



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** August 31, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner  
Real Estate Management Division *PS for PH*

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF RESOLUTION AND  
AUTHORIZATION TO INITIATE CONDEMNATION PROCEEDINGS

**PROJECT:** Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR  
417)  
  
District 4

**PURPOSE:** Acquisition of one fee simple parcel for right-of-way and one temporary  
construction easement required for road widening improvements.

**ITEM:** Resolution (Parcels 1009/7009)

**BUDGET:** Account No.: 1023-072-5085-6110

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** This is the third submittal of parcels for this project to be acquired through  
eminent domain.

Upon a motion by Commissioner VanderLey, seconded by Commissioner Thompson, and carried with all members present and voting AYE by voice vote, the Board adopted the following:

## RESOLUTION

WHEREAS, during FY 05/06, the Board approved the project known as Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR 417) to improve the existing roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A".

WHEREAS, in connection with the construction, repair and maintenance of the Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR 417) project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple and temporary construction easement interests in certain lands for proper construction and maintenance of the above road in the County's Road System; and

WHEREAS, efforts to purchase said lands from the owner of said lands have been unsuccessful to date.

NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple and temporary construction easement interests in the required lands necessary for roadway purposes has been found to be and is hereby found to be necessary, practical, and to the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple and temporary construction easement interests for roadway purposes be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain pieces, parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached Schedule "A" and Schedule "B",

AND BE IT FURTHER RESOLVED that the temporary construction easement designated as parcel number 7009 shall commence on the date that Orange County takes title to said temporary construction easements and terminate seven (7) years after that date,

AND BE IT FURTHER RESOLVED that the property descriptions under parcel numbers 1009/7009 are ratified and confirmed and found necessary for this project to the extent of the estates or interests set forth as a part of the respective parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple and temporary construction easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.



ATTEST: Rita Diamond, CPA,  
County Comptroller  
as Clerk of the Board  
of County Commissioners

SEP 19 2017

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: Teresa Jacobs  
Teresa Jacobs  
Orange County Mayor

BY: Jessica Vaupel  
for Deputy Clerk

Jessica Vaupel  
Printed Name

DATE: 9.19.17

/mh

# EXHIBIT "A"

July 28, 2017

## STAFF REPORT

### **Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

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## PROJECT HISTORY

In October, 2004, Dyer, Riddle, Mills & Precourt (DRMP) was authorized to prepare a Roadway Conceptual Analysis (RCA) to determine the need and scale of improvements to Boggy Creek Road from the Osceola County line to approximately 600 feet north of the Florida Greenway (State Road 417). DRMP completed the RCA in October, 2006. The RCA recommended widening Boggy Creek Road from a rural two-lane road to an urban four-lane road within the study area to address capacity issues, and to construct sidewalk and bicycle facilities along the roadway to address safety issues. Per the RCA, the proposed improvements are consistent with the goals of the 2000-2020 Orange County Comprehensive Plan.

Although the area adjacent to the subject length of Boggy Creek Road currently is primarily low-density residential, it is anticipated that these parcels will be soon developed with more intensive uses. In addition, Boggy Creek Road is located on the western edge of the rapidly developing Lake Nona area.

Public meetings were held during the RCA process on April 20, 2005; July 13, 2005; and September 28, 2005, to discuss the proposed roadway improvements, environmental impacts, stormwater pond locations and other issues pertinent to the project.

DRMP was issued a Notice to Proceed for Final Engineering Services and to prepare construction plans for the proposed improvements on January 25, 2008. Final Engineering Plans were submitted to Orange County in April, 2012. Due to a lack of funding for construction, the project was put on hold at that time. In March, 2016, DRMP was authorized to update the plans to incorporate recent development along Boggy Creek Road and to incorporate more recent design standards.

## EXISTING CONDITIONS

In its existing condition, Boggy Creek Road (from the Osceola County line to 600 feet north of State Road 417) is a rural two-lane roadway. There are no sidewalks, shoulders, or bicycle facilities along this length of Boggy Creek Road and drainage is handled only to a minimal degree by shallow ditches on both sides of the roadway. Boggy Creek Road widens to four lanes as it enters Osceola County. Boggy Creek Road contains an intersection with Lake Nona Boulevard approximately 1,200 feet south of its intersection with State Road 417. As result, Boggy Creek Road serves as a major north-south access to the Lake Nona area.

**STAFF REPORT****Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

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**PROJECT CONSIDERATIONS AND DESCRIPTION**

Among the important elements in determining the need for the roadway improvements are existing conditions, long range planning, safety considerations, environmental considerations, evaluation of alternative alignments, engineering recommendations and project cost.

**LONG RANGE PLANNING**

The Boggy Creek Road project is consistent with Orange County's 2020 Comprehensive Policy Plan and is also consistent with the Orlando Urban Area Transportation Improvement Program. The Orlando International Airport (OIA) is undergoing a significant expansion that will increase its passenger capacity. Boggy Creek Road serves as a major conduit from Osceola County (where Boggy Creek Road is four lanes) to OIA as well as State Road 417. Additionally, the Lake Nona is rapidly developing with residences, medical industry, and the USTA training facility which will utilize Boggy Creek Road to travel to OIA and State Road 417. Widening Boggy Creek Road will provide the necessary vehicular capacity to serve these developments as well as the development that will occur adjacent to Boggy Creek Road.

**SAFETY CONSIDERATIONS**

The Boggy Creek Road improvements will be designed in compliance with all Federal, State, County and Local engineering design standards. The proposed roadway design incorporates provisions for safe travel along the roadway. Such features include: divided roadways, adequate left-turn storage, and roadway lighting. The proposed urban typical section incorporates several pedestrian oriented features that will offer provisions for safe and efficient travel along the Boggy Creek Road improvements. Such features include bicycle lanes and sidewalks on both sides of the road.

**ENVIRONMENTAL CONSIDERATIONS**

Detailed studies and evaluations were conducted to determine the potential for adverse environmental impacts that may result from the proposed project. Baseline data, evaluation procedures, and analysis of results are contained in the project files and in the following reports:

- Sampling and Analysis Plan / Level II Contamination Report (August 2008)

**STAFF REPORT****Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

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- Roadway Soil Survey (August 2009)

Jurisdictional wetlands and surface waters immediately adjacent to the existing right-of-way include the following:

- Immediately north of S.R. 417, jurisdictional surface waters and wetlands occur immediately adjacent to the edge of pavement on the west, at the toe of the slope.
- Just south of the S.R. 417 and the ramps, a jurisdictional system occurs at the toe of the slope of the sidewalk on the west. At the same location, another surface water/wetland system occurs on the east, at the toe of the slope of the sidewalk.
- South of New Hope Road, cypress wetlands occur on the east and west side of Boggy Creek Road, at the edge of the right-of-way.
- South of Beth Road, a wet prairie wetland system occurs on the east side of the road, at the edge of the right-of-way. The depressional area is approximately 1300 feet north of the Orange County line.

All other jurisdictional systems are approximately 450 feet or more from the edge of the Boggy Creek Road right-of-way.

According to the United States Fish & Wildlife Service (USFWS), an occurrence of the sand skink (*Neoseps reynoldsi*), a federally threatened species, has been documented near the proposed project area. However, since the sand skink is restricted to the Lake Wales Ridge, which is not located within the proposed road corridor, this species is highly unlikely to occur within the study area.

The bald eagle (*Haliaeetus leucocephalus*), wood stork (*Mycteria americana*), and Florida sandhill crane (*Grus canadensis pratensis*) have been recorded near the project study area. An active bald eagle nests occurs in the northern portion of the study area, west of Boggy Creek Road, and south of S.R. 417. The nest is located within a large pine, in the pasture, approximately 5,200 feet from Boggy Creek Road. No other nest sites were identified, through either record searches or field reviews, within the project corridor or in the surrounding area.

As a result of the field reviews, one protected wildlife species was observed within the project corridor. The sandhill crane was observed foraging within a small freshwater marsh system, west of Boggy Creek Road; however, there were no sandhill crane nests observed within the

**STAFF REPORT****Boggy Creek Road South**

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CIP 5085

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vicinity of the Boggy Creek Road corridor. The Florida sandhill crane is designated as a species of special concern by the Florida Fish & Wildlife Conservation Commission (FFWCC).

**EVALUATION OF ALTERNATE ALIGNMENTS**

The most favorable corridor is the one that provides the greatest overall benefit to the region while minimizing environmental and social impacts. Per the RCA, alternative transportation corridors are not seen as viable given the physical, social, and environmental constraints in the study area which would result from alignments which deviate significantly from the existing Boggy Creek Road right-of-way.

It was determined that the most advantageous alignment for the improved Boggy Creek Road would be to maintain the existing alignment of the roadway and to utilize as much of the existing right-of-way as possible. The proposed typical section consists of four 12-foot travel lanes, a four-foot bicycle lane on both sides of the roadway, curb and gutter, five-foot sidewalks on both sides of the roadway and a 39-foot median. The proposed right-of-way width is 120 feet.

Per the RCA, alternative alignments were eliminated from consideration based on the following:

- Boggy Creek and its adjacent floodplain are approximately 1,000 feet west of Boggy Creek Road and would present potential costly challenges to locate the proposed improvements to the west. Further compounding this corridor are a number of new developments planned to the west of Boggy Creek Road including the Ginn and Boggy Creek DRI's and the Boggy Creek Enclave.
- The presence of the existing SR 417/Boggy Creek Road Interchange at the north end of the study area essentially anchors the corridor improvements and discourages consideration of alternative alignments in the area.
- The area to the east of the Boggy Creek Road is currently developed with low-density residential and some commercial land uses. Locating a new corridor through this area would involve significant right-of-way acquisition, resulting in residential and business impacts that would undermine existing community cohesion.

# EXHIBIT "A"

July 28, 2017

## STAFF REPORT

**Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

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## COST

Project Length (centerline feet):	6,011 feet
Estimated Construction of Roadway, Striping & Signalization Improvements:	\$8,375,450.00
Estimated Design, Engineering & Permitting:	\$1,560,490.00
Estimated Right-of-Way Acquisition Cost:	\$4,140,209.00
Environmental Mitigation:	\$ 100,000.00
<b>Total:</b>	<b>\$14,176,149.00</b>

**STAFF REPORT****Boggy Creek Road South**

Osceola County line to 600 feet beyond State Road 417

CIP 5085

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**CONCLUSION**

The widening of Boggy Creek Road from the Osceola County line to 600 feet north of State Road 417 from a rural 2-lane roadway to an urban 4-lane roadway will provide the capacity and safety improvements necessary to accommodate the rapid development the area. Boggy Creek Road will serve as one of the main links that will provide access from Lake Nona's Medical City, the residential development in the Lake Nona area, the USTA Training Facility, Osceola County, and southern Orange County to the expanding Orlando International Airport and State Road 417.

# SCHEDULE "A"

Parcel 1009

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33 a distance of 602.35 feet; thence leaving said East line run North 89 degrees 42' 47" West a distance of 30.01 feet to the West right of way line of Boggy Creek Road and the POINT OF BEGINNING; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 203.79 feet to the South line of the South 204 feet of the North 806.2 feet of the East 1808 feet of the Northeast 1/4 of said Section 33; thence run North 89 degrees 42' 53" West along said South line a distance of 60.01 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 126.39 feet; to the beginning of a tangent curve concave to the Easterly and having a radius of 5790.00 feet; thence run Northerly 77.40 feet along the arc of said curve through a central angle of 00 degrees 45' 57" to the end of said curve, the chord of said curve having a bearing of North 00 degrees 35' 22" West and the intersection with the North line of the South 204 feet of the North 806.2 feet of the East 1808 feet of the Northeast 1/4 of said Section 33; thence run South 89 degrees 42' 47" East along said North line a distance of 59.50 feet to the POINT OF BEGINNING.

Containing 12214 square feet, (0.280 acres) more or less.

SHEET 1 OF 3

THIS IS NOT A SURVEY

SKETCH ON SHEET 2&3 OF 3

PREPARED FOR:

ORANGE COUNTY

DATE: MARCH, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU

CHECKED: AQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL

STATE OF  
ALLEN L. QUICKEL  
PROFESSIONAL SURVEYOR AND MAPPER #6481  
STATE OF FLORIDA  
DATE 3/22/16

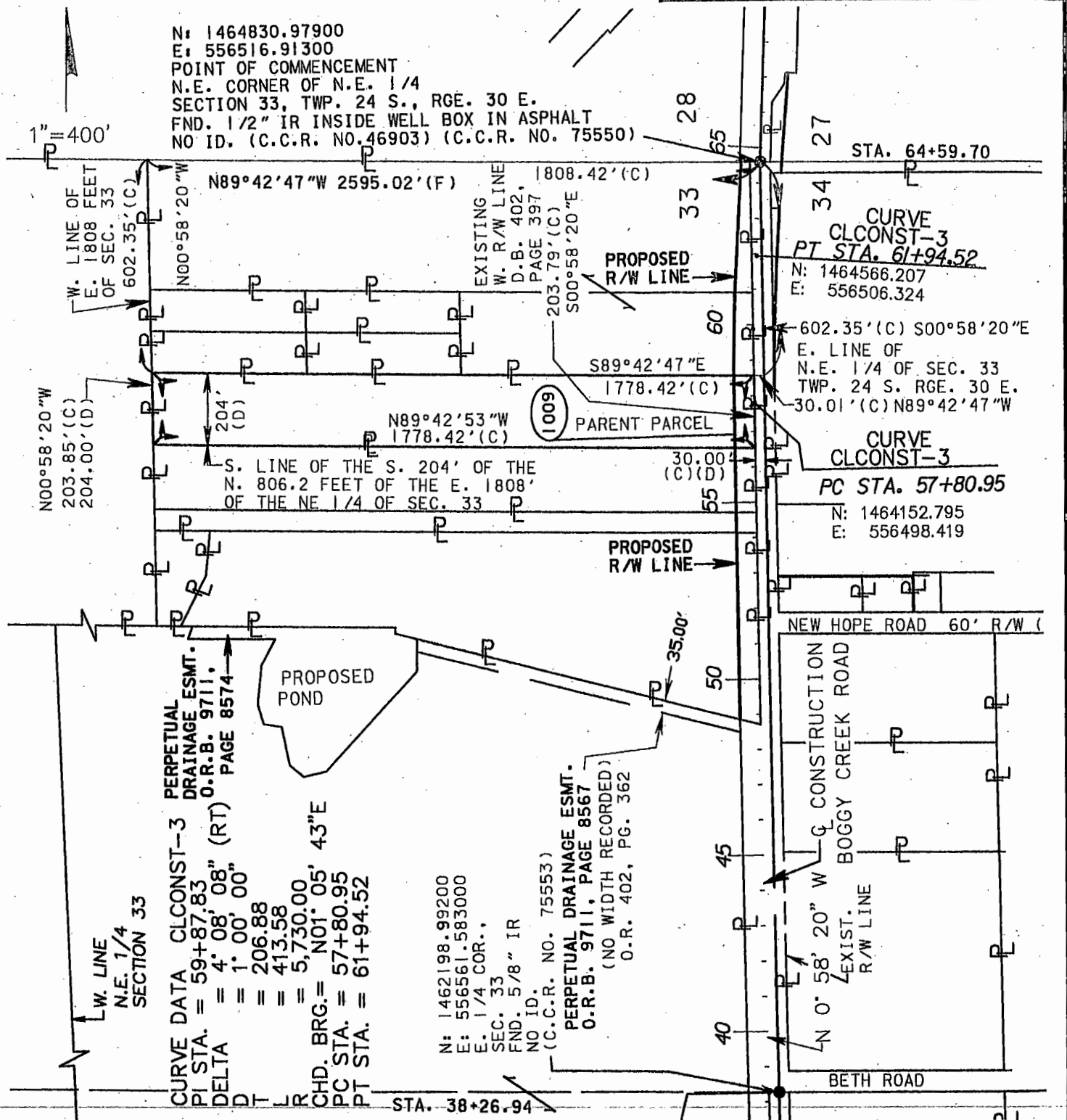


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 1009  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

**SHEET 2 OF 3**

PREPARED FOR:  
ORANGE COUNTY

DATE: MARCH, 2016      SCALE: 1"=400'

**PROJECT #:** 06-1114.000

DESIGN: CU      CHECKED: AQ

DATE \_\_\_\_\_

## REVISIONS



# DRMP

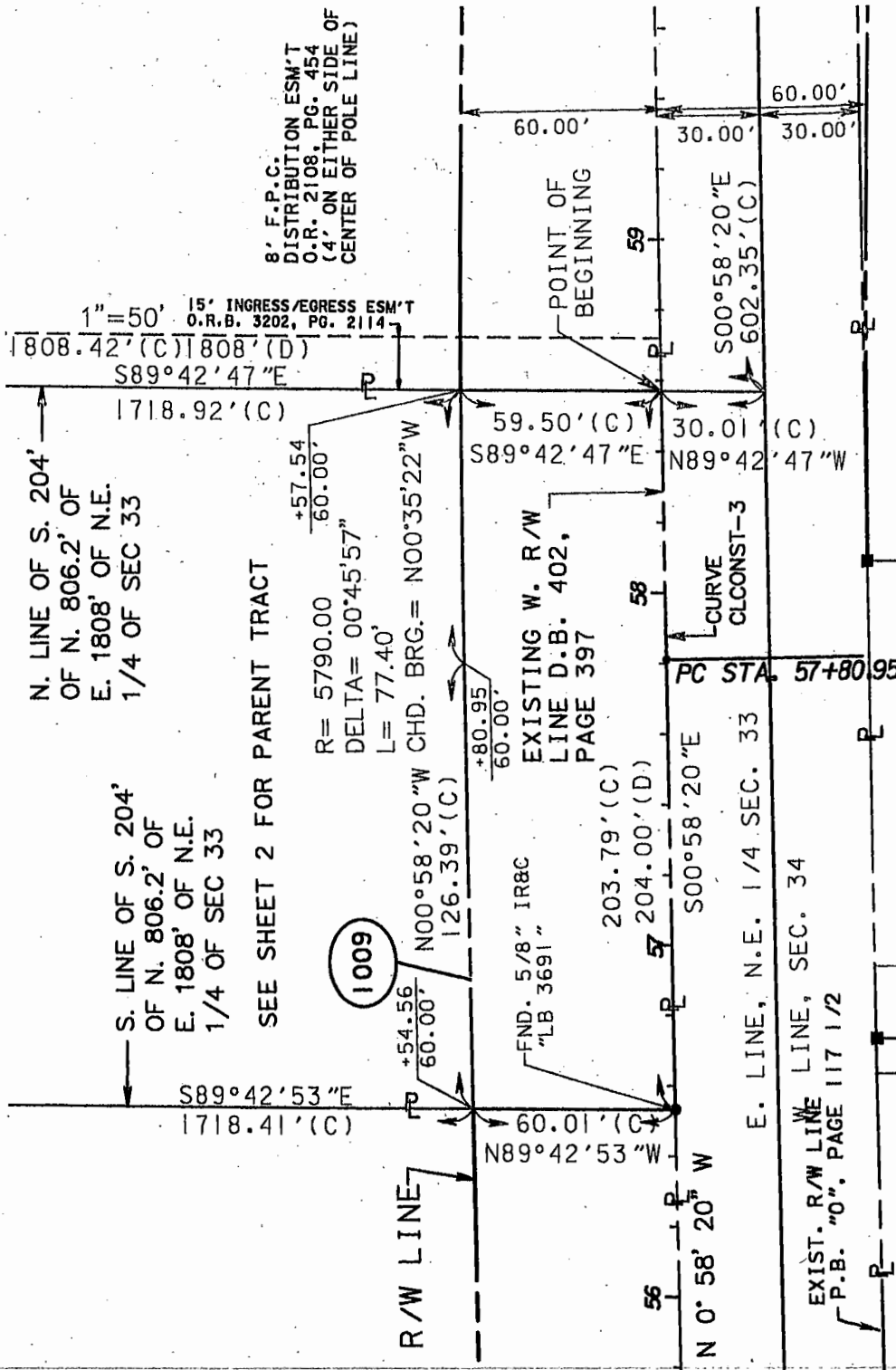
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

**Phone: (407) 896-0594**

**L.B. #2648**

941 Lake Baldwin Lane - Orlando, Florida 32814

# PARCEL 1009 SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



CURVE DATA CLCONST-3  
PI STA. = 59+87.83  
DELTA = 4° 08' 08" (RT)  
D T L R CHD. BRG. = N01° 05' 43" E  
PC STA. = 57+80.95  
PT STA. = 61+94.52

- ## LEGEND
- AC. ACRE
  - B. BASELINE
  - C. CENTERLINE
  - CH. CHORD DISTANCE
  - Δ DELTA/CENTRAL ANGLE
  - (D) DEED
  - FND. FOUND
  - (F) FIELD MEASURE
  - L ARC LENGTH
  - LT LEFT
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK

- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- P.T. POINT OF TANGENCY
- R. PROPERTY LINE
- R. RADIUS
- RGE. RANGE
- RT RIGHT
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- T TANGENT LENGTH
- TWP. TOWNSHIP

DESCRIPTION ON SHEET 1 OF 3

SHEET 3 OF 3

PREPARED FOR:  
ORANGE COUNTY

DATE: MARCH, 2016 SCALE: 1"=50'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

DATE

REVISIONS



**DRMP**  
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

**SCHEDULE "B"**

**BOGGY CREEK ROAD PARCEL 1009**

**FEE SIMPLE**

Parcel 1009; the interest being acquired is fee simple.

# SCHEDULE "A"

Parcel 7009

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33 a distance of 602.35 feet; thence leaving said East line run North 89 degrees 42' 47" West a distance of 30.01 feet to the West right of way line of Boggy Creek Road; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 203.79 feet to the South line of the South 204 feet of the North 806.2 feet of the East 1808 feet of the Northeast 1/4 of said section 33; thence run North 89 degrees 42' 53" West along said South line a distance of 60.01 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 27.83 feet to the POINT OF BEGINNING; thence run North 84 degrees 52' 00" West a distance of 10.42 feet; thence run North 00 degrees 58' 20" West a distance of 19.73 feet; thence run North 82 degrees 52' 47" East a distance of 10.42 feet; thence run South 00 degrees 58' 20" East a distance of 21.95 feet to the POINT OF BEGINNING.

Containing 216 square feet, more or less.

SHEET 1 OF 3

THIS IS NOT A SURVEY

SKETCH ON SHEET 2&3 OF 3

PREPARED FOR:

ORANGE COUNTY

DATE: MARCH, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

100, L38451  
03/22/16  
ALLEN L. QUICKEL  
PROFESSIONAL SURVEYOR AND MAPPER #6481  
STATE OF FLORIDA



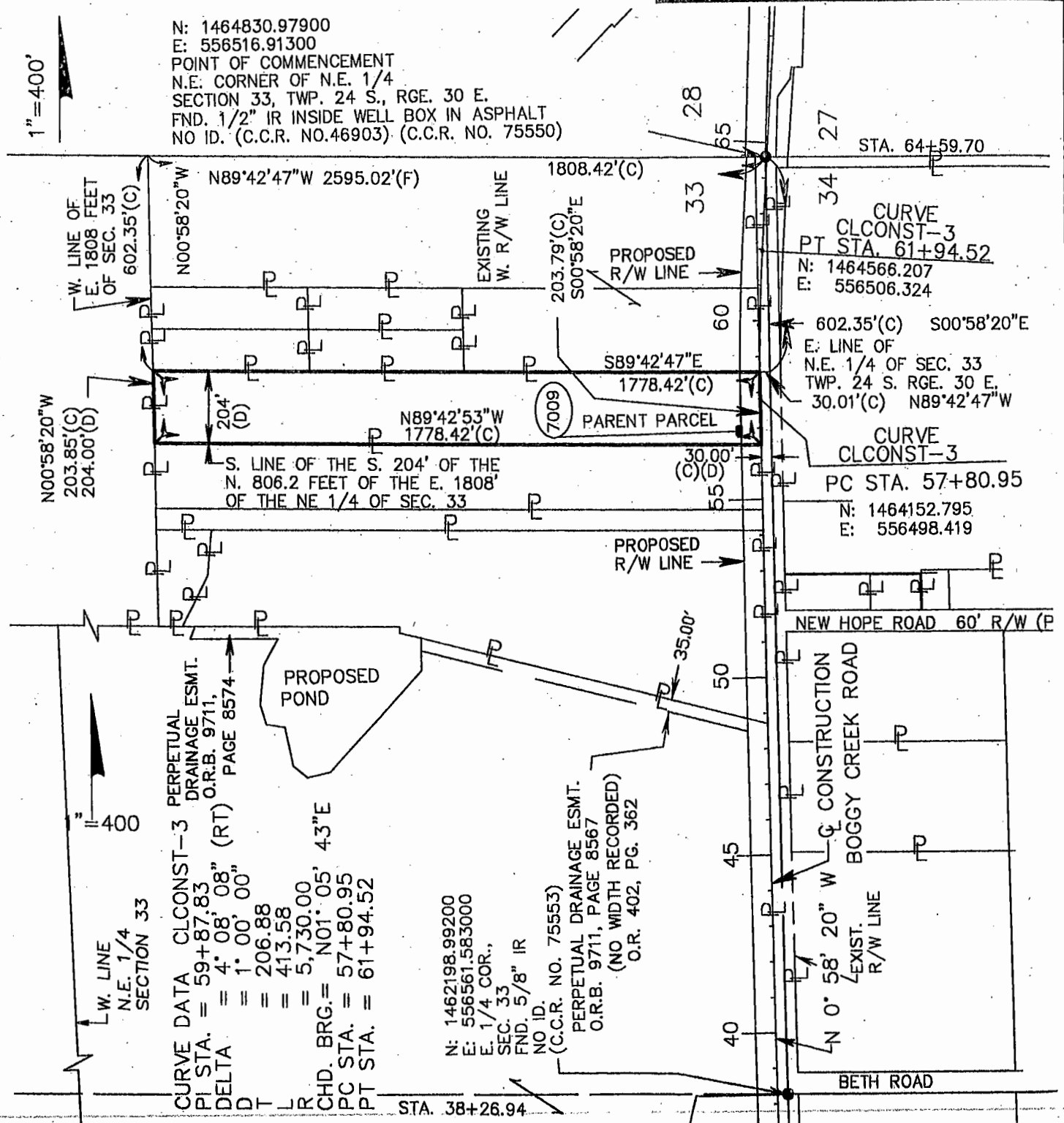
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PARCEL 7009  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

SHEET 2 OF 3

PREPARED FOR:  
 ORANGE COUNTY

DATE: MARCH, 2016 SCALE: 1"=400'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

DATE REVISIONS

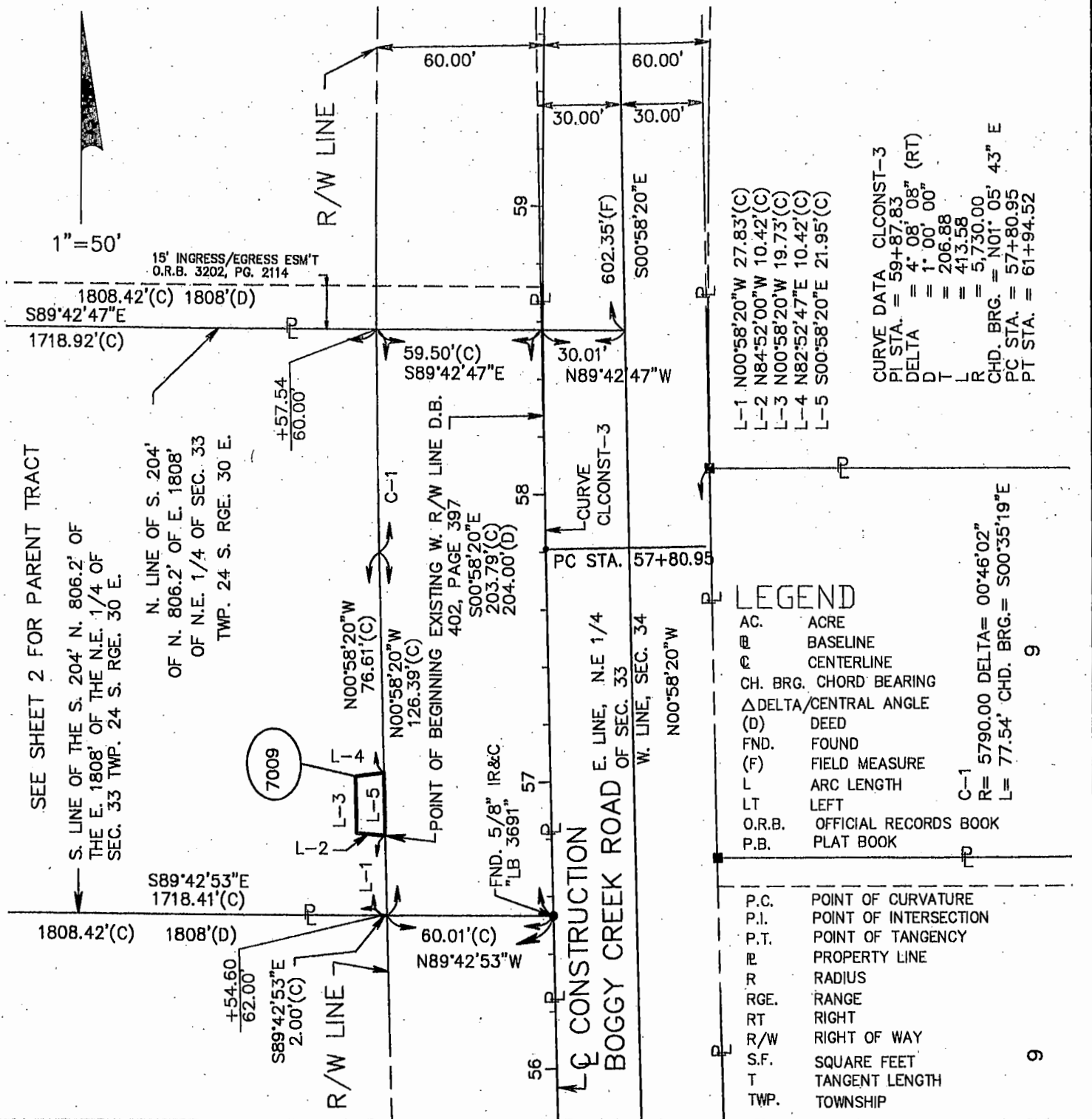


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 7009  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

**SHEET 3 OF 3**

PREPARED FOR:

ORANGE COUNTY

DATE: MARCH, 2016 SCALE: 1"=50'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: AQ

DATE \_\_\_\_\_

## REVISIONS



**Phone: (407) 896-0594**

**L.B. #2648**

941 Lake Baldwin Lane - Orlando, Florida 32814

## **SCHEDULE "B"**

### **BOGGY CREEK ROAD PARCEL 7009**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7009 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.