

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Vacate and Abandonment of the unnamed public alley contained in the limits of Lots 30 – 39, The Town of Sylvan Lake

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

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

Agenda Date <u>11/7/2006</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 and authorize the Chairman to execute the Resolution to vacate and abandon the unnamed public alley located south of and adjacent to Lots 30 – 36 and north of and adjacent to Lots 37-39 contained in the Plat of The Town of Sylvan Lake, as recorded in Plat Book 2, Page 69, of the Public Records of Seminole County, Florida; in Section 31, Township 19 S, Range 30 E, as requested by Scott A. McFarland and Zachary R. Miller, applicants.

District 5 – Carey

Cynthia Sweet, Senior Planner

BACKGROUND:

The applicants, Scott A. McFarland and Zachary R. Miller, are requesting to vacate and abandon the public alley that lies south of and adjacent to Lots 30 through 36 and north of and adjacent to Lots 37 through 39, contained in the Plat of The Town of Sylvan Lake, as recorded in Plat Book 2, Page 69, of the Public Records of Seminole County, Florida; in Section 31, Township 19 S, Range 30 E. The subject alley runs east of Park Street (approximately 3,500 square feet) and north of North Street and the Seminole-Wekiva Trail, approximately 1/2 mile south of Wilson Road. The applicants wish to vacate the unopened alley to combine the lots for future development.

The alley is not opened for any public access for ingress or egress and will not prohibit access to any parcel. The applicants have provided letters from the adjacent property owners and have provided letters from all applicable utility companies stating no objections to the request.

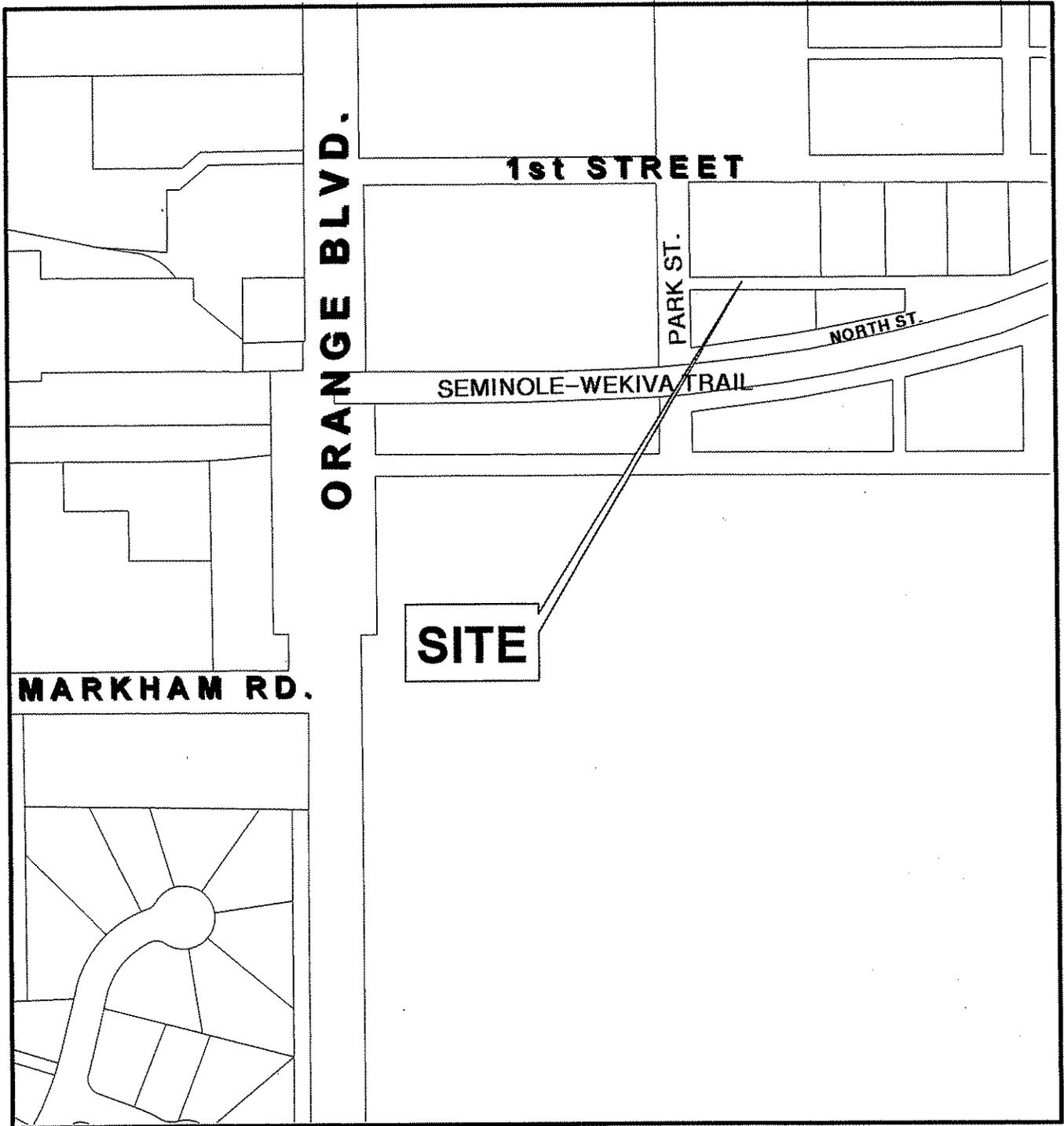
STAFF RECOMMENDATION:

Staff recommends the Board adopt the Resolution to vacate and abandon the unimproved alley as requested by the applicants.

District 5 - Carey

Reviewed by:	
Co Atty:	<i>LET</i>
DFS:	<i>BT</i>
Other:	
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No.	<u>ph130pdd01</u>

Attachments: Location Maps – Exhibit A
Resolution – Exhibit B
Sketch of Description – Exhibit C



Unnamed 10' R.O.W.
Vacate





Unnamed 10' ROW
Vacate

 Parcel

 Subject Property



January 2004 Color Aerials

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 7th DAY OF November A.D., 2006.

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

Whereas, a Petition was presented on behalf of
SCOTT A. MCFARLAND & ZACHARY R. MILLER

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 CERTAIN TRACT BEING 10 FEET WIDE, LYING SOUTH OF AND ADJACENT TO LOTS 30, 31, 32, 33, 34, 35 AND 36 AND LYING NORTH OF AND ADJACENT TO LOTS 37, 38 AND 39, HAVING AS ITS EAST BOUNDARY LINE THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 30 AND HAVING AS ITS WEST BOUNDARY LINE THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 36, ALL DEPICTED ON THE PLAT OF THE TOWN OF SYLVAN LAKE, SEMINOLE COUNTY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. SEE SKETCH AND DESCRIPTION ATTACHED AS *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 7th day of November A.D., 2006.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

BY:

MARYANNE MORSE
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

CARLTON D. HENLEY
CHAIRMAN

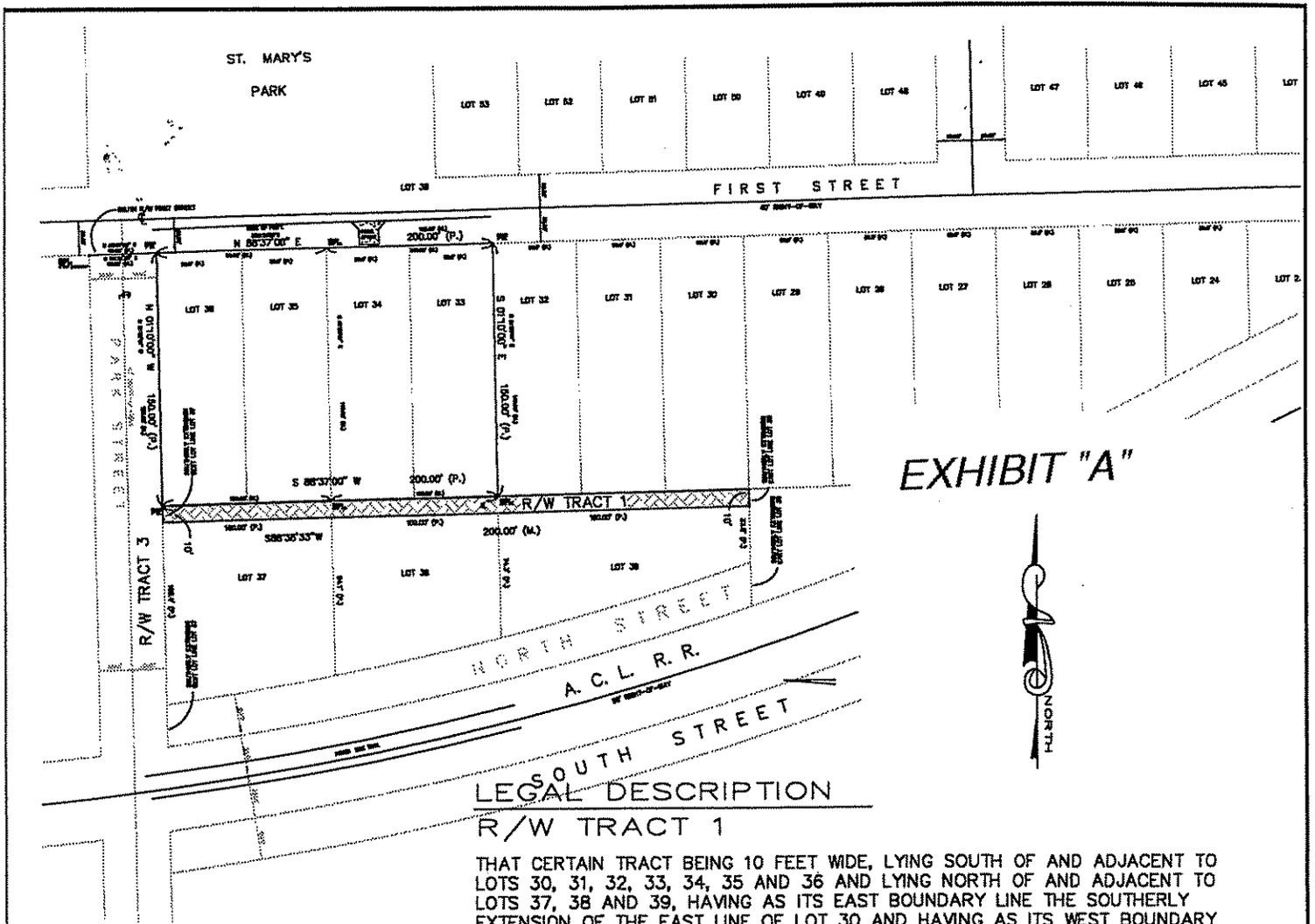


EXHIBIT "A"



SYMBOLS:

- X = FOUND "X" CUT IN CONC.
- = SET 1/2" REBAR & CAP PSM # 5952
- = FOUND PROPERTY CORNER
- ⊕ = FOUND 4" X 4" CONCRETE MONUMENT
- ⊙ = WELL
- ⊕ = GAS METER
- ⊕ = FIRE HYDRANT
- = CENTERLINE
- = BSL
- = BUILDING SETBACK LINE
- X-X-X-X- = WIRE FENCE
- = WOOD FENCE
- △-△-△-△- = PVC / VINYL FENCE
- OHL- = OVERHEAD UTILITY LINES
- OHL- = OVERHEAD UTILITY LINES
- ▨ = CONCRETE

LEGEND:

- Δ = CENTRAL ANGLE
- A/C = AIR CONDITIONER
- C.B. = CONCRETE BLOCK
- CH.BRG. = CHORD BEARING
- CONC. = CONCRETE
- COV. = COVERED
- C.M. = CONCRETE MONUMENT
- CPP = CONC. POWER POLE
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- ENT. = ENTRANCE
- FF ELEV = FINISHED FLOOR ELEVATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- L = ARC LENGTH
- LS. = LAND SURVEYING BUSINESS
- LS. = LAND SURVEYOR
- M = MEASURED
- PC = POINT OF CURVATURE
- POB = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- RAD = RADIAL
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- W.F. = WOOD FRAME
- WM = WATER METER
- WPP = WOOD POWER POLE

THAT CERTAIN TRACT BEING 10 FEET WIDE, LYING SOUTH OF AND ADJACENT TO LOTS 30, 31, 32, 33, 34, 35 AND 36 AND LYING NORTH OF AND ADJACENT TO LOTS 37, 38 AND 39, HAVING AS ITS EAST BOUNDARY LINE THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 30 AND HAVING AS ITS WEST BOUNDARY LINE THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 36, ALL DEPICTED ON THE PLAT OF THE TOWN OF SYLVAN LAKE, SEMINOLE COUNTY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PREPARED BY:



"SURVEYING AIDED BY SCANNING"
 SCANNING Surveys For:
 Commercial Residential Platting

CONTACT:
 JESSIE HUMMEL
 VOICE: 407-977-0442
 FAX: 407-977-0991
 LB No. 7367 PSM NO. 5952

FILE NAME: TOLLMAN

SCALE: 1" = 100'

DATE: AUGUST 16, 2006

DRAWN BY: RON

APPROVED BY: JH

REVISIONS:

- SURVEYOR'S NOTES:**
- 1) N/A
 - 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES BY THIS FIRM.
 - 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - 5) NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 6) ONLY VISIBLE ENCROACHMENTS LOCATED.
 - 7) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
 - 8) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - 9) FENCE OWNERSHIP NOT DETERMINED N/A
 - 10) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 - 11) BEARINGS ARE ASSUMED AND ARE FOR ANGULAR DESIGNATION ONLY.
 - 12) N/A
 - 13) NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN SHOWN EXCEPT GRAPHICALLY.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JESSIE HUMMEL
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NUMBER 5952