

Item # 43

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** BELL ROAD ROW VACATE

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

**AUTHORIZED BY:** Dori L. DeBord **CONTACT:** Alan Willis **EXT.** 7332

Agenda Date 2/27/07 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. **ADOPT** and authorize the Chairman to execute the Resolution to vacate and abandon the unimproved public right-of-way known as Bell Road, as shown on Bell's Subdivision Plat, as recorded in Plat Book 6, Page 47 in Section 21, Township 19S, Range 30E, as requested by KBC Development Inc., applicant.
2. **DENY** the request to vacate and abandon the unimproved public right-of-way known as Bell Road, as shown on Bell's Subdivision as recorded in Plat Book 6, Page 47 in Section 21, Township 19S, Range 30E, as requested by KBC Development Inc., applicant.
3. **CONTINUE** the public hearing until a time and date certain.

District 5 – Carey

Alan Willis, Planner

**BACKGROUND:**

KBC Development Inc., applicants, are requesting to vacate and abandon the unimproved public right-of-way known as Bell Road, as shown on Bell's Subdivision Plat, consisting of 0.645+/- acres located in Section 21, Township 19S, Range 30E and as recorded in Plat Book 6, Book 47, of the Public Records of Seminole County, Florida. The subject right-of-way is located south of Orange Boulevard and just west of I-4.

The subject right-of-way is not needed for public access and the proposed vacate will not hinder access to any adjacent properties.

The applicants have provided letters from all applicable utility companies stating "no objections" to the request.

|                            |            |
|----------------------------|------------|
| Reviewed by:               | <u>KST</u> |
| Co Atty:                   |            |
| DFS:                       |            |
| Other:                     | <u>BP</u>  |
| DCM:                       | <u>ALZ</u> |
| CM:                        | <u>Car</u> |
| File No. <u>ph130pdd01</u> |            |

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt a resolution to vacate and abandon the public right-of-way as requested by the applicant.

District 5 – Carey

Attachments: Location Map

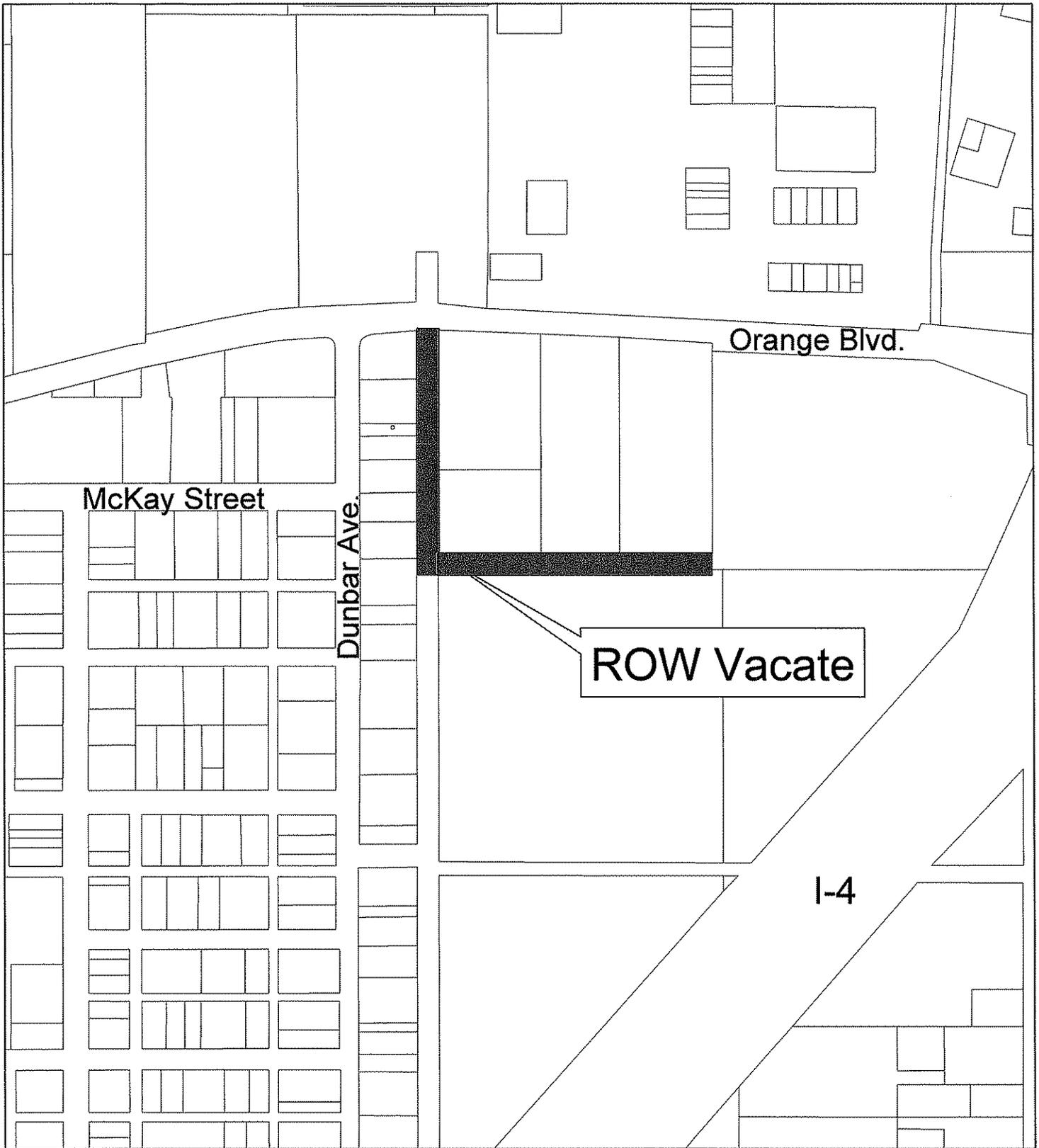
Site Map

Aerial

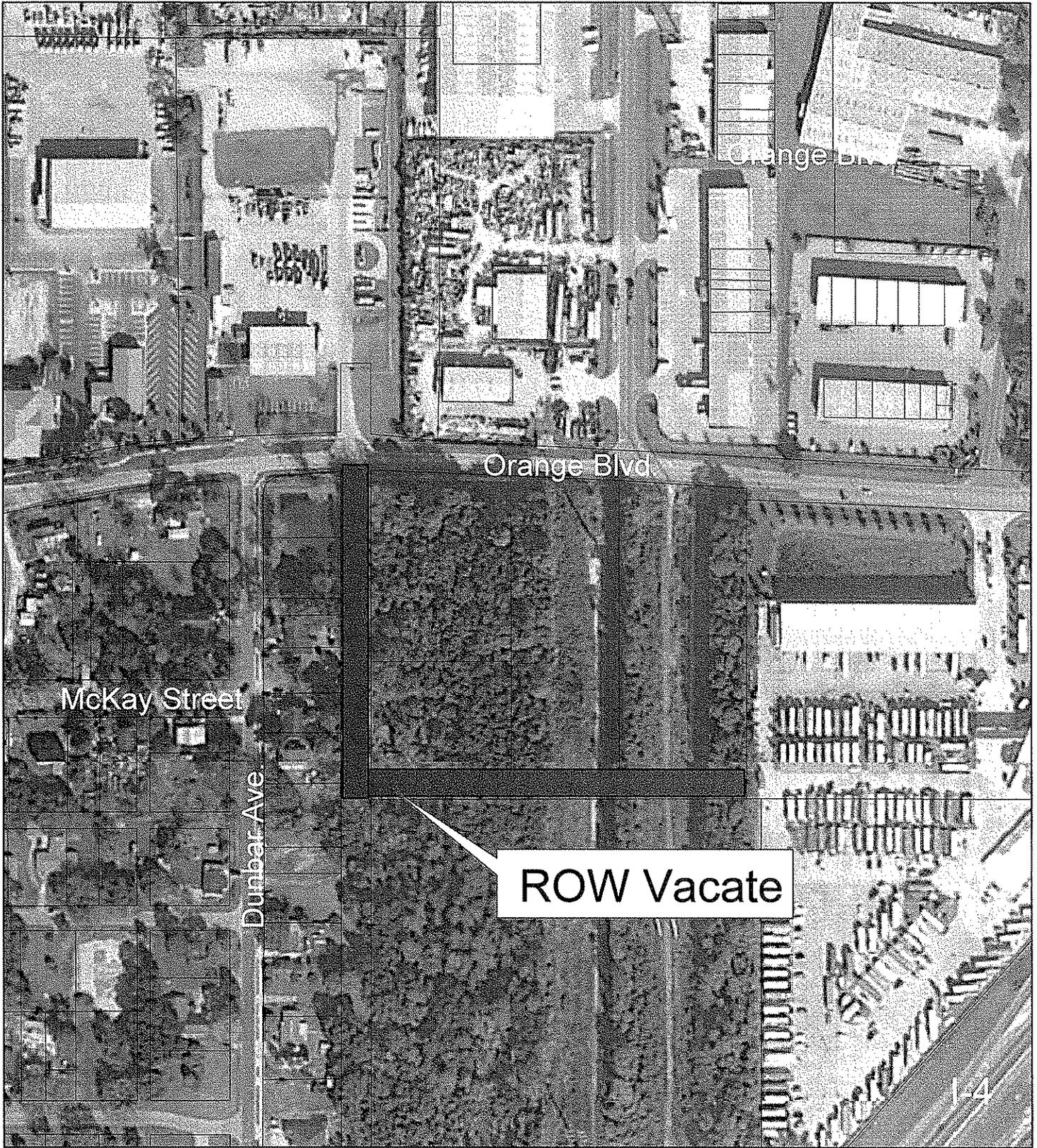
Resolution

Exhibit A - Sketch of description for Bell Road to be vacated





# Bell Road ROW Vacate



# Bell Road ROW Vacate

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 Feburary A.D., 2007.

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

.....

Whereas, a Petition was presented on behalf of  
**KBC DEVELOPMENT INC**

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:

**SEE SKETCH AND DESCRIPTION ATTACHED AS *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 27th day of Feburary 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

SHEET 1 OF 2

## DESCRIPTION:

A PORTION OF RIGHT-OF-WAY LYING WITHIN BELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 47, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 28, ST. JOSEPH'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND RUN THENCE N.00°05'48"E. 515.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT BEING ON NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2628.22 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 25.01 FEET THROUGH A CENTRAL ANGLE OF 00°32'43", A CHORD BEARING OF N.88°49'50"E. AND A CHORD DISTANCE OF 25.01 FEET TO A POINT; THENCE RUN S.00°05'48"W. 491.15 FEET; THENCE RUN S.89°53'55"E. 609.42 FEET; THENCE RUN S.00°15'02"W. 25.00 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 28; THENCE RUN N.89°53'55"W. ALONG SAID NORTH LINE A DISTANCE OF 634.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.645 ACRES MORE OR LESS.

## NOTES:

1. This is not a boundary survey.
2. This property lies in Section 21, Township 19 South, Range 30 East, Seminole County, Florida.
3. Bearings are based on the North line of Lot 28, St. Joseph's as being N.89°53'55"W., assumed.

### 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

DATE: 10-18-05  
WORK ORDER: E2545

Mark I. Luke  
Professional Surveyor and Mapper  
Florida License No. 5006

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

(KCBELLS&D)

FILE:302-05-A

EXHIBIT A

SKETCH AND DESCRIPTION

ORANGE BOULEVARD

SHEET 2 OF 2

HENRICH-LUKE &  
SWAGGERTY, LLC



surveyors & mappers  
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CURVE 1

RADIUS=2628.22'  
LENGTH=25.01'  
CENTRAL ANGLE=  
00°32'43"  
CHORD BEARING=  
N.88°49'50"E.  
CHORD=25.01'



SCALE:  
1"=30'

DATE: 10-18-05  
WORK ORDER: E2545

(KBCBELLS&D)

BOOKERTOWN  
(Plat Book 4, Pages  
97 & 98)

N 00°05'48"E 515.59'

0.645± ACRES

S 00°05'48"W 491.15'

BELL'S SUBDIVISION  
(Plat Book 6, Page 47)

VACATED PER OFFICIAL RECORDS  
BOOK 3371, PAGE 1848

S 89°53'55"E 609.42'

S 00°15'02"W  
25.00'

N 89°53'55"W 634.35'

NORTH LINE OF LOT 28

Point of Beginning  
NORTHWEST CORNER OF LOT 28,  
ST. JOSEPH'S

LOT 28  
ST. JOSEPH'S  
(Plat Book 1, Page 114)

WEST LINE OF LOT 28

FILE:302-05-B