



September 20, 2010

## MEMORANDUM

**TO:** District Board of Trustees

**FROM:** Barbara R. Sloan, President *BRS*

**SUBJECT:** Florida Department of Corrections Gadsden ReEntry Center Land Lease Area

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### Item Description:

This item describes the land area for the DOC Gadsden ReEntry Center at the Florida Public Safety Institute and requests District Board of Trustees approval to change the existing land lease with the Bureau of Internal Improvement Trust.

### Overview:

The Florida Department of Corrections has expressed interest in constructing a ReEntry Center on the site of the Florida Public Safety Institute. A site has been located and approved that would provide an excellent location for the facility. The District Board of Trustees were informed of this project in detail at the March 2010 regular meeting and authorized the President to continue working with DOC to finalize the project.

### Salient Facts:

The college staff has been working with the DOC staff and design team to locate a site to construct the Gadsden ReEntry Center on the grounds of the Florida Public Safety Institute. A site has been found and agreed upon that consists of 47.19 acres, more or less, of property that is leased by TCC from the Bureau of the Internal Improvement Trust.

In addition, DOC will need an easement to construct an entry road off Highway 90 to the ReEntry Center that encompasses approximately 3.68 acres. This easement is predominantly on TCC property.

The final easement provides utility access to the center that encompasses another 1.77 acres. This easement is also on property TCC leases from the Bureau of the Internal Improvement Trust.

### Past Actions:

The District Board of Trustees has approved the concept of the DOC Gadsden ReEntry Center and the benefits it would provide for both the Florida Public Safety Institute and Gadsden County.

### Future Actions:

None

**Funding/Financial Matters:**

The cost of the project is totally paid by DOC. The College may receive the benefits of infrastructure for the Florida Public Safety Institute.

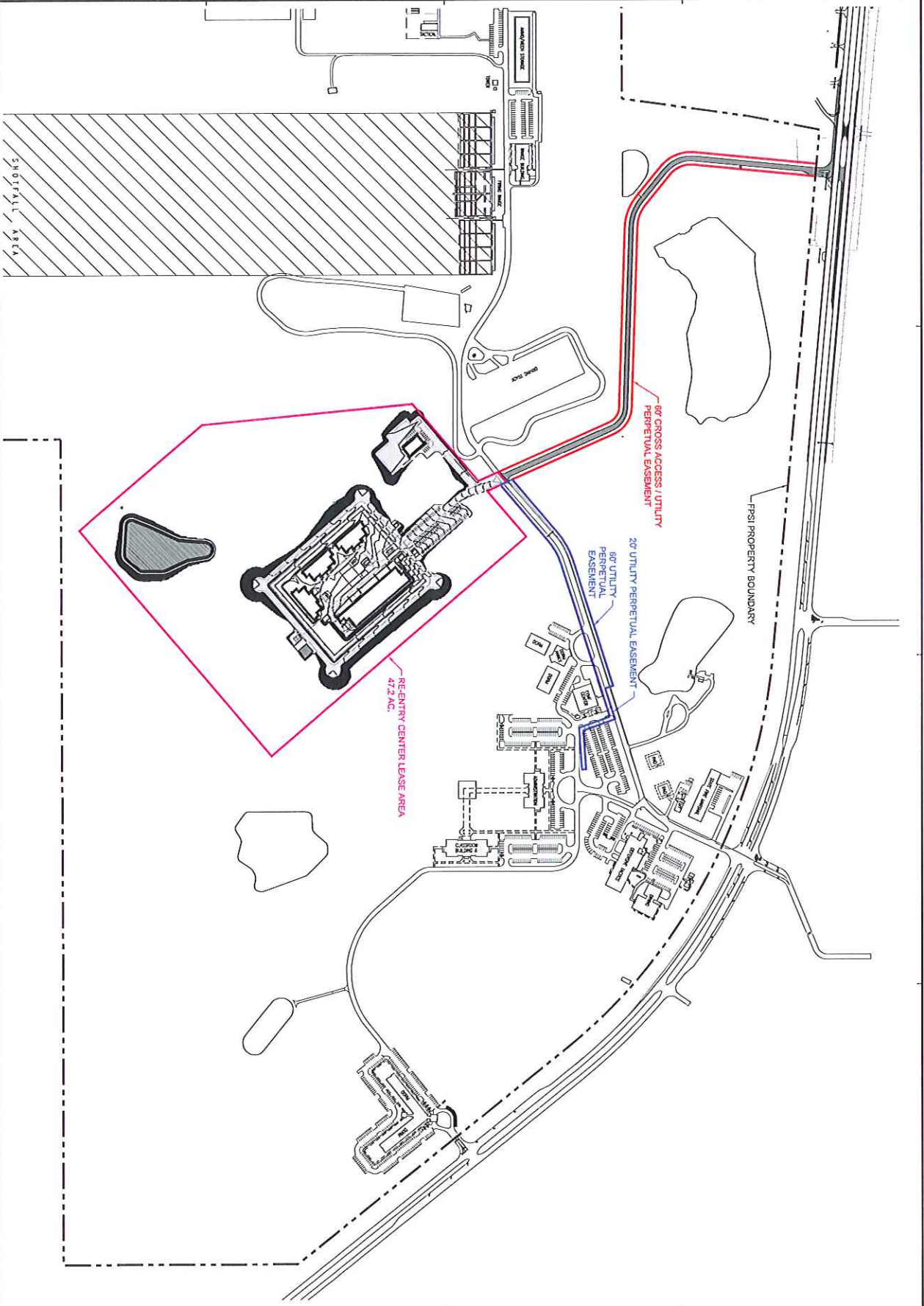
**Staff Resource:**

Teresa Smith

**Recommended Action:**

Approve the changes in the use of the land and authorize the President or Designee to execute the necessary legal documents with the Bureau of the Internal Improvement Trust to complete the land transactions for the DOC Gadsden ReEntry Center to be constructed at the Florida Public Safety Institute location.

FLORIDA PUBLIC SAFETY INSTITUTE (FPSI) / DC RE-ENTRY CENTER SITE PLAN



SCALE: 1" = 200'-0"

18 AUGUST 2010

C-1

PROJECT TITLE:  
FPSI / DC RE-ENTRY  
CENTER LEASE AREA/  
EASEMENT PLAN

DESIGN DEVELOPMENT  
DOCUMENTS

NO.	DATE	DESCRIPTION
1		DESIGN DEVELOPMENT DOCUMENTS
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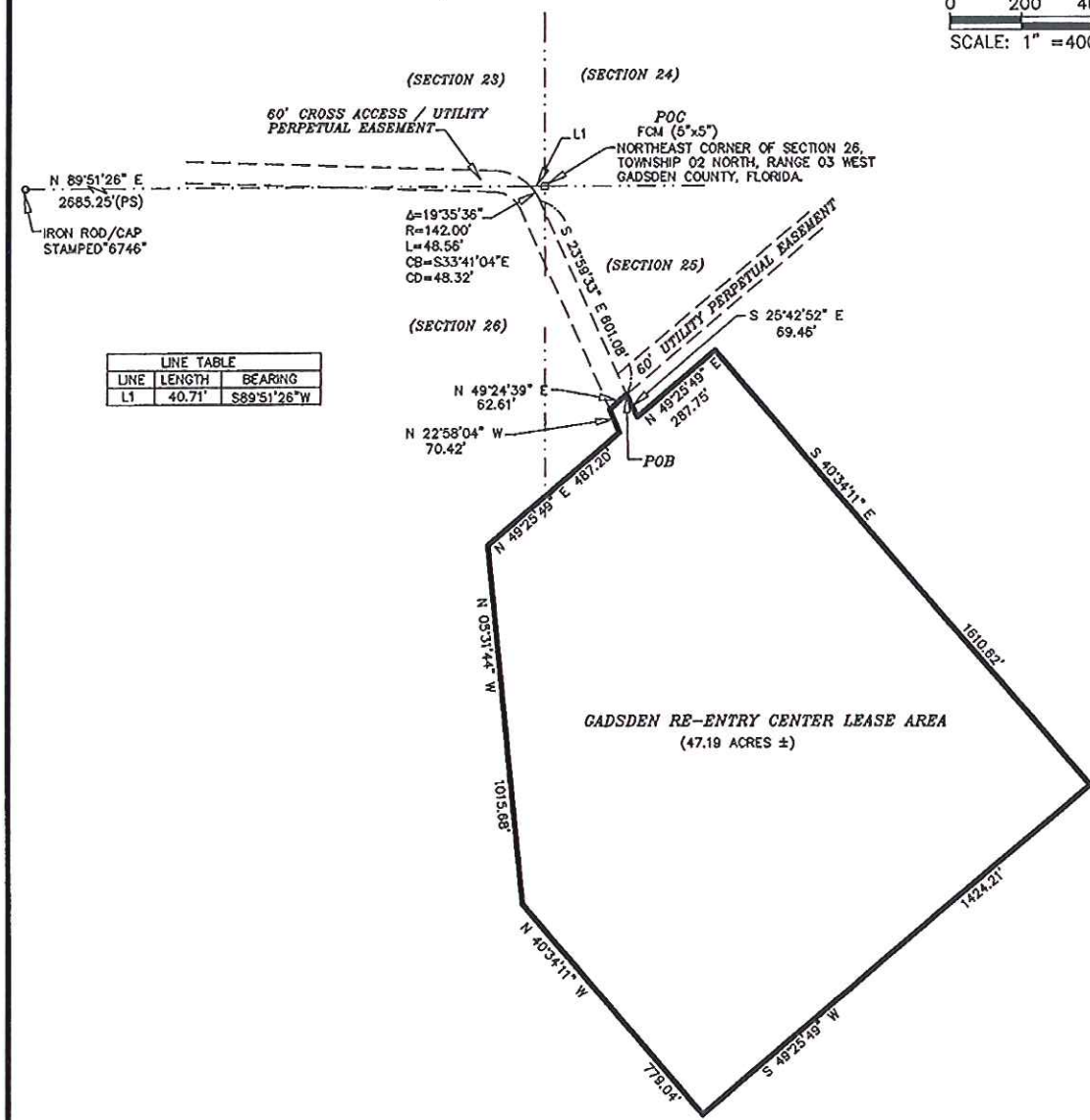
STATE OF FLORIDA  
 DEPARTMENT OF CORRECTIONS  
**PAT THOMAS RE-ENTRY CENTER**  
 FLORIDA DEPARTMENT OF CORRECTIONS  
 PROJECT NUMBER AE052  
 GADSDEN COUNTY, FLORIDA

**DEMO**  
 ARCHITECTS, INC.  
 1125 Thomassville Road  
 Tallahassee, Florida 32303-6272  
 Telephone: 850-222-8000  
 www.EVO-Arc.com

**SKETCH OF LEGAL DESCRIPTION FOR THE FLORIDA DEPARTMENT OF CORRECTIONS GADSDEN RE-ENTRY CENTER LEASE AREA AND LOCATED IN SECTIONS 25 & 26, TOWNSHIP 2 NORTH, RANGE 3 WEST, GADSDEN COUNTY, FLORIDA**



0 200 400  
SCALE: 1" = 400'



LEGAL DESCRIPTION: GADSDEN RE-ENTRY CENTER LEASE AREA FOR THE FLORIDA DEPARTMENT OF CORRECTIONS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 02 NORTH, RANGE 03 WEST, GADSDEN COUNTY, FLORIDA. THENCE RUN SOUTH 89 DEGREES 51 MINUTES 26 SECONDS WEST 40.71 FEET TO A POINT BEING ON A CURVE CONCAVING TO THE SOUTHWEST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 142.00 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 35 MINUTES 36 SECONDS, FOR AN ARC LENGTH OF 48.56 FEET, (CHORD OF SAID CURVE BEING SOUTH 33 DEGREES 41 MINUTES 04 SECONDS EAST 48.32 FEET) THENCE SOUTH 23 DEGREES 59 MINUTES 33 SECONDS EAST 601.08 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 25 DEGREES 42 MINUTES 52 SECONDS EAST 69.46 FEET, THENCE NORTH 49 DEGREES 25 MINUTES 49 SECONDS EAST 287.75 FEET, THENCE SOUTH 40 DEGREES 34 MINUTES 11 SECONDS EAST 1610.62 FEET, THENCE SOUTH 49 DEGREES 25 MINUTES 49 SECONDS WEST 1424.21 FEET, THENCE NORTH 40 DEGREES 34 MINUTES 11 SECONDS WEST 779.04 FEET, THENCE NORTH 05 DEGREES 31 MINUTES 44 SECONDS WEST 1015.68 FEET, THENCE NORTH 49 DEGREES 25 MINUTES 49 SECONDS EAST 487.20 FEET, THENCE NORTH 22 DEGREES 58 MINUTES 04 SECONDS WEST 70.42 FEET, THENCE NORTH 49 DEGREES 24 MINUTES 39 SECONDS EAST 62.61 FEET TO THE POINT OF BEGINNING. CONTAINING 47.19 ACRES, MORE OR LESS.

**SURVEYORS NOTES AND REPORT:**

REPORT OF SKETCH

BEARINGS FOR THIS SKETCH ARE BASED ON A BEARING OF NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST AND IS THE NORTH BOUNDARY LINE OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 WEST, PER A PREVIOUS SURVEY PERFORMED BY OTHERS, WHICH WAS PROVIDED BY THE CLIENT.

THE AREA CONTAINED IN THIS LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.

**CERTIFICATION**

IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RICHARD W. PHILLIPS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6557

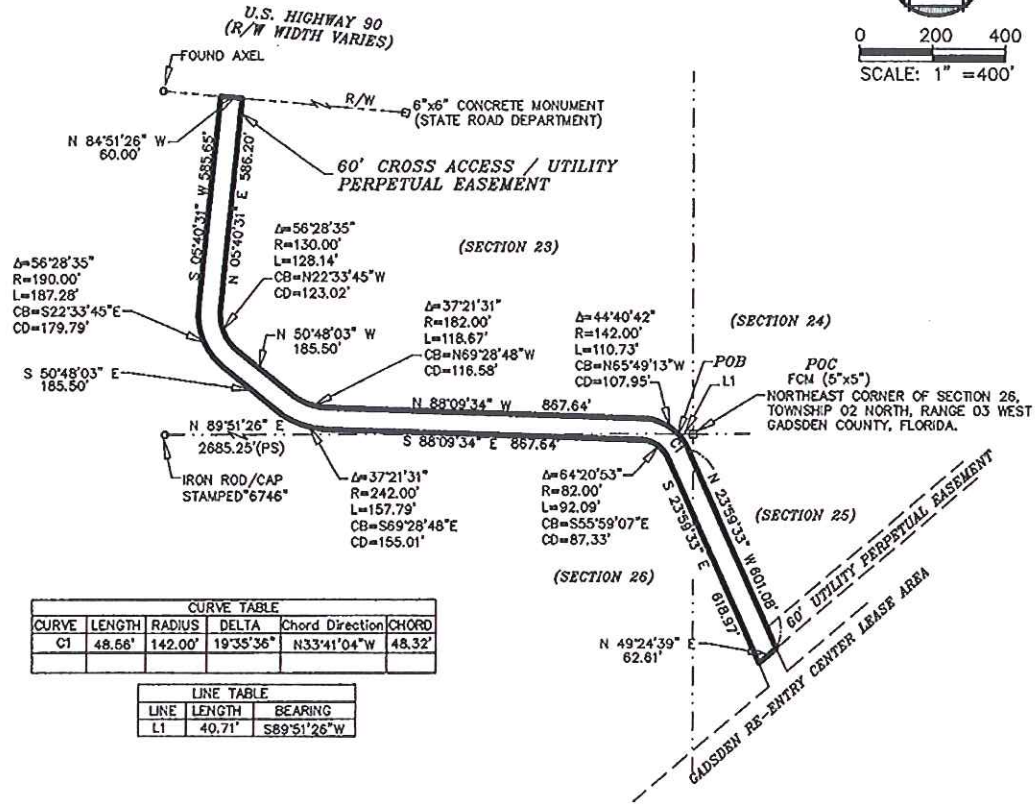
CERTIFICATE OF AUTHORIZATION LB 6808		LEGEND					
<p><b>CORNERSTONE</b> LAND SURVEYING, INC.</p>		POC POINT OF COMMENCEMENT	<table border="1"> <tr> <td>SKETCH DATE</td> <td>8/26/10</td> </tr> <tr> <td>SKETCH #</td> <td>1 OF 1</td> </tr> </table>	SKETCH DATE	8/26/10	SKETCH #	1 OF 1
		SKETCH DATE		8/26/10			
SKETCH #	1 OF 1						
POB POINT OF BEGINNING							
(PS) PREVIOUS SURVEY MEASUREMENT PERFORMED BY OTHERS.							
↗ BROKEN SCALE							
Δ = DELTA							
R = RADIUS							
L = LENGTH							
CB = CHORD BEARING							
CD = CHORD DISTANCE							

2937 KERRY FOREST PARKWAY, B-1 TALLAHASSEE, FLORIDA 32309      PHONE: 850-668-7330      FAX: 850-894-9693

**SKETCH OF LEGAL DESCRIPTION FOR A 60 FOOT CROSS ACCESS/UTILITY PERPETUAL EASEMENT FOR THE FLORIDA DEPARTMENT OF CORRECTIONS GADSDEN RE-ENTRY CENTER AND LOCATED IN SECTIONS 23, 25 & 26, TOWNSHIP 2 NORTH, RANGE 3 WEST, GADSDEN COUNTY, FLORIDA**



0 200 400  
SCALE: 1" = 400'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	Chord Direction	CHORD
C1	48.66'	142.00'	19°35'36"	N33°41'04"W	48.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.71'	S89°51'26"W

**LEGAL DESCRIPTION:** A 60 FOOT CROSS ACCESS/UTILITY PERPETUAL EASEMENT FOR THE FLORIDA DEPARTMENT OF CORRECTIONS GADSDEN RE-ENTRY CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 02 NORTH, RANGE 03 WEST, GADSDEN COUNTY, FLORIDA. THENCE RUN SOUTH 89 DEGREES 51 MINUTES 26 SECONDS WEST 40.71 FEET TO THE POINT OF BEGINNING AND BEING ON THE EASTERN BOUNDARY LINE OF SAID 60 FOOT CROSS ACCESS/UTILITY PERPETUAL EASEMENT, SAID POINT BEING ON A CURVE CONCAVING TO THE SOUTHWEST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 142.00 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 40 MINUTES 42 SECONDS, FOR AN ARC LENGTH OF 110.73 FEET, (CHORD OF SAID CURVE BEING NORTH 65 DEGREES 49 MINUTES 13 SECONDS WEST 107.95 FEET) THENCE CONTINUING ALONG SAID EASTERN BOUNDARY LINE NORTH 88 DEGREES 09 MINUTES 34 SECONDS WEST 867.64 FEET TO A POINT ON A CURVE CONCAVING TO THE NORTHEAST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 37 DEGREES 21 MINUTES 31 SECONDS, FOR AN ARC LENGTH OF 118.67 FEET, (CHORD OF SAID CURVE BEING NORTH 69 DEGREES 28 MINUTES 48 SECONDS WEST 116.58 FEET) THENCE NORTH 50 DEGREES 48 MINUTES 03 SECONDS WEST 185.50 FEET TO A POINT ON A CURVE CONCAVING TO THE NORTHEAST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 56 DEGREES 28 MINUTES 35 SECONDS, FOR AN ARC LENGTH OF 128.14 FEET, (CHORD OF SAID CURVE BEING NORTH 22 DEGREES 33 MINUTES 45 SECONDS WEST 123.02 FEET), THENCE NORTH 05 DEGREES 40 MINUTES 31 SECONDS EAST 586.20 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY LINE FOR U.S. HIGHWAY 90, (R/W WIDTH VARIES), THENCE ALONG SAID RIGHT OF WAY BOUNDARY LINE NORTH 84 DEGREES 51 MINUTES 26 SECONDS WEST 60.00 FEET, THENCE LEAVING SAID RIGHT OF WAY BOUNDARY LINE SOUTH 05 DEGREES 40 MINUTES 31 SECONDS WEST 586.65 FEET TO A POINT ON A CURVE CONCAVING TO THE NORTHEAST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 56 DEGREES 28 MINUTES 35 SECONDS, FOR AN ARC LENGTH OF 187.28 FEET, (CHORD OF SAID CURVE BEING SOUTH 22 DEGREES 33 MINUTES 45 SECONDS EAST 179.79 FEET), THENCE SOUTH 50 DEGREES 48 MINUTES 03 SECONDS EAST 185.50 FEET TO A POINT ON A CURVE CONCAVING TO THE NORTHEAST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 242.00 FEET, THROUGH A CENTRAL ANGLE OF 37 DEGREES 21 MINUTES 31 SECONDS, FOR AN ARC LENGTH OF 157.79 FEET, (CHORD OF SAID CURVE BEING SOUTH 69 DEGREES 28 MINUTES 48 SECONDS EAST 155.01 FEET), THENCE SOUTH 88 DEGREES 09 MINUTES 34 SECONDS EAST 867.64 FEET TO A POINT ON A CURVE CONCAVING TO THE SOUTHWEST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 82.00 FEET, THROUGH A CENTRAL ANGLE OF 64 DEGREES 20 MINUTES 53 SECONDS, FOR AN ARC LENGTH OF 92.09 FEET, (CHORD OF SAID CURVE BEING SOUTH 55 DEGREES 59 MINUTES 07 SECONDS EAST 87.33 FEET), THENCE SOUTH 23 DEGREES 59 MINUTES 33 SECONDS EAST 618.97 FEET, THENCE NORTH 49 DEGREES 24 MINUTES 39 SECONDS EAST 62.61 FEET, THENCE NORTH 23 DEGREES 59 MINUTES 33 SECONDS WEST 601.08 FEET TO A POINT ON A CURVE CONCAVING TO THE SOUTHWEST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 48.66 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 35 MINUTES 36 SECONDS, FOR AN ARC LENGTH OF 48.66 FEET, (CHORD OF SAID CURVE BEING NORTH 33 DEGREES 41 MINUTES 04 SECONDS WEST 48.32 FEET) TO THE POINT OF BEGINNING, CONTAINING 3.68 ACRES, MORE OR LESS.

**SURVEYORS NOTES AND REPORT:**

REPORT OF SKETCH

BEARINGS FOR THIS SKETCH ARE BASED ON A BEARING OF NORTH 89 DEGREES 51 MINUTES 26 SECONDS EAST AND IS THE NORTH BOUNDARY LINE OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 3 WEST, PER A PREVIOUS SURVEY PERFORMED BY OTHERS, WHICH WAS PROVIDED BY THE CLIENT.

THE AREA CONTAINED IN THIS LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.

**CERTIFICATION**

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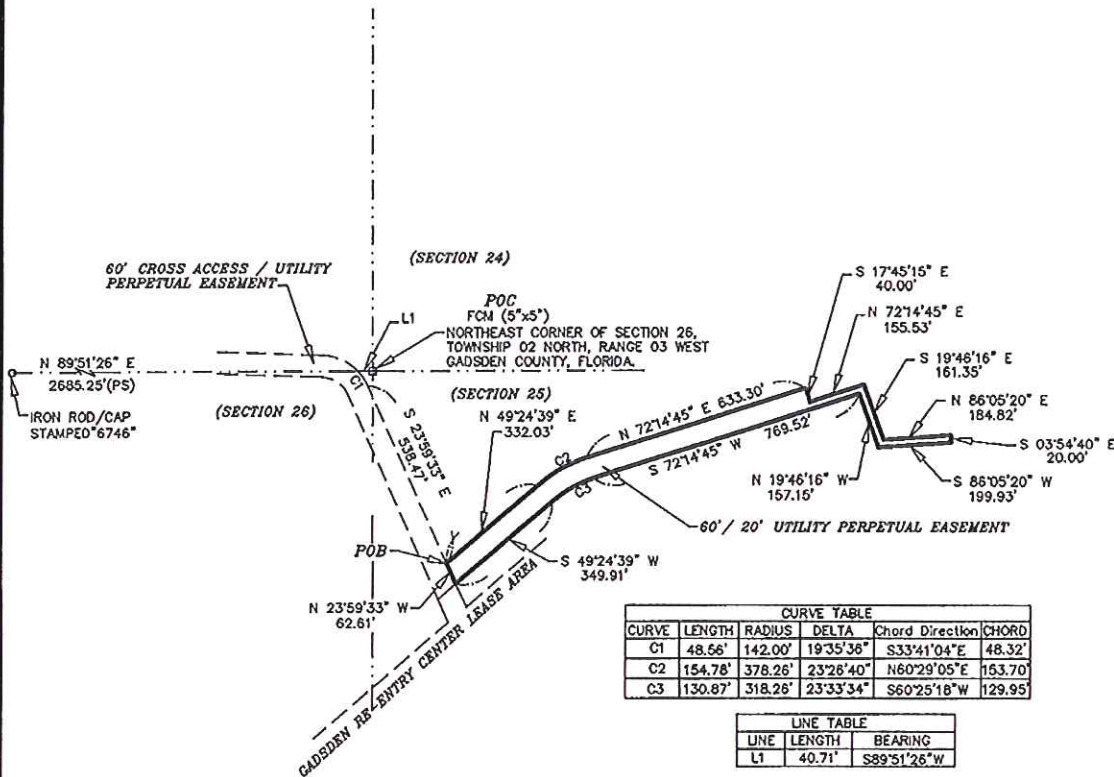
RICHARD W. PHILLIPS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5557

CERTIFICATE OF AUTHORIZATION LB 6808		LEGEND	
<p><b>CORNERSTONE</b> LAND SURVEYING, INC.</p>		POC POINT OF COMMENCEMENT POB POINT OF BEGINNING (P) PREVIOUS SURVEY MEASUREMENT PERFORMED BY OTHERS. / BROKEN SCALE Δ = DELTA R = RADIUS L = LENGTH CB = CHORD BEARING CD = CHORD DISTANCE	SKETCH DATE 8/26/10 SKETCH # 1 OF 1
2937 KERRY FOREST PARKWAY, B-1 TALLAHASSEE, FLORIDA 32309		PHONE: 850-668-7330 FAX: 850-894-9693	

**SKETCH OF LEGAL DESCRIPTION FOR THE FLORIDA DEPARTMENT  
OF CORRECTIONS PERPETUAL UTILITY EASEMENT  
AND LOCATED IN SECTIONS 25, TOWNSHIP 2 NORTH,  
RANGE 3 WEST, GADSDEN COUNTY, FLORIDA**



0 200 400  
SCALE: 1" = 400'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	Chord Direction	CHORD
C1	48.56'	142.00'	19°35'36"	S33°41'04"E	48.32'
C2	154.78'	378.26'	23°26'40"	N60°29'05"E	153.70'
C3	130.87'	318.26'	23°33'34"	S60°25'18"W	129.95'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.71'	S89°51'26"W

LEGAL DESCRIPTION: A 60 FOOT/20 FOOT UTILITY PERPETUAL EASEMENT FOR THE FLORIDA DEPARTMENT OF CORRECTIONS GADSDEN RE-ENTRY CENTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**SURVEYORS NOTES AND REPORT:**

REPORT OF SKETCH

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RICHARD W. PHILLIPS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5557

<p>CERTIFICATE OF AUTHORIZATION LB 6808</p> <p><b>CORNERSTONE</b> LAND SURVEYING, INC.</p>		<p>LEGEND</p> <p>POC POINT OF COMMENCEMENT POB POINT OF BEGINNING (PS) PREVIOUS SURVEY MEASUREMENT PERFORMED BY OTHERS. -/- BROKEN SCALE Δ = DELTA R = RADIUS L = LENGTH CB = CHORD BEARING CD = CHORD DISTANCE</p>
<p>2937 KERRY FOREST PARKWAY, B-1 TALLAHASSEE, FLORIDA 32309</p>	<p>PHONE: 850-668-7330 FAX: 850-894-9693</p>	<p>SKETCH DATE: 8/28/10 SKETCH # 1 OF 1</p>