

Legislation Text

File #: 2023-495, **Version:** 1

Title:

Adopt the Resolution vacating and abandoning a portion of a fourteen (14) foot wide platted Utility Easement on Lot 8, Lot 9, and Lot 10, Seminole Industrial Park First Addition, as recorded in the Public Record of Seminole County, Book 14, Page 30, more particularly known as 150 Atlantic Drive; (Misha Cardamone - Nuvo Development Partners, LLC, Applicant) Lockhart- District4 (**Annie Sillaway, Project Manager**).

Division:

Development Services - Planning and Development

Authorized By:

Rebecca Hammock

Contact/Phone Number:

Annie Sillaway 407-665-7936

Background:

The Applicant is requesting a partial vacate of a seven (7) foot portion of the utility easement along the south and southeast portion of Lot 8 and the entire fourteen (14) foot utility easement located along Lots 9 and 10. The vacation of the utility easement is to allow the construction of a self-storage facility on the subject property. The total area of the utility easement to be vacated is 3,774 square feet on Atlantic Drive, for which the Future Land Use and Zoning were approved by the Board of County Commissioners on May 9, 2023.

Seminole County Development Services has obtained letters of no objection from all applicable utility companies. County staff has no objections to the partial vacation and abandonment of the utility easement. The portion of the utility easement that is not vacated will remain along Lots 1-7 and Lots 11-13.

Currently, there is an existing City of Altamonte Springs owned six (6) inch water main located in the utility easement. As a condition of the development approval, and as shown on the Master Development Plan, a new utility easement will be established along a portion of the south and western portions of the property. The City of

Altamonte Springs has no objection to the Applicant vacating the existing easement and relocating the water main. At the time of Final Engineering, the Applicant will be responsible for relocating the City of Altamonte Springs water main.

This request complies with the requirements for vacating easements under the authority of Section 35.184(b), 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 fourteen (14) foot wide platted Utility Easement on Lot 8, Lot, 9 and Lot 10, Seminole Industrial Park First Addition, as recorded in the Public Record of Seminole County, Book 14, Page 30, more particularly known as 150 Atlantic Drive.