

Item # 60

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Chuluota Road Row Vacate – Richland Seminole Ranch, Ltd., Applicant, Professional Engineering Consultants, Inc., Patrick Senne, Representative

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

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

Agenda Date 10/28/2003 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Adopt the Resolution to vacate and abandon a portion of the public road right of way of CR 419 (Chuluota Road) located at the north side of CR 419 (Chuluota Road) and approximately 230 feet east of Sanctuary Drive in Section 19, Township 21 S, Range 32 E, as recorded in Plat Book 6, Pages 76 and 77 for Richland Seminole Ranch, Ltd., applicant (Professional Engineering Consultants, Inc., Patrick Senne, Representative)

District 1 – Maloy

Cynthia Sweet, Planner *CS*

BACKGROUND:

Patrick Senne (Professional Engineering Consultants, Inc.), representative for the applicant, Richland Seminole Ranch, Ltd., request to vacate and abandon a portion of the public road right of way of CR 419 (Chuluota Road) approximately 7,826 sq. ft. located on the north side of CR 419 (Chuluota Road) and approximately 230 feet east of Sanctuary Drive in Section 19, Township 21 S, Range 32 E, as recorded in Plat Book 6, Pages 76 and 77. The recent design and construction associated with the widening and improvement of CR 419 has caused a remnant sliver of right of way to create a discrepancy in the public road frontage of the two adjacent properties. Staff acknowledges that the subject portion of the right of way was not needed to accomplish the completed road improvements. The applicant is requesting to vacate and abandon that portion of the public right of way on behalf of the adjacent property owners. The adjacent properties are International Promoters of Art, Inc. and Seminole County Public Schools.

The applicant has provided letters of no objection from the applicable utility companies.

Reviewed by: _____
Co Atty: *SR*
DFS: _____
Other: *AS*
DCM: _____
CM: *CS*
File No. ph130pdd01

STAFF RECOMMENDATION:

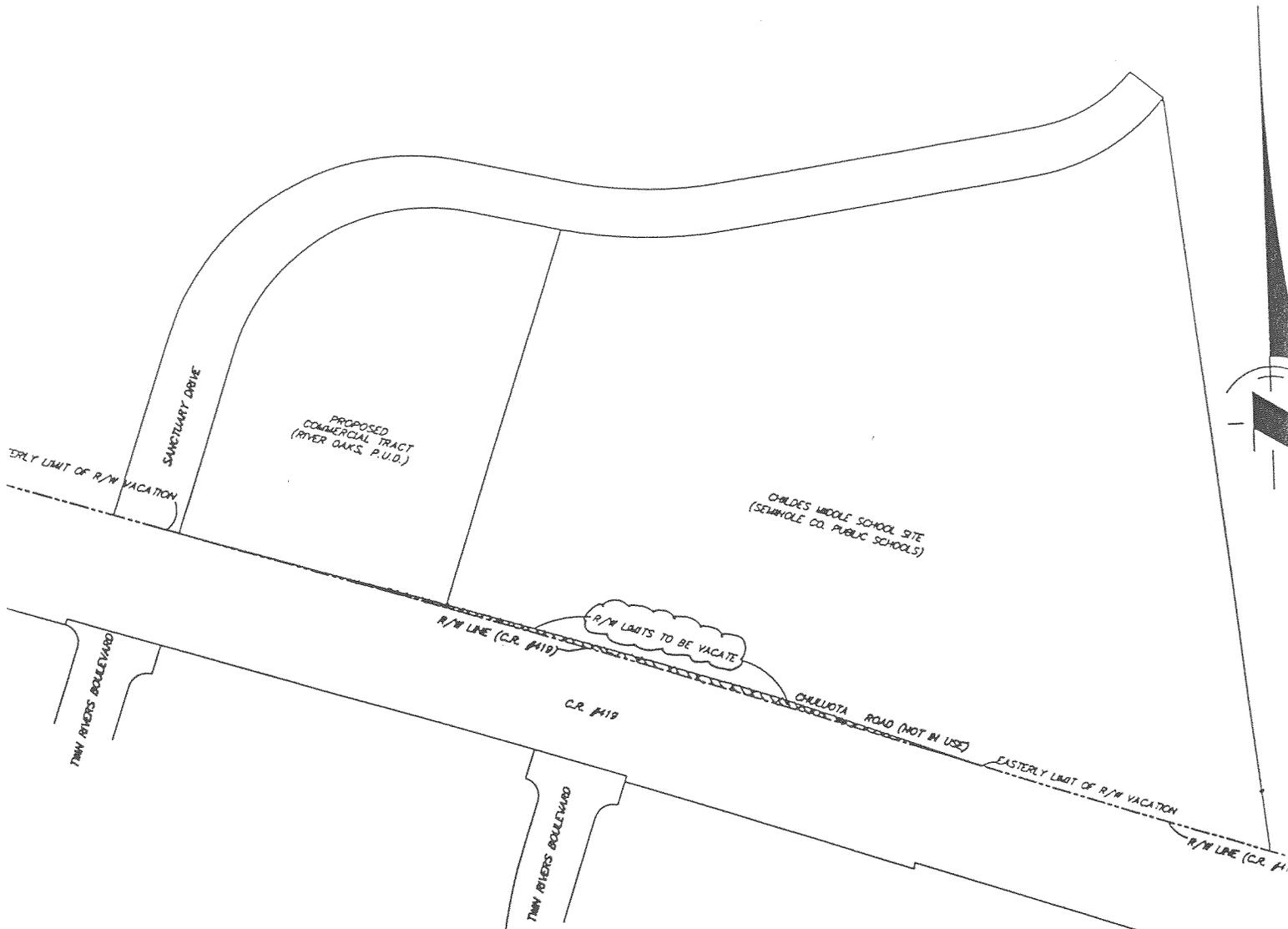
Staff recommends adoption of the Resolution to vacate and abandon that portion of the public road right of way of CR 419 (Chuluota Road) as requested by the applicant.

District 1 – Maloy

Attachments: Location Map-Exhibit "A"

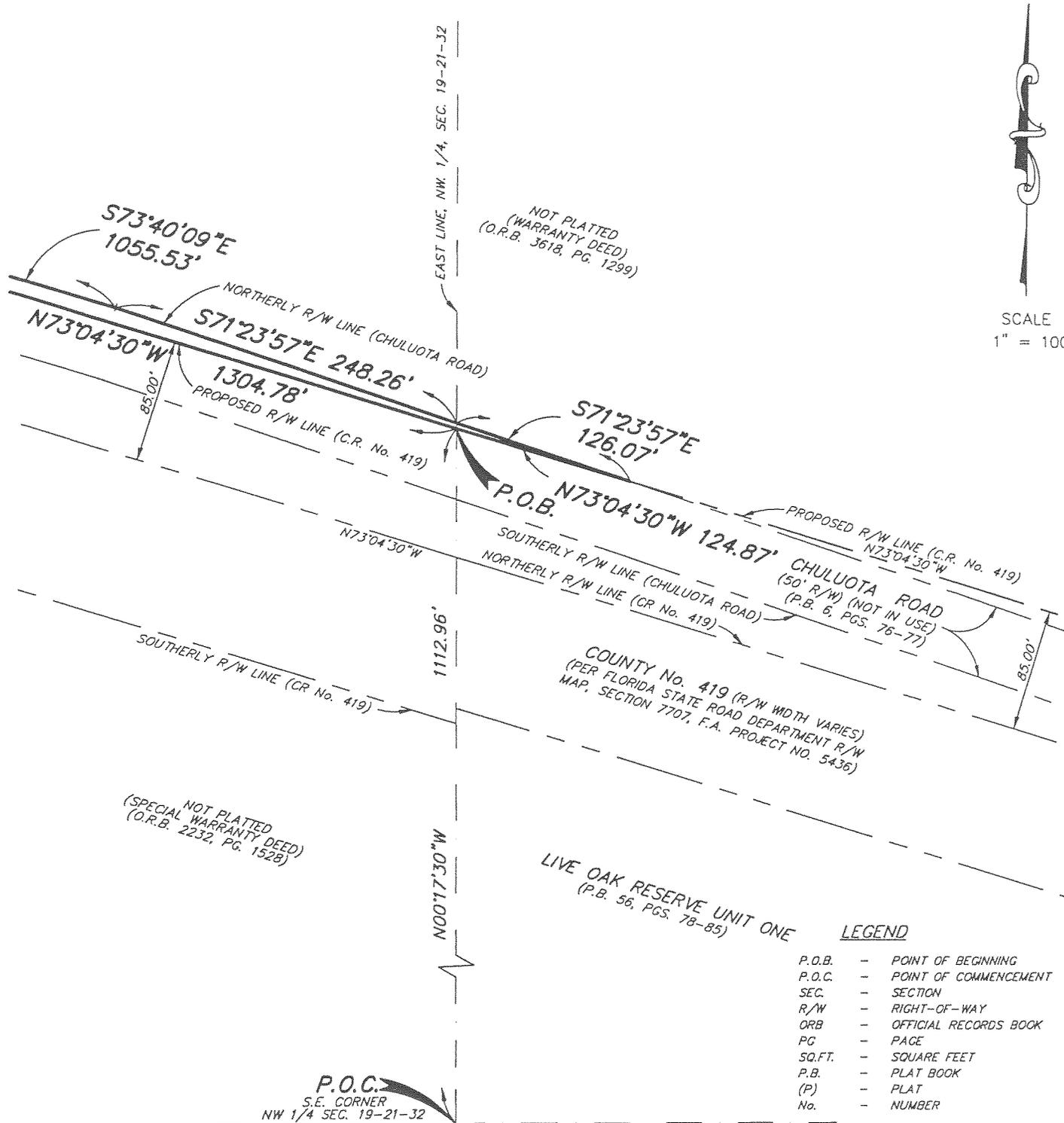
Sketch of Description-Exhibit "B"

Resolution



LOCATION MAP

SKETCH OF DESCRIPTION



LEGEND

| | | |
|--------|---|-----------------------|
| P.O.B. | - | POINT OF BEGINNING |
| P.O.C. | - | POINT OF COMMENCEMENT |
| SEC. | - | SECTION |
| R/W | - | RIGHT-OF-WAY |
| ORB | - | OFFICIAL RECORDS BOOK |
| PG | - | PAGE |
| SQ.FT. | - | SQUARE FEET |
| P.B. | - | PLAT BOOK |
| (P) | - | PLAT |
| No. | - | NUMBER |

SHEET 2 OF 4
SEE SHEET 1 OF 4 FOR LEGAL
DESCRIPTION AND SURVEYOR'S NOTES

THIS IS NOT A SURVEY

PEC

PROFESSIONAL ENGINEERING CONSULTANTS, INC.

engineers planners surveyors

CERTIFICATE OF AUTHORIZATION NUMBER LB 3556

Suite 1560 • Eola Park Centre • 200 East Robinson Street • Orlando, Florida 32801 • 407/422-8062

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 32 EAST

| | | | |
|--------------|---------------|------------------|----------------|
| DATE: 7-6-00 | PREP BY: P.S. | DRAWN BY: A.M.J. | JOB NO: 799046 |
|--------------|---------------|------------------|----------------|

EXHIBIT B

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 28th DAY OF October A.D., 2003.

RESOLUTION TO VACATE AND ABANDON A PUBLIC RIGHT OF WAY

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Whereas, a Petition was presented on behalf of

Richland Seminole Ranch, Ltd.

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:

A STRIP OF LAND LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING A PORTION OF CHULUOTA ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 76 AND 77, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'30" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1112.96 FEET TO A POINT LYING 85.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 419 (FORMERLY STATE ROAD 419 NO. 203), PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 7707, F.A. PROJECT NO. 5436 AND THE POINT OF BEGINNING; THENCE RUN NORTH 73°04'30" WEST, PARALLEL WITH AND 85.00 FEET NORTH OF SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 419, A DISTANCE OF 1304.77 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID CHULUOTA ROAD; THENCE RUN SOUTH 73°40'09" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHULUOTA ROAD, 1055.53 FEET; THENCE RUN SOUTH 71°23'57" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CHULUOTA ROAD, 374.33 FEET TO A POINT LYING 85.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 419; THENCE RUN NORTH 73°04'30" WEST, PARALLEL WITH AND 85.00 FEET NORTH OF SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 419, A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,826 SQUARE FEET, MORE OR LESS. (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 28th day of October 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

LEGAL DESCRIPTION

(CHULUOTA ROAD R/W VACATION)

A STRIP OF LAND LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING A PORTION OF CHULUOTA ROAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGES 76 AND 77, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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CONTAINING 7,826 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 32 EAST, BEING NORTH 00°17'30" WEST.
- (2) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (3) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (4) WE HAVE EXAMINED THE SUPPLIED OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, FNTIC NO: 5210-9976695, DATED MAY 26, 1999. THE INSTRUMENTS INCLUDED IN SAID REPORT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE DESCRIBED LANDS.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PROFESSIONAL ENGINEERING CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-3556
DATE: JUNE 22, 2000



REVISIONS:

REVISED SKETCH 9-20-00 (P.S.)

SHEET 1 OF 4

PEC

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Suite 1560 • Eola Park Centre • 200 East Robinson Street • Orlando, Florida 32801 • 407/422-8062

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 32 EAST

DATE: 7-6-00

PREP BY: P.S.

DRAWN BY: A.W.J.

JCB NO:

799046

EXHIBIT A