

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Natural Lands Program / Site Dedication FRDAP Grant

**DEPARTMENT:** Planning & Development **DIVISION:** Community Resources

**AUTHORIZED BY:** Dori DeBord **CONTACT:** Amy Raub **EXT.** 349-0959

**Agenda Date** 02/13/07 **Regular**  **Consent**  **Work Session**  **Briefing**   
**Public Hearing – 1:30**  **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Authorize Chairman to execute Notice of Limitation of Use / Site Dedication for the "Florida Recreation Development Assistance Program" Grant.

**BACKGROUND:**

In 2006, the Natural Lands Program was awarded a reimbursement grant in the amount of \$200,000.00 from the Florida Recreation Development Assistance Program (FRDAP) to develop a boardwalk at the Black Hammock Wilderness Area in Geneva. The boardwalk was completed in 2006 and the Natural Lands Program is requesting the reimbursement grant funding from the State of Florida. There are certain requirements of the grant, including the Chairman's execution of the attached Notice of Limitation of Use / Site Dedication which will dedicate the Black Hammock Wilderness Area to the public in perpetuity as an outdoor recreation area for the use and benefit of the general public.

Also attached for recording purposes are the legal descriptions for all 12 parcels of the Black Hammock Wilderness Area (Exhibit "A") and a location map of the Black Hammock Wilderness Area (Exhibit "B").

**STAFF RECOMMENDATION:**

Staff recommends the Board authorize the Chairman to execute the attached Notice of Limitation of Use / Site Dedication form for the State of Florida FRDAP Grant.

**Attachment(s):** Notice of Limitation of Use / Site Dedication  
Exhibit A – Legal description of Black Hammock Wilderness Area  
Exhibit B – Location Map of Black Hammock Wilderness Area

Reviewed by: [Signature]  
Co Atty: \_\_\_\_\_  
DFS: [Signature]  
Other: \_\_\_\_\_  
DCM: [Signature]  
CM: [Signature]  
File No. cpd001

*This document was prepared by  
and should be returned to:  
Arnold W. Schneider, Esq.  
Assistant County Attorney  
County Attorney's Office  
Seminole County Government  
1101 E. First Street  
Sanford, FL 32771*

**NOTICE OF LIMITATION OF USE / SITE DEDICATION**

NOTICE IS HEREBY GIVEN by the Board of County Commissioners of Seminole County, Florida ("County") that the Real Property described in Exhibit A attached hereto and in the boundary map attached hereto as Exhibit B (the "Property") is owned by County in fee simple and has been developed with financial assistance provided by the Florida Legislature, through the Department of Environmental Protection, under the grant program called the Florida Recreation Development Assistance Program ("FRDAP").

In accordance with Section 375.07, Florida Statutes, and Section 62D-5.059, Florida Administrative Code (2006), the Property is hereby dedicated to the public in perpetuity as an outdoor recreation area for the use and benefit of the general public. The Property is subject to all applicable terms of the Statute and Rule cited herein and to those requirements established in Chapter 190, Part 4, Seminole County Code.

*Signature Page Follows*

ATTEST:

SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
CARLTON HENLEY, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.

Approved as to form and  
legal sufficiency.

As authorized for execution  
by the Board of County Commissioners  
at their \_\_\_\_\_, 20\_\_\_\_  
regular meeting.

\_\_\_\_\_  
County Attorney

AWS:jjr  
12/20/06

P:\Users\jroyal\Planning & Development\Notice of Limitation of Use-Black Hammock.doc

Exhibit "A"

# SEMINOLE COUNTY ATTORNEY'S OFFICE

1101 EAST FIRST STREET • SANFORD • FLORIDA 32771-1468 • TELEPHONE (407) 665-7254 • FAX (407) 665-7259

September 1, 2005

The Department of Environmental Protection  
3900 Commonwealth Blvd. M.S. 49  
Tallahassee, FL 32399

Re: Certification of title in connection with application for Florida Recreation Development Grant for Seminole County's Black Hammock Wilderness Area

To Whom It May Concern:

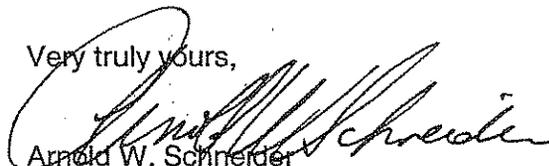
The undersigned serves as Assistant County Attorney for the grant applicant, Seminole County Government. The purpose of this letter is to provide your agency with information and assurance of the County's ownership of the twelve parcels comprising the County owned natural lands preservation area known as the Black Hammock Wilderness Area ("Black Hammock").

Black Hammock is currently made up of 12 distinct, contiguous parcels of undeveloped land which were purchased by the County in 2000 from several owners and various warranty deeds. In those cases where there was any potential issue of riparian rights to adjacent waterways, those rights were appropriately conveyed by quit clam deeds in favor of Seminole County. For convenience, a color coded map of the parcels along with their respective parcel identification numbers is included as Attachment "A" to this letter. Composite Attachment "B" consists of the Seminole County Property Appraiser's Summary Information Sheet for each of the 12 parcels.

I have reviewed all of the above referenced materials, along with the certified surveys for those parcels where there was any question as to boundaries, legal descriptions or past ownership issues. Accordingly, I hereby certify that Seminole County, Florida has the fee simple interest for the 12 parcels comprising the Black Hammock Wilderness Area. Moreover, for those parcels affected by a conservation easement in favor of the St. Johns Water Management District, the easement expressly allows the construction of the type of improvements for which the subject grant is sought.

If further information is required, please feel free to contact the undersigned.

Very truly yours,

  
Arnold W. Schneider  
Assistant County Attorney

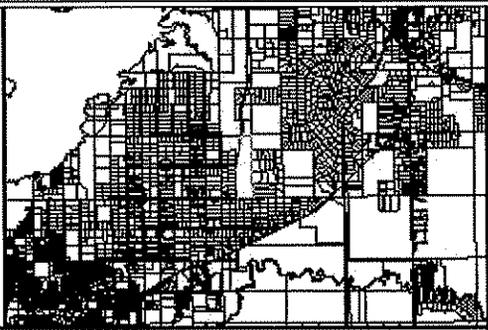
Enclosure

cc: Jennifer Bero, Grants Coordinator, Fiscal Services  
Colleen Rotella, Manager, Community Resources  
Jim Duby, Principal Coordinator, Community Resources  
Amy Raub, Volunteer Coordinator, Community Resources

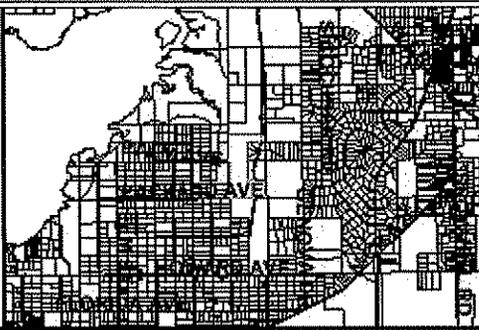
P:\Users\aschneider\Community Development\Natural Lands\Black Hammock Title - Ltr to State.doc



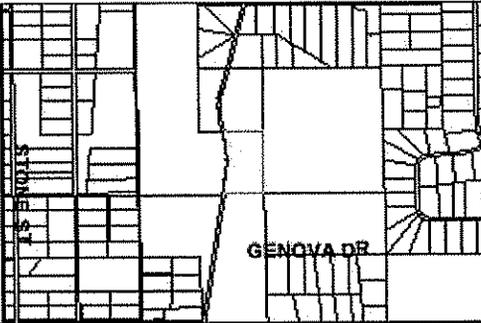
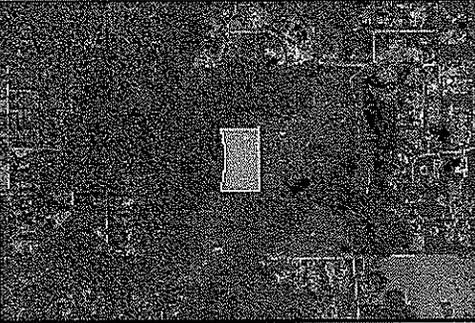
<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-865-7506</p>																																																																
<p><b>GENERAL</b></p> <p>Parcel Id: 31-20-32-300-0010-0000                  Owner: SEMINOLE B C C                  Own/Addr: COUNTY SERV BLDG                  Mailing Address: 1101 E 1ST ST                  City,State,ZipCode: SANFORD FL 32771                  Property Address: GENEVA 32732                  Facility Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 85-COUNTY ()                  Dor: 99-ACREAGE NOT AGRICULT</p>	<p><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$0                  Land Value (Market): \$32,000                  Land Value Ag: \$0                  Just/Market Value: \$32,000                  Assessed Value (SOH): \$32,000                  Exempt Value: \$32,000                  Taxable Value: \$0                  Tax Estimator</p>																																																															
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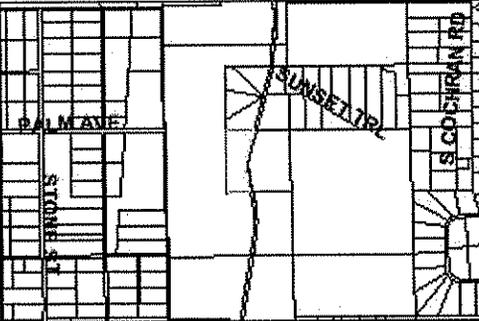
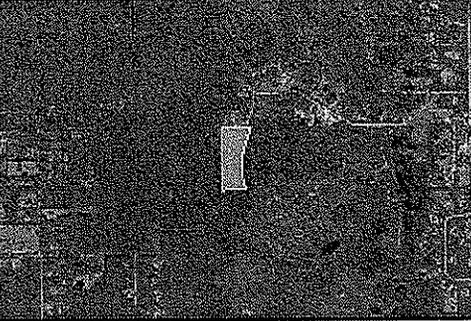
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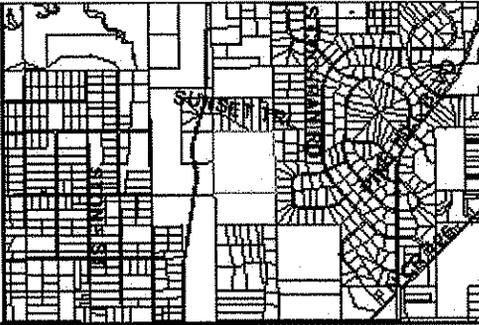
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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 30-20-32-300-003A-0000                  Owner: SEMINOLE B C C                  Own/Addr: COUNTY SERV BLDG                  Mailing Address: 1101 E 1ST ST                  City,State,ZipCode: SANFORD FL 32771                  Property Address:                  Subdivision Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 85-COUNTY ()                  Dor: 00-VACANT RESIDENTIAL</p>		<p><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$0                  Land Value (Market): \$23,571                  Land Value Ag: \$0                  Just/Market Value: \$23,571                  Assessed Value (SOH): \$23,571                  Exempt Value: \$23,571                  Taxable Value: \$0                  Tax Estimator</p>														
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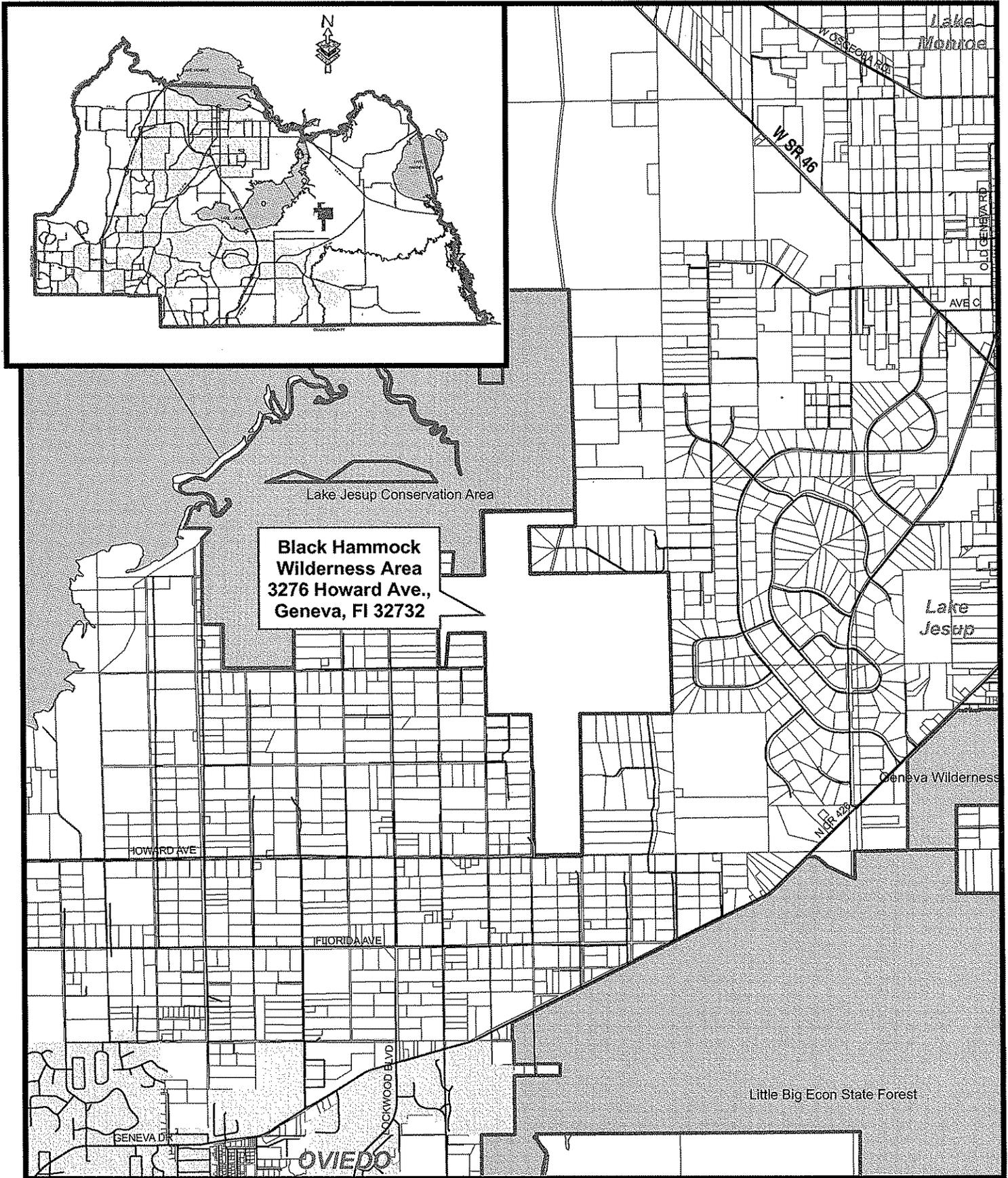
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## Exhibit “B”



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# Black Hammock Location Map