

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: C-44 Reservoir/Stormwater Treatment Area (STA) Project

COUNTY: Martin

PURPOSE: Declare Surplus and Authorize an Exchange of Land Interests for Implementation of C-44 Reservoir/STA Project

PARTIES: Bar-B Ranch, Inc., a Florida corporation (Bar-B Ranch), Briar Bay, Inc. a Florida corporation (Briar Bay) and the South Florida Water Management District (District)

APPRAISED VALUES: N/A

HIGHLIGHTS: Release by Bar-B Ranch and Briar Bay of all their interests and rights to access, irrigate and drain onto District owned lands, inclusive of the C-44 Reservoir/Stormwater Treatment Area (STA) Project (C-44 Project) lands, in Martin County, in exchange for the District granting to Bar-B Ranch a perpetual non-exclusive access easement, granting a perpetual non-exclusive drainage easement, and cost effectively improving the routing of the current drainage flows onto Bar-B Ranch that are intended by permit to flow south to the C-44 Canal, subject to required government authorization and permitting.

CONSIDERATION: Bar-B Ranch, which borders the C-44 Project to the northeast, and Briar Bay, which borders the C-44 Project to the southwest, will release their access, irrigation and drainage rights over District owned lands, inclusive of the C-44 Project lands, in Martin County, in exchange for the District conveying a non-exclusive easement to access the future Eastern C-44 Road, conveying a non-exclusive easement for drainage into the future C-133 Canal and C-133A Canal, and cost effectively improving the routing of current drainage flows onto Bar-B Ranch that are intended by permit to flow south to the C-44 Canal by utilizing existing District owned canal easements north of and on Bar-B Ranch property. This exchange in no way alleviates Bar-B Ranch from acquiring the proper authorizations to utilize the non-exclusive easement for drainage.

The District will both design and construct the Eastern C-44 Road and the C-133 and C-133A Canals as part of the C-44 Project. The Eastern C-44 Road will provide the District access to the eastern portion of the Project site and provide Bar-B Ranch access to their property to the north from Citrus Boulevard to the south. The road, which will be maintained by the District, is not intended to be open to the public. The C-133 and C-133A Canals along with the future C-132 Canal will provide drainage capacity for both the eastern portion of the Project site as well as provide Bar-B Ranch with no greater than their existing level of drainage service onto the Project site. The canals will be maintained by the District.

Additionally, the C-132, C-133, and C-133A Canals along with utilization of existing District owned canal easements north of and on Bar-B Ranch property will be designed to cost-effectively improve the flow way of current drainage coming onto Bar-B Ranch from properties to the north that is intended by permit to flow south to the C-44 Canal. Bar-B Ranch reportedly has suffered damage and financial losses from the inefficiency of the existing flow way for this drainage. There are other issues related to drainage and permitting in this area that are not addressed by this exchange and are being further investigated by the District's Regulation Department.

The land interests are generally identified on the attached map.

FISCAL IMPACT: The design and implementation costs to cost-effectively improve the routing of current drainage flows onto Bar-B Ranch that are intended by permit to flow south to the C-44 Canal, are estimated at less than \$100,000. These costs shall be borne by the District.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District declare as surplus and authorize an exchange of land interests whereby the District grants to Bar-B Ranch a perpetual non-exclusive access easement, and a perpetual non-exclusive drainage easement, and agrees to cost effectively improve the routing of current drainage flows onto Bar-B Ranch that are intended by permit to flow south to the C-44 Canal, in exchange for the release of access, irrigation and drainage by Bar-B Ranch over District owned lands, inclusive of the C-44 Reservoir/Stormwater Treatment Area (STA) Project lands, in Martin County.

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Resolution and Map