

Agenda

Identifying, Classifying and Locating Easements M.B. Adelson

- What *is* and *is not* an easement
- Reviewing state law on easements
- Creating easements: easements by necessity, easements by use, written easements
- Identifying critical distinctions between easements in gross, easements appurtenant and prescriptive easements
- Maintaining easements
- Knowing when and how to terminate easements
- Obstructing use of easements and determining remedies for obstruction

Understanding Riparian and Water Rights M.B. Adelson

- History and development of riparian rights
- Determining land boundaries near the water line
- Determining access rights to surface waters
- Determining rights to groundwater
- Complying with regulations restricting access to and use of surface water and groundwater
- Alterations and encroachments

Ethical Issues in Land Transactions and Development M.B. Adelson

- Accommodating the interests of land owners and communities
- Enforcing environmental protections
- Local control: is it necessary and who benefits?

Trespass, Adverse Possession and Other Unauthorized Access to Land Z. Roth

- Elements of civil trespass to land
- Reviewing the history of adverse possession
- Maintaining a claim for adverse possession
 - Statute of limitations
 - Elements of a claim
- Defending against a claim for adverse possession
- Examining recent adverse possession cases

Participating in the Condemnation Process C. Kelly

- Condemnation process for government use
- Hearing and right of appeal
- Valuing the property taken
- Condemnation process for utility and other quasi-public use

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Florida Land and Water Rights

Live, Interactive Webinar - Friday, April 30, 2021

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Learning Objectives

You'll be able to:

- Identify, classify** and **locate** private easements on land.
- Discuss** the obstruction of easements, and identify remedies for obstruction.
- Learn** how land boundaries are determined near water lines.
- Determine** who has the right to use surface waters and groundwater.
- Explore** ethical issues in land transactions and development.
- Understand** trespass, adverse possession and other types of unauthorized access to land.
- Participate** in the condemnation process when private land rights are taken for public purposes.



HalfMoon Education Online Learning

Florida Land and Water Rights

Live, Interactive Webinar - Friday, April 30, 2021



- Understand** how to identify, classify and locate easements
- Explore** riparian and water rights
- Receive** tips on how to participate in the condemnation process
- Understand** ethical issues in land transactions and development
- Discuss** the condemnation process for utility and other quasi-public use

Continuing Education Credits

- | | |
|---|--|
| Florida Attorneys
8.0 CLER Credits (1.0 Ethics)
Certification: 8.0 Real Estate | Florida Engineers & Surveyors and Mappers
6.5 CE Credits |
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Faculty

M.B. Adelson *Law offices of M. B. Adelson IV, P.A.*
Mr. Adelson is a Florida attorney at his firm, Law Offices of M. B. Adelson IV, P.A. His practices areas include administrative law, appellate practice, business law, civil litigation, construction, environmental law and land use, governance and rule of law, government and administrative law, mediation, real estate and wills, and trusts and estates. Mr. Adelson attended Florida State University College of Law, 1987. His law practice is based out of Tallahassee, Florida, where he is a member of The Florida Bar.

Zachary R. Roth *Attorney at Ansbacher Law*
Mr. Roth represents clients in a multitude of areas, including residential and commercial real property purchases and sales, real property litigation, construction defect litigation, homeowners’ and condominium association disputes, and corporate transactions and litigation. Mr. Roth is also currently the City Attorney for the City of Neptune Beach, Florida. A native of Kentucky, Mr. Roth received his bachelor’s of arts degree from Centre College in Danville, Kentucky, in 2010, graduating with honors. At Centre, Mr. Roth was a four-year letter winner in football and was named to the Southern Collegiate Athletic Conference Academic Honor Roll in 2006, 2007, 2008, and 2009. Mr. Roth is a graduate from Vanderbilt Law School. During law school, Mr. Roth was actively involved with intercollegiate athletics, serving as a compliance intern with the Ohio Valley Conference. Mr. Roth is Board Certified by The Florida Bar in the area of Real Estate.

Webinar Information

Log into Webinar 8:00 - 8:30 am EDT	Break 12:00 - 1:00 pm EDT
Morning Session 8:30 am - 12:00 pm EDT	Afternoon Session 1:00 - 4:30 pm EDT

Tuition
\$289 for individual registration
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Continuing Education Credit Information
This webinar is open to the public. The Florida Bar has approved it for 8.0 C.L.E.R credits. The course approval extends to Florida registered paralegals.

The Florida Board of Professional Surveyors and Mappers has assigned course number 10085 to this 6.5 hour event.

The Florida Board of Professional Engineers has approved HalfMoon Education as a continuing education provider (No. 0004647), and this course offers 6.5 CE credits

Completion certificates will be awarded to participants who complete this event, respond to prompts, and earn a passing score (80%) on the quiz that follows the presentation (multiple attempts allowed).

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Carlos A. Kelly *Henderson, Franklin, Starnes & Holt, P.A., Fort Myers*
Mr. Kelly is a lawyer (stockholder) at the Fort Myers-based law firm Henderson, Franklin, Starnes & Holt, P.A. He helps his business clients in the areas of partner/shareholder/ co-owner claims, creditors’ rights, and other contract-based claims. Mr. Kelly helps his real estate clients in the areas of eminent domain, inverse condemnation, Bert J. Harris, Jr., Private Property Rights Protection Act claims, purchase and sale disputes, landlord/ tenant claims, and foreclosure. He speaks and writes for a variety of audiences, including the firm’s Legal Scoop on Southwest Florida Real Estate blog. The Florida Bar’s Eminent Domain Committee, The Florida Bar’s City, County & Local Government Section, and the Florida Association of County Engineers & Road Superintendents have featured Mr. Kelly as a lecturer on eminent domain topics. The American Bar Association published an article Mr. Kelly wrote about the use of eminent domain to condemn underwater mortgages (December 10, 2012 web post). *The Florida Bar Journal* has published several of his articles, including two that he wrote about eminent domain topics. Mr. Kelly is AV rated by Martindale-Hubbell. In addition to being admitted to all Florida state courts, he is admitted to practice in the U.S. District Court for the Middle District of Florida, and the U.S. District Court for the Southern District of Florida. He graduated from The Florida State University in 1993, and graduated from Emory University School of Law in 1997.

Additional Learning

- Considerations for Acquiring and Developing Brownfields Properties in the US**
- Tues, Mar 23, 2021 | 1:00 - 4:00 pm CDT
- Ethical Issues in Land Access and Development**
- Wed, Mar 24, 2021 | 10:00 - 11:00 am CDT
- Stormwater Best Management Practices**
- Thurs, Mar 25, 2021 | 8:30 am - 5:00 pm CDT
- Slope Stabilization and Landslide Prevention**
- Fri, Mar 26, 2021 | 8:30 am - 3:30 pm CDT
- Threats to Trees**
- Fri, Mar 26, 2021 | 9:00 am - 4:30 pm CDT
- Handling Ethical Issues in Construction Contracting**
- Fri, Mar 26, 2021 | 10:00 - 11:00 am CDT
- Fire-Resistant Landscapes and Construction**
- Tues, Mar 30, 2021 | 10:00 am - 5:00 pm CDT
- HEC-RAS Unsteady/2D Modeling**
- Tues, Mar 30, 2021 | 8:30 am - 5:00 pm CDT
- Prairie Restoration**
- Wed, Mar 31, 2021 | 9:30 am - 4:30 pm CDT

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Registration

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