

**PUBLIC WORKS DEPARTMENT  
PUBLIC HEARING REPORTS  
OCTOBER 26, 2021**

**2:00 P.M.     PETITION TO VACATE – PTV-19-04-014 – JEFFREY AND HELENE TYLMAN – DISTRICT 3**

The petitioners request that Orange County vacate a 6 foot wide utility easement that lies along the northern side of their residential lot located at 4884 Waterwitch Point Drive within the Waterwitch Point Subdivision, containing approximately 697 square feet. Public interest was created by the plat of Waterwitch Point recorded in 1967. The petitioners wish to vacate in order to obtain building permits to construct a pool in their backyard.

**PETITION TO VACATE – PTV-20-011-044 – SCOTT A. GLASS, ON BEHALF OF SAND LAKE 4805 LLC – DISTRICT 6**

The petitioner requests that Orange County vacate a partially improved, open and unnamed 52.5 foot and 62.5 foot wide right-of-way that lies along the south property line of the petitioners property located at 4805 W Sand Lake Road, containing approximately 1.47 acres. The petitioner's property land use is an industrial distribution center and a number of parking spaces that serve the warehouse are located within the right-of-way petitioned to be vacated. The right-of-way was dedicated to the County by separate instrument in 1962 to serve as a frontage road. In 1969 a warehouse was built with parking spaces encroaching into the right-of-way as well as the access road. The petitioner wishes to vacate in order to add the land to their development and clear title to the property.

**PETITION TO VACATE – PTV-20-04-023 – SHERWIN JAY AND MAREBEL ALCORDO – DISTRICT 2**

The petitioners request that Orange County vacate two (2) five (5) foot wide utility easements: one runs along the center of their residential lot and the second runs along the rear property line of their lot located at 5234 Andrus Avenue in Winter Park, containing approximately 900 square feet. The reconfiguration of 4 lots within the Fairview Shores Subdivision that are owned by the petitioner caused the utility easement to fall within the center of the property which would not allow for a permit to be issued to construct a residential structure on the property. The petitioners wish to vacate in order to clear title to their property for future development of a single family home.

**PETITION TO VACATE – PTV-20-03-011 – STEPHEN LANGTON – DISTRICT 1**

The petitioner requests that Orange County vacate a portion of a 16 foot wide unopened, unimproved and unnamed alleyway located between his two residential lots within the Orange Center Subdivision in west Orange County, containing approximately 800 square feet. The petitioner wishes to vacate in order to join his two properties for future development.



Interoffice Memorandum

DATE: October 26, 2021

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

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

SUBJECT: **PETITION TO VACATE PTV-20-11-045 - Scott A. Glass, on behalf of Sand Lake 4805, LLC**

**Reason For Vacation**

The petitioner requests that Orange County vacate a partially improved, open and unnamed 52.5 foot and 62.5 foot wide right-of-way that lies along the south property line of the petitioners property located at 4805 W Sand Lake Road, containing approximately 1.47 acres. The petitioner's property land use is an industrial distribution center and a number of parking spaces that serve the warehouse are located within the right-of-way petitioned to be vacated. The right-of-way was dedicated to the County by separate instrument in 1962 to serve as a frontage road. In 1969 a warehouse was built with parking spaces encroaching into the right-of-way as well as the access road. The petitioner wishes to vacate in order to add the land to their development and clear title to the property.

**Location of Property/Legal Description**

The property lies north of W Sand Lake Road and east of Mandarin Drive. Public interest was created by Official Records Book 1070, Page 495 and Official Records Book 1070, Page 496 of the public records of Orange County, Florida. The parcel address is 4805 W Sand Lake Road, and it lies in District 6.

**Statement of No Objection**

The Fire Rescue Department and the Real Estate Management, Engineering, Transportation Planning, Roads and Drainage, and Environmental Protection Divisions have no objection to the request. All utility providers have signed letters of no objection to this request; however, Orange County Utilities has requested an easement over a 30 foot wide portion of the area requested for vacation along the southern boundary line of the right-of-way requested for vacation. The Relationship Disclosure and Specific Expenditure forms have been submitted.

**Staff Findings**

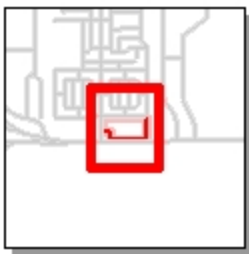
County staff visited the site on October 1, 2021. There appears to be an access road, parking spaces and utility facilities within the right-of-way requested for vacation.

**Staff Recommendations**

Approval of this request will have no adverse effect on Orange County; however, recordation of the vacation must be subject to the dedication and recording of a utility easement over a 30 foot wide portion of the area requested for vacation along the southern boundary line of the right-of-way requested for vacation. Staff has no objection to this request.

**ACTION REQUESTED: APPROVAL OF PTV-20-11-045 – DISTRICT 6**






PTV # 20-11-045  
Scott A. Glass, on  
behalf of Sand Lake 4805, LLC

	Proposed Vacation		Subject Property
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