




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 02 2015 CS/BS

REAL ESTATE MANAGEMENT ITEM 1

DATE: May 14, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF RESOLUTION AND COUNTY DEED FROM ORANGE COUNTY TO THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Lake Reams Neighborhood APF
Site #117-E-SW-4

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of an elementary school as required by an Adequate Public Facilities Agreement.

ITEMS: Resolution

County Deed
Revenue: None
Size: 15.84 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Risk Management Division
Transportation Planning Division

REMARKS:

This site, located in Horizon West, was conveyed to Orange County pursuant to the Lake Reams Neighborhood PD Development Agreement, approved by the Board of County Commissioners (BCC) on August 25, 1998, as amended by the First Amendment to Lake Reams Neighborhood PD (Adequate Public Facilities) Development Agreement (the "Agreement"), approved by the BCC on May 25, 2005. This conveyance fulfills the requirement for an elementary school site as set out in the Agreement. In addition, it conforms to the Restrictive Covenant regarding use of the property as described in the Special Warranty Deed in Official Records Book 10369, Page 3706, of the Public Records of Orange County, Florida.

The School Board of Orange County, Florida (School Board) has approved their budget for FY2014-2015 which comprises a revised 10-Year Capital Outlay Plan for additional schools and includes the 2021 school-year opening of Site #117-E-SW-4. The School Board has conducted its due diligence on the site and has requested the conveyance of the property from the County. Upon completion of the infrastructure development requirements shown in the Agreement, the School Board will establish a prepaid impact fee account in the amount of \$22,500 per acre for a total \$356,400 in impact fee credits.

School Board to pay recording fees.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 02 2015 *CSB*

Project: Lake Reams Neighborhood APF
Site #117-E-SW-4

COUNTY DEED

THIS DEED, dated JUN 02 2015 by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a corporate body organized and existing under the laws of the state of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801-1129, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

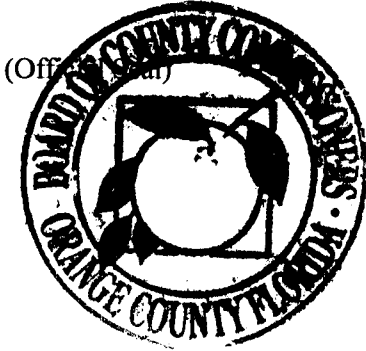
36-23-27-0000-00-003

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

THIS CONVEYANCE is subject to the Restrictive Covenant as contained in that certain Special Warranty Deed recorded May 1, 2012 in Official Records Book 10369, Page 3706, of the Public Records of Orange County, Florida.

Project: Lake Reams Neighborhood APF
Site #117-E-SW-4

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

DATE: 6.2.15

ATTEST: Martha O. Haynie, County
Comptroller, Clerk to the Board

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name

This instrument prepared by:

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

SKETCH OF DESCRIPTION

SHEET 1 OF 3

APF School Site

A parcel of land lying in the East 1/2 of Section 36, Township 23 South, Range 27 East. Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the most Southerly corner of Tract ZZ, WINDERMERE TRAILS PHASE 1, as recorded in Plat Book 76, Pages 76 through 89 of the Public Records of Orange County, Florida; thence run South 39°05'20" East for a distance of 50.00 feet to the POINT OF BEGINNING, also being a point on a non tangent curve concave Northwesterly and having a radius of 1271.50 feet, a chord bearing of North 42°29'17" East and a chord length of 372.49 feet; thence run Northeasterly along said curve through a central angle of 16°50'44" for an arc distance of 373.84 feet to a point of reverse curvature of a curve concave Southeasterly and having a radius of 1478.50 feet a chord bearing of North 43°46'57" East and a chord length of 499.09 feet; thence run Northeasterly along said curve through a central angle of 19°26'03" for an arc distance of 501.49 feet to a point of tangency; thence run North 53°29'59" East for a distance of 253.89 feet; thence run South 36°30'01" East for a distance of 645.26 feet to a point of curvature of a curve concave Westerly and having a radius of 5.00 feet a chord bearing of South 08°26'10" West and a chord length of 7.06 feet; thence run Southerly along said curve through a central angle of 89°52'23" for an arc distance of 7.84 feet to a point on the Northerly right-of-way line of Silverlake Park Drive per aforesaid plat of WINDERMERE TRAILS PHASE 1, also being a point of reverse curvature of a curve concave Southeasterly and having a radius of 2250.00 feet a chord bearing of South 49°55'42" West and a chord length of 270.36 feet; thence run Southwesterly along said Northerly right-of-way line and said curve through a central angle of 6°53'19" for an arc distance of 270.52 feet to a point of reverse curvature of a curve concave Northwesterly and having a radius of 3500.00 feet, a chord bearing of South 51°53'11" West and a chord length of 659.07 feet; thence run Southwesterly along said curve through a central angle of 10°48'18" for an arc distance of 660.05 feet to a point of reverse curvature of a curve concave Southeasterly and having a radius of 1500.00 feet a chord bearing of South 54°18'27" West and a chord length of 156.04 feet; thence run Southwesterly along said curve through a central angle of 5°57'47" for an arc distance of 156.12 feet to a point of reverse curvature of a curve concave Northerly and having a radius of 5.00 feet, a chord bearing of North 83°46'10" West and a chord length of 7.06 feet; thence departing aforesaid Northerly right-of-way line run Northwesterly along said curve through a central angle of 89°48'35" for an arc distance of 7.84 feet to a point of tangency, also being a point on the Easterly right-of-way line of Powder Ridge Trail per aforesaid plat of WINDERMERE TRAILS PHASE 1; thence run North 38°51'52" West along said Easterly right-of-way line for a distance of 518.52 feet to a point of curvature of a curve concave Easterly and having a radius of 5.00 feet, a chord bearing of North 06°01'24" East and a chord length of 7.06 feet thence run Northerly along said curve through a central angle of 89°46'32" for an arc distance of 7.83 feet to aforesaid POINT OF BEGINNING.

Contains 15.84 acres more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 36-23-27 AS BEING AN ASSUMED BEARING OF SOUTH 89°48'50" WEST FOR ANGULAR DESIGNATION ONLY.

JOB NO. 25277
DATE: 03-19-06
SCALE: 1" = 200 FEET
FIELD BY: N/A

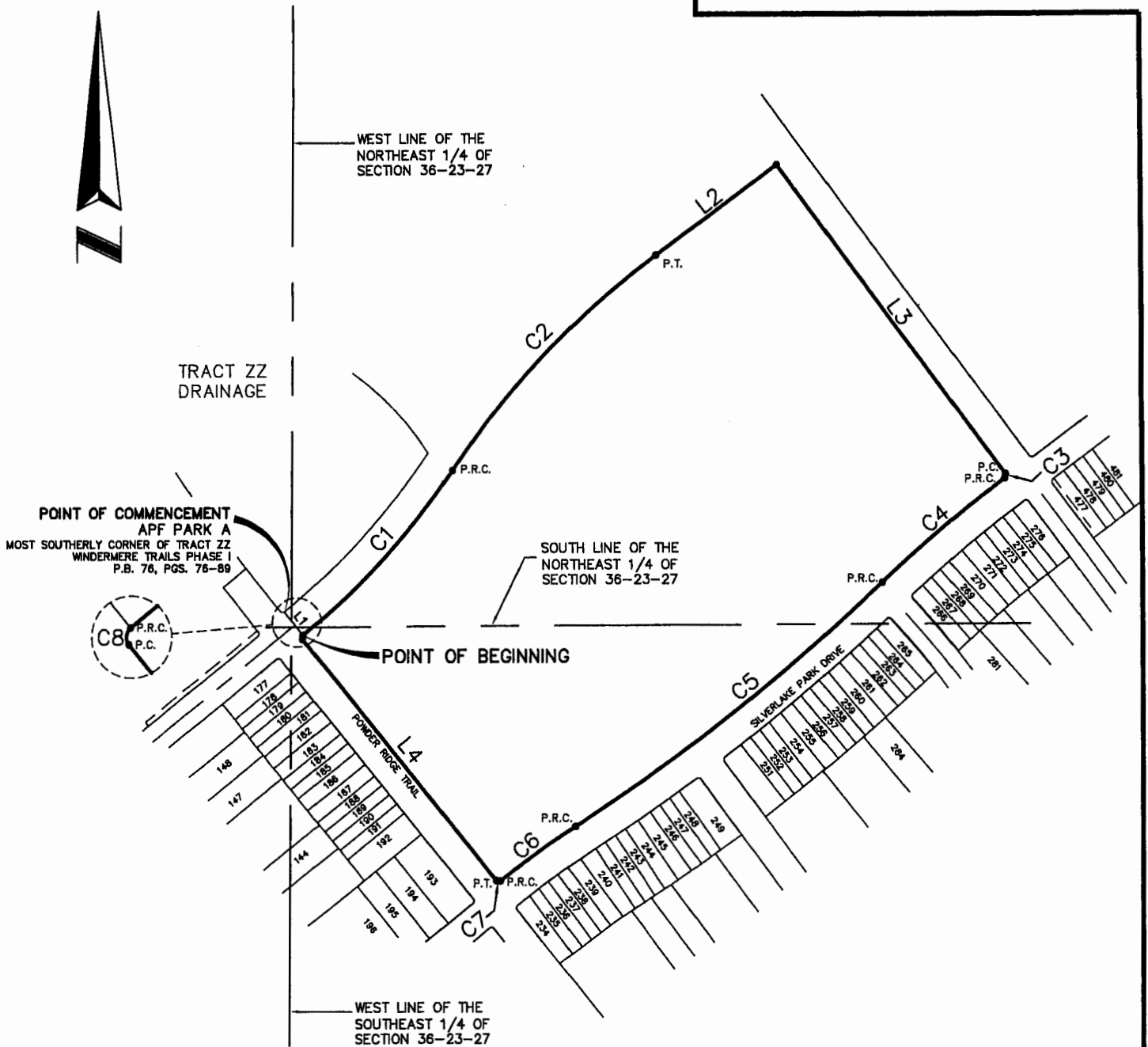
CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: EGT

sk28
REV 1-10-12
FOR THE LICENSED BUSINESS # 6723 BY:
JAMES L. RICKMAN, P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 3

APF SCHOOL SITE



16 East Plant Street
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THIS IS NOT A SURVEY:

P.B. DENOTES PLAT BOOK
P.G.S. DENOTES PAGES
P.N.T. DENOTES POINT ON NON TANGENT CURVE

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
⊕ DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk28
REV 1-10-12

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DRAWN BY: PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

APF SCHOOL SITE

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S39°05'20"E
L2	253.89'	N53°29'59"E
L3	645.26'	S36°30'01"E
L4	518.52'	N38°51'52"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1271.50'	373.84'	372.49'	N42°29'17"E	16°50'44"
C2	1478.50'	501.49'	499.09'	N43°46'57"E	19°26'03"
C3	5.00'	7.84'	7.06'	S08°26'10"W	89°52'23"
C4	2250.00'	270.52'	270.36'	S49°55'42"W	6°53'19"
C5	3500.00'	660.05'	659.07'	S51°53'11"W	10°48'18"
C6	1500.00'	156.12'	156.04'	S54°18'27"W	5°57'47"
C7	5.00'	7.84'	7.06'	N83°46'10"W	89°48'35"
C8	5.00'	7.83'	7.06'	N06°01'24"E	89°46'32"

THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk28
REV 1-10-12



**ALLEN
COMPANY**

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