, as shown on the enclosed map. The site is just south of 18644 East Colonial Drive and west of my office at 18716 East Colonial Drive, Orlando, FL 32820 and lies within the subdivision found in Plat Book O Page 26 .

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Cutter Smyth at 407-923-5689 or [carriganrealty@gmail.com](mailto:carriganrealty@gmail.com).

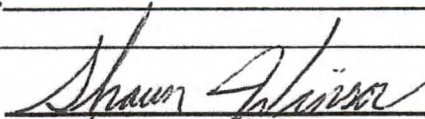
Sincerely,

Cutter Smyth  
Vice President  
Carrigan Realty, Inc.

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

  
Shawn Winsor  
Gas Design Project Manager  
1-25-2023

## Petition to Vacate Letter

Orange County Public Utilities  
Attn: Alex Moncaleano, Asst. Project Manager  
9150 Curry Ford Road  
Orlando, FL 32825  
via email: alex.moncaleano@ocfl.net

January 24, 2023

### Petition to Vacate: portion of South Ave Bithlo, FL

Dear Mr. Moncaleano,

I am in the process of requesting that Orange County vacate a 15-foot portion of a right-of-way in Bithlo, Florida known as 11th Ave, AKA South Ave, as shown on the enclosed map. The site is just south of 18644 East Colonial Drive and west of my office at 18716 East Colonial Drive, Orlando, FL 32820 and lies within the subdivision found in Plat Book O Page 26 .

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Cutter Smyth at 407-923-5689 or carriganrealty@gmail.com.

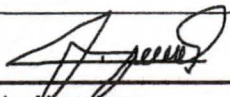
Sincerely,

Cutter Smyth  
Vice President  
Carrigan Realty, Inc.

- \_\_\_\_\_ The subject parcel is NOT within our service area.  
☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.  
\_\_\_\_\_ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: \_\_\_\_\_

Signature:  
Print Name:  
Title:  
Date:

  
\_\_\_\_\_  
Alex Moncaleano  
\_\_\_\_\_  
Assistant Project Manager  
\_\_\_\_\_  
2023-03-08  
\_\_\_\_\_



## Petition to Vacate Letter

Charter Communications  
via email: Ronald.Tynes@charter.com

January 19, 2023

### Petition to Vacate: portion of South Ave Bithlo, FL

Dear Mr. Tynes,

I am in the process of requesting that Orange County vacate a 15-foot portion of a right-of-way in Bithlo, Florida known as 11th Ave, AKA South Ave, as shown on the enclosed map. The site is just south of 18644 East Colonial Drive and west of my office at 18716 East Colonial Drive, Orlando, FL 32820 and lies within the subdivision found in Plat Book O Page 26.

Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.


Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Cutter Smyth at 407-923-5689 or carriganrealty@gmail.com.

Sincerely,

Cutter Smyth  
Vice President  
Carrigan Realty, Inc.

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: 15' Easement has been provided by  
Property owner to accomodated existing down guy

Signature:   
Print Name: Ronald B. Tynes Jr.  
Title: Construction Supervisor Spectrum  
Date: 4-5-2023

Sep. 28, 2023

Via email: [carriganrealty@gmail.com](mailto:carriganrealty@gmail.com)

Mr. Cutter Smyth  
Vice President  
Carrigan Realty, Inc.  
18716 E Colonial Dr  
Orlando, Florida 32820

**RE: Vacation of a portion of 11<sup>th</sup> Avenue AKA South Ave  
11<sup>th</sup> Avenue East of Berkeley Street, Orlando  
Orange County, Florida**

Dear Mr. Smyth:

Please be advised that Duke Energy has **“no objection”** to the vacation and abandonment of the East fifteen (15) foot portion of 11<sup>th</sup> Avenue AKA South Avenue (a 60 foot wide Right Of Way) lying North of Lot 35, Block A, BITHLO, as recorded in Plat Book G, Page 50, Public Records of Orange County, Florida being more particularly described on the accompanying Sketch of Description drawn by Grusenmeyer – Scott & Assoc., Inc., dated July 26, 2023, Order # 23-1475, attached hereto and by this reference made a part hereof.

**Once the resolution has recorded in the Public Records, please provide a copy to me so the executed easement for the vacated area can be recorded.**

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

***Irma Cuadra***

Irma Cuadra  
Senior Research Specialist

Attachment



# SKETCH AND DESCRIPTION

## DESCRIPTION AS FOLLOWS:

The East 15.00 feet of that part of South Avenue (a 60 feet wide right of way) as shown on the plat of BITHLO as recorded in Plat Book O, Page 26 of the Public Records of Orange County, Florida, lying West of the vacated part of said South Avenue as recorded in Official Records Book 9910, Page 7341 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 8, Block 2012, said plat of BITHLO; Thence run N.89°11'26"E., along the South line of said Lot 8, for a distance of 120.00 feet to the Point of Beginning; Thence continue N.89°11'26"E., along said South line and Easterly extension thereof, for a distance of 15.00 feet to the West line of said Official Records Book 9910, Page 7341; Thence run S.00°19'39"E., along said West line, for a distance of 60.00 feet to the Southwest corner of said Official Records Book 9910, Page 7341; Thence run S.89°11'26"W, along the South line of South Avenue as shown on said plat of BITHLO, for a distance of 15.00 feet; Thence run N.00°19'39"W., for a distance of 60.00 feet to the Point of Beginning.

All of the above containing 900 square feet or 0.002 acre, more or less.

## SKETCH AND DESCRIPTION FOR / CERTIFIED TO:

Sherri L. Carrigan; Orange County BCC

## SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

## GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO FLORIDA 32807 (407)277-3232 FAX (407)658-1436 EMAIL GRUSCOTT@GRUSCOTT.COM

### LEGEND

D=DELTA (CENTRAL ANGLE)  
R=RADIUS  
L=ARC LENGTH  
C=CHORD DISTANCE  
CB=CHORD BEARING

### LEGEND -

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.G. PAGE  
P.C. POINT OF CURVATURE  
P.C.C. POINT OF COMPOUND CURVE  
N&D NAIL & DISK  
R/W RIGHT OF WAY  
ESMT. EASEMENT  
DRAIN. DRAINAGE  
UTIL. UTILITY  
DESC. DESCRIPTION

### NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
5. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)

### CERTIFICATE OF AUTHORIZATION - LB 4596

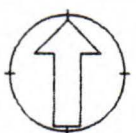
CERTIFIED BY:

JAMES W. SCOTT, R.L.S. # 4801

R.L.S. # 4801

TOM X. GRUSENMEYER, R.L.S. # 4714

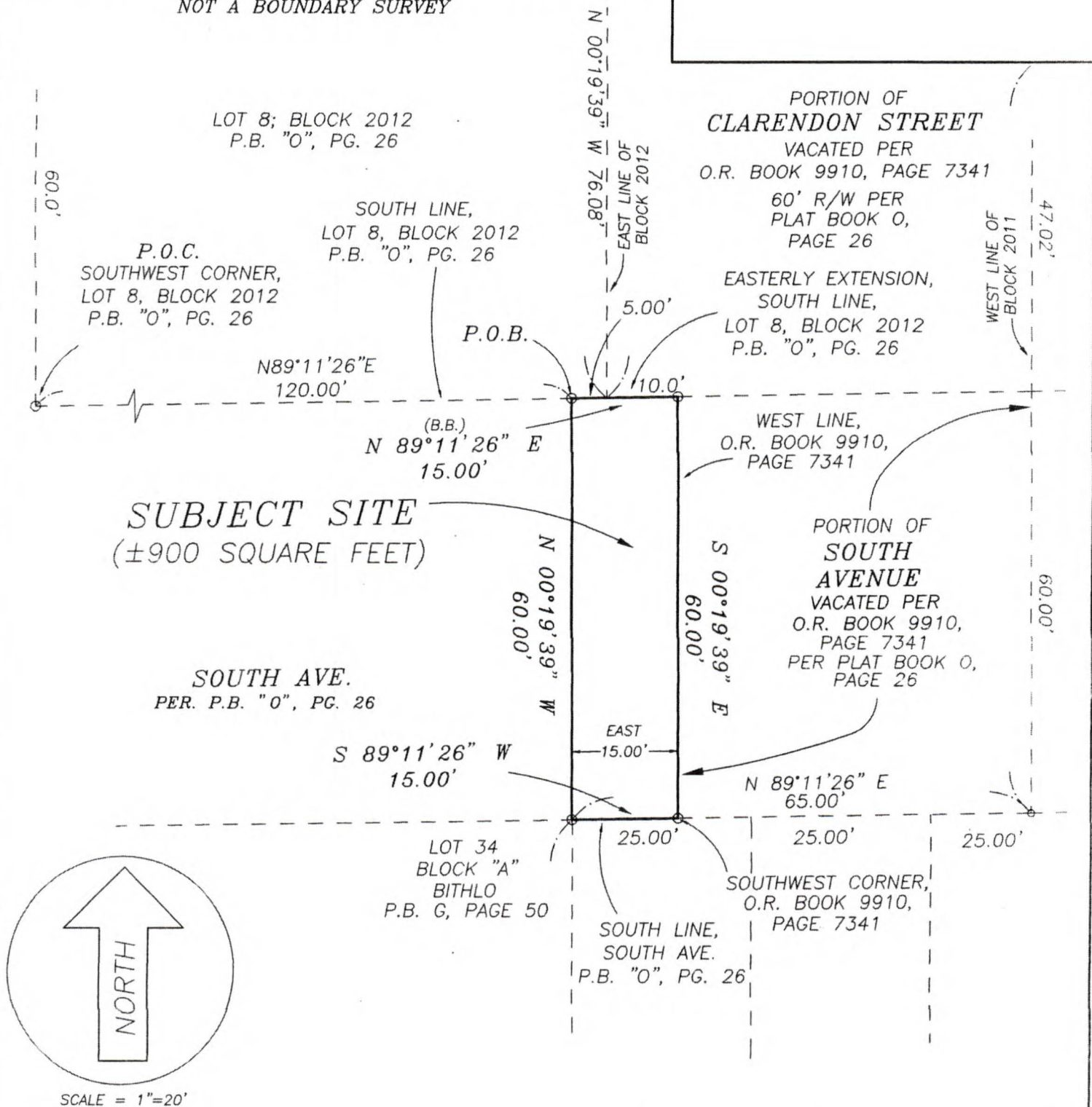
SKETCH AND DESCRIPTION FOR/CERTIFIED TO: Carrigan Realty, Inc.; Orange County BCC



DATE	ORDER #
07-26-2023	23-1475

# SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY



SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR DESCRIPTION OF SKETCH

GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436  
 CERTIFICATE OF AUTHORIZATION - LB 4596

DATE	ORDER #
07-26-2023	23-1475



Prepared by: Duke Energy Florida, LLC  
Return To: Duke Energy Florida, LLC  
Attn: Irma Cuadra  
452 E Crown Point Rd  
Winter Garden, Florida 34787

Parcel # 22-22-32-0712-01-350  
11<sup>th</sup> Ave E of Berkeley  
E. Colonial Drive  
Orlando, FL 32833

### EASEMENT

State of Florida  
County of Orange

THIS EASEMENT ("**Easement**") is made this 27<sup>th</sup> day of SEPTEMBER 2023, from **SHERRI L. CARRIGAN**, a married woman ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A fifteen (15) foot Utility Easement Area being more particularly described on the accompanying Sketch of Description drawn by Grusenmeyer – Scott & Assoc., Inc., dated July 26, 2023, Order # 23-1475, attached hereto and by this reference made a part hereof.

**The purpose of this easement is to grant to Grantee easement rights over that portion of Right-Of-Way described in Exhibit A in connection with Orange County's vacation of that portion of Right-Of-Way and Grantor's attendant acquisition of fee title ownership thereof.**

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.


The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

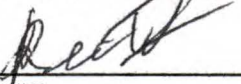


IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 27<sup>th</sup> day of SEPTEMBER, 2023.

Witnesses:

  
(Witness #1)

Printed Name: COTTER SMYTH

  
(Witness #2)

Printed Name: Robert E Carrigan

  
Sherri L. Carrigan

Grantor(s) Mailing Address:

2636 Albion Avenue  
Orlando, Florida 32833

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of September, 2023 by Sherri L. Carrigan, a married woman, who is personally known to me or has produced FL DL as identification.



DYLAN K. BYNUM  
Commission # HH 020511  
Expires July 19, 2024  
Bonded Thru Budget Notary Services

Notary Public: 

Printed/ Typed Name: Dylan K. Bynum

Commission Expires: July 19, 2024

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

# SKETCH AND DESCRIPTION

## DESCRIPTION AS FOLLOWS:

The East 15.00 feet of that part of South Avenue (a 60 feet wide right of way) as shown on the plat of BITHLO as recorded in Plat Book O, Page 26 of the Public Records of Orange County, Florida, lying West of the vacated part of said South Avenue as recorded in Official Records Book 9910, Page 7341 of the Public Records of Orange County, Florida, being more particularly described as follows:

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All of the above containing 900 square feet or 0.002 acre, more or less.

## SKETCH AND DESCRIPTION FOR / CERTIFIED TO:

Sherri L. Carrigan; Orange County BCC

## SHEET 1 OF 2

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

## GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO FLORIDA 32807 (407)277-3232 FAX (407)658-1436 EMAIL GRUSCOTT@GRUSCOTT.COM

LEGEND  
D=DELTA (CENTRAL ANGLE)  
R=RADIUS  
L=ARC LENGTH  
C=CHORD DISTANCE  
CB=CHORD BEARING

LEGEND -  
P.O.B.  
P.O.C.  
O.R.B.  
P.B.  
P.G.  
P.C.  
P.C.C.  
N&D  
R/W  
ESMT.  
DRAIN.  
UTIL.  
DESC.  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
OFFICIAL RECORDS BOOK  
PLAT BOOK  
PAGE  
POINT OF CURVATURE  
POINT OF COMPOUND CURVE  
NAIL & DISK  
RIGHT OF WAY  
EASEMENT  
DRAINAGE  
UTILITY  
DESCRIPTION

### NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.
2. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SKETCH IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SKETCH WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. THIS SKETCH IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
5. BEARINGS, IF SHOWN, ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)

CERTIFICATE OF AUTHORIZATION - LB 4596



CERTIFIED BY:

R.L.S. # 4801

JAMES W. SCOTT, R.L.S. # 4801

TOM X. GRUSENMEYER, R.L.S. # 4714

SKETCH AND DESCRIPTION FOR/CERTIFIED TO: Carrigan Realty, Inc.; Orange County BCC

DATE ORDER #

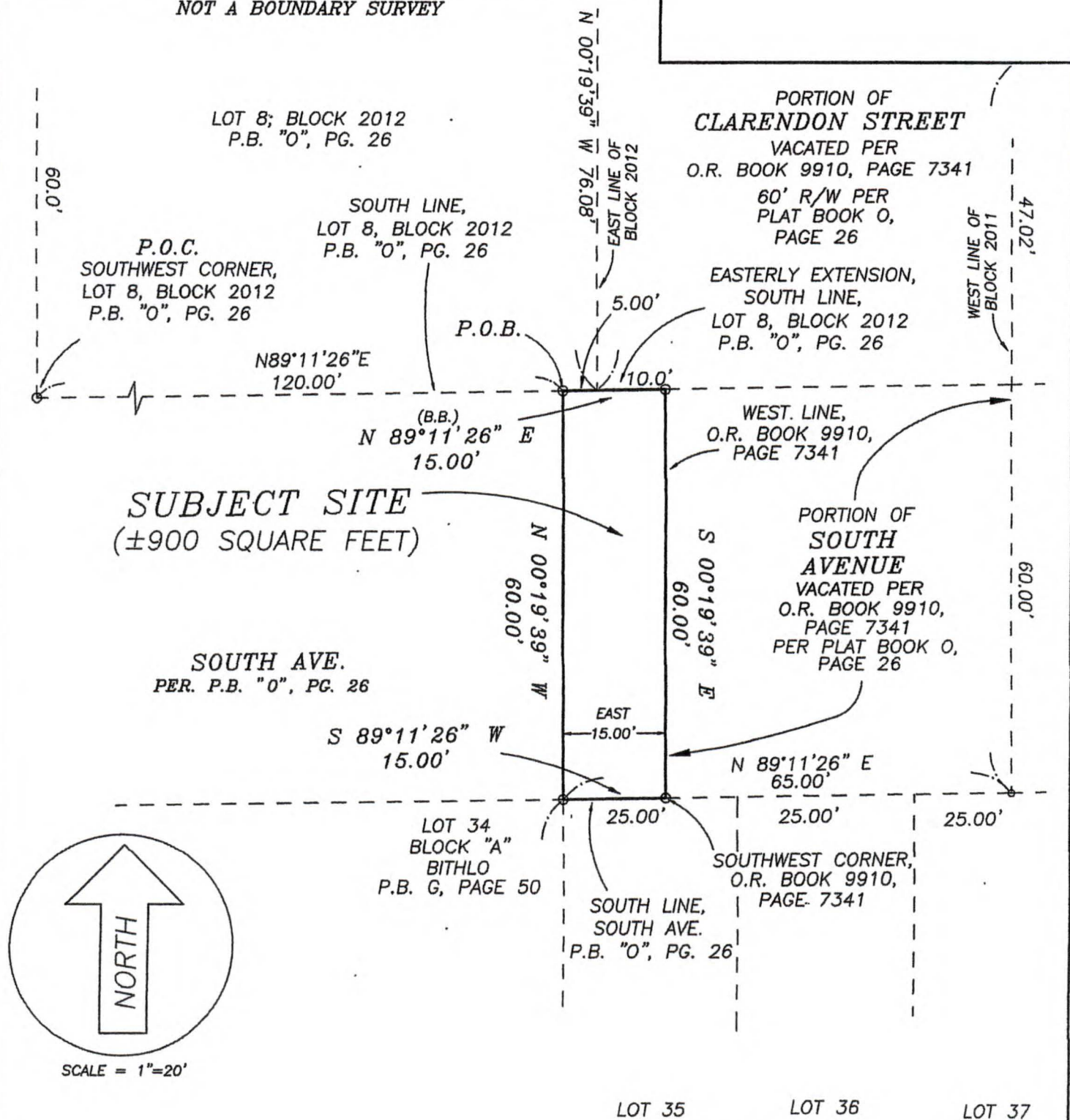
07-26-2023

23-1475



# SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY



SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR DESCRIPTION OF SKETCH

GRUSENMEYER - SCOTT & ASSOC., INC. - LAND SURVEYORS

5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436  
 CERTIFICATE OF AUTHORIZATION - LB 4596

DATE	ORDER #
07-26-2023	23-1475

**STAFF COMMENTS**





PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DIANA M. ALMODOVAR, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7974 - Fax 407-836-8003  
e-mail: diana.almodovar@ocfl.net

January 31, 2024

Dear Cutter Smyth

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

**Engineering ROW Review**

Please contact Mark Daynes at 407-836-8672 with any questions.

**EPD Review**

Please contact Amanda Freed at 407-836-1497 with any questions.

**Real Estate Management Review**

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

**Roads & Drainage Review**

Roads and Drainage does not object to this vacation subject to a Drainage Easement being dedicated over the area to Orange County.

Roads & Drainage objects to this vacations as it would prevent the County's future drainage project between 11th Av and 12th Av.

We would consider possibly vacating the Right of Way in exchange for a Drainage Easement.

Please contact George Shupp at with any questions.

**Transportation Planning Review**

Please contact Tammi Chami at 407-836-8016 with any questions.

# Property Record - 22-22-32-0712-01-350

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary as of 01/11/2023

---

**Property Name**

E Colonial Dr

**Names**

Carrigan Realty Inc

**Municipality**

ORG - Un-Incorporated

**Property Use**

1000 - Comm Vacant Land

**Mailing Address**

18716 E Colonial Dr  
Orlando, FL 32820-3003

**Physical Address**

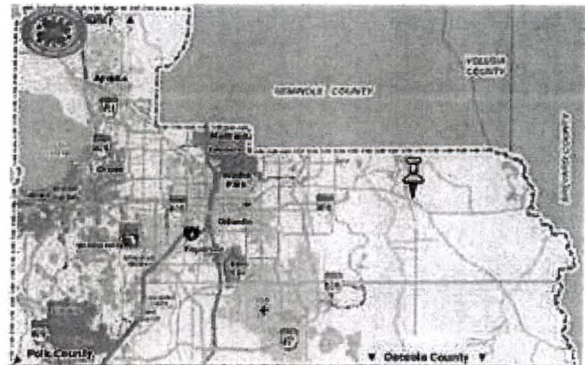
E Colonial Dr  
Orlando, FL 32833



QR Code For Mobile Phone



E COLONIAL DR, ORLANDO, FL 32833 01/26/2020



## Property Features

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### Property Description

BITHLO G/50 LOTS 35 36 37 38 & W 7.37 FT OF LOT 39 BLK A & PT OF VAC SOUTH AVE & A PT OF LOT 12 BLK 2011 OF BITHLO O/26 DESC AS: COMM AT NW COR OF LOT 35 BLK A RUN E 65 FT TO POB TH E 43.03 FT N 86.03 FT TO SLY R/W OF SR 50 TH NWLY ALONG SAID SLY R/W 47.64 FT TH S 107.02 FT TO POB & BITHLO O/26 THE E 5 FT OF LOTS 6 7 & 8 BLK 1212 (LESS RD R/W) & THAT PART OF CLARENDON ST LYING S OF EXISTING SLY R/W LINE OF STATE RD 50 W OF BLK 2011 & E OF BLK 1212 & THE E 50 FT OF THAT PART OF SOUTH AVE LYING W OF VACATED PART OF SOUTH AVE PER 9910/7341

### Total Land Area

22,426 sqft (+/-)

| 0.51 acres (+/-)

GIS Calculated



## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	C-2	22427 SQUARE FEET	\$3.81	\$85,447	\$0.00	\$85,447

## Services for Location

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### TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

### Schools

#### Corner Lake (Middle School)

Principal	Paul Browning
Office Phone	407.568.0510
Grades	2022: B   2019: C   2018: C

#### East River (High School)

Principal	Rebecca Watson
Office Phone	407.956.8550
Grades	2022: B   2019: B   2018: C

#### Columbia (Elementary)

Principal	Matthew Pritts
Office Phone	407.568.2921
Grades	2022: A   2019: A   2018: A

### Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Wednesday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

### Elected Officials

State Representative	Fred Hawkins
State Senate	Linda Stewart
County Commissioner	Emily Bonilla
School Board Representative	Angie Gallo
US Representative	Maxwell Alejandro Frost
Orange County Property	Amy Mercado

Appraiser

**Traffic Information**

Colonial Dr

25,276 Vehicles / Day



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT**

**This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.**

**This is the initial Form:** \_\_\_\_\_

**This is a Subsequent Form:** \_\_\_\_\_

For  
staff  
use  
only

**Part I**

**Please complete all of the following:**

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): \_\_\_\_\_

SHERI L. CARRIGAN

Name and Address of Principal's Authorized Agent, if applicable: CARRIGAN REALTY, INC.

(CUTLER SMYTH) 18716 E. COLONIAL DR. ORLANDO, FL 328

**List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)**

1. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
2. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
5. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
6. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
7. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_
8. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes \_\_\_ or No \_\_\_

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**Part II  
Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s. 112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$ 0.00



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

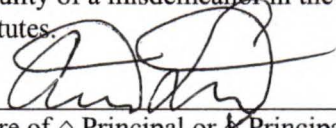
Case or Bid No. \_\_\_\_\_

**Part III**

**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 9/26/23

  
Signature of ☐ Principal or ☒ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: CUTTER SMYTH, VICE PRESIDENT  
CARRIGAN REALTY, INC.

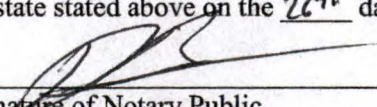
STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2023 by Cutter Smyth. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26<sup>th</sup> day of September, in the year 2023.



DYLAN K. BYNUM  
Commission # HH 020511  
Expires July 19, 2024  
Bonded Thru Budget Notary Services

  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: July 19, 2024

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:

Initially submitted on \_\_\_\_\_

Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only**Part I****INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: SHERI L. CARRIGANBusiness Address (Street/P.O. Box, City and Zip Code): 18716 E. COLONIAL DR. ORLANDO, FL 32820Business Phone (407) 568-2145

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**

Name: \_\_\_\_\_

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_

Business Phone ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:****(Agent Authorization Form also required to be attached)**Name: CARRIGAN REALTY, INC. (CUTLER SMYTH)Business Address (Street/P.O. Box, City and Zip Code): 18716 E. COLONIAL DR. ORLANDO, FL 32820Business Phone (407) 568-2145

Facsimile ( ) \_\_\_\_\_



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**Part II**

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A  
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

\_\_\_ YES ☒ NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE  
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

\_\_\_ YES ☒ NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME  
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY  
MEMBER OF THE BCC? (When responding to this question please consider all  
consultants, attorneys, contractors/subcontractors and any other persons who may have  
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with  
obtaining approval of this item.)**

\_\_\_ YES ☒ NO

If you responded "YES" to any of the above questions, please state with whom and  
explain the relationship:

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(Use additional sheets of paper if necessary)

For Staff Use Only:

Initially submitted on \_\_\_\_\_

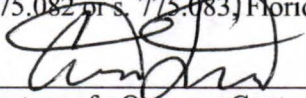
Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**Part III****ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

  
 Signature of ☐ Owner, ☐ Contract Purchaser  
 or ☒ Authorized Agent

Date:

9/26/23

Print Name and Title of Person completing this form: CUTTER SMYTH, VICE PRESIDENT  
CARRIGAN REALTY, INC.

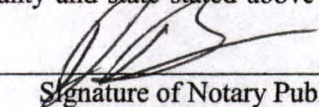
STATE OF FLORIDA :  
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2023 by Cutter Smyth. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 26<sup>th</sup> day of September, in the year 2023.



DYLAN K. BYNUM  
 Commission # HH 020511  
 Expires July 19, 2024  
 Bonded Thru Budget Notary Services

  
 Signature of Notary Public  
 Notary Public for the State of Florida  
 My Commission Expires:  
July 19, 2024

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.



# AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) SHERRI L. CARRIGAN, AS THE OWNER(S) OF THE  
REAL PROPERTY DESCRIBED AS FOLLOWS, PARCEL ID# 22-22-32-0712-01-350 (+/-0.51 ACRES), DO  
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), CARRIGAN REALTY, INC. (CUTTER SMYTH),  
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED  
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, PETITION TO VACATE PORTION OF 11TH AVE, AND TO  
APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS  
APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

Date: 08-23-2023  SHERRI L. CARRIGAN  
Signature of Property Owner Print Name Property Owner

Date: \_\_\_\_\_  
Signature of Property Owner Print Name Property Owner

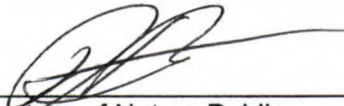
STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August,  
2023 by Sherri L. Carrigan. He/she is personally known to me or has produced  
FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 25<sup>th</sup> day of  
August, in the year 2023.



DYLAN K. BYNUM  
Commission # HH 020511  
Expires July 19, 2024  
Bonded Thru Budget Notary Services

  
Signature of Notary Public  
Notary Public for the State of Florida

My Commission Expires: July 19, 2024

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
#22-22-32-0712-01-350
LEGAL DESCRIPTION:



# INVOICE

Orange County Public Works Department

4200 South John Young Parkway

Orlando, FL 32839

Invoice To :

CARRIGAN REALTY, INC.

CUTTER SMYTH

18716 E. Colonial Dr.

Orlando, FL 32820

Invoice No :

5282924

Invoice Date :

Sep 29, 2023

Folder # :

23 103198 000 00 PTV

Case Number :

PTV-23-01-001

Project Name :

11th Avenue

## FEE DESCRIPTION

## AMOUNT

PTV Application Fee

- 1002-072-2700-4180

1,003.00

TOTAL :

1,003.00

PAYMENT RECEIVED :

0.00

BALANCE :

1,003.00

WBW

PW 1273



# O.C. PUBLIC WORKS DEPARTMENT

4200 S JOHN YOUNG PKWY  
ORLANDO, FL 32839  
4078367708

<https://www.orangecountyfl.net/>

Cashier: Andrea  
29-Sep-2023 11:12:06A

Invoice PW: 1273  
1 PTV 2700-4180 \$1,003.00

Total \$1,003.00  
CHECK SALE \$1,003.00

Clover ID: 1JTZ1DYETGCDY  
Payment Y6861WDWNYFYG

O.C. PUBLIC WORKS DEPARTMENT Privacy  
Policy

<https://clover.com/privacy/in/jmxwedcqm0d1>

Clover Privacy Policy  
<https://clover.com/privacy>

S. L. CARRIGAN  
2636 ALBION AVE.  
ORLANDO, FL 32833-4342

Bank of America Advantage®

5516

63-27/631 FL  
118

Sept. 22, 2023  
Date

\$ 1003.00

Dollars



Security  
Features  
Include  
MP

Bank of America

ACH R/T 063100277

Memo PTV Application Fee

MP