



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

PM: Doug
PROJ. #: 23-0090005

PETITION FOR VACATE

(CONSERVATION/DRAINAGE/UTILITY EASEMENT PLAT RIGHT OF WAY)

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

- | | |
|---|---|
| ☐ CONSERVATION EASEMENT | \$1,500.00 |
| ☒ DRAINAGE EASEMENT | \$500.00 (PLUS ADVERTISING AND RECORDING FEES, AS REQUIRED) |
| ☐ PLAT | \$750.00 (PLUS ADVERTISING AND RECORDING FEES, AS REQUIRED) |
| ☐ RIGHT-OF-WAY | \$1,500.00 |
| ☒ UTILITY EASEMENT | \$500.00 (PLUS ADVERTISING AND RECORDING FEES, AS REQUIRED) |
| ☐ OTHER EASEMENT | \$750.00 (PLUS ADVERTISING AND RECORDING FEES, AS REQUIRED) |

PROJECT

PARCEL ID #(S): 14-20-29-5NE-0000-0320

LOCATION OF VACATE REQUEST: 3220 Oakmont Terrace Longwood FL 32779

REASON FOR REQUEST:

Replacing existing pool enclosure

ZONING: PD FUTURE LAND USE: PD TOTAL ACREAGE: .30 BCC DISTRICT: 5-Herr

WATER PROVIDER: Seminole County SEWER PROVIDER: Seminole County

ELECTRIC PROVIDER: Duke Energy TELEPHONE PROVIDER: AT&T

CABLE PROVIDER: Spectrum/AT&T GAS PROVIDER: Florida Public Utilities

APPLICANT/OWNER

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: BERNARDO BAJACAN COMPANY:

ADDRESS: 3220 Oakmont Terrace

CITY: Longwood STATE: FL ZIP: 32779

PHONE: 904-716-0438 EMAIL: bbbajacane@gmail.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: COMPANY:

ADDRESS:

CITY: STATE: ZIP:

PHONE: EMAIL:

ADDITIONAL OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): BERNARD BASACANADDRESS: 3220 Oakmont TerraceCITY: Longwood STATE: FL ZIP: 32779PHONE: 904-716-0438 EMAIL: bbajacan@gmail.com**ATTACHMENT CHECKLIST****ALL VACATES** (ALL ITEMS LISTED TO BE SUBMITTED IN ADDITION TO THE SPECIFIC DOCUMENTS UNDER TYPE BELOW)

- ☒ APPLICATION
☐ APPLICATION FEE
☒ SKETCH AND LEGAL DESCRIPTION OF AREA TO BE VACATED IN 8.5" x 11" OR 8.5" x 14" LABELED AS EXHIBIT A
☒ LEGAL DESCRIPTION IN MICROSOFT WORD DOCUMENT

CONSERVATION EASEMENT

- ☐ STATEMENT OF TAX STATUS REFLECTING ALL TAXES HAVE BEEN PAID
☐ PROOF OF OWNERSHIP OF THE PROPERTY
☐ DOCUMENT CREATING THE CONSERVATION EASEMENT W/ OFFICIAL RECORDING INFORMATION SHOWN
☐ DEPICTION OF PROPOSED DEVELOPMENT TO BE LOCATED UPON THE EASEMENT AREA
☐ DESCRIPTION OF PROPOSED CLEARING, IF ANY

☐ STATEMENT ADDRESSING THE FOLLOWING: 1. DETAIL SPECIFIC REASON FOR THE REQUEST; 2. HISTORICAL BACKGROUND OF THE PROPERTY INCLUDING A STATEMENT DETAILING THE DEVELOPMENT PROCESS THAT RESULTED IN THE COUNTY OBTAINING THE EASEMENT; 3. DETAIL THE OWNER'S DEVELOPMENT PLAN; 4. DESCRIBE THE STORMWATER SYSTEM, SOILS REPORT, FLOOD ZONE, NUMBER OF PROPOSED BASINS AND WHETHER OR NOT THERE IS A LEGAL POSITIVE OUTFALL; 5. STATEMENT ADDRESSING THE MERITS OF THE APPLICATION; AND 6. DETAILED STATEMENT ADDRESSING HOW THE RELEASE OF THE CONSERVATION EASEMENT WOULD NOT BE ADVERSE TO THE PUBLIC INTEREST

DRAINAGE & UTILITY EASEMENT

- ☒ STATEMENT OF TAX STATUS REFLECTING ALL TAXES HAVE BEEN PAID
☒ LETTERS OF REVIEW FROM ALL UTILITY COMPANIES (ELECTRIC, TELEPHONE, CABLE, WATER, SEWER AND GAS)
☐ PROOF OF PUBLICATION OF NOTICE OF INTENT PUBLISHED IN TWO WEEKLY ISSUES OF A NEWSPAPER OF GENERAL CIRCULATION PER F.S. 177.101 (AD IS PUBLISHED AFTER APPLICATION SUBMITTAL - PROJECT MANAGER WILL PROVIDE INFORMATION ON THE HEARING DATE TO BE PUBLISHED IN THE AD)

PLAT

- ☐ STATEMENT OF TAX STATUS REFLECTING ALL TAXES HAVE BEEN PAID
☐ LETTERS OF REVIEW FROM ALL UTILITY COMPANIES (ELECTRIC, TELEPHONE, CABLE, WATER, SEWER AND GAS)
☐ CERTIFICATE OF TITLE
☐ PROOF OF PUBLICATION OF NOTICE OF INTENT PUBLISHED IN TWO WEEKLY ISSUES OF A NEWSPAPER OF GENERAL CIRCULATION PER F.S. 177.101 (AD IS PUBLISHED AFTER APPLICATION SUBMITTAL - PROJECT MANAGER WILL PROVIDE INFORMATION ON THE HEARING DATE TO BE PUBLISHED IN THE AD)

RIGHT-OF-WAY

- ☐ LETTERS OF REVIEW FROM ALL UTILITY COMPANIES (ELECTRIC, TELEPHONE, CABLE, WATER, SEWER AND GAS)

OTHER EASEMENT

- ☐ DOCUMENT OF EQUAL DIGNITY (PLEASE PROVIDE IN A DIGITAL FORMAT WITH THIS APPLICATION OR ARRANGE TO EMAIL PROJECT MANAGER)



SIGNATURE OF OWNER/AUTHORIZED AGENT

3-1-2023

DATE



**J.R. KROLL
SEMINOLE COUNTY
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
DUPLICATE TAX RECEIPT**

NAVY FEDERAL
820 FOLLIN LN
VIENNA, VA 22180

Real Estate

Property ID Number	Tax Year	Escrow Code	Millage Code	Exemptions	Tax Bill Number
14-20-29-5NE-0000-0320	2022	0160	01	YES	156274

BAJACAN, BERNARD B & LEIHLANI T
3220 OAKMONT TER
LONGWOOD, FL 32779-3146

LOT 32 ALAQUA LAKES PH 1 PB 52 PGS
70 THRU 80
PAD: 3220 OAKMONT TER

Paid By: NAVY FEDERAL 820 FOLLIN LN VIENNA, VA 22180		PAYMENT INFORMATION Total Paid: 6,278.49 Receipt #: 9995-016000089916-1225447458 Payment Type: Electronic Effective Date: 11/25/2022		Payment #: 1 of 1 Clerk: AH Processed Date: 11/28/2022
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Customer Service Number: 407-665-1000 **Web Site:** www.seminolecounty.fl.us

From: Sunshine 811 Exactix no-reply@exactix.sunshine811.com
Subject: Responses for Sunshine 811 locate request 032304351
Date: Feb 3, 2023 at 1:02:32 PM
To: bbbajacan@gmail.com

The following facility operators have responded for this locate request:

Ticket 032304351
FL : SEMINOLE County, LONGWOOD
3220 OAKMONT TER

A T & T/DISTRIBUTION

- Marked with Exceptions - High Profile utility in conflict

CHARTER COMMUNICATIONS

- Clear No Facilities

DUKE ENERGY

- Clear No Facilities

FL PUBLIC UTILITIES

- No Conflict - utility is outside of the requested work site

SEMINOLE COUNTY

- Clear No Facilities

The most up-to-date response status can always be gathered at
<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.



February 8, 2023

Barnard Bajacan
3220 Oakmont Ter
Longwood, FL 32779

**RE: 15' DE/UE in rear of Lot 32, Alaquá Lakes PH-1,
PB 52, PG 70-80, Seminole County, FL**

Dear Mr. Bajacan,

At&t has reviewed your request to vacate the 15' DE/UE requested above and have no objection to your request to redo pool enclosure. If further assistance is needed, please do not hesitate to call me at (407) 302-7611.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Lorenz".

Scott Lorenz
Design Specialist / AT&T Southeast



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310

Jan. 31, 2023

Via email: ltbajacan@gmail.com

Ms. Leihlani T. Bajacan
3220 Oakmont Terrace
Longwood, Florida 32779

**RE: Encroachment into a Utility Easement
Seminole County, Florida**

Dear Ms. Bajacan:

Duke Energy has “**NO OBJECTION**” to the encroachment into that portion of the 15 feet Utility Easement along the Northwesterly of Lot 32, ALAQUA LAKES PHASE 1, as recorded in Plat Book 52, Page 70, of the Public Records of Seminole County, Florida, being more particularly as shown on the attached Boundary Survey, attached hereto and incorporated herein by this reference.

The requested encroachment does not constitute a violation of the National Electric Safety Code nor interfere with Duke Energy’s use of the easement area based on Duke Energy’s current use of the easement area. Accordingly, Duke Energy shall **consent** to your encroachment so long as such encroachment does not constitute a violation of the National Electric Safety Code nor interfere with Duke Energy’s use of the easement area.

This letter shall not constitute a waiver of Duke Energy’s rights under the easement with respect to the encroachment. Should future use of the easement area by Duke Energy pursuant to the easement result in the encroachment constituting either a National Electric Safety Code violation or an interference with Duke Energy’s use of the easement area, a removal or relocation of the encroachment within the easement area may be necessary at no cost to Duke Energy.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment

Construction Department
3767 All American Blvd
Orlando FL 32810



Feb 6th, 2023

Bernard Bajacan
904-716-0438
3220 Oakmont Terr
Longwood, FL 32779

Re: Utility Rear Easement

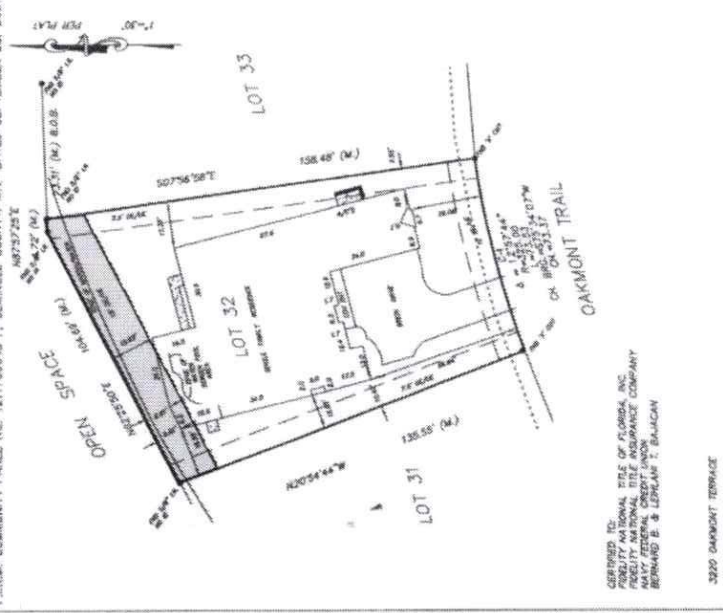
Dear Bernard,

Spectrum has reviewed your request for Utility easement approval / no objection. Spectrum has no objection to the vacate rear easement highlighted below for pool renovation, as we have no plant / infrastructure in the rear of your property. Our plant/infrastructure is front easement shown with green line.

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 32, ALAGUA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 70-80, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE "X" AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12117C0045 F, SEMINOLE COUNTY, MAP DATED SEPTEMBER 28, 2007.



If you need and additional information, please contact me at my office 407-215-8955.

Sincerely,

Rex Anderson

Rex Anderson
Construction Supervisor
Charter- Spectrum



450 South Highway 17-92
DeBary, FL 32713
(352) 638-0279
(386) 668-2692 fax

February 6, 2023

Bajacan Bernard
3220 Oakmont Terrace
Longwood, FL. 32779
bbbajacan@gmail.com

RE: Letter of No Objection Request for 3220 Oakmont Terrance Longwood, FL 32779

Dear Mr. Bernard:

Florida Public Utilities Company has no objections to the work you have planned for the rear of your property for pool work. I have attached a markup of your property with the Utility Easement area highlighted in yellow.

We DO have facilities within the yellow shaded areas marked on the plat and we will need to keep the easements in place in order to continue to provide natural gas service to your residence. FPU facilities are located in the front ROW of Oakmont Terrace and on the right side of your home leading to the gas meter.

If you have any questions or need additional information, please feel free to call.

Sincerely,

xKatie L Cole

Katie L. Cole
Engineering Clerk
Central-Florida Division
kblades@fpuc.com
(863) 220-1510