




Interoffice Memorandum

Received February 2, 2021
Publish: February 14, 2021
Deadline: February 9, 2021

Date: December 28, 2020

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

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

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department 

THRU: Julie Alber, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: **Request for Public Hearing ADM-PTV-20-02-005 – Shanelle Robinson,
on behalf of School Board of Orange County, Florida.**

Applicant: Shanelle Robinson
6501 Magic Way. Bldg 200
Orlando, FL 32809

Location: S31/T22/R31 Petition to vacate a 40 by 50 foot wide utility easement, containing approximately 2000 square feet. Public interest was created by Official Record Book 3650, Page 1483, of the public records of Orange County, Florida. The parcel ID number is 31-22-31-0000-00-049. The parcel address is 1356 S. Econlockhatchee Trail, and the parcel lies in District 3.

Estimated time required for public hearing: Two (2) 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 label is attached.

Request for Public Hearing ADM-PTV # 20-02-005 Shanelle Robinson, on behalf of School Board of Orange County, Florida

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 label

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please notify Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.

Raven Dell St

If you have any questions
regarding this map, please call
Julie Alber
at 407.836.7928.

Oriente St

Greenwillow Dr

ADM-PTV # 20-02-005

**Shanelle Robinson, on behalf of
School Board of Orange County, Florida**



Proposed Vacation



Subject Property



0 100
Feet
1 : 2,000
1 in : 167 ft

**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
December 28, 2020**

Request authorization to schedule a Public Hearing for Administrative Petition to Vacate 20-02-005. This is a request from Shanelle Robinson, on behalf of the School Board of Orange County, Florida to vacate 40 foot wide by 50 foot wide utility easement, containing approximately 2000 square feet located in District 3. Staff has no objection to this request.

Requested Action
Approved by


Mayor Jerry L. Demings

12/30/20
(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber via interoffice mail.

**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 per Official Record Book 3650, Page 1483 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.

SEE ATTACHED EXHIBIT 'C'

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.

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:

Shaneelle Robinson, Manager Shaneelle Robinson
Petitioner's Signature Print Name
(Include title if applicable) Real Estate
Management

Address:
10501 Magic Way, Bldg 200
Orlando, FL 32809

Phone Number: (407) 317-3700 x2025323

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17 day of December, 2020 who is personally known or who has produced _____ as identification.

[Signature]
Signature of Notary
Vitanni Jenkins
Print Name

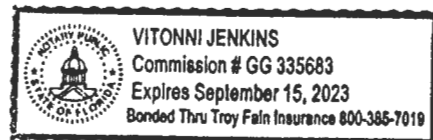


EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

**SKETCH OF DESCRIPTION
DEERWOOD ELEMENTARY SCHOOL
EASEMENT ABANDONMENT**

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA; THENCE S89°59'01"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 48.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL; THENCE WITH SAID WEST RIGHT-OF-WAY LINE N00°24'02"W, A DISTANCE OF 132.78 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3650, PAGE 1483 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S89°46'22"W, A DISTANCE OF 40.00 FEET; THENCE N00°24'02"W, A DISTANCE OF 50.00 FEET; THENCE N89°46'22"E, A DISTANCE OF 40.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S00°24'02"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.046 ACRES (2000 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE ABANDONMENT LIMITS OF AN ORANGE COUNTY, FLORIDA PERMANENT UTILITY EASEMENT, OFFICIAL RECORDS BOOK 3650, PAGE 1483 AS PART OF THE CONSTRUCTION OF DEERWOOD ELEMENTARY SCHOOL BY PIRTLE CONSTRUCTION COMPANY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, T23S, R31E BEARS S89°51'01"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

REVISION: 18 JUNE 2020 -
ADDED NEAREST INTERSECTION

REVISION: 23 JUNE 2020 -
RIGHT-OF-WAY INFO AND OTHER
COMMENTS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgefs.com

FLORIDA LICENSED BUSINESS NUMBER LB 8848

**SKETCH OF DESCRIPTION
FOR
PIRTLE CONSTRUCTION COMPANY**

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE SJ-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

DATE: 11/19/2020

OFFICIAL: J. MORIS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 8610

DATE OF DRAWING: 7 MAY 2020

MANAGER: JDH CADD: TQ

PROJECT NUMBER: 714-18009

FIELD BOOK NUMBER:

LAST FIELD WORK:

CREW CHIEF(S):

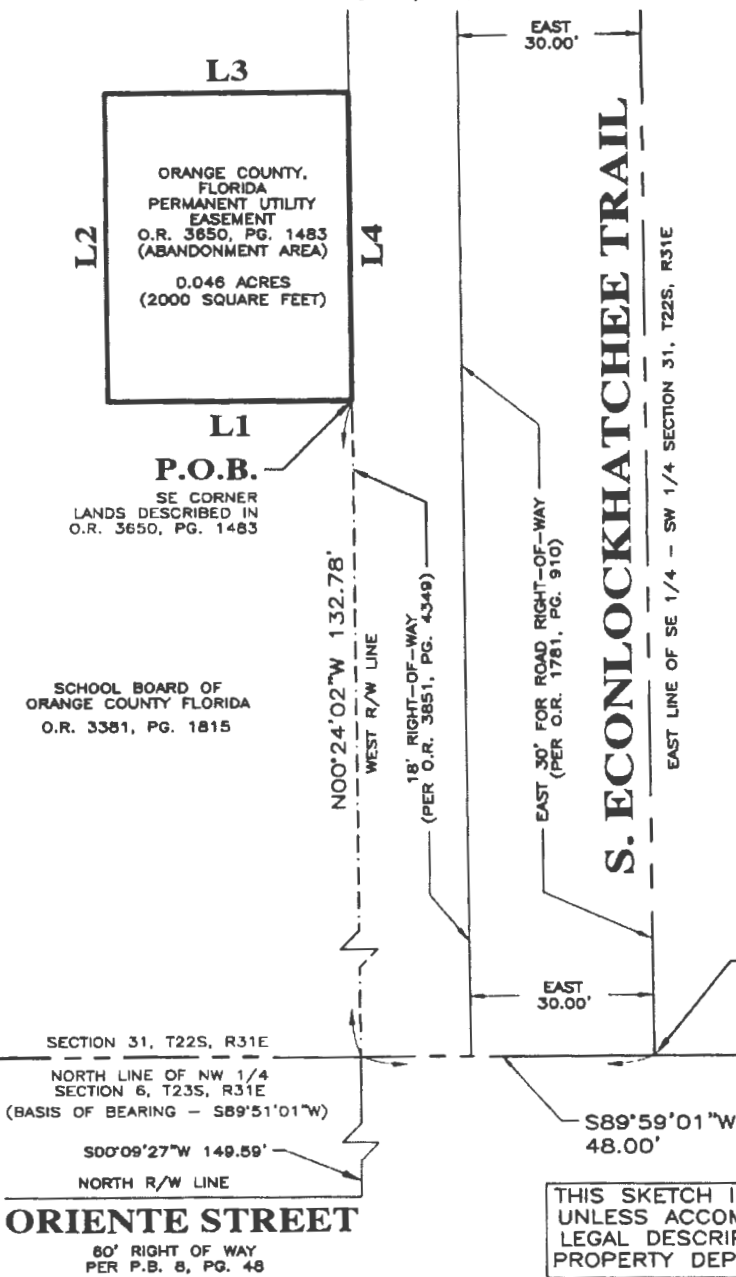
COMPUTER FILE: 714009SD5.DWG

SCALE: 1" = 30'

SHEET 1 OF 2

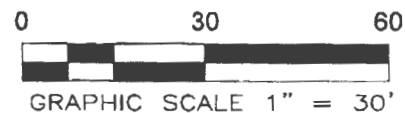
SKETCH OF DESCRIPTION DEERWOOD ELEMENTARY SCHOOL EASEMENT ABANDONMENT

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
NGS NATIONAL GEODETIC SURVEY
NAD NORTH AMERICAN DATUM
PSM PROFESSIONAL SURVEYOR &
LB LICENSED BUSINESS
R/W RIGHT-OF-WAY
T TOWNSHIP
R RANGE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°46'22\"W	40.00'
L2	N00°24'02\"W	50.00'
L3	N89°46'22\"E	40.00'
L4	S00°24'02\"E	50.00'



P.O.C.
NORTHEAST CORNER OF THE
NW 1/4 SECTION 6, T23S, R31E

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

REVISION: 16 JUNE 2020 -
ADDED NEAREST INTERSECTION

REVISION: 23 JUNE 2020 -
RIGHT-OF-WAY INFO AND OTHER
COMMENTS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
PIRTLE CONSTRUCTION COMPANY

THIS IS NOT
A SURVEY

DATE OF DRAWING: 7 MAY 2020
MANAGER: JDH CADD: TQ
PROJECT NUMBER: 714-18009
FIELD BOOK NUMBER:
LAST FIELD WORK:
CREW CHIEF(S):
COMPUTER FILE: 714009SD5.DWG
SCALE: 1" = 30' SHEET 2 OF 2

Deed Report

Thu May 7 08:01:08 2020

Deed Name: SD5

Starting Coordinates: Northing 1523668.1300, Easting 575063.9807

Distance Units: Feet

Bearing	Distance	Description
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S 89°46'22" W	40.00	
---------------	-------	--

N 00°24'02" W	50.00	
---------------	-------	--

N 89°46'22" E	40.00	
---------------	-------	--

S 00°24'02" E	50.00	
---------------	-------	--

Ending Coordinates: Northing 1523668.1300, Easting 575063.9807

Area: 2000.00 S.F., 0.0459 Acres

Total Perimeter Distance> 180.0005

Closure Error Distance> 0.0000

Closure Precision> 1 in 999999

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

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SIGNATURE(S)
	NOT APPLICABLE - PETITIONER OWNS ALL PROPERTY SURROUNDING THE AREA REQUESTED FOR VACATION	

EXHIBIT “C”

UTILITY LETTERS

November 18, 2020

AT&T
5100 Steyr Street
Orlando, FL 32819

RE: Petition to Vacate

To Whom It May Concern:

I am in the process of requesting that Orange County vacate that portion of a platted easement, as shown on the enclosed sketch of description. The site address is 1356 South Econlockhatchee Trail, Orlando, FL 32825 and lies within the subdivision found in Plat Book 3650, Page 1483. 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 my attention. If you have any questions, feel free to contact me at shanelle.robinson@ocps.net or 407-317-3700 ext. 2025323.

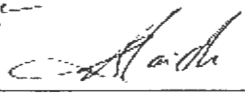
Sincerely,



Shanelle Robinson
Manager, Real Estate Management

- ☐ 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 are. We **object** to the vacation.

Additional Comments:

Signature: 

Print Name: Shersrin Naidu

Title: MGR OSP PLNG & DESIGN

Date: 11/18/20

May 29, 2020

Bright House Networks, LLC
3767 All American Boulevard
Orlando, FL 32810

RE: Petition to Vacate

To Whom It May Concern:

I am in the process of requesting that Orange County vacate that portion of a platted easement, as shown on the enclosed sketch of description. The site address is 1356 South Econlockhatchee Trail, Orlando, FL 32825 and lies within the subdivision found in Plat Book 3650, Page 1483. 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 my attention. If you have any questions, feel free to contact me at shanelle.robinson@ocps.net or 407-317-3700 ext. 2025323.

Sincerely,



Shanelle Robinson

- ☐ 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 platted easement. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional Comments:

As described in this signed document.

Signature: Jesus Ayala
Digitally signed by Jesus Ayala
DN: cn=J. Ayala, email=Jesus.Ayala@bright.com, o=Bright House Networks LLC
Date: 2020.06.16 17:04:15-0400

Print Name: Jesus Ayala

Title: Construction Coordinator

Date: 6/16/2020

May 27, 2020

Duke Energy Florida, LLC
P.O. Box 14042
St. Petersburg, Florida 33733

RE: Petition to Vacate

To Whom It May Concern:

I am in the process of requesting that Orange County vacate that portion of a platted easement, as shown on the enclosed sketch of description. The site address is 1356 South Econlockhatchee Trail, Orlando, FL 32825 and lies within the subdivision found in Plat Book 3650, Page 1483. 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 my attention. If you have any questions, feel free to contact me at shanelle.robinson@ocps.net or 407-317-3700 ext. 2025323.

Sincerely,



Shanelle Robinson

- ☐ 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: Response is from Distribution and Transmission departments of Duke Energy for the vacate of a portion of 1356 South Econlockhatchee Trail, Orlando, FL 32825 as shown on the attached Sketch of Description prepared by Leading Edge Land Services Inc.

Signature: Irma Cuadra
Print Name: Irma Cuadra
Title: Research Specialist II
Date: July 8, 2020



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

o: 407 905 3310
f: 407 905 3383

Jul. 8, 2020

Via email: Shanelle.Robinson@ocps.net

Ms. Shanelle Robinson, MBA
Manager, Real Estate Management
Facilities Use Management
OCPS Facilities Services
6501 Magic Way, Bldg. 200
Orlando, FL 32809

**RE: Vacation of a Portion of 1356 South Econlockhatchee Trail
Orlando
Orange County, Florida**

Dear Ms. Robinson:

Please be advised that Duke Energy, Distribution and Transmission Departments have **“no objection”** to the vacation and abandonment of 1356 South Econlockhatchee Trail, Orlando, Florida 32825, more particularly as described on the accompanying two page Sketch of Description for Deerwood Elementary School, prepared by Leading Edge Land Services, Inc.; dated May 7, 2020, Project # 714-18009", attached hereto and incorporated herein by this reference.

If I can be of further assistance, please do not hesitate to contact me at 407-905-3310.

Sincerely,

Irma Cuadra

Irma Cuadra
Research Specialist II

**SKETCH OF DESCRIPTION
DEERWOOD ELEMENTARY SCHOOL
EASEMENT ABANDONMENT**

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP
23 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA; THENCE S89°59'01"W
ALONG THE NORTH LINE OF SAID NW 1/4 48.00 FEET TO THE EXISTING WEST
RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL; THENCE WITH SAID WEST
RIGHT-OF-WAY LINE N00°24'02"W, A DISTANCE OF 132.78 FEET TO THE SOUTHEAST
CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3560, PAGE 1483
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING
THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S89°46'22"W, A DISTANCE OF
40.00 FEET; THENCE N00°24'02"W, A DISTANCE OF 50.00 FEET; THENCE
N89°46'22"E, A DISTANCE OF 40.00 FEET TO SAID WEST RIGHT-OF-WAY LINE;
THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S00°24'02"E, A DISTANCE OF 50.00
FEET TO THE POINT OF BEGINNING.

CONTAINING 0.046 ACRES (2000 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE
ABANDONMENT LIMITS OF AN ORANGE COUNTY, FLORIDA PERMANENT UTILITY
EASEMENT, OFFICIAL RECORDS BOOK 3560, PAGE 1483 AS PART OF THE
CONSTRUCTION OF DEERWOOD ELEMENTARY SCHOOL BY PIRTLE CONSTRUCTION
COMPANY.

2. THIS IS NOT A SURVEY.


3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE
COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE
NORTH LINE OF SECTION 6, T23S, R31E BEARS S89°51'01"W.

4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND
RESTRICTIONS OF RECORD.

5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH
OF THE PROPERTY DESCRIBED HEREIN.

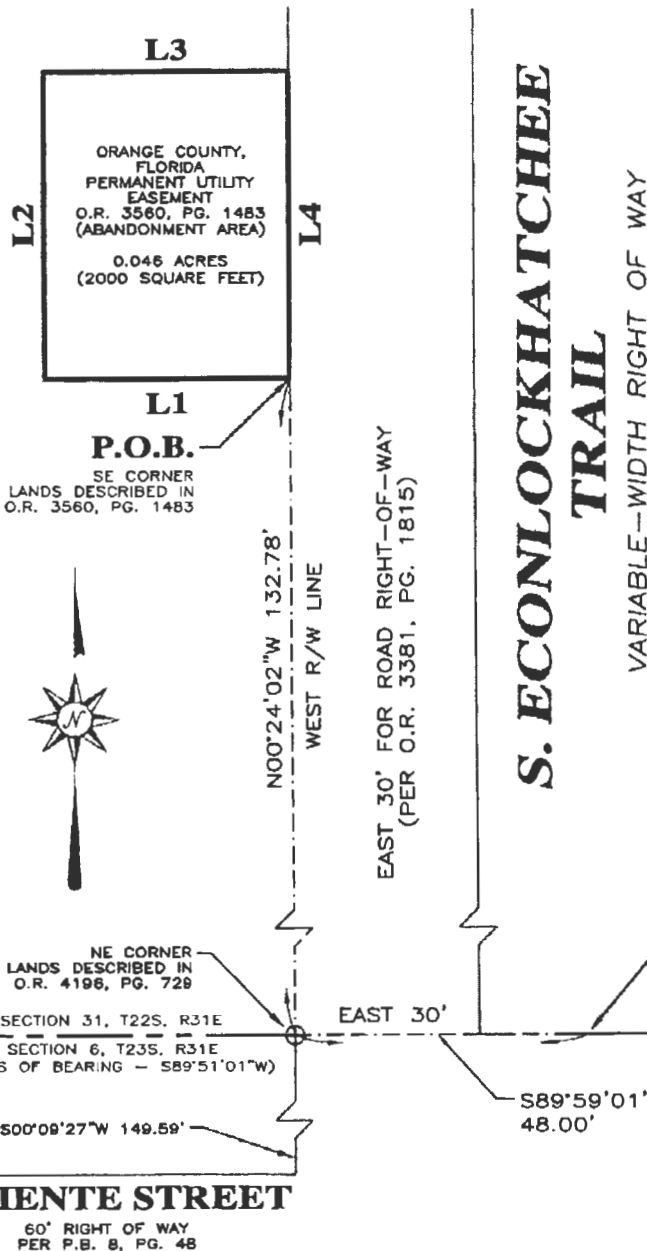
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 16)

REVISION: 16 JUNE 2020 -
ADDED NEAREST INTERSECTION

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR PIRTLE CONSTRUCTION COMPANY	DATE OF DRAWING: 7 MAY 2020
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS. DATE: 06/16/2020 JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610	MANAGER: JDH PROJECT NUMBER: 714-18009 FIELD BOOK NUMBER: LAST FIELD WORK: CREW CHIEF(S): COMPUTER FILE: 714009SD5.DWG SCALE: 1" = 30'
		CADD: TQ SHEET 1 OF 2

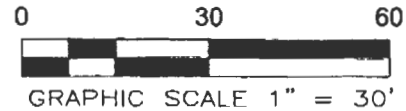
SKETCH OF DESCRIPTION DEERWOOD ELEMENTARY SCHOOL EASEMENT ABANDONMENT

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



LEGEND

PG.	PAGE
R/W	RIGHT OF WAY
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
T	TOWNSHIP
R	RANGE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°46'22"W	40.00'
L2	N00°24'02"W	50.00'
L3	N89°46'22"E	40.00'
L4	S00°24'02"E	50.00'

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

REVISION: 16 JUNE 2020 -
ADDED NEAREST INTERSECTION

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
PIRTLE CONSTRUCTION COMPANY

THIS IS NOT
A SURVEY

DATE OF DRAWING: 7 MAY 2020	
MANAGER: JDH	CADD: TQ
PROJECT NUMBER: 714-18008	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 714009SD5.DWG	
SCALE: 1" = 30'	SHEET 2 OF 2

ORANGE CO. PUBLIC UTILITIES

9150 Curry Ford Road

Orlando, FL 32825

407-254-9712

Anne Dubus

Project Manager

Anne.Dubus@ocfl.net

ADM-PTV-20-02-005

August 3, 2020

Petition to Vacate: Orange County, FL Utility Easement O.R. 3560, PG. 1483

Dear Mrs. Dubus,

I am in the process of requesting that Orange County vacate a Utility Easement, as shown on the enclosed survey map. The site address is 1356 S. Econlockhatchee Trail and lies within the subdivision found in Plat Book 3560, Page 1483. 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 Robert Stagliano at 386-931-2264.

Sincerely,
Robert Stagliano

☐ 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: The public lift station that is shown on the GIS snip has been
demolished. There are no public utilities

Signature: Anne Dubus

Print Name: Anne Dubus

Title: Project Manager

Date: 11/17/2020

APPROVED

By Matthew Akins at 2:53 pm, Sep 16, 2020

**SKETCH OF DESCRIPTION
DEERWOOD ELEMENTARY SCHOOL
EASEMENT ABANDONMENT**

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA; THENCE S89°59'01"W ALONG THE NORTH LINE OF SAID NW 1/4 48.00 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL; THENCE WITH SAID WEST RIGHT-OF-WAY LINE N00°24'02"W, A DISTANCE OF 132.78 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3560, PAGE 1483 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S89°46'22"W, A DISTANCE OF 40.00 FEET; THENCE N00°24'02"W, A DISTANCE OF 50.00 FEET; THENCE N89°46'22"E, A DISTANCE OF 40.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S00°24'02"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.


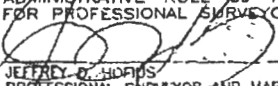
CONTAINING 0.046 ACRES (2000 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DEFINE THE ABANDONMENT LIMITS OF AN ORANGE COUNTY, FLORIDA PERMANENT UTILITY EASEMENT, OFFICIAL RECORDS BOOK 3560, PAGE 1483 AS PART OF THE CONSTRUCTION OF DEERWOOD ELEMENTARY SCHOOL BY PIRTLE CONSTRUCTION COMPANY.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF SECTION 6, T23S, R31E BEARS S89°51'01"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

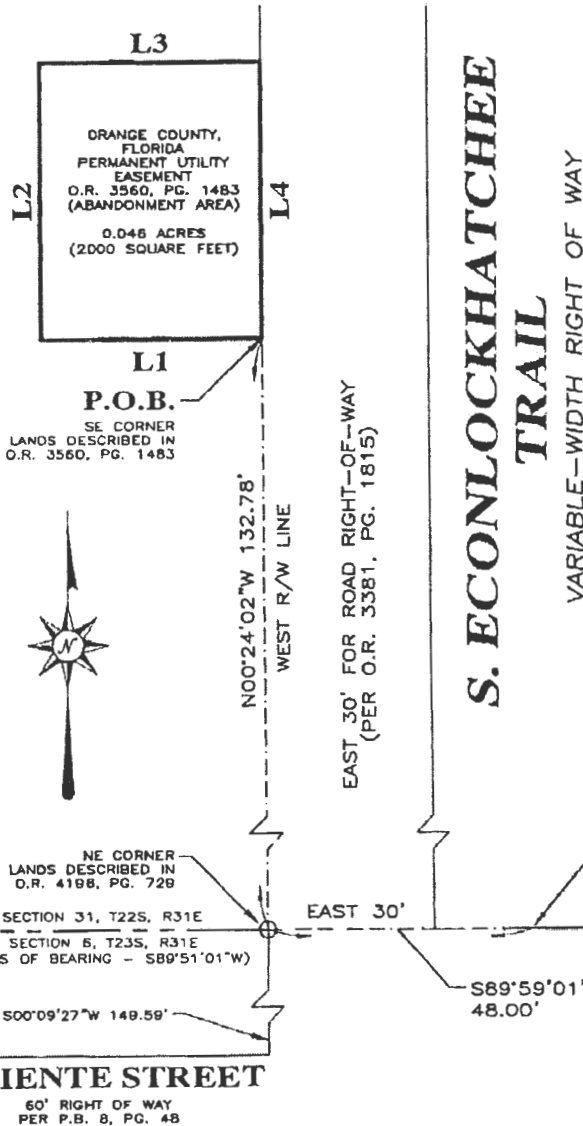
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 16)

REVISION: 16 JUNE 2020 -
ADDED NEAREST INTERSECTION

 <p>LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	SKETCH OF DESCRIPTION FOR PIRTLE CONSTRUCTION COMPANY	<p>DATE OF DRAWING: 7 MAY 2020</p> <p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 714-18009</p> <p>FIELD BOOK NUMBER:</p> <p>LAST FIELD WORK:</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 714009SD5.DWG</p> <p>SCALE: 1" = 30' SHEET 1 OF 2</p>
	<p style="text-align: center;">SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 25J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 7/13/2020</p> <p> JEFFREY D. HOPKINS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	

SKETCH OF DESCRIPTION DEERWOOD ELEMENTARY SCHOOL EASEMENT ABANDONMENT

LOCATED IN SECTION 31, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



LEGEND

PG.	PAGE
R/W	RIGHT OF WAY
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
T	TOWNSHIP
R	RANGE

0 30 60



GRAPHIC SCALE 1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°46'22"W	40.00'
L2	N00°24'02"W	50.00'
L3	N89°46'22"E	40.00'
L4	S00°24'02"E	50.00'

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

REVISION: 16 JUNE 2020 -
ADDED NEAREST INTERSECTION

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-8730
FAX: (407) 351-9591
WEB: www.leadingedge.com

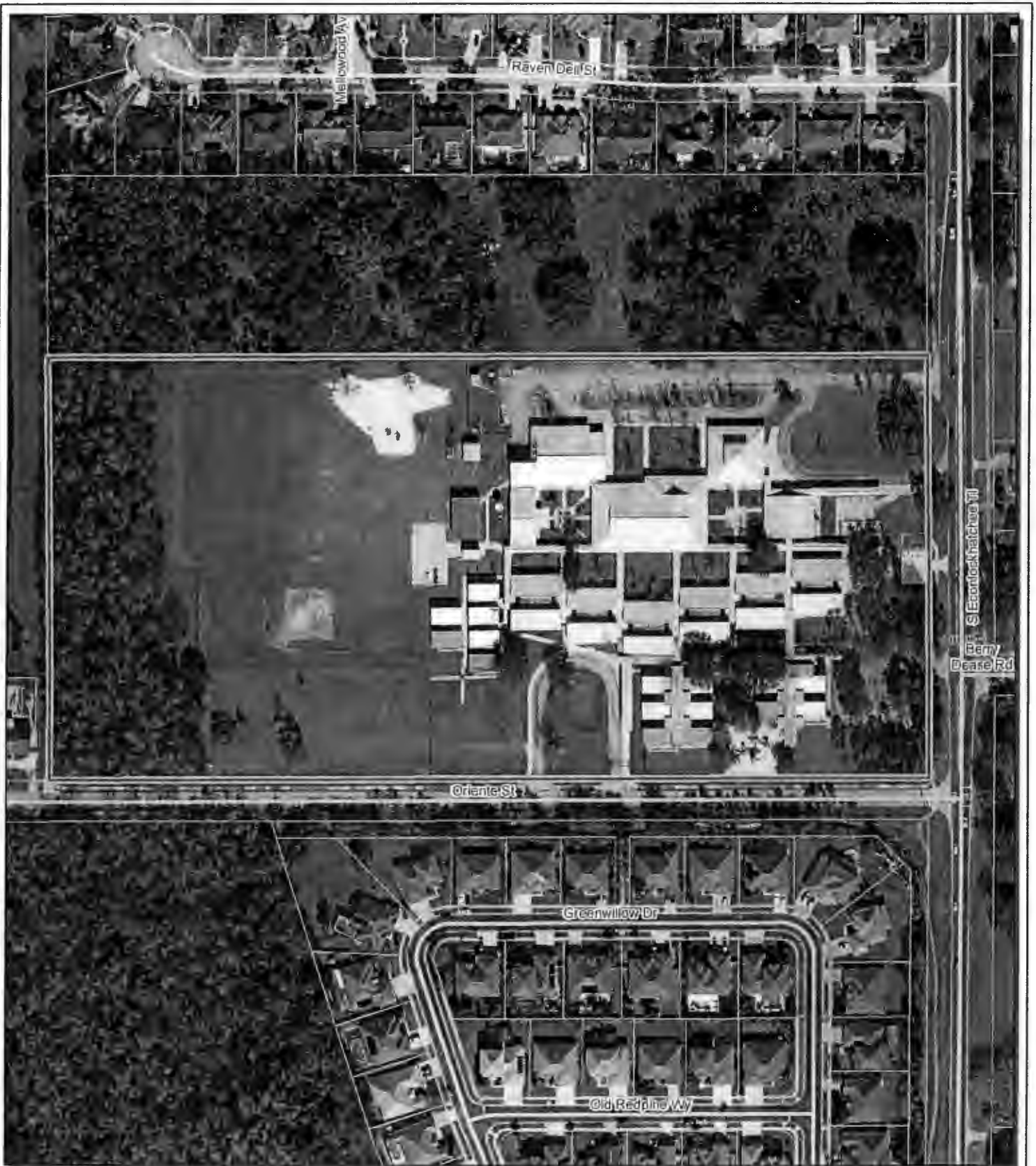
FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
PIRTLE CONSTRUCTION COMPANY

THIS IS NOT
A SURVEY

DATE OF DRAWING: 7 MAY 2020	
MANAGER: JDH	CADD: TO
PROJECT NUMBER: 714-18009	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
COMPUTER FILE: 714009SD5.DWG	
SCALE: 1" = 30'	SHEET 2 OF 2





ADM-PTV # 20-02-005
Mr. Steven Thorp on behalf of
 School Board of Orange County

Proposed Vacation



Subject Property



0 110 220
 Feet
 1 : 2,200
 1 in : 183 ft

May 27, 2020

TECO Peoples Gas
600 West Robinson Street
Orlando, FL 32801

RE: Petition to Vacate

To Whom It May Concern:

I am in the process of requesting that Orange County vacate that portion of a platted easement, as shown on the enclosed sketch of description. The site address is 1356 South Econlockhatchee Trail, Orlando, FL 32825 and lies within the subdivision found in Plat Book 3650, Page 1483. 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 my attention. If you have any questions, feel free to contact me at or 407-317-3700 ext. 2025323.

Sincerely,




Shanelle Robinson

- ☐ 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 are. We **object** to the vacation.

Additional Comments:

Signature: _____ Joan Domning-Senior Admin Specialist
Title: _____ TECO-PGS-Distribution Engineering
Date: _____ 8416 Palm River Rd, Tampa, FL 33619
813-275-3783
jdomning@tecoenergy.com


5-28-2020

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

November 17, 2020

Dear Steven Thorp

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

EPD Review

Please contact Neal Thomas at (407) 836-1451 with any questions.

Real Estate Management Review

Please contact Steve Lorman at (407) 836-7065 with any questions.

Parcel Report for
31-22-31-0000-00-049



This map is for reference only and is not a survey.

OCA Web Map		Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
	Florida Turnpike	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
	Interstate 4	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Hospital
	Toll Road	Road Under Construction	Proposed SunRail	Agriculture	Agricultural/Cutlaze	Parks	Subdivision Name/Number

Property Record - 31-22-31-0000-00-049

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

Property Summary as of 02/10/2020

Property Name

Deerwood Elementary School

Names

School Board Of Orange County
Florida

Municipality

ORG - Un-Incorporated

Property Use

8300 - School

Mailing Address

445 W Amelia St
Orlando, FL 32801-1129

Physical Address

1356 S Econlockhatchee Trl
Orlando, FL 32825



QR Code For Mobile Phone



1356 S ECONLOCKHATCHEE TRL, ORLANDO, FL 32825 6/19/2019 10:44 AM



1356 S ECONLOCKHATCHEE TRL, ORLANDO, FL 32825 6/19/2019 10:42 AM



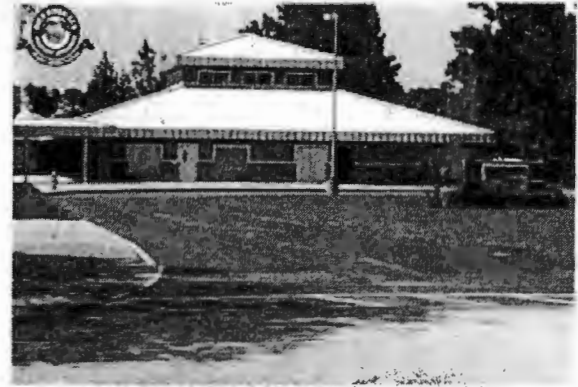
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312231000000049 09/20/2006




312231000000049 09/20/2006



312231000000049 09/20/2006



312231000000049 09/20/2006

 31-22-31-0000-00


Property Features

Property Description

THE S 466 FT OF SE1/4 OF SW1/4 (LESS E 48 FT FOR RD R/W) & BEG 48 FT W OF NE COR OF NW1/4 TH S 150 FT W 1283.8 FT N 150.01 FT E 1283.5 FT TO POB IN SEC 06-23-31 SEE 4196/729

Total Land Area

790,553 sqft (+/-)

18.15 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8300 - School	R-1AA	18.15 ACRE(S)	working...	working...	working...	working...

Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	7297	working...
Building Value	working...	FOP - F/Opn Prch	2400	working...

Estimated New Cost working...
Actual Year Built 1984

Beds 0
Baths 0.0
Floors 1

Gross Area 9697 sqft
Living Area 7297 sqft
Exterior Wall Conc/Cindr
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4432	working...

Building Value working...
Estimated New Cost working...
Actual Year Built 1984

Beds 0
Baths 0.0
Floors 1

Gross Area 4432 sqft
Living Area 4432 sqft
Exterior Wall Conc/Cindr
Interior Wall Drywall

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	6624	working...

Building Value working...
Estimated New Cost working...
Actual Year Built 1984

Beds 0
Baths 0.0
Floors 1

Gross Area 6624 sqft

Living Area	6624 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	5017	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	5017 sqft			
Living Area	5017 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	2940	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2940 sqft			
Living Area	2940 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4466	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	4466 sqft			
Living Area	4466 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4234	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	4234 sqft			
Living Area	4234 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4429	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	4429 sqft			
Living Area	4429 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4429	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	4429 sqft			
Living Area	4429 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4431	working...
Building Value	working...	FDU - F/Det Util	1092	working...

Estimated New Cost	working...			
Actual Year Built	1984			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	5523 sqft			
Living Area	4431 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	2774	working...
Building Value	working...			
Estimated New Cost	working...			
Actual Year Built	1987			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	2774 sqft			
Living Area	2774 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			
Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	4484	working...
Building Value	working...	FOP - F/Opn Prch	7570	working...
Estimated New Cost	working...			
Actual Year Built	1986			
Beds	0			
Baths	0.0			
Floors	1			
Gross Area	12054 sqft			
Living Area	4484 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
5523 - Portable 4	01/01/1987	16896 Unit(s)	working...	working...
5523 - Portable 4	01/01/1997	8640 Unit(s)	working...	working...
6220 - Parking Space	01/01/1987	117 Unit(s)	working...	working...

5690 - Court Basketball Concrete 1	01/01/1987	1 Unit(s)	working...	working...
5320 - Canopy Cover Aluminum 1	01/01/2000	2400 Unit(s)	working...	working...
5230 - Accesory Building 1	01/01/1987	350 Unit(s)	working...	working...
5230 - Accesory Building 1	01/01/1987	440 Unit(s)	working...	working...
5230 - Accesory Building 1	01/01/1987	380 Unit(s)	working...	working...

Services for Location

Utilities/Services

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

Elected Officials

State Representative	Carlos Guillermo Smith
County Commissioner	Mayra Uribe
State Senate	Linda Stewart
School Board Representative	Johanna López
US Representative	Darren Soto
Orange County Property Appraiser	Rick Singh

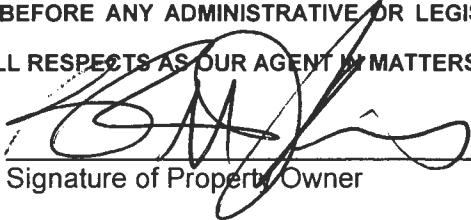
AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



I/WE, (PRINT PROPERTY OWNER NAME) Barbara M. Jenkins, Ed.D., Superintendent of the School Board of Orange County, Florida, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, Deerwood Elementary School, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Steven Thorp, AICP & Shanelle Robinson TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate (PTV), 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: August 10, 2020


Signature of Property Owner

Barbara M. Jenkins, Ed.D., Superintendent of the School Board of Orange County, Florida
Print Name Property Owner

Date: _____

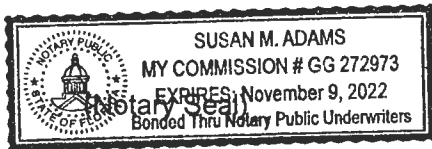
Signature of Property Owner

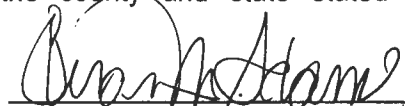
Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that on August 10, 2020, before me, Susan Adams, an officer duly authorized by the State of Florida and in the county mentioned above, to take acknowledgements, personally appeared Barbara Jenkins, to me known to be the person described in this instrument or to have produced _____, as evidence, and who has acknowledged before me that he or she executed the instrument and did / did not take an oath.

Witness my hand and official seal in the county and state stated above on the 10th day of August, in the year 2020.




Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: _____

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
31-22-31-0000-00-049
LEGAL DESCRIPTION:
THE S 466 FT OF SE1/4 OF SW1/4 (LESS E 48 FT FOR RD R/W) & BEG 48 FT W OF NE COR OF NW1/4 TH S 150 FT W 1283.8 FT N 150.01 FT E 1283.5 FT TO POB IN SEC 06-23-31 SEE 4196/729