



Interoffice Memorandum

Received on May 21, 2026
Deadline: June 2, 2026
Publish: June 7, 2026

Date: May 20, 2026

TO: Jennifer Lara-Kilmetz, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Susan V. Ussach, P.E., CFM, Deputy Director/County Engineer *SU*
Public Works Department

THRU: William Worley, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7925
E-mail address: William.worley@ocfl.net

RE: **Request for Public Hearing PTV-26-03-008 – Kyle Lamonte McBride**

Applicant: Kyle Lamonte McBride
7211 Pomelo Drive
Orlando, Florida 32819

Location: S30/T23/R29 Petition to vacate a 2-foot-wide portion of a 12-foot-wide utility easement that lies along the east property line of a residential lot and a portion of a 6-foot-wide utility easement that lies along the north property line of the same residential lot located within the Tangelo Park Section Four Subdivision, containing approximately 802.15 square feet. Public interest was created by the plat of Tangelo Park Section Four as recorded in Plat Book Y, Page 1, of the public records of Orange County, Florida. The parcel ID number is 30-23-29-8556-06-010. The parcel address is 7211 Pomelo Drive and lies in District 6.

Estimated time required for public hearing: Five (5) minutes, not to exceed ten (10) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the petition, the Clerk's estimated hearing date, time and place at least 14 days prior to the date set for the public hearing. Publish the notice of adoption within 30 days of the hearing date.

Request for Public Hearing PTV-26-03-008 – Kyle Lamonte McBride

Applicant/Abutters to Be notified: Yes – Mailing address are attached.

Hearing by Fla. Statute # or code: Pursuant to Section 336.10 of the Florida Statutes.

Spanish contact person: 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.

Materials being submitted as backup for public hearing request:

1. Complete originals and exhibits
2. Certified sketch and legal description
3. Receipt of payment of petition fees
4. Proof of property ownership
5. Mailing labels

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

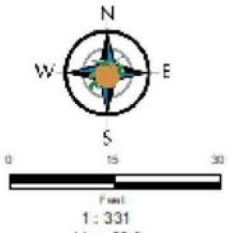
Please notify William Worley of the scheduled date and time. The Development Engineering Division will notify the customer.

For any questions regarding this map, please contact William Worley at 407-836-7925



PTV-26-03-008
7211 Pomelo Drive

	Proposed Vacation		Subject Property
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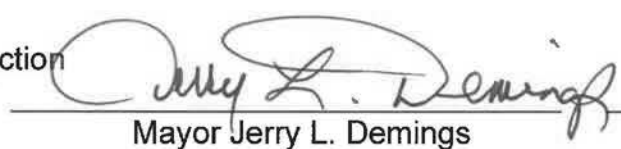


0 15 30
Feet
1" : 331
1 in : 28 ft

**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
May 14, 2026**

Request authorization to schedule a Public Hearing for the Petition to Vacate 26-03-008. This is a request from Kyle Lamonte McBride to vacate a portion of two 2-foot-wide portion of a 12-foot-wide utility easement that lies along the east property line of a residential lot and a portion of a 6-foot-wide utility easement that lies along the north property line of the same residential lot located within the Tangelo Park Section Four Subdivision, containing approximately 802.15 square feet and lies in District 6. Staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings



(Date)

NOTE: FURTHER PROCESSING NECESSARY

Please return to William Worley via interoffice mail.

**PETITION REQUESTING VACATION OF
ORANGE COUNTY ROAD, RIGHT OF WAY OR EASEMENT**

To: Board of County Commissioners
Orange County, Florida

The undersigned hereby petitions the Board of County Commissioners to vacate an existing right-of-way or easement and to disclaim any right Orange County and the public have in that right-of-way or easement.

The undersigned does hereby certify:

PUBLIC INTEREST IN RIGHT OF WAY OR EASEMENT:

The title or interest of Orange County and the public in the above described right-of-way or easement is acquired and is evidenced in the following manner: (state whether public interest acquired by deed, dedication or prescription).

Public interest was created by Plat Book Y, Page 1, of the public records of Orange County, Florida.

ATTACH SKETCH AND DESCRIPTION: Attached as Exhibit "A" is a sketch and legal description prepared by a registered land surveyor accurately showing and describing the above-described right-of-way or easement and showing its location in relation to the surrounding property.

SEE ATTACHED EXHIBIT 'A'

ABUTTING PROPERTY OWNER: Attached as Exhibit "B" is a list which constitutes a complete and accurate schedule of all abutting property owners (other than the petitioner). This exhibit *may* also include any letters received from abutting property owners resulting from courtesy letters sent to them.

SEE ATTACHED EXHIBIT 'B'

ACCESS TO OTHER PROPERTY: The undersigned certifies that if this petition is granted and the right-of-way or easement is terminated, no other property owner will be denied access to and from his or her property.

POSTING OF NOTICE: The undersigned agrees to place a notice of petition to vacate on the subject property in a conspicuous and easily visible location no later than ten (10) days prior to the public hearing on the petition. This notice will be available at the Orange County Public Works Division after a Public Hearing has been scheduled.

PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

SEE ATTACHED EXHIBIT 'C'

NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that, to the best of his or her knowledge, the above-described right-of-way or easement is not a part of any existing or proposed state or federal highway. It was not acquired or dedicated for state or federal highway purposes, and such right of way or easement is under the control and jurisdiction of the Board of County Commissioners.

GROUNDS FOR GRANTING PETITION: The undersigned submits as grounds and reasons in support of this petition the following: (State in detail why the petition should be granted)

Respectfully submitted by:

K. Lambert MC
Petitioner's Signature
(Include title if applicable)

Kyle Lambert McBride
Print Name

Petitioner's Signature
(Include title if applicable)

Print Name

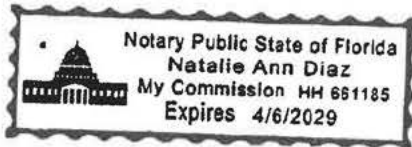
Address:

Phone Number: (____) _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2020 who is personally known or who has produced Florida Driver's License as identification.



Natalie Diaz
Signature of Notary
Natalie Diaz
Print Name

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

Sketch of Description

ok
JST 5/14/2026

Legal Description: VACATION OF EASEMENT

A PORTION OF LOT 1, BLOCK 6, TANGELO PARK SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Y, PAGE 1, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEING:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 6; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1, NORTH 45°34'21" WEST A DISTANCE OF 14.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°34'21" WEST A DISTANCE OF 2.82 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 00°25'58" WEST A DISTANCE OF 115.34 FEET; THENCE SOUTH 89°34'02" WEST A DISTANCE OF 92.74 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE, ALONG SAID CURVE, RUN 6.01 FEET THROUGH A CENTRAL ANGLE OF 04°58'13", SAID CURVE HAVING A CHORD BEARING OF NORTH 02°55'16" WEST, A CHORD DISTANCE OF 6.01 FEET, AND A RADIUS OF 69.28 FEET TO THE NORTH LINE OF LOT 1, BLOCK 6; THENCE ALONG SAID NORTH LINE, NORTH 89°34'02" EAST A DISTANCE OF 95.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°25'58" EAST A DISTANCE OF 123.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 802.15 SQ. FT. OR 0.018 ACRES ±.

THE INTENT AND PURPOSE OF THIS DOCUMENT IS TO VACATE THE PORTION OF THE EASEMENT DESCRIBED IN THE ABOVE LEGAL DESCRIPTION

- 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.
- The Basis of Bearings Shown Hereon is based on the East Property Line of Lot 1, Block 6, Tangelo Park Section Four, Per Plat Book Y, Page 1, and denoted with a "BB"

Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pp	- 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
Esmt.	- Easement	PSM	- Professional Surveyor And Mapper
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Find.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
LB	- Licensed Business	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Del'd	- Del'd (Central Angle)
P.B.	- Plat Book	Chn Link	- Chain Link Fence
Wd Fence	- Wood Fence		

Sketch Date: 05/07/26
 Drawn By: TCK
 Approved By: PKI
 Field: N/A

Sketch and Description Certified To:
 KYLE MCBRIDE: 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.
 - >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.

I hereby Certifying that the Sketch and Description of the above described Property is True and Correct in every Part. Only Known and Marked nearby Surveyed under my Direction on the Day Shown, Based on Information furnished to Me as Noted and Comports to the Standards of Practice for Land-Surveying in the State of Florida in accordance with Chapter 5-102 Florida Administrative Code Pursuant to Section 472.027 Florida Statutes.

Patrik K. Ireland
 PATRIK K. IRELAND
 SURVEYOR
 STATE OF FLORIDA
 No. 6637
 Date Signed: 05/09/26

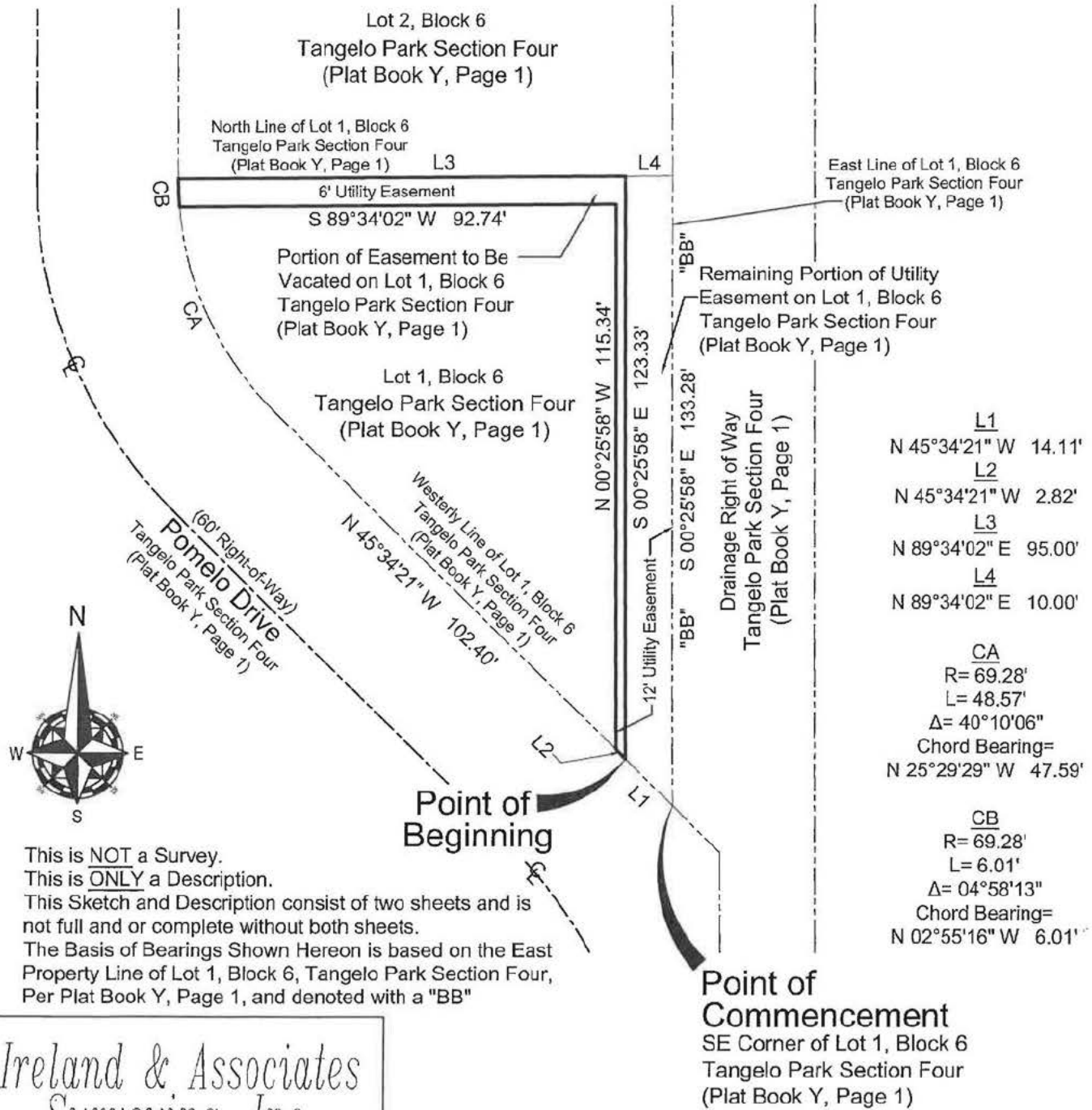
FOR THE FIRM

This Sketch is intended ONLY for the use of said Certified Parties. This Sketch is NOT A SURVEY and is enclosed with Surveyor's Seal.

FILE NO. IS-108774

Sketch of Description

VACATION OF 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.
- The Basis of Bearings Shown Hereon is based on the East Property Line of Lot 1, Block 6, Tangelo Park Section Four, Per Plat Book Y, Page 1, and denoted with a "BB"

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

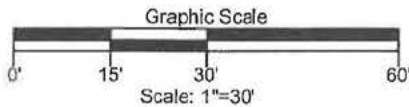


EXHIBIT "B"

ABUTTING PROPERTY OWNERS

EXHIBIT 'B'

ABUTTING PROPERTY OWNERS

As an abutting property owner, I hereby consent without objection, to the vacating of the Easement or Right of Way in the attached petition

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SIGNATURE(S)
Sergio & Olga		
7207 Pomelo Dr	30-23-29-8556-06-020	Sent certified
Orlando, FL 32819		

4/17/26

**Sergio Gutierrez
Olga Rodriguez
7207 Pomelo Drive
Orlando, FL 32819**

Petition to Vacate: PTV-26-03-007

To Whom it May Concern,

I am in the process of requesting that Orange County vacate a 2-foot-wide portion of a 12-foot-wide utility easement that lies along the east property line of my residential property and a portion of a 6-foot-wide utility easement that lies along the north property line of my residential property, as shown on the enclosed map. The address is 7211 Pomelo Drive, the parcel ID is 30-23-29-8556-06-010 and lies within the subdivision found in the plat of Tangelo Park Section Four; Plat Book Y, Page 1 as recorded in the public records of Orange County, Florida.

Part of the vacation process is to notify abutting property owners that I am petitioning to vacate the easement.

Sincerely,

Kyle Lamonte Mc Bride

9589 0710 5270 2543 0473 41

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Sergio Gutierrez Olga Rodriguez
Street and Apt. No. or PO Box No.	7207 Pomelo Drive
City, State, ZIP+4®	Orlando, Fla. 32819

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

APR 17 2025
ORLANDO FL 32819
DO NOT CROSSING CPU

EXHIBIT "C"

UTILITY LETTERS

Date 3-12-26

Petition to Vacate:

Dear Mr./Mrs. Ronald Tynes

I am in the process of requesting that Orange County vacate a 2-foot-wide portion of a 12-foot-wide utility easement that lies along the east property line of my residential property and a portion of a 6-foot-wide utility easement that lies along the north property line of my residential property, as shown on the enclosed map. The address is 7211 Pomelo Drive, the parcel ID is 30-23-29-8556-06-010 and lies within the subdivision found in the plat of Tangelo Park Section Four; Plat Book Y, Page 1 as recorded in the public records of Orange County, Florida. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact harant at 407 234 5853

Sincerely,
Kyle Harant McBride
(Your Name)

- The subject parcel is NOT within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have **no objection** to the vacation.
- The subject parcel is within our service area. We **object** to the vacation

Additional comments: Spectrum agrees to vacate a 2' portion of the existing 12' easement along east side of property and the 6' easement

Signature: *Ronald B. Tynes Jr*
 Print Name: Ronald B. Tynes Jr (Spectrum)
 Title: Construction Supervisor
 Date: 04/08/2026

along the North side of property
(see print attached)
pg2

100 0 000

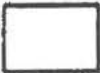


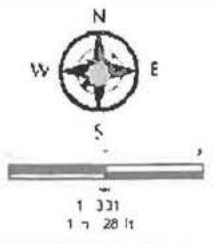
Crow St

Pomelo Dr

PTV-26-03-008
7211 Pomelo Drive



Proposed Vacation  Subject Property





September 12, 2025

Mr. McBride
7211 Pomelo Dr Orlando, FL 32819

RE: No Objection to the Vacation of Easement

Dear Mr. McBride:

The Orlando Utilities Commission has no objection to the vacation of the 2-foot wide portion of a 12-foot-wide utility easement and a 6-foot wide utility easement that lies on the North lot line within the platted utility easement located in Section 30, Township 23, Range 29 on Tangelo Park Section 4 Lot 1 Blk 6 according to the Plat thereof as recorded in Plat Book Y, Page 1, of the Public Records of Orange County, Florida. Please see attached.

There are no existing OUC electric facilities located within the area of the proposed structure.

If you have any questions, please call me at 407-434-2158.

Sincerely,

Kaylee Messina

Kaylee Messina
Right-of-Way Agent

ORLANDO UTILITIES COMMISSION



Date 4/02/2026

Kyle McBride Lamont
7211 Pomelo Dr.
Orlando, Fl. 32819

Mont710@gmail.com

Petition to Vacate:

To Whom it may concern

This letter serves as notification that **TECO Peoples Gas** does not have any gas main facilities located within the **2-foot or 6-foot easement areas** on the following described property:

Property Address: 7211 Pomelo Drive

Legal Description: Lot 1, Block 6, Tangelo Park, Section Four

Parcel Identification Number: 30-23-29-8556-06-010

As indicated on the attached sketch, the subject parcel lies within the service area of TECO Peoples Gas; however, **no company facilities exist within the referenced easement areas**. Accordingly, **TECO Peoples Gas has no objection to the proposed vacation of the easement.**

The subject parcel is within our service area. We do not have any facilities within the easement. We have no objection to the vacation.

The usual precautions will be taken to safeguard your facilities in this area.

If there are any questions, please contact our office (407) 420-6663.

Sincerely,

TECO/PEOPLES GAS

A handwritten signature in black ink, appearing to read "Shawn Winsor".

Shawn Winsor
Gas Design / Project Manager

Attachments: (0)

Property Record - 30-23-29-8556-06-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 03/11/2026

Property Name

7211 Pomelo Dr

Names

Mcbride Kyle Lamont

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class Iii

Mailing Address

7211 Pomelo Dr
Orlando, FL 32819-8574

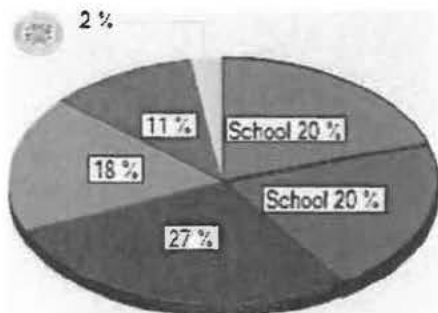
Physical Address

7211 Pomelo Dr
Orlando, FL 32819

OR
OR
Code
For
Mobile
Phone

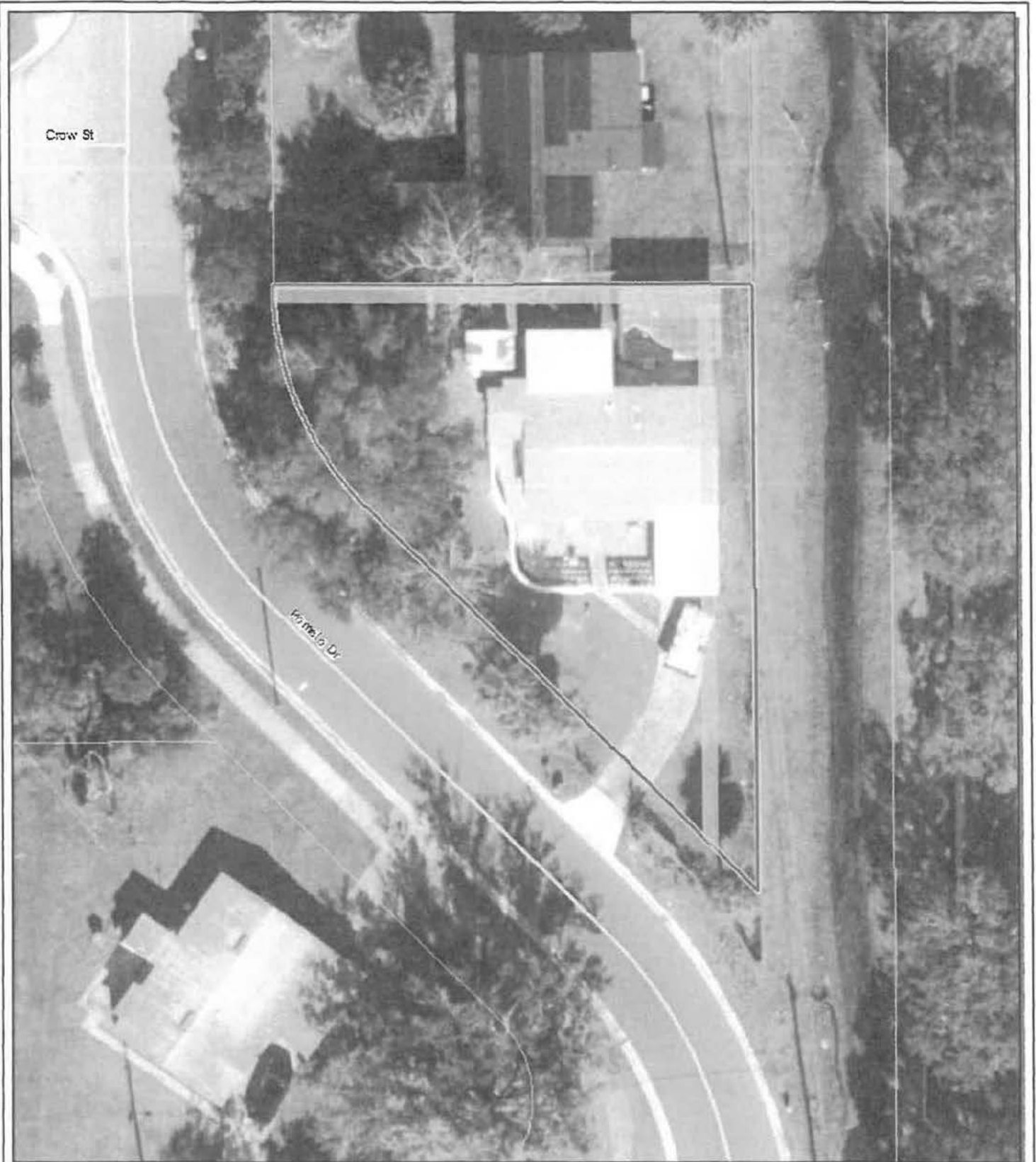


292330855606010 04/26/2006



Value and Taxes

Historical Value and Tax Benefits




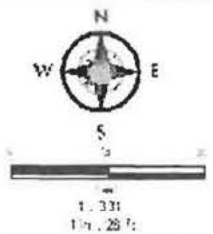
Crow St

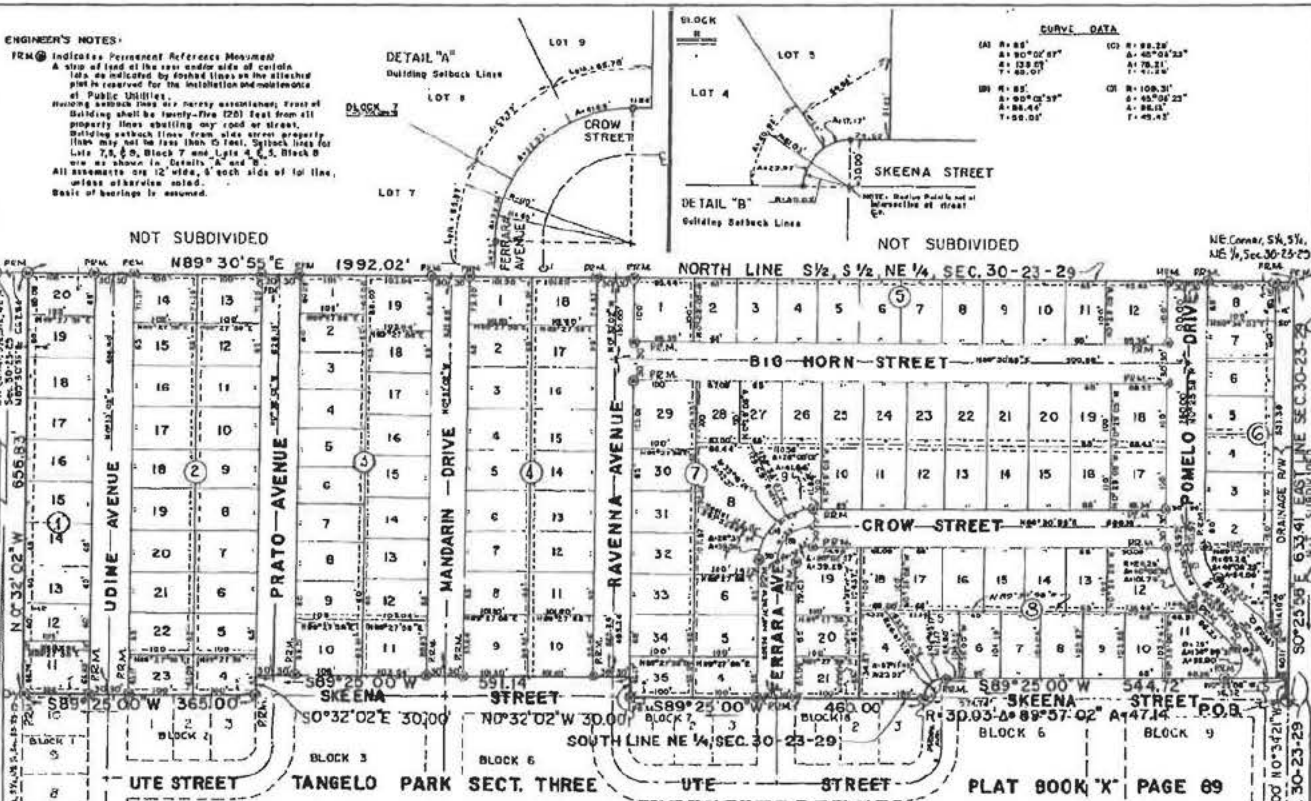
Pomelo Dr

PTV-26-03-008
7211 Pomelo Drive



Proposed Vacation		Subject Property
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TANGALO PARK SECTION FOUR

A SUBDIVISION LYING IN THE NE 1/4 SECTION 30 TOWNSHIP 23 S RANGE 29 E
ORANGE COUNTY, FLORIDA

CROSS STATE LAND CORPORATION
 ORLANDO, FLORIDA

RADER AND ASSOCIATES
 ENGINEERS AND ARCHITECTS
 ORLANDO, FLORIDA

ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS, that Kenneth E. Colander, as trustee, consents to the filing of this plat and joins herein solely for the purpose of subcontracting the job of said platting dated the 12th day of January, 1960, as recorded in the Public Records of Orange County, Florida, to the dedication of streets shown on this plat.

WITNESS my hand and seal this 12th day of January, A.D. 1960.

Kenneth E. Colander
 KENNETH E. CALDER, AS TRUSTEE

WITNESS

George A. Brown

Notary Public State of Florida at Large

STATE OF FLORIDA: I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, Kenneth E. Colander, as trustee, to me well known to be the person whose name is on and who executed the foregoing instrument and who acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 12th day of January, 1960.

My Commission Expires July 1st, 1961

George A. Brown
 Notary Public State of Florida at Large

DESCRIPTION

A tract of land lying in the NE 1/4 of Section 30, Twp. 23 S., Rge. 29 E., Orange County, State of Florida, more particularly described as follows:

Beginning at the SE Corner of the NE 1/4 of Section 30, Twp. 23 S., Rge. 29 E., run thence N0°34'27" W for a distance of 30.00 feet to the Northwest Corner of TANGALO PARK SECTION THREE, as recorded in Plat Book X, Page 89, of the Public Records of Orange County, Florida; thence run S89°25'00" W along the North Line of said TANGALO PARK SECTION THREE for a distance of 549.72 feet to a point of curvilinear thence run southerly and westerly along the arc of a circular curve to the NE Corner of the NE 1/4 of said Section 30, said point bearing S89°25'00" W for a distance of 47.14 feet to a point on the South Line of the NE 1/4 of said Section 30, said point bearing S89°25'00" W from the center of said 30.00 foot radius curve; said point also bearing S89°25'00" W and 374.74 feet distant from the SE Corner of the NE 1/4 of said Section 30; thence run S89°25'00" W along the South Line for a distance of 180.00 feet to the NW Corner of the NE 1/4 of said Section 30; thence run N0°32'02" E for a distance of 30.00 feet to a point thence run S89°25'00" W for a distance of 591.18 feet to a point, thence run S0°32'02" E for a distance of 30.00 feet to the NE corner of Lot 3, Block 2 of said TANGALO PARK SECTION THREE, said NE corner lying on the South Line of the NE 1/4 of said Section 30; thence run S89°25'00" W along said South Line for a distance of 260.00 feet to the NW corner of said TANGALO PARK SECTION THREE, said NW corner bearing N89°25'00" E and 604.00 feet distant from the SE Corner of the NE 1/4 of said Section 30; thence run N0°32'02" E for a distance of 608.65 feet to a point on the North Line of the S 1/2 of the NE 1/4 of the NE 1/4 of said Section 30, said point bearing N89°10'55" E and 662.81 feet distant from the NW Corner of the S 1/2 of the NE 1/4 of said Section 30; thence run N89°30'00" E along said North Line for a distance of 1992.02 feet to the NE Corner of the S 1/2 of the NE 1/4 of said Section 30; thence run S0°25'58" E along the East Line of the NE 1/4 of said Section 30 for a distance of 653.91 feet to the Point of Beginning. Said tract containing 2,919 acres, more or less.

See Resolution Orange County Comm. Recorded 3/25/60, in DR. Book 719, Page 421, Vesting a Abandoning a portion of a Public Easement, being the 102 feet of the 125 feet Public Easement lying along the E side of Lot 1, B14 & (also the N & E corners)

Approved 1/25/60
F.A. Smith
 Co. Engineer

PLAT BOOK Y-1 AND PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing section to this plat, hereby covenants, sells, grants and plat for the road and purposes therein expressed and dedicates the Streets/Drives shown on this plat, to be known and known as CROSS STATE LAND CORP. IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on December 16, 1959.

CROSS STATE LAND CORP.
 By *Al Feldman* President

STATE OF FLORIDA, COUNTY OF ORANGE
 THIS IS TO CERTIFY, That on December 16, 1959, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared AL FELDMAN, President and SECRETARY of the above named corporation (incorporated under the laws of the State of Florida) to me known to be the individuals and officers described to and the executed the foregoing Dedication and severally acknowledged the respective content to be their free act and deed as such officers (through their duly authorized) that they intended to make corporation in any other manner, and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Al Feldman
 Notary Public
 My Commission Expires Feb. 1, 1963

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed and registered land surveyor, does hereby certify that on January 12, 1960, he completed the survey of the lands shown in the foregoing plat and that said plat and representation of the lands therein described and plotted, that the same reference monuments have been placed so as shown thereon and recorded in Chapter 177, Florida Statutes and that said plat is located in Orange County, Florida. Dated January 12, 1960.

Al Feldman
 Registration No. 1185

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on Jan. 25, 1960, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

James W. McMane
 Chairman of the Board

Richard Powell
 Clerk of the Board

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on JAN. 25, 1960, the Zoning Commission of Orange County, Florida approved the foregoing plat.

James W. McMane
 Chairman of Z.C.

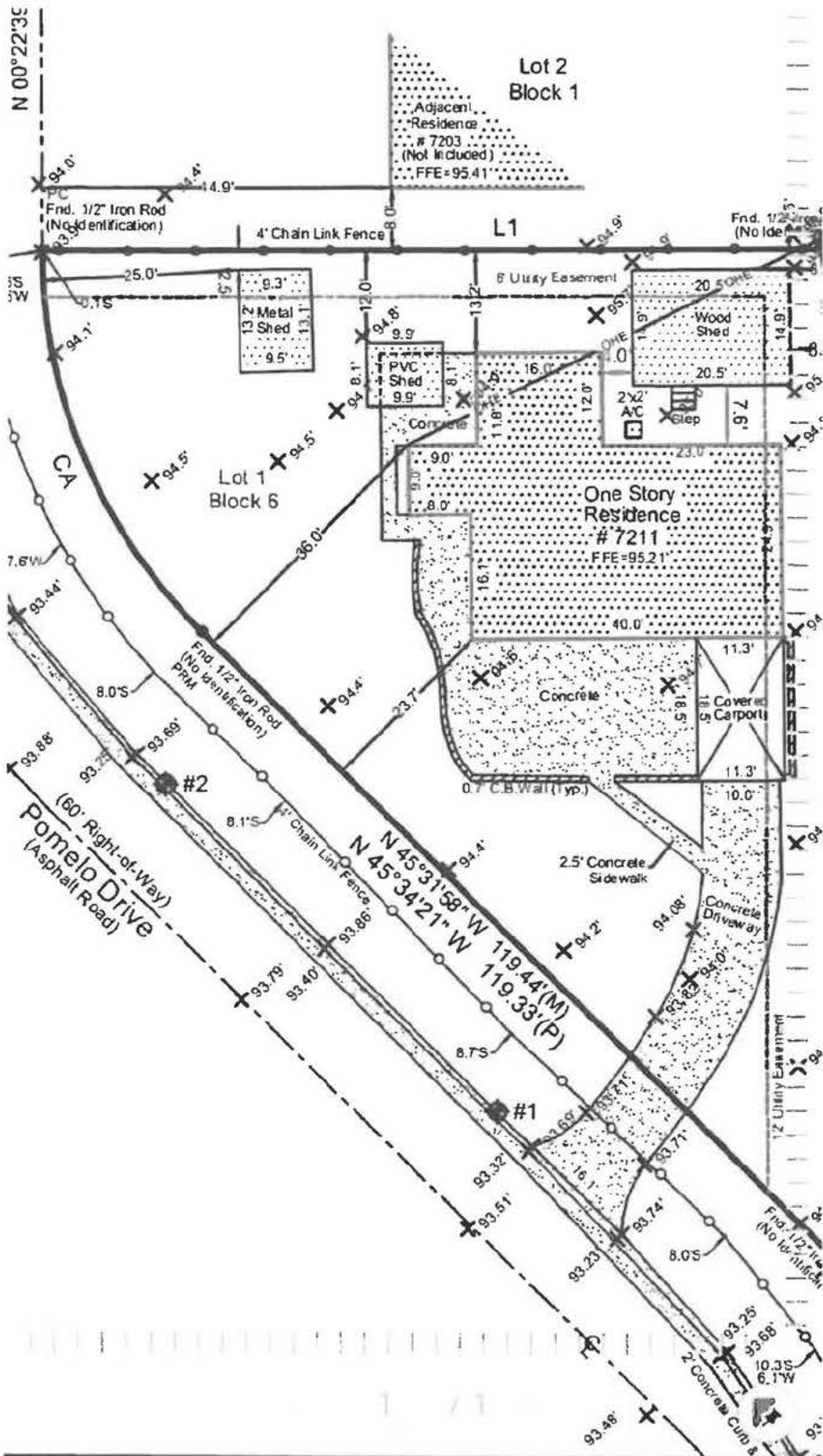
CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Florida Statutes, and my seal for the purpose of this plat is as follows:

Richard Powell
 Clerk of the Circuit Court
 My Commission Expires Feb. 1, 1960



Save





452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310

Mar. 31, 2026

Via email: Mont710@gmail.com

Mr. Kyle McBride
7211 Pomelo Drive
Orlando, Florida 32819

**RE: Vacate of a Platted Easement
Orange County, Florida**

Dear Mr. McBride:

Duke Energy has no objection to the vacation and abandonment of the six (6') foot easement along the North property AND the West two (2') feet of the six (6') foot Utility Easement along the East property line of Lot 1, Block 6, Tangelo Park Section Four, as recorded in Plat Book Y, Page 1, of the Public Records of Orange County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Petition two vacate



mont mcbride <mont710@gmail.com>
to SAWYERS, BRUCE B

Date 3-12-26

Petition to Vacate:

Dear Mr./Mrs. Butch McBride

I am in the process of requesting that Orange County vacate a 2-foot-wide portion of a 12-foot-wide utility easement that lies along the east property line of my residential property and a portion of a 6-foot-wide utility easement that lies along the north property line of my residential property, as shown on the enclosed map. The address is 7211 Pomelo Drive, the parcel ID is 30-23-29-8556-06-010 and lies within the subdivision found in the plat of Tangelo Park Section Four; Plat Book Y, Page 1 as recorded in the public records of Orange County, Florida. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact harant at 407 237 5953

Sincerely,

Kyle Harant McBride
(Your Name)

- The subject parcel is **NOT** within our service area.
- The subject parcel is within our service area. We do not have any facilities within the right-of-way. We have no objection to the vacation.
- The subject parcel is within our service area. We object to the vacation.

Additional comments:

Signature:
Print Name:
Title:
Date:

[Signature]
BRUCE SAWYERS
SR. OSP DESIGN ENGINEER
03/25/2026

STAFF COMMENTS



PUBLIC WORKS DEPARTMENT - DEVELOPMENT ENGINEERING DIVISION

DALE V. MUDRAK, P.E., *Manager*

4200 South John Young Parkway - Orlando, Florida 32839-9205

407-836-7904 - Fax 407-836-8003

e-mail: dale.mudrak2@ocfl.net

May 14, 2026

Dear Kyle Lamont McBride

The following divisions have Approved the Petition to Vacate and have provided the following comments below.

EPD Review

Please contact Mary Parker Scruggs at 407-836-1537 with any questions.

Real Estate Management Review

Please contact Elizabeth (Beth) Jackson at 407-836-7099 with any questions.

Property Record - 30-23-29-8556-06-010

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 03/11/2026

Property Name

7211 Pomelo Dr

Names

Mcbride Kyle Lamont

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class Iii

Mailing Address

7211 Pomelo Dr
Orlando, FL 32819-8574

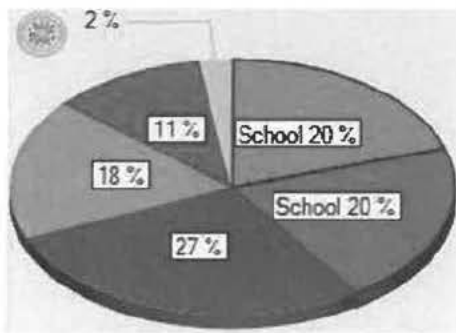
Physical Address

7211 Pomelo Dr
Orlando, FL 32819

OR
OR
Code
For
Mobile
Phone



292330855606010 04/26/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025 <input checked="" type="checkbox"/> MKT	\$100,000	+ \$112,930	+ \$3,003 =	\$215,933 (2.5%)	\$35,615 (2.9%)
2024 <input checked="" type="checkbox"/> MKT	\$100,000	+ \$107,591	+ \$3,003 =	\$210,594 (19%)	\$34,611 (3.0%)
2023 <input checked="" type="checkbox"/> MKT	\$80,000	+ \$93,240	+ \$3,003 =	\$176,243 (21%)	\$33,603 (3.0%)
2022 <input checked="" type="checkbox"/> MKT	\$70,000	+ \$73,260	+ \$3,003 =	\$146,263	\$32,624

Tax Year Benefits	Original Homestead	Other Exemptions	SOH Cap	Tax Savings
2025 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$0	\$180,318	\$3,313
2024 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$0	\$175,983	\$3,246
2023 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$0	\$142,640	\$2,600
2022 <input checked="" type="checkbox"/> \$ HX CAP	\$25,000	\$0	\$113,639	\$2,156

2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$35,615	\$25,000	\$10,615	3.2010 (-0.47%)	\$33.98	20 %
Public Schools: By Local Board	\$35,615	\$25,000	\$10,615	3.2480 (0.00%)	\$34.48	20 %
Orange County (General)	\$35,615	\$25,000	\$10,615	4.4347 (0.00%)	\$47.07	27 %
Unincorporated County Fire	\$35,615	\$25,000	\$10,615	2.8437 (0.00%)	\$30.19	18 %
Unincorporated Taxing District	\$35,615	\$25,000	\$10,615	1.8043 (0.00%)	\$19.15	11 %
Library - Operating Budget	\$35,615	\$25,000	\$10,615	0.3748 (0.00%)	\$3.98	2 %
South Florida Water Management District	\$35,615	\$25,000	\$10,615	0.0948 (0.00%)	\$1.01	1 %
South Florida Wmd Okeechobee Basin	\$35,615	\$25,000	\$10,615	0.1026 (0.00%)	\$1.09	1 %
South Florida Wmd Everglades Const	\$35,615	\$25,000	\$10,615	0.0327 (0.00%)	\$0.35	0 %
				16.1366	\$171.30	

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$75.16	\$75.16
COUNTY SPECIAL ASSESSMENT	FCC ENVIRONMENT - GARBAGE - (407)836-6601	1.00	\$400.00	\$400.00
				\$475.16

Tax Savings

2026 Estimated Gross Tax Total:	\$661.98
Your property taxes without exemptions would be	\$3,484.42
Your ad-valorem property tax with exemptions is	– \$186.82
Providing You A Savings Of	= \$3,297.60

Property Features

Property Description

TANGELO PARK SECTION FOUR Y/1 LOT 1 BLK 6

Total Land Area

8,419 sqft (+/-) | 0.19 acres (+/-) GIS Calculated

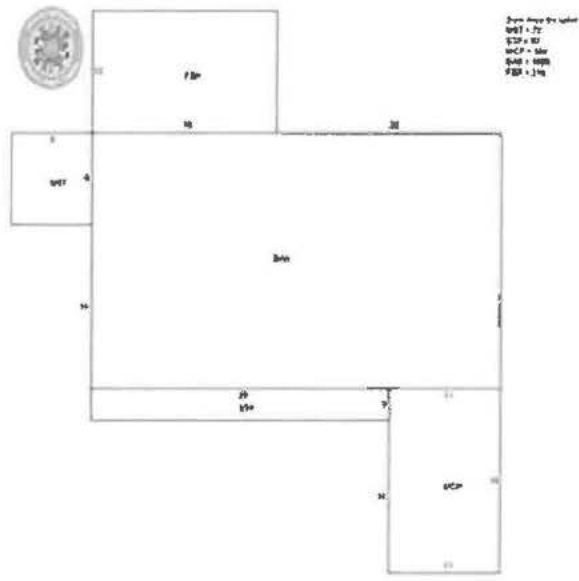
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	ORG-R-1	1 Units	working...	working...	working...	working...

Buildings

Model Code	Type Code	Building Value	Estimated New Cost	Actual Year Built	Beds	Baths	Floors	Gross Area	Living Area	Exterior Wall	Interior Wall
1 - Single Fam Residence	0103 - Single Fam Class Iii	working...	working...	1960	3	2.0	1	1573 sqft	1216 sqft	Conc/Cindr	Plastered

Subarea Description	Sqft	Value
BAS - Base Area	1000	working...
UST - Unfinished	72	working...
STP - Stoop	87	working...
UCP - Unfinished	198	working...
FEP - Finished E	216	working...



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
PT1 - Patio 1	01/01/1960	1 Unit(s)	working...	working...
WLCB - Wall Cb	01/01/1995	67 Unit(s)	working...	working...
PT1 - Patio 1	01/01/1995	1 Unit(s)	working...	working...
SHED - Shed	01/01/2005	1 Unit(s)	working...	working...
SHNV - Shed No Value	01/01/2005	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/07/2006	\$130,000	20060780933	08992 / 4956	Warranty Deed			Improved
06/01/1980	\$5,000	19801533599	03121 / 1730	Warranty Deed			Improved
07/01/1978	\$16,400	19781267232	02915 / 0207	Warranty Deed			Improved
06/01/1970	\$10,300	19700324131	01926 / 0106	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
7206 Mandarin Dr	12/16/2025	\$159,900	\$160	Warranty Deed	3/2	20260012614	/
7206 Mandarin Dr	12/15/2025	\$125,000	\$125	Warranty Deed	3/2	20260000379	/
7127 Pomelo Dr	10/29/2025	\$315,000	\$272	Warranty Deed	3/2	20250668086	/
7121 Pomelo Dr	09/24/2025	\$116,500	\$83	Quit Claim Deed	4/2	20250573140	/
7200 Ravenna Ave	06/30/2025	\$290,000	\$240	Warranty Deed	3/2	20250388233	/
4816 Crow St	06/25/2025	\$330,000	\$248	Warranty Deed	3/2	20250381477	/

For Staff Use Only:

Initially submitted on _____
Updated On _____
Project Name (as filed) _____
Case or Bid No. _____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: _____
This is a Subsequent Form: _____

For
staff
use
only

Part I

Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls):
Kyle Lamont McBride 7211 Pomelo Dr. Orlando, Fla. 32819

Name and Address of Principal's Authorized Agent, if applicable: _____

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity: Kyle Lamont McBride
Are they registered Lobbyist? Yes ___ or No
2. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
3. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
4. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
5. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
6. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
7. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___
8. Name and address of individual or business entity: _____
Are they registered Lobbyist? Yes ___ or No ___

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

**Part II
 Expenditures:**

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$ 0

For Staff Use Only:

Initially submitted on _____

Updated On _____

Project Name (as filed) _____

Case or Bid No. _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date: May-6

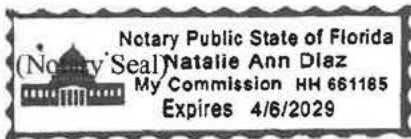
Kyle McBride
Signature of Principal or Principal's Authorized Agent
(check appropriate box)

PRINT NAME AND TITLE: Kyle McBride

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 6th day of May, 2026 by Kyle McBride. He/she is personally known to me or has produced Florida Driver's License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 6th day of May, in the year 2026.



[Signature]
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires: 04/06/2029

Staff signature and date of receipt of form _____
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE
COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For
staff
use
only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: Kyle Lamont McBride

Business Address (Street/P.O. Box, City and Zip Code): 7211 Pomelo Drive Orlando, Fla. 32819

Business Phone () 407 234-5853

Facsimile () _____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:
(Agent Authorization Form also required to be attached)

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone () _____

Facsimile () _____

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

___ YES NO

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

___ YES NO

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)

___ YES NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

(Use additional sheets of paper if necessary)

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Kyle McBride
Signature of Owner, Contract Purchaser
or Authorized Agent

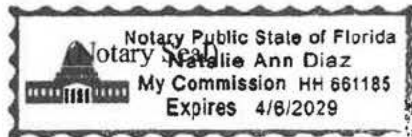
Date: May - 6

Print Name and Title of Person completing this form: _____

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 6th day of May, 2026 by Kyle McBride. He/she is personally known to me or has produced Florida Drivers License as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 6th day of May, in the year 2026.



Natalie Ann Diaz
Signature of Notary Public
Notary Public for the State of Florida
My Commission Expires:
4/06/2029

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.



INVOICE

Orange County Public Works Department
4200 South John Young Parkway
Orlando, FL 32839

Invoice To :	Invoice No :	5892193
Kyle Lamont McBride	Invoice Date :	May 14, 2026
	Folder # :	26 123463 000 00 PTV

Case Number : PTV-26-03-008
 Project Name : 7211 Pomelo Drive

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
PTV Application Fee - 1002-072-2700-4180	1,003.00
TOTAL :	1,003.00
PAYMENT RECEIVED :	0.00
BALANCE :.	1,003.00



PO Box 3000
Merifield, VA 22119-3000
navyfederal.org

Cashier's Check

Serial No.	Account No.	Date	Amount
0464125308	*****3565	05/05/26	*****1,003.00

Pay to the Order of
ORANGE COUNTY BCJ

REMITTER: KYLE L MORRIDE

[Handwritten Signature]

O.C. PUBLIC WORKS DEPARTMENT
4200 S JOHN YOUNG PKWY
ORLANDO, FL 32839
407 836 7788
WWW.OCFL.NET

Cashier: Andrea
14-May-2026 11:57:44A

Invoice PW: 2047	
1 PTV 2700-4180	\$1,003.00
Total	\$1,003.00
CHECK SALE	\$1,003.00

Clover ID: C83PJE5FMCYNW
Payment X4TD89NE9BWM8

O.C. PUBLIC WORKS DEPARTMENT Privacy Policy

<https://clover.com/privacy/m/jrxwedcqm0d1>

Clover Privacy Policy
<https://clover.com/privacy>