

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

April 24, 2017

Mr. Francisco Villar, Engineer II
Development Engineering, BCC

Dear Mr. Villar:

Enclosed is the Resolution Granting Petition to Vacate # 16-03-012 with attachments for recording with Official Records.

Petition to Vacate # 16-03-012 was approved by the Board of County Commissioners at its regular meeting of April 11, 2017. 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:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Ann Caswell, Real Estate Management Division, BCC
Kyle Quackenbush, Assistant Manager, Official Records Department

Sincerely,

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

By: Jennifer Lee-Klimetz
for Deputy Clerk

ks:jk

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 11 2017

RESOLUTION GRANTING PETITION TO VACATE # 16-03-012

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of a 30 ft wide unopened and unimproved right-of-way known as W South Street, containing approximately 0.213 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **April 11, 2017**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of the that certain **portion of a 30 ft wide unopened and unimproved right-of-way known as W South Street, containing approximately 0.213 acres** 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 11TH DAY OF APRIL 2017.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Art Salazar*
County Mayor

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

By: *Jennifer Jan-Kimich*
Deputy Clerk



jk:cas

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

Sketch of Description

Sheet 1 of 2

Legal Description:

A PORTION OF WEST SOUTH STREET IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 12, BLOCK D, OF SUN-KIST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "P", PAGE 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°00'00"E ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 12, BLOCK D, A DISTANCE OF 30.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST SOUTH STREET; THENCE RUN N88°20'00"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 309.08 FEET; THENCE RUN N00°00'00"E A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID WEST SOUTH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 23, BLOCK E, OF SAID SUN-KIST PARK; THENCE RUN S88°20'00"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 309.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,275.49 SQUARE FEET OR 0.213 ACRES MORE OR LESS.

THE INTENT OF THE ABOVE LEGAL DESCRIPTION IS TO VACATE A PORTION OF WEST SOUTH STREET, LOCATED IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

This is NOT a Survey.
This is ONLY a Sketch.

| -Legend- | | | |
|----------|---------------------------------------|--------|----------------------------------|
| C | - Calculated | PC | - Point of Curvature |
| CL | - Centerline | Pg. | - Page |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L. | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Esmt. | - Easement | PT | - Point of Tangency |
| F.E.M.A. | - Federal Emergency Management Agency | R | - Radius |
| FFE | - Finished Floor Elevation | Rad. | - Radial |
| Find. | - Found | R&C | - Rebar & Cap |
| IP | - Iron Pipe | Rec. | - Recovered |
| L | - Length (Arc) | Rfd. | - Roofed |
| M | - Measured | Set | - Set 1/2" Rebar & Cap "LB 7623" |
| N&D | - Nail & Disk | Rebar | - Rebar |
| N.R. | - Non-Radial | Typ. | - Typical |
| ORB | - Official Records Book | UE | - Utility Easement |
| P | - Plat | WM | - Water Meter |
| P.B. | - Plat Book | Δ | - Delta (Central Angle) |
| -a- | - Wood Fence | -X- | - Chain Link Fence |

Sketch of Description Prepared For: MT. Sinai Missionary Baptist Church of Orlando

Sketch of Description Certified To: MT. Sinai Missionary Baptist Church of Orlando

| | |
|-------------------------|---|
| Sketch Date: 10-04-2016 | > This Property IS in a Flood Prone Area, Zone "AE", Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 120179, Orange County, Dated 09-25-09. |
| Drawn By: NF | > Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. |
| Approved By: PKI | This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signing Surveyor assume NO Liability for the Accuracy of this Determination. |
| Field: MS/FE | |

*Ireland & Associates
Surveying, Inc.*

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

- Notes-
- > Sketch is Based upon the Legal Description Supplied by Client.
 - > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 - > Subject to any Easements and/or Restrictions of Record
 - > Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB"
 - > Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch of Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Data Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
NO. 6637
STATE OF FLORIDA
DATE SIGNED: 10-04-16
Date Signed: 10-04-16

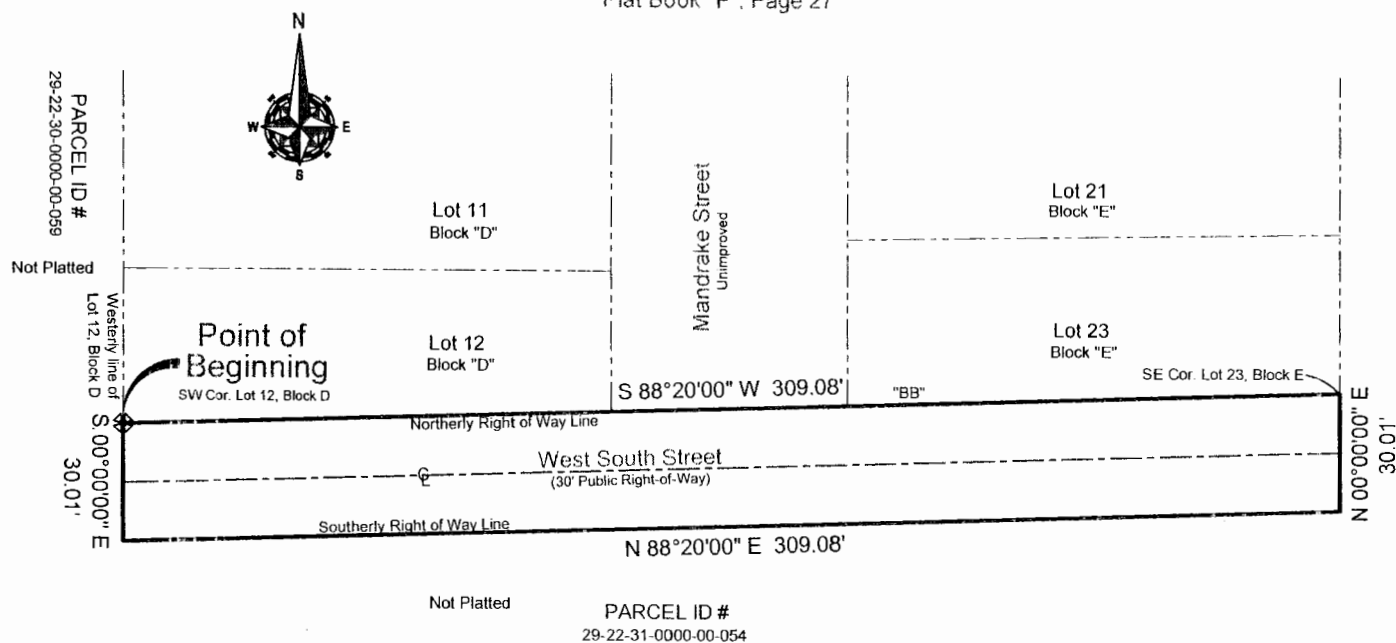
This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Enclosed with Surveyor's Seal.
File No. IS-31872
CADD File: \Scott\c\IrelandAssociates\US-31872SOD.dwg

Sketch of Description

Sheet 2 of 2

Sun-Kist Park

Plat Book "P", Page 27



*Ireland & Associates
Surveying, Inc.*

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

This is NOT a Survey.
This is ONLY a Sketch.

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared Brandon DeLoach / Maria Torres, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of Petition to Vacate No. 16-03-012, was published in said newspaper in the issues of Mar 19, 2017.

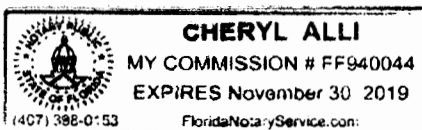
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, 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 he or 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.

Bh
Signature of Affiant

Brandon DeLoach
Printed Name of Affiant

Sworn to and subscribed before me on this 6 day of April, 2017,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Cheryl Alli
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE # 16-03-012

The Orange County Board of County Commissioners will conduct a public hearing on April 11, 2017, 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: Larry G. Mills, on behalf of Mt. Sinai Missionary Baptist Church, Inc.

Consideration: Resolution granting Petition to Vacate # 16-03-012, vacating a portion of a 30 ft wide unopened and unimproved right-of-way known as W South Street, containing approximately 0.213 acres.

Location: District 6. The parcel addresses are 5139 and 5200 W South Street; S30/T22/R29; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description 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 THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, FRANCISCO VILLAR, 407-836-7921, Email: francisco.villar@ocfl.net

PARA MÁS INFORMACIÓN REFERENTE A 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 Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

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

ORG4838911

3/19/2017

4838911

Orlando Business Journal

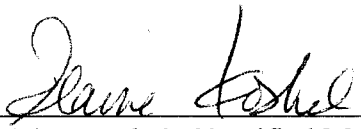
Published Weekly
Orlando, Orange County, Florida

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

Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 16-03-012, was published in said newspaper in the issue of April 21, 2017.

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 21st day of April, 2017 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Tara Gomez, Notary

TARA GOMEZ
MY COMMISSION # GG 080412
EXPIRES: March 7, 2021
Bonded Thru Budget Notary Services

NOTICE OF ADOPTION
PETITION TO VACATE # 16-03-012
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 30 ft wide unopened and unimproved right-of-way known as W South Street, containing approximately 0.213 acres 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 April 11, 2017, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and
WHEREAS, the Board finds that the vacating of that certain portion of a 30 ft wide unopened and unimproved right-of-way known as W South Street, containing approximately 0.213 acres 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 11TH DAY OF APRIL 2017.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
April 21, 2017