

BCC Mtg. Date: March 9, 2021

**RESOLUTION GRANTING PETITION TO VACATE #20-12-051**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **2.50 wide portion of a 10 foot wide drainage easement, containing approximately 318 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **March 9, 2021**, 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 **2.50 wide portion of a 10 foot wide drainage easement, containing approximately 318 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.

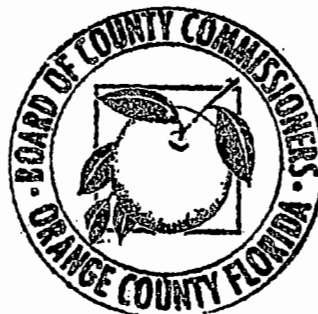
**RESOLVED THIS 9TH DAY OF MARCH 2021.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivins*  
for County Mayor

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

By: *Katie Smith*  
Deputy Clerk



cas/jv

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

# LEGAL DESCRIPTION

## LEGAL DESCRIPTION

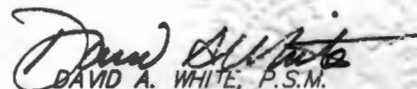
STRIP OF LAND, BEING THE WESTERLY 2.50 FEET OF A 10.00 FOOT WIDE DRAINAGE EASEMENT, LYING IN LOT 27, AVALON COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 114 THROUGH 119, ORANGE COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 27 OF SAID PLAT OF AVALON COVE, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°58'02" WEST, ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°20'16" WEST, 126.41 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF MORGANA COURT, SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 05°14'31", AN ARC LENGTH OF 3.20 FEET, A CHORD LENGTH OF 3.20 FEET AND A CHORD BEARING OF SOUTH 51°41'28" WEST; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°20'16" EAST, 128.40 FEET TO A POINT LYING ON THE NORTH LINE OF AFORESAID LOT 27; THENCE RUN SOUTH 89°58'02" EAST, ALONG SAID NORTH LINE, 2.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 318.59 SQUARE FEET MORE OR LESS.

## SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF LOT 27, AVALON COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 114 THROUGH 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 89°58'02" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

  
DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC  
CERTIFICATE OF AUTHORIZATION NO.: LB 7808  
DATE OF SIGNATURE: 12-29-2020

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST

DATE: OCTOBER 15, 2019

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 18-075

OK  
11/01/2019  
0: 18-075 Avalon Cove Plat 18-075 LOT 27 VACATE.dwg Jan 21, 2021 -- 4:13pm

# LEGAL DESCRIPTION

**TRACT "B"**  
(STORMWATER)

**P.O.C.**

NE. CORNER, LOT 27  
AVALON COVE  
(P.B. 100, PGS. 114-119)  
NORTH LINE, SW. 1/4, NW. 1/4,  
SECTION 8-24-27

S89°58'02"E  
2.50'

NORTH LINE, LOT 27

N89°58'02"W  
7.50'

**P.O.B.**

SCALE  
1" = 30'

**AVALON COVE**  
(P.B. 100, PGS. 114-119)

**TRACT "B"**  
(STORMWATER)

## LEGEND

28

27

P.O.C.....POINT OF COMMENCEMENT  
P.O.B.....POINT OF BEGINNING  
P.B.....PLAT BOOK  
PGS.....PAGES  
R.....RADIUS  
Δ.....CENTRAL ANGLE  
L.....ARC LENGTH  
C.....CHORD LENGTH  
CB.....CHORD BEARING  
R/W.....RIGHT-OF-WAY  
P.R.C.....POINT OF REVERSE CURVATURE  
CL.....CENTERLINE

10.00' DRAINAGE EASEMENT  
(P.B. 100, PGS. 114-119)

10.00' UTILITY EASEMENT  
(P.B. 100, PGS. 114-119)

NORTH R/W LINE

**MORGANA COURT**

N00°20'16"E 128.40'

S00°20'16"W 126.41'

EAST LINE, LOT 27

P.R.C.

R=35.00'  
Δ=05°14'31"  
L=3.20'  
C=3.20'  
CB=S51°41'28"W

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST

DATE: OCTOBER 15, 2019

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 18-075

O:\18-075 Avalon Cove Plat\18-075 LOT 27 VACATE.dwg Jan 21, 2021 - 4:13pm

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

**Sold To:**

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

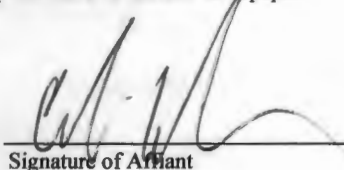
**Bill To:**

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

**State Of Illinois**  
**County Of Cook**

Before the undersigned authority personally appeared Charlie Welenc, 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 11150-Public Hearing Notice, Certify Lines: ADM PTV-20-02-004, ADM PTV-20-02-005, PTV-20-12-051 and ADM PTV-20-08-029 was published in said newspaper in the issues of Feb 14, 2021.

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.

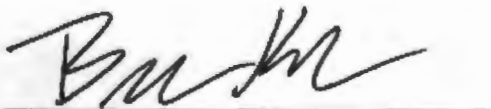


Signature of Affiant

**Charlie Welenc**

Name of Affiant

Sworn to and subscribed before me on this 18 day of February, 2021,  
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

# Orlando Sentinel

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARINGS  
ADMINISTRATIVE PETITION  
TO VACATE # 20-02-004**

**ADMINISTRATIVE PETITION  
TO VACATE # 20-02-005**

**PETITION TO VACATE # 20-12-051  
ADMINISTRATIVE PETITION TO  
VACATE # 20-08-023**

Notice is hereby given that on March 9, 2021, beginning at 2 p.m., or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners (BCC) will hold public hearings in the cases described below. The BCC will hold the hearings "in person" at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, and "virtually," utilizing communications media technology, due to the Covid-19 state of emergency. If you have any questions about the exact format of the hearing, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.

The hearings will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be physically present during the hearings, and other BCC members not physically present may be participating from remote locations via WebEx ©. (See <https://www.webex.com> for more information.)

**Description of the Hearings:**

Applicant: Shanelle Robinson, on behalf of the School Board of Orange County, Florida  
Consideration: Resolution granting Administrative Petition to Vacate # 20-02-004, vacating a portion of a 20 foot wide utility easement, containing approximately 0.23 acres  
Location: District 6; The parcel address is 390 Killington Way; S27/T22/R28; Orange County, Florida (legal property description on file)

**AND**

Applicant: Shanelle Robinson, on behalf of the School Board of Orange County, Florida  
Consideration: Resolution granting Administrative Petition to Vacate # 20-02-005, vacating a 40 by 50 foot wide utility easement, containing approximately 2000 square feet.  
Location: District 3; The parcel address is 1356 S. Econlockhatchee Trail; S31/T22/R31; Orange County, Florida (legal property description on file)

**AND**

Applicant: Scott Stearns, on behalf of Hanover Hickory Nut, LLC  
Consideration: Resolution granting Petition to Vacate # 20-12-051, vacating a 2.50 wide portion of a 10 foot wide drainage easement, containing approximately 318 square feet  
Location: District 1; The parcel address is 9145 Morgana Court; S08/T24/R27; Orange County, Florida (legal property description on file)

**AND**

# Orlando Sentinel

**Applicant:** Chief Anthony Rios, on behalf of the Orange County Fire Rescue Department

**Consideration:** Resolution granting Administrative Petition to Vacate # 20-08-029, vacating a portion of a 30 foot wide unopened, unimproved and unnamed right-of-way, containing approximately 0.25 acres.

**Location:** District 1; The parcel address is 6903 Avalon Road; S19/T23/R27; Orange County, Florida (legal property description on file)

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

#### **Observing the Hearings:**

You may observe the hearings on Orange TV via the internet or television:

**Online:** <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>. **Televised:** Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

Subject to restrictions on seating, you may also observe the hearings by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue, Orlando, Florida. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

#### **Participating in a Hearing:**

If you wish to provide testimony and/or submit evidence during a hearing, you must utilize one of the following options:

- You may attend the hearing in person at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members "virtually" via WebEx at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

OR

- You may participate in the hearing and communicate with the BCC members virtually via WebEx from a remote location of your choosing, such as your home or office, through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. If you decide to participate from a remote location, you are responsible for ensuring that you will be able to communicate from the remote location via Webex, where you can be seen and heard, and you must register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, March 8, 2021, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.

Also, if you intend to show photographs, presentations, reports, or any other documents or evidence when you testify at the hearing, by not later than 5:00 p.m. on Monday, March 8, 2021, you must email true and correct

# Orlando Sentinel

copies of such documentary evidence to Public.Comment@ocfl.net and note the public hearing or public hearing number to which it relates, or you must physically deliver copies of such documentary evidence to the Planning Division at the Second Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in Orlando, Florida, and note the public hearing or public hearing number to which it relates.

Regardless of the form of participation, the time allotted to you and each other person who provides testimony at a hearing will be at the sole discretion of the Mayor, and may be reduced from the usual time limit of three minutes to two minutes, depending on the number of participants.

\*\*\*

Section 286.0105, Florida Statutes, states that "If a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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."

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this hearing, then not later than two business days prior to the hearing, he or she should contact the Orange County Communications Division at (407) 836-5651.

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

IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, 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 NÚMERO 407-836-7921.

ORG6881420

2/14/2021

6881420



## Orlando Business Journal

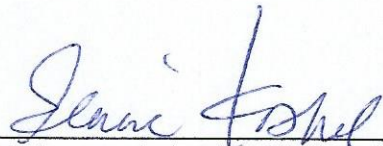
Published Weekly  
Orlando, Orange County, Florida

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 #20-12-051, was published in said newspaper in the issue of March 19, 2021

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.

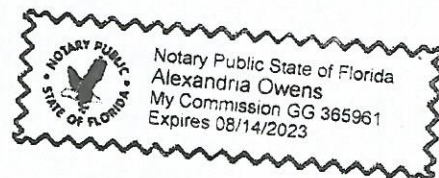
Sworn to and subscribed before me this 19th day of March, 2021 by Elaine Koshel who is personally known to me.



Elaine Koshel, Classified Manager



Alexandria Owens, Notary



## NOTICE OF ADOPTION

PETITION TO VACATE #20-12-051  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 2.50 wide portion of a 10 foot wide drainage easement, containing approximately 318 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 March 9, 2021, 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 2.50 wide portion of a 10 foot wide drainage easement, containing approximately 318 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 9TH DAY OF MARCH 2021.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
March 19, 2021