



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

July 9, 2021

Ms. Julie Alber
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 21-03-016 with attachments for recording with Official Records.

Petition to Vacate # 21-03-016 was approved by the Board of County Commissioners at its regular meeting of June 22, 2021. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Amy Mercado, Orange County Property Appraiser, c/o Rocco Campanale, Manager
Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Mindy Cummings, Real Estate Management Division, BCC
Ryan Smith, Assistant Manager, Official Records Department

Sincerely,

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

By: 

Deputy Clerk

ks:np

BCC Mtg. Date: June 22, 2021

RESOLUTION GRANTING PETITION TO VACATE # 21-03-016

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **20 foot wide utility easement that lies in the rear of her residential lot, containing approximately 720 square feet** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **June 22, 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 **20 foot wide utility easement that lies in the rear of her residential lot, containing approximately 720 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 22ND DAY OF JUNE 2021.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: Raymond B. Brown
fcb County Mayor

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

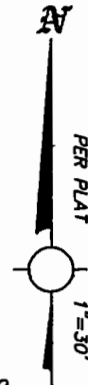
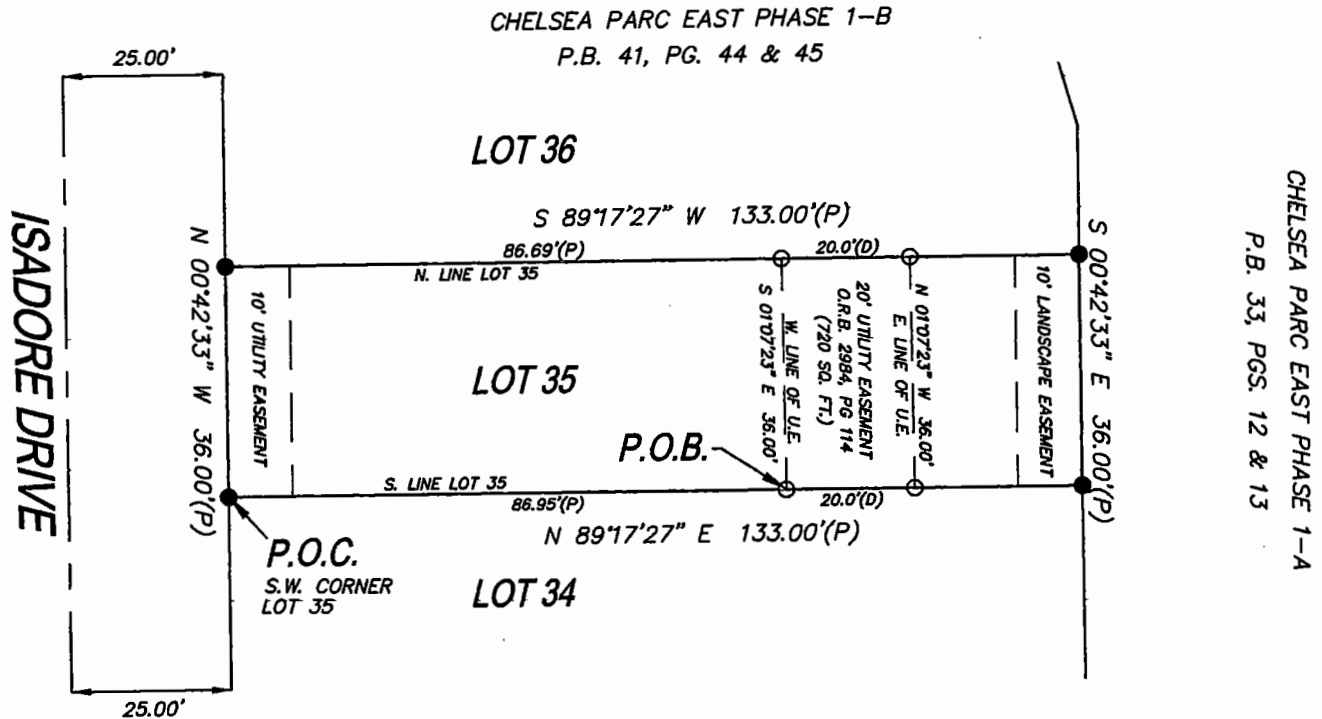
By: Phil Diamond
Deputy Clerk



np/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

Sketch of Description



Certify To:
Shirley Lano; Orange County

Sketch of Description only
This is NOT a survey PG 1 OF 2

- Notes-
- Survey is Based upon the Legal Description Supplied by Client.
 - Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
 - Subject to any Easements and/or Restrictions of Record.
 - Building Ties are **NOT** to be used to reconstruct Property Lines.
 - Fence Ownership is **NOT** determined.
 - Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
 - Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 - Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other Information **NEITHER** known by NOR given to this Surveying Company at the time of this endeavor. Title Survey Services and the signing surveyor assume **NO** Liability for the Accuracy of this Determination.

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.C.	- Point of Commencement
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Rebar Cap "LB 5828"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
---	- Wood Fence		

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-03.172 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Nicholas S. Frazzitta FOR THE FIRM

Nicholas S. Frazzitta P.S.M. #5828 5-02-21
This Survey is intended ONLY for the Use of Said Certified Parties.
This Survey **NOT** VALID **UNLESS** Signed and Embossed with Surveyor's Seal.

NICHOLAS FRAZZITTA
3107 Denham Court
Orlando, Fl. 32825
(407) 376-3148
Email: nfrazzitta@gmail.com

Sketch of Description

PARCEL 2

LEGAL DESCRIPTION:

A PORTION OF THE 20.00' UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2984, PAGE 114, LOCATED IN LOT 35 OF CHELSEA PARC EAST PHASE 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 35, OF CHELSEA PARC EAST PHASE 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN N 89°17'27" E ALONG THE SOUTH LINE OF SAID LOT 35 A DISTANCE OF 86.95 FEET TO A POINT ON THE WEST LINE OF SAID 20' UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF SAID LOT 35 N 89°17'27" E A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF SAID 20' UTILITY EASEMENT, THENCE LEAVING SAID SOUTH LINE OF LOT 35 RUN N 01°07'23" W A DISTANCE OF 36.00 FEET TO THE NORTH LINE OF SAID LOT 35, THENCE RUN S 89°17'27" W ALONG SAID NORTH LINE OF LOT 35 A DISTANCE OF 20.00 FEET, THENCE LEAVING SAID NORTH LINE OF LOT 35 RUN S 01°07'23" E A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 720 Sq. Ft. (0.0 ACRES)

PURPOSE OF DESCRIPTION: TO VACATE 20' U.E.

Certify To:
Shirley Lano; Orange County

PG 2 OF 2

- Notes-**
- 1). Survey is Based upon the Legal Description Supplied by Client.
 - 2). Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
 - 3). Subject to any Easements and/or Restrictions of Record.
 - 4). Building Ties are **NOT** to be used to reconstruct Property Lines.
 - 5). Fence Ownership is **NOT** determined.
 - 6). Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.
 - 7). Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 - 8). Flood Zone Determination Shown Herein is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information **NEITHER** known by NOR given to this Surveying Company at the time of this endeavor. Title Survey Services and the signing surveyor assume **NO** Liability for the Accuracy of this Determination.

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Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Rebar Cap "LB 5828"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
- X -	- Chain Link Fence

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-05.172 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

 FOR THE FIRM

Nicholas S. Frazzitta P.S.M. #5828 5-02-21
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey **NOT** VALID UNLESS Signed and Embossed with Surveyor's Seal.

NICHOLAS FRAZZITTA

3107 Denham Court
Orlando, Fl. 32825
(407) 376-3148

Email: nfrazzitta@gmail.com

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
Jeremy Gates, 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 Line: Petition to Vacate # 21-03-016 was published in said newspaper in the issues of May 30, 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



Jeremy Gates

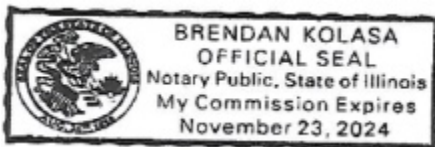
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of June, 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

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 21-03-016**

The Orange County Board of County Commissioners will conduct a public hearing on **June 22, 2021, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Shirley C. Lano
Consideration: Resolution granting Petition to Vacate # 21-03-016, vacating a 20 foot wide utility easement that lies in the rear of her residential lot, containing approximately 720 square feet
Location: District 4; The parcel address is 1115 Isadore Drive; S21/T22/R31; Orange County, Florida (legal property description on file)

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

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

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net

PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA Y DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NÚMERO 407-836-7921.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

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

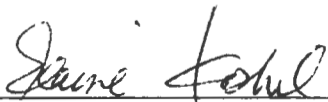
Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida

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

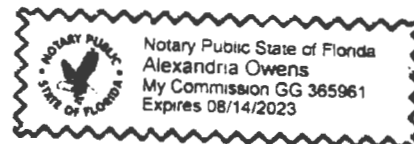
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 21-03-016, was published in said newspaper in the issue of July 2, 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 2nd day of July, 2021 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Alexandria Owens, Notary



NOTICE OF ADOPTION
PETITION TO VACATE # 21-03-016
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 20 foot wide utility easement that lies in the rear of her residential lot, containing approximately 720 square feet in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners)
WHEREAS, notice of a public hearing before the Board of County Commissioners on June 22, 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 20 foot wide utility easement that lies in the rear of her residential lot, containing approximately 720 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 22ND DAY OF JUNE 2021
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
July 2, 2021