

Item # 35

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: ORANGE BLOSSOM BUSINESS CENTER LOTS 21, 22, 23 and 24 - UTILITY AND CROSS ACCESS EASEMENT VACATE

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

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

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|----------------------------|--|--|---------------------------------------|-----------------------------------|
| Agenda Date <u>9/14/04</u> | Regular <input checked="" type="checkbox"/> | Consent <input 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 a resolution to vacate and abandon the utility easements and cross access easements, as described, between Lots 21, 22, 23 and 24 Orange Blossom Business Center according to the plat thereof, as recorded in Plat Book 50, Page 72, of the Public Records of Seminole County, Florida. Section 19, Township 21 S, Range 29 E. Bulsara Group, Inc. (Applicant)

District 3 – Van Der Weide (Denny Gibbs, Planner) *at*

BACKGROUND:

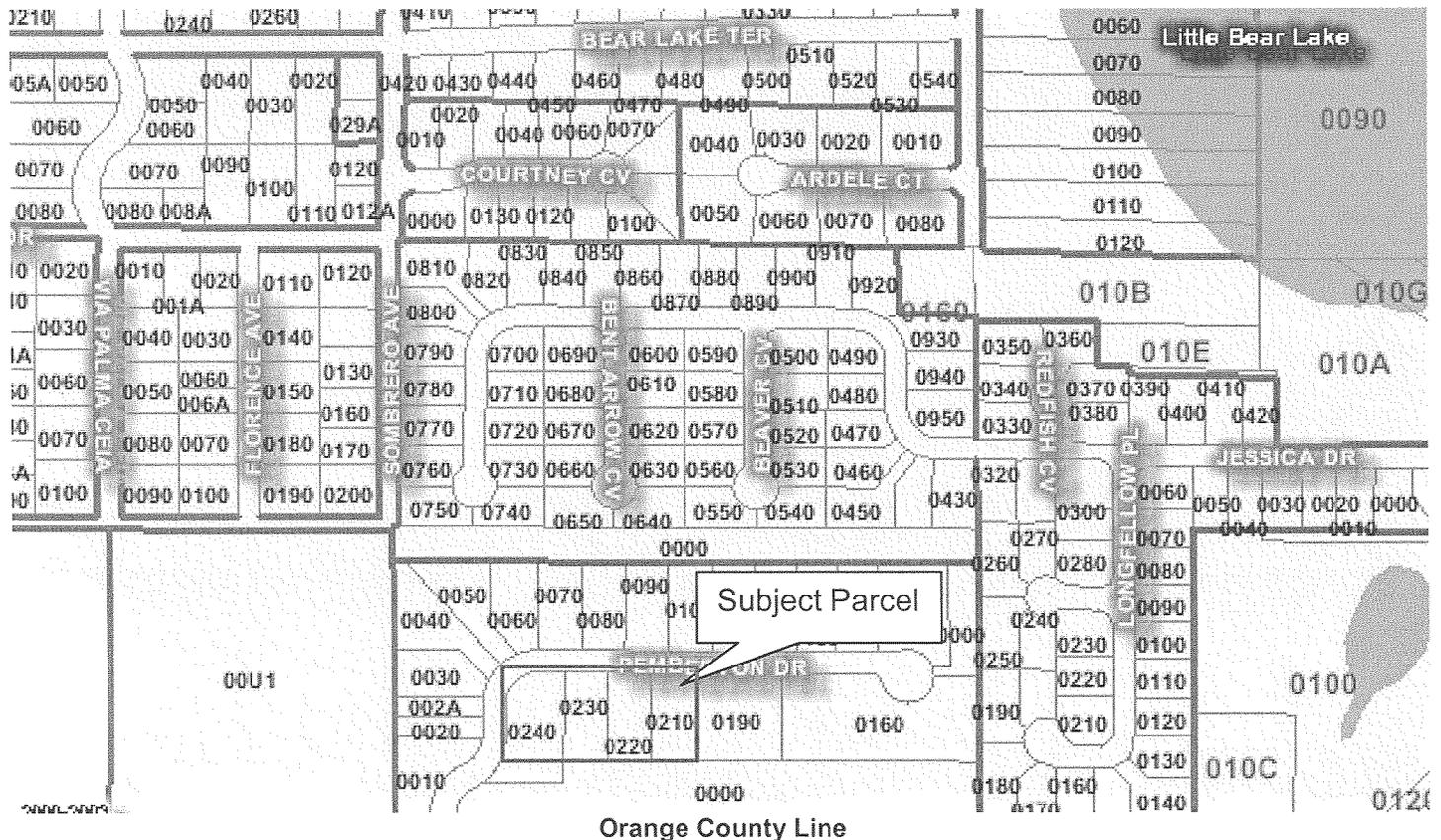
The applicant, Bulsara Group, Inc., is requesting to vacate the utility easements and cross access easement between Lots 21, 22, 23 and 24 in the Orange Blossom Business Center in order to combine the property into one building lot to accommodate the development of three warehouse / office buildings in two phases. The applicant has provided letters of no objection from the appropriate utility companies. The easements are no longer necessary since the lots are being developed as one property.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution to vacate and abandon the subject utility and cross access easements.

District 3 – Van Der Weide
Attachments: Location Map
Resolution

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|--------------|--------------------|
| Reviewed by: | <i>[Signature]</i> |
| Co Atty: | <i>[Signature]</i> |
| DFS: | <i>[Signature]</i> |
| Other: | <i>[Signature]</i> |
| DCM: | <i>[Signature]</i> |
| CM: | <i>[Signature]</i> |
| File No. | <u>rpdd01</u> |



LOCATION MAP
ORANGE BLOSSOM BUSINESS CENTER
UTILITY AND CROSS ACCESS EASEMENT VACATE
LOTS 21, 22, 23 AND 24

RESOLUTION NO.: 2004-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 14th DAY OF September A.D., 2004.

RESOLUTION TO VACATE AND ABANDON UTILITY AND CROSS ACCESS EASEMENTS

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Whereas, a Petition was presented on behalf of

Bulsara Group, Inc.

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating, and abandoning of the following described Utility and Cross Access easements to-wit:

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 14th day of September A.D., 2004.

ATTEST: _____ BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA

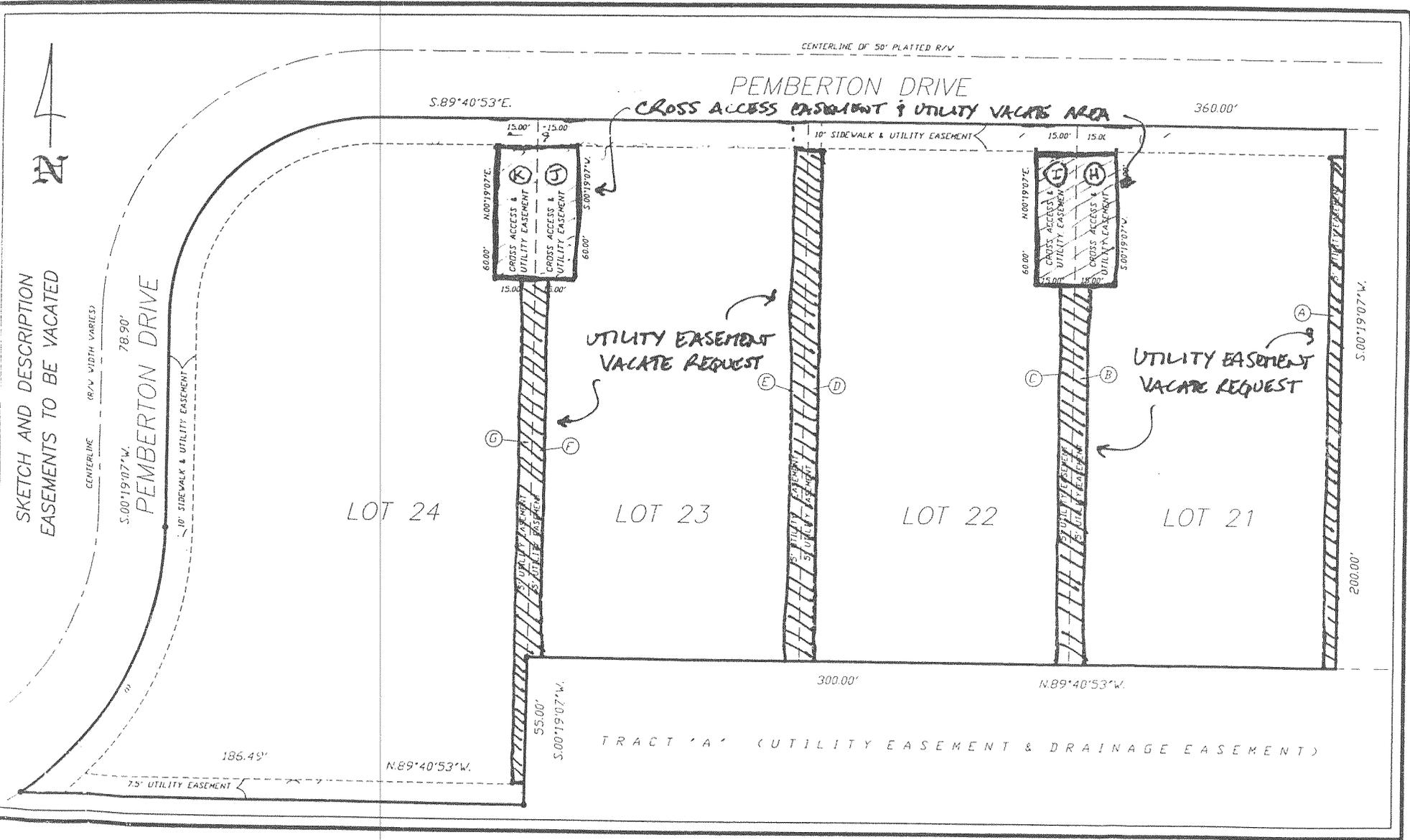
MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

BY: _____
DARYL G. MCLAIN
CHAIRMAN

EXHIBIT A

- A. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE EAST 5 FEET OF LOT 21, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- B. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE WEST 5 FEET OF LOT 21, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (LESS THE NORTH 60 FEET THEREOF)
- C. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE EAST 5 FEET OF LOT 22, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (LESS THE NORTH 60 FEET THEREOF).
- D. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE WEST 5 FEET OF LOT 22, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- E. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE EAST 5 FEET OF LOT 23, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- F. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE WEST 5 FEET OF LOT 23, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (LESS THE NORTH 60 FEET THEREOF.)
- G. THAT CERTAIN 5' UTILITY EASEMENT COMPRISING THE EAST 5 FEET OF LOT 24, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (LESS THE NORTH 60 FEET THEREOF).
- H. THAT CERTAIN CROSS ACCESS AND UTILITY EASEMENT COMPRISING THE WEST 15.00 FEET OF THE NORTH 60.00 FEET OF LOT 21, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE 10' SIDEWALK AND UTILITY EASEMENT COMPRISING THE NORTH 10' OF LOT 21;
- I. THAT CERTAIN CROSS ACCESS AND UTILITY EASEMENT COMPRISING THE EAST 15.00 FEET OF THE NORTH 60.00 FEET OF LOT 22, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA' LESS THE 10' SIDEWALK AND UTILITY EASEMENT COMPRISING THE NORTH 10' OF LOT 22;
- J. THAT CERTAIN CROSS ACCESS AND UTILITY EASEMENT COMPRISING THE WEST 15.00 FEET OF THE NORTH 60.00 FEET OF LOT 23, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLANT BOOK 50, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; LESS THE 10' SIDEWALK AND UTILITY EASEMENT COMPRISING THE NORTH 10' OF LOT 23;
- K. THAT CERTAIN CROSS ACCESS AND UTILITY EASEMENT COMPRISING THE EAST 15.00 FEET OF THE NORTH 60.00 FEET OF LOT 24, ORANGE BLOSSOM BUSINESS CENTER, AS RECORDED IN PLAT BOOK 50, PAGE 72, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. LESS THE 10' SIDEWALK AND UTILITY EASEMENT LYING EAST OF, SOUTHEASTERLY OF, AND SOUTHERLY OF THE RIGHT-OF-WAY OF PEMBERTON DRIVE IN LOT 24;

SKETCH AND DESCRIPTION
EASEMENTS TO BE VACATED



PEMBERTON DRIVE
CROSS ACCESS EASEMENT & UTILITY VACATE AREA

UTILITY EASEMENT
VACATE REQUEST

UTILITY EASEMENT
VACATE REQUEST

LOT 24

LOT 23

LOT 22

LOT 21

TRACT 'A' (UTILITY EASEMENT & DRAINAGE EASEMENT)