

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 # 20-11-045 with attachments for recording with Official Records.

Petition to Vacate # 20-11-045 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 # 20-11-045**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **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** 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 **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** will not operate to the detriment of Orange County or the public subject to the dedication of 30 foot wide portion of the area requested for vacation along the southern boundary of the right-of-way.

**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.

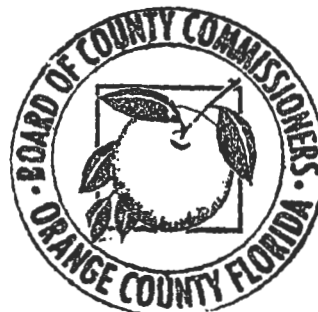
**RESOLVED THIS 26TH DAY OF OCTOBER 2021.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Raymond B. Bivolar*  
for County Mayor

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

By: *Harold Smith*  
Deputy Clerk



np//l

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

## SCHEDULE "A"

### DESCRIPTION:

A portion of the Southeast quarter of Section 30 Township 23 South, Range 29 East, Orange County Florida, more particularly described as follows:


Commence at the Southeast corner of Section 30 Township 23 South, Range 29 East, Orange County Florida. Also being on the Northerly Right of Way line of Sand Lake Road (State Road NO. 482) per State of Florida Department of Transportation Right of Way Map for State Road NO. 482, Section 75002 F.P. NO. 407143-3; thence along the South line of the Southeast quarter of said Section 30 and said Northerly Right of Way line the following two (2) courses and distances: South 89°44'38" West, a distance of 33.00 feet for a Point of Beginning; thence continue South 89°44'38" West, a distance of 897.26 feet; thence departing said South line of the Southeast quarter, continue along said Northerly Right of Way line per Official Records Book 10157, Page 7426 the following two (2) courses and distances: North 00°15'16" West, a distance of 10.00 feet; thence South 89°44'39" West, a distance of 152.46 feet; thence departing said Right of Way line, North 00°15'16" West a distance of 52.50 feet; thence North 89°44'38" East, a distance of 1049.60 feet; thence South 00°21'28" East, a distance of 62.50 feet to the POINT OF BEGINNING.

Containing 1.47 acres, more or less.

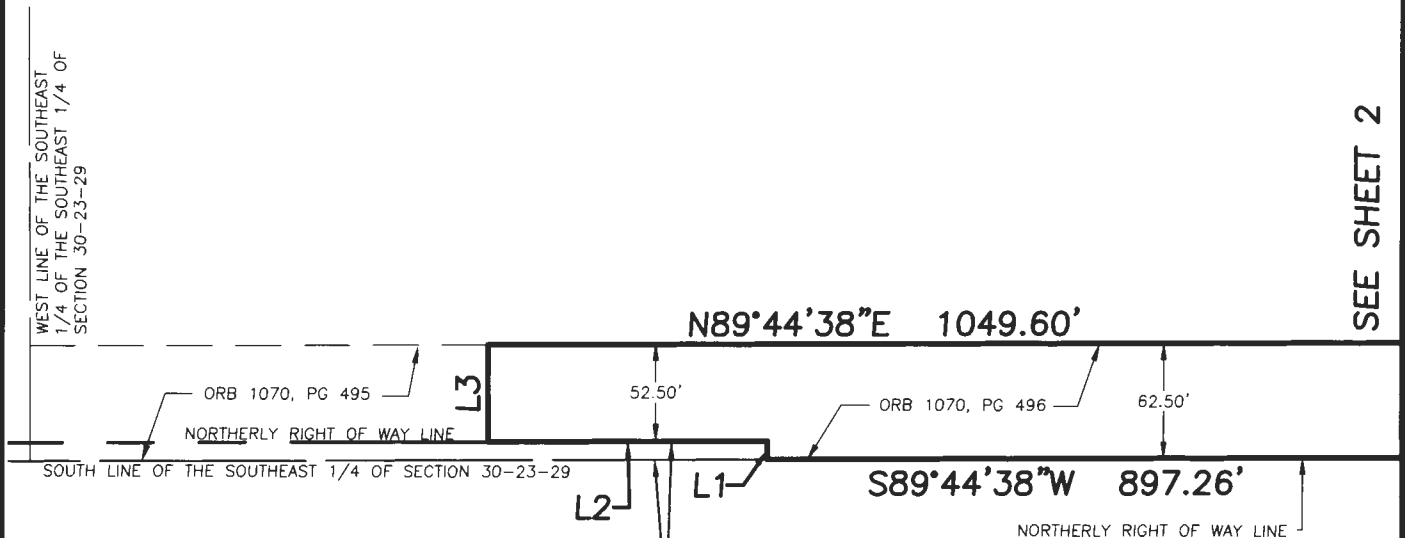
### SURVEYOR'S REPORT:

1. Bearings shown hereon are based on Northerly Right of Way line of Sand Lake Road (State Road NO. 482), being South 89°44'38" West. (assumed)
2. Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.0
3. 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, 2, 3

<b>Sketch &amp; Description</b>	Date: May 20, 2021 SK	Certification Number LB2108 24905005
FOR  <b>Eisenberg Investment Group, LLC.</b>	Job Number: 64805 Scale: 1" = 100'  Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	 <p style="text-align: center;">SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32817-4850 (407) 692-8580 e-mail: info@southeasternsurveying.com</p>
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		<b>JAMES E. MAZURAK, PSM</b> Registered Land Surveyor Number 6377

# SKETCH OF DESCRIPTION

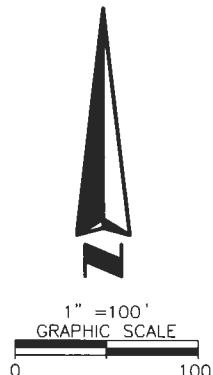


FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY PER QUIT CLAIM DEED FROM  
ORANGE COUNTY RECORDED IN OFFICIAL  
RECORDS BOOK 10157, PAGE 7426

## SAND LAKE ROAD (STATE ROAD NO. 482) RIGHT OF WAY VARIES

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD NO. 482, SECTION 75002, F. P. NO.  
407143 3

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°15'16"W	10.00'
L2	S89°44'39"W	152.46'
L3	N00°15'16"W	52.50'

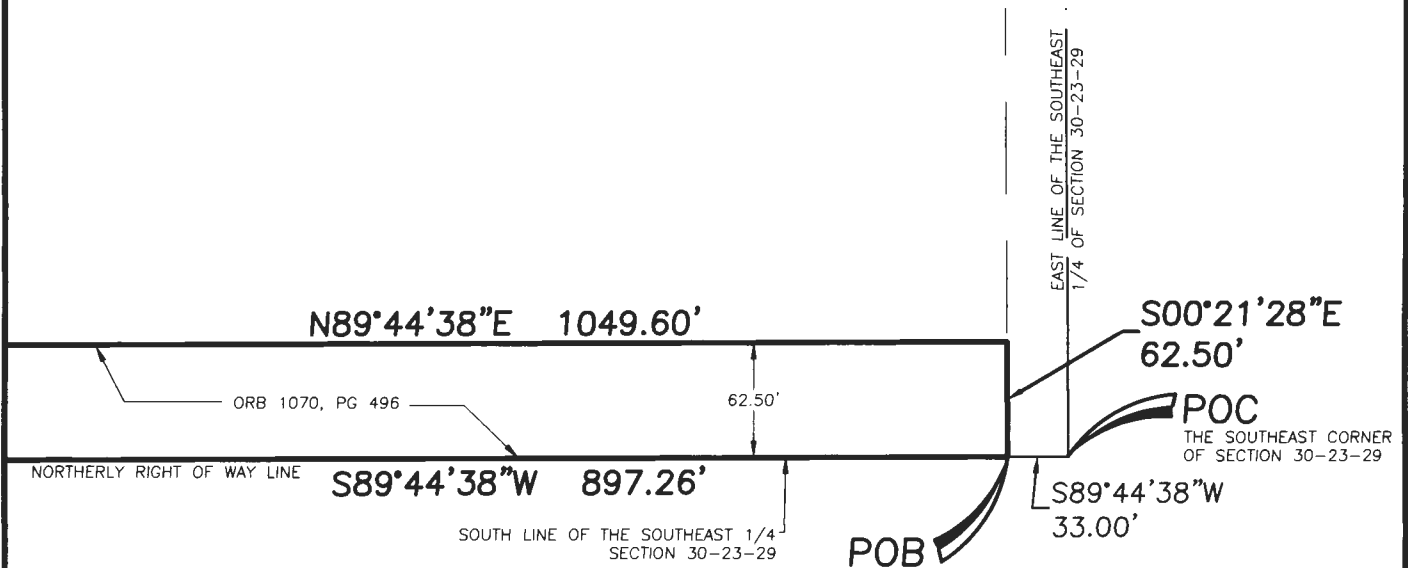


SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Drawing No. 64805005  
Job No. 64805  
Date: May 20, 2021  
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

SKETCH OF DESCRIPTION



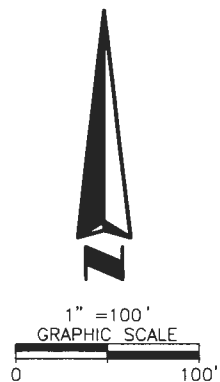
**SAND LAKE ROAD (STATE ROAD NO. 482)**  
**RIGHT OF WAY VARIES**

PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT  
OF WAY MAP FOR STATE ROAD NO. 482, SECTION NO. 75002, F. P.  
NO. 407143 3

LEGEND AND ABBREVIATIONS

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
L = LINE  
F.P. = FINANCIAL PROJECT  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE

SEE SHEET 3



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

Drawing No. 64805005  
Job No. 64805  
Date: May 20, 2021  
SHEET 2 OF 3  
See Sheet 1 for Description

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

**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

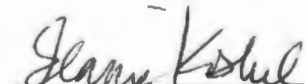
Published Weekly  
Orlando, Orange County, Florida

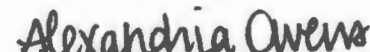
STATE OF FLORIDA  
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,  
VOLUSIA & BREVARD

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 #20-11-045, 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 # 20-11-045  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 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 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 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 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