

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Biscayne Bay Coastal Wetlands, Phase 1 Acceler8

COUNTY: Miami-Dade

SIZE: 262.13 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: Frank B. Bradshaw III and Robert W. Bradshaw, as Trustee under the Testamentary Trust of Frank B. Bradshaw, deceased

TRACT: GZ 300-013

APPRAISED VALUE: \$1,965,000

SETTLEMENT PRICE: N/A

CONFLICT CHECK: Frank B. Bradshaw III, Individually and as Trustee
Robert W. Bradshaw, Individually and as Trustee
Testamentary Trust of Frank B. Bradshaw, deceased

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". However, the District will continue attempts to reach a voluntary settlement.

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 300-013, comprising 262.13 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 6, 2006 appraisal for Tract No. GZ300-013 is \$1,965,000. 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, the 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 262.13 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
GZ300-013	Frank B. Bradshaw III and Robert W. Bradshaw, as Trustees under the Testamentary Trust of Frank B. Bradshaw, deceased	262.13	\$1,965,000
Total		262.13	\$1,965,000

Dollars	Fund	Funds Center	Funded Program	GL Acct #	140% of Appraised value
\$1,965,000	412000	35101440000	P128	589020	\$2,751,000

Budget Approved

Date

Prepared by: _____

Robert A. Schaeffer
Lead Professional-Acquisition
Land Acquisition & 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