

## SURPLUS LANDS EXECUTIVE SUMMARY

**PROJECT:** C-25

**COUNTY:** St. Lucie

**SIZE:** 0.29 acres, more or less

**PURPOSE:** Surplus and conveyance of fee title

**APPLICANT:** St. Lucie County Board of County Commissioners

**HIGHLIGHTS:** The applicant requests that the District surplus and convey its fee title interest in 0.29 acres, more or less, located within Lot 4, Block P, Harmony Heights Addition, Plat Book 8, page 38, St. Lucie County, Florida, at no cost, to complete a stormwater improvement project.

**CONSIDERATIONS:** Subject property along with the adjoining parcel that the county owns will allow a contiguous stormwater retention pond of approximately 1.15 acres in size to be constructed as part of the Harmony Heights Stormwater Improvement Project.

The Harmony Heights residential subdivision was developed prior to any permitting requirements or standards for flood protection or water quality treatment. Currently stormwater runoff discharges directly into the C-25 Canal and the Fort Pierce Farms Water Control District Canal No. 1 with no water quality treatment. From there the stormwater runoff flows into Taylor Creek and into the Indian River Lagoon near the Fort Pierce Inlet. The stormwater retention ponds proposed within the subdivision will greatly reduce the pollutants entering the C-25 Canal and the Indian River Lagoon.

Key staff members of the District reviewed the application and recommend approval of this request provided all of the following terms, conditions, and requirements are satisfied to the satisfaction of the District:

- a. St. Lucie County shall insure that the Fort Pierce Farms Water Control District (FPFWCD) is aware of the intended use of this parcel.
- b. St. Lucie County shall pay all costs associated with this surplus and conveyance.
- c. St. Lucie County shall, at its sole cost and expense, comply with all applicable subdivision/platting ordinances, laws and regulations applicable to the proposed transaction.
- d. St. Lucie County shall obtain all necessary permits from the District, and any other governmental agencies, if any, and pay all associated fees.
- e. All of the foregoing terms, conditions and requirements shall be satisfied to the District's satisfaction, in the District's sole and absolute discretion, no later than September 1, 2010.

**FISCAL IMPACT:** The property was transferred to Central and Southern Florida Flood Control District in August 1960 at no cost. Applicant shall pay all costs associated with this

transaction. The applicant requested that the \$1,000.00 application fee be waived and that no consideration be paid for the land.

**AUTHORIZATION:** Pursuant to Section 373.056(4) of the Florida Statutes, any water management district may convey to any governmental entity land or rights in land owned by such district not required for its purposes under such terms and conditions as the governing board may determine.

**RECOMMENDATION:** A Resolution of the Governing Board of the South Florida Water Management District approving the surplus and conveyance of fee title interests containing 0.29 acres, more or less, to St. Lucie County; all lying within Lot 4, Block P, Harmony Heights Addition, Plat Book 8, page 38, Section 31, Township 34 South, Range 40 East, C-25 Project, St. Lucie County, Florida, at no cost; approving the waiver of the application fee; subject to satisfaction of certain requirements; providing an effective date.

**Prepared by:** \_\_\_\_\_  
Carla T. Segura, Senior Closing Specialist  
Title & Closing Section  
Date \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
Marcy Zehnder, Manager  
Title & Closing Section  
Date \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
Ruth Clements, Department Director  
Land Acquisition and Land Management Dept.  
Date \_\_\_\_\_

**Approved by:** \_\_\_\_\_  
Kenneth G. Ammon, P.E.  
Deputy Executive Director  
Everglades Restoration Resource Area  
Date \_\_\_\_\_