



**Interoffice Memorandum**

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

Date: January 29, 2021

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

A handwritten signature in black ink, appearing to read "DMA", with a long diagonal line extending from the top right.

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

RE: **Request for Public Hearing ADM-PTV-20-02-004 – Shanelle Robinson,  
on behalf of the School Board of Orange County, Florida.**

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

Location: S27/T22/R28 Petition to vacate a portion of a 20 foot wide utility easement, containing approximately 0.23 acres. Public interest was created by Plat Book 29, Page 122, of the public records of Orange County, Florida. The parcel ID number is 27-22-28-9279-00-010. The parcel address is 380 Killington Way, and the parcel lies in District 6.

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 # 20-02-004 – Shanelle Robinson, on behalf of the School Board of Orange County, Florida.**

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

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

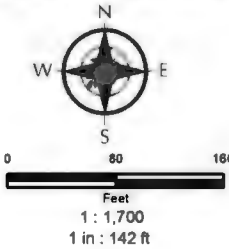
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

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

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



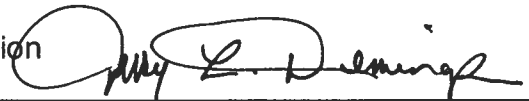
**ADM-PTV # 20-02-004**  
**Shanelle Robinson, on behalf of**  
**School Board of Orange County, Florida**



**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 20-02-004. This is a request from Shanelle Robinson, on behalf of the School Board of Orange County, Florida to vacate a portion of a 20 foot wide utility easement, containing approximately 0.23 acres located in District 6. Staff has no objection to this request.

Requested Action  
Approved by



Mayor Jerry L. Demings

1/5/21

(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 Plat Book 29, Page 122 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:

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

Address: 1501 Magic Way, Bldg 200  
Orlando, FL 32809

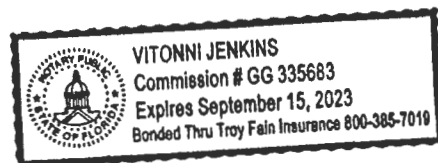
Phone Number: (407) 317-3700 x2025323

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.

Vitonni Jenkins  
Signature of Notary  
Vitonni Jenkins  
Print Name



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



# SCHEDULE "A"

## DESCRIPTION:

A portion of Lot 1, William Frangus Elementary School according to the plat thereof recorded in Plat Book 29, Page 122, Public Records of Orange County, Florida, being more particularly described as follows:


Commence at Southwest corner of Lot 1, William Frangus Elementary School according to the plat thereof recorded in Plat Book 29, Page 122, Public Records of Orange County, Florida; thence North 89°49'58" East, a distance of 90.00 feet along the South line of said Lot 1 to a point on the East line of a 20.00 foot wide utility easement as shown on said plat; thence North 00°26'08" West, a distance of 10.00 feet along the East line of said 20.00 foot wide utility easement to the POINT OF BEGINNING; thence departing the East line of said 20.00 foot wide utility easement North 63°39'23" West, a distance of 22.40 feet to a point on the West line of said 20.00' wide utility easement; thence along said West line the following six (6) courses and distances : North 00°26'08" West, a distance of 65.04 feet; thence North 61°00'38" East, a distance of 74.13 feet; thence North 28°17'12" West, a distance of 66.76 feet to a point on a non-tangent curve concave Easterly, having a radius of 115.00 feet, a central angle of 29°11'18" and a chord bearing of North 05°34'44" East; thence from a tangent bearing North 09°00'55" West, Northerly, a distance of 58.58 feet along the arc of said curve to a point of reverse curvature of a curve concave Westerly, having a radius of 320.00 feet, a central angle of 20°33'32" and a chord bearing of North 09°53'29" East; thence Northerly, a distance of 114.82 feet along the arc of said curve to the point of tangency of said curve; thence North 00°23'17" West, a distance of 124.31 feet to a point on the South line of a utility and access easement as shown on said plat;

Continued on Sheet 2

## SURVEYOR'S REPORT:

- Bearings shown hereon are based on the South line of Lot 1, William Frangus Elementary School according to the plat thereof recorded in Plat Book 29, Page 122, Public Records of Orange County, Florida being North 89°49'58" East, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

NOT VALID WITHOUT SHEETS 1-3

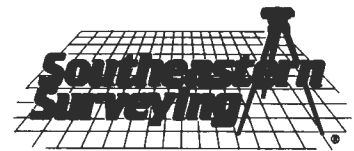
<b>DESCRIPTION</b>	Date: 03/24/2020 KR		Certification Number LB2108 61230009
	Job Number: 61230	Scale: 1" = 100'	 <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>          6500 All American Boulevard          Orlando, Florida 32819-4350          (407) 292-8580          e-mail: info@southeasternsurveying.com</p> <p><i>William C. Rowe</i>  <b>WILLIAM C. ROWE, PSM</b>          Registered Land Surveyor Number 5225</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH		
<b>FOR ORANGE COUNTY PUBLIC SCHOOLS</b>			

## SKETCH OF DESCRIPTION

### DESCRIPTION CONTINUED FROM SHEET 1:

thence North 89°36'43" East, a distance of 20.00 feet along the South line of said utility and access easement to a point on the East line of said 20.00 foot wide utility easement; thence along said East line the following six (6) courses and distances : South 00°23'17" East, a distance of 124.31 feet to a point of curvature of a curve concave Westerly, having a radius of 340.00 feet and a central angle of 20°33'32"; thence Southerly, a distance of 122.00 feet along the arc of said curve to the point of reverse curvature of a curve concave Easterly, having a radius of 95.00 feet, a central angle of 27°14'08" and a chord bearing of South 06°33'20" West; thence Southerly, a distance of 45.16 feet along the arc of said curve; thence departing the arc of said curve South 28°17'12" East, a distance of 82.95 feet; thence South 61°00'38" West, a distance of 82.00 feet; thence South 00°26'08" East, a distance of 63.25 feet to the POINT OF BEGINNING.

Containing 10,233 square feet, more or less.



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108  
e-mail: [info@southeasternsurveying.com](mailto:info@southeasternsurveying.com)

Drawing No. 61230009  
Job No. 61230  
Date: 03/24/2020  
SHEET 2 OF 3  
See Sheet 1 for Description

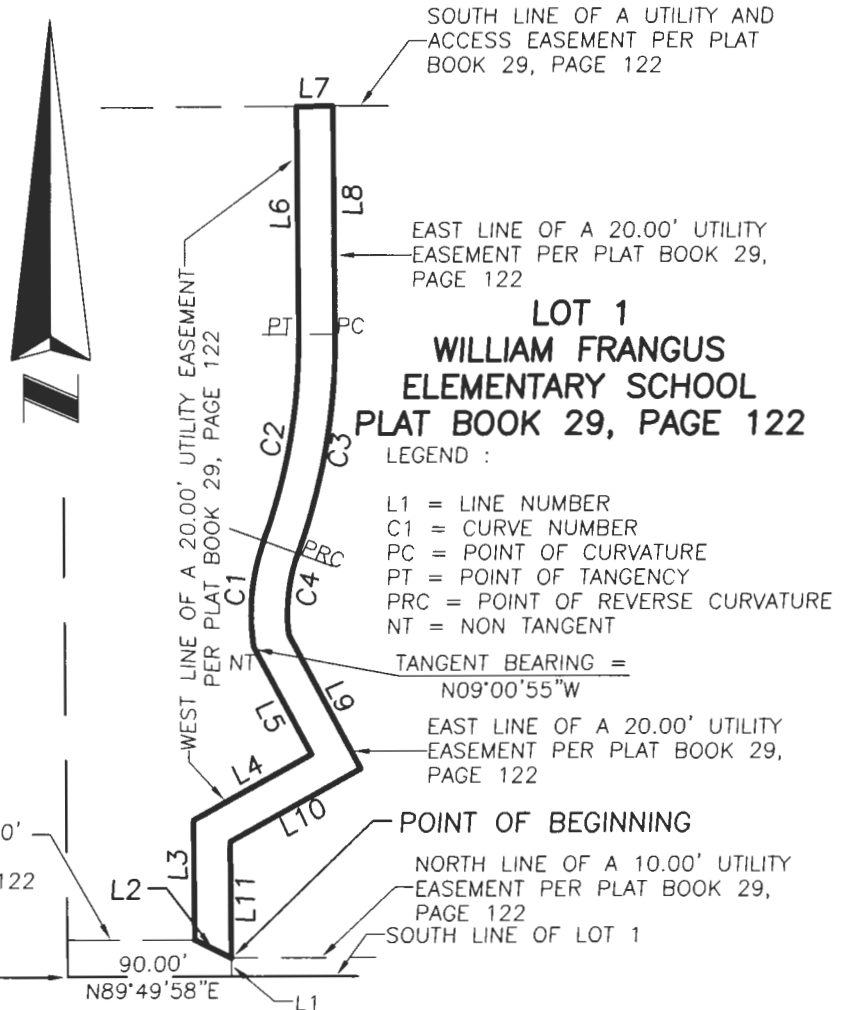
THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 THROUGH 3

# SKETCH OF DESCRIPTION

## LINE TABLE

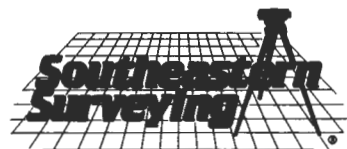
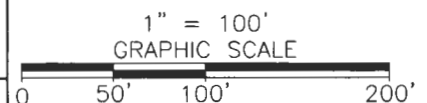
LINE #	BEARING	LENGTH
L1	N00°26'08"W	10.00'
L2	N63°39'23"W	22.40'
L3	N00°26'08"W	65.04'
L4	N61°00'38"E	74.13'
L5	N28°17'12"W	66.76'
L6	N00°23'17"W	124.31'
L7	N89°36'43"E	20.00'
L8	S00°23'17"E	124.31'
L9	S28°17'12"E	82.95'
L10	S61°00'38"W	82.00'
L11	S00°26'08"E	63.25'

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF LOT 1,  
WILLIAM FRANGUS ELEMENTARY SCHOOL,  
PLAT BOOK 29, PAGE 122, PUBLIC  
RECORDS OF ORANGE COUNTY, FLORIDA



## CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	115.00'	29°11'18"	58.58'	N05°34'44"E	57.95'
C2	320.00'	20°33'32"	114.82'	N09°53'29"E	114.21'
C3	340.00'	20°33'32"	122.00'	S09°53'29"W	121.35'
C4	95.00'	27°14'08"	45.16'	S06°33'20"W	44.73'



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108

Drawing No. 61230009  
Job No. 61230  
Date: 03/24/2020  
SHEET 3 OF 3  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 THROUGH 3 e-mail: info@southeasternsurveying.com

**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 380 Killington Way, Orlando, FL 32835 and lies within the subdivision found in Plat Book 29, Page 122. 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](mailto: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 area. We **object** to the vacation.

Additional Comments:

---

---

Signature: Thainel Braschi  
Print Name: Thainel Braschi  
Title: Mgr Osp Plng & Engrg Design  
Date: 11/23/2020

Construction Department  
3767 All American Blvd  
Orlando FL 32810



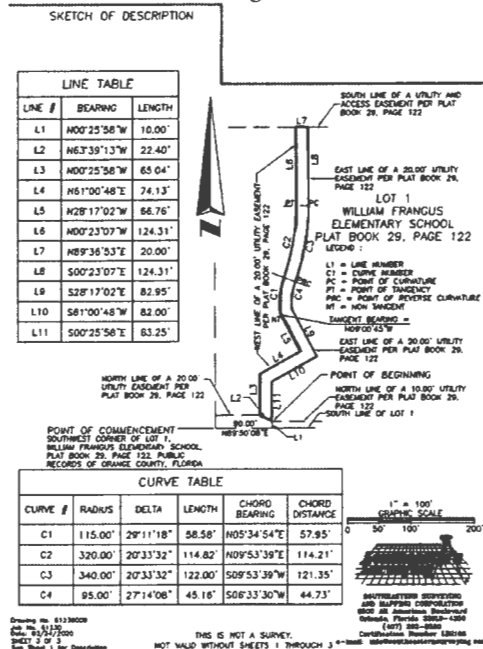
August 27, 2020

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

Re: Request for a Vacate of easement for 380 Killington Way

Dear Ms. Robinson:

Charter Spectrum has reviewed your request to vacate the easement and have no objection to the vacation as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,  
*Tracey Domostoy*  
Tracey Domostoy  
Construction Supervisor  
Charter- Spectrum

Cc: E-mailed [shanelle.robinson@ocps.net](mailto:shanelle.robinson@ocps.net)





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

o: 407 905 3310  
f: 407 905 3383

Nov. 27, 2019

Via email: [shanelle.robinson@ocps.net](mailto:shanelle.robinson@ocps.net)

Ms. Shanelle Robinson  
OCPS Facilities Services  
6501 Magic Way, Bldg. 200  
Orlando, FL 32809

**RE: Vacation of a Portion of Platted Utility Easement- Frangus Elementary School  
Orange County, Florida**

Dear Ms. Robinson:

Please be advised that Duke Energy, Distribution and Transmission Departments have **"no objection"** to the vacation and abandonment a platted utility easement more particularly described as a portion of the following described property:

**Lots 40 through 94 and Middlebury Court and Snowshoe Drive, lying West of Killington Court, WINTER HILL, according to the plat thereof recorded in Plat Book 26, Pages 100 through 102 of the Public Records of Orange County, Florida, being described as follows:**

Commence at the Northeast corner of Lot 98, WINTER HILL, as recorded in Plat Book 26, Pages 100 through 102 of the Public Records of Orange County, Florida and run S 89°36'43" W along the North line of said WINTER HILL for a distance of 465.27 feet to a point on the West Right-of-Way line of Killington Way, said point also being the POINT OF BEGINNING; thence run S 00°23'17" E along said Right-of-Way line for a distance of 155.00 feet to the point of curvature of a curve concave Easterly having a radius of 418.60 feet and a central angle of 11°56'39"; thence run Southerly along the arc of said curve and said Right-of-Way line for a distance of 87.26 feet to the point of reverse curvature of a curve concave Westerly having a radius of 445.66 feet and a central angle of 34°01'46"; thence run Southerly along said Right-of-Way line for a distance of 264.69 feet to a point of tangency; thence run S 21°41'50" W along said Right-of-Way line for a distance 117.75 feet to a point of curvature of a curve concave Easterly having a radius of 214.26 feet and a central angle of 07°37'57"; thence run Southerly along the arc of said curve and said Right-of-Way line for a distance of 28.54 feet to a point of non-tangency; thence run N 75°56'07" W radial to the aforesaid curve along the North line of Lot 39 of said WINTER HILL for a distance of 109.81 feet; thence run S 21°51'05" W along the West line of said Lot 39 for a distance of 23.54 feet; thence run S 00°04'09" E along said West line for a distance of 29.57 feet; thence run S 89°33'52" W along the South line of said WINTER HILL for a distance of 663.08 feet; thence run N 00°01'32" E along said South line for a distance of 22.92 feet; thence run S 89°49'58" W along said South line 159.34 feet; thence run N 00°23'17" W along the East line of Tract "A" of said WINTER HILL for a distance of 261.45 feet; thence run N 08°12'39" E along said East line for a distance of 151.70 feet; thence run N 00°23'17" W along said East line for a distance of 75.00 feet; thence run N 89°36'43" E along said East line for a distance of 127.61 feet to a point of tangency on a curve concave Southeasterly having a radius of 100.00 feet. a central angle of

**14°51'28" and a chord bearing of N 38°56'59" E; thence run Northeasterly along the arc of said curve and said East line for a distance of 25.93 feet to a point of non-tangency; thence run S 89°36'43" W along said East line for a distance of 121.82 feet; thence run N 00°23'17" W along said East line and the East line of Tract "C" of said WINTER HILL for a distance of 132.14 feet; thence run N 89°36'43" E along the aforementioned North line of WINTER HILL for a distance of 960.00 feet to the POINT OF BEGINNING.**

Also as highlighted on the attached Exhibit A, a copy of the plat recorded in the Public Records of Orange County at Plat Book 29, Page 122, attached herein and by this reference made a part of. Duke is not waiving and/or releasing any rights granted by Orange County Public Schools in the subsequently recorded easements on this parcel.

If I can be of further assistance, please do not hesitate to contact me at 407-905-3380.

Sincerely,

Shantel Ocampo  
Land Representative

Enclosures

# WILLIAM FRANGUS ELEMENTARY SCHOOL

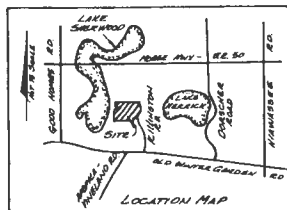
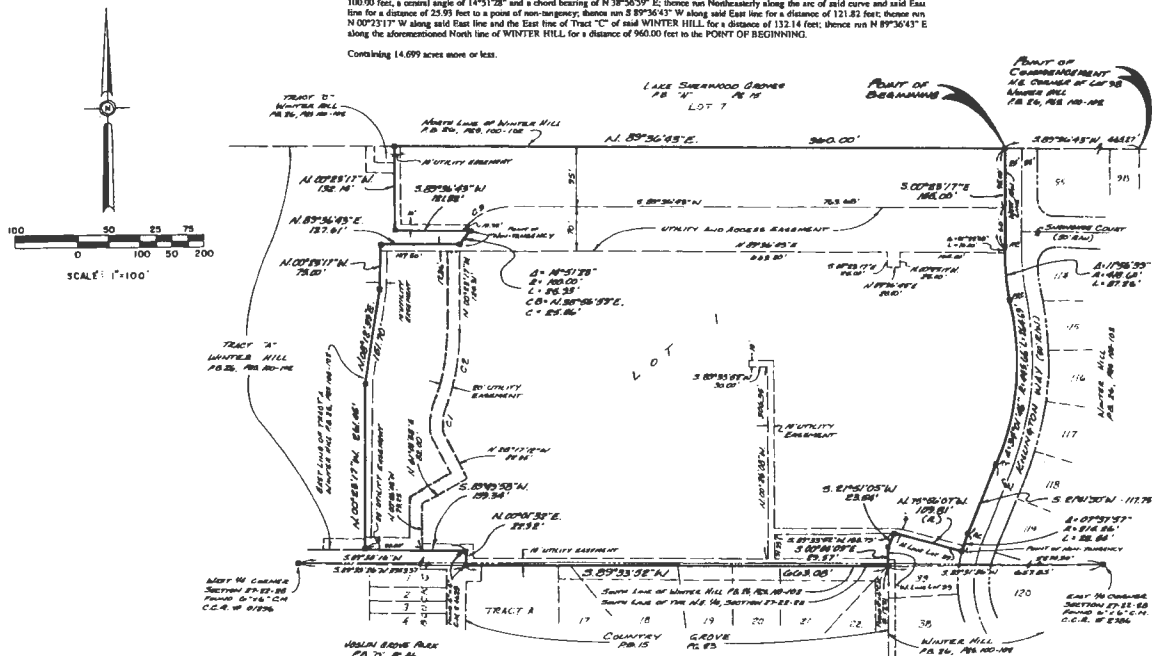
A REPLAT OF LOTS 40 - 94, WINTER HILL,  
PLAT BOOK 26, PAGES 100 - 102  
LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST  
ORANGE COUNTY.....FLORIDA

## DESCRIPTION:

Lot 40 through 94 and Middlebury Court and Snowdon Drive, lying West of Killington Court, WINTER HILL, according to the plat thereof recorded in Plat Book 26, Pages 100 through 102 of the Public Records of Orange County, Florida, being described as follows:

Commence at the Northeast corner of Lot 98, WINTER HILL, as recorded in Plat Book 26, Pages 100 through 102 of the Public Records of Orange County, Florida and run S 89°34'43" E along the North line of said WINTER HILL for a distance of 463.27 feet to a point on the West Right-of-Way line of Killington Way, said point also being the POINT OF BEGINNING; thence run S 00°23'17" E along said Right-of-Way line for a distance of 150.00 feet to the point of curvature of a curve concave Easterly having a radius of 418.60 feet and a central angle of 11°56'39"; thence run Southerly along the arc of said curve and said Right-of-Way line for a distance of 87.36 feet to the point of reverse curvature of a curve concave Westerly having a radius of 445.66 feet and a central angle of 34°01'46"; thence run Southerly along said Right-of-Way line for a distance of 264.69 feet to a point of tangency; thence run S 21°41'50" W along said Right-of-Way line for a distance of 117.75 feet to a point of curvature of a curve concave Easterly having a radius of 214.26 feet and a central angle of 07°37'57"; thence run Southerly along the arc of said curve and said Right-of-Way line for a distance of 78.54 feet to a point of non-tangency; thence run N 75°56'07" W radial to the aforesaid curve along the North line of Lot 79 of said WINTER HILL for a distance of 109.81 feet; thence run S 21°51'05" W along the West line of said Lot 39 for a distance of 23.54 feet; thence run S 00°04'09" E along said West line for a distance of 29.57 feet; thence run S 89°33'52" W along the South line of said WINTER HILL for a distance of 663.08 feet; thence run N 00°01'32" E along said South line for a distance of 72.92 feet; thence run S 89°49'58" W along said South line 159.34 feet; thence run N 00°17'17" W along the East line of Tract "A" of said WINTER HILL for a distance of 261.45 feet; thence run N 08°12'39" E along said East line for a distance of 151.70 feet; thence run N 00°23'17" W along said East line for a distance of 75.00 feet; thence run N 89°36'43" E along said East line for a distance of 127.61 feet to a point of non-tangency on a curve concave Southeasterly having a radius of 100.00 feet, a central angle of 14°51'28" and a chord bearing of N 38°50'39" E; thence run Southeasterly along the arc of said curve and said East line for a distance of 25.93 feet to a point of non-tangency; thence run S 89°36'43" W along said East line for a distance of 121.82 feet; thence run N 00°23'17" W along said East line and the East line of Tract "C" of said WINTER HILL for a distance of 132.14 feet; thence run N 89°36'43" E along the aforesaid North line of WINTER HILL for a distance of 966.00 feet to the POINT OF BEGINNING.

Containing 14.699 acres more or less.



CURVE	BEGINNING	LENGTH	ENDPOINT	CHORD	BEARING	DELTA
C1	360.00	36.00	36.00	36.00	0.00°00'00"	0.00°00'00"
C2	360.00	36.00	36.00	36.00	0.00°00'00"	0.00°00'00"
C3	112.00	55.15	55.15	55.15	0.00°00'00"	0.00°00'00"

## Notes:

- Bearings based on the south line of WINTER HILL, as recorded in Plat Book 26 pages 100-102 as being S89-33-52W.
- Denotes set (P.R.M.) Permanent Reference Monument (4" x 4" C.M. PLS #2617), per Chapter 177, Florida Statutes as certified thereto (unless otherwise noted).
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

## Notes (cont'd):

- VEHICULAR ACCESS RIGHTS FROM AN UNIMPROVED RIGHT OF WAY ALONG THE NORTH LINE OF JOSLIN GROVE PARK (PLAT BOOK "O", PAGE 86) TO LOT 1 ARE HEREBY DEDICATED TO ORANGE COUNTY.

PLAT BOOK 29 PAGE 122

## WILLIAM FRANGUS ELEMENTARY SCHOOL DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the use and purposes therein expressed and declares that the DEDICATION shall have the effect of a

dedication to the public.  
IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on January 13, 1992.  
THE SCHOOL BOARD OF ORANGE COUNTY FLORIDA

Franklin D. Harrison, Chairman  
Address: 465 W. GARDEN ST.  
ORANGE, FLA. 32806

Signed and sealed in the presence of:  
John K. Spitzer, Notary Public  
Deborah M. Spitzer, Secretary

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on January 13, 1992 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared FRANKLIN D. HARRISON and JAMES L. SCHOTT respectively CHAIRMAN and SECRETARY

of the above named corporation incorporated under the laws of the State of FLORIDA to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation. THEY ARE PERSONALLY IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. HAVE NOT TAKEN ANY OATH.

John K. Spitzer  
NOTARY PUBLIC, ELLEN A. SPITZER  
My Commission Expires Dec 23, 1994  
COMMISSION NO. 00072897

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Jan. 13, 1992 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.  
Signature John K. Spitzer Dated January 13, 1992  
Signature John K. Spitzer  
Registration No. 2617

## CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Director

## CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_  
County Engineer

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 4/18/92 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
John K. Spitzer  
THE FREE COUNTY CHAIRMAN

Attest:  
\_\_\_\_\_  
Clerk of the Board.  
BY \_\_\_\_\_ D.C.

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on JUNE 3, 1992 at 1:37 P.M. File No. 411736  
MARCEL C. HAYKLE  
County Comptroller  
In and for Orange County, Fla.  
BY John K. Spitzer D.C.

December 18, 2020

Orange County Utilities  
9150 Curry Ford Road  
Orlando, FL 32825

ADM-PTV-20-02-004

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 380 Killington Way, Orlando, FL 32835 and lies within the subdivision found in Plat Book 29, Page 122. 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](mailto: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. easement area
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. 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:

Anne Dubus

Print Name:

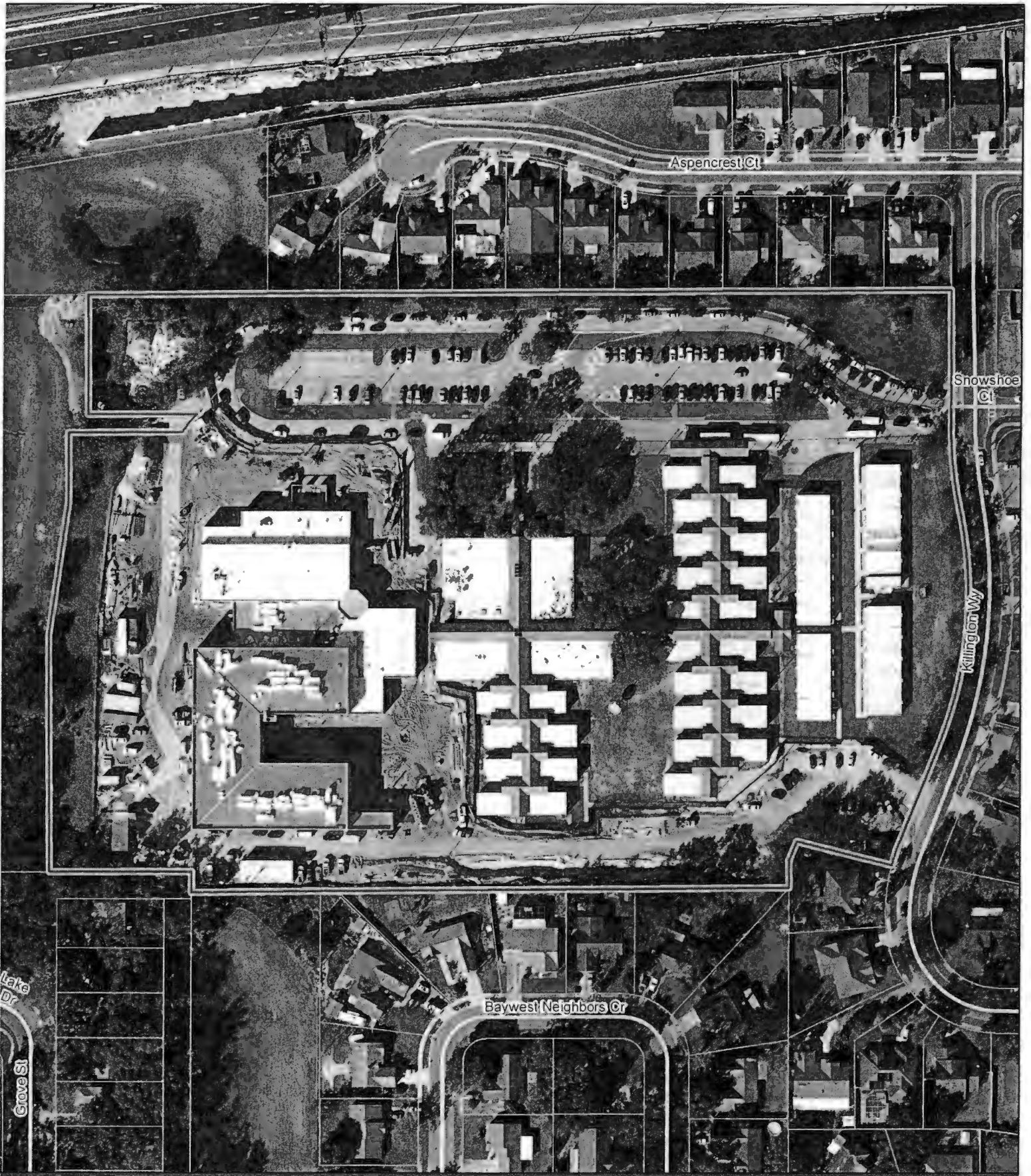
Anne Dubus

Title:

Project Manager

Date:

1/13/2021



ADM-PTV # 20-02-004  
Mr. Steven Thorp, on behalf of  
School Board of Orange County

Page 2 of 6



0 85  
Feet  
1 : 1,700  
1 in : 142 ft



Proposed Vacation



Subject Property

3547 F.T.B. PVC (4773)

4.375 FT DIA  
PVC (4773)  
36.1 FT  
5.0' to 10.0'

25.8 FT DIA

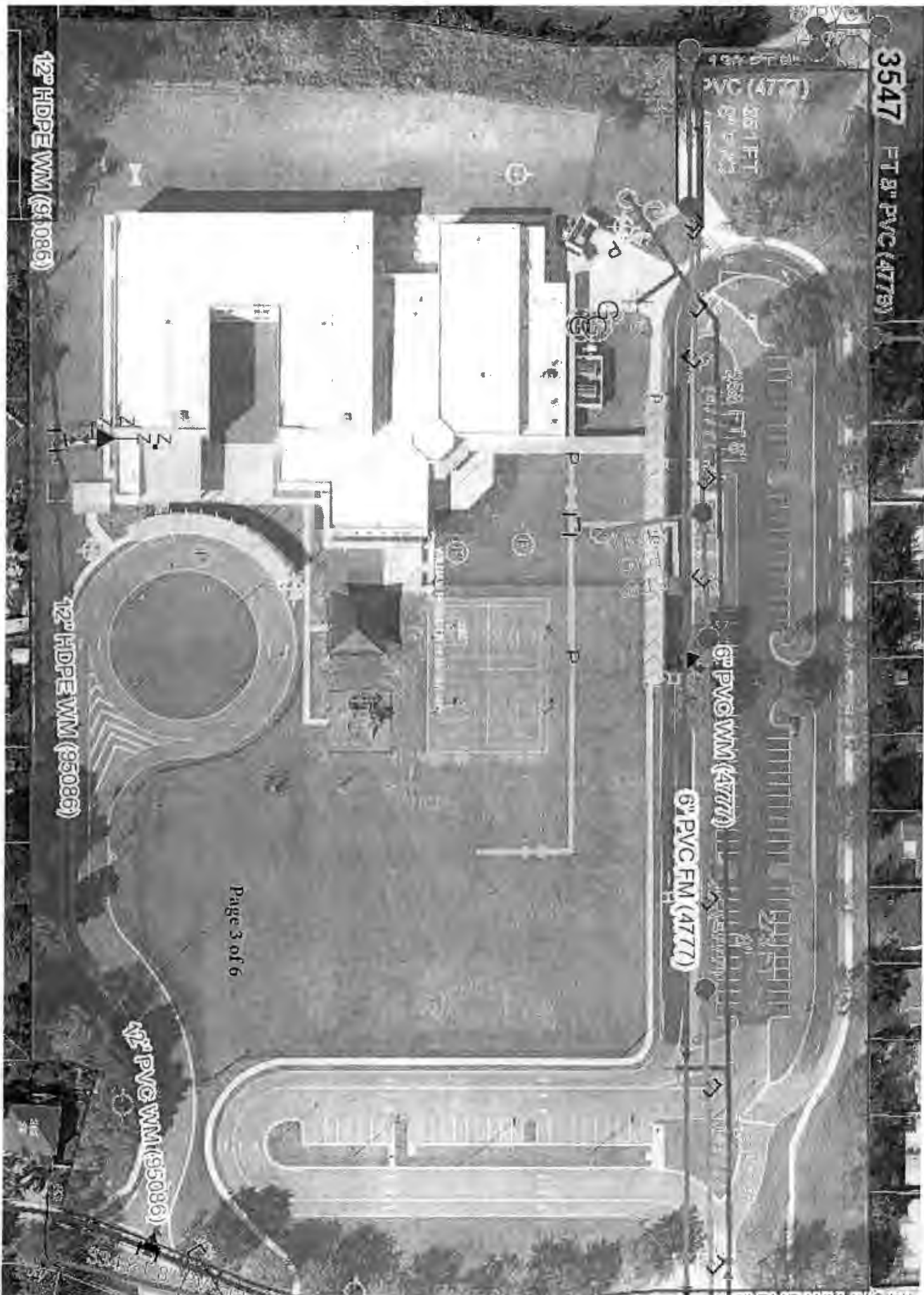
6" PVC WM (4777)

6" PVC FM (4777)

12" HDPE WM (91086)

12" HDPE WM (95086)

42" PVC WM (95086)



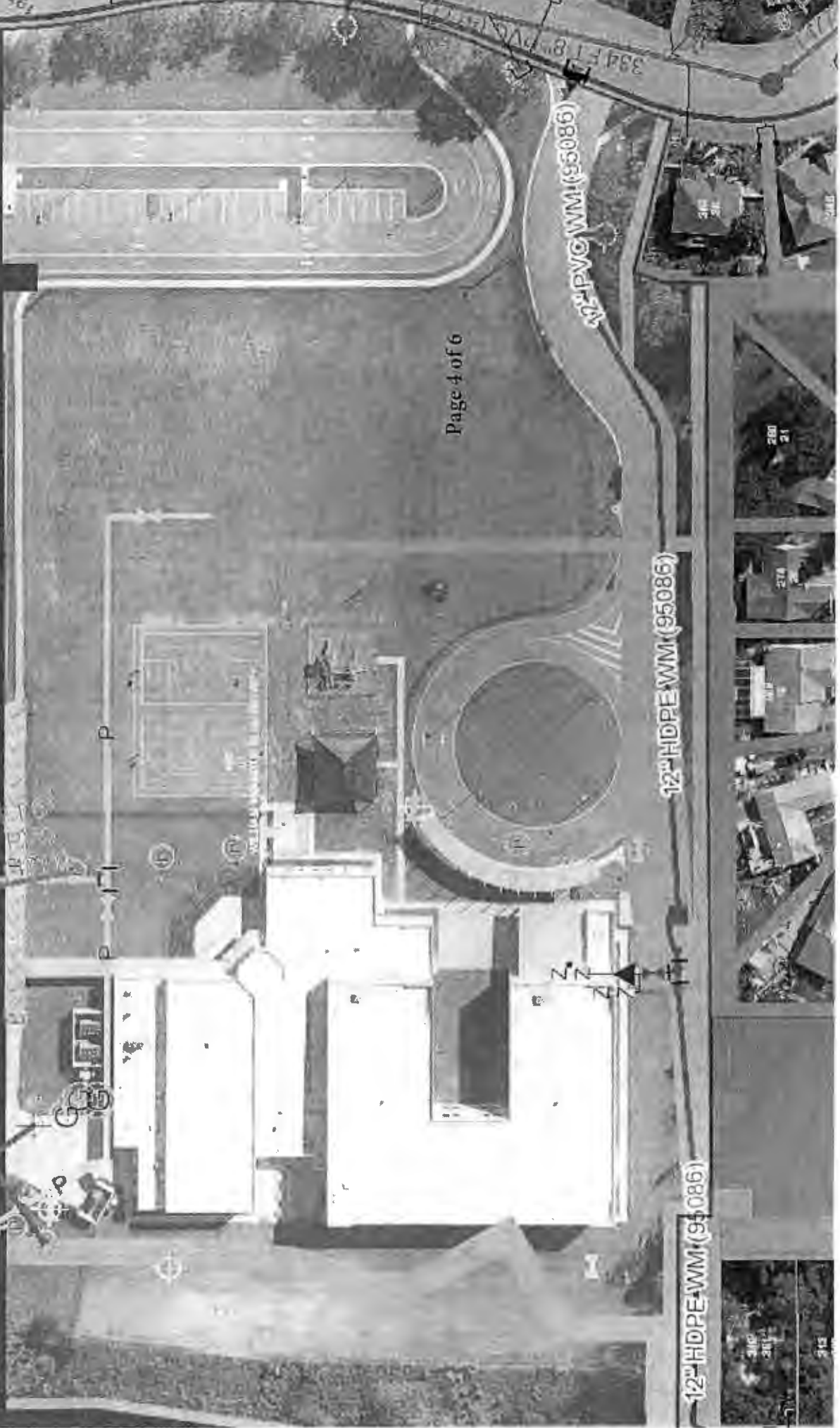


258 FT

263 FT

6" PVC WM (4777)

6" PVC FM (4777)



12" HDPE WM (95086)

12" PVC WM (95086)

12" HDPE WM (95086)

101.64	101.12	101.10	7.16	Sanitary	8	99.85	99.15	99.16	1.25
99.85	99.16	99.14	8.98	Storm	24	97.64	95.39	95.14	1.50
126.60		126.30	2.00	Water	12	124.8	123.77	123.74	1.50

THIS PROJECT ARE NOTED

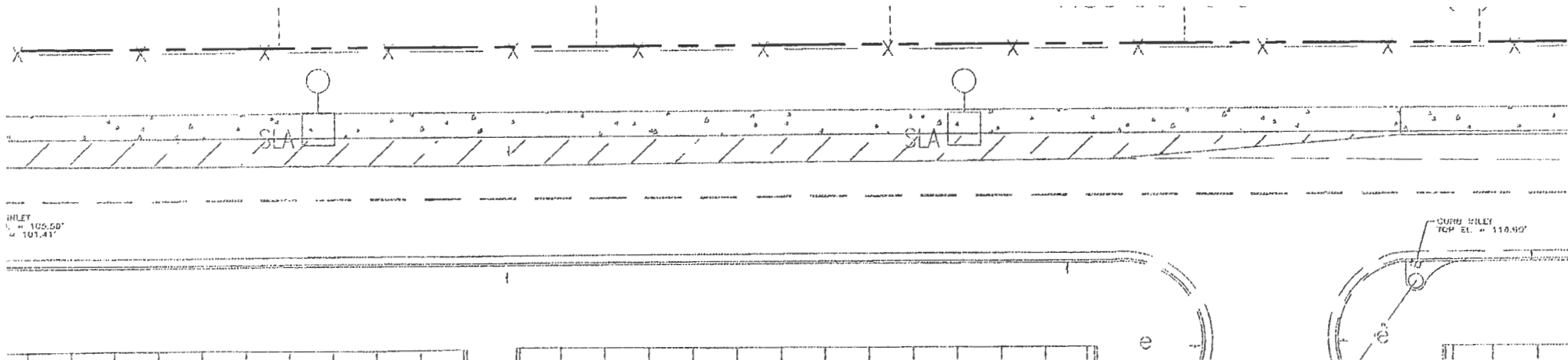
NOTES:

1. NEED FIRE FLOW
2. 1,809 S.F. IRRIGA

HAVE BEEN FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF  
AREAS OF CONFLICT WITH OCU INFRASTRUCTURE.  
OVER ALL PROPOSED WATER, WASTEWATER,  
ES. PLEASE REFER TO THE FOLLOWING SECTIONS FROM THE 2011 OCU MANUAL:  
WATER MAINS; SECTION 2310, PART 5.B, GRAVITY MAINS; SECTION 2311; SECTION  
D WATER MAINS.

ORANGE COUNTY UTILITIES – DEMOLITION OF WATER LINE

ELEVATION	MAIN TYPE	TYPE OF SHOT	CONSTRUCTION METHOD	MATERIAL	PRESSURE CLASS	MA
	WATER		ABANDON AND GROUT IN PLACE 820LF+/- 6" WATER MAIN			





OOM

112.30

DUIT  
1.30  
MIN.

28LF -- 8"PVC  
@ 2.11%  
F -- 8"PVC  
@ 0%

G WATER  
D

3" CONDUIT  
W/ 4" PVC 46LF 2" WATER MAIN  
92LF 6" PVC SAN.  
LATERAL @ 1.00% MIN.

RVICE  
10.10

P  
6

2" WATER SERVICE  
4" SANITARY SERVICE  
APPROX. INV. 111.30  
53LF 10" FIRE MAIN

C-1 C-2 C-13

EXISTING INVERT  
387LF 10" FIRE MAIN  
199LF 8" PVC SAN.  
LINE @ 0.54%

15LF 6" PVC SANITARY  
LATERAL @ 1.00% MIN

6" PVC SANITARY SERVICE  
INV. 108.62

10"X10"X6" TEE

59LF 10" FIRE MAIN

D-06

C-19  
C-20

D-08

10"X10"X4" TEE

C-23  
C-24

C-27  
C-28

C-30  
C-31

C-33  
C-34

272LF 4" PVC WATER MAIN

C-14  
C-13

C-15  
C-16

C-17  
C-18

C-21  
C-22

C-25  
C-26

C-29

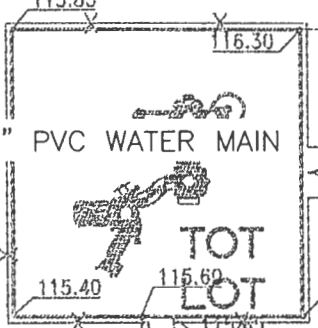
C-32  
C-35

70LF 4" PVC SAN.  
LATERAL @ 1.76% MIN.

10"X10"X6" TEE

103LF 10" FIRE MAIN

C-9



FIRE HYDRANT  
ASSEMBLY W/6"  
GATE VALVE (TYP)

4" FIRE SERVICE CAPPED  
FOR FUTURE PORTABLES  
W/4" BLOW OFF

2" WATER SERVICE CAPPED FOR  
FUTURE PORTABLES W/2" BLOW OFF

164LF 2" PVC WATER SERVICE

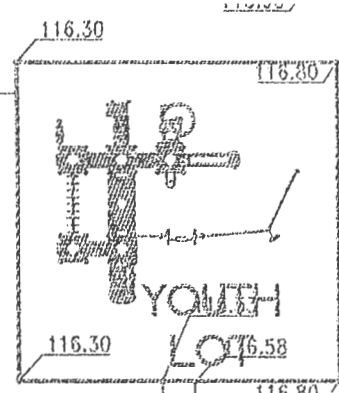
186 LF 4" PVC FIRE MAIN

195LF 8" PVC SAN. LINE @ 0.50%

TO BE COMPLETED IN PHASE 2B

116.20  
116.20  
115.40  
115.40

PROPOSED



SP  
05

117.20  
116.70

117.25  
117.25

117.00  
117.00

117.80

116.08  
117.70

August 6, 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 380 Killington Way, Orlando, FL 32835 and lies within the subdivision found in Plat Book 29, Page 122. 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 at 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 area. We **object** to the vacation.

Additional Comments:

---

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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



8/6/2020

**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

December 28, 2020

Dear Steven Thorp

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

**EPD Review**

Please contact Jason Root at (407) 836-1518 with any questions.

**Real Estate Management Review**

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

Parcel Report for  
27-22-28-9279-00-010



Created: 2/5/2020

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

OCPA Web Map

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

# Property Record - 27-22-28-9279-00-010

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

## Property Summary as of 02/05/2020

---

**Property Name**  
William Frangus Elementary

**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**  
380 Killington Way  
Orlando, FL 32835



QR Code For Mobile Phone



380 KILLINGTON WAY, ORLANDO, FL 32835 6/18/2019 9:46 AM



380 KILLINGTON WAY, ORLANDO, FL 32835 6/18/2019 9:51 AM



282227927900010 09/22/2006



## Property Features

---

## Property Description

WILLIAM FRANGUS ELEMENTARY SCHOOL 29/122 LOT 1

## Total Land Area

641,001 sqft (+/-) | 14.72 acres (+/-) GIS Calculated

## Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8300 - School	R-1A	14.7 ACRE(S)	working...	working...	working...	working...

## Buildings

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	8300 - School	BAS - Base Area	54420	working...
Building Value	working...	CAN - Canopy	12513	working...
Estimated New Cost	working...	FUS - F/Up Story	24836	working...
Actual Year Built	2018			
Beds				
Baths				
Floors	2			
Gross Area	91769 sqft			
Living Area	79256 sqft			
Exterior Wall	Prec.Panel			
Interior Wall	Drywall			

## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6220 - Parking Space	06/01/2018	121 Unit(s)	working...	working...
5682 - Court Basketball Asphalt 3	06/01/2018	2 Unit(s)	working...	working...
6030 - Paved Asphalt	06/01/2018	61115 Unit(s)	working...	working...
6412 - Elevator Commercial 3	06/01/2018	1 Unit(s)	working...	working...
5480 - Standard Open Storage Bin	06/01/2018	1 Unit(s)	working...	working...
6002 - Wall Concrete Block 3	06/01/2018	238 Unit(s)	working...	working...

## Services for Location

---

### Utilities/Services

Electric Duke Energy

<b>Water</b>	Orange County
<b>Recycling (Friday)</b>	Orange County
<b>Trash (Friday)</b>	Orange County
<b>Yard Waste (Monday)</b>	Orange County

**Elected Officials**

State Senate	Randolph Bracy
School Board Representative	Pam Gould
US Representative	Val Demings
State Representative	Kamia L. Brown
County Commissioner	Victoria P. Siplin
Orange County Property Appraiser	Rick Singh



# AGENT AUTHORIZATION FORM



FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA

Barbara M. Jenkins, Ed.D., Superintendent of the School Board of  
Orange County, Florida

I/WE, (PRINT PROPERTY OWNER NAME) \_\_\_\_\_, AS THE OWNER(S) OF THE  
REAL PROPERTY DESCRIBED AS FOLLOWS, William Frangus ES (380 Killington Way, Orlando, FL 32835), DO  
HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME), Steven Thorp, AICP,  
TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED  
AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, Petition to Vacate, 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: 8/12/2020

Signature of Property Owner

Barbara M. Jenkins, Ed.D., Superintendent of the School  
Board of Orange County, Florida

Print Name Property Owner

Date: \_\_\_\_\_

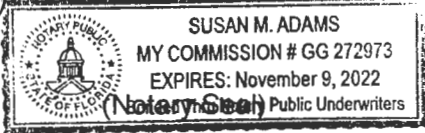
Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August,  
2020 by Barbara Jenkins. He/she is personally known to me or has produced  
\_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 12<sup>th</sup> 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 #: 27-22-28-9279-00-010

LEGAL DESCRIPTION: WILLIAM FRANGUS ELEMENTARY SCHOOL 29/122 LOT 1