



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Kissimmee River

TRACT: 19-103-787 (Leadingham easement) 1.00 acre
19-103-786 (District fee) 1.01 acres

COUNTY: Highlands

PURPOSE: Kissimmee River Restoration

SELLERS: Mark and Donna Leadingham

APPRAISED VALUE: \$395,000

PURCHASE PRICE: \$395,000

HIGHLIGHTS: Requesting approval of the purchase of land interests containing 1.00 acre, more or less, in fee, for the Kissimmee River Project, in the amount of \$395,000.

CONSIDERATIONS: The Leadingham tract is a residential property located below the 100-year floodplain and is a necessary component of the Kissimmee River Project ("Project"). In addition to the flowage easement, the District will acquire swale rights to allow additional water discharge from adjoining properties. A portion of the consideration consists of surplusing to Leadingham an adjacent District 1.01 acre parcel at appraised value. This exchange, which includes a cost to cure of \$17,989 to raise the elevation of the surplus property, will enable the Leadinghams to continue to reside in the area.

FISCAL IMPACT: The purchase price of the subject land is \$395,000. This is the approved appraised value. All costs are to be funded through Ad Valorem funds. This will be apportioned, as \$305,000 is cash plus a fee parcel appraised at \$90,000. Additionally, the District will pay \$17,989 to cure the District parcel and \$66,300 in attorneys' fees per Florida Statutes.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorizes the easement acquisition of 1.00 acres located in Highlands County, at a purchase price of \$395,000, which is comprised of both cash and surplus land for the Project and approve funding with Ad Valorem funds; and approve declaring surplus, disposal of, and removal from the asset records any such structures and improvements deemed necessary for the stated purpose of the original land acquisition.

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

5/3/06
Date

Reviewed by: Ruth P. Clements
Ruth P. Clements
Director
Land Acquisition Department

5/4/06
Date

GOVERNING BOARD

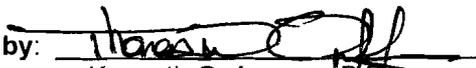
Kevin McCarty, *Chair*
Irela M. Bagné, *Vice-Chair*
Pamela Brooks-Thomas

Alice J. Carlson
Michael Collins
Nicolás J. Gutiérrez, Jr., Esq.

Lennart E. Lindahl, P.E.
Harkley R. Thornton
Malcolm S. Wade, Jr.

EXECUTIVE OFFICE

Carol Ann Wehle, *Executive Director*

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

5-17-06
Date

Owners	Tract Nos.	Interest	Acre	Appraised Value	Purchase Price	Attorney's Fee	Cost to Cure
Mark and Donna Leadingham	19-103-787	Flowage Easement	1.00	\$395,000	\$305,000	\$66,300	\$17,989
SFWMD	19-103-786	Fee	1.01	\$90,000	\$90,000		

Attachments: Resolutions and map