

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Kissimmee Chain of Lakes

TRACT NOS.: 18020-026 (South Florida Water Management District)
18201-004, 18201-007, 18200-008
(The Nature Conservancy)

ACRES: 10.83 maximum (18020-026) – SFWMD EXCHANGE TRACT
122.44 (18201-004, 18201-007, 18200-008) – TNC EXCHANGE TRACTS

PURPOSE: Kissimmee River Restoration

OWNER: The Nature Conservancy

ACTION: EXCHANGE OF LANDS AT NO COST TO SFWMD

REQUEST: Approval of the acquisition of land interests containing 122.44 acres, more or less, in Polk and Osceola Counties for the Kissimmee Chain of Lakes Project in exchange for the conveyance of land interests containing a maximum of 10.83 acres, more or less, in Polk County, and approve declaring surplus for exchange and conveyance land interests containing a maximum of 10.83 acres.

BACKGROUND/PROPOSAL: The District desires to acquire from The Nature Conservancy (“TNC”) land interests containing 122.44, more or less, (the “TNC Land Interests”) that are needed for the Project in Polk and Osceola Counties. In connection with the Project, the District previously acquired fee title to Tract Nos. 18020-004, 18020-002, 18020-005 and 18020-018 in Polk County (the “District Acquired Tracts”). The District has determined that fee ownership of a maximum 10.83 acre portion of the District Acquired Tracts (the “District Exchange Lands”) is not needed for the Project. The District shall convey the District Exchange Lands, now identified as Tract No. 18020-026, to TNC in exchange for TNC conveying to the District fee title to 27.93 acres of the TNC Land Interests and flowage easement interest with respect to 94.51 acres of the TNC Land Interests. The District’s quit claim deed will contain a reservation of a perpetual access easement and covenants and restrictions prohibiting septic system improvements and any improvements for human habitation. The District’s quit claim deed shall not reserve phosphate, mineral, metal and petroleum interests under section 270.11, Florida Statutes.

FISCAL IMPACT: The District’s appraisal staff has conducted an internal analysis that concluded that the cumulative value of the TNC Land Interests that the District is acquiring from TNC is greater than the value of the District Exchange Lands, subject to the said covenants and restrictions prohibiting septic system improvements and any improvements for human habitation and the said reservation of a perpetual access easement, that TNC is acquiring from the District.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District approve the acquisition of land interests containing 122.44 acres, more or less, in Polk and Osceola Counties for the Kissimmee Chain of Lakes Project in exchange for the conveyance of land interests containing a maximum of 10.83 acres, more or less, in Polk County, and approve declaring surplus for exchange and conveyance land interests containing a maximum of 10.83 acres.

Prepared by: _____
Robert A. Schaeffer
Lead Professional-Acquisition
Land Acquisition

Date

Reviewed by: _____
Ruth P. Clements
Director
Land Acquisition

Date

Approved by: _____
Kenneth G. Ammon, P.E.
Deputy Executive Director
Everglades Restoration & Capital Projects
Resource Area

Date

Owners	Tract Nos.	Interest	Acres	Appraised Value	Purchase Price
South Florida Water Management District	18020-026	Fee*	10.83**	N/A	N/A
The Nature Conservancy	18201-004	Fee	17.93	N/A	N/A
The Nature Conservancy	18201-007	Fee	10.0	N/A	N/A
The Nature Conservancy	18200-008	Flowage Easement	94.51	N/A	N/A

*subject to a reserved access easement in favor of the District and covenants and restrictions

**maximum

Attachments: Resolution and maps

Persons and entities for conflict check:

The Nature Conservancy