



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: C-111 Spreader CERP Canal
TRACT: 45-100-023, GR-100-075
COUNTY: Miami-Dade
SIZE: 321.95 acres
PURPOSE: Acquisition of land for C-111 Spreader Canal Project
SELLERS: Herbert S. Garten, Lynnore Moss, Joel D. Fedder, and Susan F. Garten
APPRAISED VALUE: \$2,736,600
PURCHASE PRICE: \$2,736,600

HIGHLIGHTS: Requesting approval of the purchase of land interests containing 321.95 acres, more or less, for the C-111 Spreader Canal CERP Project, in the amount of \$2,736,600.

CONSIDERATIONS: Acquisition of fee simple interest, comprising 321.95 acres, is a necessary part of the accelerated (A8) portion of the C-111 Spreader Canal CERP Project (C-111 Spreader Canal Project). Located in south Miami-Dade County, the C-111 Spreader Canal Project is intended to reestablish sheet flow and hydrologic connectivity between wetlands within the Southern Glades and Model Lands, provide more natural sheet flow to Florida Bay, and to eliminate damaging point source discharges through S-197.

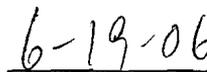
The need for the subject property has arisen as a result of the Florida Department of Transportation's (FDOT) willingness to construct a multi-million dollar US Hwy 1 bridge over the proposed C-111 Spreader Canal. In addition to allowing FDOT to construct the bridge at no cost to SFWMD, fee simple interest in this parcel would support hydrologic improvements within the parcel, and over contiguous public lands. It would also allow for a high degree of flexibility with respect to the final spreader canal alignment.

FISCAL IMPACT: The purchase price is \$2,736,600 or 100% of the approved appraised value. Funding is subject to Governing Board approval of the FY07 budget.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District authorizes the fee acquisition of 321.95 acres located in Miami-Dade County, at a purchase price of \$2,736,600, together with associated costs, subject to Governing Board approval of the FY07 budget.

Prepared by:


Barbara Katz
Senior Professional-Acquisition
Land Acquisition Department


Date

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Carol Ann Wehle, *Executive Director*

Reviewed by: 
Ruth P. Clements
Director
Land Acquisition Department

6/19/06
Date

Approved by:  For KSA
Kenneth G. Ammon, P.E.
Deputy Executive Director
CERP

6.20.06
Date

Owners	Tract Nos.	Interest	Acres	Appraised Value	Purchase Price
Herbert S, Garten, Lynnore Moss, Joel D. Fedder, Susan F. Garten	45 100-023	Fee	321.44	\$2,736,600	\$2,736,600
	GR 100-075	Fee	0.51		
Totals			321.95	\$2,736,600	\$2,736,600

Attachments: Resolution and map