

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

**SUBJECT:** Adopt Resolution to vacate and abandon an unnamed public alleyway off of Lake Mills Road

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

**AUTHORIZED BY:** Dan Matthys **CONTACT:** Michael Rumer <sup>MIR</sup> **EXT.** 7337

<b>Agenda Date</b> <u>03/22/05</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input checked="" type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Adopt and authorize the chairman to execute the resolution to vacate and abandon that portion of the public alleyway, which is unnamed, as recorded in Block W, Revised Map of Chuluota, in Plat Book 2, Page 31 of the Public Records of Seminole County, Florida; in Section 28, Township 21 South, Range 32 East, as requested by the applicants, Linda Foster and Wanda Perkins.

District 1 – Dallari (Michael Rumer, Planner)

**BACKGROUND:**

The applicants, Linda Foster and Wanda Perkins are requesting to vacate an approximately 20' wide by 470' long section of an unnamed alleyway (approx 0.22 acres), which runs north/south into Lake Mills Road. A portion of an existing detached garage and a shed abut the platted easement, which do not meet the required R-1 front setback requirement creating a non conformity. Vacation and abandonment of this easement will clear a potential cloud of title by changing the setbacks for the garage and shed from a front setback of 25 feet to a side setback requirement of 7.5 feet. Both existing structures will meet the side setback requirement. The alleyway is not being used for ingress or egress, and the contiguous property owners are addressed off Lake Mills Road or 1<sup>st</sup> Avenue. The vacation of the alleyway will not hinder access to any other parcels. The applicants have provided letters from the applicable utility companies stating no objection to the request.

**STAFF RECOMMENDATION:**

Staff recommends approval of the resolution to vacate and abandon an approximately 20' wide by 470' long section of an unnamed alleyway.

- District 1-Dallari
- Attachments: Resolution
  - Exhibit A: Sketch of description
  - Exhibit B: Location map
  - Exhibit C: Copy of recorded plat dedicating alleyway

<b>Reviewed by:</b> <u>CR</u> <b>Co Atty:</b> <u>CR</u> <b>DFS:</b> _____ <b>Other:</b> _____ <b>DCM:</b> <u>AS</u> <b>CM:</b> <u>JK</u> <b>File No.</b> <u>ph130pdd01</u>
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RESOLUTION NO.: 2005-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 22nd DAY OF MARCH A.D., 2005.

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

.....

Whereas, a Petition was presented on behalf of

**LINDA FOSTER and WANDA PERKINS**

\_\_\_\_\_

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 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 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 22nd day of March A.D., 2005.

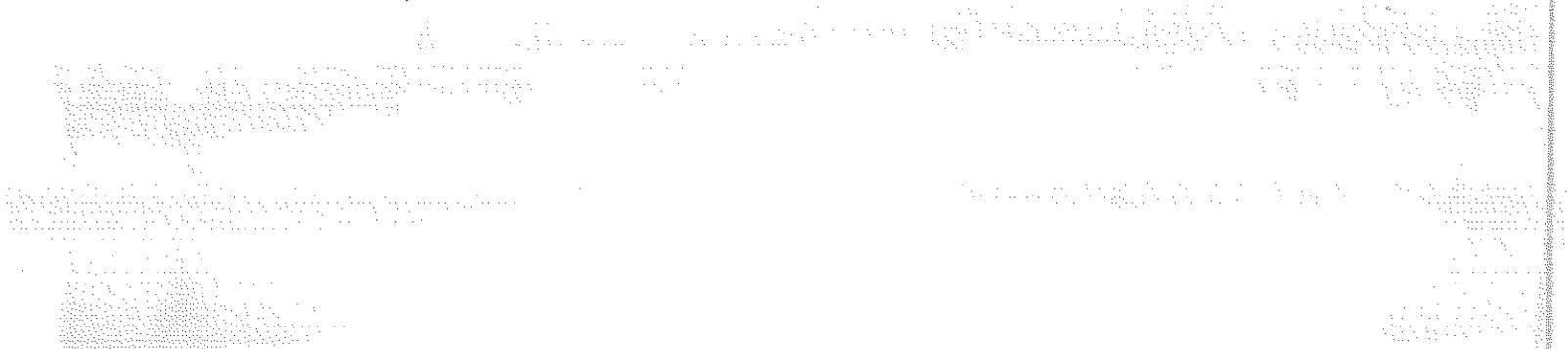
ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

BY:

\_\_\_\_\_  
MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
CARLTON D. HENLEY  
CHAIRMAN



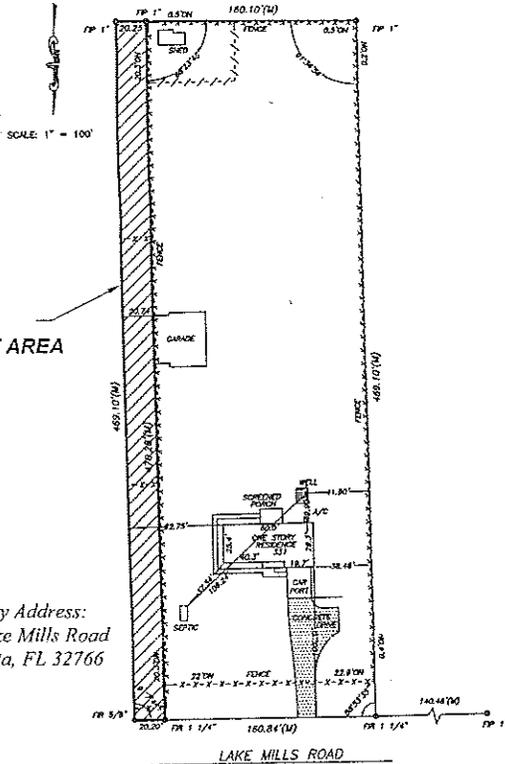
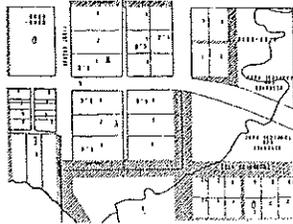
# SW BRIDLOFF & FERRY

SURVEYING, INC.

3525 W. Lake Mary Boulevard, Suite 301 - Lake Mary, FL 32746 - Voice 407.688.7631 - Fax 407.688.7691

EXHIBIT A

Begin at a 1 1/4" found iron pipe marking the Northeast corner of a tract of land described as: the East 1/2 of Lots 4 through 6 and the vacated street adjacent on the South, Block W, REVISED MAP OF CHULUOTA, according to the plat thereof as recorded in Plat Book 2, Page 31, Public Records of Seminole County, Florida and the southerly right of way of Lake Mills Road; thence following the southerly right of way of Lake Mills Road in an easterly direction 20.20 feet to a 5/8" found iron rod; thence leaving the southerly right of way of Lake Mills Road in a southerly direction 469.10 feet to a 1" found iron pipe; thence in a westerly direction 20.25 feet to a 1" found iron pipe marking the Southwest corner of said tract of land previously described; thence in a northerly direction 470.28 feet to the point of beginning.

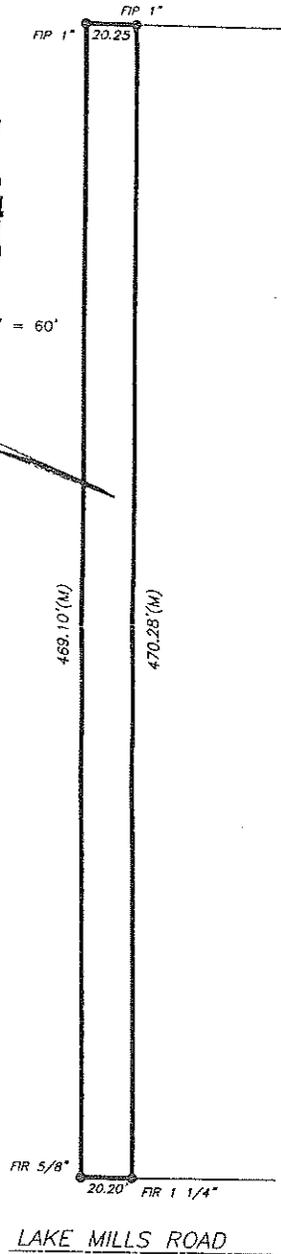


SUBJECT AREA

Property Address:  
331 Lake Mills Road  
Chuluota, FL 32766

PARCEL TO BE VACATED

SCALE: 1" = 60'



## SKETCH OF DESCRIPTION

Survey number: SL-36557

### LEGEND

-d-d-	Wood Fence	CAFV	Cable Riser	M.H.	Manhole
-x-x-	Wire Fence	W.M.	Water Meter	N.T.S.	Not to Scale
FN	Found Nail	TEL	Telephone Facilities	O.R.	Official Records
*	Property Corner	COVERED AREA	Covered Area	O.R.B.	Official Records Book
R.	Record	B.R.	Bearing Reference	P.C.P.	Permanent Control Point
M.	Field Measured	CH	Chord	P.R.M.	Permanent Reference Monument
CL	Clear	RAD.	Radial	PG.	Page
ENC.R	Encroachment	N.R.	Non Radial	P.V.M.T.	Pavement
C	Centerline	A/C	Air Conditioner	P.B.	Plat Book
CONC.	Concrete	B.M.	Bench Mark	P.O.B.	Point of Beginning
PL	Property Line	C.	Calculated	P.O.C.	Point of Commencement
C.M.	Concrete Monument	ZZZZ	Block Wall	P.O.L.	Point on Line
F.I.R.	Found Iron Rod	Δ	Central Angle/Delta	P.C.	Point of Curvature
F.I.P.	Found Iron Pipe	D.B.	Deed Book	P.R.C.	Point of Reverse Curvature
RAW	Right of Way	D	Description of Deed	P.T.	Point of Tangency
N&D	Nail & Disk	D.H.	Drill Hole	R.	Radius (Radial)
D.E.	Drainage Easement	DRW.	Driveway	R.O.E.	Roof Overhang Easement
U.E.	Utility Easement	E.S.M.T.	Equipment	S.I.R.	Set Iron Rod & Cap
FD	Found	EL	Elevation	SW	Setback
P	Plat	FF	Finished Floor	T.O.P.	Top of Bank
ASPH.	Asphalt	DRW.	Driveway	TYR	Typical
O.H.U.	Overhead Utilities	F.C.M.	Found Concrete Monument	W.C.	Witness Corner
P.P.	Power Pole	FRK.	Found Parker-Kalon Nail	10.05	Existing Elevation
TX	Transformer	L	Length	E.O.W.	Edge of Water
		L.A.E.	Limited Access Easement		

### GENERAL NOTES

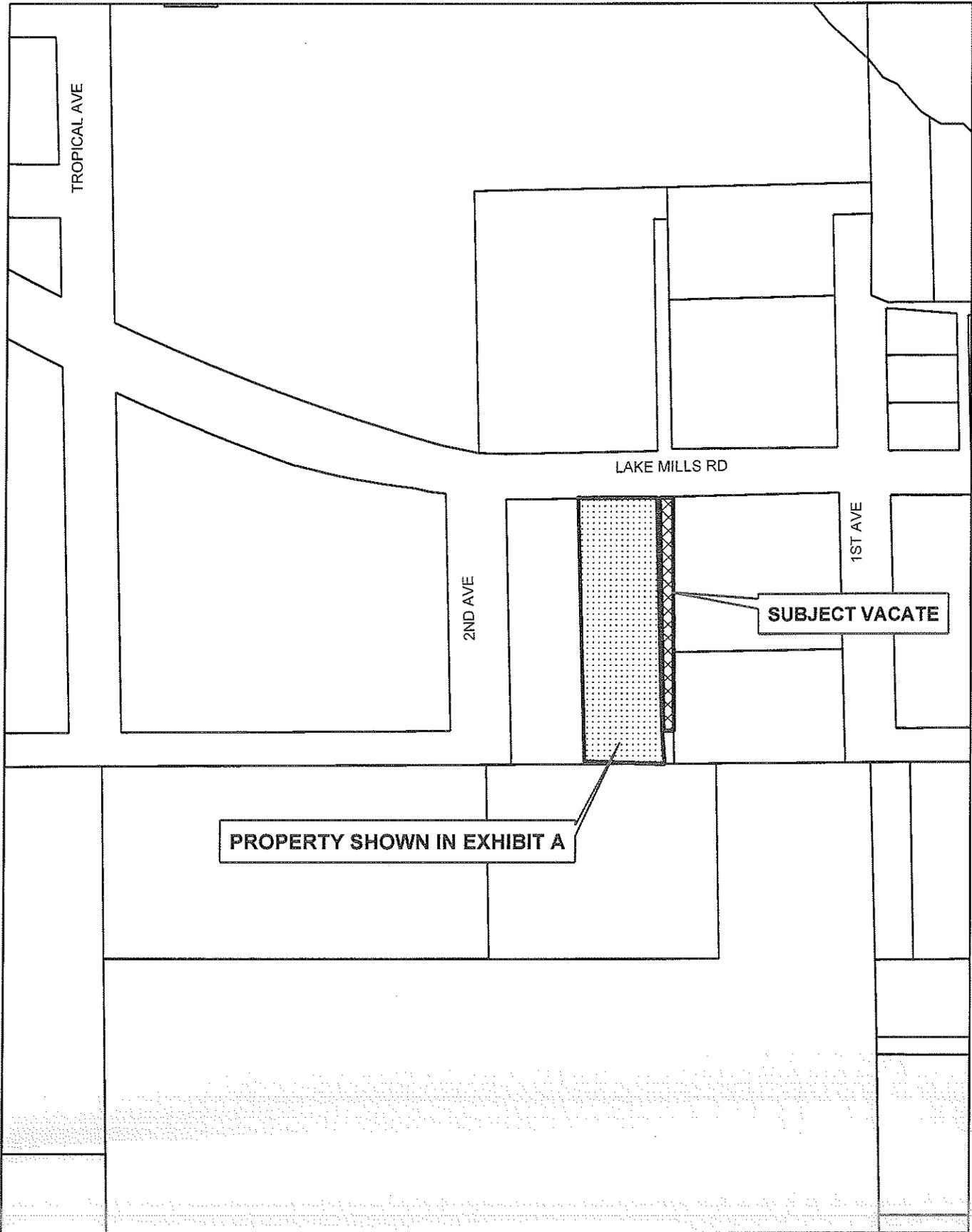
1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall.
5. Only visible encroachments located.
6. No identification found on property corners unless noted.
7. Dimensions shown are plat and measured unless otherwise noted.
8. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
9. Adjoining lots are within the same block, unless otherwise noted.
10. This is an **AS-BUILT SURVEY** unless otherwise noted.
11. Not valid unless sealed with the sign of surveyors embossed seal.
12. Flood zone determinations are provided as a courtesy only, and are derived from the best sources available to the surveyor. This information should not be relied upon for flood insurance purposes, and may differ from information provided by others.
13. I.B. 7/32



I hereby certify that this plat is a true and correct representation of a survey prepared & run by my direction.

Ralph Swbridloff  
Registered Land Surveyor No. 3313

# LOCATION MAP



REVISED MAP OF  
 CHULUOTA  
 In S.W. 1/4 of Sec 28, T 21, R 32  
 To follow throughout map in Plat Book A page 23.  
 scale 200 ft to 1 in.



July 7th 1914  
 C. P. Douglas Clerk  
 of the Board of Public Works  
 of the City of Chuluota  
 do hereby certify that this is a true and correct copy  
 of this plat as recorded in Plat Book A page 23  
 George C. H. Wilson my official assistant & seal  
 of the Board of Public Works of the City of Chuluota  
 July 20th 1914

Sec 29  
 Sec 32

PROPOSED VACATE AREA

all alleys 20 ft wide

Surveyed & drawn by C.K. Medley Aug 1887

Filed in office of the  
 county clerk  
 Aug 25 1887  
 J. H. Wray  
 county clerk