

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

July 2, 2019

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 16-06-017 with attachments for recording with Official Records.

Petition to Vacate # 16-06-017 was approved by the Board of County Commissioners at its regular meeting of June 18, 2019. 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  
Paul Sladek, 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: Kelie Smith  
Deputy Clerk

ks:nr

JUN 18 2019

**RESOLUTION GRANTING PETITION TO VACATE # 16-06-017**

**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 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 17,941 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **June 18, 2019**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

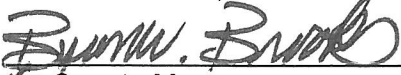
**WHEREAS**, the Board finds that the vacating of the portion of a **30 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 17,941 square feet** will not operate to the detriment of Orange County or the public

**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

**RESOLVED THIS 18TH DAY OF JUNE 2019**


BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By:   
County Mayor



ATTEST:

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

By:   
Deputy Clerk

nr/jlk

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

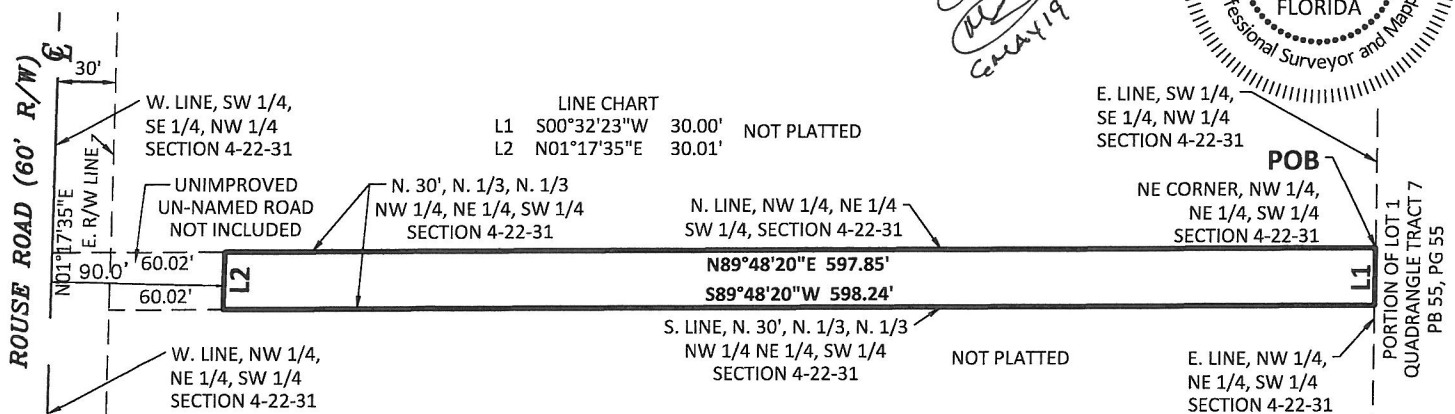
SHEET 1 OF 1

## LEGAL DESCRIPTION:

A PORTION OF THE NORTH 30.00 FEET OF THE NORTH 1/3 OF THE NORTH 1/3 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 31 EAST, AS SHOWN ON THE PLAT OF QUADRANGLE TRACT 7, AS RECORDED IN PLAT BOOK 55, PAGE 55, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE S00°32'23"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30.00 FEET OF THE NORTH 1/3 OF THE NORTH 1/3 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S89°48'20"W ALONG SAID SOUTH LINE, A DISTANCE OF 598.24 FEET TO A POINT ON A LINE LYING 90.00 FEET EAST OF AND PARALLEL WITH THE ESTABLISHED WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE N01°17'35"E ALONG SAID PARALLEL LINE A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N89°48'20"E ALONG SAID NORTH LINE A DISTANCE OF 597.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,941 SQUARE FEET OR 0.412 ACRES MORE OR LESS.



JOB #902234  
CF #04-22-31 PARCEL045  
DATE: 11/13/18  
SCALE: 1" = 100'  
DRAWN BY: SAH

CERTIFIED TO:  
VILLAROD LLC

## LEGEND

CBW - CENTERLINE  
CBW - CONCRETE BLOCK WALL  
CLF - CHAIN LINK FENCE  
CM - CONCRETE MONUMENT  
CONC - CONCRETE  
COVD - COVERED  
CW - CONCRETE WALKWAY  
Δ - CENTRAL ANGLE  
(D) - DESCRIBED  
DB - DEED BOOK  
DE - DRAINAGE EASEMENT  
DW - DRIVEWAY  
EP - EDGE OF PAVEMENT  
ESMT - EASEMENT  
FH - FIRE HYDRANT  
FFE - FINISHED FLOOR ELEVATION  
FND - FOUND  
INST - INSTRUMENT NUMBER  
IP - IRON PIPE  
IR - IRON ROD  
L - ARC LENGTH  
(M) - MEASURED  
MS - METAL SHED  
N&D - NAIL AND DISK  
ORB - OFFICIAL RECORDS BOOK  
OW - OVERHEAD WIRE  
(P) - PLAT  
PB - PLAT BOOK  
PG - PAGE  
POB - POINT OF BEGINNING  
POC - POINT OF COMMENCEMENT  
R/W - RIGHT OF WAY  
R - RADIUS  
TR - TELEPHONE RISER  
TYP - TYPICAL  
UE - UTILITY EASEMENT  
UP - UTILITY POLE  
# - NUMBER

## REVISIONS

COUNTY COMMENTS ~ 5/1/2019 ~ JB

## GENERAL NOTES:

1. Bearing structure based on the North Line of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 22 South, Range 31 East; Being: N89°48'20"E (Assumed)
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for, heron and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: [www.altamaxsurveying.com](http://www.altamaxsurveying.com) for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

## Altamax Surveying

910 Belle Avenue, Suite 1140  
Casselberry, FL 32708  
Phone: 407-677-0200  
Licensed Business No. 7833  
[www.altamaxsurveying.com](http://www.altamaxsurveying.com)

James D. Bray PSM 6507

Published Daily  
ORANGE County, Florida

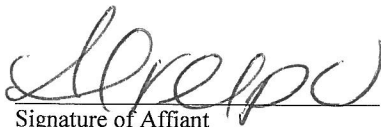
State Of Florida  
County Of Orange

05-30-19A09:53 RCVD

Before the undersigned authority personally appeared

Aracelis Crespo, 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, **Certify: Petition to Vacate # 16-06-017** was published in said newspaper in the issues of May 26, 2019.

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.




Signature of Affiant

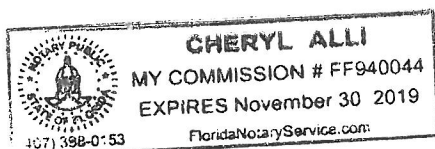
Aracelis Crespo

Name of Affiant

Sworn to and subscribed before me on this 28 day of May, 2019,  
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 # 17-05-027**

The Orange County Board of County Commissioners will conduct a public hearing on June 18, 2019, 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: Eugenio Rodriguez on behalf of Villard LLC.

Consideration: Resolution granting Petition to Vacate # 16-06-017 vacating a portion of a 30 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 17,941 square feet.

Location: District 5; property located at 3803 Rouse Road; S04/T22/R31; 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, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net**

**PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL 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

ORG6291154

5/26/2019

## Orlando Business Journal

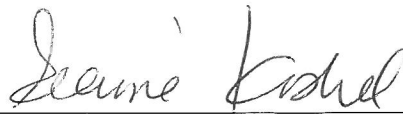
Published Weekly  
Orlando, Orange County, Florida


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 # 16-06-017, was published in said newspaper in the issue of June 28, 2019.

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 28th day of June, 2019 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Lina M. Mejia, Notary

## NOTICE OF ADOPTION

## PETITION TO VACATE # 16-06-017

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 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 17,941 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on June 18, 2019, 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 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 17,941 square feet will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 18TH DAY OF JUNE 2019.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
June 28, 2019



Lina M. Mejia  
Commission # GG060887  
Expires: January 9, 2021  
Bonded thru Aaron Notary