



Interoffice Memorandum

Date: September 23, 2021

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

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

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

THRU: Julie Alber, Assistant Project Manager
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: **Request for Public Hearing PTV-21-04-023 – Sherwin Jay and Marebel Alcordo.**

Applicant: Sherwin Jay and Marebel Alcordo
530 Lake Front Boulevard
Winter Park, FL 32789

Location: S24/T22/R28 Petition to vacate two (2) five (5) foot wide utility easements, through the center of their residential lot and along the rear property line of their residential lot located at 5234 Andrus Avenue in Winter Park, containing approximately 900 square feet. Public interest was created by the plat of Fairview Shores recorded Plat Book M, Page 73, of the public records of Orange County, Florida. The parcel ID number is 03-22-29-2628-17-043. The parcel address is 5234 Andrus Avenue, and the parcel lies in District 2.

Estimated time required for public hearing: Two (2) 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 # 21-04-023 Sherwin Jay and Marebel Alcordo.

Applicant/Abutters to Be notified: Yes – Mailing labels 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 Julie Alber of the scheduled date and time. The Development Engineering Division will notify the customer.



For questions regarding
this map contact Julie
Alber at 407-836-7928



PTV # 21-04-023
Sherwin J. Alcordo and Marebel Alcordo



Proposed Vacation



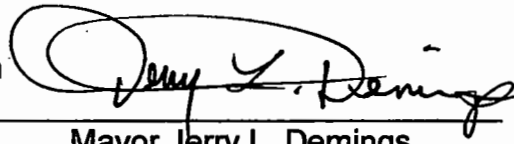
Subject Property



**PUBLIC WORKS DEPARTMENT
DEVELOPMENT ENGINEERING DIVISION
REQUEST FOR COUNTY MAYOR'S APPROVAL
AUGUST 18, 2021**

Request authorization to schedule a Public Hearing for Petition to Vacate 21-04-023. This is a request from Sherwin Jay and Marebel Alcorido to vacate two (2) 5 foot wide utility easements, one through the center of their residential lot and the other along the rear property line of their residential lot located at 5234 Andrus Avenue in Winter Park, containing approximately 900 square feet, which lies in District 2. Staff has no objection to this request.

Requested Action
Approved by



Mayor Jerry L. Demings

8/19/21

(Date)

NOTE: FURTHER PROCESSING NECESSARY:

Please return to Julie Alber 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 per Plat Book M, Page 73 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.

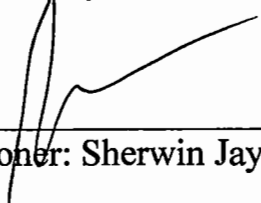
PUBLIC UTILITIES: Attached as Exhibit "C" are certificates of public utility companies serving the area of the above-described property, and each utility company has certified that the vacating will not interfere with the utility services being provided.

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.

GROUND 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:



Petitioner: Sherwin Jay Alcordo

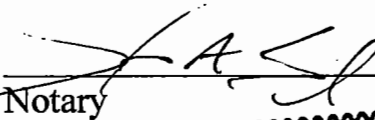
Sherwin Jay Alcordo
Printed name

Address:
530 Lake Front Blvd., Winter Park, Florida 32789

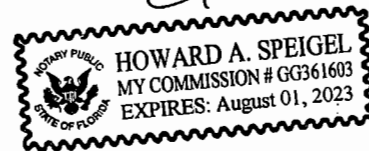
Phone Number: 407-731-2845

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of the physical presence of Sherwin Jay Alcordo, this 12th day of August, 2021 who is personally known to me.

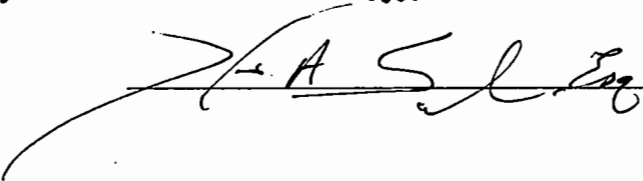


Notary



The applicant is represented by:

Howard A. Speigel, Esq.
1801 Lee Rd., Ste 110
Winter Park, FL 32789
Tel: 407-647-5700
Cell: 407-222-7778
hspeigel@yahoo.com



Howard A. Speigel, Esq.

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION

SKETCH OF DESCRIPTION

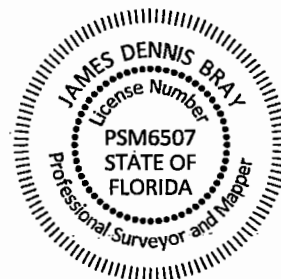
SHEET 1 OF 2

LEGAL DESCRIPTION:

THE 5 FOOT WIDE EASEMENT ALONG THE NORTH AND WEST LINES OF THE NORTH 35 FEET OF LOT 7, BLOCK Q, FAIRVIEW SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGES 73 AND 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 7; RUN THENCE S02°42'54"W, ALONG THE WEST RIGHT-OF-WAY LINE OF ANDRUS AVENUE, A DISTANCE OF 5.01 FEET; THENCE N89°54'06"W, ALONG A LINE BEING 5.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 144.99 FEET; THENCE S02°42'54"W, ALONG A LINE BEING 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 30.03 FEET TO THE SOUTH LINE OF THE NORTH 35 FEET OF SAID LOT 7; THENCE N89°54'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.01 FEET TO THE WEST LINE OF SAID LOT 7; THENCE N02°42'54"E, ALONG SAID WEST LINE, A DISTANCE OF 35.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S89°54'06"E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 900 SQUARE FEET MORE OR LESS.



JOB # 904388

CF # OCM-73-VACATE-SOD

DATE: 06/15/2021

SCALE: 1" = 30'

DRAWN BY: GLT

CERTIFIED TO:

SHERWIN J. ALCORDO

LEGEND

CL	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
A	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. Bearing structure based on the monumented West right of way line of Andrus Avenue; being: S02°42'54"W, assumed.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamassurveying.com for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

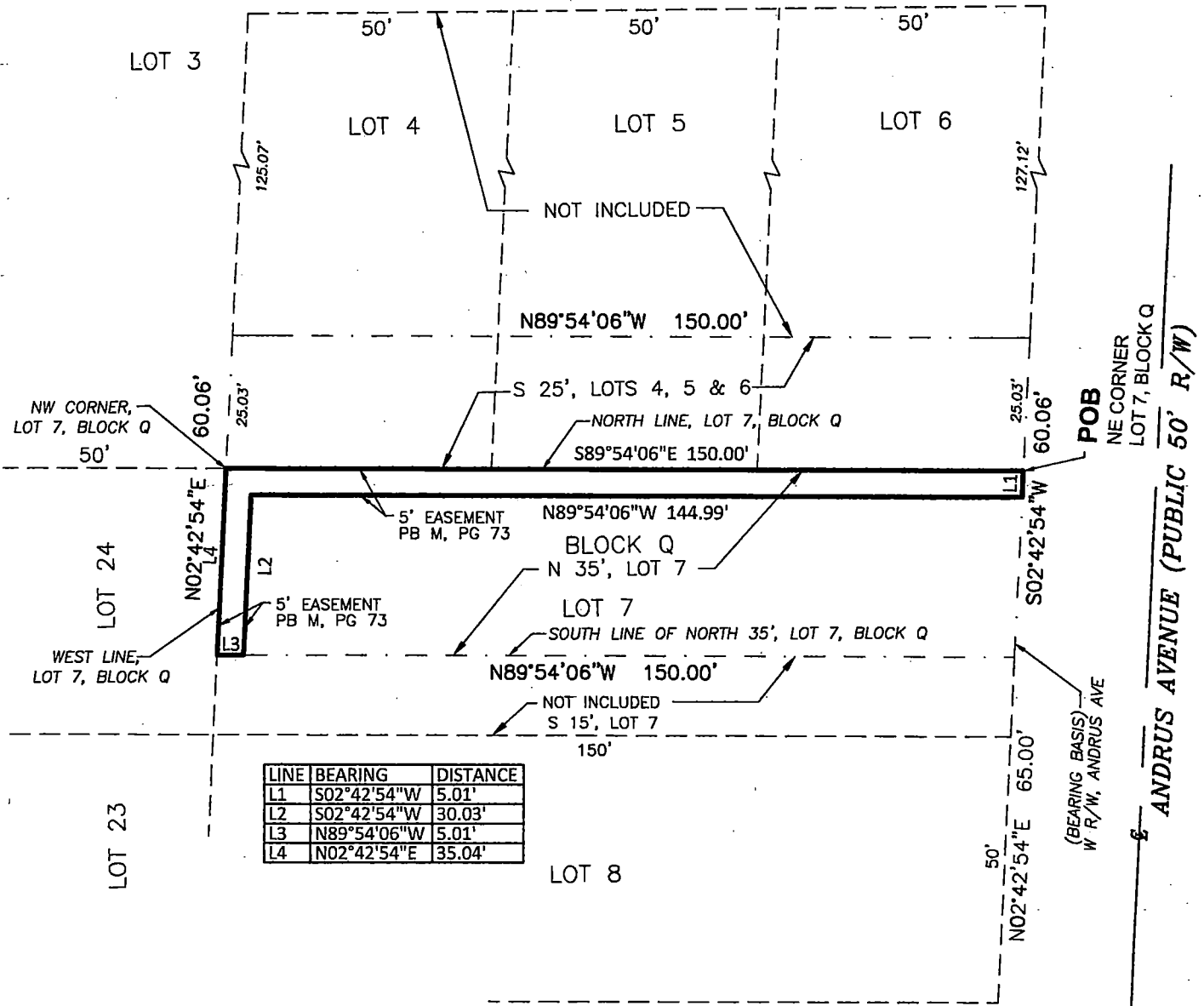
Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamassurveying.com

James D. Bray PSM 6507

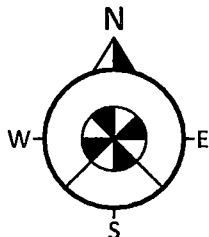
SKETCH OF DESCRIPTION

SHEET 2 OF 2



Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE

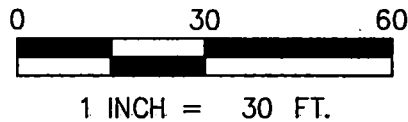


EXHIBIT "B"

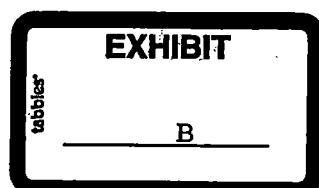
ABUTTING PROPERTY OWNERS

ABUTTING PROPERTY OWNER

William Eugene Black Living Trust ½ interest
Karen G. Black Living Trust ½ interest
c/o William E. Black Trustee
1845 W McCormick Rd.,
Apopka, Florida 32703-8928

As to Lot 24, 5237 Davison Ave,
Orlando, Florida 32810

See service attached



SHERWIN J. ALCORDO
530 Lake Front Blvd.
Winter Park, FL 32789

May 6, 2021

William Eugene Black Living Trust ½ interest
Karen G. Black Living Trust ½ interest
c/o William E. Black Trustee
1845 W McCormick Rd.
Apopka, FL 32703-8928

In re: PETITION TO VACATE

Dear Mr. Black:

I am in the process of requesting that Orange County vacate that portion of an easement as shown on the enclosed picture/plat/survey. The site address is 5234 Andrus Avenue, Orlando, FL 32810 and lies within the subdivision (Fairview Shores) found in Plat Book M, Pages 73 and 74, Orange County, and sits at the rear of your lot 24, located at 5237 Davisson Ave., Orlando, FL 32810.

Part of the vacation process is to provide a show of no objection from abutting property owners.

After your review of the documents which identify the easement property and your property, if you have no objection, please sign the attached "EXHIBIT 'B', ABUTTING PROPERTY OWNERS" form that I have enclosed and return in the envelope provided. Should you have any questions, contact me, Sherwin J. Alcordo at 407-731-2845, or my attorney, Howard A. Speigel, Esq. at 407-647-5700 or (cell) 407-222-7778.

Sincerely,

Sherwin Jay Alcordo

attachments

cc: Howard A. Speigel, Esq.

ENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

William E. Black
1845 W McCormick Rd
Apopka, FL 32703-8928



9590 9402 6667 1060 3634 79

Article Number (Transfer from service label)

7020 0640 0001 2682 7234

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Restricted Delivery

Domestic Return Receipt



WINTER PARK
300 N NEW YORK AVE
WINTER PARK, FL 32789-9998
(800)275-8777

05/06/2021

12:29 P

Product	Qty	Unit Price	Price
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Priority Mail® 1-Day 1			\$7.7
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Apopka, FL 32703

Weight: 0 lb 1.30 oz

Expected Delivery Date

Fri 05/07/2021

Certified Mail®

Tracking #:

70200640000126827234

Return Receipt

Tracking #:

9590 9402 6667 1060 3634 79

Total			\$14.1
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Grand Total			\$14.1
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Cash			\$15.0
------	--	--	--------

Change			-\$0.8
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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

APOPKA FL 32703

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee to postage)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$7.70

Total Postage and Fees \$14.15

Sent To

William E. Black

Street and Apt. No., or PO Box No.

1845 W. McCormick Rd

City, State, ZIP+4®

Apopka FL 32703-8928

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Save this receipt as evidence of insurance. For information on filing an insurance claim, go to <https://www.usps.com/help/claims.htm>

Preview your Mail.
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 119675-0598
Receipt #: 840-53270040-4-1726644-2
Clerk: 25

EXHIBIT "C"

UTILITY LETTERS

SHERWIN J. ALCORDO
530 Lake Front Blvd,
Winter Park, FL 32789

May 11, 2021

AT&T

Attn: Thai Braschi
Tb925x@att.com

In re: **PETITION TO VACATE**

Dear Ms. Braschi:

I am in the process of requesting that Orange County vacate that portion of an easement as shown on the enclosed map/plat/survey. The site address is 5234 Andrus Avenue, Orlando, FL 32810 and lies within the subdivision (Fairview Shores) found in Plat Book M, Pages 73 and 74, 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 c/o Howard A. Spiegel, P.A. 1801 Lee Rd., Suite 110, Winter Park, FL 32789, or scan it and email to hspiegel@yahoo.com. If you have any questions, please contact either me, Sherwin Jay Alcorido, at 407-731-2845, or Howard A. Spiegel, Esq. at 407-647-5700 (cell 407-222-7778).

Sincerely,

Sherwin Jay Alcorido

- ☒ 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/easement. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We **object** to the vacation.

Additional comments: _____

Signature: Thai Braschi
Print Name: Thai Braschi
Title: Manager OSP Planning & Eng'g
Date: June 11, 2021

attachments

Construction Department
3767 All American Blvd
Orlando FL 32810



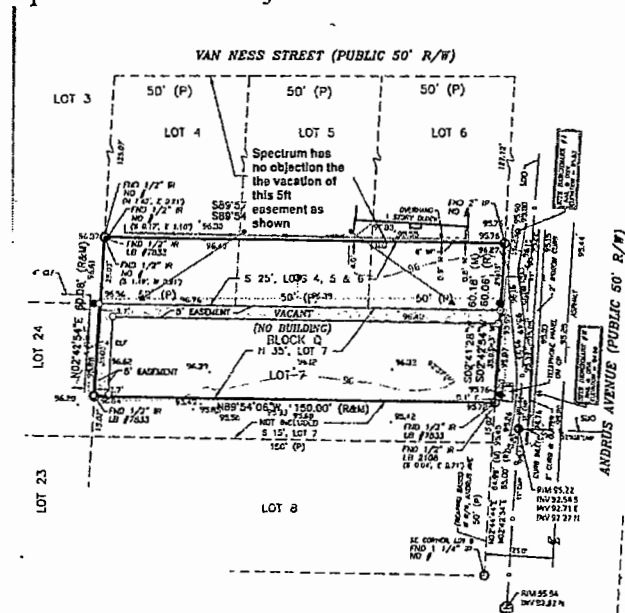
June 10, 2021

Sherwin J. Alcordo
530 Lake Front Blvd
Winter Park FL 32789

Re: Vacate of easement 5 ft. Side & Rear UE easements 5234 Andrus Avenue.
Parcel # 03-22-29-2628-17-043

Dear Mr. Alcordo:

Spectrum has reviewed your request to vacate 5ft Side & Rear utility easements for lot 7, Spectrum has no objection to the vacation as shown in this highlight drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,
Tracey Domostoy

Tracey Domostoy
Construction Supervisor
Charter- Spectrum

SHERWIN J. ALCORDO
530 Lake Front Blvd.
Winter Park, FL 32789

August 12, 2021

CITY OF WINTER PARK

147 E. Lyman Avenue

Winter Park, FL 32789

Attn: J. Riegler

jriegler@cityofwinterpark.org

In re: **PETITION TO VACATE**

Dear Mr. Riegler:

I am in the process of requesting that Orange County vacate that portion of an easement as shown on the enclosed map/plat/survey. The site address is 5234 Andrus Avenue, Orlando, FL 32810 and lies within the subdivision (Fairview Shores) found in Plat Book M, Pages 73 and 74, 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 c/o Howard A. Speigel, P.A. 1801 Lee Rd., Suite 110, Winter Park, FL 32789 (envelope enclosed). If you have any questions, please contact either me, Sherwin Jay Alcordo, at 407-731-2845, or Howard A. Speigel, Esq. at 407-647-5700 (cell 407-222-7778).

Sincerely,


Sherwin Jay Alcordo

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~~ easement. 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: Jason Riegler, P.E.

Title: Assistant Director, Water and Wastewater Department

Date: August 12, 2021

attachments