



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Kissimmee River Restoration and Headwaters Revitalization Project
COUNTY: Osceola and Polk Counties
SIZE: 136.17 acres

Easement Acres and County

Tract No. 18-029-001	(20.77)	Osceola County
Tract No. 18-030-001	(29.53)	Osceola County
Tract No. 18-116-002	(79.22)	Osceola County
Tract No. 18-117-006	(3.08)	Polk County
Tract No. 18-117-007	(0.60)	Polk County
Tract No. 18-117-008	(2.97)	Polk County

PURPOSE: Approval to use Eminent Domain for the acquisition of perpetual flowage and inundation easements in the Kissimmee Chain of Lakes ("Project") Project Area. Acquisition of land between 52.5 and 54 feet.

OWNER: Easement

Mary Louise Zipprer Tract No. 18-029-001

Gwendolyn C. Zipprer, William C. Zipprer, III and Lynda K. Zipprer Mims, as Trustees under the Last Will and Testament of William C. Zipprer, Jr. deceased.
Tract No. 18-030-001

David Gary Zipprer, as Trustee of the David Gary Zipprer Revocable Trust dated June 29, 2004, subject to life estate as to Morris E. Zipprer
Tract Nos. 18-116-002 & 18-117-008

Gwendolyn C. Zipprer Tract No. 18-117-006

Lynda Zipprer Mims and R. Richard Mims, her husband
Tract No. 18-117-007

APPRAISED VALUE:	Tract No. 18-029-001	\$135,000
	Tract No. 18-030-001	\$190,000
	Tract No. 18-116-002	\$225,000
	Tract No. 18-117-006	\$ 35,000
	Tract No. 18-117-007	\$ 7,000
	Tract No. 18-117-008	<u>\$ 30,000</u>
		\$622,000

SETTLEMENT PRICE: N/A

HIGHLIGHTS: This acquisition involves the acquisition of perpetual flowage and inundation easements between 52.5 and 54 feet in Osceola and Polk Counties. One of the Project features includes restoring the river-floodplain system similar to that of the historic River by modifying the hydrological flows to and through the River. Project modeling shows that the River system will impact these properties. This restoration will cause the River levels to rise as high as 54 feet. Condemnation is necessary since the District has not reached negotiated settlements with these owners. Condemnation will be initiated as a quick take. The District is willing to continue negotiations during the condemnation process.

GOVERNING BOARD

Kevin McCarty, *Chair*
Irela M. Baguè, *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.

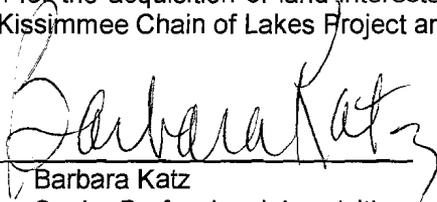
EXECUTIVE OFFICE

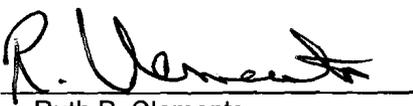
Carol Ann Wehle, *Executive Director*

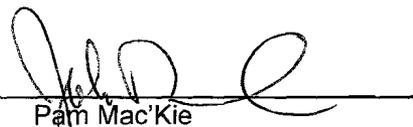
CONSIDERATIONS: Acquisition of perpetual flowage and inundation easements, comprising 136.17 acres, is a necessary part of the Project in Osceola and Polk Counties.

FISCAL IMPACT: The final condemnation settlement cost of the subject lands is unknown at this time. All costs are to be funded through Ad Valorem funds.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorize eminent domain for the acquisition of land interests containing 136.17 acres, more or less, in Osceola and Polk Counties, Kissimmee Chain of Lakes Project and approve funding with Ad Valorem funds.

Prepared by:  2-1-06
 Barbara Katz
 Senior Professional-Acquisition
 Real Estate Department
 Date

Reviewed by:  2-1-06
 Ruth P. Clements
 Director
 Land Acquisition Department
 Date

Reviewed by:  2-15-06
 Pam MacKie
 Assistant Deputy Executive Director
 Land Resources
 Date

Approved by:  2-13-06
 Kenneth G. Ammon, P.E.
 Deputy Executive Director
 CERP
 Date

Dollars	Fund	Agency	Org	Activity (Cap Proj)	Object/ Revenue	Function	140% of Appraised value
\$ 622,000	402	720	7220	Fa00	5610	8183	\$870,800

 2/7/06
 Budget Approved
 Date

Attachments: Resolutions and map

Persons and entities for conflict check:

As to Tract No. 18-029-001
Mary Louise Zipprer

As to Tract No. 18-030-001
Gwendolyn C. Zipprer, William C. Zipprer, III and Lynda K. Zipprer Mims, William C. Zipprer, Jr.

As to Tract No. 18-116-002, 18-117-008
David Gary Zipprer, Morris E. Zipprer

As to Tract No. 18-117-006
Gwendolyn C. Zipprer

As to Tract No. 18-117-007
Lynda Zipprer Mims and R. Richard Mims, her husband