

**PUBLIC WORKS DEPARTMENT
PUBLIC HEARING REPORTS
August 1, 2017**

2:00 P.M.

**PETITION TO VACATE – VISTA OAKS PLAT – TRACT A (RETENTION) –
DENNIS ABBATE, ON BEHALF OF PERRIHOUSE DEVELOPMENT, LLC. –
DISTRICT 1**

The petitioner wishes to vacate Tract A (Retention) of the plat of Vista Oaks as recorded in Plat Book 9, Page 17, containing approximately 1.42 acres. The petitioner wishes to vacate in order to add the land to his property for future development.

**PETITION TO VACATE – PTV-17-03-014 – DENNIS ABBATE, ON BEHALF OF
PERRIHOUSE DEVELOPMENT, LLC. – DISTRICT 1**

The petitioner wishes to vacate a 60 foot opened and improved right-of-way as part of the future redevelopment of the property encumbered within the plat of Vista Oaks as recorded in Plat Book 9, Page 17, of the public records of Orange County, Florida. The petitioner is, concurrently, requesting to vacate Orange County's stormwater rights to Tract A (Retention) of this plat.



Interoffice Memorandum

DATE: August 1, 2017

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

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

SUBJECT: **PETITION TO VACATE PTV-17-03-014 – Dennis Abbate, on behalf of Perrihouse Development, LLC.**

Reason For Vacation

The petitioner wishes to vacate a 60 foot opened and improved right-of-way as part of the future redevelopment of the property encumbered within the plat of Vista Oaks as recorded in Plat Book 9, Page 17, of the public records of Orange County, Florida. The petitioner is, concurrently, requesting to vacate Orange County's stormwater rights to Tract A (Retention) of this plat.

Location of Property/Legal Description

The property lies north of E Buena Vista Drive and east of Winter Garden Vineland Road (C.R. 535). Public interest was created by Plat Book 9, Page 17, of the public records of Orange County, Florida. The parcel addresses are: 10304 Vista Oaks Court, 10330 Vista Oaks Court, 10324 Vista Oaks Court, 10336 Vista Oaks Court, 10405 Vista Oaks Court, 10450 Vista Oaks Court, and 10417 Vista Oaks Court, and they lie in District 1.

Statement of No Objection

The Real Estate Management, Engineering, Transportation Planning, Roads and Drainage 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.

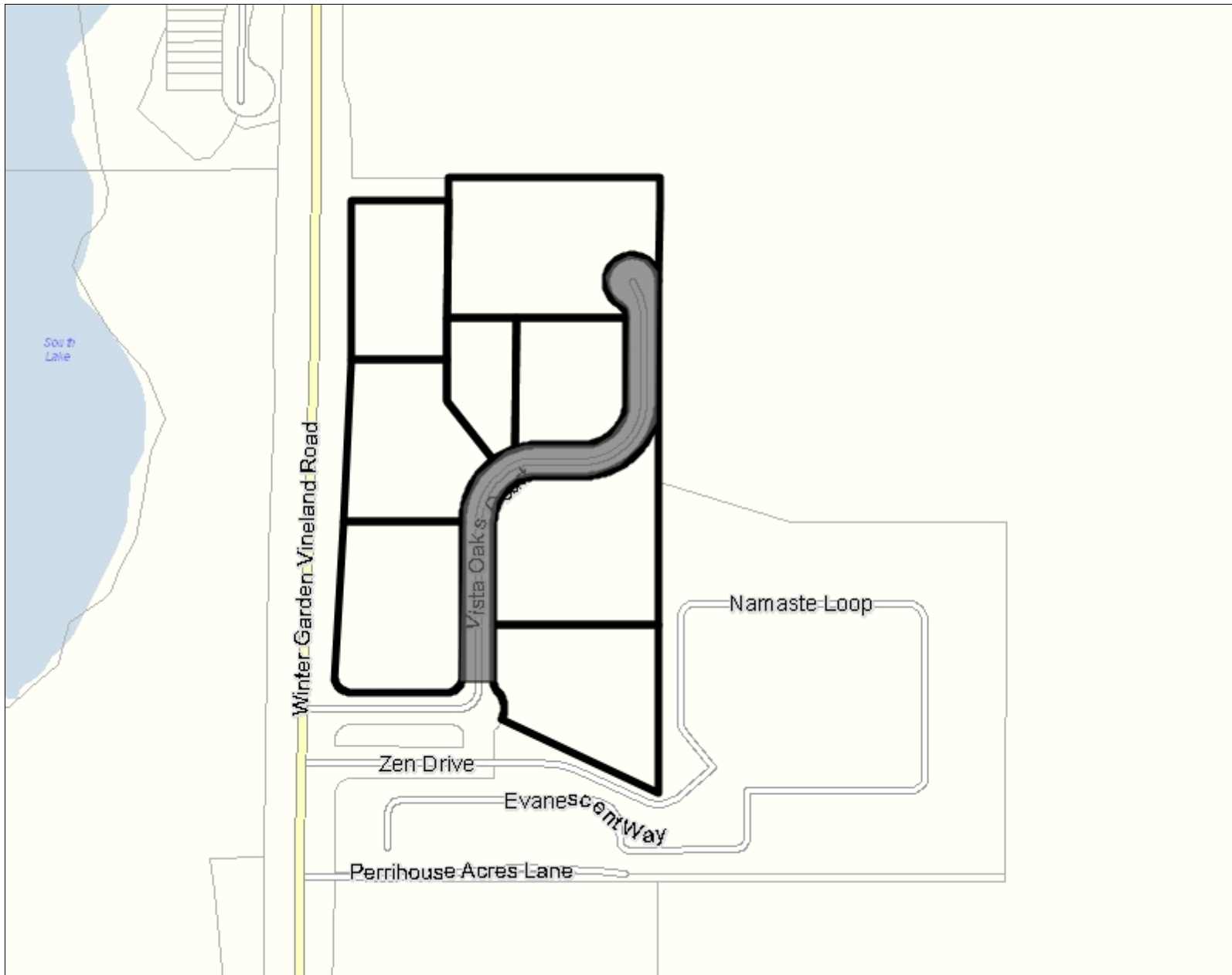
Staff Findings

County staff visited the site on July 20, 2017. There are infrastructure improvements over and under the right-of-way requested for vacation (i.e. roadway, drainage and utilities).



Staff Recommendations

Approval of this request will have no adverse effect on Orange County, however, it must be subject to two separate utility easements executed and recorded in favor of Spectrum and Century Link prior to the recordation of the vacation. Staff has no objection to this request.

ACTION REQUESTED: APPROVAL OF PTV-17-03-014 – DISTRICT 1



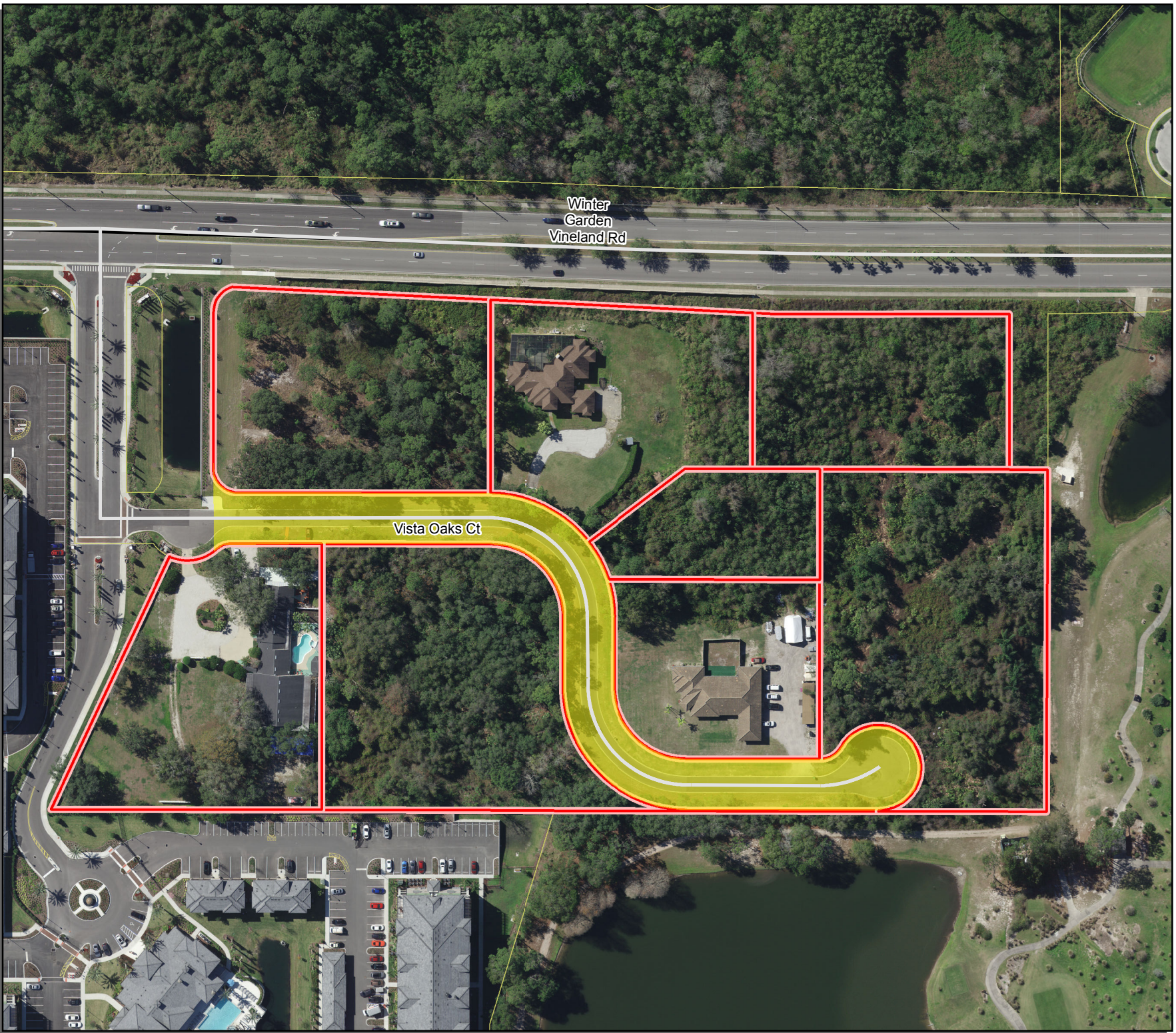
Legend

-  AREA TO BE VACATED
-  SUBJECT PROPERTY



0.1 0 0.05 0.1 Miles

Notes



Winter
Garden
Vineland Rd

Vista Oaks Ct



PTV # 17-03-014

Dennis Abbate, on behalf of Perihouse Development, LLC

Proposed Vacation

Subject Property

