

LAND ACQUISITION EXECUTIVE SUMMARY

PROJECT: Kissimmee River
TRACT NOS.: 19-101-076 (South Florida Water Management District)
19-101-077 (Daniel L. Santangelo)
ACRES: 1.21 (19-101-076); 2.51 (19-101-077)
PURPOSE: Kissimmee River Restoration
OWNER: Daniel L. Santangelo
APPRAISED VALUE: N/A
PURCHASE PRICE: N/A

REQUEST: Approval of the acquisition of land interests containing 2.51 acres, more or less, in Highlands County for the Kissimmee River Project in exchange for the conveyance of land interests containing 1.21 acres, more or less, in Highlands County.

BACKGROUND/PROPOSAL: In connection with the Kissimmee River Project, on October 2, 1996 the District acquired fee title to 95.71 acres in Highlands County identified as Tract No. 19-101-016 (the "1996 District Lands"). The owner from whom the District acquired the 1996 District Lands retained fee title to certain lands that were adjacent to the 1996 District Lands (the "Adjacent Lands") and subsequently sold and transferred the Adjacent Lands to the current owner (the "Adjacent Owner"). A 1.21 acre portion of the 1996 District Lands that is directly adjacent to the Adjacent Lands has been identified as Tract No. 19-101-076 (the "District Fee Property"). Without District permission, the Adjacent Owner has constructed two wood frame cabins and certain other improvements on the District Fee Property. A 2.51 acre portion of the Adjacent Lands that is directly adjacent to the 1996 District Lands has been identified as Tract No. 19-101-077 (the "Adjacent Owner Fee Property"). The District has determined that fee ownership of the District Fee Property is not needed for the Project and that fee ownership of the Adjacent Owner Fee Property would benefit the Project by providing additional road access frontage for the 1996 District Lands. The District shall convey the District Fee Property to the Adjacent Owner in exchange for the Adjacent Owner conveying the Adjacent Owner Fee Property to the District. The District's quit claim deed will contain a reservation of a perpetual flowage and inundation easement without reservation of phosphate, mineral, metal and petroleum interests under section 270.11, Florida Statutes.

FISCAL IMPACT: The District has conducted an internal analysis that concluded that the District Fee Property and the Adjacent Owner Fee Property have a comparative per acre value. Therefore, the value of the Adjacent Owner Fee Property that the District will receive in the proposed exchange transaction is greater than the value of the District Fee Property that will be conveyed by the District.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District approve the acquisition of land interests containing 2.51 acres, more or less, in Highlands County for the Kissimmee River Project in exchange for the conveyance of land interests containing 1.21 acres, more or less, in Highlands County.

Prepared by: _____
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Date _____

Reviewed by: _____
Ruth P. Clements
Director
Land Acquisition and Land Management
Date _____

Approved by: _____
Kenneth G. Ammon, P.E.
Deputy Executive Director
CERP
Date _____

Owners	Tract Nos.	Interest	Acres	Appraised Value	Purchase Price
South Florida Water Management District	19-101-076	Fee	1.21	N/A	N/A
Daniel L. Santangelo	19-101-077	Fee	2.51	N/A	N/A

Attachments: Resolution and map

Persons and entities for conflict check:
None