

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: C-111 Canal Project (L-31 North Acquisition Area)

COUNTY: Miami-Dade

SIZE: 13.24 Acres

NUMBER OF CONTRACTS: 4

PURPOSE: These properties are to be used in conjunction with other properties either acquired or to be acquired for the construction of storm water detention and buffer areas to create a hydraulic ridge along the eastern boundary of Everglades National Park (ENP).

SELLERS:

Armando Vicente Sanchez	B7100-078
James B. Pader and Olga F. Pader, Trustees of the Revocable Trust for the Benefit of James B. Pader and Olga F. Pader	B7100-084
Royal Group Investments, Inc. and JSM Holding Corp. Inc. (1)	B7100-097
Rubén Rodríguez and Teresa de Jesús Rodríguez	B7100-109

CONFLICT CHECK: Mr. Michael S. Jones (JSM Holding Corp) and Alicia and Nirma Piña (Royal Group)

James B. Pader, Olga F. Pader, Olga S. Dunford and James A. Pader for the Pader Revocable Trust

APPRAISED VALUE: \$858,000

PURCHASE PRICE: \$863,000

HIGHLIGHTS: The acquisition of these properties continues our success in acquiring the remaining lands for the C-111 Canal Project (L-31 North Acquisition Area).

CONSIDERATIONS: These acquisitions are necessary to create a hydraulic ridge that will provide environmental enhancement to ENP while maintaining the authorized level of flood damage reduction for the lands located east of the L-31N and C-111 canals. These properties are to be used in conjunction with other properties either acquired or to be acquired for the construction of storm water detention and buffer areas to create a hydraulic ridge along the Eastern boundary of Everglades National Park (ENP).

FISCAL IMPACT: The purchase price of the subject lands are the approved appraised values with the exception of one property wherein the purchase price is \$5,000 or three (3%) greater than appraised value. Costs shall be funded from ad valorem funds. No attorney fees or costs are involved in any of these transactions.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorizes the fee acquisition of 13.24 acres located in Miami-Dade County at a purchase price of \$863,000 plus associated costs for the C-111 Canal Project (L-31 North Acquisition Area) and

approve the use of ad valorem funds to accomplish these acquisitions; approve declaring surplus, disposal of, and removal from the asset records, any such structures and improvements deemed unnecessary for the stated purpose of the original land acquisition.

Prepared by: _____
 Thomas W. Hanaway
 Senior Professional-Acquisition
 Land Acquisition Department

 Date

Reviewed by: _____
 Ruth P. Clements
 Director
 Land Acquisition and Land Management
 Department

 Date

Approved by: _____
 Kenneth G. Ammon, P.E.
 Deputy Executive Director
 CERP

 Date

Owners	Tract Nos.	Interest	Acres	Appraised Value	Purchase Price
Armando Vicente Sánchez	B7100-078	Fee	2.50	\$185,000	\$185,000
James B. Pader and Olga F. Pader as Trustees of the Revocable Trust for the Benefit of James B. Pader and Olga F. Pader	B7100-084	Fee	2.50	\$163,000	\$168,000
Royal Group Investments, Inc. and JSM Holding Corp. Inc. (1)	B7100-097	Fee	3.14	\$204,000	\$204,000
Rubén Rodríguez and Teresa de Jesús Rodríguez	B7100-109	Fee	5.10	\$306,000	\$306,000
Totals			13.24	\$858,000	\$863,000

Attachments: Resolution and map