

MANAGERS UPDATE

May 6, 2020

BOARD PACKETS: Several of the attachments need further explanation

*The golf course blanket easement was written by our Attorney and reviewed and approved by me, Chairman McKenna, Gene Schriener, and golf course ownership. It meets the needs of both entities and once approved we will develop a maintenance plan. The Board will be asked for a motion to approve.

*I have been approached over the past few months by several entities wanting to buy District property for their development plans. Gene Schriener toured the lands and confirmed they are not needed by the District, especially since we still control the storm water management plan that must be approved for each project. You will recognize the lands as parcels we did not use for the STA, and the lands given to us by the County (see maps attached). The Board will be asked to approve a Resolution to designate said lands surplus. If approved, a legal notice will be published, and bids received up to June 5th.

*While there have been no meetings about the Airport project, as you will see with the attached information, we have now reached a colored version!!!!

RESOLUTION 2020-06
RESOLUTION REGARDING THE DESIGNATION
OF CERTAIN LANDS AS SURPLUS
Wednesday, May 13, 2020

WHEREAS, the Spring Lake Improvement District (hereinafter "District") was created by the Florida Legislature and codified in Chapter 1971-669, Laws of Florida, as amended by Chapter 2005-342, Laws of Florida, as amended by Chapter 2012-264, Laws of Florida and;

WHEREAS, Chapter 298 of the Florida Statutes authorizes the Board of Supervisors, hereinafter referred to as the "Board", of the Spring Lake Improvement District, hereinafter referred to as "District", to prescribe, and establish policies and procedures for the District and;

WHEREAS, the District adopted Resolution 2007-04 establishing a policy regarding the designation of District owned lands as surplus and;

WHEREAS, the District Engineer has agreed there are no negative implications to designating said property described in Exhibit "A" surplus and;

WHEREAS, in accordance with said Resolution 2007-4, after duly considering the parcels attached as Exhibit "A" to be designated as District Surplus Lands;

NOW THEREFORE BE IT RESOLVED THAT THE FOLLOWING DESCRIBED PROPERTIES ATTACHED AS EXHIBIT "A" ARE CONSIDERED SURPLUS LANDS.

This resolution will become effective this 13th day of May, 2020.

Spring Lake Improvement District

By: _____
Tim McKenna, Chairman

Attest:

By: _____
Kay Gorham, Secretary

Resolution 2020-06
Exhibit "A"

The following properties are designated surplus

- Plat Book 10, Page 21
 - C-15-35-30-060-00T0-002.0 (LOTS 2-10)
 - C-15-35-30-060-00T0-011.0 (LOTS 11-27)
 - Plat Book 12, Page 43
 - C-15-35-30-071-00A0-029.0 (LOTS 39-40)
 - C-15-35-30-071-00A0-030.0 (LOT 30)
 - C-15-35-30-071-00A0-031.0 (LOT 31)
 - C-15-35-30-071-00A0-032.0 (LOT 32)
 - C-15-35-30-071-00A0-034.0 (LOT 34, 36, 37)
 - C-15-35-30-071-00A0-036.0 (LOT 36)
 - C-15-35-30-071-00A0-038.0 (LOT 38)
 - Plat Book 12, Page 43
 - C-15-35-30-071-A0A1-000.0
-



1584

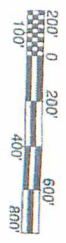


SUBDIVISIONS

SUB NO.	NAME	PG. PG.
1050	SPRING LAKE VILLAGE I	10-23
1060	SPRING LAKE VILLAGE II	10-21
1070	FAIRWAY LAKES	11-7
1077	FAIRWAY LAKES	12-43*
1078	FAIRWAY LAKES	15-14
1079	FAIRWAY LAKES	15-17
1080	FAIRWAY LAKES	15-18
1081	FAIRWAY LAKES	15-19
1082	FAIRWAY LAKES	15-20
1083	FAIRWAY LAKES	15-21
1084	FAIRWAY LAKES	15-22
1085	FAIRWAY LAKES	15-23
1086	FAIRWAY LAKES	15-24
1087	FAIRWAY LAKES	15-25
1088	FAIRWAY LAKES	15-26
1089	FAIRWAY LAKES	15-27
1090	FAIRWAY LAKES	15-28
1091	FAIRWAY LAKES	15-29
1092	FAIRWAY LAKES	15-30
1093	FAIRWAY LAKES	15-31
1094	FAIRWAY LAKES	15-32
1095	FAIRWAY LAKES	15-33
1096	FAIRWAY LAKES	15-34
1097	FAIRWAY LAKES	15-35
1098	FAIRWAY LAKES	15-36
1099	FAIRWAY LAKES	15-37
1100	FAIRWAY LAKES	15-38
1101	FAIRWAY LAKES	15-39
1102	FAIRWAY LAKES	15-40
1103	FAIRWAY LAKES	15-41
1104	FAIRWAY LAKES	15-42
1105	FAIRWAY LAKES	15-43
1106	FAIRWAY LAKES	15-44
1107	FAIRWAY LAKES	15-45
1108	FAIRWAY LAKES	15-46
1109	FAIRWAY LAKES	15-47
1110	FAIRWAY LAKES	15-48
1111	FAIRWAY LAKES	15-49
1112	FAIRWAY LAKES	15-50
1113	FAIRWAY LAKES	15-51
1114	FAIRWAY LAKES	15-52
1115	FAIRWAY LAKES	15-53
1116	FAIRWAY LAKES	15-54
1117	FAIRWAY LAKES	15-55
1118	FAIRWAY LAKES	15-56
1119	FAIRWAY LAKES	15-57
1120	FAIRWAY LAKES	15-58
1121	FAIRWAY LAKES	15-59
1122	FAIRWAY LAKES	15-60
1123	FAIRWAY LAKES	15-61
1124	FAIRWAY LAKES	15-62
1125	FAIRWAY LAKES	15-63
1126	FAIRWAY LAKES	15-64
1127	FAIRWAY LAKES	15-65
1128	FAIRWAY LAKES	15-66
1129	FAIRWAY LAKES	15-67
1130	FAIRWAY LAKES	15-68
1131	FAIRWAY LAKES	15-69
1132	FAIRWAY LAKES	15-70
1133	FAIRWAY LAKES	15-71
1134	FAIRWAY LAKES	15-72
1135	FAIRWAY LAKES	15-73
1136	FAIRWAY LAKES	15-74
1137	FAIRWAY LAKES	15-75
1138	FAIRWAY LAKES	15-76
1139	FAIRWAY LAKES	15-77
1140	FAIRWAY LAKES	15-78
1141	FAIRWAY LAKES	15-79
1142	FAIRWAY LAKES	15-80
1143	FAIRWAY LAKES	15-81
1144	FAIRWAY LAKES	15-82
1145	FAIRWAY LAKES	15-83
1146	FAIRWAY LAKES	15-84
1147	FAIRWAY LAKES	15-85
1148	FAIRWAY LAKES	15-86
1149	FAIRWAY LAKES	15-87
1150	FAIRWAY LAKES	15-88
1151	FAIRWAY LAKES	15-89
1152	FAIRWAY LAKES	15-90
1153	FAIRWAY LAKES	15-91
1154	FAIRWAY LAKES	15-92
1155	FAIRWAY LAKES	15-93
1156	FAIRWAY LAKES	15-94
1157	FAIRWAY LAKES	15-95
1158	FAIRWAY LAKES	15-96
1159	FAIRWAY LAKES	15-97
1160	FAIRWAY LAKES	15-98
1161	FAIRWAY LAKES	15-99
1162	FAIRWAY LAKES	15-100

010 OAK LEAF SUB 15-115

15-C
 18 Acres On
 Golf Course



AREA CALCULATIONS
 BOUNDARY TOTAL - SUM OF ALL ACRES
 ORIGINAL DEED - 0.0000 ACRES
 CALCULATED DEED - 0.0000 ACRES
 SURVEYOR'S AREA - 0.0000 ACRES
LEGEND
 (S) - SEE DEED FOR PLANS



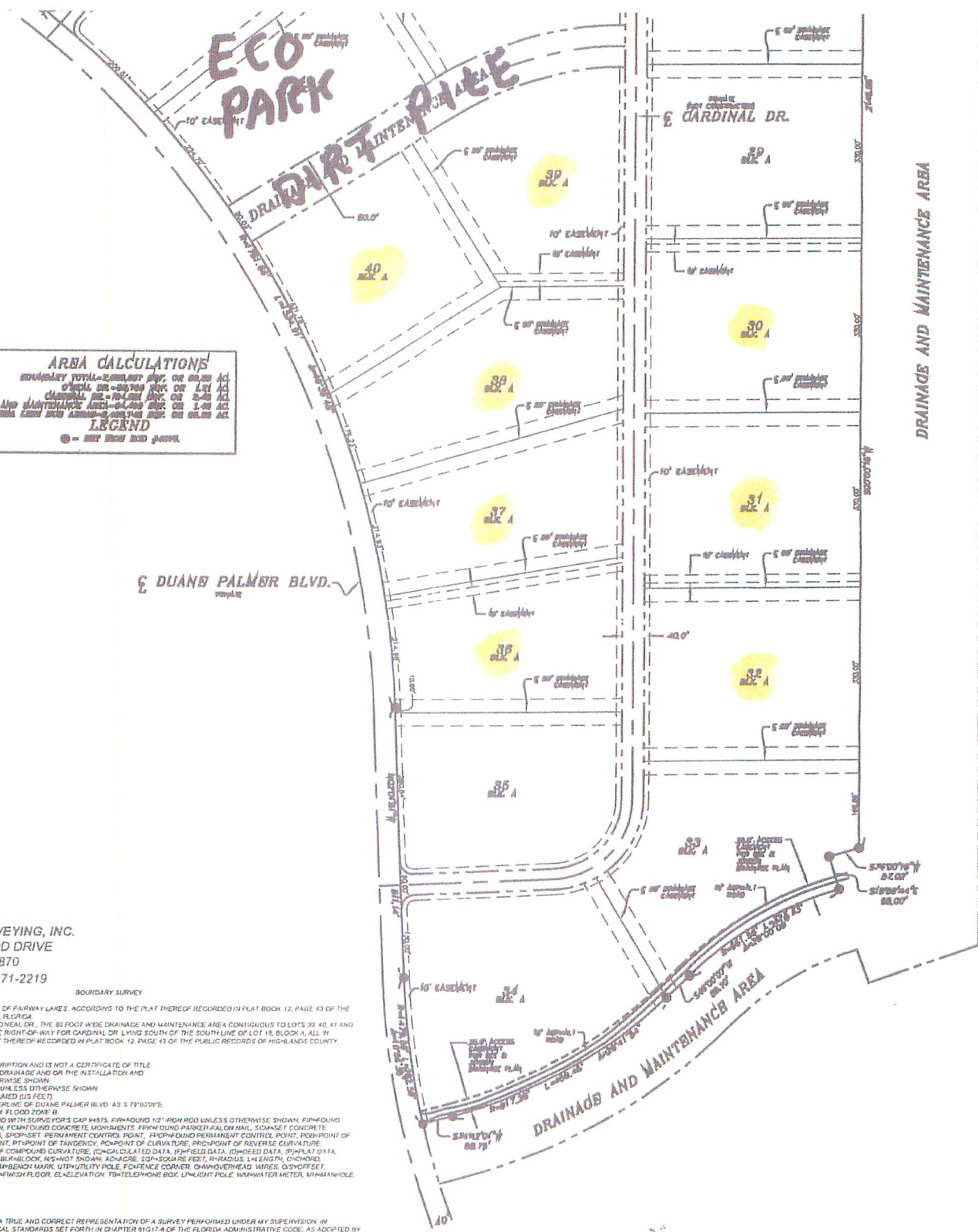
PREPARED BY:
WHITLOCK LAND SURVEYING, INC.
 103 SOUTH RIDGEWOOD DRIVE
 SEBRING, FLORIDA, 33870
 863-471-1900 FAX 863-471-2219

LEGAL:
 LOTS 37 THROUGH 41 INCLUSIVE, BLOCK A OF FAIRWAY LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 43 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.
 TOGETHER WITH THE RIGHT-OF-WAY FOR DUAL DR., THE 30 FOOT WIDE DRAINAGE AND MAINTENANCE AREA CONTIGUOUS TO LOTS 39, 40, 41 AND 42 IN BLOCK A, AND THAT PORTION OF THE RIGHT-OF-WAY FOR CARDINAL DR. LYING SOUTH OF THE SOUTH LINE OF LOT 18, BLOCK A, ALL IN FAIRWAY LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 43 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

SURVEYOR'S NOTES
 1. SURVEY PREPARED FROM LEGAL DESCRIPTION AND IS NOT A CERTIFICATE OF TITLE
 2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND OR THE INSTALLATION AND MAINTENANCE OF UTILITIES UNLESS OTHERWISE SHOWN
 3. PROPERTY SHOWN HEREON IS VACANT UNLESS OTHERWISE SHOWN
 4. (ELEVATIONS SHOWN HEREON ARE ASSUMED IN FEET)
 5. BEARING SYSTEM BASED ON THE CENTERLINE OF DUANE PALMER BLVD. AS S 79°00'00"E
 6. NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE B
 7. ABBREVIATION LIST: S=SET 1/2" IRON ROD WITH SURVEYOR'S CAP #4873, F=FOUND 1/2" IRON ROD UNLESS OTHERWISE SHOWN, F=FOUND IRON PIPE, 1" UNLESS OTHERWISE SHOWN, F=CONCRETE MONUMENTS, F=WOOD PATHEMICAL ON NAIL, S=SET CONCRETE MONUMENTS WITH SURVEYOR'S CAP #4873, S=SET PERMANENT CONTROL POINT, F=FOUND PERMANENT CONTROL POINT, P=POINT OF BEGINNING, P=POINT OF COMMENCEMENT, P=POINT OF TANGENCY, P=POINT OF CURVATURE, P=POINT OF REVERSE CURVATURE, P=POINT OF INTERSECTION, P=POINT OF COMPOUND CURVATURE, F=FIELD DATA, D=DEED DATA, P=PLAT DATA, P=PROPORTIONED DATA, R=RESURVEYED, B=BLOCK, NS=NOT SHOWN, AC=ACRE, SQ=SQ. ARE FEET, R=RADIUS, L=LENGTH, C=CHORD, C=CHORD BEARING, C=CONCRETE, B=BRICK, U=UTILITY POLE, F=FOUNDATION CORNER, O=OVERHEAD WIRE, O=OFFSET, E=ELEVATION OF PAVEMENT, I=INVERT, F=FRESH FLOOR, E=ELEVATION, T=TELEPHONE BOX, U=UTILITY POLE, W=WATER METER, M=MANNHOLE, C=CONCRETE BLOCK STRUCTURE

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 910.14 OF THE FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS.

PROFESSIONAL LAND SURVEYOR JAMES W. WHITLOCK
 FLORIDA CERTIFICATE #4872
 APRIL 14, 2012 SPRING LAKE 10 JOB # 101-2011



DRAINAGE AND MAINTENANCE AREA

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
 APRIL 14, 2012 SPRING LAKE 10 JOB # 101-2011



Spring Lake Lots

CONCEPTUAL PERMIT STATUS: Please review the attached chart from 2014, with projects going thru 2020, and let me know what still needs to be certified and/or extended.
We did not discuss this item; deferred until the 28th meeting

AIRPORT: Mr. Orlando A. Rubio, PE has been working with the SRA's Engineer (Atkins) on evaluating the impacts of additional inflow from additional SRA drainage area to the SLID's stormwater system. In the analysis, CAS assumes full buildout of SLID with all previously planned stormwater improvements in place as well. These planned improvements are impacted by the increase in stormwater flows and will need to be revisited and modified as previously communicated to SRA's Executive Director Mike Willingham on 3.13.2020 via email. Per that correspondence, a way to address the additional peak flows to SLID was to split the inflow between SLID Basin 22 (Canal C-9) & Basin 21 (Canal C-20) as shown in the Figure 1 below. CAS needs to evaluate the inflow velocities at these 2 canal sections to prevent erosive conditions (highlighted in purple in the aerial - Figure 2) from occurring and modify the planned or existing control structures near Blue Heron Dr, Duane Palmer Blvd-west of Heavytree Dr, and structure northeast of Spring Lake Club highlighted in red and consider hydraulic connections highlighted in the yellow.

Figure 1

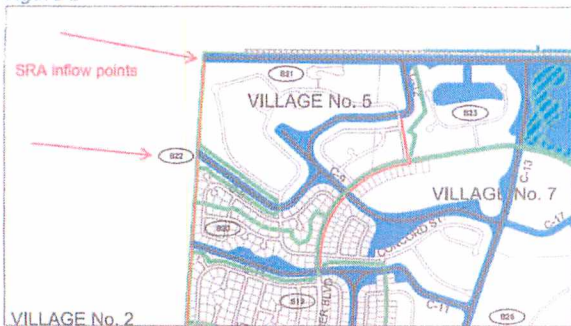


Figure 2



This instrument was prepared by:
William J. Nielander
Nielander Law Firm, P.A.
Attorneys at Law
172 East Interlake Boulevard
Lake Placid, Florida 33852

EASEMENT AGREEMENT

THIS INDENTURE is made this _____ day of _____, 2020, between NEW SPRING LAKE PARTNERS, LLC, a Florida Limited Liability Company, Grantor (SPRING LAKE PARTNERS), GRANTOR herein, and SPRING LAKE IMPROVEMENT DISTRICT, a Florida Special District, (THE DISTRICT), GRANTEE.

WITNESSETH

- A. WHEREAS, SPRING LAKE PARTNERS is the sole fee simple owner of the property described in that certain Warranty Deed recorded at O.R. Book 2722, Page 1525, Public Records of Highlands County, Florida, which is the subject of this easement, herein described as "Golf Course".
- B. WHEREAS, THE DISTRICT is a Florida Special District, that owns lands and operates the water management plan within the Spring Lake Improvement District.
- C. WHEREAS, THE DISTRICT maintains and owns several ponds and waterways throughout the DISTRICT in order to comply with its Water Management Control Plan, that is in place with the applicable Florida Water Management District;
- D. WHEREAS, the Golf Course property has several ponds and waterways that feed into the DISTRICT canals and waterways as part of the Water Management Control Plan;
- E. WHEREAS, it is in the best interests of THE DISTRICT and DISTRICT residents that the DISTRICT maintains all ponds and waterways that pertain to or feed into THE DISTRICT's Water Management Plan;
- F. The parties agree that it is in the best interests of both SPRING LAKE PARTNERS and THE DISTRICT, that the ponds and waterways throughout SPRING LAKE be maintained consistently in accordance with the Water Management Plan and the best way for this to occur is for THE DISTRICT to have access to the Golf Course for purposes of maintaining the ponds and waterways located on the Golf Course;
- G. That THE DISTRICT would require an easement for ingress and egress in order to access all waterways and ponds located on the Golf Course;
- H. That the District would develop a maintenance plan in coordination with SPRING LAKE PARTNERS in order to minimize any disruption of the use of said GOLF COURSE;

NOW, THEREFORE, for and in consideration of the mutual benefits hereunder and all mutual covenants and conditions contained herein, the parties hereby AGREE AS FOLLOWS:

1. SPRING LAKE PARTNERS does hereby grant and convey to THE DISTRICT, a non-exclusive blanket easement for the purposes of maintaining all ponds and waterways upon, over, across and under the parcels described on the DEED, recorded at O.R. Book 2722, Page 1525, Public Records of Highlands County, Florida, at the DISTRICT's expense. Said easement includes ingress and egress to access all ponds and waterways located on said GOLF COURSE. The parties agree to develop a maintenance plan in coordination with SPRING LAKE PARTNERS in order to minimize any disruption of the use of said GOLF COURSE
2. This AGREEMENT and provisions hereof shall run with the land, and all benefits and responsibilities and liabilities hereof inure to the benefit and responsibility of the party's heirs, beneficiaries and assignees.
3. THE DISTRICT shall be responsible for all repairs at its expense to GOLF COURSE for physical damages occurred to said property by THE DISTRICT while accessing or maintaining the waterways and ponds.
4. This easement is not intended to provide access or easements to THE DISTRICT to buildings and structures located on the GOLF COURSE.
5. In the event of litigation to enforce this Agreement the losing party shall pay the prevailing party all costs, including a reasonable attorney's fee incurred through appeals and post judgment collection.
6. The effective date of this Agreement shall be when it is executed by all parties.

Signed, sealed and delivered in the presence of:

NEW SPRING LAKE PARTNERS, LLC.

Printed Name: _____
WITNESS

Helmut Wyzisk, Owner

Printed Name: _____
WITNESS

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day before me, Helmut Wyzisk, as Managing Owner of NEW SPRING LAKE PARTNERS, LLC, a Florida limited liability company personally appeared, and who is personally known to me or produced _____ as identification and who executed the foregoing instrument and acknowledged before me that they executed same.

Printed Name: _____
NOTARY PUBLIC
My commission expires:

Signed, sealed and delivered in the presence of:

Board of Supervisors
Spring Lake Improvement District.

Printed Name: _____
WITNESS

Tim McKenna, Chairman

Printed Name: _____
WITNESS

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY that on this day before me, Tim McKenna, as Chairman of the Board of Supervisors, on behalf of Spring Lake Improvement District, personally appeared, and who is personally known to me or produced _____ as identification and who executed the foregoing instrument and acknowledged before me that they executed same.

Printed Name: _____
NOTARY PUBLIC
My commission expires: