



**Interoffice Memorandum**

Received on January 22, 2025  
Deadline: January 28, 2025  
Publish: February 2, 2025

**Date:** January 13, 2025

 JAN22 25 10:53AM

**TO:** Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

**THRU:** Cheryl Gillespie, Agenda Development Supervisor  
Agenda Development Office, BCC

**FROM:** Susan V. Ussach, P.E., CFM, County Engineer, Public Works Department 

**THRU:** William Worley, Assistant Project Manager  
Development Engineering Division, Public Works Department  
**Telephone:** 407-836-7925  
**E-mail address:** [William.worley@ocfl.net](mailto:William.worley@ocfl.net)

**RE: Request for Public Hearing PTV-21-08-047 – Steven and Ashley McAuliffe**

**Applicant:** Steven and Ashley McAuliffe  
2921 Abbey Court  
Winter Park, Florida 32792

**Location:** S03/T22/R30 Petition to vacate a 4-foot-wide portion of a 14-foot-wide utility easement along the rear property line of their residential lot located at 2921 Abbey Court in the Winter Park Pines Subdivision in Winter Park, containing a total of approximately 298.00 square feet. Public interest was created by the plat of Winter Park Pines Unit 3 as recorded in Plat Book Z, Page 40 of the public records of Orange County, Florida. The parcel ID number is 03-22-30-9426-01-030. The parcel address is 2921 Abbey Court, and the parcel lies in District 5.

**Estimated time required for public hearing:** Five (5) 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.

**Request for Public Hearing PTV-21-08-047 – Steven and Ashley McAuliffe**

Applicant/Abutters to                      Yes – Mailing labels are attached.  
Be notified:

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

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:

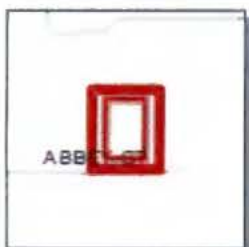
1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

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

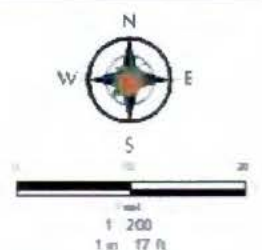
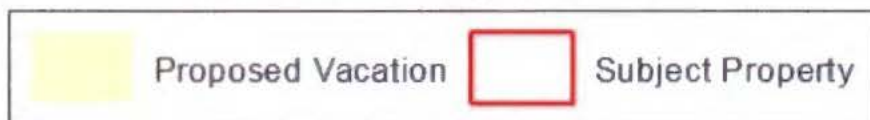
Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.



If you have any questions regarding this map,  
please call William Worley at 407-836-7925



**PTV # 21-08-047**  
**Steven and Ashley McAuliffe**



**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 by the plat of Winter Park Pines Unit 3 as recorded in Plat Book Z, Page 40 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:

Steven McAuliffe - Owner  
Petitioner's Signature  
(Include title if applicable)

Steven McAuliffe  
Print Name

Ashley McAuliffe  
Petitioner's Signature  
(Include title if applicable)

Ashley McAuliffe  
Print Name

Address:  
2921 Abbey Ct.

Winter Park, FL 32792

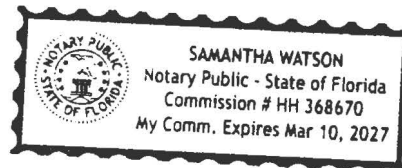
Phone Number: (407) 864-6262

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of Jan, 20 25 who is personally known or who has produced FL Driver License identification.

Samantha Watson  
Signature of Notary  
Samantha Watson  
Print Name



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION**



# Sketch of Description

JDST  
11/13/2016

## Legal Description:

A PORTION OF LOT 3, BLOCK A, WINTER PARK PINES UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGE 40, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK A, WINTER PARK PINES UNIT NUMBER THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Z, PAGE 40, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE WESTERLY LINE OF SAID LOT 3, BLOCK A, SOUTH 01°13'36" EAST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID WESTERLY LINE, ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID LOT 3, BLOCK A, NORTH 88°57'24" EAST, 74.50 FEET; THENCE DEPARTING SAID LINE, ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 3, BLOCK A, SOUTH 01°13'36" EAST, 4.00 FEET; THENCE DEPARTING SAID LINE, ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 3, BLOCK A, SOUTH 88°57'24" WEST, 74.50 FEET TO THE WESTERLY LINE OF SAID LOT 3, BLOCK A; THENCE ALONG THE SAID WESTERLY LINE, NORTH 01°13'36" WEST, 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 298.00 SQ. FT. OR 0.007 ACRES ±.

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 12/31/24	Sketch and Description Certified To:
Drawn By: AWW	STEVEN MCAULIFFE, ASHLEY MCAULIFFE, ORANGE COUNTY
Approved By: PKI	
Field: N/A	

-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Eamt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rld.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Rebar	- Rebar
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
✕	- Chain Link Fence

**Ireland & Associates  
Surveying, Inc.**

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

- Notes-**
- >Sketch 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.
  - >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
  - >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.
  - >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
  - >Use of This Sketch 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.

I hereby Certify that this Sketch and Description 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. Details 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 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
Patrick K. Ireland, Florida PS 6637 LB 7623  
Date Signed: 12/31/24

This Sketch is Intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Endorsed with Surveyor's Seal. File No. IS-109809



# Sketch of Description

Point of Commencement  
Northwest Corner of  
Lot 3, Block A

Eden Acres  
(Plat Book H, Page 123)

Point of Beginning

Northerly Line of Lot 3, Block A

L5

L2

14' UE

L3

L1

S 01°13'36" E  
10.00'

L2

N 88°57'24" E  
74.50'

L3

S 01°13'36" E  
4.00'

L4

S 88°57'24" W  
74.50'

L5

N 01°13'36" W  
4.00'

Proposed Vacation  
Total Area:  
298.00 Sq. Ft. ±  
0.007 Acres ±

Lot 2  
Block A

Lot 3  
Block A

Winter Park Pines  
Unit Number Three  
(Plat Book Z, Page 40)

Westerly Line of Lot 3, Block A

Easterly Line of Lot 3, Block A

3' UE

Southerly Line of Lot 3, Block A



NOT to Scale

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and  
is not full and or complete without both sheets.

*Ireland & Associates  
Surveying, Inc.*

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

ABBEY COURT

(50' Right-of-Way) (Asphalt Road)

File No. IS-109809

**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

[illegible]

## Worley, William B

**From:** Steven McAuliffe <steven.mcauliffe1@gmail.com>  
**Sent:** Thursday, January 9, 2025 9:51 AM  
**To:** Worley, William B  
**Subject:** Abutting property 2913 abbey ct

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

December 19, 2024

Mr./Mrs. Cretn  
2913 Abbey Ct.  
Winter Park, FL 32792

We are in the process of requesting that Duke Energy, AT&T, The City of Winter Park (Water/Waste Management), Spectrum, and Teco Gas vacate 4 ft. of the easement that lies on our property as shown on the enclosed map. We have received letters of no objection by all parties listed above. The site address is 2921 Abbey Ct. Winter Park, FL 32792 and lies within the sub-division Winter Park Pines found in the enclosed Plat Book 2, Page 40. Part of the vacation process is to provide letters to abutting property owners notifying them of the request to vacate.

Sincerely,

*Steven & Ashley McAuliffe*

Steven & Ashley McAuliffe  
2921 Abbey Ct. Winter Park, FL 32792

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit the website at [www.usps.com](https://www.usps.com)

9589 0710 5270 1205 0107 47

12/19/2024

Mr./Mrs. Cretn  
2913 Abbey Ct.  
Winter Park, FL 32792

Regards,  
Steven McAuliffe

**EXHIBIT "C"**

**UTILITY LETTERS**



To whom it may concern:

I am in the process of requesting that Orange County vacate that portion of a utility easement, as shown on the enclosed map (See attached map with highlighted easements). The site address is 2921 Abbey Ct. Winter Park, FL 32792 and lies within the subdivision found in Plat Book Z, Page 40. 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 me. If you have any questions, please contact Steven McAuliffe at (407) 864-6262.

Regards,

Steven McAuliffe

☐ 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: \_\_\_\_\_

Shawn Winsor  
Shawn Winsor  
Gas Design Project Manager  
8-19-2021

# F12007372

# SWERDLOFF & FERRY

SURVEYORS

370 Waymont Court - Lake Mary, FL 32746 - Voice 407.688.7631 - Fax 407.688.7691

## Legal Description

Lot 3, Block A, WINTER PARK PINES UNIT NUMBER THREE, according to the plat thereof, as recorded in Plat Book Z, Page(s) 40, of the Public Records of Orange County, FL.

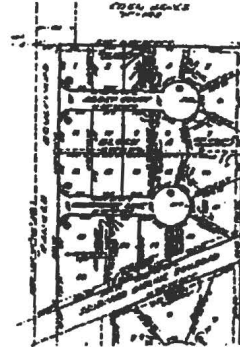
Community number: 120179 Panel: 0260

Suffix: E F.L.R.M. Date: 12/6/2000 Flood Zone: X

Date of field work: 12/22/2006 Completion Date: 12/28/2006

Certified to:

Jack A. Law; Accu Title Agency; Southern Title Insurance Corporation.



LOCATION SKETCH  
NOT TO SCALE

76' - f  
6' tail w. d

I DO HEREBY CERTIFY THAT SITE PLAN  
SUBMITTED SHOWS LOCATION OF ALL  
EXISTING AND PROPOSED STRUCTURES  
AND/OR MOBILE HOMES ON PROPERTY

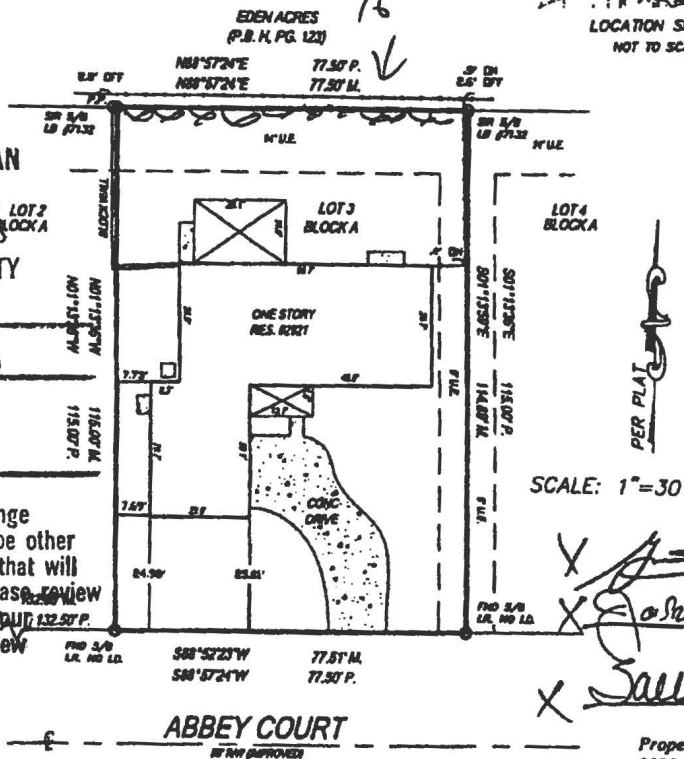
APPLICANT

DATE 8/22/12 (FENCE)

ORANGE COUNTY ZONING DIVISION

APPROVED BY: SPAILLEY

"In addition to public regulations which Orange County enforces, be advised that there may be other applicable restrictions or approval requirements that will affect your ability to erect this structure. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board."



Property Address:  
2921 Abbey Court  
Winter Park, FL 32792

Survey number: SL 83430

## LEGEND

—	Wood Fence	WM	Water Meter
—	Wire Fence	TEL	Telephone Facilities
—	Found Nail	CA	Covered Area
+	Property Corner	B.R.	Bearing Reference
R	Record	CH	Chord
M	Field Measured	RAD	Radius
CL	Clear	M.R.	Mon Radius
ENCR	Encroachment	A/C	Air Conditioner
C	Concrete	B.M.	Bench Mark
—	Property Line	C	Calculated
—	Concrete Monument	ZZZZ	Block Wall
F.I.R.	Found Iron Rod	Δ	Central Angle/Odds
F.I.P.	Found Iron Pipe	D.B.	Deed Book
R/W	Right of Way	D	Description or Deed
N&D	Nail & Disk	D.H.	Drill Hole
D.E	Drainage Easement	DHW	Driveway
U.E	Utility Easement	ESAT	Easement
FO	Found	EL	Elevation
P	Plot	FF	Finished Floor
OHU	Overhead Utilities	F.C.M.	Found Concrete Monument
PP	Power Pole	F.P.R.	Found Parker-Rabin Nail
TX	Transformer	L	Length
CATV	Cable Pacer	L.A.E.	Limited Access Easement
CB	Chord Bearing	M.H.	Manhole
F.C.C.	Found Cross Cut	O	Found
		OH	Overhead Lines

N.T.S.	Not to Scale
O.R.	Official Records
O.R.B.	Official Records Book
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
PG	Page
P.Y.M.T.	Payment
P.B.	Plot Book
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.O.L.	Point on Line
P.C.	Point of Curvature
P.R.C.	Point of Reverse Curvature
P.T.	Point of Tangency
R	Radius (Radius)
R.O.E.	Road Overlapping Easement
S.I.R.	Set Iron Rod & Cap
SW	Swallow
T.O.B.	Top of Bank
TYP.	Typical
W.C.	Witness Corner
10.05	Existing Elevation
E.O.W.	Edge of Water
P.C.C.	Point of Compound Curve
P.I.	Point of Intersection
R/W	Right of Way

## GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for assessments or other recorded encumbrances not shown on the plat.
- Underground portions of footings, foundations or other improvements were not located.
- Well ties are to the face of the well.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- Flood zone determinations are provided as a courtesy only and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
- L.B. 7132.
- Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
- Bearing basis shown per plat unless otherwise shown.
- Survey is for reference only unless signed and sealed by a Florida Registered Land Surveyor.
- All lines are not noted unless otherwise noted.

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

Edith Swerdloff  
Linda E. Ferry  
Registered Land Surveyor No. 3411  
Registered Surveyor and Mapper No. 8304



**PTV # 21-08-047**  
**Steven and Ashley McAuliffe**

Proposed Vacation



Subject Property



0 10 20

Feet  
1 : 200  
1 in : 17 ft



# Property Record - 03-22-30-9426-01-030

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

## Property Summary as of 08/17/2021

---

**Property Name**

2921 Abbey Ct

**Names**

Mcauliffe Ashley L  
Mcauliffe Steven R

**Municipality**

ORG - Un-Incorporated

**Property Use**

0103 - Single Fam Class III

**Mailing Address**

2921 Abbey Ct  
Winter Park, FL 32792-4308

**Physical Address**

2921 Abbey Ct  
Winter Park, FL 32792



QR Code For Mobile Phone



2921 ABBEY CT, WINTER PARK, FL 32792



302203942601030 03/01/2006



## Property Features

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To whom it may concern:

I am in the process of requesting that Orange County vacate that portion of a utility easement, as shown on the enclosed map (See attached map with highlighted easements). The site address is 2921 Abbey Ct. Winter Park, FL 32792 and lies within the subdivision found in Plat Book Z, Page 40. 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 me. If you have any questions, please contact Steven McAuliffe at (407) 864-6262.

Regards,

Steven McAuliffe

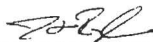
☐ The subject parcel is NOT within our service area.

☒ The subject parcel is within our service area. We **do not** have any facilities within the <sup>easement</sup>~~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:

Jason Riegler, P.E.

Title:

Assistant Director, Water and Wastewater Department

Date:

August 18, 2021





452 East Crown Point Road  
Winter Garden, Florida 34787  
[Irma.Cuadra@duke-energy.com](mailto:Irma.Cuadra@duke-energy.com)

407 905 3310

Dec. 11, 2024

Via email: [steven.mcauliffe1@gmail.com](mailto:steven.mcauliffe1@gmail.com)

Mr. Steven McAuliffe  
2921 Abbey Court  
Winter Park, Florida 32792

**RE: Vacation of a Portion of a Platted Easement  
Orange County, Florida**

Dear Mr. McAuliffe:

Please be advised that Duke Energy has **"no objection"** to the vacation and abandonment of the South four (4') feet of the fourteen (14') foot utility easement along the North property line of Lot 3, Block A, Wintger Park Pines Unit Number Three, as recorded in Plat Book Z, Page 40, of the Public Records of Orange County, Florida, as highlighted in red below.



If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

***Irma Cuadra***

Irma Cuadra  
Senior Research Specialist



12/06/2024

Re: Vacation of Easement –2921 Abbey Court Winter Park, FL 32792

To whom it may concern,

AT&T, D/B/A Bellsouth Telecommunications, Inc. has received and reviewed your request to vacate the first 4', most southern portion of the 14' easement located at the rear of the subject parcel to construct a new swimming pool.

AT&T has no objection to the vacation of this easement.

Respectfully,

Heather Birge

SR Specialist – OSP Design Engineer, Wireline Access – Southeast, Florida  
Engineering

AT&T

450 N. Goldenrod Rd., Orlando, FL 32807

M: 407-403-3582 HF349B@ATT.COM

Construction Department  
3767 All American Blvd  
Orlando, FL 32810



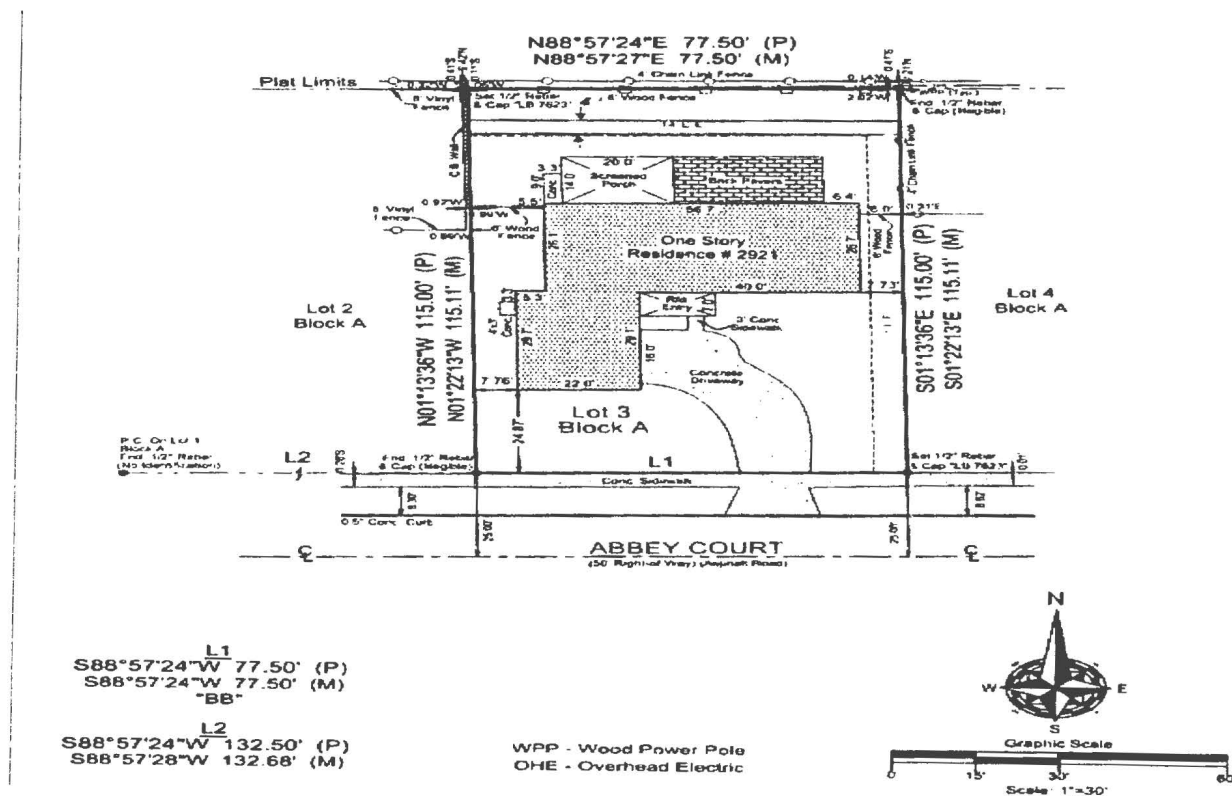
December 19, 2024

RE: Vacate of Utility Easement Parcel ID number: 03-22-30-9426-01-030

To Whom it may concern:

Spectrum has reviewed your request to vacate Parcel ID number: 03-22-30-9426-01-030.

Spectrum has no objection to the vacation as shown in this highlight drawing below as we have no plant/infrastructure in that shaded area.



If you need any additional information, please contact me at my office 407-232-6994.

Sincerely,

Alex Ardila

Construction Coordinator  
Charter/Spectrum

**STAFF COMMENTS**



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION  
DALE V. MUDRAK, P.E., *Manager*  
4200 South John Young Parkway - Orlando, Florida 32839-9205  
407-836-7904 - Fax 407-836-8003  
e-mail: dale.mudrak2@ocfl.net

December 19, 2024

Dear Steven R Mcauliff

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

**EPD Review**

Please contact EPD Reviewer at with any questions.

**Real Estate Management Review**

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.



# Property Record - 03-22-30- 9426-01-030

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

## Property Summary as of 12/19/2024

### Property Name

2921 Abbey Ct

### Names

Mcauliffe Steven R

Mcauliffe Ashley L

### Municipality

ORG - Un-Incorporated

### Property Use

0103 - Single Fam Class Iii

### Mailing Address

2921 Abbey Ct

Winter Park, FL 32792-4308

### Physical Address

2921 Abbey Ct

Winter Park, FL 32792

FOR  
OR  
Code  
For  
Mobile  
Phone



2921 ABBEY CT, UN-INCORPORATED, FL 32792 4/7/2023 9:53 AM

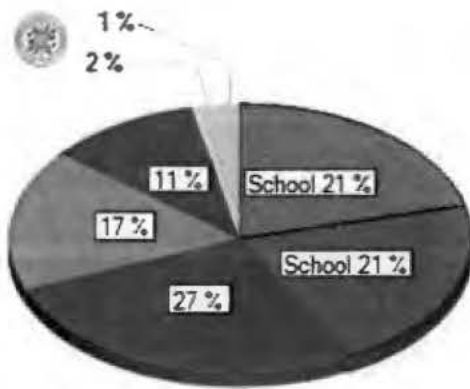


2921 ABBEY CT, WINTER PARK, FL 32792



302203942601030 03/01/2006





## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024 <input checked="" type="checkbox"/> MKT	\$220,000	+ \$226,599	+ \$7,720 = \$454,319 (3.5%)		\$309,446 (3.0%)
2023 <input checked="" type="checkbox"/> MKT	\$220,000	+ \$211,399	+ \$7,720 = \$439,119 (24%)		\$300,433 (3.0%)
2022 <input checked="" type="checkbox"/> MKT	\$170,000	+ \$179,086	+ \$5,720 = \$354,806 (13%)		\$291,683 (3.0%)
2021 <input checked="" type="checkbox"/> MKT	\$150,000	+ \$158,269	+ \$5,720 = \$313,989		\$283,187

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2024 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$144,873	\$2,976
2023 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$138,686	\$2,756
2022 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$63,123	\$1,594
2021 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$25,000	\$0	\$30,802	\$1,109

### 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$309,446	\$25,000	\$284,446	3.2160 (1.36%)	\$914.78	21%
Public Schools: By Local Board	\$309,446	\$25,000	\$284,446	3.2480 (0.00%)	\$923.88	21%
Orange County (General)	\$309,446	\$50,000	\$259,446	4.4347 (0.00%)	\$1,150.57	27%
Unincorporated County Fire	\$309,446	\$50,000	\$259,446	2.8437 (26.74%)	\$737.79	17%
Unincorporated Taxing District	\$309,446	\$50,000	\$259,446	1.8043 (0.00%)	\$468.12	11%
Library - Operating Budget	\$309,446	\$50,000	\$259,446	0.3748 (0.00%)	\$97.24	2%
St Johns Water Management District	\$309,446	\$50,000	\$259,446	0.1793 (0.00%)	\$46.52	1%
				<b>16.1008</b>	<b>\$4,338.90</b>	

### 2024 Non-Ad Valorem Assessments

Levy	Levy Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	FCC - GARBAGE - (407)836-6601	1.00	\$300.00	\$300.00
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$55.04	\$55.04
				\$355.04

**Tax Savings**

2025 Estimated Gross Tax Total:	\$4,843.38
Your property taxes without exemptions would be	\$7,313.14
Your ad-valorem property tax with exemptions is	– \$4,488.34
Providing You A Savings Of	= \$2,824.80

**Property Features**

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**Property Description**

WINTER PARK PINES UNIT 3 Z/40 LOT 3 BLK A

**Total Land Area**

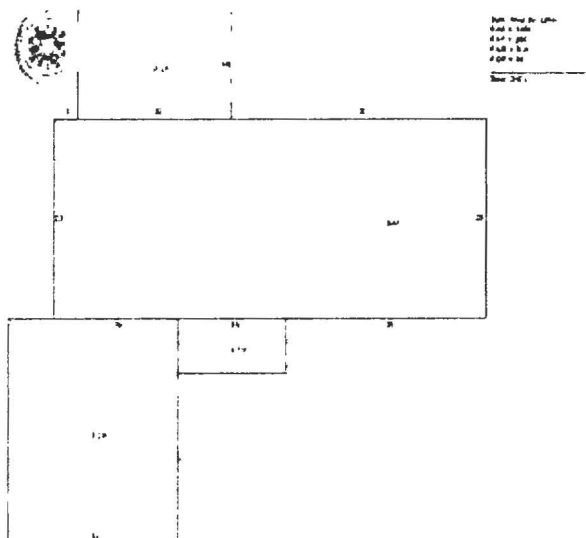
8,897 sqft (+/-) | 0.20 acres (+/-) GIS Calculated

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	ORG-R-1A	1 Units	\$220,000.00	\$220,000	\$0.00	\$0

**Buildings**

<b>Model Code</b>	1 - Single Fam Residence	<b>Subarea Description</b>	<b>Sqft</b>	<b>Value</b>
<b>Type Code</b>	0103 - Single Fam Class Iii	BAS - Base Area	1456	working...
<b>Building Value</b>	working...	FSP - Finished S	280	working...
<b>Estimated New Cost</b>	working...	FGR - Finished G	638	working...
<b>Actual Year Built</b>	1964	FOP - Finished O	98	working...
<b>Beds</b>	3			
<b>Baths</b>	2.0			
<b>Floors</b>	1			
<b>Gross Area</b>	2472 sqft			
<b>Living Area</b>	1456 sqft			
<b>Exterior Wall</b>	Conc/Cindr			
<b>Interior Wall</b>	Drywall			



## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SCR2 - Scrm Enc 2	01/01/1991	1 Unit(s)	\$5,000.00	\$5,000
WLCB - Wall Cb	01/01/1991	48 Unit(s)	\$15.00	\$720
PT2 - Patio 2	01/01/2018	1 Unit(s)	\$2,000.00	\$2,000

## Sales

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/09/2017	\$282,500	20170574468	/	Warranty Deed			Improved
07/31/2007	\$297,000	20070502362	09374 / 1110	Warranty Deed			Improved
01/17/2007	\$228,000	20070039631	09069 / 4850	Warranty Deed			Improved

### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
266 N Ranger Blvd	04/22/2024	\$465,000	\$294	Warranty Deed	4/2	20240284024	/
274 N Ranger Blvd	04/18/2024	\$482,000	\$339	Warranty Deed	4/2	20240238160	/
274 N Ranger Blvd	04/17/2024	\$470,000	\$331	Warranty Deed	4/2	20240238159	/

## Services for Location

### TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

## Schools

Glenridge (Middle School)

Aloma (Elementary)

Winter Park (High School)

## Community/Neighborhood Association

Name	Winter Park Pines Community Association, Inc.
Gated?	No
Number Of Households	778

## Utilities/Services

Electric	Duke Energy
Water	Winter Park
Recycling (Friday)	Orange County
Trash (Friday)	Orange County
Yard Waste (Monday)	Orange County

## Elected Officials

School Board Representative	Karen Castor Dentel
US Representative	Maxwell Alejandro Frost
State Senate	Jason Brodeur
County Commissioner	Emily Bonilla
State Representative	Susan Plasencia
Orange County Property Appraiser	Amy Mercado



*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT**

This lobbying expenditure form shall be completed in full and filed with all application submittals.  
This form shall remain cumulative and shall be filed with the department processing your application.  
Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: \_\_\_\_\_  
This is a Subsequent Form: \_\_\_\_\_

For  
staff  
use  
only

**Part I**

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):

Steven McAuliffe - 2921 Abbey Ct. Winter Park, FL 32792

Name and Address of Principal's Authorized Agent, if applicable: \_\_\_\_\_

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Steven McAuliffe - 2921 Abbey Ct.  
Are they registered Lobbyist? Yes ☐ or No ☒ Winter Park, FL 32792
2. Name and address of individual or business entity: Ashley McAuliffe 2921 Abbey Ct.  
Are they registered Lobbyist? Yes ☐ or No ☒ Winter Park, FL 32792
3. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐
4. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐
5. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐
6. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐
7. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐
8. Name and address of individual or business entity: \_\_\_\_\_  
Are they registered Lobbyist? Yes ☐ or No ☐

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

## Part II

### Expenditures:

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
		<b>TOTAL EXPENDED THIS REPORT</b>	\$ <u>0</u>

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

**Part III**

**ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: 1/9/2025

  
\_\_\_\_\_  
Signature of ☒ Principal or ☐ Principal's Authorized Agent

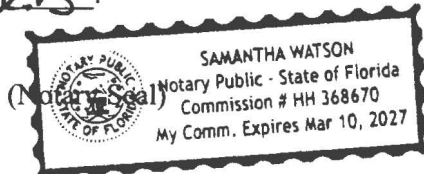
(check appropriate box)

PRINT NAME AND TITLE: Steven McAuliffe - Owner

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 9 day of Jan, 2025 by Steven McAuliffe. He/she is personally known to me or has produced Florida Driver License identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of Jan, in the year 2025.



  
\_\_\_\_\_  
Signature of Notary Public

Notary Public for the State of Florida

My Commission Expires: 3/10/2027

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated On \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case or Bid No. \_\_\_\_\_

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Date: 1/9/25

Ashley McAuliffe

Signature of ☐ Principal or ☐ Principal's Authorized Agent

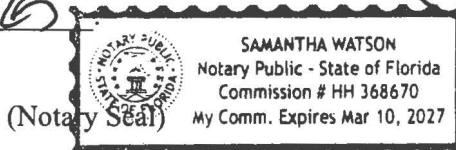
(check appropriate box)

PRINT NAME AND TITLE: Ashley McAuliffe

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 9 day of Jan, 2025 by Ashley McAuliffe. He/she is personally known to me or has produced FL Driver License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of Jan, in the year 2025.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires: 3/10/2027

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**RELATIONSHIP DISCLOSURE FORM**  
**FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE**  
**COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For  
staff  
use  
only

**Part I****INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:**Name: Steven & Ashley McAniffBusiness Address (Street/P.O. Box, City and Zip Code): 2921 Abbey Ct.  
Winter Park, FL 32792Business Phone (407) 864-6262

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:**

Name: \_\_\_\_\_

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_

Business Phone ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

**INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:****(Agent Authorization Form also required to be attached)**

Name: \_\_\_\_\_

Business Address (Street/P.O. Box, City and Zip Code): \_\_\_\_\_

Business Phone ( ) \_\_\_\_\_

Facsimile ( ) \_\_\_\_\_

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**Part II**

**IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A  
RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?**

\_\_\_ YES ☒ NO

**IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE  
OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?**

\_\_\_ YES ☒ NO

**IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME  
OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY  
MEMBER OF THE BCC? (When responding to this question please consider all  
consultants, attorneys, contractors/subcontractors and any other persons who may have  
been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with  
obtaining approval of this item.)**

\_\_\_ YES ☒ NO

If you responded "YES" to any of the above questions, please state with whom and  
explain the relationship:

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(Use additional sheets of paper if necessary)

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

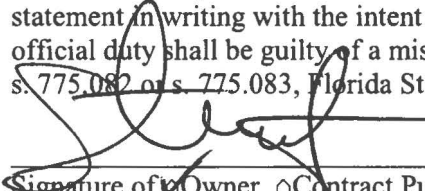
Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

**Part III****ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED**

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

  
 \_\_\_\_\_  
 Signature of Owner, Contract Purchaser  
 or Authorized Agent

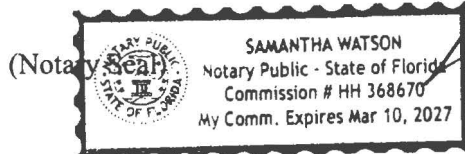
Date: 1/9/2025

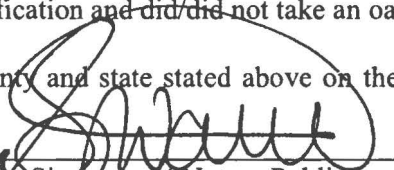
Print Name and Title of Person completing this form: Steven McAuliffe - owner

STATE OF FLORIDA :  
 COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 9 day of Jan., 2025 by Steven McAuliffe. He/she is personally known to me or has produced FL Driver License as identification and ~~did~~ did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of Jan., in the year 2025.



  
 \_\_\_\_\_  
 Signature of Notary Public  
 Notary Public for the State of Florida  
 My Commission Expires:  
3/10/2027

*For Staff Use Only:*

Initially submitted on \_\_\_\_\_

Updated on \_\_\_\_\_

Project Name (as filed) \_\_\_\_\_

Case Number \_\_\_\_\_

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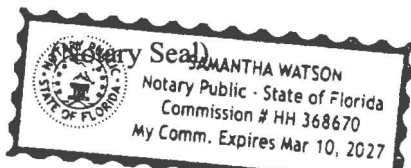
Ashley  
Signature of ☐ Owner, ☐ Contract Purchaser  
or ☐ Authorized Agent

Date: 1/9/25Print Name and Title of Person completing this form: Ashley McAuliffe

STATE OF FLORIDA :  
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 9 day of Jan, 2025 by Ashley McAuliffe. He/she is personally known to me or has produced FL Driver License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9 day of Jan, in the year 2025.



[Signature]  
Signature of Notary Public  
Notary Public for the State of Florida  
My Commission Expires:  
3/10/2027





# INVOICE

Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, FL 32839

Invoice To :  
MCAULIFFE STEVEN R  
Steven R McAuliffie  
2921 ABBEY CT  
WINTER PARK, FL 32792

Invoice No : 5595196  
Invoice Date : Jan 09, 2025  
Folder # : 21 189109 000 00 PTV

Case Number : PTV-21-08-047

Project Name : 2921 Abbey Court

## FEE DESCRIPTION

## AMOUNT

PTV Application Fee - 1002-072-2700-4180	1,003.00
<b>TOTAL :</b>	1,003.00
<b>PAYMENT RECEIVED :</b>	0.00
<b>BALANCE :</b>	1,003.00

pw 1628

BW


ASHLEY McAULIFFE  
2921 ABBEY CT  
WINTER PARK, FL 32792  
(407) 492-9644

62-133/311

105

DATE 1/8/2025

PAY TO THE ORDER OF Orange County BCC \$1003.00

One thousand and three dollars and  $\frac{00}{100}$  DOLLARS  Security Features Included Details on Back.

SoFi Bank, N.A.

MEMO Petition to Vacate  
2921 Abbey Ct.

Ashley McAuliffe MP

**O.C. PUBLIC WORKS DEPARTMENT**

4200 S. JOHN YOUNG PKWY  
ORLANDO, FL 32839  
4078367708  
WWW.OCFL.NET

Cashier: Andrea

09-Jan-2025 10:27:12A

Invoice PW: 1628

1 PTV 2700-4180

\$1,003.00

**Total**

**\$1,003.00**

CHECK SALE

\$1,003.00

Clover ID: NCN863D137BBJ

Payment K15QXRHP TND8R

O.C. PUBLIC WORKS DEPARTMENT Privacy  
Policy

<https://clover.com/privacy/m/jrnxwedcqm0d1>

Clover Privacy Policy

<https://clover.com/privacy>