

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: VACATE A PORTION OF BARTON STREET & VICTOR AVENUE

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359

Agenda Date <u>1/11/05</u>	Regular <input type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input checked="" type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>		

**MOTION/RECOMMENDATION:**

Adopt the Resolution to vacate and abandon a portion of the public rights-of-way of Barton Street and Victor Avenue adjacent to Lots 7 though Lots 11 Block "C" Sanlando Springs Tract No. 25 as recorded in Plat Book 5, Page 45, of the public records of Seminole County, Florida, Section 01, Township 21S, Range 29E and reserve Utility Easements.

District 4 – Carlton Henley (Denny Gibbs, Planner) *rt*

**BACKGROUND:**

The applicant, Evelyn and Andre Nehme, is requesting to vacate an unimproved 50' wide by approximately 200' long section (10,000 sq. ft. ) of Barton Street and Victor Avenue. The portion of Barton Street to the west of this area was previously vacated. This right-of-way is no longer needed and will not hinder access to any other parcels. Letters of no objection have been submitted from applicable utility providers. A letter of no objection has also been received from the adjacent property owner Rolling Hills Golf Club, Rolling Hills G. C. Management, LLC.

**STAFF RECOMMENDATION:**

Staff recommends approval of the vacate.

District 4 – Carlton Henley  
Attachments: Location Map  
Resolution

Reviewed by:	<i>CR</i>
Co Atty:	<i>CR</i>
DFS:	
Other:	<i>DF</i>
DCM:	<i>DF</i>
CM:	<i>RB</i>
File No.	<u>ph130pdd01</u>

# SKETCH AND DESCRIPTION

LEGAL DESCRIPTION OF STREET(S) TO BE VACATED  
(Prepared by Surveyor)

All the part of Barton Street and all that part of Victor Avenue lying adjacent and contiguous to Lots 7 through 11 in Block "C", SANLANDO SPRINGS TRACT NO. 25 as recorded in Plat Book 5, Page 45, of the Public Records of Seminole County, Florida, and being more particularly described as follows:

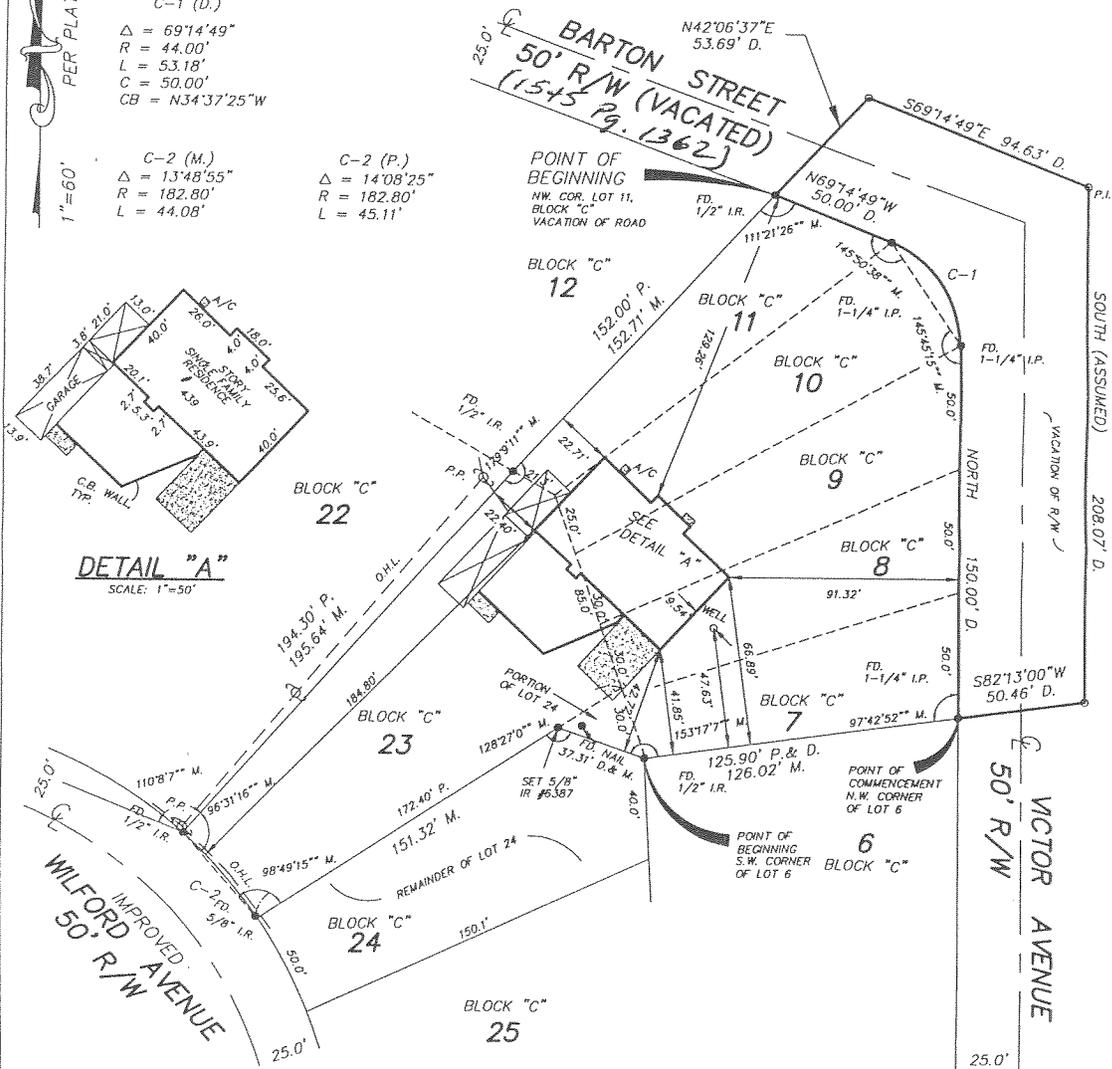
Beginning at the Northwest corner of said Lot 11, Block "C", SANLANDO SPRINGS TRACT NO. 25; thence run North 42°06'37" East 53.69 feet along the Northerly extension of the Northwesterly line of said Lot 11, Block "C", to the Northerly right-of-way line of Barton Street; thence run South 69°14'49" East, 94.63 feet along said Northerly right-of-way line to a point of intersection with the Easterly right-of-way line of Victor Avenue; thence run due South 208.07 feet along said Easterly right-of-way line to a point on the Easterly extension of the Southerly line of said Lot 7, Block "C"; thence run South 82°13'00" West, 50.46 feet along said Easterly extension of the Southerly line of said Lot 7, Block "C" to the Southeast corner of said Lot 7, Block "C"; thence run due North 150.00 feet along the East line of Lot 7, 8 and 9, Block "C" to the Northeast corner of Lot 9, Block "C"; thence run along the Easterly line of Lot 10, Block "C" being a 44.00 foot radius curve to the right having for its elements a central angle of 69°14'49" an arc length of 53.18 feet and a chord bearing North 34°37'25" West 50.00 feet to the Northerlymost corner of said Lot 10, Block "C"; thence run North 69°14'49" West 50.00 feet along the Northerly line of Lot 11, Block "C" to the Point of Beginning.



C-1 (D.)  
 $\Delta = 69^{\circ}14'49''$   
 $R = 44.00'$   
 $L = 53.18'$   
 $C = 50.00'$   
 $CB = N34^{\circ}37'25''W$

C-2 (M.)  
 $\Delta = 13^{\circ}48'55''$   
 $R = 182.80'$   
 $L = 44.08'$

C-2 (P.)  
 $\Delta = 14^{\circ}08'25''$   
 $R = 182.80'$   
 $L = 45.11'$



**DETAIL "A"**  
SCALE: 1"=50'

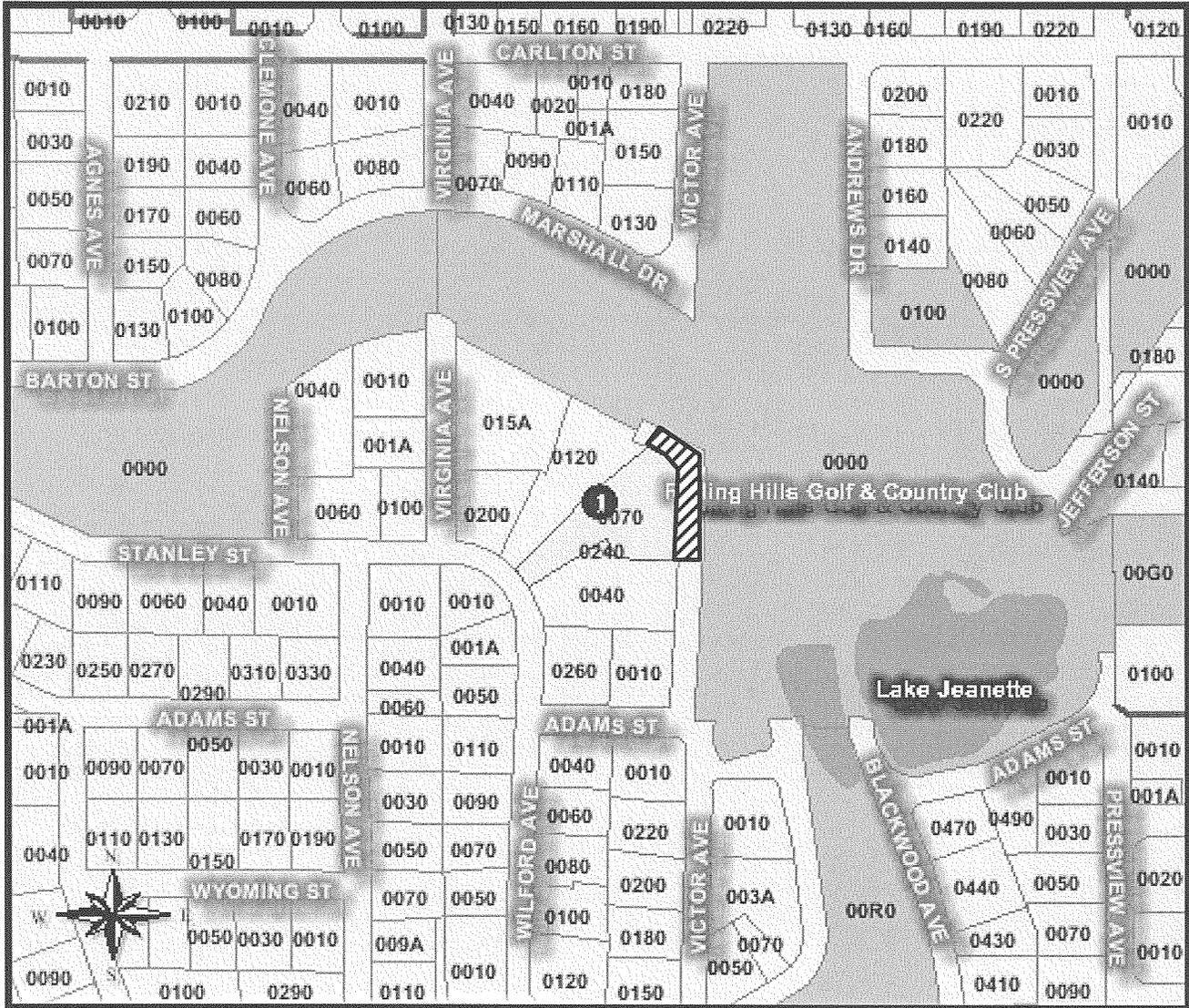
**EXHIBIT A**

**First Financial Surveyors, Inc.**  
 And Affiliated Companies  
 L.B. 6387

**CENTRAL FLORIDA**  
 950 S. WINTER PARK DRIVE  
 SUITE 230  
 CASSELBERRY, FL 32707  
 Phone: (321) 397-2221  
 Fax: (321) 397-2222  
 Nationwide: 1-800-787-8266  
 Nationwide: Fax: 1-800-787-8260

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

SIGNED: STATE OF FLORIDA  
 CARL MICHAEL SMITH LAND SURVEYOR & MAPPER NO. 3762



**LOCATION MAP**  
**Barton Street and Victor Avenue**  
**Right-of-way Vacate**

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 11<sup>th</sup> DAY OF January A.D., 2005.

**RESOLUTION TO VACATE AND ABANDON A RIGHT-OF-WAY**

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**Whereas, a Petition was presented on behalf of  
EVELYN & ANDRE NEHME**

**to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described right-of-way, to-wit:**

All the part of Barton Street and all that part of Victor Avenue lying adjacent and contiguous to Lots 7 through 11 in Block "C", SANLANDO SPRINGS TRACT NO.25 as recorded in Plat Book 5, Page 45, of the Public Records of Seminole County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 11, Block "C", SANLANDO SPRINGS TRACT NO.25; thence run North 42°06'37" East 53.69 feet along the Northerly extension of the Northwesterly line of said Lot 11, Block "C", to the Northerly right-of-way line of Barton Street; thence run South 69°14'49" East, 94.63 feet along said Northerly right-of-way line to a point of intersection with the Easterly right-of-way line of Victor Avenue; thence run due South 208.07 feet along said Easterly right-of-way line to a point on the Easterly extension of the Southerly line of said Lot 7, Block "C"; thence run South 82°13'00" West, 50.46 feet along said Easterly extension of the Southerly line of said Lot 7, Block "C" to the Southeast corner of said Lot 7, Block "C"; thence run due North 150.00 feet along the East line of Lot 7, 8 and 9, Block "C" to the Northeast corner of Lot 9, Block "C"; thence run along the Easterly line of Lot 10, Block "C" being a 44.00 foot radius curve to the right having for its elements a central angle of 69°14'49" an arc length of 53.18 feet and a chord bearing North 34°37'25" West 50.00 feet to the Northerlymost corner of said Lot 10, Block "C"; thence run North 69°14'49" West 50.00 feet along the Northerly line of Lot 11, Block "C" to the Point of Beginning. (See sketch Exhibit A)

**Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described right-of-way is to the best interest of the county and the public.**

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described Right-of-way be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 11<sup>th</sup> day of January A.D., 2005.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

BY: \_\_\_\_\_

\_\_\_\_\_  
MARYANNE MORSE

\_\_\_\_\_  
Carlton D. Henley

CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

CHAIRMAN