

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Resolution – Wekiva Park Drive  
Stormwater Improvement Drainage Easement Request

**DEPARTMENT:** PUBLIC WORKS      **DIVISION:** ENGINEERING

**AUTHORIZED BY:** *W. Gary Johnson*      **CONTACT:** Mark Flomerfelt, P.E.      **EXT.** 5709  
W. Gary Johnson, P.E., Director      Jerry McCollum, P.E., County Engineer

**Agenda Date** 09/26/06    **Regular**     **Consent**     **Work Session**     **Briefing**   
**Public Hearing – 1:30**     **Public Hearing – 7:00**

**MOTION/RECOMMENDATION:**

Adopt and authorize the Chairman to execute the Resolution requesting the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to grant to Seminole County a drainage easement in conjunction with the Wekiva Park Drive Stormwater Improvement Project.

District 5 - Commissioner Carey      (Jerry McCollum, P.E.)

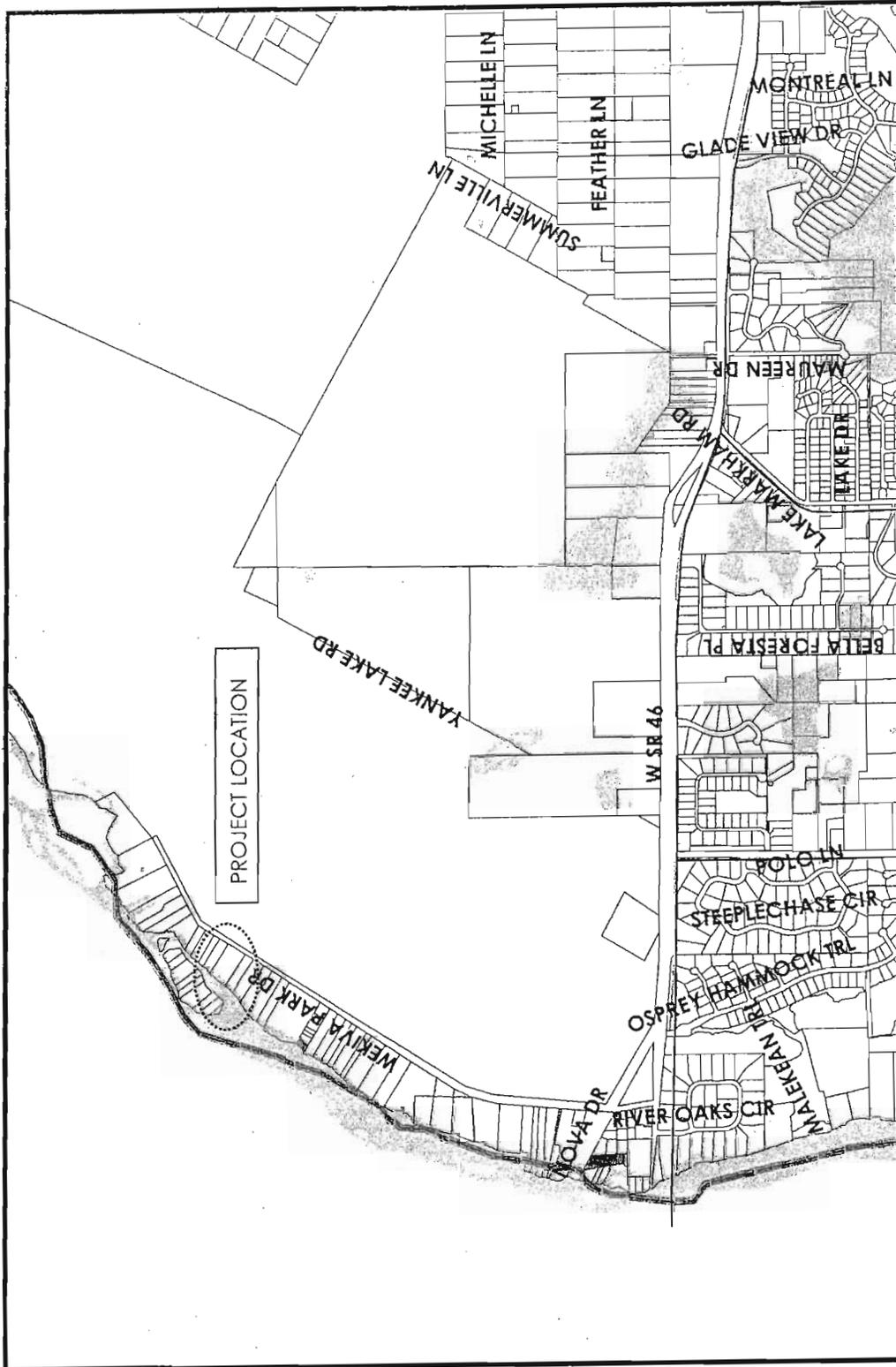
**BACKGROUND:**

The Wekiva Park Drive Stormwater Improvement Project identified various proposed improvements including stabilization of the existing stormwater outfall located along the south property line of Katie's Landing. The project will stabilize the existing stormwater outfall and reduce erosion. The property is owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and managed by Florida Department of Environmental Protection (FDEP), Florida Parks Service.

The attached resolution satisfies the requirement for submittal of the application to request an easement donation for this project from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

- Attachments: Location Map  
Resolution  
Site Map  
Easement Application

Reviewed by: 9-7-06  
Co Atty: *S. Dietrich*  
DFS: \_\_\_\_\_  
Other: *[Signature]*  
DCM: *[Signature]*  
CM: *[Signature]*  
File No. CPWE01



Location Map  
Wekiva Park Drive Stormwater Improvement Project

RESOLUTION NO. 2006-R-\_\_\_\_\_

SEMINOLE COUNTY, FLORIDA

RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF \_\_\_\_\_, 2006.

**WHEREAS**, the constitutional home rule powers of Seminole County, Florida, hereinafter referred to as "County", Chapters 125, 127, 334 and 339, Florida Statutes, and other applicable law gives the County the authority to maintain stormwater management systems and to acquire property for public purposes; and

**WHEREAS**, the elimination of flooding hazards and improvement of water quality are matters of great concern to the people of the County, and are necessary to ensure the quality of life within the County; and

**WHEREAS**, the Board of County Commissioners of the County, desires to implement sound stormwater planning measures and to provide a viable stormwater system in the County, for the benefit of the citizens of the County; and

**WHEREAS**, it has been determined by the County that a need exists for drainage protection of the outfall canal at the property known as Katie's Landing, located in Section 21, Township 19 South, Range 29 East, in Seminole County, Florida, and for which a legal description and sketch of description are attached hereto and incorporated herein as Exhibit "A"; and

**WHEREAS**, to protect the stormwater flow and associated drainage resulting from the outfall at Katie's Landing, a drainage easement is required; and

**WHEREAS**, the Trustees of the Internal Improvement Trust Fund of the State of Florida, own the property where said drainage easement is located.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of the County, hereby requests the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, to grant to Seminole County, a political subdivision of the State of Florida, a drainage easement over the property as described in Exhibit "A".

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

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

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

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

SED/krc  
08/02/2006  
Attachment:  
Exhibit "A" – Legal Description and Sketch of Description

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SCHEDULE "A"

EXHIBIT A

PURPOSE : PROPOSED EASEMENT

Description :

A portion of Lot 21, A Replat of Wekiva Camp Sites as recorded in Plat Book 9, Pages 19-21, Public Records of Seminole County, Florida, being more particularly described as follows :

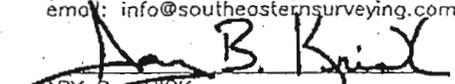
Commence at the most Southerly corner of said Lot 21; thence N 34°51'00" E along the Easterly line of said Lot 21 a distance of 40.02 feet; thence N 55°07'01" W along a line that is 40.00 feet Northeasterly of and parallel to the Southerly line of said Lot 21 a distance of 15.32 feet to the Point of Beginning; thence continue N 55°07'01" W along said line 40.00 feet Northeasterly of and parallel to said Southerly line a distance of 514.69 feet; thence S 34°52'47" W a distance of 14.52 feet to a point on the Northeasterly line of Easement No. 2 as described in Official Records Book 4292, Pages 853-857, Public Records of Seminole County, Florida; thence along the Northeasterly line of said Easement No. 2 the following courses and distances : S 51°02'48" E a distance of 10.29 feet; thence S 51°56'40" E a distance of 56.33 feet; thence S 44°37'58" E a distance of 25.00 feet to the point of curvature of a curve, concave Southwesterly, having a central angle of 43°35'44" and a radius of 43.03 feet; thence Southeasterly along the arc of said curve and along said Northeasterly line a distance of 32.74 feet to a point on the Southerly line of said Lot 21 ( chord bearing and distance between said points being S 22°50'06" E 31.96 feet ); thence S 55°07'01" E along said Southerly line a distance of 112.45 feet to a point on the Northeasterly line of Easement No. 1 per said Official Records Book 4292, Pages 853-857; thence along the Northeasterly line of said Easement No. 1 the following courses and distances : S 63°00'34" E a distance of 78.54 feet; thence S 63°03'37" E a distance of 43.69 feet; thence S 64°25'00" E a distance of 38.33 feet; thence S 64°58'43" E a distance of 69.84 feet; thence S 60°12'13" E a distance of 56.66 feet to the Point of Beginning.

Containing 12,373 square feet more or less.

SURVEYORS NOTES

1. Bearings shown hereon are based on the Easterly line of Lot 21, A replat of Wekiva Camp Sites, Plat Book 9, Pages 19-21, Public Records of Seminole County, Florida, being N 34°51' 00" E.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEET 2

DESCRIPTION  FOR  Camp, Dresser & McKee, Inc.	Date: 06/26/2006 KR		CERT. NO. LB2108	50104011
	Job No.: 50104	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 GARY B. CRICK REGISTERED LAND SURVEYOR NO. 4245		

SKETCH OF DESCRIPTION  
PROPOSED EASEMENT

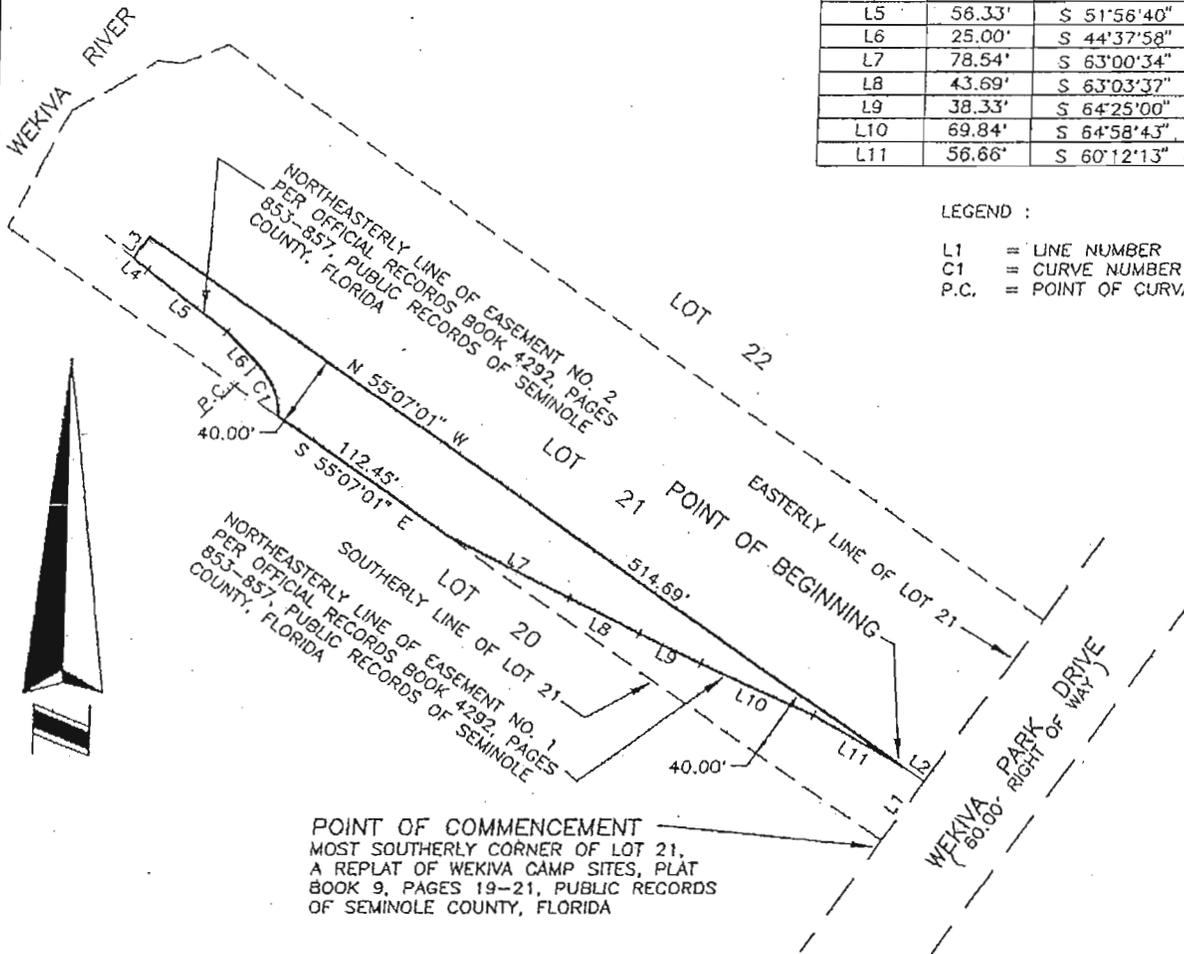
EXHIBIT A

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	32.74'	43.03'	17.21'	31.96'	S 22°50'06" E	43°35'44"

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.02'	N 34°51'00" E
L2	15.32'	N 55°07'01" W
L3	14.52'	S 34°52'47" W
L4	10.29'	S 51°02'48" E
L5	58.33'	S 51°56'40" E
L6	25.00'	S 44°37'58" E
L7	78.54'	S 63°00'34" E
L8	43.69'	S 63°03'37" E
L9	38.33'	S 64°25'00" E
L10	69.84'	S 64°58'43" E
L11	56.66'	S 60°12'13" E

LEGEND :

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- P.C. = POINT OF CURVATURE



NOTES :

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
NOT VALID WITHOUT SHEET 1.



THIS IS NOT A SURVEY

1" = 100'  
GRAPHIC SCALE



Drawing No. 50104011  
Job No. 50104  
Date: 06/26/2006  
SHEET 2 OF 2  
See Sheet 1 for Description

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email:info@southeasternsurveying.com

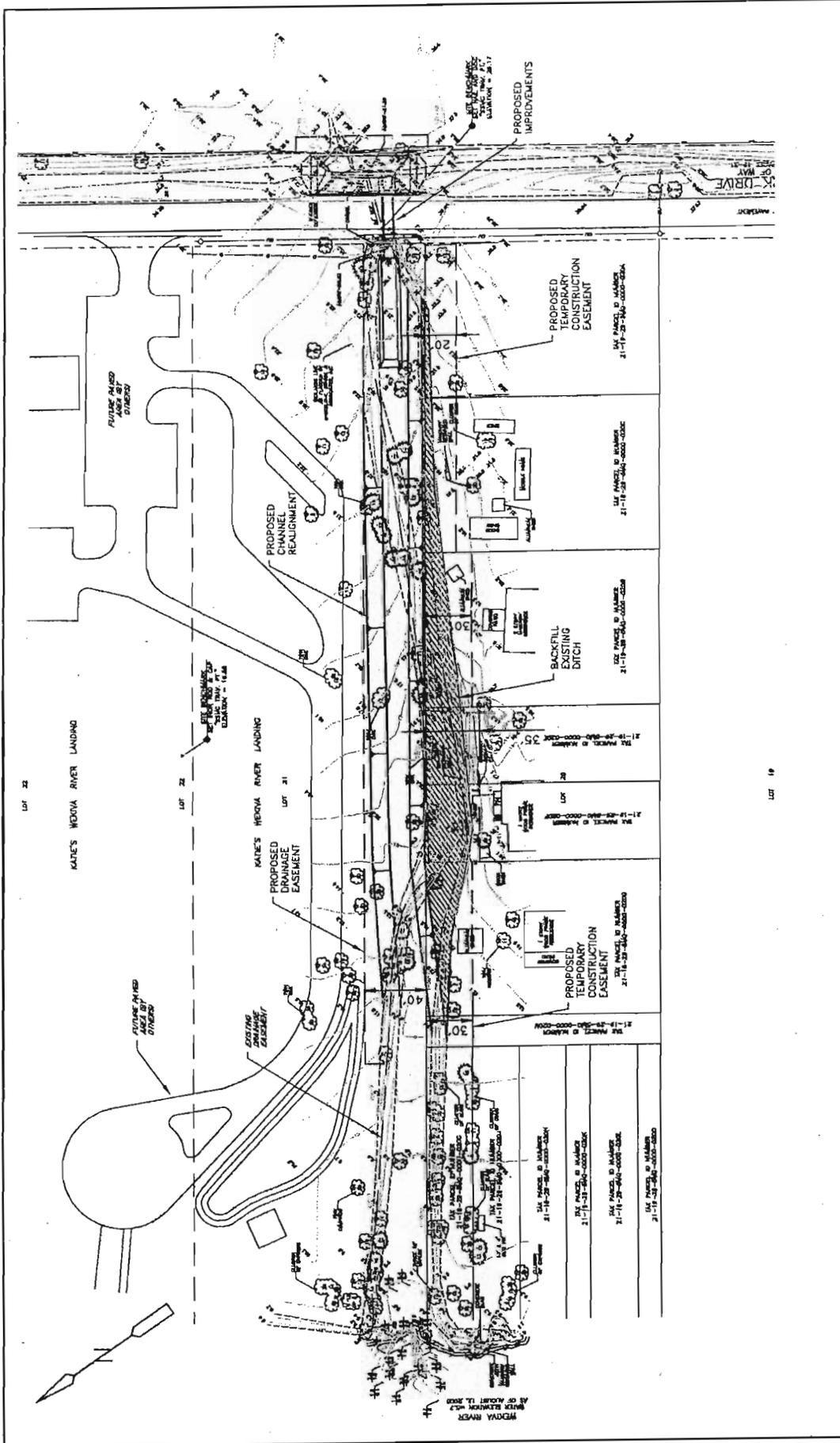


Figure No. 1  
Proposed Easement at Katie's Landing



**UPLAND EASEMENT APPLICATION  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

This application is to be used in order to apply for easement interest in land, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (Board of Trustees). If you have any questions, after reading this application form, you may call (850) 245-2721 for assistance.

**SPECIAL NOTE TO ALL APPLICANTS: SUBMITTAL OF A COMPLETE APPLICATION SHALL NOT OPERATE TO CREATE ANY RIGHTS OR CONSTITUTE ANY GROUNDS FOR THE DEPARTMENT TO RECOMMEND APPROVAL OF ANY EASEMENT. THE BOARD OF TRUSTEES HAS THE AUTHORITY AND RESERVES THE RIGHT TO DENY ANY EASEMENT APPLICATION. ALL COSTS INCURRED BY APPLICANTS COMPLYING WITH THE REQUIREMENTS OF THIS APPLICATION SHALL BE AT THEIR OWN RISK. COSTS ASSOCIATED WITH OBTAINING AN EASEMENT ARE NON-REFUNDABLE AND SHALL BE ASSUMED BY THE APPLICANT INCLUDING, BUT NOT LIMITED TO, ALL APPRAISALS, ALL SURVEYS, ALL TITLE SEARCHES, AND ALL RECORDING FEES.**

**PRIOR TO COMPLETING THE APPLICATION, PLEASE BE ADVISED THAT:**

Any application to use state land which would result in significant adverse impact to state land or associated resources shall not be approved unless the applicant demonstrates there is no other alternative and proposes compensation or mitigation acceptable to the Board of Trustees pursuant to paragraph 18-2.018(2)(i), Florida Administrative Code. Any requested use of state land which has been acquired for a specific purpose, such as conservation and recreation lands, shall be consistent with the original specified purpose for acquiring such land pursuant to paragraph 18-2.018(2)(c), Florida Administrative Code. Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources shall be required to provide net positive benefit pursuant to subsection 18-2.017(39), Florida Administrative Code, if the proposed easement is approved.

<b>Type of Easement:</b> <input type="checkbox"/> Private <input checked="" type="checkbox"/> Federal, Regional or Local Agency <input type="checkbox"/> State Agency	
<b>Applicant Information:</b>	
Name: <u>Seminole County</u>	Home Phone: _____
Mailing Address: <u>1101 East 1st Street</u>	Work Phone: _____
City: <u>Sanford</u> State: <u>FL</u> Zip: <u>32771</u>	Fax Number: _____
Email Address: _____	
<b>Representative Information: Only complete if someone will be handling this transaction on your behalf.</b>	
Name: <u>Roland Raymundo</u>	Home Phone: _____
Mailing Address: <u>520 W. Lake Mary Blvd., Suite 200</u>	Work Phone: <u>407-665-5715</u>
City: <u>Sanford</u> State: <u>FL</u> Zip: <u>32773</u>	Fax Number: <u>407-665-5788</u>
Email Address: <u>RRaymundo@seminolecountyfl.gov</u>	
<b>Property Information:</b>	
County: <u>Seminole</u>	Property Appraiser's Parcel Number: <u>21-19-29-5MQ-0000-0210</u>
Section: <u>21</u> Township: <u>19</u> Range: <u>29</u> Zoning Designation: <u>A1-Agri.</u>	
Intended Use of Property: <u>Canal Maintenance</u>	
<b>Include the Following with the Application. Please check all that are included</b>	
<input type="checkbox"/> (Private Easements Only) A check in the amount of \$300 made payable to the Department of Environmental Protection. This fee is non-refundable.	
<input type="checkbox"/> (Private Easements Only) A written commitment to pay for a appraisal and easement fee based on the appraised market value of the proposed easement.	
<input checked="" type="checkbox"/> ( Local Governments Only) A formal resolution adopted by the Board of County/City Commissioners requesting the proposed easement.	
<input type="checkbox"/> Recent aerial photograph with the boundaries of proposed easement area identified.	
<input type="checkbox"/> A statement describing the public benefits that will occur as a result of the proposed easement.	
<input type="checkbox"/> A letter from the applicable local planning agency stating that the proposed easement is consistent with the local government comprehensive plan adopted pursuant to section 163-3167, Florida Statutes.	
<input type="checkbox"/> Two prints of a certified survey, of the easement area meeting the minimum technical standards of Chapter 61G17-6 Florida Administrative Code, which contain the boundaries, legal descriptions, and acreage of the property.	
<input type="checkbox"/> A statement of written approval from the managing agency along with a statement from the managing agency describing how the proposed easement conforms with the management plan when the easement application involves state land which is under lease, sublease, easement, or management agreement.	
<input type="checkbox"/> Applications for easements across state land shall include a statement of intended use which shall include, at a minimum, the following:	
<ol style="list-style-type: none"> <li>1. The requested term for the proposed easement which shall not be greater than is necessary to provide for the reasonable use of the state land.</li> <li>2. The need for the proposed easement and written evidence that all other alternatives to the use of state land have been denied.</li> <li>3. Projected revenue to be generated from the use of the state land.</li> <li>4. Whether the intended use is public or private and the extent of public access for such use.</li> <li>5. A description of the type of facility proposed for the easement area (e.g. road, overhead utility, pipes, etc.)</li> </ol>	
<b>***General Information:</b> The granting or approval of an easement that will negatively affect the Board of Trustees' ability to manage uplands in a manner that achieves maximum public benefit will be discouraged pursuant to paragraph 18-2.018(2)(b), Florida Administrative Code. The successful grantee shall assume all liability for the property covered by the easement.	