

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Utility Easement Vacate for 201 Palmetto Concourse

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Dori L. DeBord **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>2/27/2007</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Adopt and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the platted 10' wide utility easement situated at the rear of Lot 1, Block B, Sweetwater Oaks Section 4-A, as recorded in Plat Book 17, Page 70, of the Public Records of Seminole County, Florida, and further described as 201 Palmetto Concourse, Longwood, Florida; in Section 33, Township 20 S, Range 29 E, Howard P. and Vicki S. Mann, applicant.

District 3 – Van Der Weide

(Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, Howard P. and Vicki S. Mann, is requesting to vacate and abandon a 5' portion of the 10' platted utility easement situated at the rear of the property located at 201 Palmetto Concourse, Longwood, Florida, and further described as Lot 1, Block B, Sweetwater Oaks, Section 4-A, as recorded in Plat Book 17, Page 70, Public Records of Seminole County, Florida, in Section 33, Township 20 S, Range 29 E.

The applicant is requesting to vacate the described portion of the utility easement to accommodate a screen pool enclosure for an existing swimming pool. The vacation and abandonment of the utility easement is necessary to prevent the proposed pool enclosure from encroaching into the platted utility easement and to prevent a potential "cloud of title". A variance from the Board of Adjustment will be required for any encroachment of the pool enclosure into the required setback. The applicant has provided letters from the applicable utility companies stating "no objections" to the request.

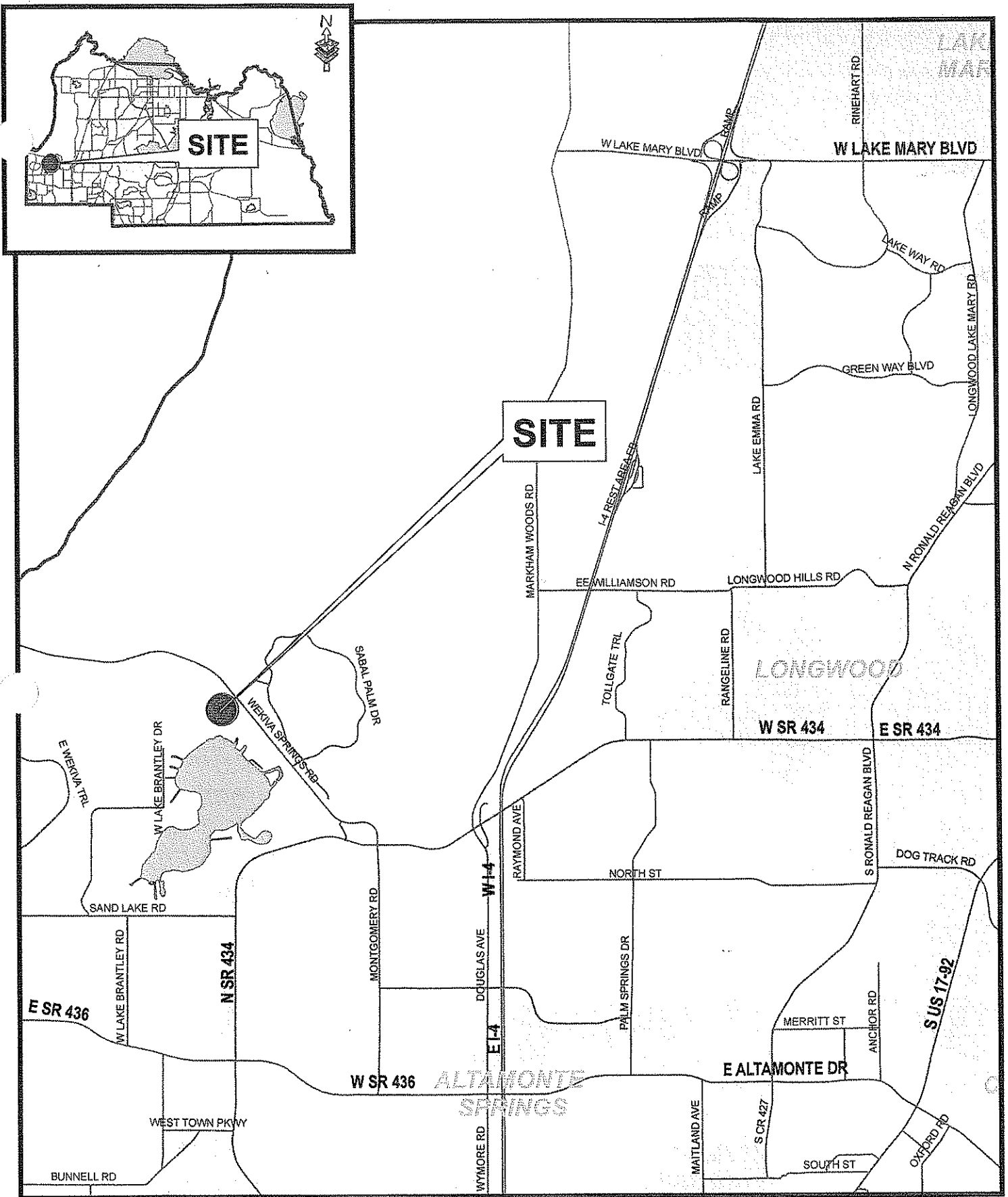
STAFF RECOMMENDATION:

Staff recommends the Board adopt a Resolution to vacate and abandon that portion of the public utility easement as requested by the applicant.

District 3 – Van Der Weide

- Attachments: Location Maps – Exhibit A
- Resolution – Exhibit B
- Sketch of Description – Exhibit C
- Survey – Exhibit D

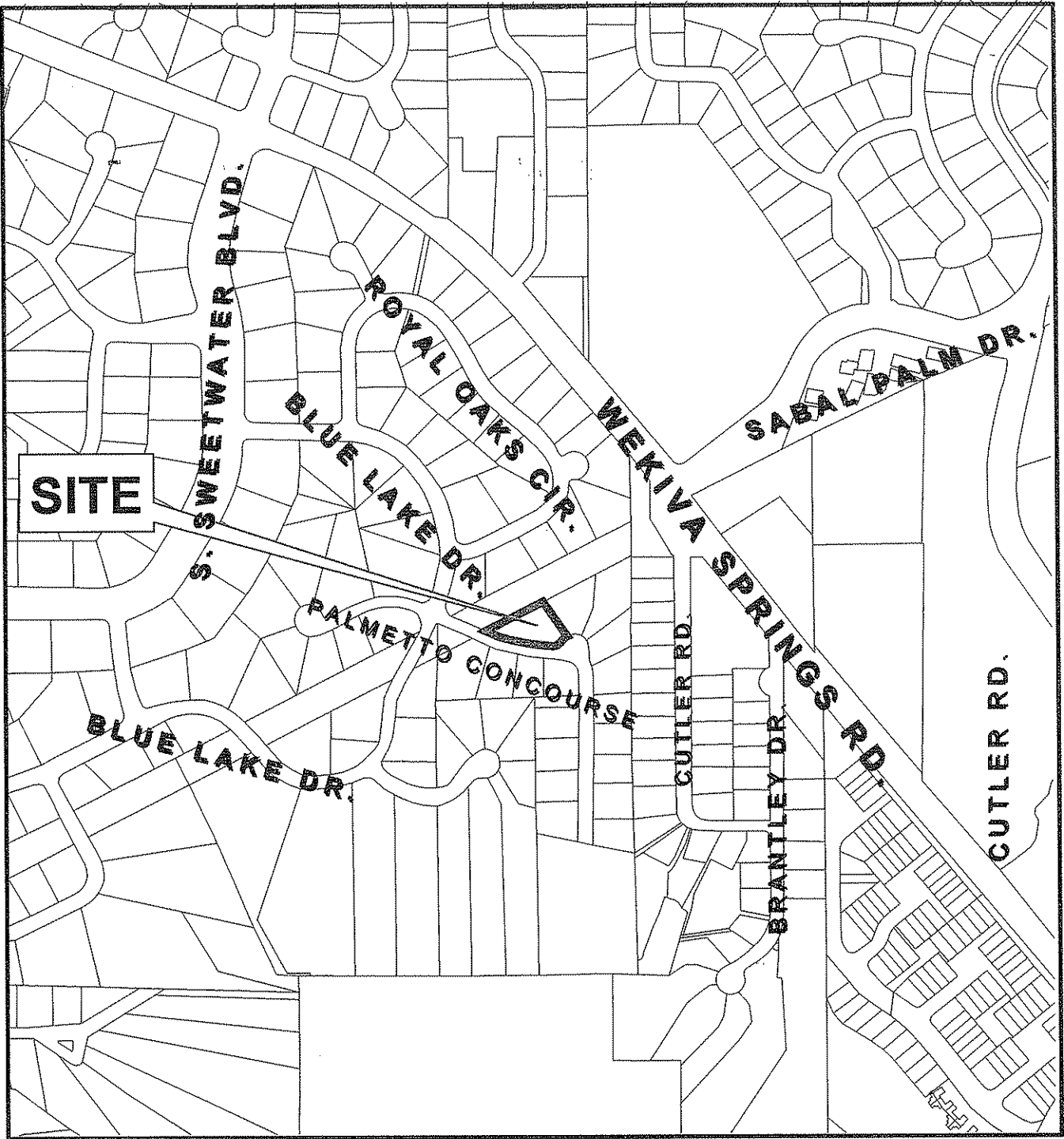
Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No. cpdd01	



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201 Palmetto Concourse Utility Vacate

EXHIBIT A





201 Palmetto Concourse
Utility Vacate





Palmetto Concourse
Utility Vacate

-  Parcel
-  Subject Property



January 2006 Color Aerials

RESOLUTION NO.: 2007-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 27TH DAY OF FEBRUARY A.D., 2007.

RESOLUTION TO VACATE AND ABANDON A UTILITY EASEMENT

Whereas, a Petition was presented on behalf of

HOWARD P. & VICKI S. MANN

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating, and abandoning of the following described utility easement to-wit:

SEE ATTACHED EXHIBIT "A"

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described utility easement is to the best interest of the County and the public in that the area in question is not needed for utility purposes and not necessary for public need.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described utility easement 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 27TH day of FEBRUARY A.D., 2007.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA**

BY:

**MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA**

**CARLTON D. HENLEY
CHAIRMAN**

SKETCH AND DESCRIPTION

EXHIBIT "A"

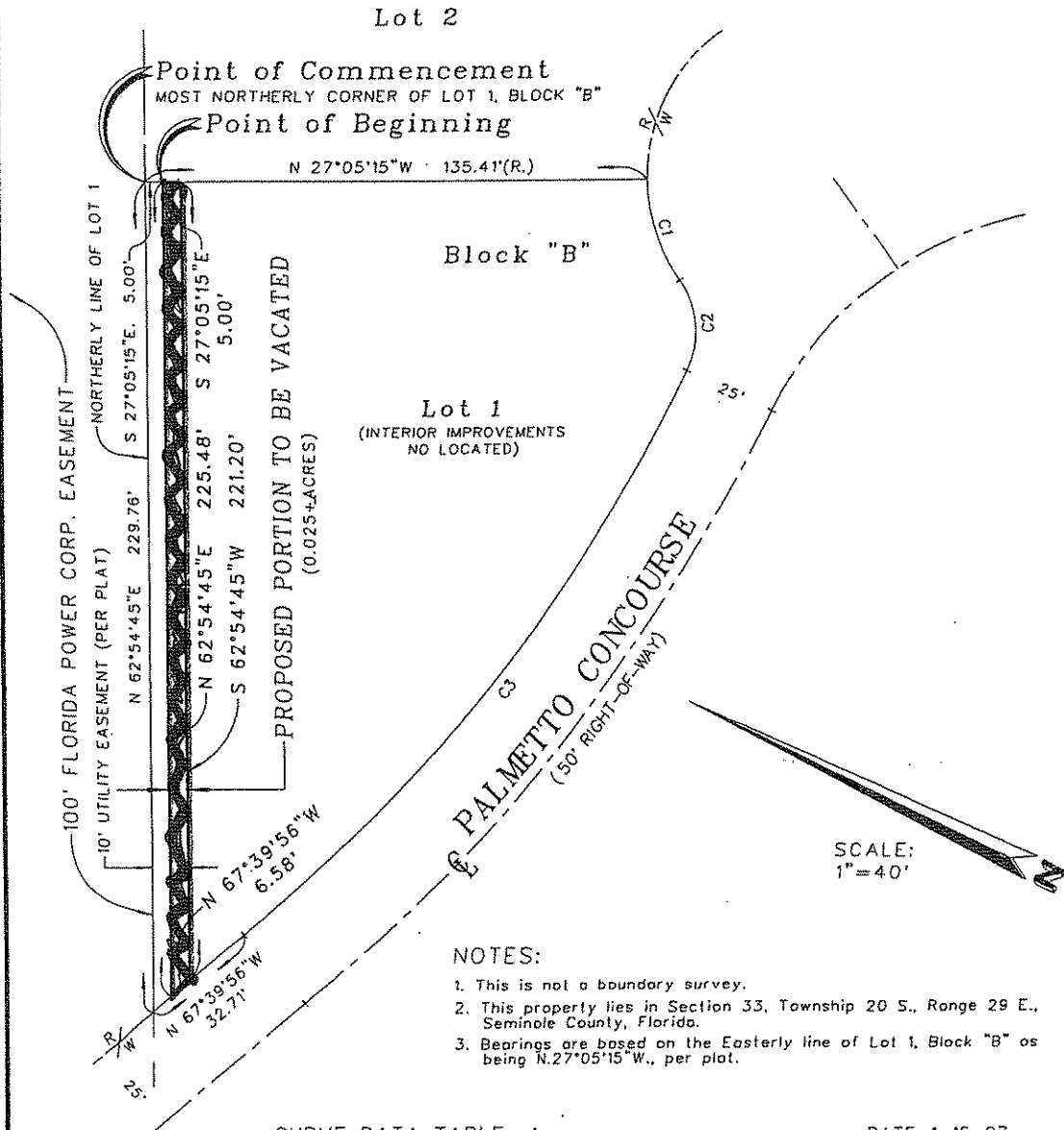
SHEET 1 OF 1

DESCRIPTION:

THAT CERTAIN PORTION OF 10 FOOT WIDE PLATTED UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS THE SOUTHERLY 5 FEET OF THE NORTHWESTERLY 10 FEET OF LOT 1, BLOCK B, SWEETWATER OAKS SECTION 4-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 70, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK "B" OF SAID PLAT AND RUN THENCE S.27°05'15"E. A DISTANCE OF 5.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.27°05'15"E. 5.00 FEET; THENCE RUN S.62°54'45"W. ALONG A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 221.20 FEET; THENCE RUN N.67°39'56"W. 6.58 FEET; THENCE RUN N.62°54'45"E. ALONG A LINE 5.00 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 225.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.025 ACRES MORE OR LESS.



NOTES:

1. This is not a boundary survey.
2. This property lies in Section 33, Township 20 S., Range 29 E., Seminole County, Florida.
3. Bearings are based on the Easterly line of Lot 1, Block "B" as being N.27°05'15"W., per plat.

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	33°50'50"	50.00'	29.54'	29.11'	S 45°59'20" W
C 2	60°00'00"	25.00'	26.18'	25.00'	S 59°03'55" W
C 3	23°16'09"	488.44'	198.36'	197.00'	N 79°18'01" W

DATE: 1-16-07
WORK ORDER: E4630

HENRICH-LUKE & SWAGGERTY, LLC



surveyors & mappers
250 S. Ronald Reagan Blvd.
Suite 114
Longwood, FL 32750
(407) 647-7346
Fax (407) 647-8097
Licensed Business No. 7276

ABBREVIATIONS:

- C - CENTERLINE
- (R.) - RADIAL
- R/W - RIGHT-OF-WAY

Dominick Oquendo

Dominick Oquendo
Professional Surveyor and Mapper
Florida License No. 5555

This sketch or copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

FILE:02-07

FLORIDA POWER CORPORATION EASEMENT [100' R/W]

N 62° 54' 45" E - 229.76

10 FT. UTILITY EASEMENT

4" X 4" VC. MAN.

