



Interoffice Memorandum

DATE: November 28, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners (BCC)

FROM: *DJK for* Joseph C. Kunkel, P.E., Deputy Director, Public Works Department

SUBJECT: **PETITION TO VACATE PTV-17-02-010 – Evangelina Maldonado**

Reason For Vacation

The petitioner requests that Orange County vacate a 5 ft wide utility easement containing approximately 0.012 acres. A structure was constructed by a previous owner resulting in an encroachment into the 5 ft wide utility easement. On October 6, 2016, the BZA approved a variance (VA-16-10-121) allowing the structure to remain on its current location. Condition #7 of the zoning variance states that: *Prior to issuance of building permits, the applicant shall obtain written consent from the County's Development Engineering Division that the garage may remain in the existing utility easement. Applicant is advised that this may require a formal easement vacation.* The petitioner wishes to vacate in order to satisfy this BZA condition and to clear title to the property.

Location of Property/Legal Description

The property lies west of Redditt Road and south of Pershing Avenue. Public interest was created per the plat of "Lynwood Estates 1st Addition Mobile Home Subdivision", as recorded in Plat Book 5, Page 60, of the Public Records of Orange County, Florida. The parcel address is 6901 Castillo Court and it lies in District 3.

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.

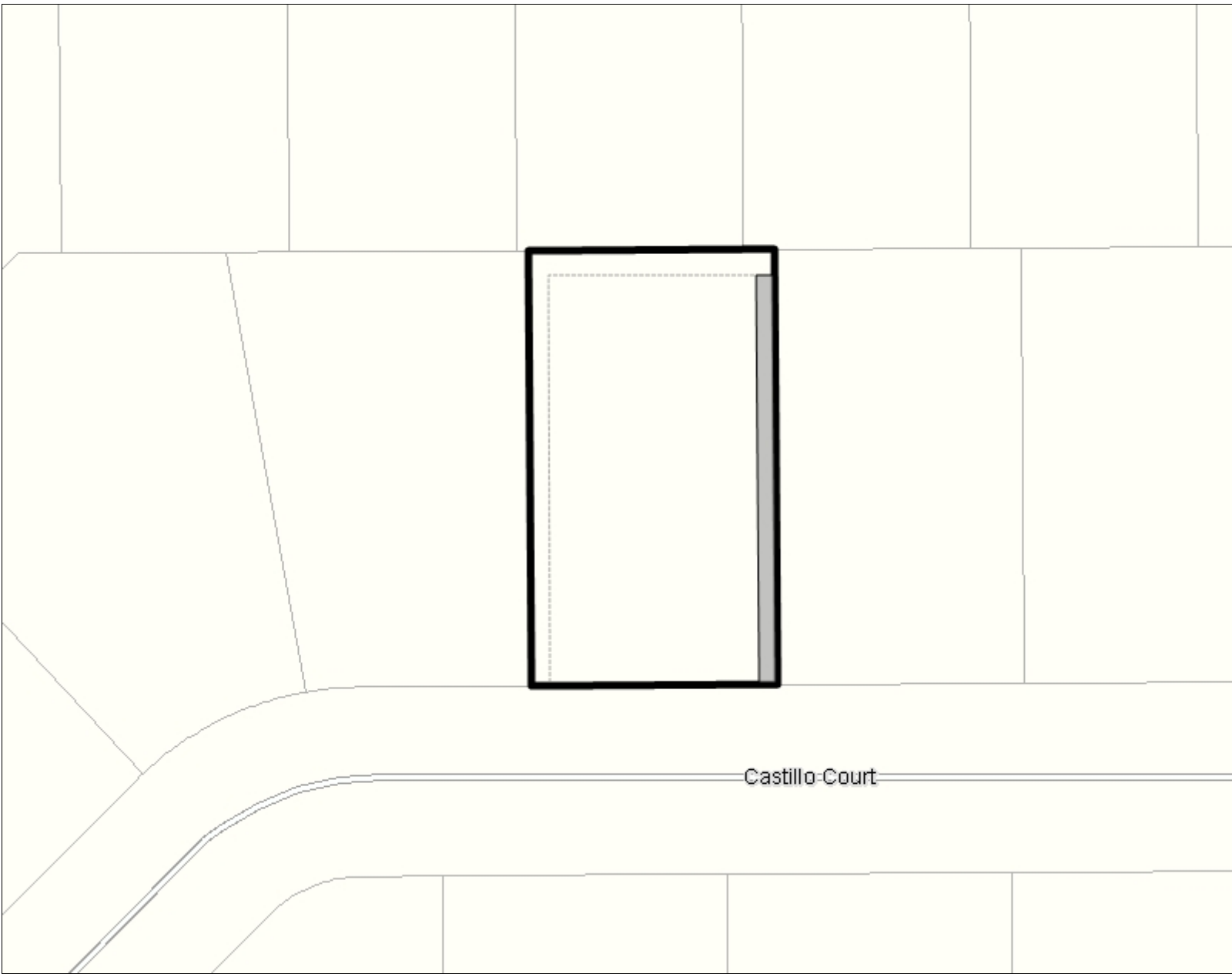
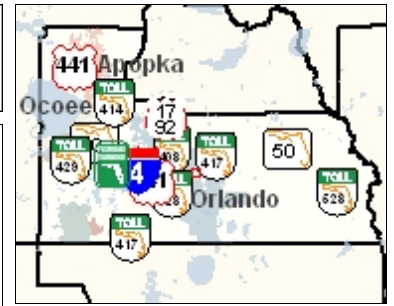
Staff Findings

County staff visited the site on November 15, 2017. A structure currently encroaches approximately 2 ft into the easement. There appears to be no other visible improvements within 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-17-02-010 – DISTRICT 3



Legend

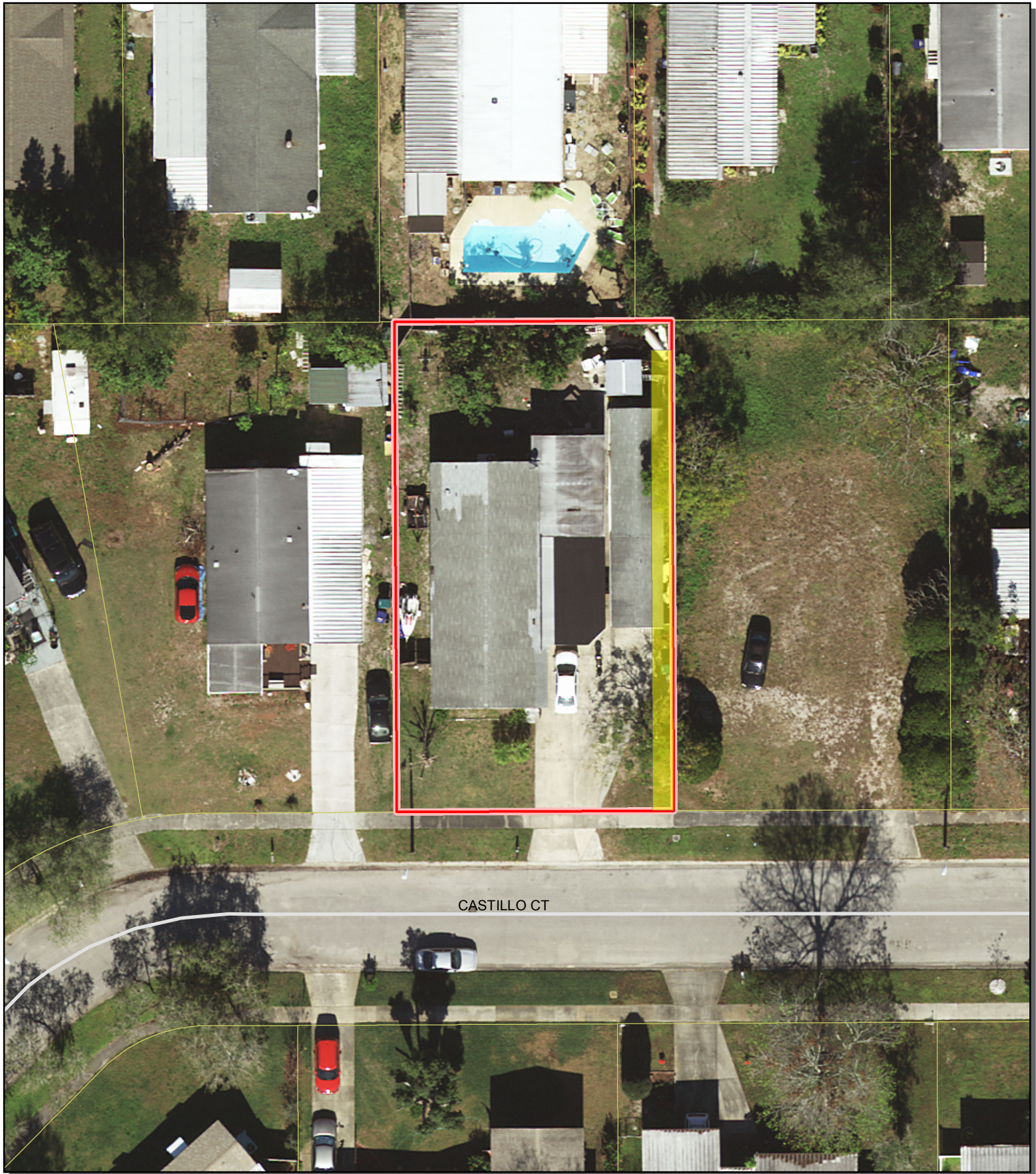
-  Petitioner's property
-  5 ft wide utility easement to be vacated

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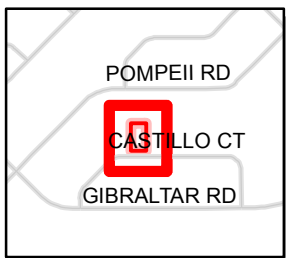


0.0 0 0.01 0.0 Miles

Notes





CASTILLO CT



POMPEII RD
CASTILLO CT
GIBRALTAR RD

PTV # 17-02-010
Evangelina Maldonado

	5 ft wide utility easement to be vacated		Subject Property
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