



1409 Howell Branch Road • Building 10
Winter Park, Florida 32789

407-599-3219 • 407-643-1680 fax
cityofwinterpark.org

Water & Wastewater Utilities

August 25, 2022

Aaron Hickman, P.S.M.
CHW
8465 Merchants Way, Suite 102
Jacksonville, FL 32222

Re: Request to Vacate Utility Easement – Eatonville Commercial Center

Dear Mr. Hickman,

We received your request to vacate a portion of the platted 20-foot utility easement (see Attachment A) located at 6625 Forest City Road, Orlando, FL 32810 (Parcel ID 33-21-29-2372-00-020). The City of Winter Park does not have any utilities within the proposed easement boundary as shown in Attachment A.

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

If you have any questions or need additional information, please contact me at 407-599-3355 or jriegler@cityofwinterpark.org.

Jason Riegler, P.E.
Assistant Director, Water and Wastewater Department

Enclosure: Attachment A (Legal description and sketch)

DESCRIPTION

DATE: 7/13/2017

CLIENT: FLETCHER DEVELOPMENT

PROJECT NAME: ZAXBY'S – FOREST CITY

PROJECT NO: 17-0059

DESCRIPTION FOR: PARTIAL RELEASE OF EXISTING UTILITY EASEMENT ON LOTS 2 & 3

A PORTION OF AN EXISTING 20-FOOT UTILITY EASEMENT SITUATED ON LOTS 2 AND 3 OF EATONVILLE COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88°40'11" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 45.98 FEET; TO THE **POINT OF BEGINNING**; THENCE SOUTH 1°18'13" WEST, A DISTANCE OF 7.43 FEET; THENCE SOUTH 37°37'00" WEST, A DISTANCE OF 3.19 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AN EXISTING 20-FOOT WIDE UTILITY EASEMENT, AS SHOWN ON SAID PLAT; THENCE NORTH 88°40'11" WEST ALONG SAID SOUTH LINE OF EASEMENT, A DISTANCE OF 255.15 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 0°44'33" WEST, A DISTANCE OF 20.01 FEET TO A POINT ON THE EAST LINE OF A UTILITY EASEMENT PER SAID PLAT AND A POINT ON THE NORTH LINE OF SAID 20.00 FOOT UTILITY EASEMENT; THENCE SOUTH 88°40'11" EAST ALONG SAID NORTH LINE OF EASEMENT, A DISTANCE OF 257.76 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 1°18'13" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 5,146 SQUARE FEET MORE OR LESS

**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

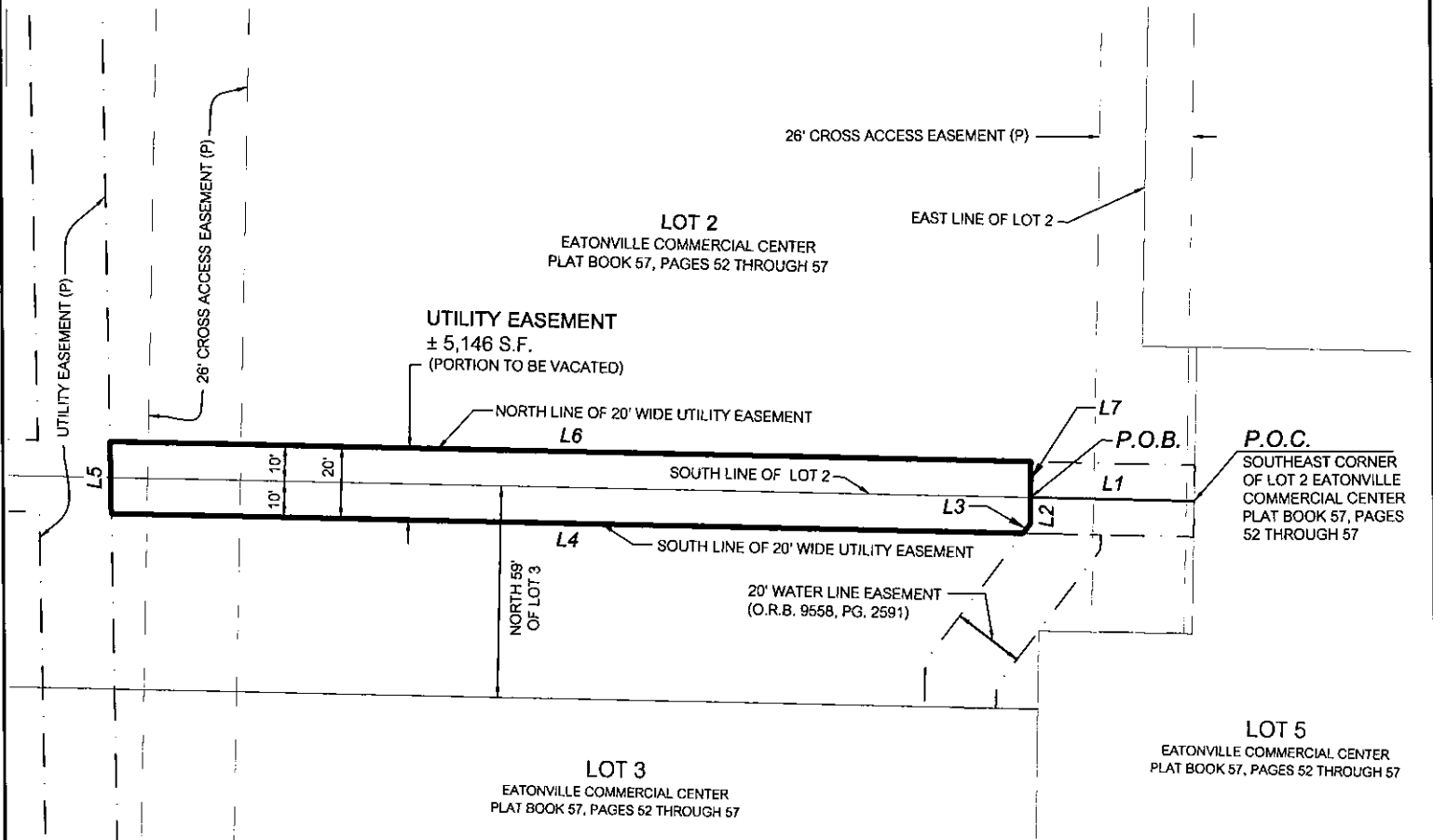
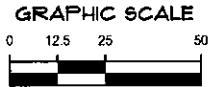
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN A PORTION OF LOTS 2 & 3 OF EATONVILLE COMMERCIAL CENTER,
SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 88°40'11" W	45.98'
L2	S 1°18'13" W	7.43'
L3	S 37°37'00" W	3.19'
L4	N 88°40'11" W	255.15'
L5	N 0°44'33" W	20.01'
L6	S 88°40'11" E	257.76'
L7	S 1°18'13" W	10.00'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
(P) = INFORMATION BASED ON PLAT OF
EATONVILLE COMMERCIAL CENTER

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF EATONVILLE COMMERCIAL CENTER,
ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 57, PAGES 52-57, PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

FLETCHER DEVELOPMENT

1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. LB-5075

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE:

07-13-2017

TECHNICIAN:

RAB

CHECKED BY:

AHH

PROJECT NUMBER:

17-0059

SCALE:

1" = 50'

VERIFY SCALE

BAR IS ONE HALF INCH

ON ORIGINAL DRAWING

IF NOT ONE HALF INCH

ON THIS SHEET, ADJUST

SCALES ACCORDINGLY.

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
WWW.CHW-INC.COM
est. 1988 **FLORIDA**
LB-5075



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

December 5, 2022

Ms. Katrina Gibson
Town of Eatonville
307 E Kennedy Boulevard
Eatonville, FL 32751

RE: Eatonville Commerce Center – easement vacate review
CPH project number E6600.05

Dear Ms. Gibson,

We are in receipt of the submitted plat and exhibits for the vacation of an existing easement associated with the above listed project, dated December 2, 2022. The submittal was in response to our previous comments from September 28, 2022. We reviewed the response and our previous comments to verify all our civil comments have been addressed.

1. Resolved. Per to engineer, only the Town is remaining to verify they have no objection to the vacation of the easement. This will be addressed with the approval of the application.
2. Resolved. The engineer noted that if the easement was not recorded, they will follow up with getting the easement recorded. This could be made a condition of the approval process, if necessary.
3. Resolved. We will review the lot split application separately.
4. Resolved. The lots A and B are part of a lot split application and separate from this review.
5. Resolved. A new plan sheet was provided showing the correct limits of the easement to be vacated. Three areas are shown to remain which will address the concern with the existing utilities being within an easement.
6. Resolved. See #5 above.
7. Informational. Additional comments are pending from the CPH Surveyor. Additional responses have been sent to the CPH Surveyor for his final review. His review will be under separate cover.

Based on our review, we do not have any objections to the Town approving this application. Please be reminded, approval of this application by the Town of Eatonville does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction. Applicant needs to verify if this project does not require an additional roof permit from the County.

Sincerely,
CPH, LLC

Allen C. Lane, Jr.

Allen C. Lane, Jr., P.E.
Sr. Project Manager

CC: Randy Roberts, P.E., CPH, file

J:\E6600.05\Civil\1-plan review\Eatonville Commercial Center - easement vacate\letter\Eatonville Comm Center - easement vacate comment lettter 12-5-22.docx

ATTACHMENT A

DESCRIPTION

DATE: 7/13/2017

CLIENT: FLETCHER DEVELOPMENT

PROJECT NAME: ZAXBY'S – FOREST CITY

PROJECT NO: 17-0059

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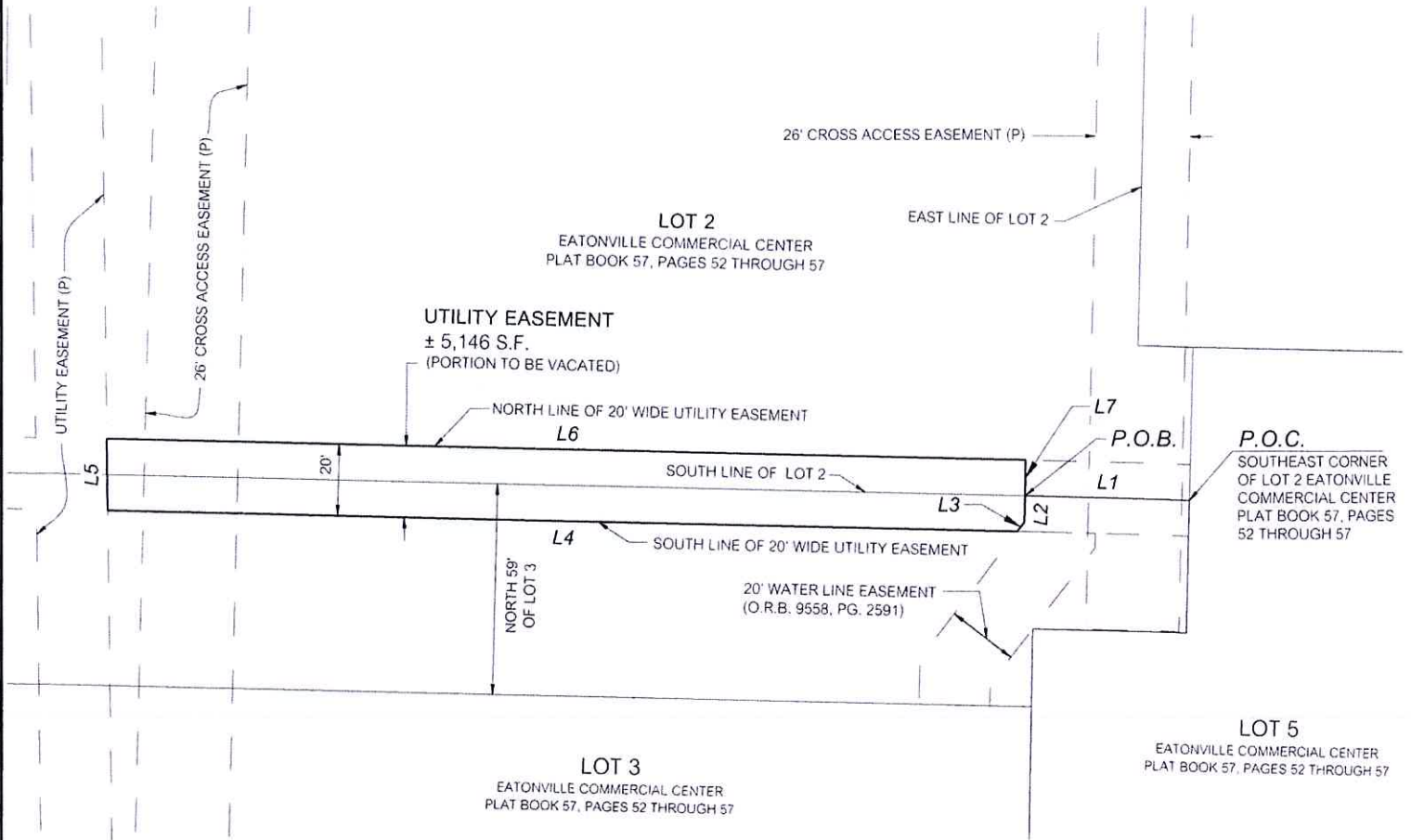
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GRAPHIC SCALE



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7/19/17

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PROJECT NUMBER:
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