

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Letter of consistency with the Seminole County Comprehensive Plan (Vision 2020) for an easement over the Cross Seminole Trail Corridor

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West *MW* **CONTACT:** Tony Matthews *TM* **EXT.** 7373

<b>Agenda Date</b> <u>10/02/02</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Authorize chairman to execute the attached letter finding the proposed easement consistent with the Seminole County Comprehensive Plan (Vision 2020), with staff findings.

(Commission District #2-Morris)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

The Seminole County Public School District is proposing to construct a new elementary school (New Elementary School "I") to be located on the north side of SR 419, west of the intersection of SR 434 and SR 419 (see enclosed map). The proposed access to this site from SR 419, will require an approximate 150 foot easement over the former CSX Railroad Right-of-Way (see enclosed sketch). This right-of-way is vested to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIFT), subleased to Seminole County for management, and is proposed as the future path of the Cross Seminole Trail.

The TIIFT easement application, being prepared by the School District, requires a letter of confirmation from the County's Land Planning Agency that the easement is consistent with the Seminole County Comprehensive Plan (Vision 2020 Plan).

**STAFF RECOMMENDATION AND FINDINGS:**

Recommend chairman execute the attached letter confirming the subject trail crossing easement consistent with the Seminole County Comprehensive Plan (Vision 2020) with staff findings enclosed.

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. _____

## **STAFF RECOMMENDATION AND FINDINGS:**

Recommend chairman execute the attached letter confirming the subject trail crossing easement consistent with the Seminole County Comprehensive Plan (Vision 2020) with findings that:

1. The subject easement is consistent with, but not limited to, the following policies of the Vision 2020 Plan:

- a. **Policy FLU 7.4 School Sites**

The County shall continue coordination and interaction with the School District with regard to locating future school sites, in the acquisition of sites during the development approval process and as to all related matters...

- b. **Policy IGC 2.9 Plan Coordination**

The County shall continue to coordinate its comprehensive planning activities with the plans and programs of the School Board, major utilities, quasi-public agencies and other local governments providing services but not having regulatory authority over the use of land.

- c. **Policy REC 5.2 Recreational Trail Development**

The County shall continue to develop and implement the showcase trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler Trail, as well as those others identified in the Countywide Greenways and Trails Masterplan...

- d. **Policy TRA 3.7 Consideration of Intermodal Connections in Transportation Improvements**

In the planning, design and construction of transportation improvements, the County shall consider the safety and efficiency of features at intermodal connections, such as: bus stops, bus shelters, signage, pedestrian and bicycle/trail access, handicapped access and park-and-ride lots...

- e. **Policy TRA 3.10 Bicycle and Recreational Trail Planning and Coordination**

The County shall continue to fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County shall continue to coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a pedestrian and bicycle/trail networks.

- f. **Policy TRA 14.15 Encourage Coordination with Educational/Training Institutions**

...The County shall continue to coordinate with the School Board in providing safe access to existing and future school sites through the proper design of future roadway, pedestrian, and bicycle improvements and by requiring access control and sidewalks for new developments.

2. The subject easement conforms to the Cross Seminole Land Management Plan and Operational Report (see attached email dated September 26, 2002).
3. The School Board is willing to provide the necessary easement to allow for the reconfiguration of the trail in exchange for this vehicular access easement across the current trail corridor.
4. The Seminole County Greenways and Trails Advisory Committee has stated its support of the proposed easement (see attached memo dated June 4, 2002).

**Attachments:**

- Location map
- Sketch of easement area
- Email from David Martin
- Memo from Seminole County Greenways and Trails Advisory Committee
- Letter to Scott Stegall

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LAKE  
JESUP

**PROPOSED ELEMENTARY  
SCHOOL "I"**



SEMINOLE COUNTY  
SCHOOL BOARD  
FACILITIES OFFICE

**OLD SANFORD OVIEDO RD**

**WADE ST**

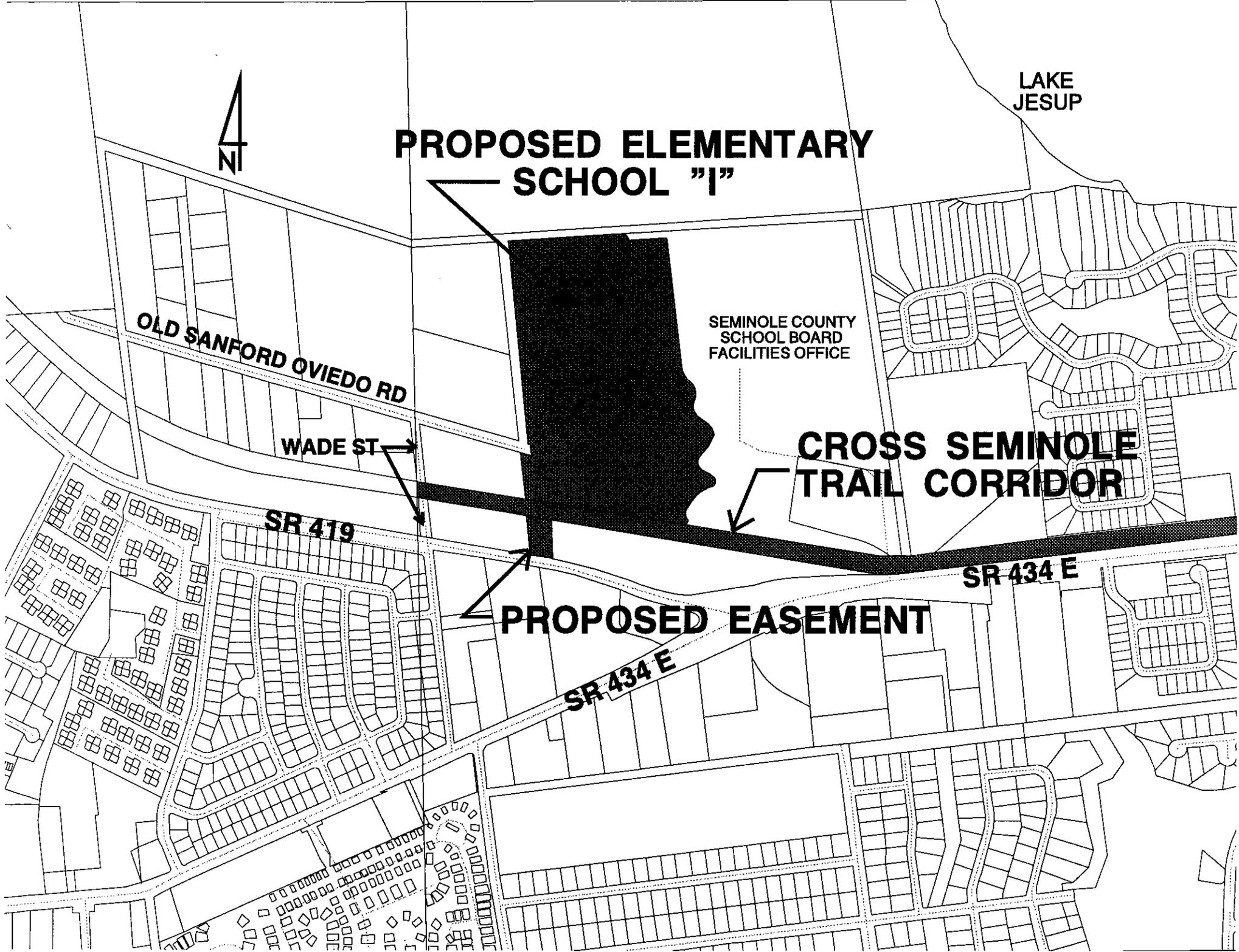
**CROSS SEMINOLE  
TRAIL CORRIDOR**

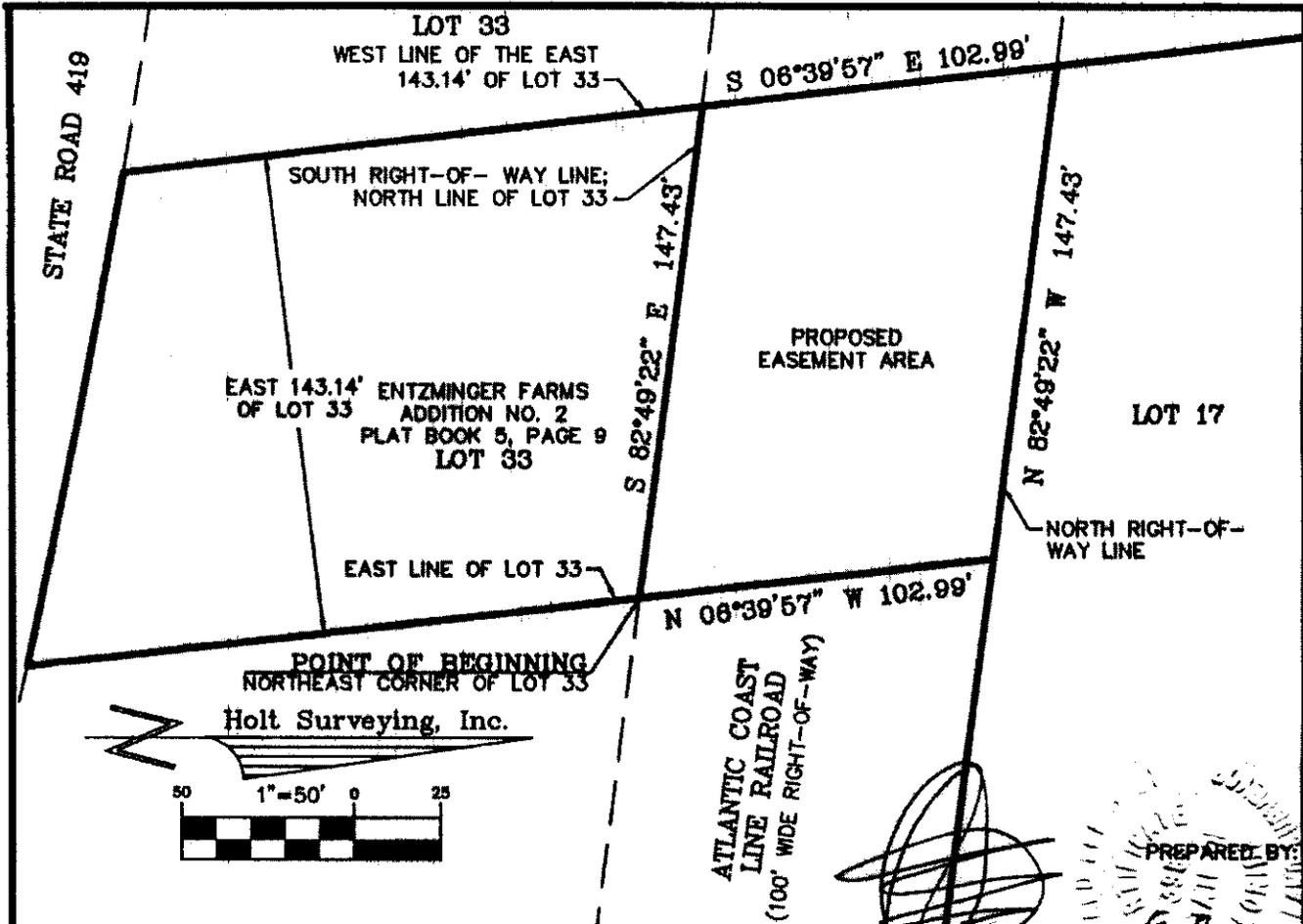
**SR 419**

**SR 434 E**

**PROPOSED EASEMENT**

**SR 434 E**





**LEGAL DESCRIPTION**

A PROPOSED EASEMENT AREA COMPRISING THAT PORTION OF THE 100 FEET WIDE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LYING NORTHERLY OF THE EAST 143.14 FEET OF LOT 33, (WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 33) OF ENTZMINGER FARMS ADDITION NO. 2 AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 33, ENTZMINGER FARMS ADDITION NO. 2, AS RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THENCE N 06°39'57" W ALONG A NORTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 33 A DISTANCE OF 102.99 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A 100 FEET WIDE RIGHT OF WAY FOR THE ATLANTIC COAST LINE RAILROAD; THENCE RUN N 82°49'22" W ALONG SAID RIGHT OF WAY LINE 147.43 FEET TO THE WEST LINE OF THE EAST 143.14 FEET OF AFORESAID LOT 33 (WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 33); THENCE RUN S 06°39'57" E ALONG SAID WEST LINE 102.99 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD AND THE NORTH LINE OF AFORESAID LOT 33; THENCE RUN S 82°49'22" E ALONG SAID LINE A DISTANCE OF 147.43 FEET TO THE POINT OF BEGINNING.



A Sketch of Description for: School Board of Seminole County		
Scale: 1" = 50'	Approved By: DLH	Drawn By: DASH
Date: 04-29-02		Revised By:
Proposed Easement Seminole County, Florida		
Page No.: 1 of 1	Drawing No.:	9985

*Holt Surveying, Inc.*

5021 Eggleston Avenue Suite A  
Orlando, Florida 32804  
P.O. Box 608438 Zip 32860-8438  
407-297-1099\*1-800-858-HOLT  
Donald Lee Holt P.L.S. #3989  
L.B. #6015

**David Martin**

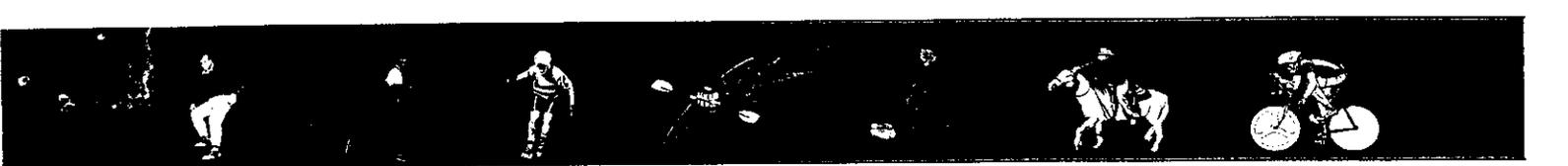
09/26/2002 01:44 PM

To: Tony Matthews/Seminole@Seminole  
cc: Frank Van Pelt III/Seminole@Seminole, Skip  
Groeneveld/Seminole@Seminole, Randy  
Williams/Seminole@Seminole  
Subject: Seminole County School Board New Elementary School "I" Trail  
Crossing Request

Tony:

The trail crossing easement request for the New Elementary School "I" site conforms to the Cross Seminole Trail Land Management Plan and Operational Report. Please let me know if you need any additional assistance. Thanks.

David W. Martin, P.E.  
Principal Engineer, Special Projects  
Engineering Division  
520 W. Lake Mary Blvd., Suite 200  
Sanford, Florida 32773  
407-665-5610  
dwmartin@co.seminole.fl.us



**Seminole County Greenways and Trails  
Advisory Committee**

**To:** Lindsey Benedict, State of Florida Office of Greenways and Trails  
**From:** Seminole County Greenways and Trails Advisory Committee  
**Date:** June 4, 2002  
**Re:** Cross Seminole Trail Realignment

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In cooperation with the Seminole County School Board, the Seminole County Greenways and Trails Advisory Committee recommends approval for a trail realignment and vehicular access easement across the existing trail corridor at the proposed elementary school on SR 419 in Winter Springs. This committee has worked extensively with School Board representatives to review the site location and its coordination with the future Cross Seminole Trail.

Currently, the state owned and county managed trail corridor runs between the School Boards property and SR 419. The Advisory committee recommends a trail relocation that would run along the west side of Gee Creek around the north perimeter of the School Board property. This route would be an enhancement to the future trail by providing a boardwalk through a natural shaded setting of an existing hardwood hammock that runs along Gee Creek.

The School Board is willing to provide the necessary easement to allow for this reconfiguration of the trail in exchange for a vehicular access easement across the current trail corridor. In addition, the School Board has agreed to keep the current corridor open should a future trail extension become an option, when and if the CSX Railroad abandons more right of way to the west.



Please accept this letter as the Advisory Committees' recommendation to approve the trail realignment and subsequent vehicular access easement across the existing trail corridor. Any further information or questions concerning this matter can be forwarded to this committee through the Seminole County Trails staff, and we would like to thank-you for your consideration.

Sincerely,



Tim Donihi, Chairman

Greenways and Trails Advisory Committee

cc: Alan Nettles, Seminole County School Board  
Gary Johnson, P.E., Public Works Director  
Trail and Greenways Advisory Committee

2 October 2002

Mr. Scott Stegall  
Director of Capital Outlay  
Seminole County Public Schools  
400 East Lake Mary Boulevard  
Sanford, Florida 32773-7127

**Subject: Cross Seminole Trail Corridor easement crossing for New Elementary School "I"** (Subject Tax Parcels #34-20-30-5AW-0000-033A, 34-20-30-5AW-0000-0130 and 35-20-30-300-001A-0000)

Dear Mr. Stegall:

On behalf of the Seminole County Land Planning Agency/Planning and Zoning Commission (LPA/P&Z), we are please to submit this letter confirming the proposed vehicular easement crossing of the Cross Seminole Trail Corridor is consistent with the Seminole County Comprehensive Plan (Vision 2020), adopted pursuant to Chapter 163, Florida Statues (see enclosed location map and sketch of easement area).

We trust this information will satisfy your needs. If you have any questions regarding the County's planning process, please contact Matt West, Planning Manager, at 407-665-7371.

Sincerely,

Ben Tucker, Chairman  
Seminole County Land Planning Agency/Planning and Zoning Commission

Enclosures

TM

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