



Interoffice Memorandum

DATE: October 11, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

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

SUBJECT: **PETITION TO VACATE PTV-22-08-020 - Mr. Brock Fanning, on behalf of Toll FL Limited Partnership.**

Reason For Vacation

Toll FL is requesting to vacate 14 portions of a 20 foot wide emergency access easement, containing a total of approximately 0.37 acres. The emergency access easements were platted over the same area encumbered by the backyard drainage easement system dedicated to the Homeowners Association located within the gated community known as Royal Cypress Preserve. The Homeowners Association has terminated portions of their backyard drainage easements leaving the emergency access easement dedicated to the County in place. The County has been unable to approve the construction of improvements, mainly pools, due to the County's easement restrictions, hence, the request to vacate the emergency access easement. The County has no need or use for the emergency access easement; therefore, staff has no objection to this request. The thirteen lot owners joining in this request are: Todd and Joann Ichihara, Richard and Susanne Bowen, Philippe and Genevieve Bechard, Amanda and Jared Engler, Pamela and William Enos, James and Dianna Kudjer, David, Grace and Laura Clymer and Chloe Ellis, Kenneth and Robyn Homer, Yi and Branda Ma Living Trust, Mark and Jill Medovich, Robert and Sharon Lee, Justin and Rebecca Searls Trust, and Mary and George Stangle Trust. The petitioners wish to vacate in order to be allowed to construct pools and other improvements and to ensure clear title to their properties.

Location of Property/Legal Description

The property lies north of Vista Drive and west of Apopka Vineland Road (CR 535). Public interest was created by Plat Book 87, Page 56, Plat Book 92, Page 139, and Plat Book 95, Page 26. The parcel addresses are 10486 Royal Cypress Way, 10480 Royal Cypress Way, 10462 Royal Cypress Way, 10444 Royal Cypress Way, 10582 Royal Cypress Way, 10576 Royal Cypress Way, 10570 Royal Cypress Way, 10558 Royal Cypress Way, 10552 Royal Cypress Way, 10540 Royal Cypress Way, 10534 Royal Cypress Way, 10528 Royal Cypress Way, 10522 Royal Cypress Way, and 10492 Royal Cypress Way. All the parcels lie in District 1.

Statement of No Objection

The Real Estate Management, Engineering, Transportation Planning, Roads and Drainage and Environmental Protection Divisions have no objection to the request. The Relationship Disclosure and Specific Expenditure forms have been submitted.

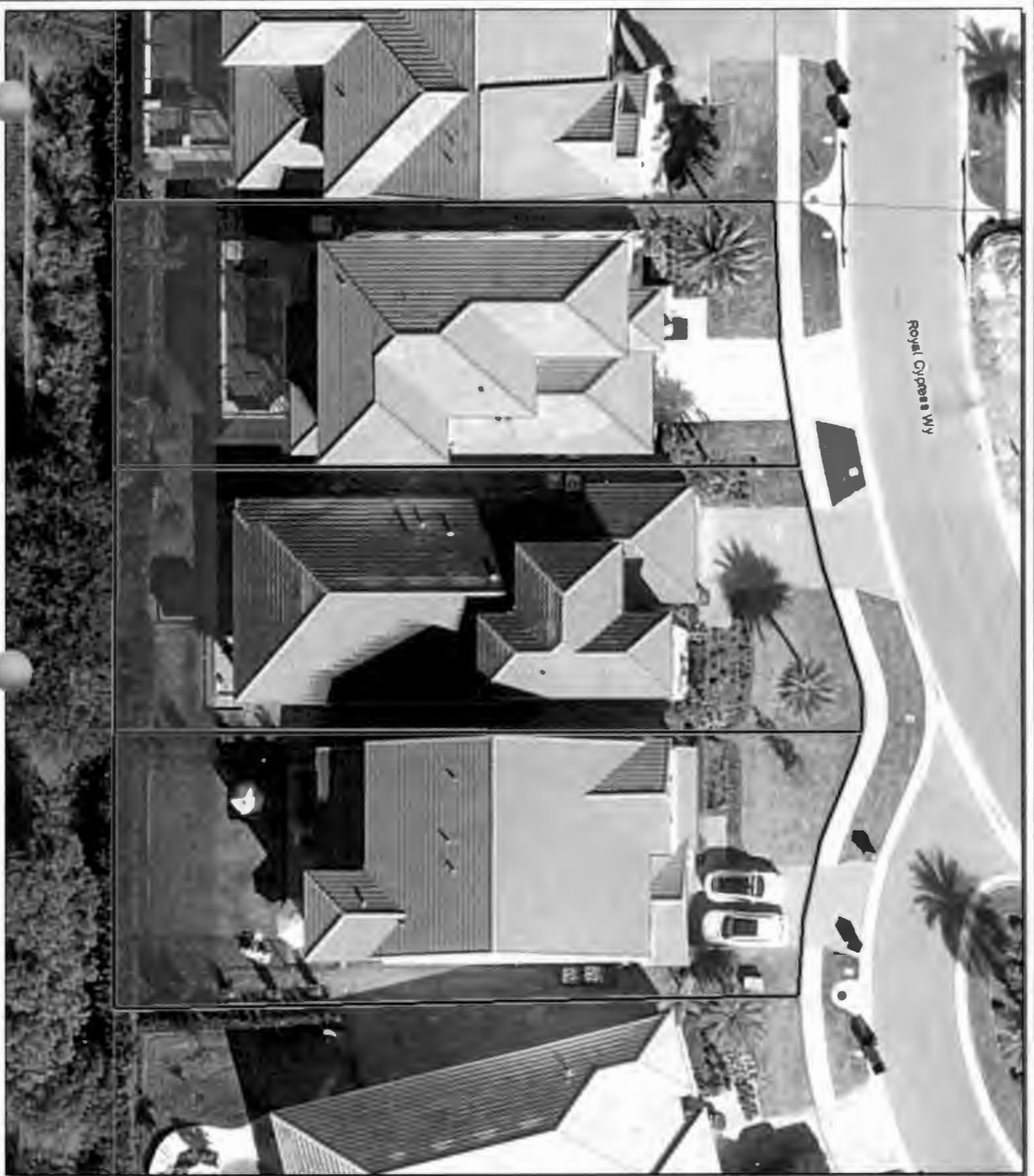
Staff Findings

County staff visited the site on September 16, 2022. There appears to be pools and screened enclosures over portions of the 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-22-08-020 – DISTRICT 1




Royal Cypress Wy

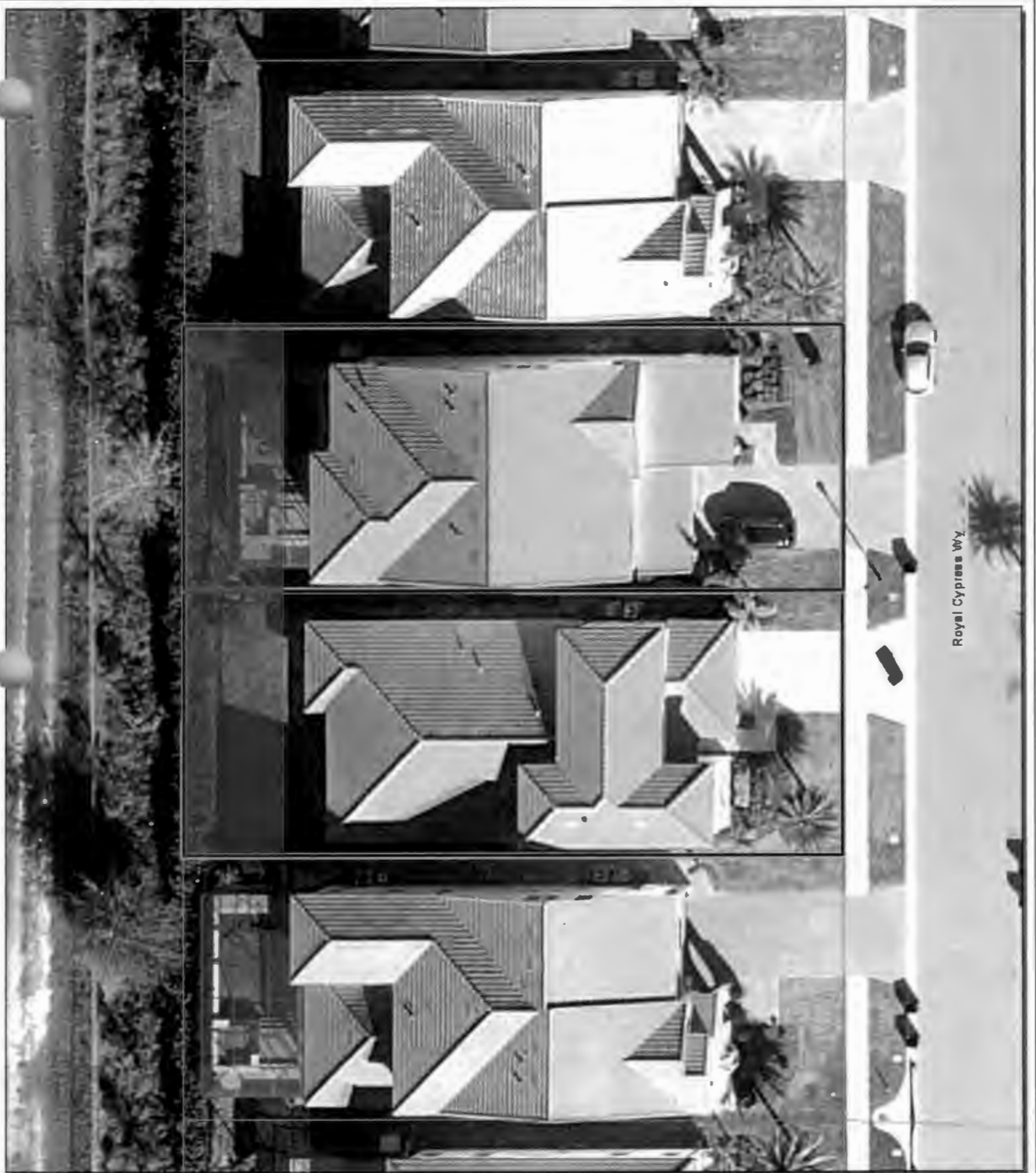


PTV-22-08-020

Brock Fanning, on behalf of Toll FL Limited Partnership

	Proposed Vacation		Subject Property
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Royal Cypress Wy

PTV-22-08-020

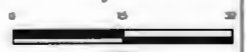
Brock Fanning, on behalf of Toll FL Limited Partnership



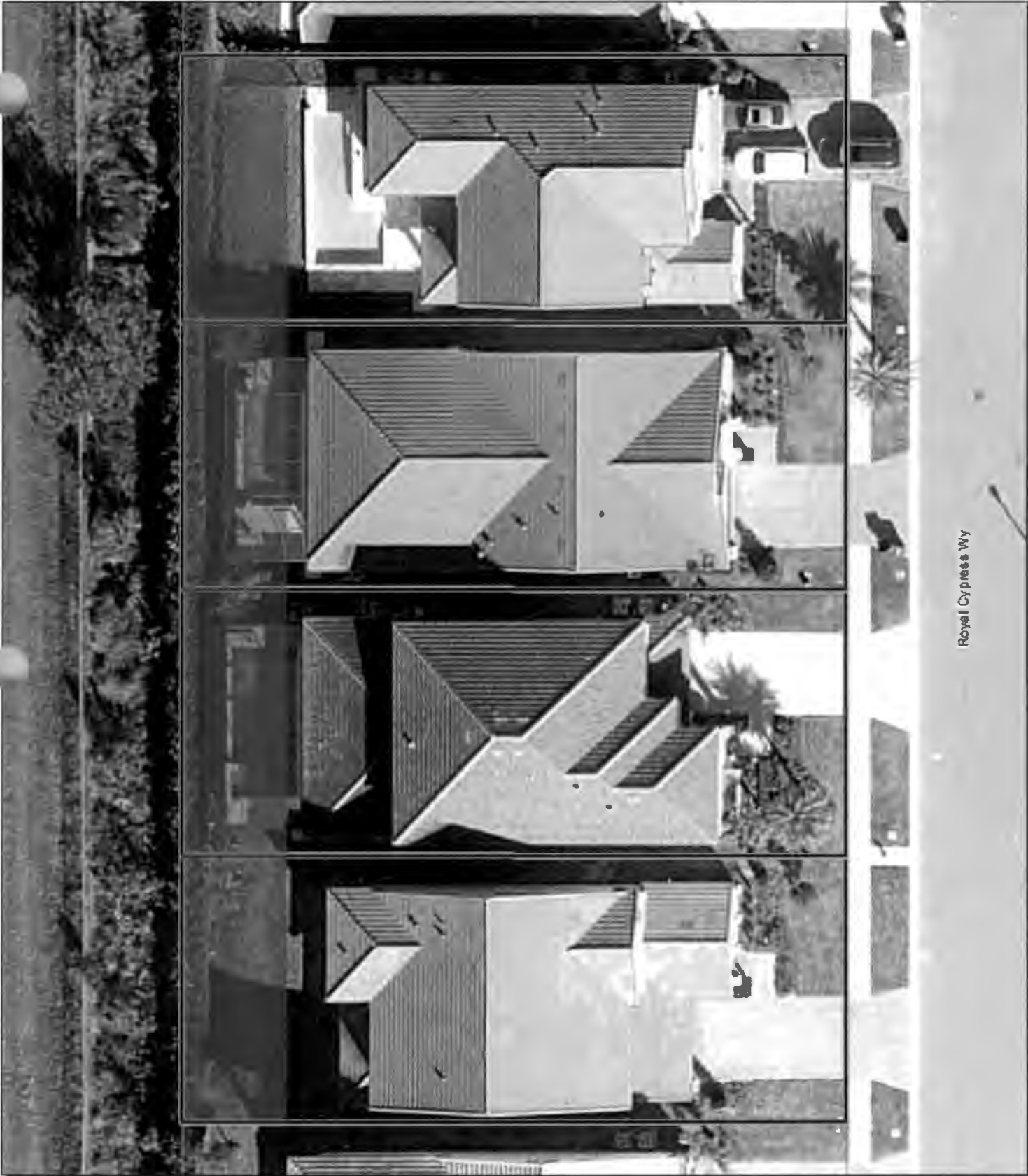
Proposed Vacation



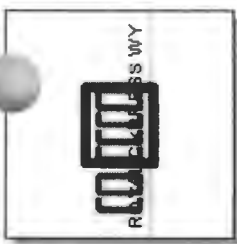
Subject Property



1 : 300
1 in. = 25 ft

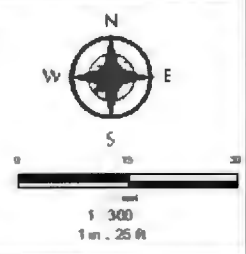


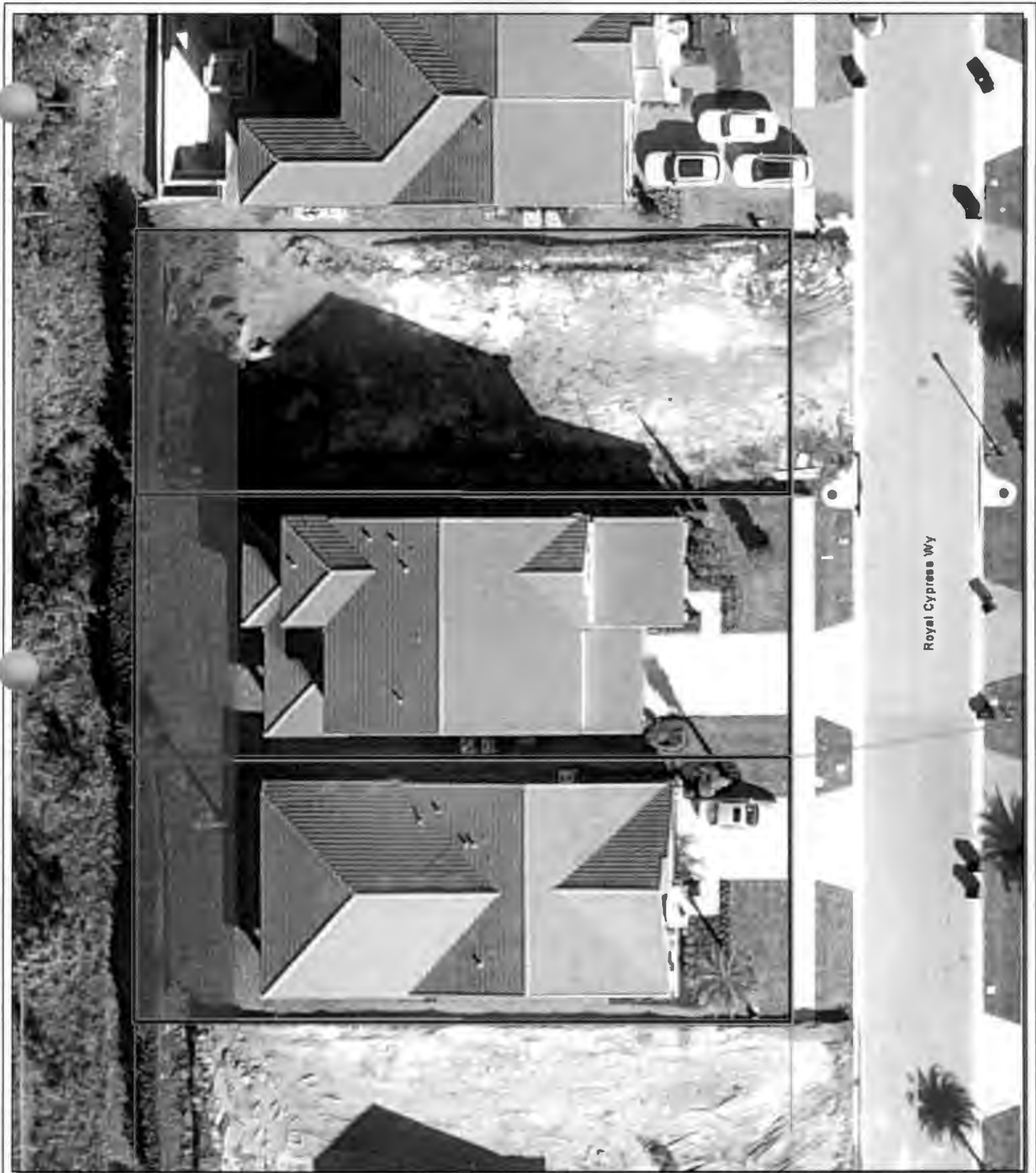
Royal Cypress Wy



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Royal Cypress Wy

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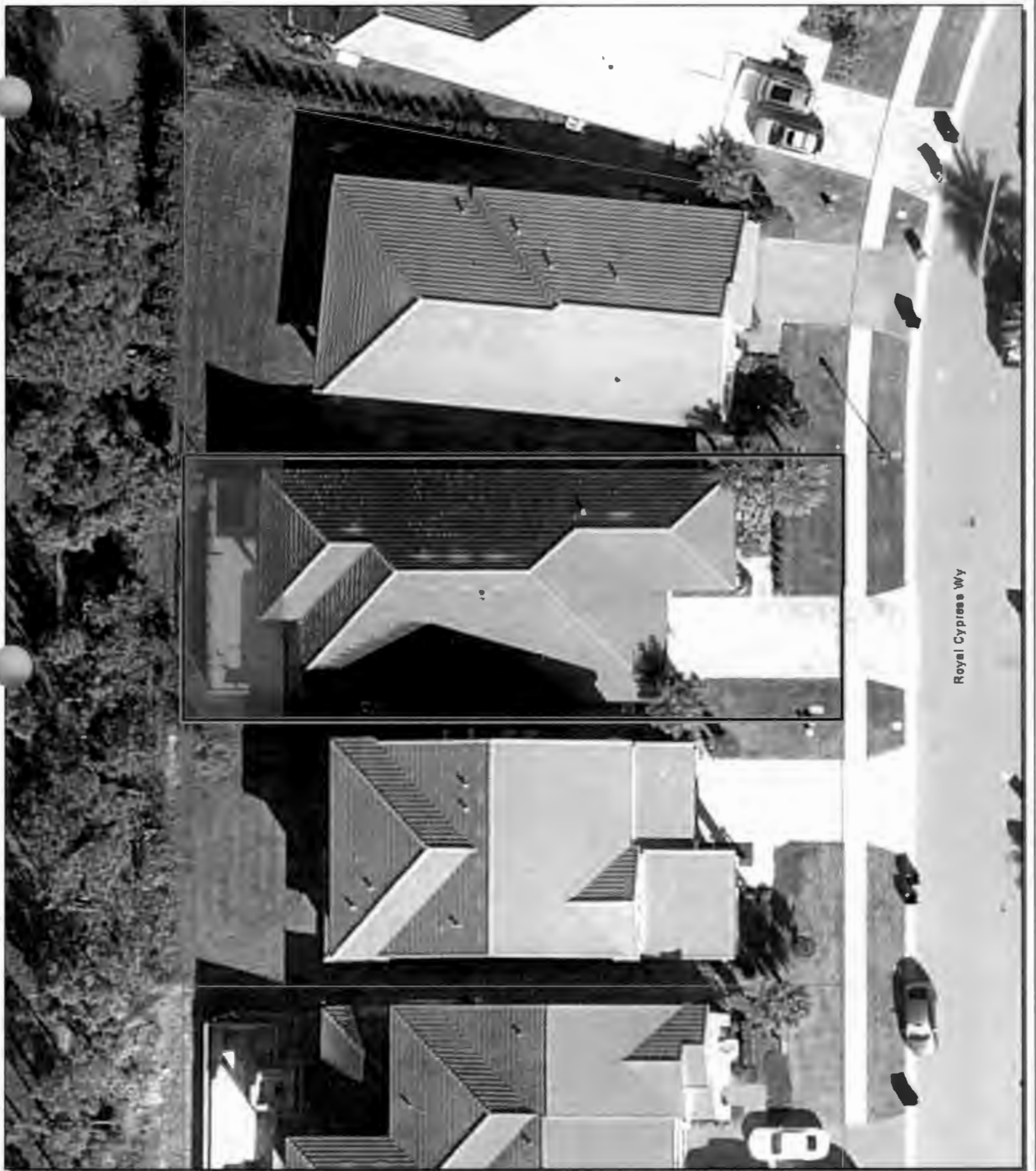
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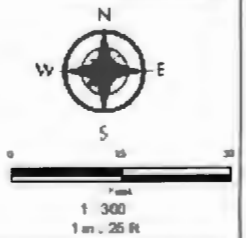


Royal Cypress Wy



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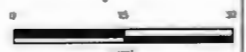
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Proposed Vacation



Subject Property



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