

REAL ESTATE EXECUTIVE SUMMARY

PROJECT: C-44 Reservoir/Stormwater Treatment Area Project

COUNTY: Martin

SIZE: 71 acres

SELLER: Indiantown International Incorporated

PURCHASE PRICE: \$ 2,000,000 and associated costs

HIGHLIGHTS: Requesting approval of the purchase of land interests containing 71 acres, more or less, in Martin County for the C-44 Reservoir/Stormwater Treatment Area Project, in the amount of \$2,000,000.

CONSIDERATIONS: This 71 acre parcel is immediately adjacent to the C-44 Project and is part of a proposed 1160-acre residential and commercial development known as Fort Dawson located on the Indiantown Airport property. The Fort Dawson site, which incorporates several wetland features, is divided into 5 basins, two of which, Basins 3 and 4, comprise the 71 acre parcel and contain existing wetlands that are immediately adjacent to proposed C-44 Project's intake canal. As part of the standard review of Environmental Resource Permit (ERP) applications for development adjacent to a CERP Project, it was determined that proposed development was compatible with the goals and objectives of the C-44 Project. However in the review process, the District staff report raised a concern that the C-44 intake canal may have potential to impact the Fort Dawson site wetlands by over drainage. The staff report stated that the potential impact "...will be addressed by the design of the C-44 Reservoir/STA Project which will incorporate a hydrologic barrier between the TIDD (Troup Indiantown Drainage District) Canal I intake canal and the on-site wetlands to reduce the seepage effect".

During the design review of the intake canal as part of the development of the USACE Construction Contract No. 1 package, the South Florida Water Management District determined that the construction of the hydrologic barrier would cost approximately \$3,450,000, while Corps' estimates range from \$8 to \$10 million. As an alternative, the District is proposing the less costly land acquisition, which will result in a cost-savings. The acquisition of Basins 3 and 4 lands, comprising approximately 71 acres, eliminates the need for the hydrologic barrier. The acquisition contract is contingent on having this costly requirement eliminated from the ERP. Acquisition will enable the Corps to meet their construction schedule, avoids the uncertainty of the hydrologic barrier and has the support of Martin County, the State and the Army Corps.

FISCAL IMPACT: The purchase price is \$2,000,000. Although the appraised values are \$994,000 and \$1,285,000, the acquisition of the property will result in a cost-savings through the elimination of the ERP hydrologic barrier requirement.

RECOMMENDATION: That the Governing Board of the South Florida Water Management District approve the purchase of land interests in Martin County containing 71 acres, more or less, for the C-44 Reservoir/Stormwater Treatment Area Project, in the amount of \$2,000,000 and associated costs; for which dedicated funds (Save Our Everglades Trust Fund) and ad valorem funds (CERP Ad Valorem) are budgeted; 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: _____
Barbara Katz
Senior Professional - Acquisition
Date

Reviewed by: _____
Ruth P. Clements, Director
Real Estate Department
Date

Approved by: _____
Kenneth G. Ammon, P.E.
Deputy Executive Director
Everglades Restoration and Capital Projects
Date

| Owner | Tract No. | Interest | Acres | Purchase Price |
|---------------------------------------|-----------|----------|-------|----------------|
| Indiantown International Incorporated | JE100-095 | Fee | 71 | \$2,000,000 |

Attachments: Resolutions and map

Conflict check:

Clyde W. Dawson and Nancy L. Dawson, as Trustees of the Clyde W. Dawson Revocable Trust dated February 4, 1993, as amended;
Nancy L. Dawson and Clyde W. Dawson, as Trustees of the Nancy L. Dawson Revocable Trust dated February 4, 1993, as amended;
Denise Dawson Gilbert, as Trustee of the Dawson Indiantown Trust dated December 31, 1992;
Donna Jeanne Dawson and Christopher Henry Cantrell, as Trustees of the Donna Jeanne Dawson Living Trust dated April 24, 2006, as amended;
Clyde W. Dawson, Nancy L. Dawson, Donna Jeanne Dawson, Erica Engquist, Denise Dawson Gilbert, Dorinda Dawson-Docar, Deborah Wisor, Catherine Dale-Blevins, Christopher Henry Cantrell, Kenneth Ferrari