

MEMORANDUM

TO: Governing Board Members

FROM: Tommy B. Strowd, Director
Operations, Maintenance and Construction Division

DATE: December 13, 2012

SUBJECT: Approve creating a unity of title encumbering land interests comprising 1.15 acres, more or less, in Highlands County, located within the District's Riverwoods Field Lab Site

Background:

The Riverwoods Field Lab Site ("Riverwoods") is located on the west side of the Kissimmee River, along US Highway 98 in Highlands County. Riverwoods was acquired by the District in 1994 for the Kissimmee River Restoration Project and contains various buildings and other improvements used for research and educational activities related to the restoration of the Kissimmee River. A building used for meetings and conferences (the "Meeting Center") and a garage/storage structure are located on two adjoining lots within Riverwoods that comprise a total of 1.15 acres, more or less, (collectively, the "Lots"), as shown on the location map attached hereto and made a part hereof as Exhibit "A". In connection with the District desires to construct and install a mounded septic drain field system to service the Meeting Center (the "Septic System"); the Septic System will be located on available area on the lot with the garage/storage structure. As a condition to issuing the permit for the Septic System (the "Permit"), the Highlands County Health Department (the "Health Department") is requiring that a unity of title be created and recorded so that the Lots will be one indivisible lot and parcel of land, and that no portion of the Lots can be transferred except in its entirety as one parcel of land (the "Unity of Title"). District staff recommends that the Governing Board approve creating a Unity of Title encumbering the Lots so that the Health Department will issue the Permit.

How this helps meet the District's 10-year Strategic Plan:

The District works with Florida Atlantic University's Center for Environmental Studies to manage Riverwoods as a Research and Education Center focusing on research and educational activities related to the restoration of the Kissimmee River. The converted buildings and improvements, including the Meeting Center, are used as a base for field research, labs, offices, meeting rooms and classrooms.

Funding Source:

There are no District costs associated with this item.

This Board item impacts what areas of the District, both resource areas and geography:

This construction and management activities associated with Riverwoods and the Kissimmee River Restoration Project will take place in Highlands County and are managed by the Land Management Section of the Land Resources Bureau within the Operations, Maintenance and Construction Division.

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What concerns could this Board item raise?

There are no concerns regarding this Board item.

Why should the Governing Board approve this item?

Creation of the Unity of Title for the Permit will allow the continued use of the Meeting Center in connection with the research and educational activities related to Riverwoods and the restoration of the Kissimmee River.

Persons and Entities for conflict check:

Highlands County