

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** MAIN STREET RIGHT-OF-WAY VACATE

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

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

**Agenda Date** 5/13/03 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Adopt and approve the resolution vacating a portion of the right-of-way of Main Street between Lots 4 & 5, Block 41, Sanford Farms (5040 Michigan Avenue) and Lot 3A (Plat Book 1, Pages 127 – 128) Section 16, Township 19S, Range 30E;.

District 5 – McLain (Denny Gibbs, Planner) *[Signature]*

**BACKGROUND:**

The applicant, Ebrahim & Tammy Hamzehlou, is requesting to vacate a 465' length of the 30' wide Main Street right-of-way and a 15' x 35' piece of the Main Street right-of-way between Lots 4 & 5, Sanford Farms and Lot 3A, a County owned parcel to the west that is part of the Seminole County Natural Lands Black Bear Wilderness Area. Main Street is an unimproved right-of-way with no utilities or other public improvements. The subject vacate is located north of Michigan Avenue and west of Oregon Street.

The request is being made in order to cure the encroachment of an existing house into the right-of-way. The encroachment is approximately 16' into the right-of-way. The house was permitted in 1990. The applicant has provided letters from the appropriate utility companies stating no objection to the vacate. The Seminole County Natural Lands Program and Public Works have also stated they have no objection to the vacate.

**STAFF RECOMMENDATION:**

Staff recommends approval of the vacate.

- District 5 – McLain
- Attachments: Resolution
- Exhibit A: Sketch of description
- Exhibit B: Boundary survey showing encroachment
- Exhibit C: Location map

Reviewed by: \_\_\_\_\_  
Co Atty: KCC  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. ph130pdd01

RESOLUTION NO.: 2003-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 13th DAY OF May A.D., 2003.

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

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Whereas, a Petition was presented on behalf of

**TAMMY & EBRAHIM HAMZEHLUI**

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:

That part of Section 16, Township 19S, Range 30E, Seminole County, Florida described as follows:

A portion of the 30' wide right-of-way of Main Street, as shown on the Plat of SANFORD FARMS, as recorded in Plat 1, Pages 127 – 128 1/2 of the Public Records of Seminole County, Florida, being more fully described as follows:

The South 465.00 feet of the North 495.00 feet lying Westerly of Lots 4 and 5, Block 41 of said Plat of SANFORD FARMS. Containing 0.320 acres more or less. and the West 1/2 (one-half) of the South 35.00 feet of the North 495.00 feet lying Westerly of Lot 4 and Lot 5, Block 41 of said Plat of SANFORD FARMS. Containing 0.120 acres more or less

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 13th day of MAY A.D., 2003.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

BY:

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

DARYL G. MCLAIN  
CHAIRMAN

# SKETCH AND DESCRIPTION OF A PORTION OF THE RIGHT-OF-WAY OF MAIN STREET, "SANFORD FARMS", TO BE VACATED.

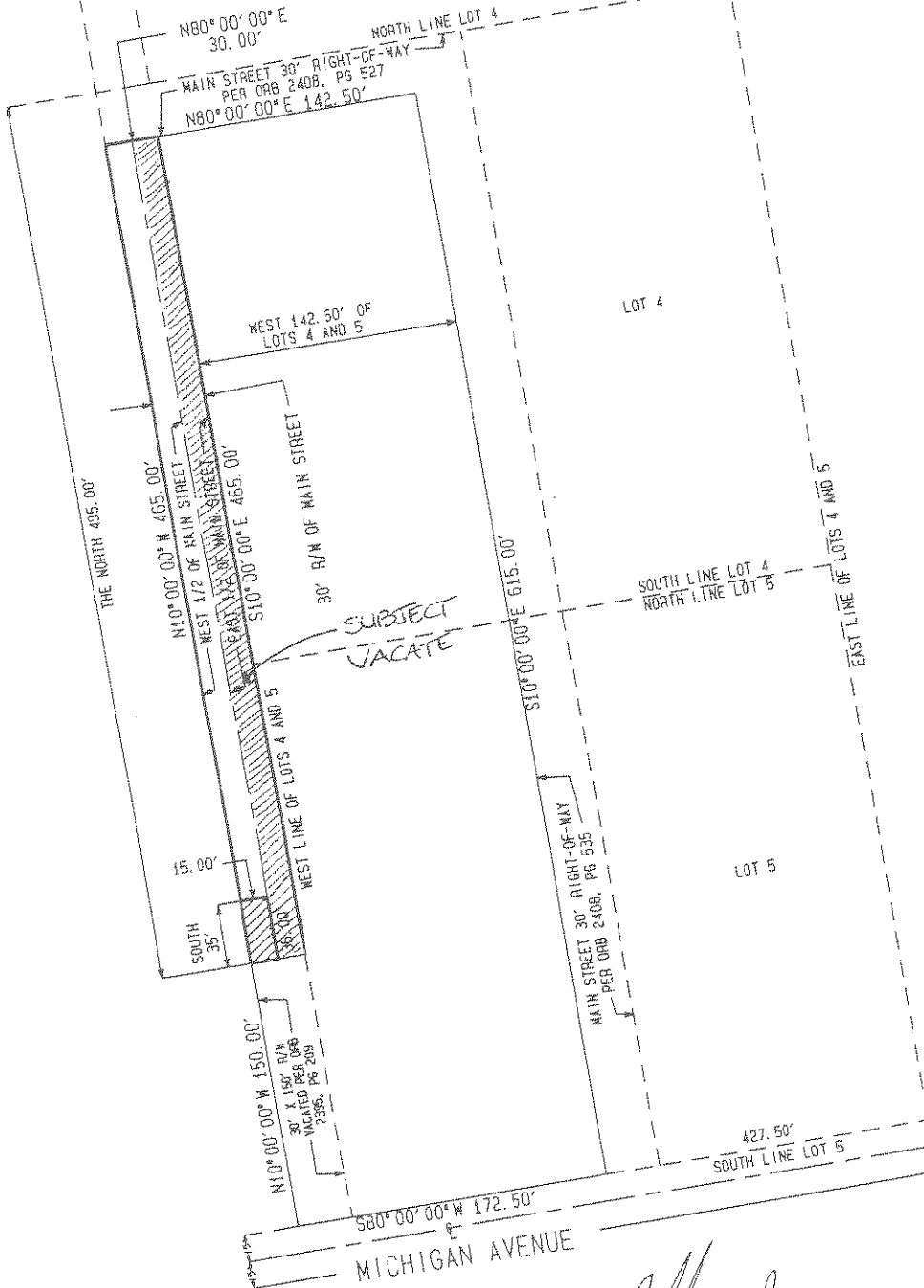
## LEGAL DESCRIPTION:

A portion of the 30' wide right-of-way of Main Street, as shown on the Plat of "SANFORD FARMS", as recorded in Plat 1, Pages 127 - 128 1/2 of the Public Records of Seminole County, Florida, being more fully described as follows:

The South 465.00 feet of the North 495.00 feet lying Westerly of Lots 4 and 5, Block 41 of said Plat of "SANFORD FARMS". Containing 0.320 acres of land, and

The West 1/2 (one-half) of the South 35.00 feet of the North 495.00 feet lying Westerly of Lot 4 and Lot 5, Block 41 of said Plat of "SANFORD FARMS". Containing 0.012 acres of land, more or less.

Said lands situate, lying and being in Seminole County, Florida.



FOR: HAMZEHOUI  
 NO.: 0301002  
 DATE: 1/15/03  
 REVISED ORB: 1/22/03  
 FILENAME: SF4-41  
 SCALE: 1" = 80'

THIS SKETCH DOES NOT CONSTITUTE  
 A FIELD SURVEY

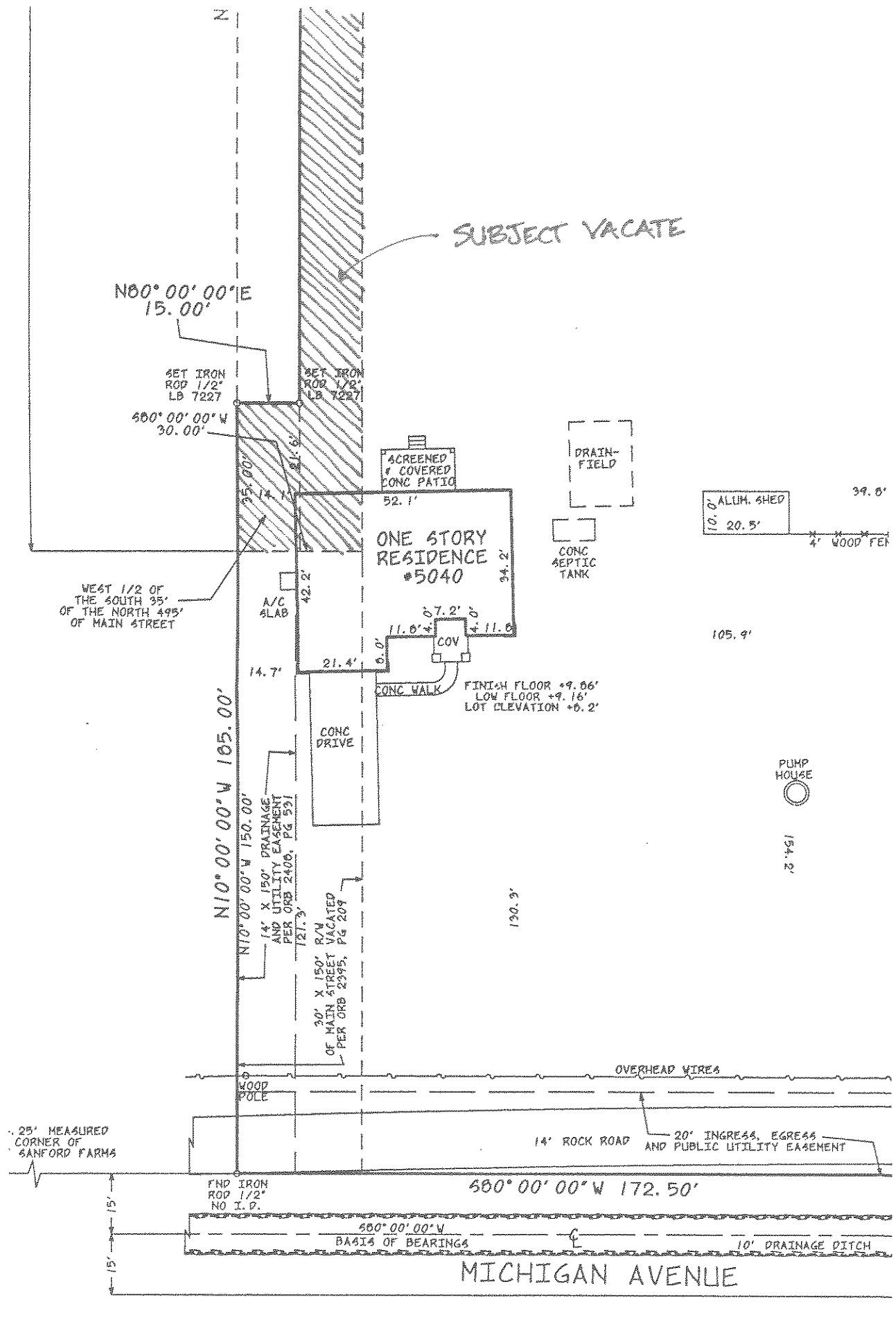
*Jeffrey J. Hitt* 1-22-03  
 JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 STATE OF FLORIDA



## HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DR. WEST, LONGWOOD FL. 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS



SUBJECT VACATE

N80°00'00"E  
15.00'

SET IRON  
ROD 1/2"  
LB 7227  
S60°00'00"W  
30.00'

SET IRON  
ROD 1/2"  
LB 7227

SCREENED  
& COVERED  
CONC PATIO

DRAIN-  
FIELD

10.0' ALUM. SHED  
20.5'

39.8'

4' WOOD FEN

ONE STORY  
RESIDENCE  
#5040

CONC  
SEPTIC  
TANK

WEST 1/2 OF  
THE SOUTH 35'  
OF THE NORTH 495'  
OF MAIN STREET

A/C  
SLAB

COV

105.9'

FINISH FLOOR +9.86'  
LOW FLOOR +9.16'  
LOT ELEVATION +8.2'

CONC DRIVE

CONC WALK

PUMP  
HOUSE

N10°00'00"W 105.00'

14' X 150' DRAINAGE  
AND UTILITY EASEMENT  
PER ORB 2406, PG 531

30' X 150' R/W  
OF MAIN STREET VACATED  
PER ORB 2395, PG 209

154.2'

OVERHEAD WIRES

25' MEASURED  
CORNER OF  
SANFORD FARMS

14' ROCK ROAD  
20' INGRESS, EGRESS  
AND PUBLIC UTILITY EASEMENT

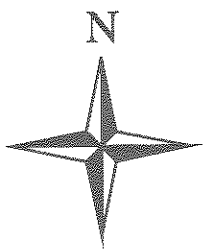
END IRON  
ROD 1/2"  
NO I.P.

S60°00'00"W 172.50'

S60°00'00"W  
BASIS OF BEARING

10' DRAINAGE DITCH

MICHIGAN AVENUE



# LOCATION MAP

## Main Street

### Right-of-Way Vacate

