

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Biscayne Bay Coastal Wetlands, Phase 1 Acceler8
COUNTY: Miami-Dade
SIZE: 376.89 acres
PURPOSE: Approval to use Eminent Domain for the acquisition in fee simple of lands in the Biscayne Bay Coastal Wetlands, Phase 1 Acceler8
OWNER: Cutler Bay Venture, LLC. - Tract No. GZ 300-015
APPRAISED VALUE: \$2,385,000
SETTLEMENT PRICE: N/A
CONFLICT CHECK: Cutler Bay Venture, LLC.
Luis Machado

HIGHLIGHTS: This acquisition is located in Miami-Dade County and required for the Biscayne Bay Coastal Wetlands Phase 1 Acceler8 Project (Project). Condemnation is necessary since the District has been unsuccessful in negotiating the voluntary purchase of these tracts. Condemnation will be initiated as a "quick take."

CONSIDERATIONS: The Project, a component of the Cutler Flow-way C-1, 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 while providing for additional flood protection in the C-1 Basin.

Acquisition of fee simple interest for Tract No. GZ 300-015, comprising 376.89 acres, is a necessary part of the Project, in Miami-Dade County.

FISCAL IMPACT: The final condemnation settlement cost of the subject lands is unknown at this time; the April 2, 2006 appraisal for Tract No. GZ 300-015 is \$2,385,000. The appraisal is currently being updated. All costs are to be funded through Florida Forever Trust Funds subject to a budget amendment. However, if a voluntary settlement can be accomplished, Save Our Everglades Trust Fund will be utilized.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorize eminent domain for the acquisition of land interests containing 376.89 acres, more or less, in Miami-Dade County, Biscayne Bay Coastal Wetlands Phase 1 Acceler8 Project and approve funding with either Florida Forever Trust Funds or Save Our Everglades Trust Funds.

Tract Number	Owners Name	Fee Acres	Appraised Value
GZ 300-015	Cutler Bay Venture, LLC.	376.89	\$2,385,000
Total		376.89	\$2,385,000

Dollars	Fund	Funds Center	Funded Program	GL Acct #	140% of Appraised value
\$2,385,000	412000	35101440000	P128	589020	\$3,339,000

Budget Approval

Date

Prepared by: _____

Robert A. Schaeffer

Lead Professional-Acquisition

Land Acquisition and 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

CERP

Date