
APPLICATION FOR THE USE OF STATE OWNED UPLANDS

**BOARD OF TRUSTEES
OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Instructions and general guidance for completing this application:

**Please be advised that the information requested herein, is to provide DEP the necessary information to complete the requested authorization.*

This application is comprised of two (2) separate sections that are outlined and described as follows:

Section 1 – General Information

This section is used to indicate what type of upland authorization is requested. It is also used for contact information relative to the applicant and/or their representative. In addition, some general property information should be entered.

Section 2 – Other Specific Information

This part requests specific information relative to the type of upland authorization requested.

What Section(s) or Part(s) must be completed?

The table below depicts the applicable section(s) or part(s) that must be completed before submitting the application:

Type of Authorization Requested	Section(s) or Part(s) to be completed					
	Section 1	Section 2				
		Part A	Part B	Part C	Part D	Part E
Lease	✓	✓				
Sublease	✓		✓			
Easement	✓			✓		
Use Agreement	✓				✓	
Conveyance	✓				✓	
Other*	✓					

**This includes types such as Letter of Consent, Estoppel, Affidavit, etc.*

PRIOR TO COMPLETING THIS APPLICATION, PLEASE BE ADVISED THAT:

Any application to use state land which would result in significant adverse impact to state land or associated resources shall not be approved unless the applicant demonstrates there is no other alternative and proposes compensation or mitigation acceptable to the Board of Trustees pursuant to paragraph 18-2.018(2)(i), Florida Administrative Code. Any requested use of state land which has been acquired for a specific purpose, such as conservation and recreation lands, shall be consistent with the original specified purpose for acquiring such land pursuant to paragraph 18-2.018(2)(c), Florida Administrative Code.

SPECIAL NOTE TO ALL APPLICANTS: SUBMITTAL OF A COMPLETE APPLICATION SHALL NOT OPERATE TO CREATE ANY RIGHTS OR CONSTITUTE ANY GROUNDS FOR THE DEPARTMENT TO RECOMMEND APPROVAL OF ANY REQUESTED USE OF STATE LAND. THE BOARD OF TRUSTEES HAS THE AUTHORITY AND RESERVES THE RIGHT TO DENY ANY APPLICATION. ALL COSTS INCURRED BY APPLICANTS COMPLYING WITH THE REQUIREMENTS OF THIS APPLICATION SHALL BE AT THEIR OWN RISK. COSTS ASSOCIATED WITH OBTAINING AN AUTHORIZATION ARE NON-REFUNDABLE AND SHALL BE ASSUMED BY THE APPLICANT INCLUDING, BUT NOT LIMITED TO, ALL APPRAISALS, ALL SURVEYS, ALL TITLE SEARCHES, AND ALL RECORDING FEES.

Completed Applications with any and all required attachments shall be electronically submitted to Upland.Applications@dep.state.fl.us. Please be advised that applications deemed incomplete will be immediately returned to the Applicant with a request to provide any outstanding items.

If unable to send electronically, mail (1) one hard copy to the address below:

Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Boulevard, MS 130
Tallahassee, Florida 32399-3000



Section 1 – General Information

REQUESTED ACTION

- New Release Assignment/Assumption
 Amendment Partial Release

AUTHORIZATION REQUESTED

- Lease Easement Conveyance
 Sublease Use Agreement Other: _____

TYPE OF ENTITY REQUESTING AUTHORIZATION

- State Agency
 Federal, Regional or Local Agency
 Private – Please indicate if commercial: YES NO

Applicant Information		
Legal Name of Lessee/Grantee: Indian River County, Florida		
Contact Name: Arjuna Weragoda	Title: Capital Projects Manager	
Address: 1801 27th Street		
City: Vero Beach	State: FL	Zip: 32960
Phone (1): 772-226-1821	Phone (2):	Fax:
Email Address: aweragoda@ircgov.com		
Billing Information (if same as above check here <input type="checkbox"/>)		
Name: Arjuna Weragoda		
Title: Capital Projects Manager	Company: Indian River County Department of Utility Services	
Address: 1801 27th Street		
City: Vero Beach	State: FL	Zip: 32960
Phone (1): 772-226-1821	Phone (2):	Fax:
Email: aweragoda@ircgov.com		
Representative Information: (Only complete if someone will be handling this transaction on your behalf)		
Name:		
Title:	Company:	
Address:		
City:	State:	Zip:
Phone (1):	Phone (2):	Fax:
Email Address:		
Management Plan or Land Use Plan Contact Information (for Leases/Subleases only)		
Name: Roland DeBlois	Title: Chief, Environmental Planning	
Phone (1): 772-226-1258	Phone (2):	Fax:
Email Address: rdeblois@ircgov.com		



Section 1 – General Information (cont'd)

Estimated construction commencement date (if applicable): 9/19/16 (permit issued)

Property Information		
County: Indian River	Property Appraiser's Parcel ID Number: 31-38-22-00000-1000-00001.0	
Section: 22	Township 31	Range: 38
Approximate Acres: 165.24		
Zoning Designation: CON-1		
Location Address: 9450 C.R. 512		
City Sebastian	State: FL	Zip 32958

Descriptive Narrative describing the intended use of the property. Narrative shall include the following:

**Narrative can be attached as a separate page(s).*

- a) *The requested term, which shall not be greater than is necessary to provide for the reasonable use of the state land and shall not be greater than the parent lease term.*
- b) *The need for the proposed use of state lands and written evidence that all other alternatives to the use of state lands have been denied.*
- c) *Projected revenue to be generated from the use of state lands.*
- d) *Whether the intended use is public or private and the extent of public access for such use.*
- e) *A statement describing the public benefits that will occur as a result of the proposed use of state lands.*

Please see separate page.

Section 1 – General Information (cont'd)

Required Attachments

The following must be completed and attached for all types of authorization requests:

- A recent aerial photograph with the boundaries of the proposed project.
- A county tax map identifying the parcel(s).
- A letter from the applicable local planning agency stating that the proposed use of state lands is consistent with the local government comprehensive plan.
- Non-refundable \$300 application fee per 18-2.019(6), F.A.C. *(does not apply to State/Federal agencies)*
- A certified survey* or sketch of description**, which contains the boundaries, legal description(s), and acreage of the property.
**The Department, at its discretion and if deemed necessary, can require a boundary survey for the action requested.*
***If the applicant chooses to submit a sketch of description it must include a note of what field methods were used to complete the sketch.*



Section 2 – Other Specific Information

A) Leases:

Parent Lease number (if existing): _____

A statement describing the public benefits that will occur as a result of the proposed lease; how the lease will impact local resources and the general public; and how the proposed lease of state land will not be contrary to the public interest.

A written statement from the managing agency agreeing to lease the state-owned parcel(s).

For Leases subject to Section 253.034(13), F.S., provide a business plan with the pertinent information required by Statute.

Any **Private entity** applying for a lease, must also include:

A written commitment to pay a lease fee based on the appraised market value of the proposed lease.

Names and addresses, as shown on the latest county tax assessment roll, of all property owners lying within a 500-foot radius of the state land proposed for lease, certified by the county property appraiser.

Any **Local Governments** applying for a lease, must also include:

A formal resolution adopted by the Board of County/City Commissioners requesting the proposed lease.

If applying for a **Full Release** or **Partial Release** of Lease, please complete the items below:

Are there any subleases, sub-sub leases, etc. within the area requesting to be released? YES NO

If so, has notification of the intent to release been provided? YES NO

A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.

B) Subleases:

Sublease number of existing sublease (if applicable): _____

Parent Lease number (if applicable): _____

A written statement from the managing agency approving the proposed action, along with a statement describing how the sublease conforms to the management plan or land use plan when the sublease application involves state land that is under lease.

Any **Private entity** applying for a sublease, must also include:

A written commitment to pay a sublease fee based on one of the following: (1) appraised market value, (2) negotiated value or (3) competitive bid.

Any **Local Governments** applying for a sublease, must also include:

A formal resolution adopted by the Board of County/City Commissioners requesting the proposed sublease.

If applying for a **Full Release** or **Partial Release** of Sublease, please complete the items below:

Are there any sub-sub leases, etc. within the area requesting to be released? YES NO

If so, has notification of the intent to release been provided? YES NO

A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.



C) Easements

**Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources shall be required to provide net positive benefit as defined in subsection 18-2.017(38), Florida Administrative Code, if the proposed easement is approved.*

Parent Lease number (if applicable): 4490

A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed easement conforms to the management plan or land use plan (when the easement application involves state land which is under lease or sublease.

Any **Private entity** applying for a private Easement, must also include:

The applicable application fee per 18-2.019(6), F.A.C.

A written commitment to pay an easement fee based on the appraised market value of the proposed easement.

Any **Local Governments** applying for an Easement, must also include:

A formal resolution adopted by the Board of County/City Commissioners requesting the proposed easement.

D) Use Agreements

Parent Lease number (if applicable): _____

Please indicate what type of use agreement is requested:

- Well-Monitoring Beach (Re)Nourishment
 Geophysical Other: _____

A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed use agreement conforms with the management plan or land use plan when the use agreement application involves state land which is under lease or sublease.

E) Conveyances

- Release of Deed Restriction(s)
 Modification of Deed Restriction(s)
 Reverter Deeds
 DACS Conveyance (DSL-5) Pursuant to s. 253.025(13)(a), F.S.



It is requested that a utility easement be granted to the utility service provider (Indian River County) in order to minimize potential adverse impacts to the surficial aquifer. Additionally, the public benefits derived in the first five years from connecting public water to serve the modular structure to be used as a temporary fire station on the property is as follows:

- * will have first responder coverage, a critical component to the onsite pool, baseball and soccer fields;
- * 24/7 presence on the leased property
- * increased responder coverage to the Special Olympians State Swim Meet held annually at the North County pool;
- * responders have close proximity to the North County pool which is a decontamination site for the St. Lucie Nuclear Power Plant
- * responders have close proximity to a senior, middle and 2 elementary schools

After five years, the fire station would be turned over to the Indian River County Recreation Department and used for office space, a training classroom and other public recreational related uses, whereby the utility easement would continue to benefit the property and the public.

No revenue will be generated from either the temporary fire station nor the recreational use.



IRC FIRE STATION # 15

9450 CR 512, Sebastian, FL 32958

Parcel # 31-38-22-00000-1000-00001.0



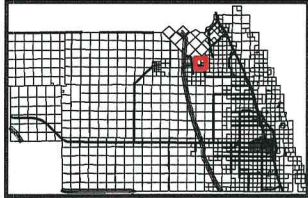
1 inch = 50 feet



INDIAN RIVER COUNTY TAX MAP

David C. Nolte
Property Appraiser

Visit our website at
www.ircpa.org



Section 22 31S-38E

MAP ID: 07.31

LEGEND

	Parcel Boundaries	00000 0000 0.0	Parcel Number
	Subdivision Boundaries	19	Subdivision Number & Name
	Platted Lots	2	Lot Number
	CCCL	7	Block Number
	Section Lines	TR.1	Traet Number
	Tracts & Aliquot Parts		
	City Limits		
	Abandoned ROW		
	Street Centerline		
	Canals		
Easements			
	Conservation		
	Gas Lines		
	Florida Power & Light		
	Ingress - Egress - Abnd. Streets		
	Undefined		



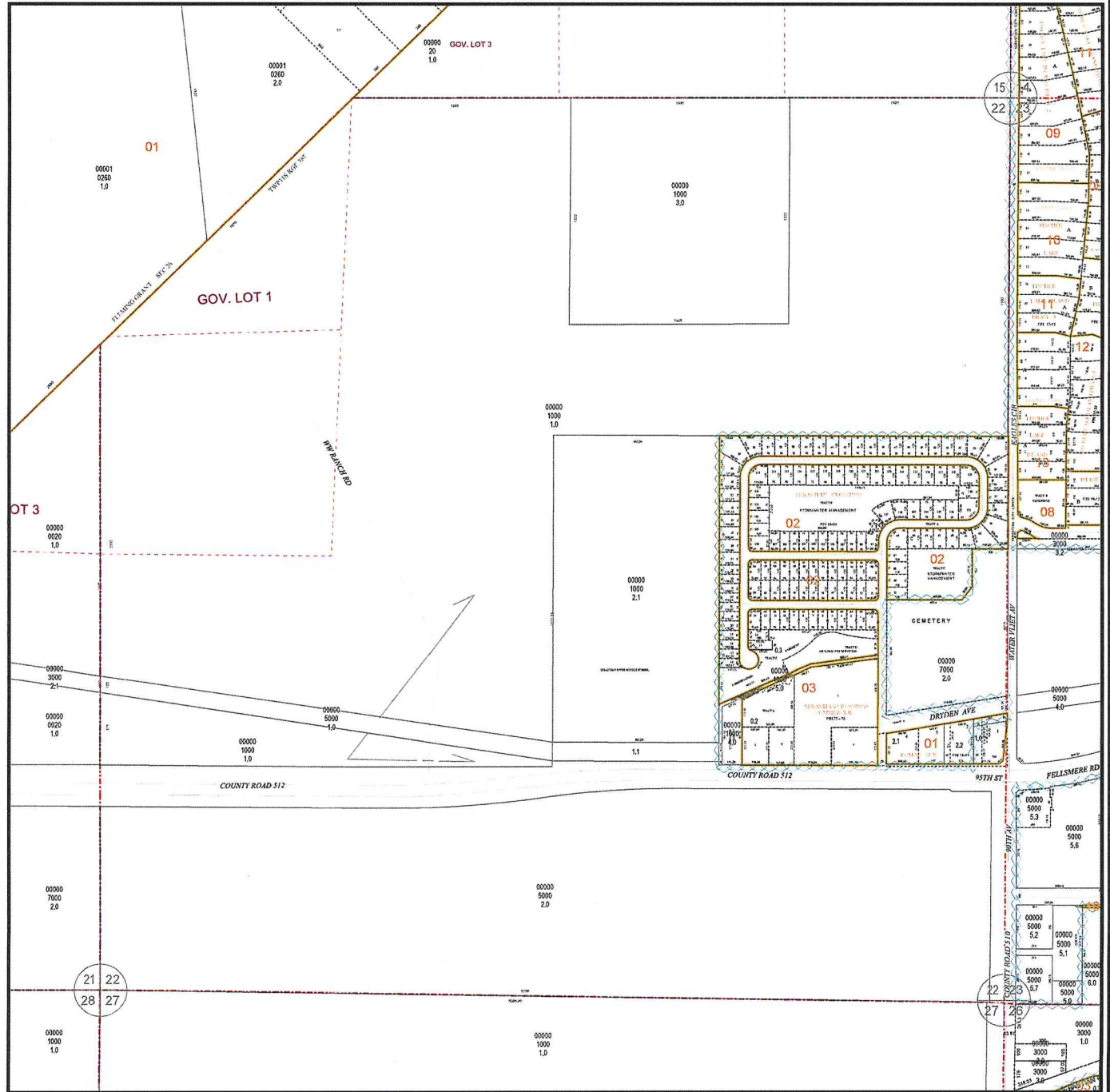
1 inch = 400 feet

INFORMATIONAL PLAT - NOT A SURVEY

The information contained herein is taken from reliable sources
However, its accuracy is not guaranteed
State Plane Coordinates, Florida East Zone, NAD83 Datum
Date: 9/16/2016

Section 22

31S-38E





INDIAN RIVER COUNTY
Environmental Planning & Code Enforcement Section
1801 27th Street, Vero Beach FL 32960
772-226-1249 / 772-978-1806 fax
www.ircgov.com

April 3, 2017

Nancy H. Mossali
Office of County Attorney
Indian River County
1801 27th Street
Vero Beach, FL 32960

Re: Water Line Easement for Temporary Fire Station #15 at North County Regional Park; Consistency with Indian River County's Comprehensive Plan

Dear Nancy:

This letter is to confirm that the proposed easement for water line service to the temporary fire station (Station #15) at the North County Regional Park is consistent with Indian River County's 2030 Comprehensive Plan.

The temporary fire station, as referenced in the State approved 2016 Land Use Plan/Operational Report for the North County Regional Park (Lease 4490 and Sublease 4490-01), serves County Future Land Use Element Policy 3.8, relating to Fire/EMS level-of-service (LOS); the water line service promotes Future Land Use Element Policy 7.9 regarding extension of public water lines to minimize potential adverse impacts to the surficial aquifer; and the water line service is in compliance with County Potable Water Sub-element Policy 7.1, which restricts use of private wells for water supply to limited categories.

If you or others have any questions, please let me know. I can be reached at (772) 226-1258 or rdeblois@ircgov.com.

Sincerely,

Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement Section

Cc: Stan Boling, AICP

SURVEYOR'S NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- NO SEARCH WAS MADE OF THE PUBLIC RECORDS BY THIS FIRM OR SURVEYOR FOR RIGHTS-OF-WAY, RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORDS.
- THE EXISTING UTILITIES WITHIN THE SUBJECT PROPOSED EASEMENT WAS FIELD AS-BUILT ON OCTOBER 21, 2016. THE IMPROVEMENTS AND UNDERGROUND UTILITIES SHOWN WITHIN THE ADJACENT EASEMENTS WERE PREVIOUSLY SURVEYED AND OBTAINED FROM PROJECT 00-752S, DRAWING NO. 16420-C1 BY CARTER ASSOCIATES, INC.
- BEARINGS SHOWN ARE BASED UPON NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
- THIS MAP IS A SKETCH AND DESCRIPTION ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE THE BOUNDARY LIMITS OF THE DESCRIBED UTILITY EASEMENT.
- THE DESCRIPTION SHOWN HEREON WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER WITH THE AID OF PREVIOUS SURVEY AND FIELD DATA BY CARTER ASSOCIATES, INC., AND THE "COUNTY SURVEY" OF THE "NORTH COUNTY REGIONAL PARK / ST. SEBASTIAN RIVER BUFFER PRESERVE - SITE PLAN", PERFORMED AND PREPARED BY CHARLES CRAMER, INDIAN RIVER COUNTY SURVEYOR, DATED MARCH 18, 1997, PROJECT NUMBER 9703,
- THIS SKETCH AND DESCRIPTION IS COMPRISED OF 2 PAGES. ONE IS NOT VALID WITHOUT THE OTHER.

LEGEND

⊙	SANITARY MANHOLE	----	CENTERLINE
⊕	DRAINAGE MANHOLE	- - - - -	RIGHT-OF-WAY
⊗	WELL	— X — X —	BARB WIRE FENCE
⊙	HYDRANT	SWL	SWALE
⊗	WATER VALVE	wm	WATER MAIN
⊕	WATER METER	FM	FIRE MAIN
⊕	CLEAN OUT	fm	FORCE MAIN
⊗	SEWER VALVE	EXIST.	EXISTING
⊕	CATCH BASIN	N.	NORTHING
⊕	CENTERLINE	E.	EASTING
⊕	SIGN	P.O.C.	POINT OF COMMENCEMENT
⊕	LIGHT POLE	(D)	DESCRIPTION CALL
⊕	MAIL OR PAPER BOX	I.R.C.	INDIAN RIVER COUNTY
⊕	POWER POLE	E.	EASTING
⊕	ELECTRIC BOX		

REV. 03/20/2017 ADDRESS IRC SURVEYOR COMMENTS, FSC
REV. 03/16/2017 ADDRESS IRC SURVEYOR COMMENTS, FSC

EXHIBIT 'A'

DESCRIPTION OF UTILITY EASEMENT FOR THE INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES:

A TEN FEET WIDE UTILITY EASEMENT, LYING IN PART OF THE INDIAN RIVER NORTH COUNTY REGIONAL PARK LOCATED WITHIN THE ST. SEBASTIAN RIVER BUFFER PRESERVE, IN PART OF SECTION 22, TOWNSHIP 31 SOUTH, RANGE 38 EAST INDIAN RIVER COUNTY, FLORIDA, SAID EASEMENT LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF THE "COUNTY SURVEY" OF THE "NORTH COUNTY REGIONAL PARK / ST. SEBASTIAN RIVER BUFFER PRESERVE - SITE PLAN", PERFORMED AND PREPARED BY CHARLES CRAMER, COUNTY SURVEYOR, DATED MARCH 18, 1997, PROJECT NUMBER 9703, FOR A POINT OF REFERENCE RUN NORTH 89°48'39" WEST ALONG THE "WESTWARD EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22" AS DESCRIBED BY CHARLES CRAMER, A DISTANCE OF 758.86 FEET; THENCE RUN SOUTH 03°15'55" EAST ALONG A SURVEY REFERENCE LINE, A DISTANCE OF 1190.02 FEET TO THE CENTER OF AN EXISTING FIRE HYDRANT AND POINT OF BEGINNING OF THE HEREON DESCRIBED CENTERLINE:

BEGINNING AT SAID CENTER OF EXISTING FIRE HYDRANT HAVING STATE PLANE COORDINATES OF NORTHING: 1249177.93' AND EASTING: 810919.05', BASED ON THE NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), RUN SOUTH 13°52'09" EAST A DISTANCE OF 13.79 FEET TO A POINT. THENCE RUN SOUTH 40°43'31" EAST A DISTANCE OF 90.42 FEET TO THE POINT OF TERMINUS HAVING STATE PLANE COORDINATES OF NORTHING: 1249096.01' AND EASTING: 810981.35', SAID POINT OF TERMINUS BEING IN THE CENTER OF THE WEST LEG OF AN EXISTING BACKFLOW PREVENTER.

THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS, AND SHALL EXTEND 5' TO THE NORTH AND 10' TO THE SOUTH OF THE ENDS OF THE DESCRIBED CENTERLINE.

CONTAINING 1,192.15 SQUARE FEET, MORE OR LESS.

THIS MAP IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:
INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES
INDIAN RIVER COUNTY, FLORIDA
DEPARTMENT OF EMERGENCY SERVICES

Frank S. Cuccurese
FRANK S. CUCCURESE, FL. PSM 4765
C.A.I. LB. 205 SIGNATURE DATE: 3/20/2017

CAI Serving Florida Since 1911 **CARTER ASSOCIATES, INC.**
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

DATE : 02-14-2017
PROJ. # : 16-19E
DRAWN BY: KWN
APPD BY: FSC
PLOT BY : Frank Cuccurese
REF. # : 16420C1, 00-752S
F.B. & PG. : FB 521, PG 1+

SKETCH AND DESCRIPTION
INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES
PART OF NORTH COUNTY REGIONAL PARK
SECTION 22, TWP 31 S, RGE 38 E, I.R.CO. FL.
UTILITY EASEMENT

SHEET
1 of 2
Dwg. #: 20462-A

124/1



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

April 26, 2016

Mr. Michael C. Zito
Indian River County
Assistant County Administrator
1801 27th Street, Bld. A
Vero Beach, Florida 32960

**RE: North County Regional Park and Airmaster Field- Lease No. 4490
Airmasters Radio Control Club- Lease No. 4490-01**

Dear Mr. Zito:

The Division of State Lands, Office of Environmental Services has received and reviewed the above mentioned Land Use Plan and find that it complies with the applicable statutes and rules. The next Land Use Plan update will be due by April, 26, 2026.

Acceptance of this Land Use plan does not waive the authority or jurisdiction of any governmental entity that may have an interest in this project. Implementation of any activities proposed by this plan may require a permit or other authorization from federal and state agencies having regulatory jurisdiction over those particular activities.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Wilson".

Joseph Wilson
Division of State Lands
Office of Environmental Services

JW/cb