



Interoffice Memorandum

DATE: January 15, 2019

TO: Mayor Jerry L. Demings  
-AND-  
Board of County Commissioners (BCC)

FROM: Diana M. Almodovar, P.E., County Engineer, Public Works Department *DMA*

SUBJECT: **PETITION TO VACATE PTV-18-08-025 - Mr. Harold L Downing,  
on behalf of Ashley and Janice Andrews**

**Reason For Vacation**

The petitioner requests that Orange County vacate portions of two 5 foot wide utility easements, containing approximately 504 square feet each, for a total of 1,008 square feet. The petitioner recently purchased the home, and prior to closing on the purchase learned that the home was encroaching into the two platted utility easements that run side by side along the northern property line. The home was originally constructed on the property line due to a surveying error and to correct the error, the developer relocated the property line 5.8 feet to the north, which placed the new property line above the two platted easements, leaving the existing easements in place and causing a cloud on the title of the property. The petitioner wishes to vacate the utility easements in order to clear title and keep the existing improvements in place.

**Location of Property/Legal Description**

The property lies south of Conroy Windermere Road and west of South Apopka Vineland Road. Public interest was created by the plat of Silver Woods Phase Five, as recorded in Plat Book 19, Page 31 of the public records of Orange County, Florida. The parcel ID number is 16-23-28-8080-02-730. The parcel address is 5029 Honeynut Lane, and it lies in District 1

**Statement of No Objection**

The Real Estate Management and Environmental Protection Divisions have consented to the request. All utility providers have also consented. The Relationship Disclosure and Specific Expenditure forms have been submitted.

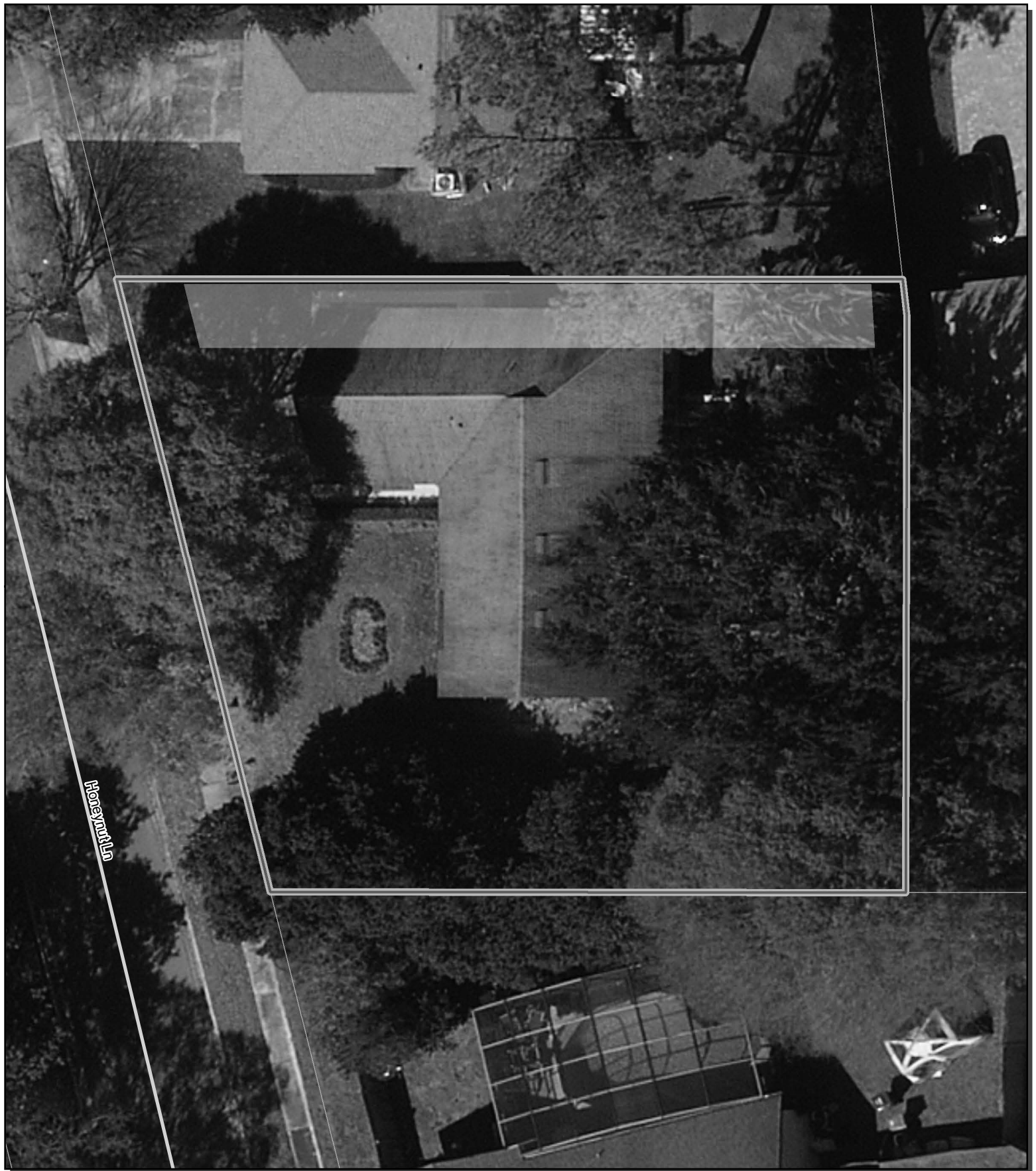
**Staff Findings**

County staff visited the site on December 28, 2018. A portion of the existing house encroaches upon the utility easement requested for vacation.

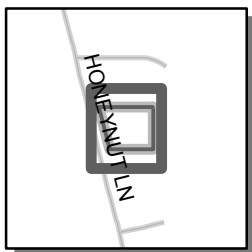
**Staff Recommendations**

Approval of this request will have no adverse effect on Orange County. Staff has no objection to this request.

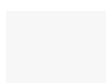
**ACTION REQUESTED: APPROVAL OF PTV-18-08-025 – DISTRICT 1**



Honeycut Ln



**PTV # 18-08-025**  
**Harold L. Downing on behalf**  
**of Ashley and Janice Andrews**



Proposed Vacation



Subject Property

