



**CITY OF ALTAMONTE SPRINGS  
COMMISSION AGENDA (REVISED)  
SEPTEMBER 6, 2016**

7:00 P.M. REGULAR MEETING

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF REGULAR MEETING OF AUGUST 9, 2016

INFORMAL COMMUNICATIONS FROM THE FLOOR

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1. PUBLIC HEARING Adoption of the Annual Budget for Fiscal Year 2016/2017
2. REQUEST FOR APPROVAL Top Ten Work Priorities for 2016/2017.
3. REQUEST FOR APPROVAL Eastmonte Park – Duke Energy Easement  
**(ADD ON ITEM)**

Persons with disabilities needing assistance in participating in any of these proceedings should contact the City Clerk Department ADA Coordinator 48 hours in advance of the meeting at 407-571-8122 (Voice) or 407-571-8126 (TDD).

Persons are advised if they wish to appeal any decision made at the hearing/meetings, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony evidence upon which the appeal is to be based, per Chapter 286.0105, Laws of Florida. The City of Altamonte Springs does not provide this verbatim record.



## REGULAR MEETING OF THE CITY COMMISSION AUGUST 9, 2016

Pursuant to due notice, a regular meeting of the Commission of the City of Altamonte Springs, Seminole County, was held at 225 Newburyport Avenue, in said City on August 9, 2016 at 7:00 p.m.

**PRESENT WERE:** Mayor Bates, Commissioners Batman, Hussey, Reece and Wolfram

**ALSO PRESENT WERE:** Frank Martz - Frank Martz  
Skip Fowler - City Attorney  
Angela Apperson - City Clerk

Mayor Bates called the meeting to order at 7:00 p.m.

**INVOCATION:** A moment of silence was observed.

**PLEDGE OF ALLEGIANCE:** Mayor Bates led the Pledge of Allegiance.

### **APPROVAL OF MINUTES:**

**Motion:** by Commissioner Wolfram, seconded by Commissioner Reece, to approve the minutes of the Regular City Commission Meeting of July 5, 2016 and the Budget Workshop of June 29, 2016. The motion carried unanimously.

**INFORMAL COMMUNICATION FROM THE FLOOR:** None

- 1. PUBLIC HEARING** **Resolution 1327** – Application for funding from the State Aid to Libraries Grant

Mayor Bates opened the Public Hearing. No members of the public appeared before the Commission. Mayor Bates closed the Public Hearing.

**Motion:** by Commissioner Wolfram, seconded by Commissioner Batman, Pass and adopt Resolution No. 1327, approving the submission of the application requesting State Aid to Libraries Grant funding for library services. Commissioner Batman – yes; Commissioner Hussey – yes; Commissioner Reece – yes; Commissioner Wolfram – yes; Mayor Bates – yes. The motion carried 5-0, after a roll call vote.







- |     |   |   |   |
|-----|---|---|---|
| 13. | <b>REQUEST FOR APPROVAL<br/>Continued</b> | I | <u><b>Contract ITB14030 – AFIRST Altamonte Springs to Apopka Reclaimed Water Main Construction</b></u> – Approve Contract Change Order No. 1 to Layne Heavy Civil, Inc. for a reduction of \$386,444.74 |
|     | <b>Add on Item</b>                        | J | <u><b>Oriente Avenue Improvements – Right of Way Purchase (Parcel 114)</b></u> – Approve the purchase agreement   |

Mayor Bates read the Finance Item Titles into the record.

**Motion:** by Commissioner Hussey, seconded by Commissioner Reece, to approve Finance Items A through J. The motion carried unanimously.

**INFORMAL COMMUNICATION FROM THE FLOOR:** None

**REPORTS:**

**CITY ATTORNEY SKIP FOWLER** explained a request to approve a Joint Participation Agreement regarding the building of a parking lot. Attorney Fowler indicated, with this Agreement and Item G from the Finance Items, we would be adding over 750 public parking spots in the Cranes Roost area. Attorney Fowler noted this is an update to an agreement made a number of years ago with the developers in the Cranes Roost area for a joint use-parking garage. The City/Community Redevelopment Agency committed 4.5 million dollars for the construction of the parking garage; in exchange receives 450 public parking spots. The developers/the retail development to the south paying the remainder of the construction costs. Attorney Fowler indicated another agreement would be returned for the construction and leasing of the property. Attorney Fowler requested the Commission approve the updated of agreement with developers, for the joint use parking garage and authorize the Mayor to execute it.

**Motion:** by Commissioner Reece, seconded by Commissioner Batman, to approve and authorize the Mayor to sign the Joint Participation Agreement. The motion carried unanimously.

**CITY MANAGER FRANK MARTZ:**

- Explained a request for a lien reduction and recommend for this case, the subject property at 621 Prairie Lane Altamonte Springs, that the fine of 42,580.74 be reduced to 14,193.58 and the remainder be waived; the lien that is on the property be released, once the fine is paid and rather than giving 30 days to pay, we give them 60 days to pay in full. **Motion** by Commissioner Hussey, seconded by Commissioner Reece, that the Commission adopt the City Manager’s recommendation. The **Motion** carried unanimously.
- Noted the passing of Mrs. Dorothy Smith, the mother of Police Officer Curtis Smith. Mr. Martz indicated he and Chief Daniel Smutz attended the funeral service today. Mr. Martz noted those attending the service thought of Mrs. Smith very favorably and expressed she had an enormous impact on the East Altamonte Community through the years. Mr. Martz wanted to ensure our recorded history reflects Mrs. Smith for her contributions to her community.

**COMMISSIONER REECE** thanked the Recreation Department for their work at the Southeast Regional Baseball Tournament. Ms. Reece indicated the players and their families had a great time in our City; as well as loved the park facilities. Ms. Reece noted a Sarasota team won the tournament and advanced to the Regional Tournament in Iowa. Ms. Reece expresses appreciation for the enthusiasm and cheering from the players and parents for the

International team from Nassau Bahamas. Ms. Reece indicated they were great ambassadors for their Country and played great baseball.

**MAYOR BATES** provided “kudos” to the Staff for their work to produce the tournament. A number of people expressed appreciation for the facility and the Staff Members. Mayor Bates gave a “Hats off” to everyone involved and everything they did

The meeting adjourned at 7:30 p.m.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



Meeting Date: September 6, 2016

From: \_\_\_\_\_

Mark B. DeBord, Finance Director

Approved: \_\_\_\_\_

Franklin W. Martz, II, City Manager

**Official Use Only**

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

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

**SUBJECT: Adoption of the Annual Budget for Fiscal Year 2016/2017**

**SUMMARY EXPLANATION & BACKGROUND:** In July of this year the City Manager presented his recommended budget and proposed millage rate to the City Commission for consideration. The City Commission conducted a workshop at which each department presented their portion of the budget. It is now time for the City Commission to begin the final process to adopt a millage rate and budget for the coming fiscal year (FY 2016/17).

Specific procedures for adoption of the millage rate and budget are provided by State law. We have enclosed an agenda which, if followed, meets these legal requirements.

The City Commission must provide public notice of, and hold, two public hearings. Notice of the first public hearing was provided to all taxpayers by the Seminole County Property Appraiser in the "TRIM" notice. Public notice for the second and final public hearing, scheduled for September 20, 2016, will be provided by a display advertisement in the Orlando Sentinel.

At either hearing the Commission may change the budget and/or millage rate. However, the proposed millage rate cannot be exceeded without additional notice and hearings.

The Commission can adopt the tentative millage rate and budget by motion. The final millage rate and budget to be considered at the second and final public hearing must be adopted by resolution. Staff will present formal resolutions for Commission consideration at the final public hearing.

**FISCAL INFORMATION:** Adoption of millage rate and budget for Fiscal Year 2016/17.

**RECOMMENDED ACTION:** We recommend the City Commission:

1. Move to adopt a rate of 3.1 mills as the tentative final millage rate for Fiscal Year 2016/17.
2. Move to adopt the recommended budget as the tentative annual budget for Fiscal Year 2016/17.

Initiated by: Mark DeBord

**FIRST PUBLIC BUDGET HEARING AGENDA**  
**September 6, 2016**

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1. **Mayor** Open public hearing. Announcement: *"This is a public hearing to hear and consider comments and questions regarding the City's proposed annual budget for the coming fiscal year."*
2. **Finance Director** Announces the proposed tax rate of 3.1 mills, that this rate is 0.1102 mills or 3.69% greater than the rolled-back rate of 2.9898 mills, and presents a brief outline of the recommended budget.
3. **Mayor** Announcement: *"The floor is now open to hear public comments and to take any questions from the public."*
4. **Public** Open floor for public participation.
5. **Mayor** Close floor for public participation period.
6. **Mayor** Open the hearing to consider City Commission comments and questions regarding the budget.
7. **Commission** Move to adopt a rate of 3.1 mills as the Tentative Final Millage Rate for fiscal year 2016/2017.
8. **Commission** Move to adopt the Recommended Budget, with amendments, as the Tentative Annual Budget for fiscal year 2016/2017.
9. **Mayor** Announcement: *"The City has adopted a property tax rate of 3.1 mills as the tentative millage rate for fiscal year 2016/2017. This rate is 3.69% greater than the rolled-back rate of 2.9898 mills."*  
  
*"The City Commission will hold a final public hearing on Monday, September 20, 2016, 7:00 PM at City Hall. At the conclusion of that hearing the City Commission intends to adopt a final millage rate and budget for fiscal year 2016/2017. All interested parties are invited to attend."*
10. **Mayor** Close public hearing.



Meeting Date: September 6, 2016

From: Franklin W. Martz, II, City Manager

Approved:   
Franklin W. Martz, II, City Manager

Official Use Only

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

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

**SUBJECT:** Top Ten Work Priorities for 2016/2017

**SUMMARY EXPLANATION & BACKGROUND:**

The City Commission must approve a list of work priorities for the upcoming fiscal year. We recommend the following based on our proposed budget:

1. Enterprise Resource Planning Software Replacement
2. Body Cameras
3. Economic Development
4. Multi-Modal Projects
5. Mobility Monitoring Program
6. Leisure Services & Recreation
7. Roadway Projects
8. Regional Wastewater Reclamation Facility (RWRF) Headworks Project
9. Potable Reuse Demonstration Pilot Project
10. Neighborhood Enhancement Program (NEP)

**FISCAL INFORMATION:** Adequate funding is allocated to complete each project.

**RECOMMENDED ACTION:** Approve the Top Ten Work Priorities for 2016/2017 as presented.

**City of Altamonte Springs  
Top Ten Work Priorities  
Fiscal Year 2016/2017**

**CW- 1 Enterprise Resource Planning (ERP) Software Replacement**

**CW-2 Body Cameras**

**CW-3 Economic Development**

- Uptown Altamonte
- Gateway Center (AHS, SSC)
- SunRail

**CW-4 Multi-Modal Projects**

- Uber Pilot & Study
- SR 436 LYNX Transit Study

**CW-5 Mobility Monitoring Program**

**CW-6 Leisure Services & Recreation**

- Facility Improvements
- Recreation & Education
- Citywide Maintenance & Beautification

**CW-7 Roadway Projects**

- Northlake Boulevard Corridor Improvements
- Orienta Avenue Improvement Project
- Festival Drive Corridor Improvements and Bridge

**CW-8 Regional Wastewater Reclamation Facility (RWRF) Headworks Project**

**CW-9 Potable Reuse Demonstration Pilot Project**

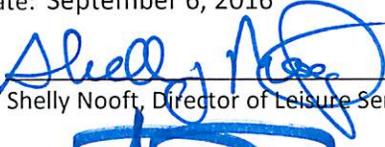
**CW-10 Neighborhood Enhancement Program (NEP)**

- Maltbie Shores, Robin Road, Florida Boulevard, Hermits Cove and Lake Avenue

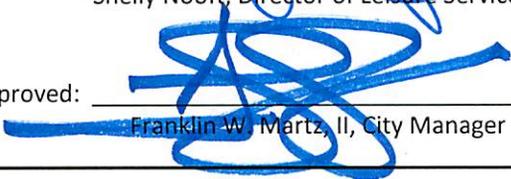


Meeting Date: September 6, 2016

From:

  
Shelly Nooft, Director of Leisure Services

Approved:

  
Franklin W. Martz, II, City Manager

Official Use Only

Commission Action: \_\_\_\_\_

City Manager: \_\_\_\_\_

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

**SUBJECT:** Eastmonte Park – Duke Energy Easement

**SUMMARY EXPLANATION & BACKGROUND:**

Duke Energy is requesting that the City grant a Distribution Easement across property owned by the City at Eastmonte Park. The location of the easement is shown on Schedule "A" of the attached Distribution Easement Agreement. The Distribution Easement is required to improve electric power service for the east side of Eastmonte Park.

The Distribution Easement Agreement has been reviewed and approved by the City Attorney's office for execution by the City Mayor.

**FISCAL INFORMATION:** Not applicable.

**RECOMMENDED ACTION:** That the City Commission approve the Distribution Easement Agreement and authorize the Mayor to sign the agreement.

Seminole County, FL

Work Request #: 1058645

Address: 830 Magnolia Drive, Altamonte Springs, Florida 32701

STR: 18-21S-30E

### EASEMENT

THIS EASEMENT (“Easement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2016 (“Effective Date”), from CITY OF ALTAMONTE SPRINGS, a Florida municipal corporation, 225 Newburyport Avenue, Altamonte Springs, Florida 32701 (“GRANTOR,” whether one or more) to DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a DUKE ENERGY, Post Office Box 14042, St. Petersburg, Florida 33733, and its successors, lessees, licensees, transferees, permittees, apportionees, and assigns (“GRANTEE”);

### WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto GRANTEE, the perpetual right, privilege, and easement to install, operate and maintain in perpetuity, such Facilities as may be necessary or desirable for providing electric energy and for communication purposes over, under, upon, across, through and within the following described lands in Seminole County, Florida, and referred to hereinafter as the Easement Area to wit:

**An Easement Area being more particularly described and shown on the accompanying Schedule “A”, Sketch and Description, as prepared by Geodata Consultants, Inc., dated August 30, 2016, Project No.: B02-06, consisting of three (3) pages, attached hereto and incorporated herein by this reference.**

**Tax Parcel Number: 18-21-30-300-0080-0000**

The rights herein granted to GRANTEE by GRANTOR specifically include the right: (a) for GRANTEE to patrol, inspect, alter, improve, add to, repair, rebuild, relocate, and remove said Facilities; (b) for GRANTEE to increase or decrease the voltage and to change the quantity and type of Facilities; (c) ingress and egress over the Easement Area and over portions of GRANTOR’s adjoining property for the purpose of exercising the rights herein granted; (d) to trim, cut or remove from the Easement Area, at any time, trees, limbs, undergrowth, structures or other obstructions; (e) to trim, cut or remove and to keep trimmed or remove dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of GRANTEE, might interfere with or fall upon the Facilities; (f) to allow third parties to attach equipment to the Facilities including but not limited to wires, cables and other apparatus subject to any restrictions or limitations of GRANTEE as a non-exclusive Electric Franchise of the City of Altamonte Springs; (g) and all other rights and privileges reasonably necessary or convenient for GRANTEE’s safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement for the purposes described herein. Failure to exercise the rights herein granted to GRANTEE shall not constitute a waiver or abandonment.

**GRANTOR** shall have the right to use the Easement Area in any manner that is consistent with the rights granted to **GRANTEE** herein; provided however, without the prior written consent of **GRANTEE**, **GRANTOR** shall not (a) place, or permit the placement of, any obstructions within the Easement Area including but not limited to, any building, house, or other above-ground or underground structure, or portion thereof except (i) existing utilities of the **GRANTOR** crossing or serving the **GRANTOR** property; (ii) park amenities such as ball park safety netting ancillary to park functions; and (iii) perimeter property fences and gates which should allow ready access for **GRANTEE**. If obstructions are installed adjacent to the Easement Area, they shall be placed so as to allow ready access to **GRANTEE**'s facilities and provide a working space of not less than ten (10) feet on the opening side, six (6) feet on the back for working space and three (3) feet on all other sides of any pad mounted equipment; (b) excavate or place, or permit the excavation or placement of any dirt or other material upon or below the Easement Area; or (c) cause, by excavation or placement of material, either on or off the Easement Area, a pond, lake, or similar containment vehicle that would result in the retention of water in any manner within the Easement Area. **GRANTEE** shall have the right to remove any such obstruction(s) at **GRANTOR**'s expense. Excluding removal of vegetation and obstructions as provided herein, any physical damage to the surface of the Easement Area and/or **GRANTOR**'s adjoining property caused by **GRANTEE** or its contractors shall be repaired to a condition reasonably close to the previous condition. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service and **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein.

**GRANTOR** hereby warrants and covenants (a) that **GRANTOR** is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that **GRANTOR** has full right and lawful authority to grant and convey this easement to **GRANTEE**, and (c) that **GRANTEE** shall have quiet and peaceful possession, use and enjoyment of this easement. All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this Easement has been executed by Grantor on this \_\_\_\_ day of \_\_\_\_\_, 2016, and is effective as of the Effective Date herein.

**GRANTOR:**  
**City of Altamonte Springs, a Florida  
municipal corporation**

\_\_\_\_\_  
Name of Municipality

**ATTEST:**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Print or Type Name

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

**Grantor(s) mailing address:**

\_\_\_\_\_  
Signature of First Witness

\_\_\_\_\_  
225 Newburyport Ave.

\_\_\_\_\_  
Altamonte Springs, FL 32701

\_\_\_\_\_  
Print or Type Name of First Witness

Approved as to form and legality for use and  
reliance by the City of Altamonte Springs.

\_\_\_\_\_  
Signature of Second Witness

\_\_\_\_\_  
Print or Type Name of Second Witness

\_\_\_\_\_  
James A. Fowler  
City Attorney

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing Easement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016,  
by \_\_\_\_\_ and \_\_\_\_\_, its Mayor and its City  
Clerk, respectively of City of Altamonte Springs, who is/are personally known to me or who has/have  
produced \_\_\_\_\_ as identification.

NOTARY SEAL

\_\_\_\_\_  
Name:  
Notary Public  
Serial Number:  
My Commission Expires:

**SCHEDULE "A"**

**PARCEL: 8001**  
**PROJECT: EASTMONTE RECREATIONAL CENTER**

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 630, PAGE 465 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 630, PAGE 465 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING A SET NAIL AND DISK STAMPED "GEODATA LB 6556"; THENCE SOUTH 00°22'00" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 825.48 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 89°08'48" EAST ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 612.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'50" EAST, A DISTANCE OF 39.87 FEET TO A POINT; THENCE NORTH 16°44'32" WEST, A DISTANCE OF 46.58 FEET TO A POINT; THENCE NORTH 17°30'55" WEST, A DISTANCE OF 45.59 FEET TO A POINT; THENCE NORTH 33°49'57" WEST, A DISTANCE OF 12.32 FEET TO A POINT; THENCE NORTH 25°34'01" WEST, A DISTANCE OF 15.89 FEET TO A POINT; THENCE NORTH 11°44'37" WEST, A DISTANCE OF 12.20 FEET TO A POINT; THENCE NORTH 03°47'26" WEST, A DISTANCE OF 21.06 FEET TO A POINT; THENCE NORTH 01°00'06" WEST, A DISTANCE OF 22.96 FEET TO A POINT; THENCE NORTH 88°59'54" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 01°00'06" EAST, A DISTANCE OF 22.71 FEET TO A POINT; THENCE SOUTH 03°47'26" EAST, A DISTANCE OF 20.13 FEET TO A POINT; THENCE SOUTH 11°44'37" EAST, A DISTANCE OF 10.30 FEET TO A POINT; THENCE SOUTH 25°34'01" EAST, A DISTANCE OF 13.96 FEET TO A POINT; THENCE SOUTH 33°49'57" EAST, A DISTANCE OF 13.04 FEET TO A POINT; THENCE SOUTH 17°30'55" EAST, A DISTANCE OF 47.09 FEET TO A POINT; THENCE SOUTH 16°44'32" EAST, A DISTANCE OF 58.87 FEET TO A POINT; THENCE SOUTH 08°13'29" EAST, A DISTANCE OF 15.05 FEET TO A POINT; THENCE SOUTH 24°42'15" EAST, A DISTANCE OF 9.95 FEET TO A POINT; THENCE SOUTH 03°29'59" EAST, A DISTANCE OF 6.82 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°08'48" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 20.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,388 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET 1 OF 3

DATE: AUGUST 30, 2016

PROJECT NO.: B02-06

DRAWN: PMM CHECKED: JMS/RJH

**EASTMONTE RECREATIONAL  
CENTER  
PARCEL 8001**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

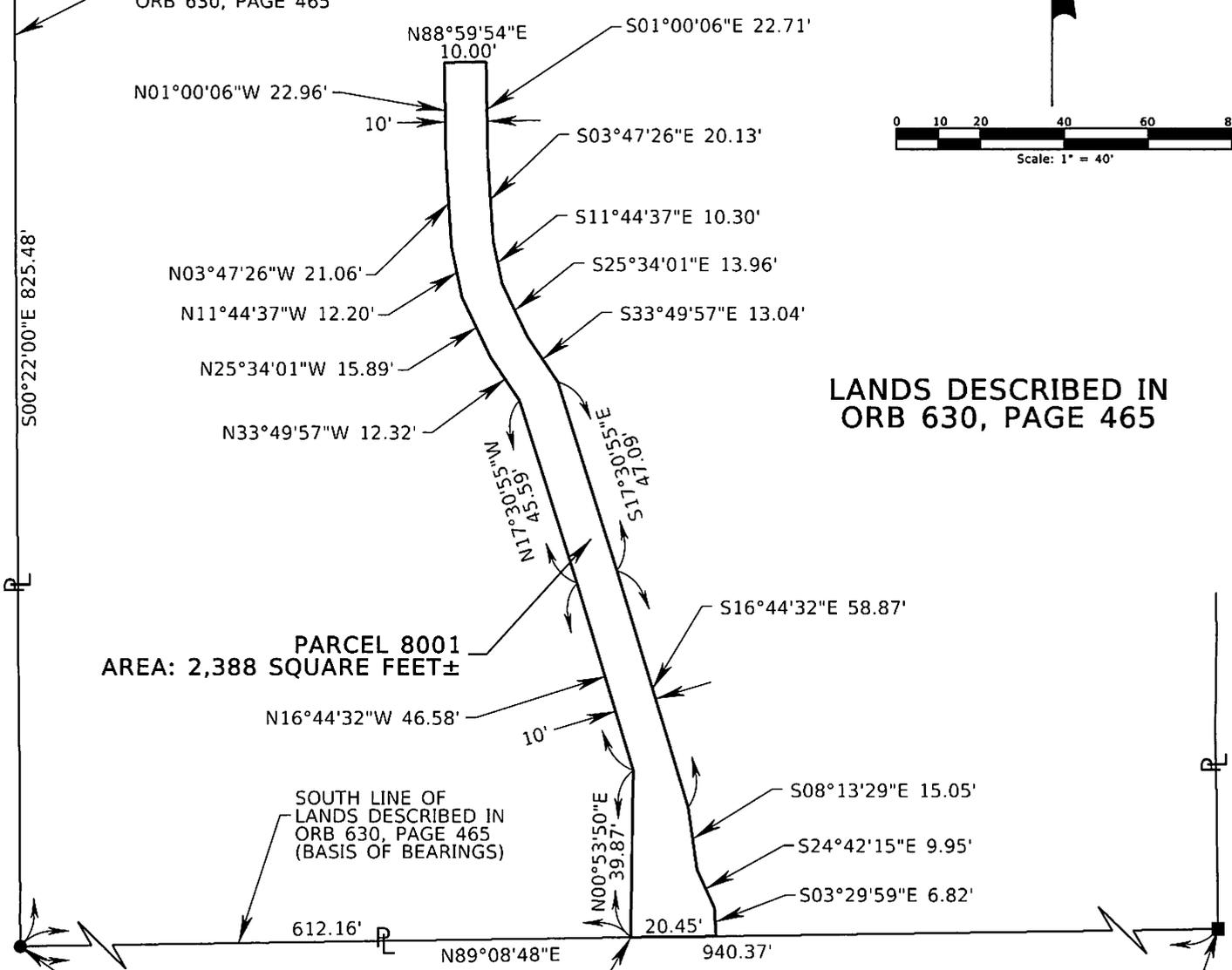
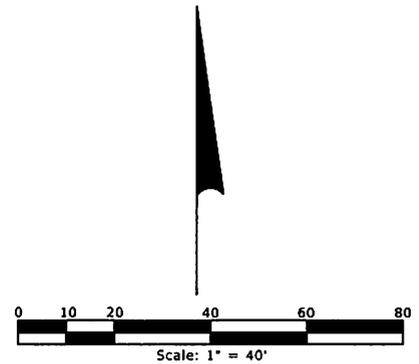
VOICE: (407) 732-6965 FAX: (407) 878-0841  
LAND SURVEYOR BUSINESS LICENSE NO. 6556

**SKETCH OF DESCRIPTION**

**POINT OF COMMENCEMENT**

NW CORNER OF THE  
SW 1/4 OF THE SW 1/4  
OF SECTION 18-21-30 &  
NW CORNER OF  
LANDS DESCRIBED IN  
ORB 630, PAGE 465  
SET NAIL & DISK  
"GEODATA LB 6556"

WEST LINE OF  
LANDS DESCRIBED IN  
ORB 630, PAGE 465



**LANDS DESCRIBED IN  
ORB 630, PAGE 465**

**PARCEL 8001  
AREA: 2,388 SQUARE FEET±**

SOUTH LINE OF  
LANDS DESCRIBED IN  
ORB 630, PAGE 465  
(BASIS OF BEARINGS)

SW CORNER OF  
LANDS DESCRIBED IN  
ORB 630, PAGE 465  
FOUND 1" IRON PIPE & CAP  
CAP ILLEGIBLE

FOUND 4"X4" CONCRETE MONUMENT  
'LS 4259'  
FENCE CORNER 3.6'N, 0.3'W

FOUND 4"X4" CONCRETE  
MONUMENT "LS 4259"

**SECTION 18, TOWNSHIP 21 SOUTH, RANGE 30 EAST**

SEE SHEET 1 FOR LEGAL DESCRIPTION

SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET  2  OF  3

DATE:  AUGUST 30, 2016

PROJECT NO.:  B02-06

DRAWN:  PMM  CHECKED:  JMS/RJH

**EASTMONTE RECREATIONAL  
CENTER  
PARCEL 8001**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841  
LAND SURVEYOR BUSINESS LICENSE NO. 6556

*SKETCH OF DESCRIPTION*

LEGEND AND ABBREVIATIONS

NO. = NUMBER  
 ORB = OFFICIAL RECORDS BOOK  
 PL = PROPERTY LINE

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 630, PAGE 465 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89°08'48" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY ATTORNEYS' TITLE FUND SERVICES, LLC FOR EMPIRE TITLE COMPANY OF FLORIDA INCORPORATED, HAVING AN EFFECTIVE DATE OF NOVEMBER 16, 2014 - FUND FILE NUMBER 17-2014-129538, MAGNOLIA DRIVE PROJECT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  8-30-2016 DATE
REVISION	BY	DATE	

DATE: AUGUST 30, 2016  
 PROJECT NO.: B02-06  
 DRAWN: PMM CHECKED: JMS/RJH

**EASTMONTE RECREATIONAL  
 CENTER  
 PARCEL 8001**

 **GEODATA CONSULTANTS, INC.**  
 SURVEYING & MAPPING  
 1349 S. INTERNATIONAL PARKWAY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32746  
 VOICE: (407) 732-6965 FAX: (407) 878-0841  
 LAND SURVEYOR BUSINESS LICENSE NO. 6556