



**OFFICE OF COMPTROLLER**

**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
**County Comptroller as**  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

March 20, 2024

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 23-01-001 with attachments for recording with Official Records.

Petition to Vacate # 23-01-001 was approved by the Board of County Commissioners at its regular meeting of March 5, 2024 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

dr:re

BCC Mtg. Date: March 5, 2024

**RESOLUTION GRANTING PETITION TO VACATE # 23-01-001**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **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** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **March 5, 2024**, 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 **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** 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.

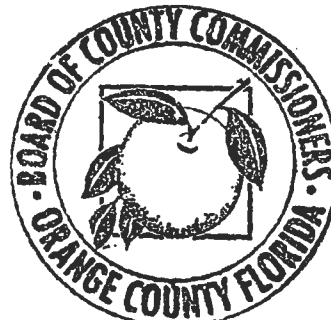
**RESOLVED THIS FIFTH DAY OF MARCH 2024.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Bryan B. Brown*  
for County Mayor

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

By: *Phil Diamond*  
Deputy Clerk



re/mf

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 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.  
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 (S.B.)

CERTIFICATE OF AUTHORIZATION - LB 4596

CERTIFIED BY:

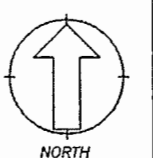
JAMES W. SCOTT, R.L.S. # 4801

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

R.L.S. # 4801

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

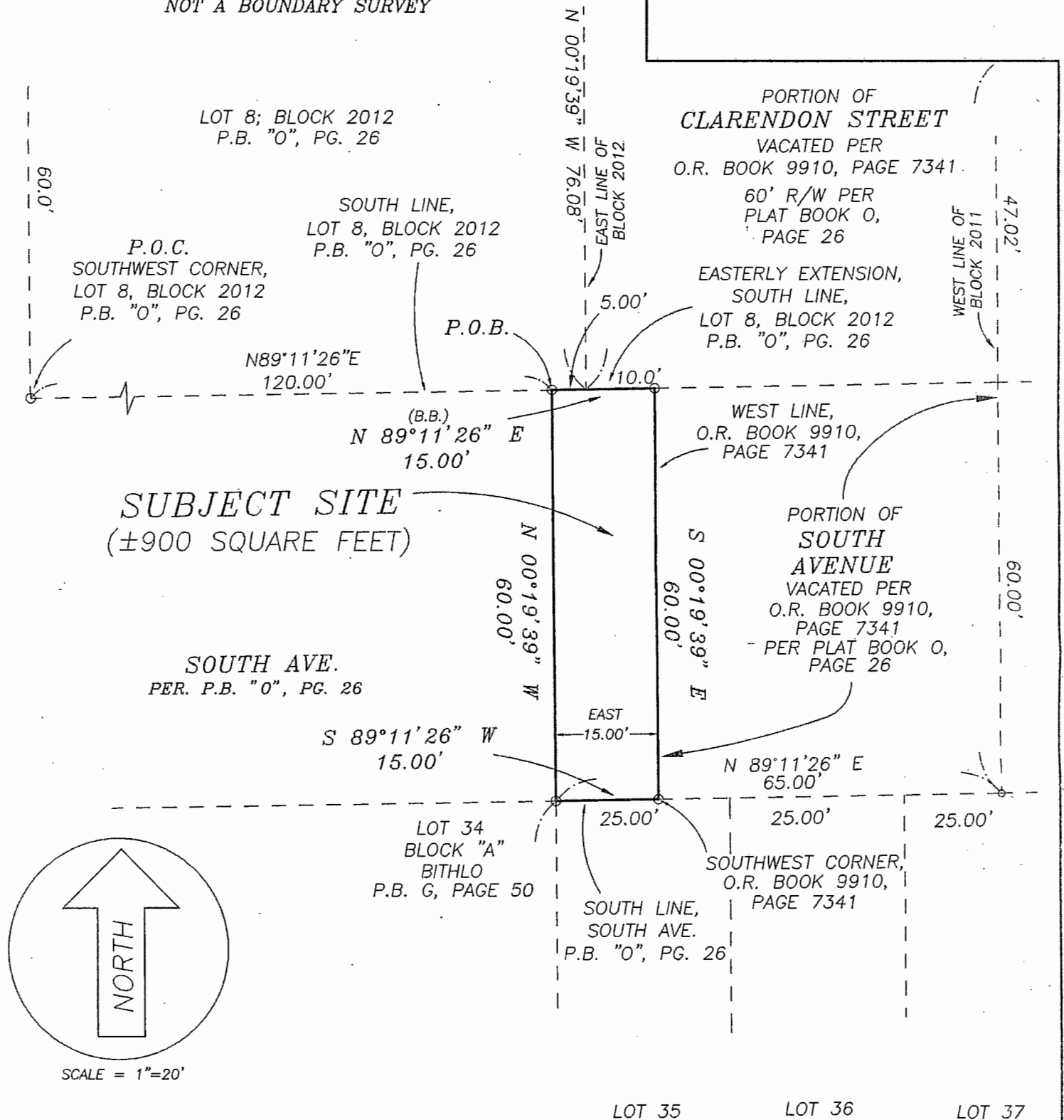
DATE	ORDER #
07-26-2023	23-1475



WAB 10/2/23

# 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

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**Bill To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice, Certify Lines: Petition to  
Vacate #23-01-003 Petition to Vacate #23-01-001  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Feb 11, 2024.

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



**Rose Williams**

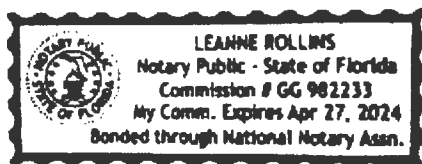
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 12 day of February, 2024,  
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 # 23-01-003  
PETITION TO VACATE # 23-01-001**

The Orange County Board of County Commissioners will conduct public hearings on **March 5, 2024, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

**Applicant:** Mohammed Islam/NRST LLC, on behalf of 11726 Ruby Lake Land Trust, and Noon Foundation Inc.  
**Consideration:** Resolution granting Petition to Vacate # 23-01-003, vacating an unopened, unimproved, and unnamed 16-foot-wide alleyway located between three undeveloped residential parcels located within the Orange Center Subdivision.  
**Location:** District 1; The parcel addresses are 11696 Ruby Lake Road, 11726 Ruby Lake Road, and 11711 Maple Street; S15/T24/R28; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Cutter Smyth of Carrigan Reality Inc., on behalf of Sherri L Carrigan  
**Consideration:** Resolution granting Petition to Vacate # 23-01-001, vacating 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.  
**Location:** District 5; The parcel is unaddressed; S22/T22/R32; Orange County Comptroller County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered this petition and finds it acceptable for consideration at a public hearing.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, WILLIAM WORLEY, 407-836-7925, Email: William.worley@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO, 407-836-7921.**

If you wish to appeal any decision made by the Board of County Commissioners at this meeting, you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence

upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

ORG7580595

2/11/2024

7580595

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 Jackie Buma, who states that she is Office Administrator and Sales Support 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 # 23-01-001 in said newspaper in the issue of March 15<sup>th</sup>, 2024.

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 15<sup>th</sup> day of March, 2024 by Jackie Buma who is personally known to me.

NOTICE OF ADOPTION  
PETITION TO VACATE #  
23-01-001

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 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 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 March 5, 2024, 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 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 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 FIFTH DAY OF MARCH 2024.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
March 15, 2024

  
Jackie Buma, Office Admin & Sales Support

  
Anne-Marie Hayward, Notary

