

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: C-111 Canal Project (L-31 North Acquisition Area)
COUNTY: Miami-Dade
SIZE: 39.93 Acres
NUMBER OF PROPERTIES: 20
PURPOSE: These properties are to be used in conjunction with other properties either acquired or to be acquired for the construction of storm water detention and buffer areas to create a hydraulic ridge along the eastern boundary of Everglades National Park (ENP).
REQUEST: Authority to Condemn

HIGHLIGHTS: The acquisition of these properties is necessary to meet C-111 Canal Project guidelines as defined by the Corps.

CONSIDERATIONS: These acquisitions are necessary to create a hydraulic ridge that will provide environmental enhancement to ENP while maintaining the authorized level of flood damage reduction for the lands located east of the L-31N and C-111 canals. These properties are to be used in conjunction with other properties either acquired or to be acquired for the construction of storm water detention and buffer areas to create a hydraulic ridge along the Eastern boundary of ENP. 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. The District has advised the owners that the District is willing to continue negotiations during the condemnation process.

FISCAL IMPACT: The current appraised value of these properties is \$3,240,999. Additional costs in the nature of attorney fees and costs and final judgments or settlements will be greater. 140% or \$4,537,986 will be encumbered in anticipation of these costs. Costs shall be funded from ad valorem funds.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorizes the condemnation acquisition of 39.93 acres located in Miami-Dade County at an acquisition price of \$3,240,999 plus attorney fees, costs and final judgments or settlements for the C-111 Canal Project (L-31 North Acquisition Area) and approve the use of ad valorem funds (Capital Projects Okeechobee) are budgeted and dedicated funds (Wetlands Mitigation and Lake Belt Mitigation) are available subject to a budget amendment to accomplish these acquisitions; approve declaring surplus, disposal of, and removal from the asset records, any such structures and improvements deemed unnecessary for the stated purpose of the original land acquisition.

Prepared by: _____
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Land Acquisition 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

Owners	Tract Nos.	Interest	Acres	Appraised Value
Lázaro Rosell & Norberto Gonzalez	B7100-052	Fee	0.85	\$119,000
Jose Campos	B7100-065	Fee	2.36	\$177,000
Rigoberto and Janciana Daly	B7100-080	Fee	2.50	\$158,000
Eugenio Miguel and Richard Acebo	B7100-081	Fee	4.81	\$339,999
Angel, Amador & Andres Nolasco	B7100-082	Fee	2.50	\$300,000
Sahir and Atiya Imam	B7100-085	Fee	2.50	\$163,000
Juan J. Ponce and Arnaldo Mirabal (deceased)	B7100-086	Fee	2.50	\$163,000
Gladys I. Varella	B7100-088	Fee	2.50	\$158,000
Martin Bogardus	B7100-095	Fee	2.50	\$181,000
Gladys Perez	B7100-099	Fee	4.70	\$356,000
Roosevelt Graham	B7100-102	Fee	2.43	\$321,000
Aero-Modelers of Perrine-Fla, Inc.	B7100-103	Fee	5.00	\$443,000
Arturo Delgado	B7100-233	Fee	0.19	\$12,000
Estate of Adolfo Cancelas	B7100-239	Fee	0.05	\$5,000
Joe Campos	B7100-241	Fee	0.14	\$10,000
Rashid Tahir Chaudhry	B7100-258	Fee	2.19	\$232,000
Heirs of Jose M. Acebal	B7100-263	Fee	0.27	\$27,000
Estate of W. Segal	B7100-265	Fee	0.08	\$5,000
Barry Haiman, Douglas M. Rudolph and Sydney J. Rudolph	B7100-267	Fee	0.54	\$20,613
Ten-Ven Investments, N.V.	B7100-268	Fee	1.32	\$50,387
TOTALS			39.93	\$3,240,999

Attachments: Resolution and map