

## **M E M O R A N D U M**

**TO:** Governing Board Members

**FROM:** Ray Palmer, Real Estate

**DATE:** September 10, 2026

**SUBJECT:** Release and Partial Release of C-30 Canal Easements

### **Agenda Item Background:**

The District operates and maintains the C-30 Canal, a large portion of which is located within 26,310-acre Sunbridge master planned community currently under construction. In connection with various previous Sunbridge permit requirements, access easements totaling approximately 5.3 acres (South Access Easements) and 0.692 acres (North Access Easement) were granted to the District and improved pursuant to District requirements for access to the C-30 Canal.

In connection with the South Access Easements, which intersect with an existing C-30 access easement, an additional 0.454-acre access easement was granted and improved to serve as a temporary bypass access area while certain infrastructure improvements were being made to a portion of the South Access Easements. As the aforesaid infrastructure improvements are completed and the full South Access Easements area is in use, the additional 0.454-acre access easement that served temporarily as a bypass access area (Release of Access Easement Area) is no longer needed or used, and can be released.

A 0.386-acre portion of the North Access Easement lies within a portion of a newly created Plat that includes a dedicated public road directly adjacent to the remaining 0.306 acres of the North Access Easement (Remainder Access Easement). To further accommodate the District and provide a wider turning radius for District vehicles and equipment, an additional 0.004-acre access easement area adjoining the Remainder Access Easement (Additional Access Easement) was granted to and constructed for the District. With the Additional Access Easement and a dedicated public road being directly adjacent to the Remainder Access Easement, the Partial Release of Access Easement Area is no longer needed and can be released. However, until the dedicated public road is completed, operational, and accepted by Osceola County, the District will have a temporary access easement with respect to the Partial Release of Access Easement Area.

### **Additional Item Background:**

#### **Core Mission and Strategic Priorities:**

The Governing Board, pursuant to Section 373.096, Florida Statutes, may release any easement interest for which it has no present or apparent future use under terms and conditions determined by the Board.

#### **Funding Source:**

All title and closing costs are being paid by the owner.

#### **Staff Contact and/or Presenter:**

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**ATTACHMENTS:**

[Resolution No. 2026-0901](#)

[Maps](#)