



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

March 12, 2025

Mr. William Worley
Development Engineering, BCC

Dear Mr. Worley:

Enclosed is the Resolution Granting Petition to Vacate # 21-08-047 with attachments for recording with Official Records.

Petition to Vacate # 21-08-047 was approved by the Board of County Commissioners at its regular meeting of February 25, 2025. 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: February 25, 2025

RESOLUTION GRANTING PETITION TO VACATE # 21-08-047

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that **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** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **February 25, 025**, 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 that certain **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** 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.

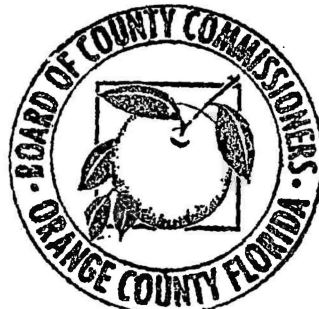
RESOLVED THIS TWENTY-FIFTH DAY OF FEBRUARY 2025.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: *Ramona B. Brown*
for County Mayor

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

By: *Phil Diamond*
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

Sketch of Description

JDST
11/31/24

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

Drawn By: AWW

Approved By: PKI

Field: N/A

Sketch and Description Certified To:

STEVEN MCAULIFFE, ASHLEY MCAULIFFE, 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.

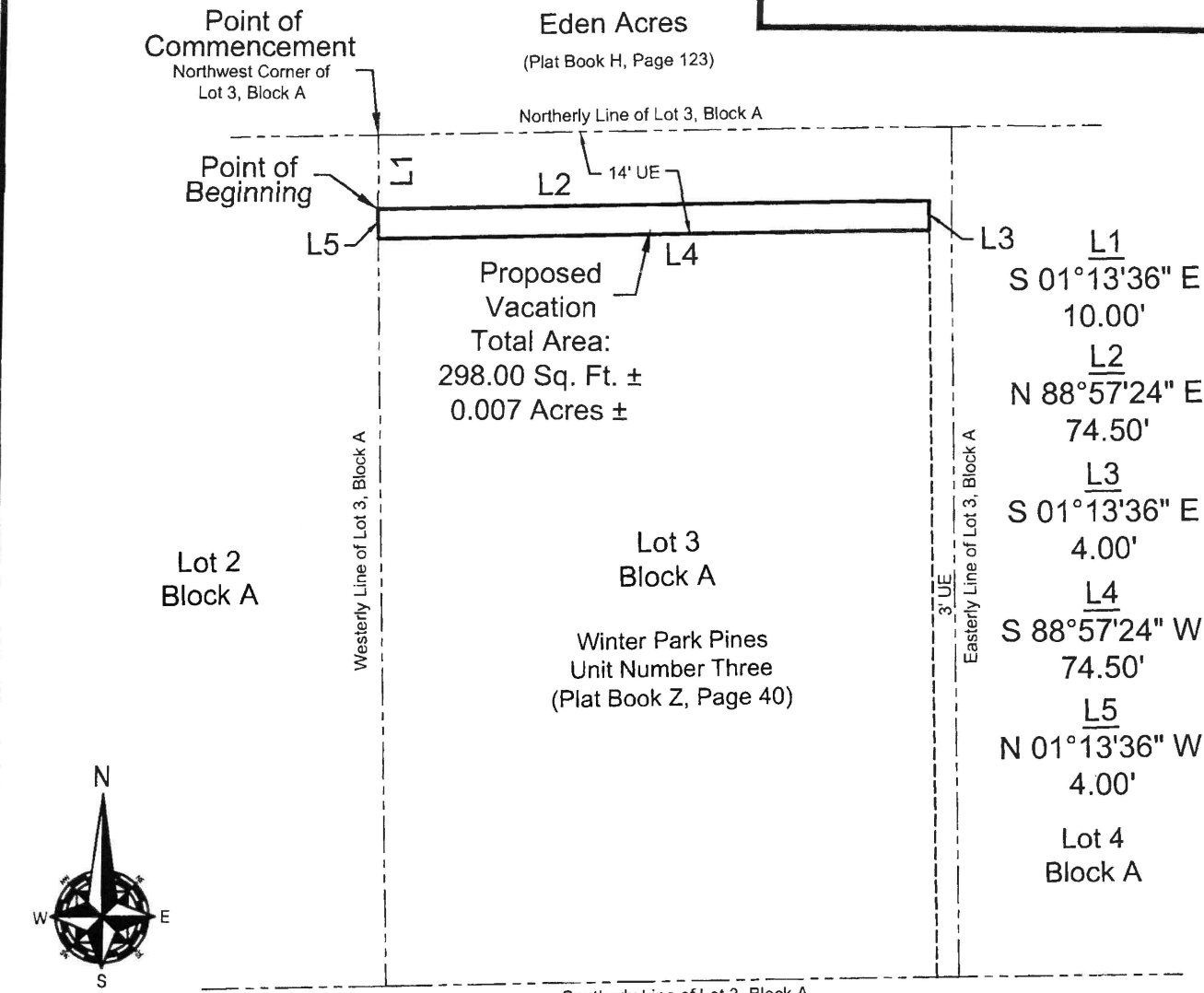
-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & 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
Rid.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
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 53-12.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland, P.S.
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 Expresed with Surveyor's Seal. File No. 15-103809

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

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

Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, 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 Line: Petition to Vacate # 21-08-047
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Feb
02, 2025.

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



Rose Williams

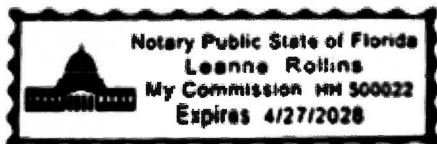
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 3 day of February, 2025,
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

7760235

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING
PETITION TO VACATE # 21-08-047**

The Orange County Board of County Commissioners will conduct a public hearing on **February 25, 2025, 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: Steven and Ashley McAuliffe

Consideration: Resolution granting Petition to Vacate # 21-08-047, vacating 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.

Location: District 5; The parcel address is 2921 Abbey Court; S03/T22/R30; Orange County, Florida (legal property description on file)

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

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

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, 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 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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

ORG7760235

2/2/2025

7760235

Orlando Business Journal
Published Weekly
Orlando, Orange County, Florida

Notice of Adoption

NOTICE OF ADOPTION
PETITION TO VACATE #
21-08-047

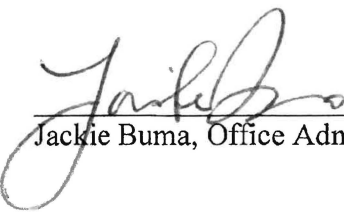
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain 4-foot-wide portion of a 14-foot-wide utility easement along the rear property line of their residential lot located at 2921 Abbey Court in the Winter Park Pines Subdivision in Winter Park, containing a total of approximately 298.00 square feet in Orange County, Florida (the legal property

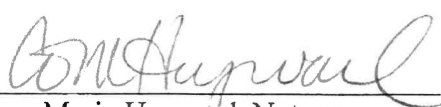
STATE OF FLORIDA COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE, VOLUSIA & BREVARD

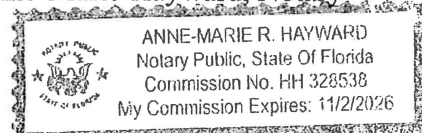
Before the undersigned authority personally appeared Jackie Buma, who states that she is Office Administrator and Sales Support of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia & Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter PETITION TO VACATE # 21-08-047 in said newspaper in the issues of March 7th, 2025.

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 7th day of March, 2025 by Jackie Buma who is personally known to me.


Jackie Buma, Office Administrator


Anne-Marie Hayward, Notary



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 February 25, 2025, 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 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 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-FIFTH DAY OF FEBRUARY 2025.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
March 7, 2025