

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Background on Landfill Property (Cameron-Thrasher Property)

**DEPARTMENT:** Environmental Services **DIVISION:** Solid Waste Management

**AUTHORIZED BY:** Robert G. Adolphe, P.E. **CONTACT:** David Gregory **EXT.** \_\_\_\_\_  
Environmental Services Director Solid Waste Manager

<b>Agenda Date</b> 02/25/03	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input checked="" type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Staff report on the history and land use of the Osceola Road Landfill property (including the Cameron-Thrasher Property).

**BACKGROUND:**

At the November 25, 2002 Board of County Commissioners' meeting, staff was directed to review the history of the Cameron-Thrasher Property and report back to the Board as to whether land use should be changed on the same. The following is a staff report on the acquisition history and the uses of the Osceola Road Landfill property, including the Cameron-Thrasher Property.

**Landfill Property Acquisition Background**

The initial Osceola Road Landfill property was acquired in 1969 from the U.S. Government, and landfill operations began in 1970. In 1974 additional property was acquired from the U.S. Government. These former Osceola Airfield properties constitute the core of the currently active landfill operations.

In 1989 and 1990 additional properties adjacent to the Osceola Road Landfill were acquired by Seminole County. Funding for these acquisitions was provided by Solid Waste Enterprise Fund proceeds or solid waste revenue bonds. Typical language in the notes indicates, "This note is issued to finance the cost of the acquisition of certain lands located in the Issuer which shall be made part of the Issuer's solid waste disposal and management system." (Subordinated Solid Waste Revenue Note dated October 27, 1989.)

<b>Reviewed by:</b>	_____
<b>Co Atty:</b>	_____
<b>DFS:</b>	_____
<b>Other:</b>	_____
<b>DCM:</b>	<u>[Signature]</u>
<b>CM:</b>	<u>[Signature]</u>
<b>File No.</b>	<b>BESSOI</b>

The most significant properties acquired during the 1989-1990 period were two properties known as the Thrasher property and the Cameron property. Often these properties are referred to as the Cameron-Thrasher properties. The two properties acquired in November 1989 totaled 4,022 acres and were acquired for the price of \$6,007,250. [Note that the Solid Waste Disposal System Revenue Bonds Series 1990 indicate the financing of, "The Acquisition of 4,000 acres at the Osceola landfill for a buffer zone." Spending projections in the bond documents indicate a \$6 million expenditure for this acquisition.]

Table 1. Property Acquisition		
Date	Event	Area
November 1969	Osceola Airfield parcel acquired from U.S. Government. \$75,250	1,163
October 1974	Osceola Airfield parcel acquired from U.S. Government. \$75,000	205
January 1989	Tatum parcel acquired. \$46,200, Solid Waste Fund (402-161).	33
November 1989	Thrasher parcels acquired. \$4,603,750, Solid Waste Revenue Bonds.	3,148
November 1989	Cameron parcels acquired. \$1,403,500, Solid Waste Revenue Bonds.	874
September 1990	CGR/Dart parcel acquired. \$422,000, Solid Waste Fund (402-161).	284
March 1994	Hunting and Fishing Club Property. Property exchanged for 20 year lease.	160
	Total Landfill Property	5,867

### Property Use Background

The 1,368 acres of the original Osceola Airfield property constitute the area of current permitted landfill operations (including the landfill, yard waste processing, citizen areas, etc.). Additional property surrounding this core area serves as buffer and is available for future expansion of solid waste management activities.

Several leases have been granted on the landfill property. Leases have been granted for a gun and archery club, for the Seminole Community College to establish a public safety training facility, and for the Sheriff's Office to conduct certain training and community-oriented activities.

Additionally, in March 1994, Seminole County entered into a lease agreement whereby 160 acres of property adjacent to the landfill property was acquired by the County in exchange for a 20 year hunting and fishing lease on approximately 2,500 acres. The hunting and fishing lease allows for a buyout of the lease after ten years for \$112,166.46, "only in the event of an immediate, pressing, actual and demonstrable public need."

<b>Table 2. Leases</b>	
<b>Date</b>	<b>Description</b>
Initial January 1989, new lease May 1994, amended May 1995, amended August 1998.	Seminole County Gun and Archery Association, Inc. Lease for gun and archery range. Termination April 30, 2024, automatic renewal for successive five year periods unless earlier termination. Lease may be terminated in the event of actual demonstrable public need for landfill or other non-recreational uses. \$120 per year.
November 1991, amended December 1994.	Seminole Community College. Public Safety Training Center. 60 year term with extension options. \$11,146.11 per year until April 2023 or until bond defeasance.
October 1993	Seminole County Sheriff's Office. Right of Use and Hold Harmless Agreement for SWAT training. One year term with automatic renewals. Termination for convenience with 90 days notice.
March 1994, amended April 2001	Seminole County Wildlife Association, Inc. Hunting and Fishing Club Lease and Purchase Agreement. Twenty year lease provided in exchange for 160 acres of adjacent land, buy out in ten years for \$112,166.46, termination only in the event of an immediate, pressing, actual and demonstrable public need. Amendment in April 2001 reduced lease by 12.5 acres (see item below).
March 1998	Seminole County Sheriff's Office. Minibike Trail. Term 10 years, rent \$1 per year. Terminate without cause with 30 days written notice.
April 2001	Easement granted to William and Janice Franz as well as a lease for 12.5 acres that expires March 2014. Annual lease rate is \$1.00.

### Land Use Background

Currently, the land use designation for the landfill property is "Public, Quasi-Public."

Allowable uses under this designation include:

1. Public and private recreation, education, and library facilities;
2. Public elementary schools, public middle schools, and public high schools;
3. Public safety facilities; and
4. Water, sewer, electric, gas, communication, and transportation facilities.

This land use designation is consistent with the use of the property as a landfill, associated activities and buffer, and would permit any necessary public improvements in the future. Changing this land use designation would provide no benefit to the Solid Waste Management System.

# History of the Osceola Road Landfill Property and Current Land Use

February 25, 2003

# Landfill History

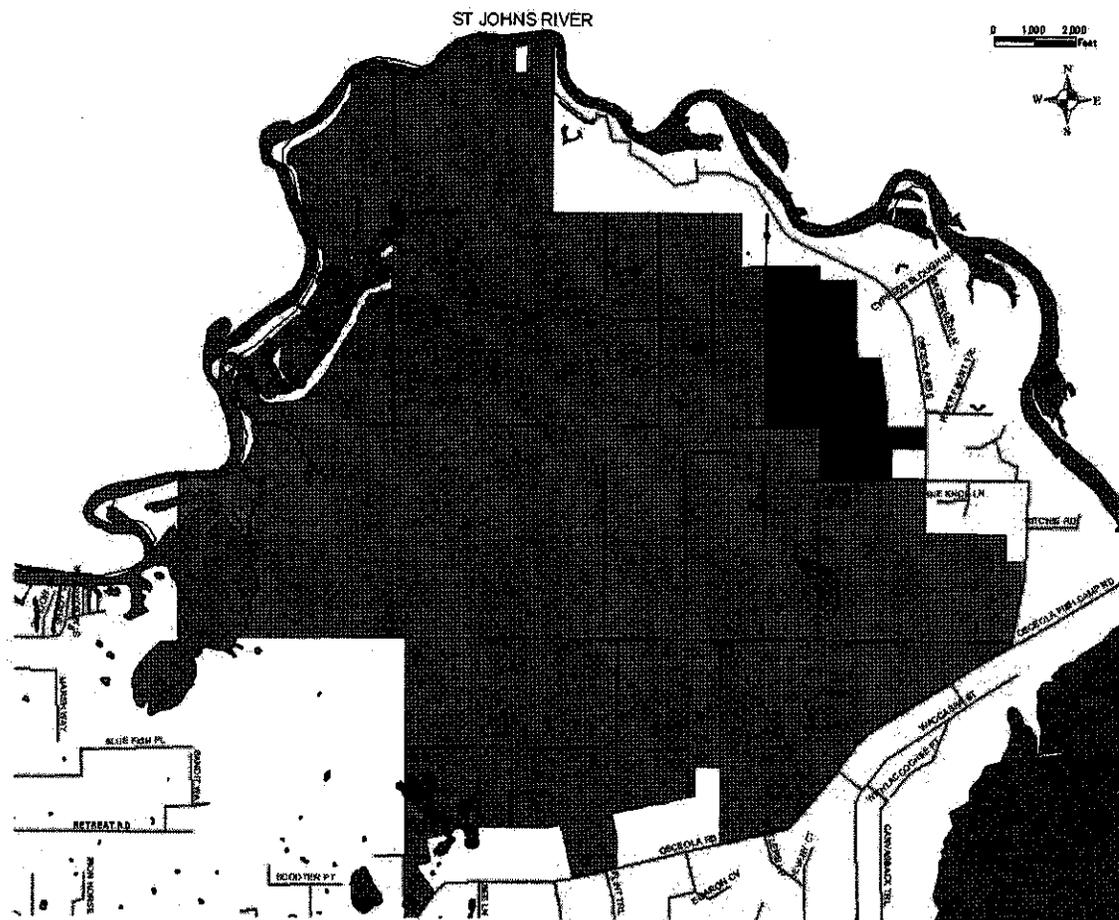
- Original property acquired in 1969 and 1974
- Additional property acquired in 1989 and 1990 using Solid Waste Enterprise Funds or Solid Waste Revenue Bonds
- Thrasher and Cameron Properties acquired in 1989 with Solid Waste Revenue Bonds

# Osceola Landfill Surrounding Parcels and Identifications





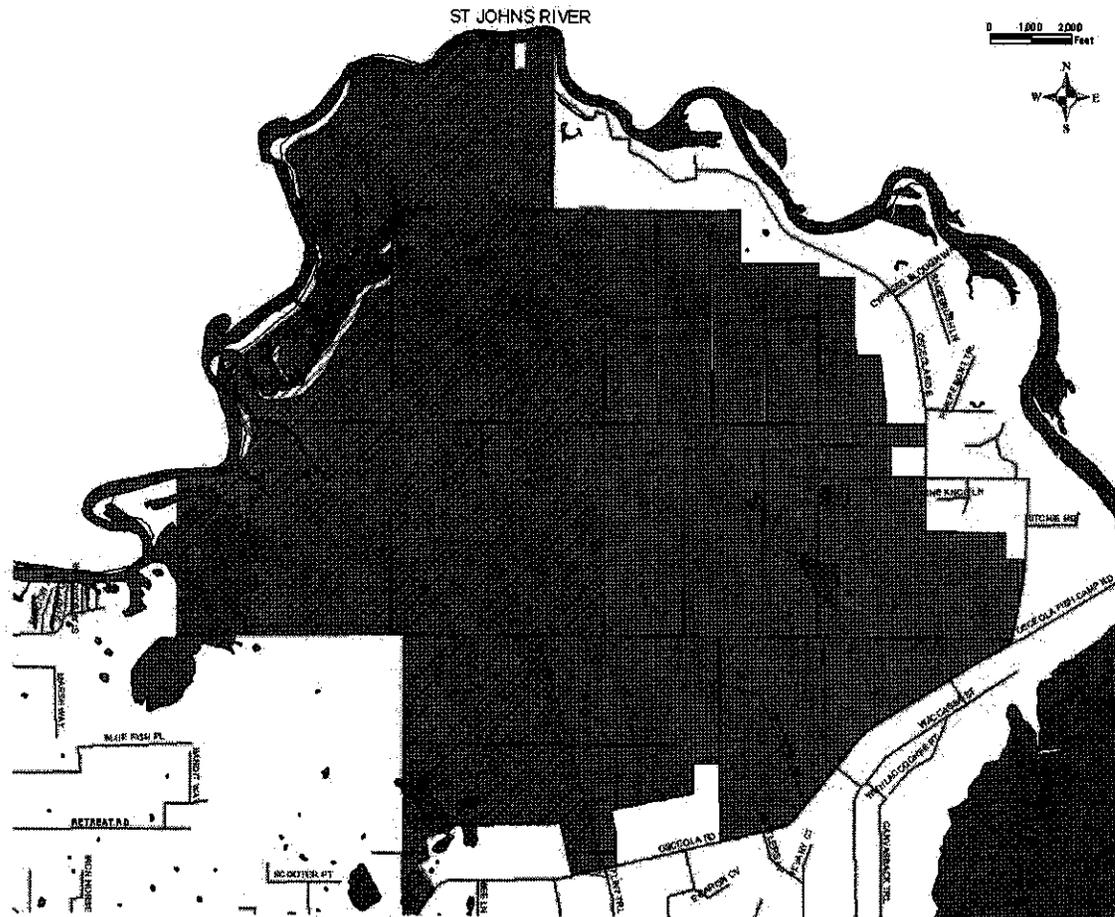
# Osceola Landfill Tatem Parcel and CRG/Dart Parcels



- CRG/Dart parcels: Acquired September 11, 1990, \$422,000, Solid Waste Fund, 284 acres.
- Tatem parcels: Acquired January 18, 1989, \$48,200, Solid Waste Fund, 33 acres.



# Osceola Landfill Hunting and Fishing Club



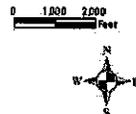
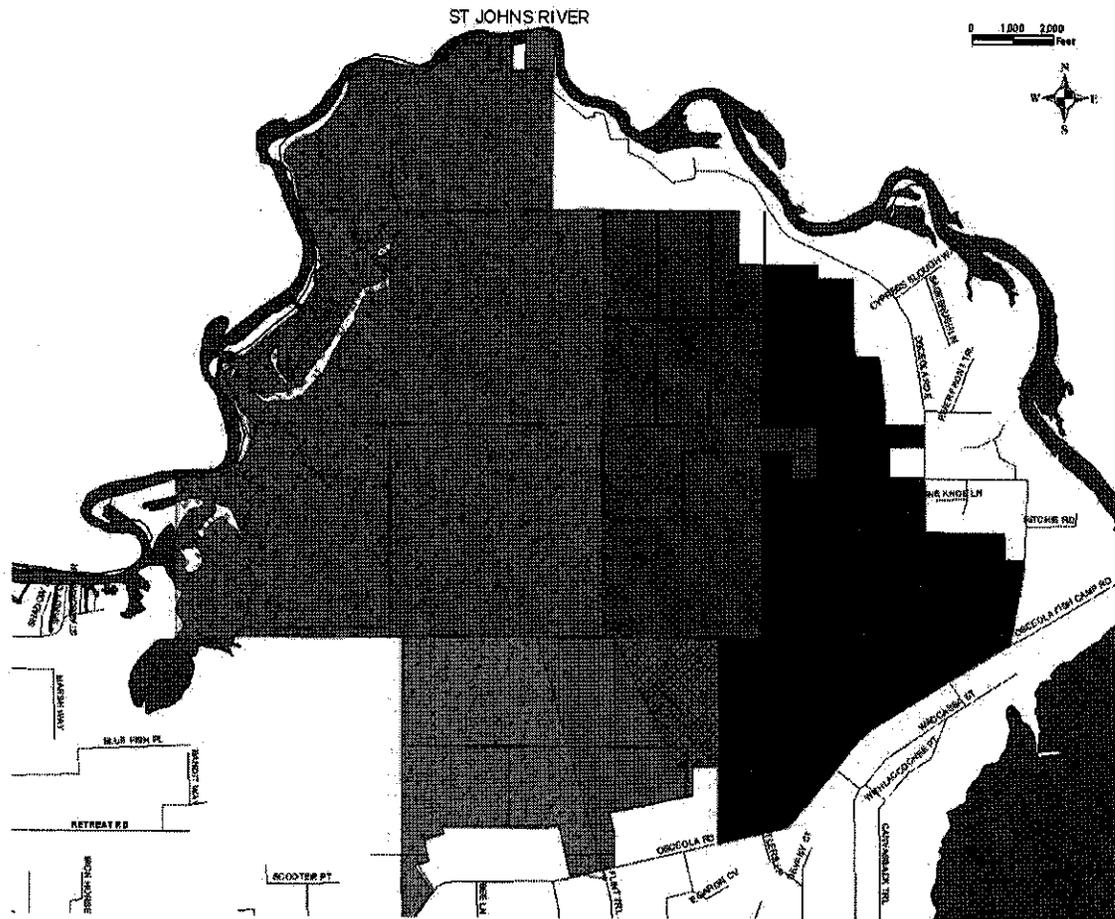
 Hunting and Fishing Club  
Lease and Purchase  
Agreement, March 22, 1994.  
In exchange for indicated  
property, 20 year lease granted  
for 130 acres of property. No  
lease buyout years 1-10.  
After year 10, lease buyout  
available only for "immediate,  
pressing, and demonstrable need."

 Property purchased from  
Hunting Club in exchange  
for 20 year lease.

# Use of Landfill Property

- Permitted Solid Waste Management Facility
- Other leases or uses on site
  - Gun and Archery Club
  - SCC Public Safety Training Center
  - Sheriff's Office SWAT Training
  - Hunting and Fishing Club
  - Sheriff's Office Minibike Trail
  - Easement to William and Janice Franz

# Osceola Landfill



-  THRASHER, 1989. 3148 acres.
-  CAMERON, 1989. 874 acres.
-  OSCEOLA LANDFILL, 1969. 205 acres.
-  OSCEOLA LANDFILL, 1974. 1,163 acres.
-  TATUM, 1989. 33 acres.
-  HUNTING AND FISHING CLUB, 1994. 130 acres.
-  CRG/DART, 1989. 284 acres.
-  COMMUNITY COLLEGE  
PUBLIC SAFETY TRAINING LEASE
-  GUN RANGE LEASE
-  SWAT TRAINING LEASE
-  HUNTING AND FISHING CLUB LEASE
-  MINI BIKE TRAIL - SHERIFF'S OFFICE LEASE
-  FRANZ LEASE

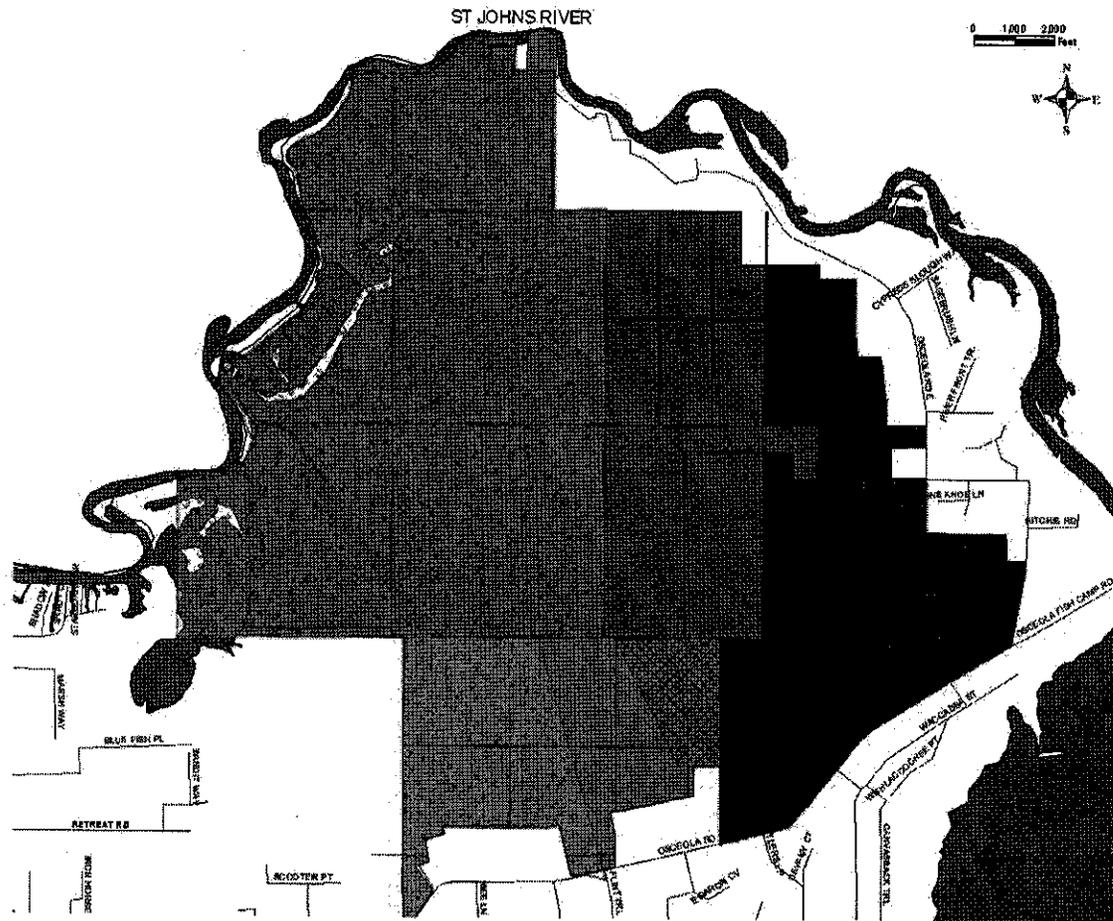
# Landfill Property Land Use Designation

## “Public, Quasi-Public”

- Public and private recreation, education, and library facilities;
- Public schools;
- Water, sewer, electric, gas, communication, and transportation facilities

Land use designation is consistent with current use of property and would permit necessary public improvements in the future.

# Osceola Landfill



- THRASHER, 1989. 3148 acres.
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- OSCEOLA LANDFILL, 1969. 205 acres.
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- COMMUNITY COLLEGE PUBLIC SAFETY TRAINING LEASE
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- FRANZ LEASE