

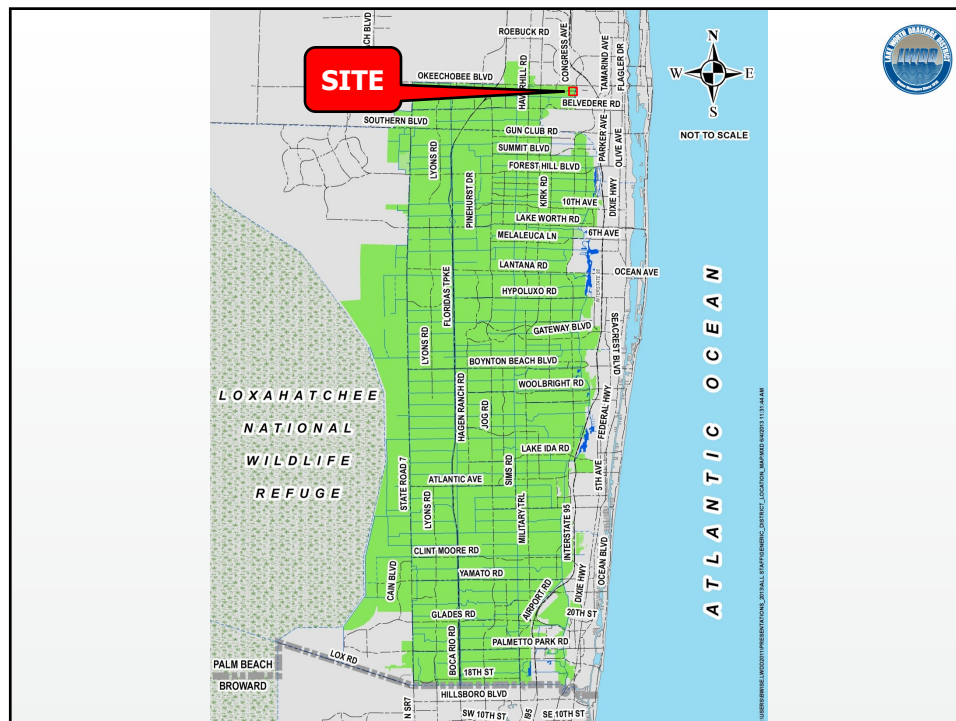
# 1214 Suwanee Drive—West Gate Estates Approval to Release Chancery in Exchange for an Exclusive Easement WRB Properties, LLC LWDD E-3½-8 Canal

LWDD Project No. RI-23-0068

David Bends, PSM  
 Right of Way Interest Supervisor  
 Board Meeting, November 15, 2023  
 Agenda Item #7

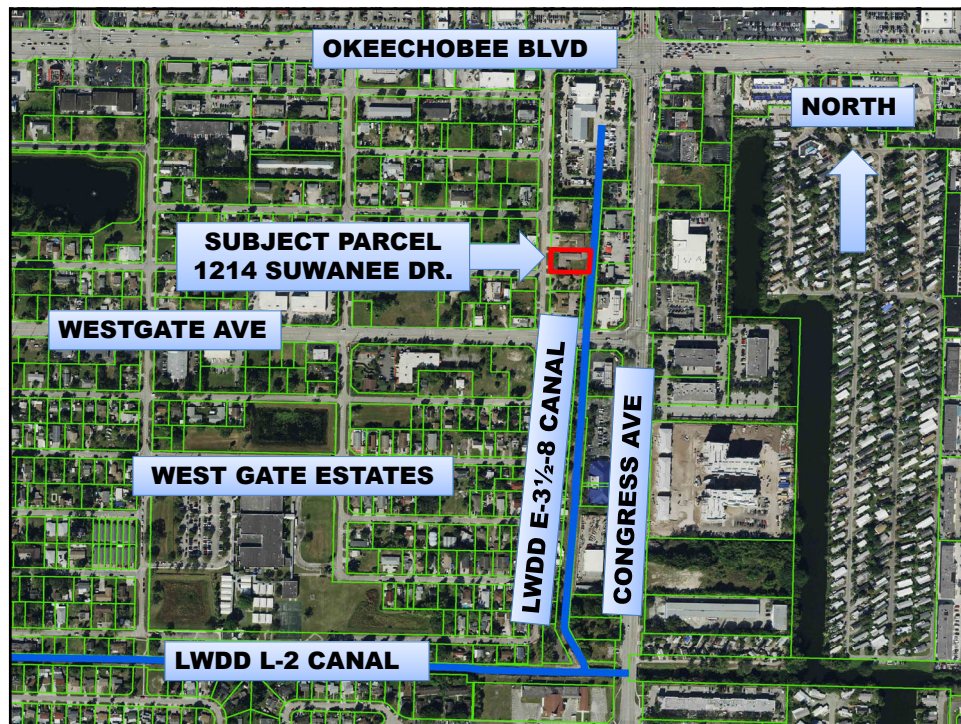


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## Background



- June 1915—a strip of land 68.64 feet in width was taken in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 30/43/43 for canal right-of-way per Chancery Case 407, which includes the east 19.32' of the subject property
- June 1921—Plat of West Gate Estates was recorded showing a 30-ft. Canal right-of-Way; Chancery was not addressed
- November 1926—a portion of West Gate Estates was replatted dedicating an additional 25-ft of canal right-of-way south of the subject property providing an overall width of 55-ft

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## Background



- Oct. 11, 2023—LWDD received a chancery review request from the title company
  - LWDD responded stating LWDD has an interest in the subject property through Chancery Case 407 and to contact LWDD to initiate the process
- Oct. 31, 2023—Steve Scherle (seller) contacted LWDD and was informed that LWDD would release its interest in Chancery Case 407 in exchange for an exclusive easement over the east 25-FT. of the subject property, subject to board approval

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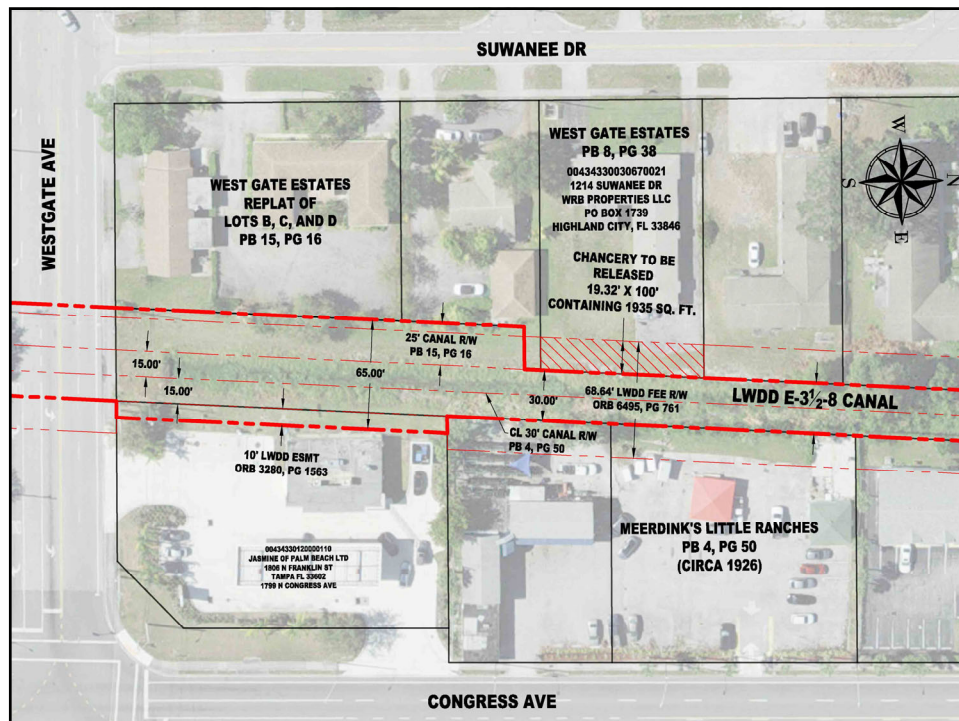


## Background



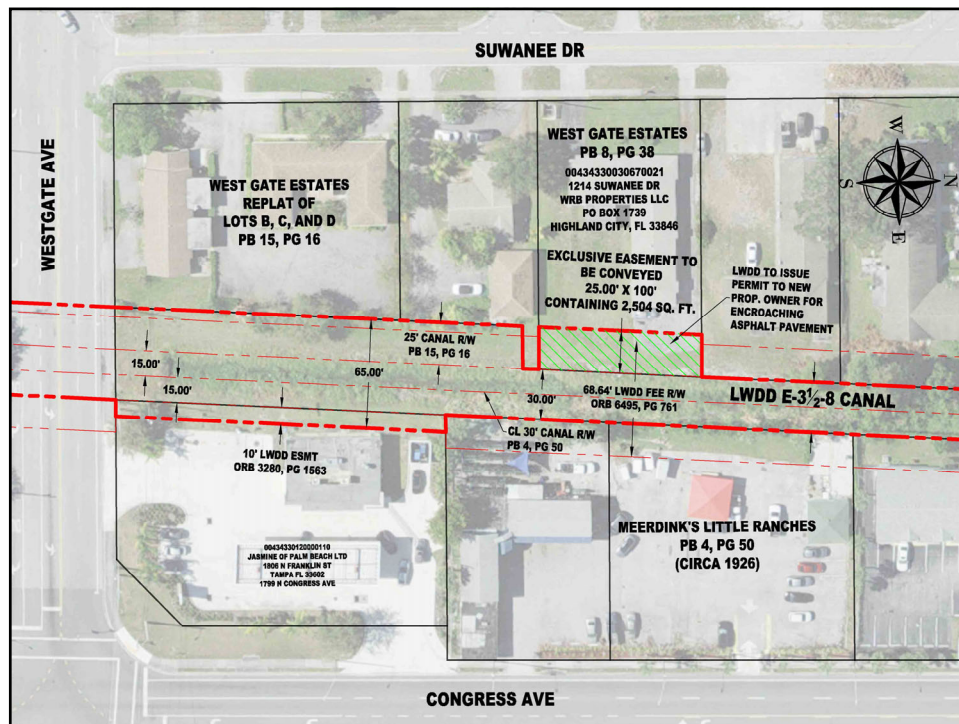
- November 1, 2023—LWDD received certification of title fees required to process the request
- The certification of title identified the following two items that may affect the easement being granted to LWDD.
  - Easement for utilities purposes recorded in Deed Book 132, Page 409
  - Standard Developers Agreement recorded in Official Record Book 4723, Page 1597.

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## Staff Recommendation



- Approval to Release Chancery in Exchange for an Exclusive Easement, subject to existing utility easements at time of conveyance.
  - LWDD to release Chancery over the East 19.32 feet of the subject property to WRB Properties, LLC, containing 1,935 SQ. FT.
  - WRB Properties, LLC to convey an Exclusive Easement over the East 25.00 feet of the subject property to LWDD, containing 2,504 SQ. FT
- Subject to:
  - Sketch of Descriptions
  - Certification of title
  - Legal and recording Fees
  - District Operating Policies

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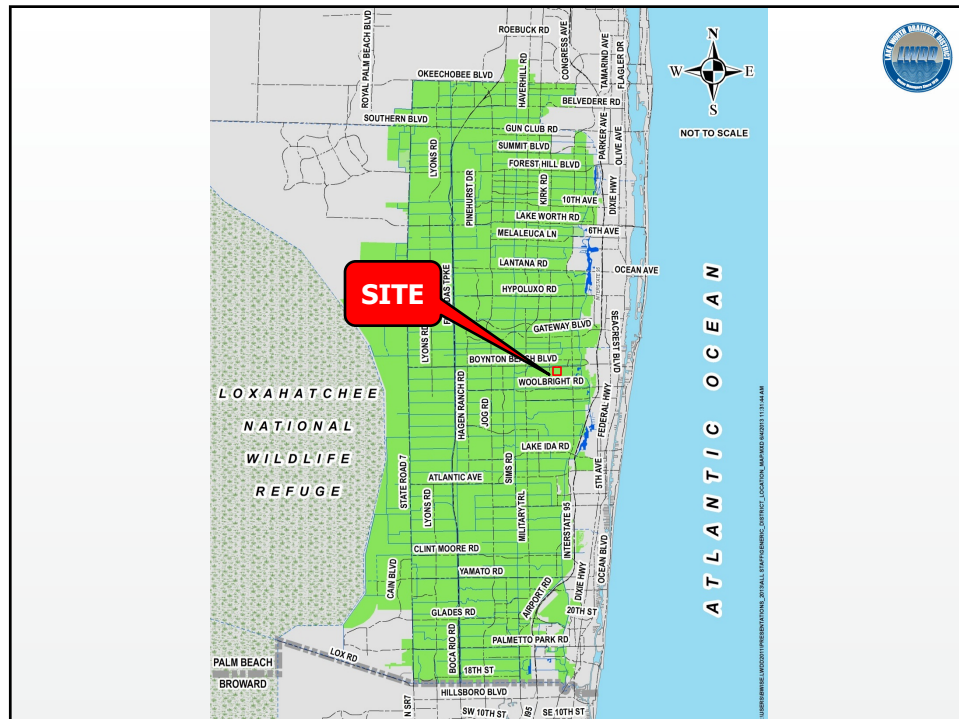
# **The Club at Quail Ridge—North Course Approval to Exchange Fee Simple Title Lands With Quail Ridge Country Club, Inc. LWDD L-25 Canal Right-of-Way**

LWDD Project No. RI-23-0050

David Bends, PSM  
Right of Way Interest Supervisor  
Board Meeting, November 15, 2023  
Agenda Item #8

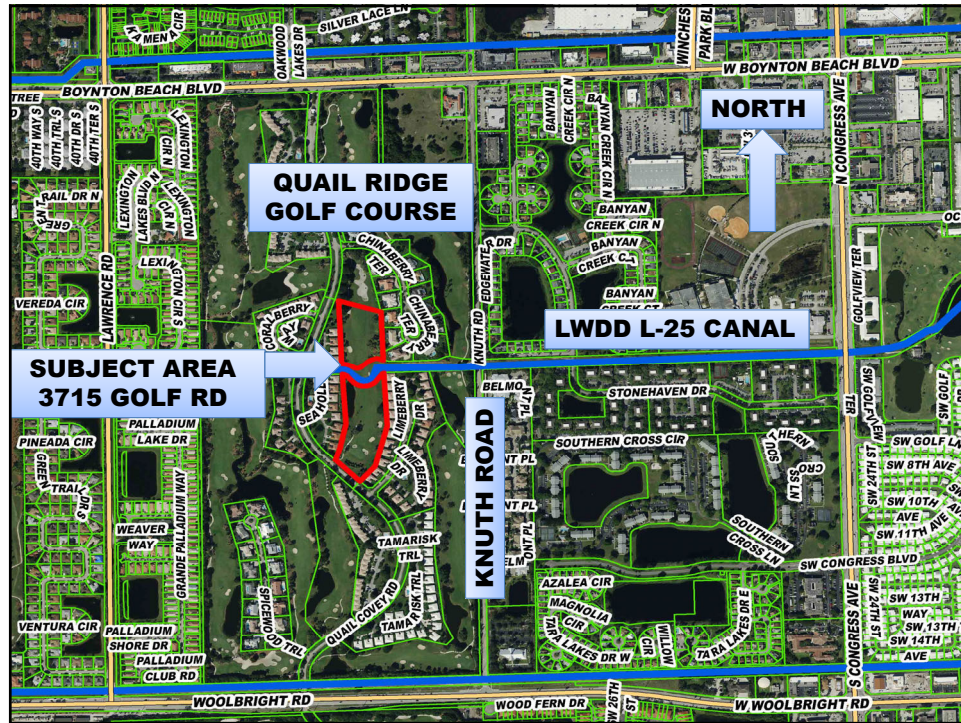


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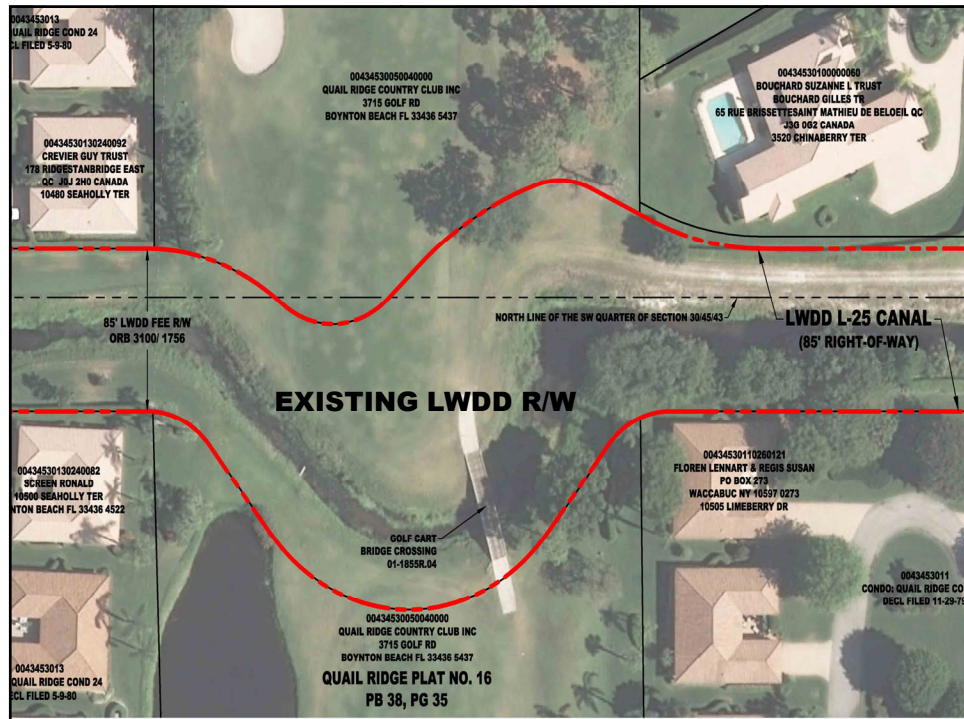


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## Background



- July 2023— LWDD received R/W application from Quail Ridge Country Club (Agent: Dennis Shultz, P.E., Flynn Engineering) for drainage improvements associated with golf course re-design plans for future renovations of the north course. Plan includes:
  - Replacement of seven (7) existing control structures, outfall pipes and headwalls in the L-25 and L-26 canals
  - Demolishing the existing golf cart bridge over the L-25 Canal and constructing a 72" RCP Culvert Crossing  $\leq 200$  L.F.
  - Proposed land swap between Quail Ridge Country Club and LWDD to straighten the canal right-of-way

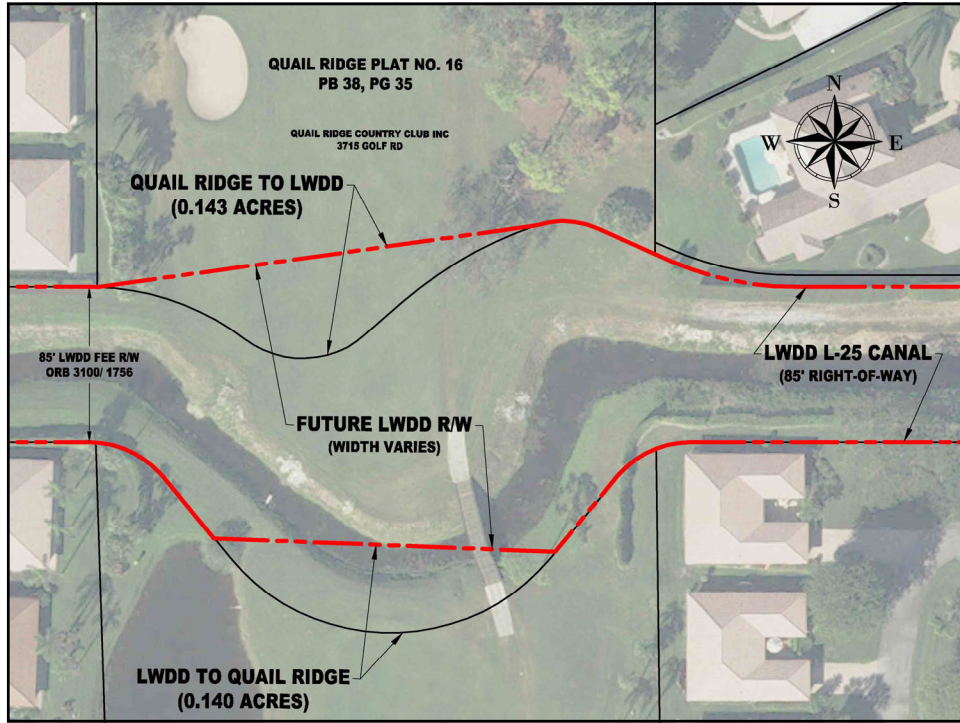
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## Golf Course Renovations Plans

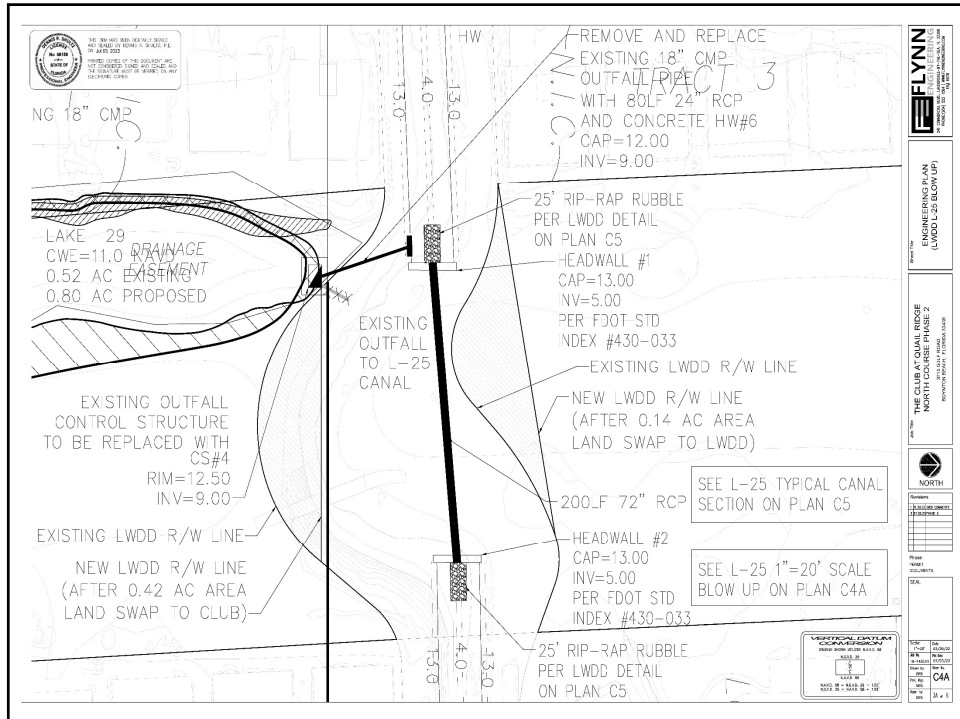


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## Staff Recommendation



- Approval to exchange fee simple title lands
  - Quail Ridge Country Club, Inc. to convey fee simple title through Warranty Deed to LWDD of north Parcel containing 0.143 Acres
  - LWDD to convey fee simple title through Quit-Claim Deed to Quail Ridge Country Club of south Parcel containing 0.140 Acres
- Subject to:
  - Sketch of Descriptions
  - Certification of Title
  - Legal and recording Fees
  - District Operating Policies

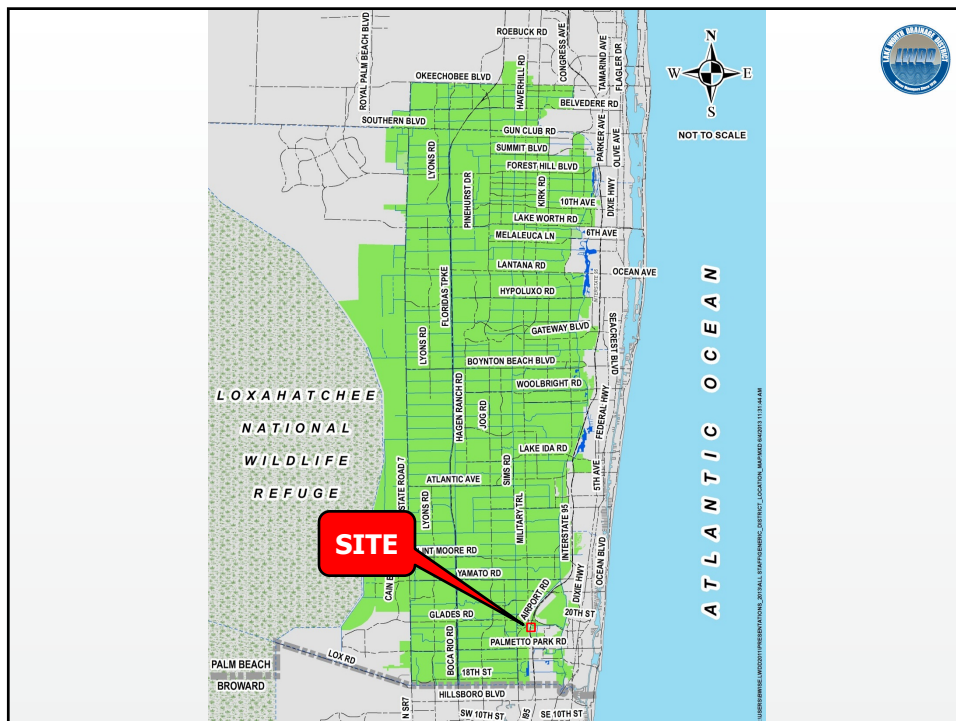


**Boca Center—1800 North Military Trail  
Conceptual Approval to Declare the L-46 Canal  
Right-of Way Surplus and sell for FMV with  
MPF Vanderbilt Boca Property, II, LLC (Owner)  
North American Acquisition Corp. (Under Contract)**

LWDD Project No. RI-23-0063  
David Bends, PSM  
Right of Way Interest Supervisor  
Board Meeting, November 15, 2023  
Agenda Item #9

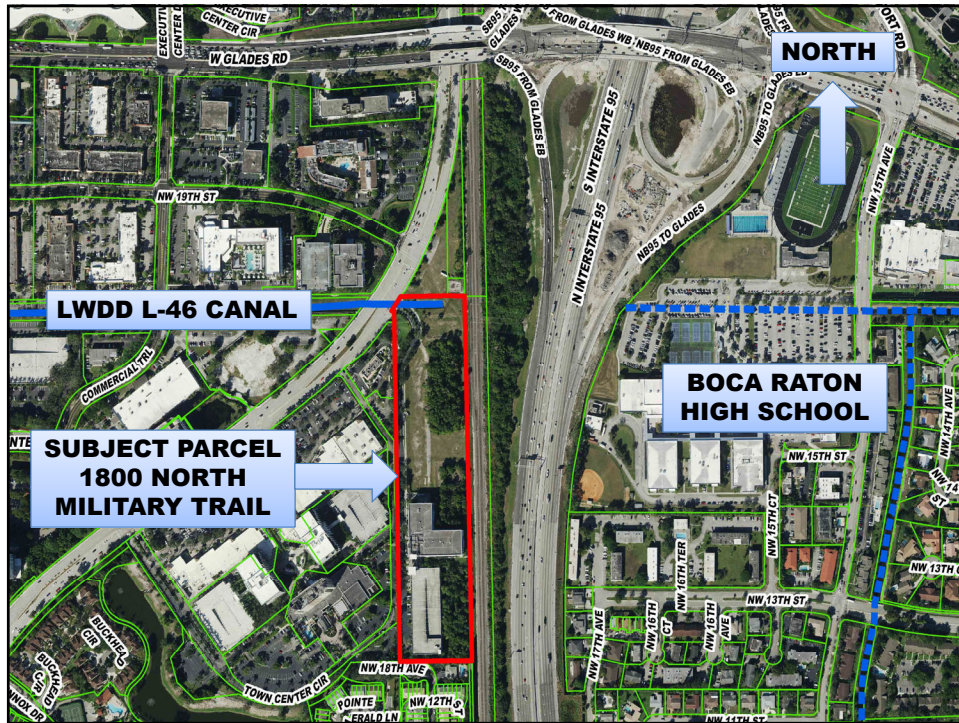


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## Background



- 1915—The north 52.80' was taken for canal right-of-way through Chancery Case 407
- 1966—Jack Lee conveyed QCD over the north 60' to LWDD
- 1979—LWDD was conveyed a 15' easement on the north side to provide a 75' canal R/W
- November 1980—Jack Lee appeared before the board stating his property does not have legal access to a Military Trail; Mr. Lee requested consideration to purchase the 60' canal R/W for \$20,000 and convey a 60' non-exclusive drainage easement to LWDD which would allow Mr. Lee to construct a paved road to provide legal access to a Military Trail
  - No record of Mr. Lee ever conveying the 60' non-exclusive drainage easement

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## Background



- 2006—LWDD acquired a non-exclusive drainage easement over the north 75' to provide a 90' canal right-of-way
- Oct. 17, 2007—LWDD Board conceptually approved to declare the 90' R/W surplus and sell at FMV or the option to pipe the canal and enter into a PPP agreement with LWDD
- Subject to providing a letter from FDOT confirming the buried and blocked culvert under the east track of the CSX railroad is no longer used or needed as conveyance to the L-46 Canal
- Subject to board approval of Fair Market Value

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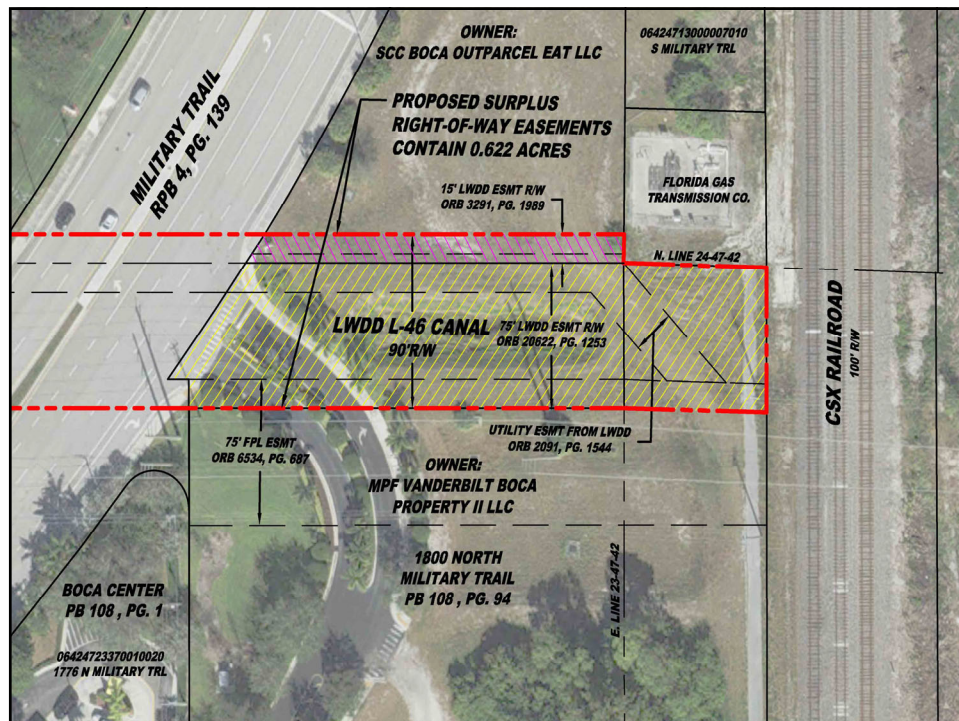


## Background



- Jan. 28, 2008—Letter from FDOT was provided confirming the old culvert under the railroad is no longer used or needed as conveyance to the L-46 Canal
- Oct. 18, 2023—David Abers with North American Acquisition Corp., acting as agent on behalf of the property owner MPF Vanderbilt Boca Property, II, LLC submitted request to petition the board for consideration to conceptually declare the L-46 Canal right-of-way surplus and sell for FMV

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## Staff Recommendation



- Conceptual approval to declare the L-46 Canal right-of-way between Military Trail and CSX Railroad surplus and sell for Fair Market Value containing 27,155 SQ. FT. or 0.622 Acres
  - 15' Easement within north parcel contains: 3,125 SQ. FT.
    - To be released to North Property Owner
  - 75' Easement within South Parcel contains: 23,990 SQ. FT.
    - To be released to South Property Owner
- Subject to:
  - Board approval of appraised value
  - Accepting drainage connections and flows from adjacent property
  - Sketch of Descriptions
  - Providing certification of titles for both property owners
  - Legal and recording Fees
  - District Operating Policies