

RESOLUTION R-16-063

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been made by Old Riverfront Properties, LLC, (Applicant) to vacate a portion of the plat of the Lot 6, Block 3 of G.H. Judd's Subdivision of Sneads Island, as recorded in Plat Book 1, Page 222, of the Official Records of Manatee County, Florida, located in Section 17, Township 34 South, Range 17 East, and more particularly described in Exhibit A attached hereto and by this reference provided herein. This site is located in Commission District One; and

WHEREAS, Sections 177.101, Florida Statutes, authorizes the vacating and annulment and abandonment of plats subdividing land and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board of County Commissioners (Board); and

WHEREAS, the Applicant owns the fee simple title to the entire portion of the plat sought to be vacated; and

WHEREAS, this vacation will not affect the ownership or right of convenient access of persons owning other properties in the area; and

WHEREAS, the Applicant have complied with all applicable notice requirements pursuant to Sections 177.101, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the Applicant has attached to the application all required proof of publication and certificates showing all state and county taxes have been paid; and

WHEREAS, the application has been reviewed by the Property Management Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, the Property Management Department Director has prepared a report recommending to the Board approval of the application; and

WHEREAS, a resolution declaring a notice of public hearing on said application was duly adopted by the Board and the notice of said public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, in accordance with 177.101, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on Tuesday, May 24, 2016, to consider the application to vacate a portion of this plat and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating a portion of this plat would not be in derogation of the public rights or needs of the County; and

WHEREAS, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

WHEREAS, vacation or abandonment of this portion of this plat is in the best interests of the public; and


NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that:

1. Upon request of the Applicant, the Board vacates the portion of the plat described in Exhibit A, incorporated herein by reference.
2. This resolution shall take effect upon recordation in the public records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this 24 day of May, 2016.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: 
Deputy Clerk



Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

LEO MILLS - PSM 1735
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

SKETCH OF DESCRIPTION

FOR: OLD FLORIDA RIVERFRONT PROPERTIES, LLC

DATE: 9-26-15

SECTION 17, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS
SEE SHEET 2 FOR GRAPHIC DEPICTION

SURVEYOR'S CERTIFICATE:

LEO MILLS, JR.
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3513

EXHIBIT "A"

CERTIFIED TO:

OLD FLORIDA RIVERFRONT PROPERTIES, LLC
McGUIRE & McGUIRE, P.A.
MANATEE COUNTY

DESCRIPTION:

LOT 6 OF BLOCK 3 OF JUDD'S SUBDIVISION OF NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 17 EAST, SNEAD ISLAND, FLORIDA, AS PER PLAT OF RECORD IN PLAT BOOK 1, PAGE 222, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH THE AREA IN SOUTHERLY PART OF SAID LOT SHOWN ON THE PLAT AS "ROAD" TOGETHER WITH SAID LOT AS SHOWN ON THE RECORDED PLAT EXTENDED INTO THE RIVER.

NOTES:

1. THIS PLAT IS A SKETCH OF DESCRIPTION ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH AVENUE WEST BEING ASSUMED AS N89°51'45"E.
3. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THIS "SKETCH OF DESCRIPTION" IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
5. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
6. THE DESCRIPTION SHOWN HEREON IS BASED ON A "BOUNDARY SURVEY" PREPARED BY THIS FIRM FOR MANATEE MCKAY PROPERTIES, INC., DATED 11-19-14, JOB NO. C9098.
7. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 29890.0015/9.
8. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
9. MAINTAINED RIGHT-OF-WAY FOR SNEAD ISLAND ROAD (ALSO KNOWN AS 13TH STREET WEST) AS RECORDED IN ROAD PLAT BOOK 1, PAGES 81-86, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, IS NOT CLEARLY LOCATED ON SAID MAPS. AN EXAMINATION OF SAID MAPS INDICATE THE PLATTED RIGHT-OF-WAY AS SHOWN ON THE PLAT OF G.H. JUDD'S SUBDIVISION (PLAT BOOK 1, PAGE 222) OF SAID PUBLIC RECORDS, IS THE INTENDED RIGHT-OF-WAY AT THE SUBJECT PROPERTY.
10. THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN HEREON IS BASED ON A PREVIOUS SURVEY BY THIS FIRM, PREPARED FOR MANATEE MCKAY PROPERTIES, INC.; DATED 11-19-14; JOB NO. C9098.

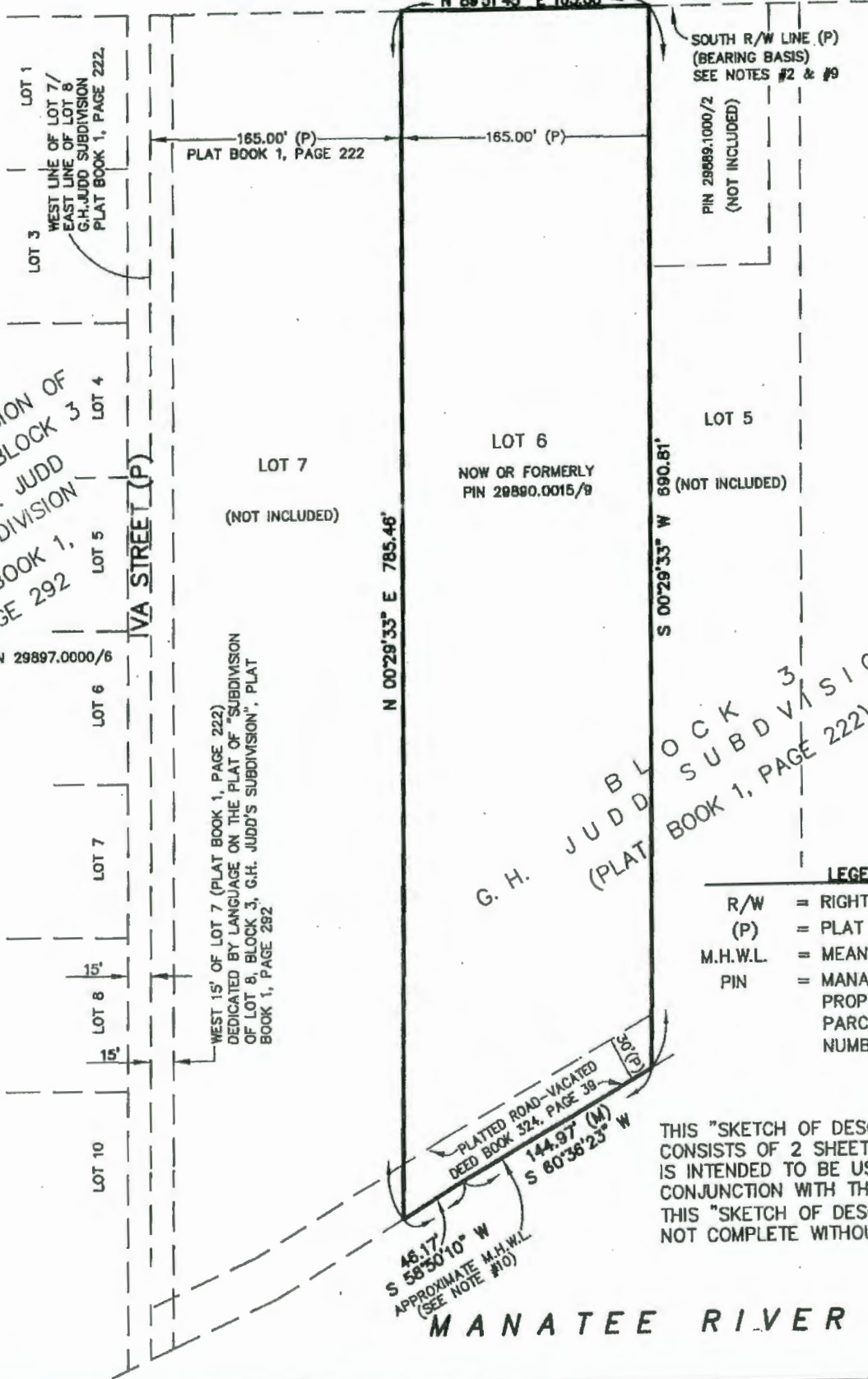
JOB NO.C.9098.....

SCALE:NONE..... FILE INDEX NO.

EXHIBIT "A"

SNEAD ISLAND ROAD
13TH STREET WEST

N 89°51'45" E 165.00'



LEGEND

- R/W = RIGHT-OF-WAY
- (P) = PLAT
- M.H.W.L. = MEAN HIGH WATER LINE
- PIN = MANATEE COUNTY
PROPERTY APPRAISER'S
PARCEL IDENTIFICATION
NUMBER

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