

The Applicant is requesting the partial drainage and utility easement vacate to replace an existing pool enclosure that encroaches into a portion of the drainage and utility easement. The encroachment and subject area requested to be vacated is approximately 109 square feet along the north perimeter of Lot 32 as shown on the sketch and description included in the agenda package. The remaining portion of the drainage and utility easement outside of the encroachment along the west perimeter shall remain intact.

The existing pool enclosure encroaches within the platted drainage and utility easement; the structure does not encroach within the accessory building setback established by the PD (Planned Development) zoning classification, which allows a seven and one half (7.5) feet side and rear yard setback for accessory structures.

The Applicant has provided letters of no objection from all applicable utility companies. County staff has no objections to the partial vacation and abandonment of the drainage and utility easement.

This request complies with the requirements for vacating easements under the authority of Section 35.181, Land Development Code of Seminole County, and Section 177.101 of the Florida Statutes.

Staff Recommendation:

Recommend the Board of County Commissioners adopt the Resolution vacating and abandoning a portion of a fifteen (15) foot wide platted drainage and utility easement on Lot 32 of Alaqua Lakes Phase 1, as recorded in the Public Record of Seminole County Plat Book 52, Pages 70 to 80, more particularly known as 3220 Oakmont Terrace, Longwood, Florida.