



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: July 12, 2016

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** June 24, 2016

**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: (407) 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:** Summerlake PD – APF School Dedication  
Site #85-E-W-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: 14.81 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 Summerlake PD Adequate Public Facilities Agreement (the "Agreement"), approved by the Board of County Commissioners on June 28, 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 in deed to County for the property to be utilized for school purposes only; however, that if a school is not constructed upon said lands or if, for any reason, the Grantee owns said lands, it may only be utilized for (i) park and recreation purposes, (ii) fire station, (iii) neighborhood police station, (iv) community center, (v) charter school, or (vi) other similar use compatible with the surrounding residential neighborhood.

The School Board of Orange County, Florida (School Board) has approved their budget for FY2015-2016 which includes construction of a relief elementary school on site #85-E-W-4 for a 2020 school-year opening. 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 \$22,500.00 per acre for a total \$333,225.00 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.**

Project: Summerlake PD – APF School Dedication  
Site #85-E-W-4

**COUNTY DEED**

THIS DEED, made as of the date signed below, 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:**

**28-23-27-0000-00-005**

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 October 12, 2009 in Official Records Book 9947, Page 481, of the Public Records of Orange County, Florida.

Project: Summerlake PD – APF School Dedication  
Site #85-E-W-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: 7.12.16

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

APF SCHOOL

SHEET 1 OF 2

**LEGAL DESCRIPTION ( APF School Site ):**

A parcel of land lying in Section 28, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of aforesaid Section 28; thence run North 00°10'38" West along the West line of said Southwest 1/4 of Section 28 for a distance of 1288.64 feet to a point on the Southerly Right-of-Way line of Porter Road per Deed Book 688, Pages 503 and 504 of the Public Records of aforesaid Orange County, Florida; thence departing said West line run North 89°37'05" East along said Southerly right-of-way line for a distance of 1320.37 feet to a point on the West line of the the Southeast 1/4 of the Southwest 1/4 of aforesaid Section 28; thence departing said Southerly right-of-way line run South 00°10'27" East along said West line for a distance of 10.00 feet to a point on the Southerly right-of-way line of Porter Road per Deed Book 627, Page 517 of said Official Records; thence departing said West line run along said Southerly right-of-way line, North 89°37'05" East for a distance of 28.31 feet to the POINT OF BEGINNING; thence run North 89°37'05" East for a distance of 821.94 feet; thence departing said Southerly right-of-way line run South 00°00'00" West for a distance of 228.90 feet; thence run South 03°29'00" East for a distance of 451.17 feet; thence run South 42°57'37" West for a distance of 172.33 feet to a point on a Non-tangent curve with a radius of 301.00 feet, concave to the South; thence run Northwesterly along said curve to the left through a central angle of 22°54'17" for a distance of 120.33 feet where the chord bears North 78°55'47" West a distance of 119.53 feet to a point of tangency; thence run South 89°37'05" West for a distance of 584.23 feet to the point of curvature of a curve with a radius of 518.00 feet, concave to the North; thence run Westerly along said curve to the right through a central angle of 2°47'05" for a distance of 25.17 feet where the chord bears North 88°59'23" West for a distance of 25.17 feet to the point of intersection with a non-tangent line; thence run North 00°22'55" West for a distance of 780.39 feet to the POINT OF BEGINNING of the herein described parcel.

Containing 14.81 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 WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28-23-27 AS BEING AN ASSUMED BEARING OF N00°10'38"W.

sk52  
rev 6-18-08  
rev 8-11-09

JOB NO. 25060  
DATE: 2-08-08  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

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

FOR THE LICENSED BUSINESS # 6723 BY:

*(Signature)*  
JAMES L. RICKMAN P.S.M. # 5633

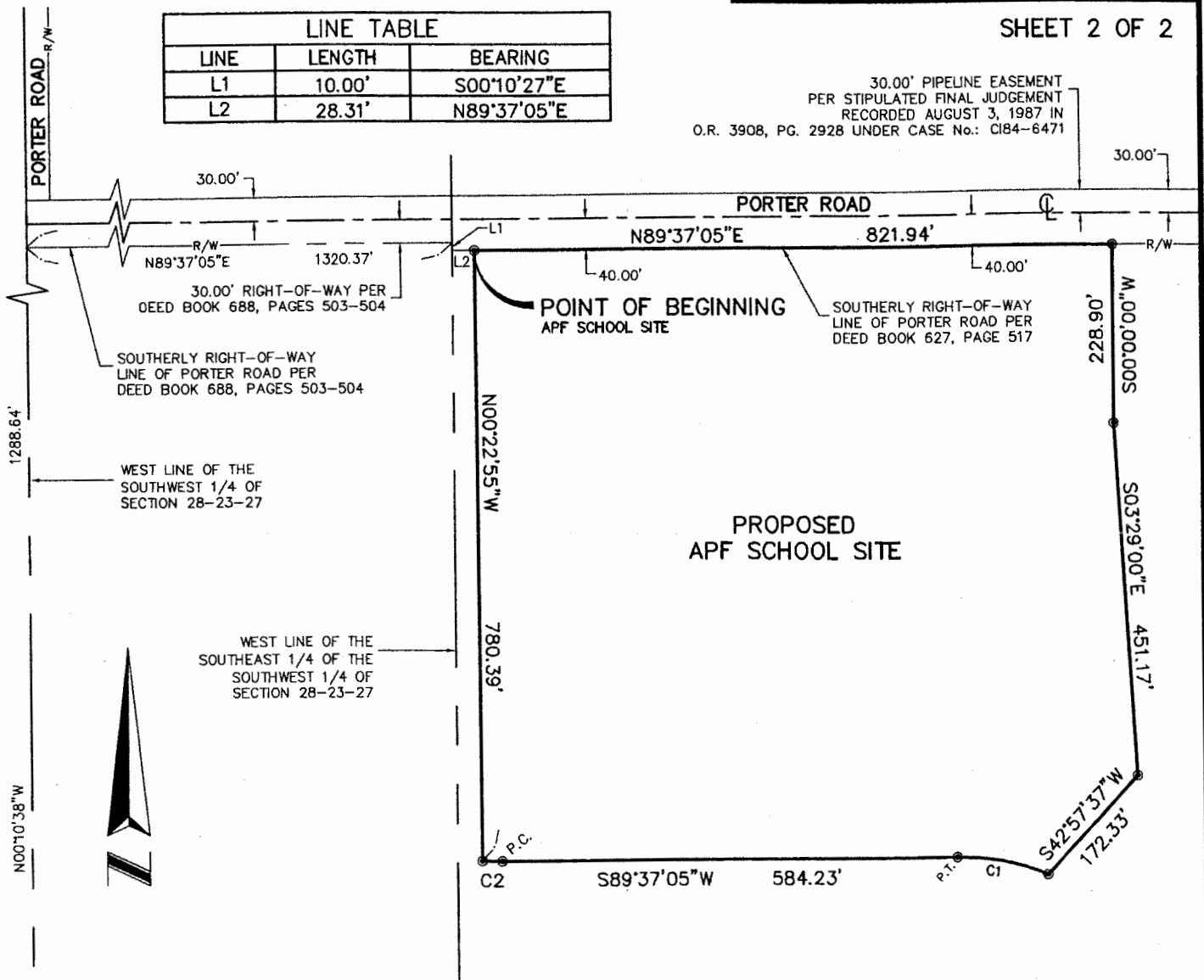
# Schedule "A"

## SKETCH OF DESCRIPTION APF SCHOOL

SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S00°10'27"E
L2	28.31'	N89°37'05"E

30.00' PIPELINE EASEMENT  
PER STIPULATED FINAL JUDGEMENT  
RECORDED AUGUST 3, 1987 IN  
O.R. 3908, PG. 2928 UNDER CASE No.: C184-6471



POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE  
SOUTHWEST 1/4 OF  
SECTION 28-23-27

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	301.00'	120.33'	119.53'	N78°55'47"W	22°54'17"
C2	518.00'	25.17'	25.17'	N88°59'23"W	2°47'05"

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

sk52  
rev 6-18-08  
rev 8-11-09



16 East Plant Street  
Winter Garden, Florida 34787 \* (407) 654 5365

JOB NO. 25060  
DATE: 02-08-08  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: J.R.  
DRAWN BY: P.J.R.  
CHECKED BY: J.R.