



**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

May 17, 2024

Mr. William Worley  
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Corrected Petition to Vacate # 23-06-023 with attachments for recording with Official Records.

Petition to Vacate # 23-06-023 was approved by the Board of County Commissioners at its regular meeting of April 23, 2024. 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 T. Cummings, 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

dr:re

BCC Mtg. Date: April 23, 2024

**RESOLUTION GRANTING CORRECTED PETITION TO VACATE # 23-06-023**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **approximately 4.5-foot-wide portion of a 10-foot-wide utility easement that lies near the northern property line of a residential lot located in the Hidden Springs Subdivision containing approximately 206 square feet** in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on **April 23, 2024**, 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 **approximately 4.5-foot-wide portion of a 10-foot-wide utility easement that lies near the northern property line of a residential lot located in the Hidden Springs Subdivision containing approximately 206 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 TWENTY-THIRD DAY OF APRIL 2024.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

By: *Ronald B. Bwalya*  
for County Mayor

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

By: *Jennifer Ann Kinney*  
Deputy Clerk



re/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

# Description of Sketch

OK  
JOB  
1/2/24

## Legal Description:

A PORTION OF LOT 20, HIDDEN SPRINGS UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 40 THROUGH 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 20, HIDDEN SPRINGS UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 40 THROUGH 42, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA RUN ALONG THE WEST LINE OF SAID LOT SOUTH 02°24'48" WEST A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE SOUTH 87°35'12" EAST, A DISTANCE OF 27.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°05'57" EAST, A DISTANCE OF 4.28 FEET; SOUTH 87°57'51" EAST, A DISTANCE OF 45.13 FEET; SOUTH 02°05'57" WEST, A DISTANCE OF 4.58 FEET; NORTH 87°35'12" WEST, A DISTANCE OF 45.13 FEET TO POINT OF BEGINNING.

CONTAINING 206.11 SQ. FT. OR 0.005 ACRES ±

SAID DESCRIPTION IS TO VACATE A PORTION OF THE REAR 10 FOOT UTILITY EASEMENT.

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: 07/05/23  
Drawn By: AWW  
Approved By: PKI  
Field: N/A

Sketch and Description Certified To:  
BRITTANY HUFF; ORANGE COUNTY

**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.

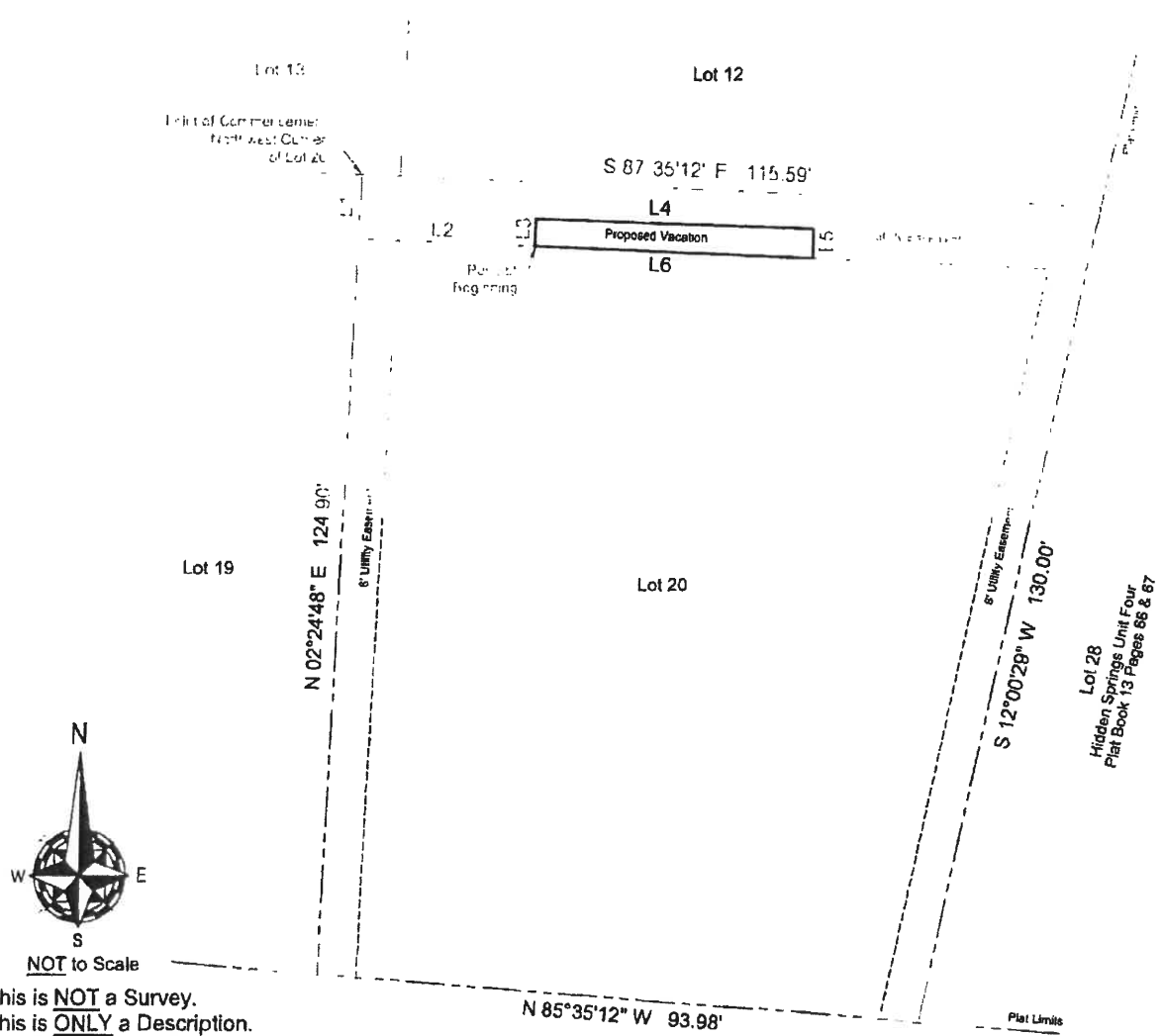
-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Easmt.	- 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.	- Rooted
M	- Measured	Sgt	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	- Rebar
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-W-	- Wood Fence	-X-	- Chain Link Fence

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, 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 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
  
 Patrick K. Ireland P.S. 6637 LB 7623  
 Date Signed: 7/25/23

This Sketch is intended **ONLY** for the use of Said Certified Parties.  
 This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal  
 File No. IS-119673

# Sketch of Description

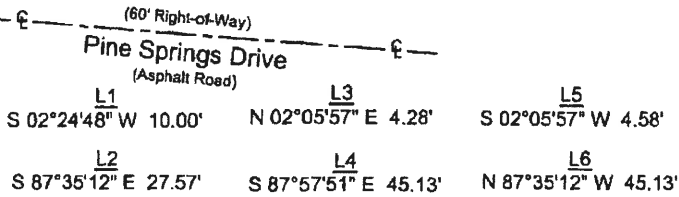


NOT to Scale

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



File No. IS-119673

# Orlando Sentinel

MEDIA GROUP

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 Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice, Certify Lines: Corrected  
Petition to Vacate #23-05-018 Corrected Petition to Vacate #23-06-023  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Mar 31, 2024.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 1 day of April, 2024,  
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  
CORRECTED PETITION TO VACATE # 23-05-018  
CORRECTED PETITION TO VACATE # 23-06-023**

The Orange County Board of County Commissioners will conduct public hearings on **April 23, 2024, 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:** Gloria Sibley  
**Consideration:** Resolution granting Petition to Vacate # 23-05-018, vacating a 4-foot-wide portion of a 20-foot-wide drainage easement that lies near the west property line of her residential lot located in the Brighton Woods Subdivision containing approximately 258 square feet.  
**Location:** District 3; The parcel address is 1624 Billingshurst Court; S01/T23/R30; Orange County, Florida (legal property description on file)

**AND**

**Applicant:** Brittany Huff, Dulando Screen and Awning, Inc., on behalf of Roger D. Miller  
**Consideration:** Resolution granting Petition to Vacate # 23-06-023, vacating an approximately 4.5-foot-wide portion of a 10-foot-wide utility easement that lies near the northern property line of a residential lot located in the Hidden Springs Subdivision containing approximately 206 square feet.  
**Location:** District 1; The parcel address is 7701 Pine Springs Drive; S14/T23/R28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property descriptions by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or 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 THESE NOTICES, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, Email: WILLIAM WORLEY, 407-836-7925, Email: William.worley@ocfl.net**

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

# Orlando Sentinel

MEDIA GROUP

**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

ORG7608842

3/31/2024

7608842

Orlando Business Journal

Published Weekly  
Orlando, Orange County, Florida

**NOTICE OF ADOPTION  
CORRECTED PETITION  
TO VACATE 23-06-023**

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain approximately 4.5-foot-wide portion of a 10-foot-wide utility easement that lies near the northern property line of a residential lot located in the Hidden Springs Subdivision containing approximately 206 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 April 23, 2024, 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 approximately 4.5-foot-wide portion of a 10-foot-wide utility easement that lies near the northern property line of a residential lot located in the Hidden Springs Subdivision containing approximately 206 square

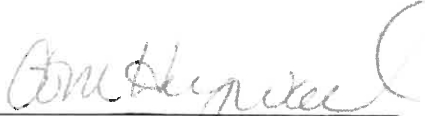
**STATE OF FLORIDA COUNTIES OF ORANGE,  
SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD**

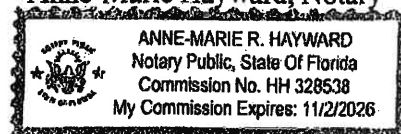
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of CORRECTED PETITION TO VACATE 23-06-023 in said newspaper in the issue of May 3<sup>rd</sup>, 2024.

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 3<sup>rd</sup> day of May, 2024 by Jackie Buma who is personally known to me.

  
Jackie Buma, Office Admin & Sales Support

  
Anne-Marie Hayward, Notary



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 TWENTY-THIRD DAY OF APRIL 2024.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
May 3, 2024