

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Vacate and Abandon a portion of a platted drainage easement for Lot 10, Capri Cove – Robert E. and Dedra L. Good

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet *cds* **EXT.** 7443

Agenda Date <u>7/13/2004</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 that portion of the described 20-ft. wide platted drainage easement located on Lot 10, Capri Cove, recorded in the Public Records of Seminole County, Florida in Plat Book 54, Pages 63 and 64 in Section 25, Township 19 S, Range 29 E and further described as 228 Capri Place, Sanford, Florida – Robert E. and Dedra L. Good, applicants.

District 5 – McLain (Cynthia Sweet, Planner) *pk*

BACKGROUND:

The applicants, Robert E. and Dedra L. Good are requesting to vacate and abandon an approximate 30-ft. x 20-ft. wide portion of the 20-ft. wide platted drainage easement situated at the rear of the property of Lot 10, Capri Cove, recorded in the Public Records of Seminole County, Florida in Plat Book 54, Pages 63 and 64, and further described as 228 Capri Cove Place, Sanford, Florida. The applicants plan to construct a 192 sq. ft. shed at the rear of the subject property that will encroach into the platted easement.

Staff has determined that vacation and abandonment of the unused portion of the platted drainage easement would not diminish the effectiveness of the subdivision's drainage system. The owners have provided letters from the Capri Cove Homeowners Association and the adjacent property owners stating no objections to the request. Vacating the described portion of the drainage easement is necessary to prohibit a potential cloud of title.

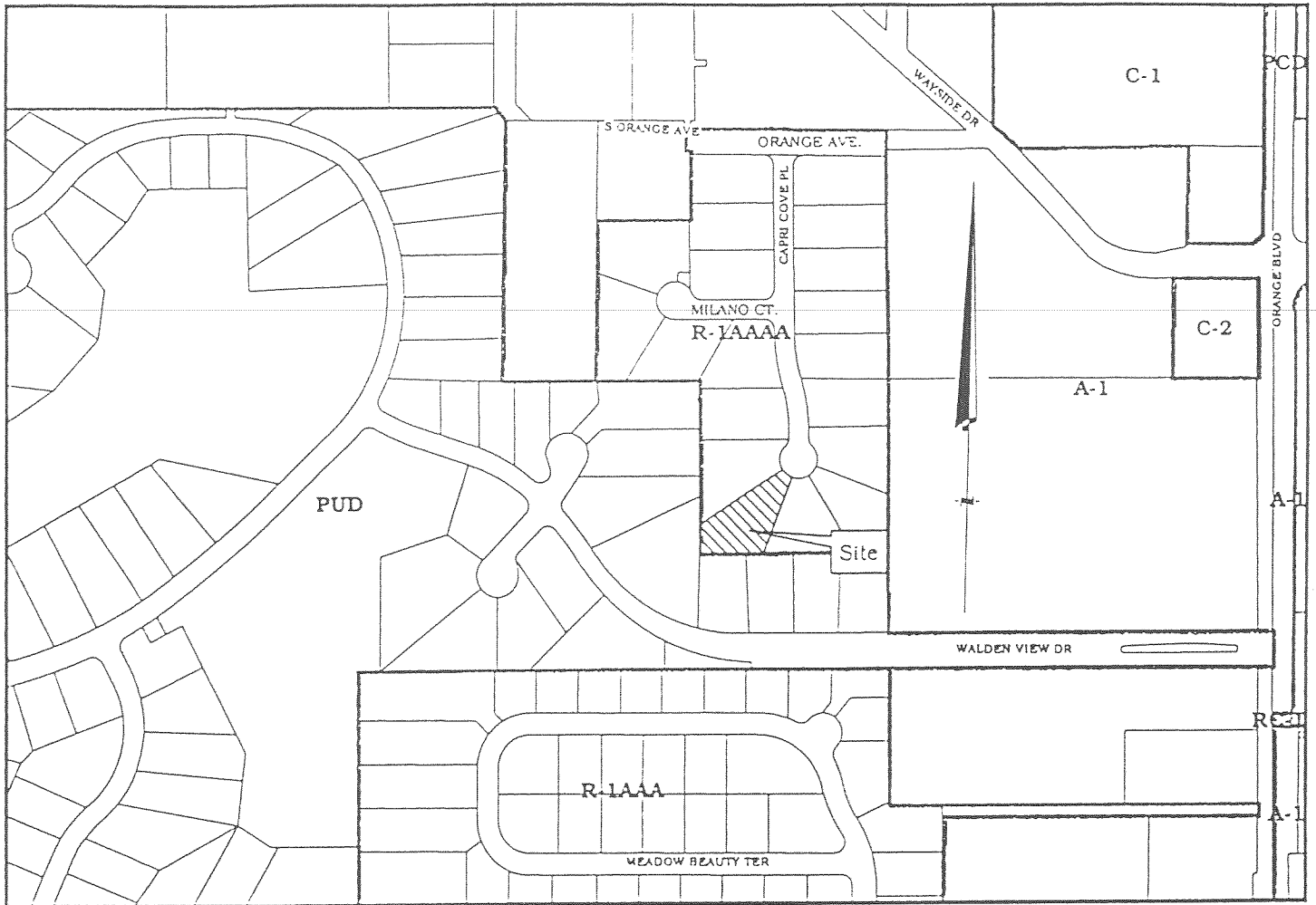
STAFF RECOMMENDATION:

Staff recommends adoption of the Resolution to vacate and abandon that portion of the 20-ft. wide drainage easement as requested by Robert E. and Dedra L. Good.

Reviewed by: Co Atty: <u>KCC</u> DFS: _____ Other: _____ DCM: <u>SS</u> CM: <u>KB</u> File No. <u>ph130pdd01</u>

District 5 - McLain
Attachments: Location Map
Resolution
Sketch of Description

Robert & Dedra Good
228 Capri Cove Place



LOCATION MAP

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 13TH DAY OF JULY A.D., 2004.

RESOLUTION TO VACATE AND ABANDON A DRAINAGE EASEMENT

Whereas, a Petition was presented on behalf of
ROBERT E. & DEDRA L. GOOD

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

A PORTION OF LOT 10, CAPRI COVE AS RECORDED IN PLAT BOOK 54, PAGES 63 – 64 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10: THENCE RUN NORTH 00°12'47" WEST ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°40'25" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°12'47" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°40'25" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°12'47" EAST A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 89°40'25" WEST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SEE ATTACHED EXHIBIT "A"

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, has determined that the abandonment of the above described drainage easement is in 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 drainage 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 is hereby disclaimed.

PASSED AND ADOPTED this 13TH day of JULY A.D., 2004.

ATTEST:

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

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

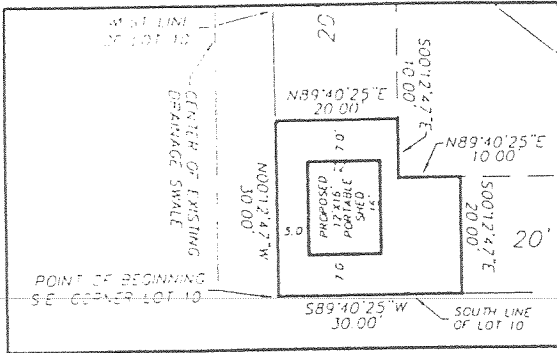
BY: _____
**DARYL G. MCLAIN
CHAIRMAN**



"LAND DESCRIPTION"
 LOT 10, CAPRI COVE, ACCORDING TO THE PLAT THEREOF
 AS RECORDED IN PLAT BOOK 54, PAGES 63 & 64, OF THE PUBLIC RECORDS
 OF SEMINOLE COUNTY, FLORIDA.

"SITE PLAN"
 (NOT A BOUNDARY SURVEY)

EASEMENT DETAIL



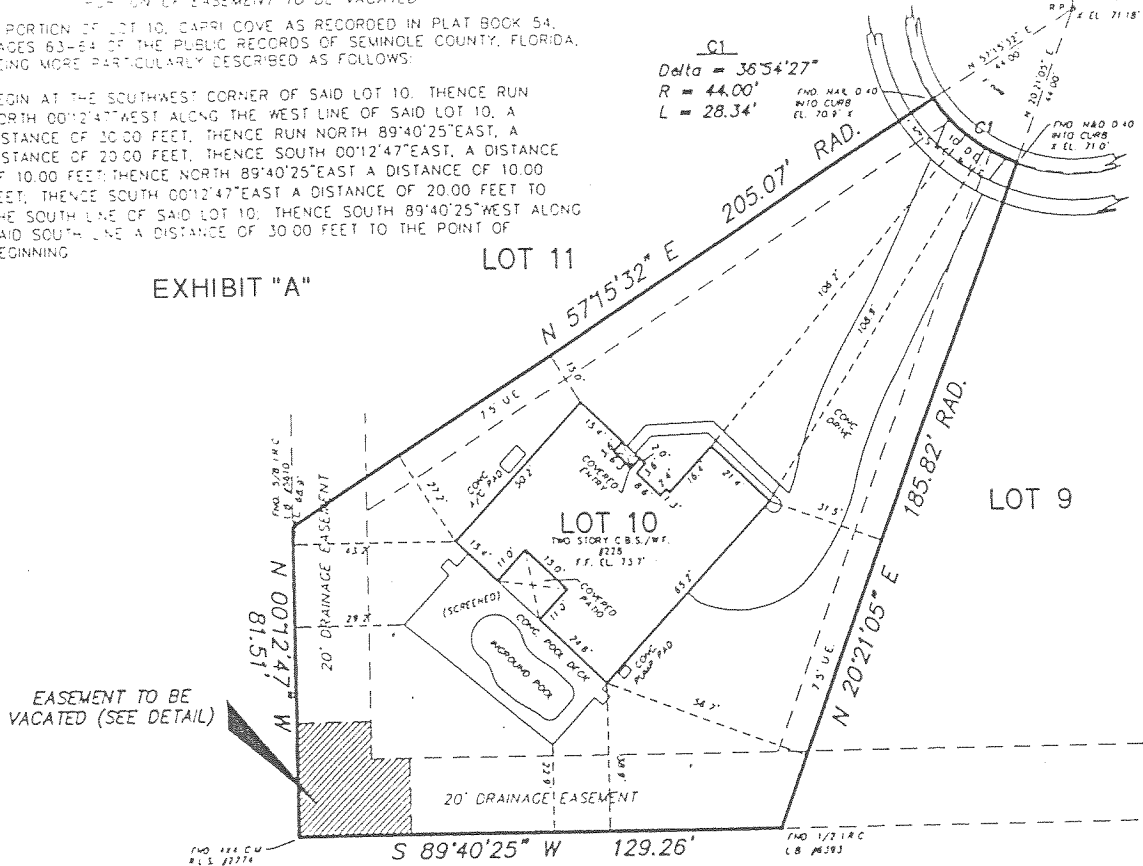
PORTION OF EASEMENT TO BE VACATED

A PORTION OF LOT 10, CAPRI COVE AS RECORDED IN PLAT BOOK 54, PAGES 63-64 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10. THENCE RUN NORTH 00°12'47\"/>



EXHIBIT "A"



EASEMENT TO BE VACATED (SEE DETAIL)

THE GLADES ON SYLAN LAKE PHASE 2
 P.B. 52, PGS. 65 - 69

ABBREVIATIONS

- CM - CONCRETE MONUMENT
- P.B. - PLAT BOOK
- P.2 - PAGE
- NR - NON-RADIAL
- RAD - RADIAL
- R - RADIUS
- L - ARC LENGTH
- Δ - DELTA (ANGULAR ANGLE)
- R.D. - RADIUS POINT
- R/W - WIDTH OF ROAD
- C.L. - CENTER LINE
- S.W.E. - SIDEWALK EASEMENT
- EL - ELEVATION
- A/C - AIR CONDITIONER
- TYP - TYPICAL
- U.E. - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- F.F. - FINISHED FLOOR
- P.S. - BUILDING SETBACK
- C.B.S. - CONCRETE BLOCK STRUCTURE
- PLT - PLAT
- M - MEASURED
- CAL. - CALCULATED
- P.O.C. - POINT OF COMMENCEMENT

SURVEY NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THE "LAND DESCRIPTION" HEREON WAS WRITTEN BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. BASIS OF BEARINGS: BEARINGS BASED ON THE SOUTH LINE OF LOT 10 AS BEING 589°40'25\"/>

FOR THE FIRM, BY:
 DAVID W. BRUNO, P.S.U.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NUMBER 5670

PREPARED FOR: ROBERT COCO PROJECT NUMBER: 7719-24

CCL CONSULTANTS INC. ENGINEERS-SURVEYORS-PLANNERS

2603 MAITLAND CENTER PARKWAY, SUITE C
 MAITLAND, FLORIDA 32751
 (407) 660-2120
 L.B. No. 5610

REVISIONS	DRAWN	DATE	FB/PG	CHECKED
SKETCH OF DESCRIPTION	USB	5/25/04	-----	DMB