

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

November 15, 2021

Ms. Julie Alber  
Development Engineering, BCC

Dear Ms. Alber:


Enclosed is the Resolution Granting Petition to Vacate # 20-03-011 with attachments for recording with Official Records.

Petition to Vacate # 20-03-011 was approved by the Board of County Commissioners at its regular meeting of October 26, 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  
Paul Sladek, Real Estate Management Division, BCC  
Kyle Quackenbush, 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: October 26, 2021

**RESOLUTION GRANTING PETITION TO VACATE # 20-03-011**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between the petitioner's two residential lots within the Orange Center Subdivision, containing approximately 800 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **October 26, 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 **portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between the petitioner's two residential lots within the Orange Center Subdivision, containing approximately 800 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 26TH DAY OF OCTOBER 2021.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Brown*  
*for* County Mayor

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

By: *Harold*  
Deputy Clerk



np//

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

COW  
6/18/21

## SKETCH AND DESCRIPTION

(COVER PAGE, LEGEND, NOTES AND SITE MAP)

SHEET 1: COVER PAGE, LEGEND, NOTES & LOCATION MAP  
SHEET 2: LEGAL DESCRIPTION  
SHEET 3: SKETCH OF DESCRIPTION

PROPERTY ADDRESS  
XXX COMMERCIAL STREET  
11419 SOUTH APOPKA ROAD  
ORLANDO, FL 32836

REFERENCE:  
UNDERLYING BOUNDARY SURVEY DATED  
02-04-2020, BY COMPASS SURVEYING  
DRAWING #C-18707



LOCATION MAP NOT TO SCALE

THE PURPOSE OF THIS SKETCH AND DESCRIPTION  
IS TO SHOW THE LOCATION OF THE PORTION OF  
PLATTED 16 FOOT ALLEY TO BE VACATED

### ABBREVIATION DESCRIPTION

LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
(P)	PLAT

### REVISION:

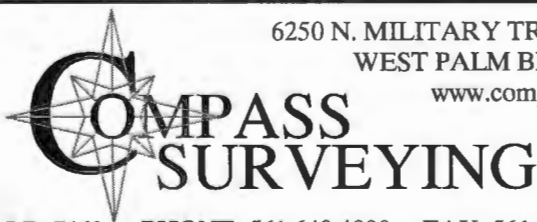
1. ADDRESS COMMENTS ... 04-19-2020

### NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. SEARCH OF THE PUBLIC RECORDS FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY PROPERTY LINE, ASSUMED TO BEAR SOUTH.

**Kenneth J. Osborne PSM #6415**

THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compasssurveying.net

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

PROJECT: C-18707  
SHEET 1 OF 3  
SKETCH DATE: 02-17-2020

PREPARED FOR  
STEPHEN LANGTON

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES

# SKETCH AND DESCRIPTION

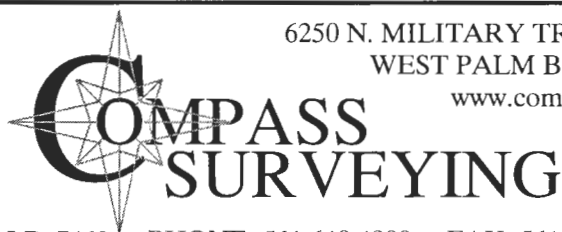
(LEGAL DESCRIPTION)

## LEGAL DESCRIPTION:

BEING A PORTION OF BLOCK 67, ORANGE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE N.E. CORNER OF LOT 22, BLOCK 67; THENCE EASTERLY 16.00 FEET TO THE N.W. CORNER OF LOT 3, BLOCK 67; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 3 & 4, BLOCK 67, A DISTANCE OF 50.00 FEET TO THE S.W. CORNER OF SAID LOT 4; THENCE WESTERLY A DISTANCE OF 16.00 FEET TO THE S.E. CORNER OF LOT 21, BLOCK 67; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOTS 21 & 22, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL: 800 SQUARE FEET / 0.02 ACRES, MORE OR LESS.



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
[www.compassurveying.net](http://www.compassurveying.net)

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PROJECT: C-18707  
SHEET 2 OF 3  
SKETCH DATE: 02-17-2020

PREPARED FOR  
*STEPHEN LANGTON*

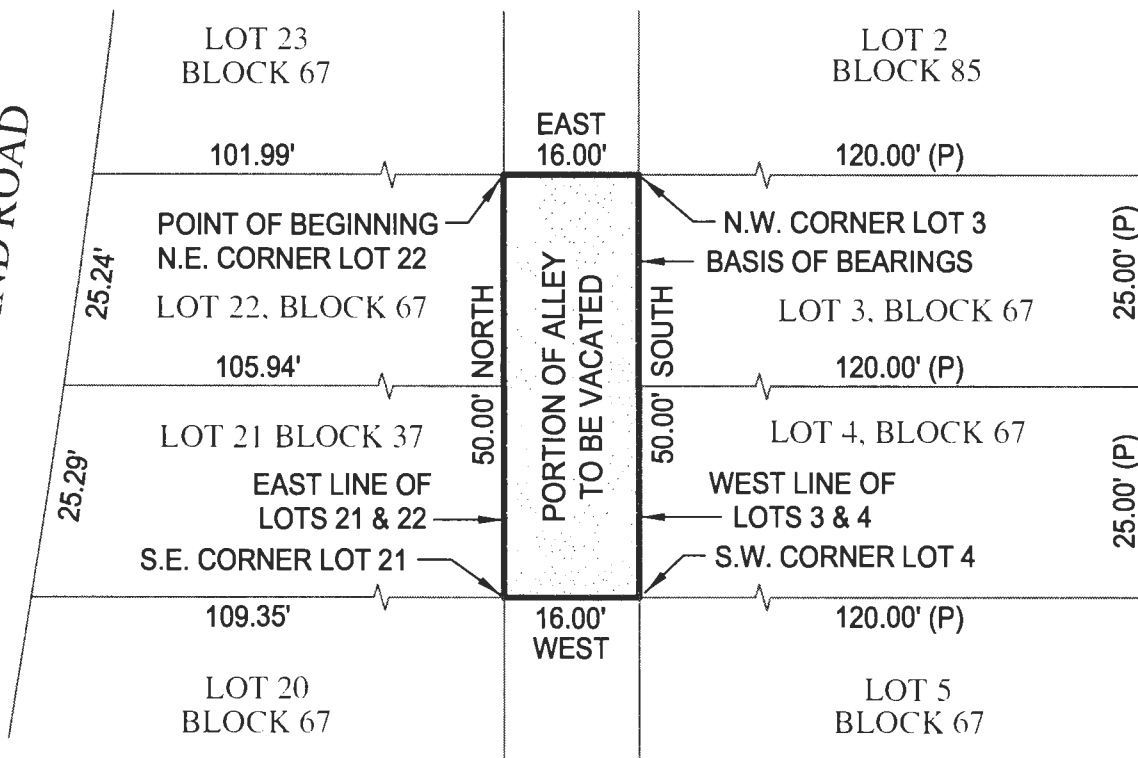
# SKETCH AND DESCRIPTION

(SKETCH OF DESCRIPTION)



APOKA VINELAND ROAD

ORANGE CENTER  
PLAT BOOK D, PAGE 143

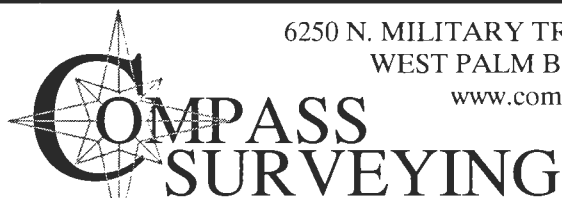


ORANGE CENTER  
PLAT BOOK D, PAGE 143



GRAPHIC SCALE (In Feet)

1 inch = 25



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PROJECT: C-18707  
SHEET 3 OF 3  
SKETCH DATE: 02-17-2020

PREPARED FOR  
STEPHEN LANGTON

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES

# 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 Lines:  
Petition to Vacate # 19-04-014 Petition to  
Vacate # 20-11-045 Petition to Vacate # 21-  
04-023 Petition to Vacate # 20-03-011 was  
published in said newspaper in the issues of  
Oct 03, 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

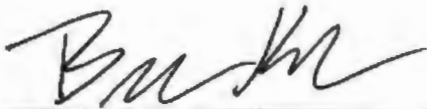


Signature of Affiant

Jeremy Gates

Name of Affiant

Sworn to and subscribed before me on this 21 day of October, 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

7052933

# Orlando Sentinel

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 19-04-014  
PETITION TO VACATE # 20-11-045  
PETITION TO VACATE # 21-04-023  
PETITION TO VACATE # 20-03-011**

The Orange County Board of County Commissioners will conduct public hearings on **October 26, 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 requests by:

Applicant: Jeffrey and Helene Tylman  
Consideration: Resolution granting Petition to Vacate # 19-04-014, vacating a 6 foot wide utility easement that lies along the northern side of the petitioner's residential lot located at 4884 Waterwitch Point Drive within the Waterwitch Point Subdivision, containing approximately 697 square feet.

Location: District 3; property located at 4884 Waterwitch Point Drive; Section 13, Township 23, Range 29; Orange County, Florida (legal property description on file)

**AND**

Applicant: Scott A. Glass, Shutts & Bowen LLP, on behalf of Sand Lake 4805 LLC.

Consideration: Resolution granting Petition to Vacate # 20-11-045, vacating a partially improved, opened and unnamed 62.5 foot wide right-of-way that lies along the south property line of the petitioners property located at 4805 W Sand Lake Road, containing approximately 1.47 acres

Location: District 6; property generally located at 4805 W Sand Lake Road; Section 30, Township 23, Range 29; Orange County, Florida (legal property description on file)

**AND**

Applicant: Sherwin Jay and Marebel Alcorido

Consideration: Resolution granting Petition to Vacate # 21-04-023, vacating two (2) five (5) foot wide utility easements, through the center of their residential lot and along the rear property line of their residential lot located at 5234 Andrus Avenue in Winter Park, containing approximately 900 square feet

Location: District 2; property generally located at 5234 Andrus Avenue; Section 24, Township 22, Range 28; Orange County, Florida (legal property description on file)

**AND**

Applicant: Stephen Langton

Consideration: Resolution granting Petition to Vacate # 20-03-011, vacating a portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between the petitioner's two residential lots within the Orange Center Subdivision, containing approximately 800 square feet

Location: District 1; property generally located at 11419 S Apopka Vineland Road and the other parcel is unaddressed; Section 15, Township 24, Range 28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions by calling the

# Orlando Sentinel

Comptroller Clerk of the Board of  
County Commissioners, 407-836-7300;  
or pick one up at 201 South Rosalind  
Avenue, Fourth Floor; Orlando,  
Florida.

These petitions to vacate are  
complete and have 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 these  
petitions and finds them acceptable for  
consideration at a public hearing.

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

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

ORG7052933

10/3/2021

7052933



**Orlando Business Journal**

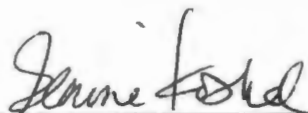
**Published Weekly  
Orlando, Orange County, Florida**

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

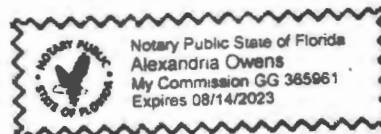
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate #20-03-011, was published in said newspaper in the issue of November 12, 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 12th day of November, 2021 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Alexandria Owens, Notary



**NOTICE OF ADOPTION  
PETITION TO VACATE # 20-03-011**  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between the petitioner's two residential lots within the Orange Center Subdivision, containing approximately 800 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 October 26, 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 portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between the petitioner's two residential lots within the Orange Center Subdivision, containing approximately 800 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 26TH DAY OF OCTOBER 2021.**  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
November 12, 2021