

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Biscayne Bay Coastal Wetlands

COUNTY: Miami-Dade

SIZE: 79.93 acres

OWNER: Shoma Development Corp.

APPRAISED VALUE: N/A – No Cost

PURCHASE PRICE: N/A – No Cost

CONFLICT CHECK: Shoma Development Corp., Masoud Shojaee, Mana L. Shojaee, Alejandra Lamas, Jose Lamas, Jr.

REQUEST: Approval of the acquisition of land interests containing 79.93 acres, more or less, in Miami-Dade County for the Biscayne Bay Coastal Wetlands Project, to be conveyed at no cost to the District in connection with certain mitigation requirements.

HIGHLIGHTS/CONSIDERATIONS: This fee acquisition is located in Miami-Dade County and required for the implementation of the C-100 Canal Flow Way Component of the Biscayne Bay Coastal Wetlands Project. The land is required to construct this Component which will provide for redistribution of freshwater runoff from the watershed into Biscayne Bay, away from the canal discharges that exist today, and provide a more natural and historic overland flow through existing and or improved coastal wetlands. By rehydrating these coastal wetlands with freshwater runoff from the watershed, the project goals and objectives are met. Acceptance of the land by the District shall be subject to the environmental condition and title condition of the land being acceptable to the District and consistent with Project purposes.

FISCAL IMPACT: The land interests are being conveyed at no cost to the District in resolution of the landowner's environmental resource mitigation requirements associated with the Miami-Dade County Department of Environmental Resources Management, the Florida Department of Environmental Protection and the U.S. Corps of Engineers respective regulatory permits. The three regulatory agencies, the District and the landowner have agreed that the conveyance of the subject land at no cost to the District will resolve the outstanding requirements and provide an ecological benefit to the coastal wetlands once the Project is implemented. In addition, the District will obtain letters from each regulatory agency ensuring that the District will not be responsible for any of the responsibilities contained in the landowner's regulatory permits.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District approve the acquisition of land interests containing 79.93 acres, more or less, in Miami-Dade County for the Biscayne Bay Coastal Wetlands Project, to be conveyed at no cost to the District in connection with certain mitigation requirements.

Owners	Tract No.	Interest	Acres	Appraised Value	Purchase Price
Shoma Development Corp.	TA500-018	Fee	79.93	N/A	N/A
Totals			79.93	N/A	N/A

Prepared by: _____
 Robert A. Schaeffer
 Lead Professional-Acquisition
 Land Acquisition & Land Management
 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
 Everglades Restoration Resource Area

 Date