SOUTH FLORIDA WATER MANAGEMENT DISTRICT

AGENDA

WATER RESOURCES ADVISORY COMMISSION

Thursday, April 8, 2010, 9:00 AM
SFWMD Headquarters - B-1 Auditorium
3301 Gun Club Road
West Palm Beach, FL 33406

1.	Welcome and Opening Remarks - Kevin Powers, Vice-Chair	5m
2.	Member Issues	30m
3.	SFWMD Strategic Plan and Budget Update - Mike Smykowski, Budget Office Director, Office of Budget Management and Enterprise Solutions, SFWMD	15p 15d
4.	2010 Florida Legislation Update - Ernie Barnett, Director, Legislative Affairs, Regulatory and Public Affairs, SFWMD	10p 20d
5.	WRAC Recreation Issues Workshop Report from 3/22/10 Meeting - David Lithgow, Recreation Issues Chair	10p 15d
6.	SFWMD Surplus Lands Issues - Ruth Clements, Director, Land Acquisition, Everglades Restoration and Capital Projects, SFWMD	15p 30d
	See supporting document: Surplus Lnds Pres ClementsWRAC4-8-10.pdf	
	• Public Comment	15m
7.	Working Lunch - 12:00 p.m.	30m
8.	Fisheating Creek Watershed Project - Keith Fountain, Director of Protection, The Nature Conservancy - Florida; and SFWMD Comments	20p 10d
9.	Everglades Restoration Transition Plan (ERTP), Phase 1 - Susan Conner, ERTP Technical Lead, U.S. Army Corps of Engineers, Jacksonville District; and Todd Hopkins, Supervisory Biologist, U.S. Fish and Wildlife Service, U.S. Dept. of the Interior, Vero Beach Office	20p 25d
10.	SFWMD C-139 Basin Regional Feasibility Study (RFS) and Regulatory Source Control Program Rule Update - RFS: Tom Kosier, Lead Environmental Scientist; and, Rule: Pamela Wade, Director, Everglades Regulation Div., Environmental Resource Regulation Dept., Regulatory and Public Affairs, SFMWD.	30p 30d

- Public Comment 15m

11. Adjourn: 3:00 p.m

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- Public Comment 15m

Surplus Process

Ruth P. Clements, Director
Land Acquisition Department

District's Land Holdings

- Owns and manages approximately 1.4M acres of land.
- Most of the land is actively utilized for conservation, restoration or water resource improvement projects.
- Small percentage become surplus to District needs.
- Annual review of all real estate holdings ensures agency is devoting its assets toward its multi-faceted responsibilities.

What are Surplus Lands?

- Lands not needed by the District for conservation, restoration or water resource projects.
- Examples:
  - Old spoil sites
  - Outside facilities boundary
  - Part of a larger acquisition
  - Conflicting use area

District Surplus Process/Timeline

- October - Conduct annual District-wide review of lands
- Internal routing of potential surplus properties (30 days)
- Perform any necessary ecological assessments (60 days)
- Advance notice to governmental agencies before WRAC discussion
- January – WRAC Sub-committee
- February – Full WRAC
- March – Project & Lands Committee and Governing Board

District Surplus Contingency Process

- If need arises to surplus land outside of normal procedure:
  - Internal routing (15 days)
  - Full WRAC
  - Project & Lands Committee and Governing Board

Statutory Requirements

- Appraisal within 120 days of closing (373.089, F.S.)
- Retain oil, gas and mineral rights (270.11, F.S.)
- Initially offer to local/state government

Additional Requirements

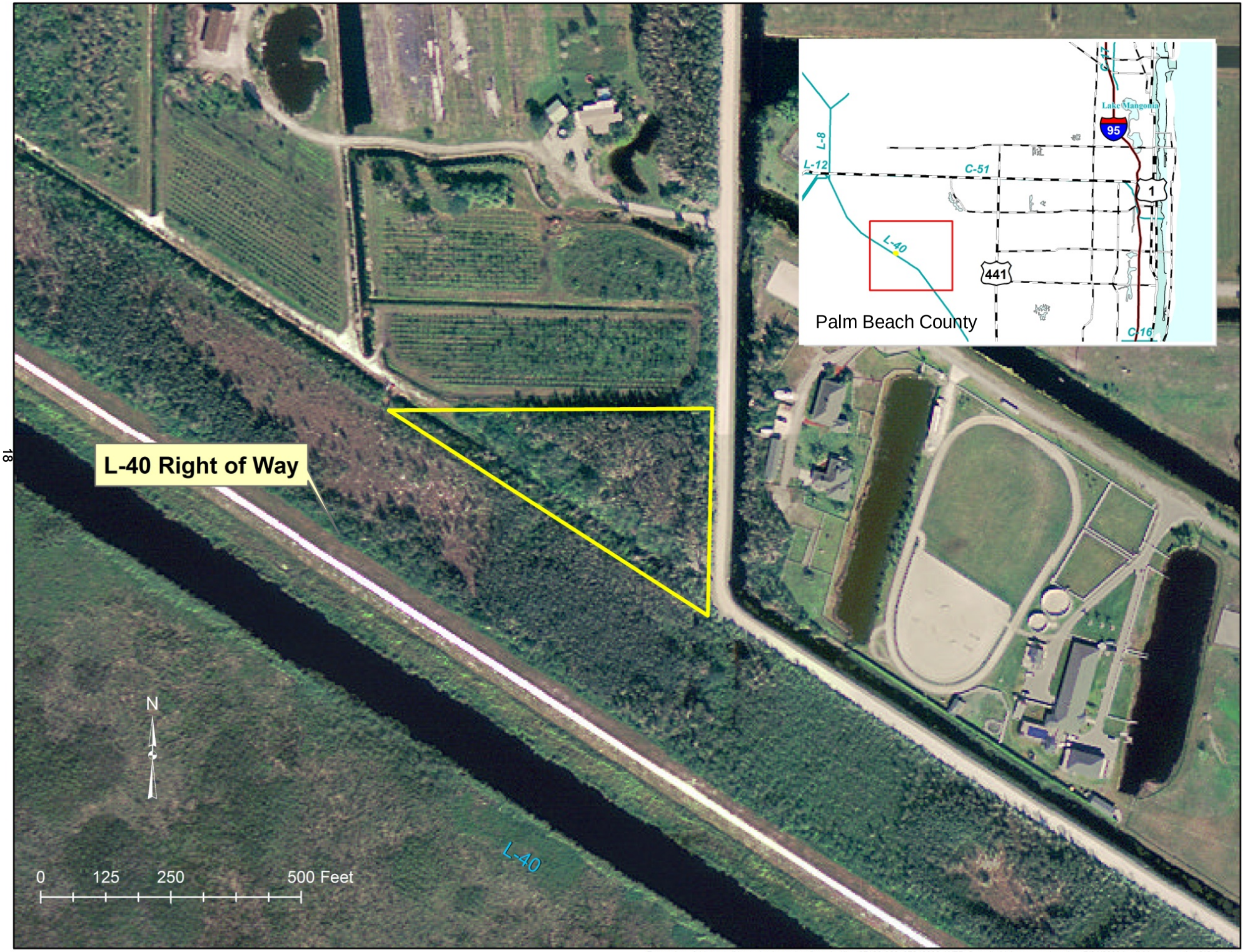
- Notifications to Department of Interior/US Army Corps of Engineers if appropriate
- State Funds
  - Notice to Department of Environmental Protection
  - Requirement for Ecological Assessment where Conservation Funds were used for acquisition

District Proposals

- Use of revenue derived from surplus sales
  - Restrict to same basin when and where possible
  - Utilize for high priority acquisitions outside basin
- Potential deed restrictions regarding use

POTENTIAL SURPLUS LANDS

27100-063



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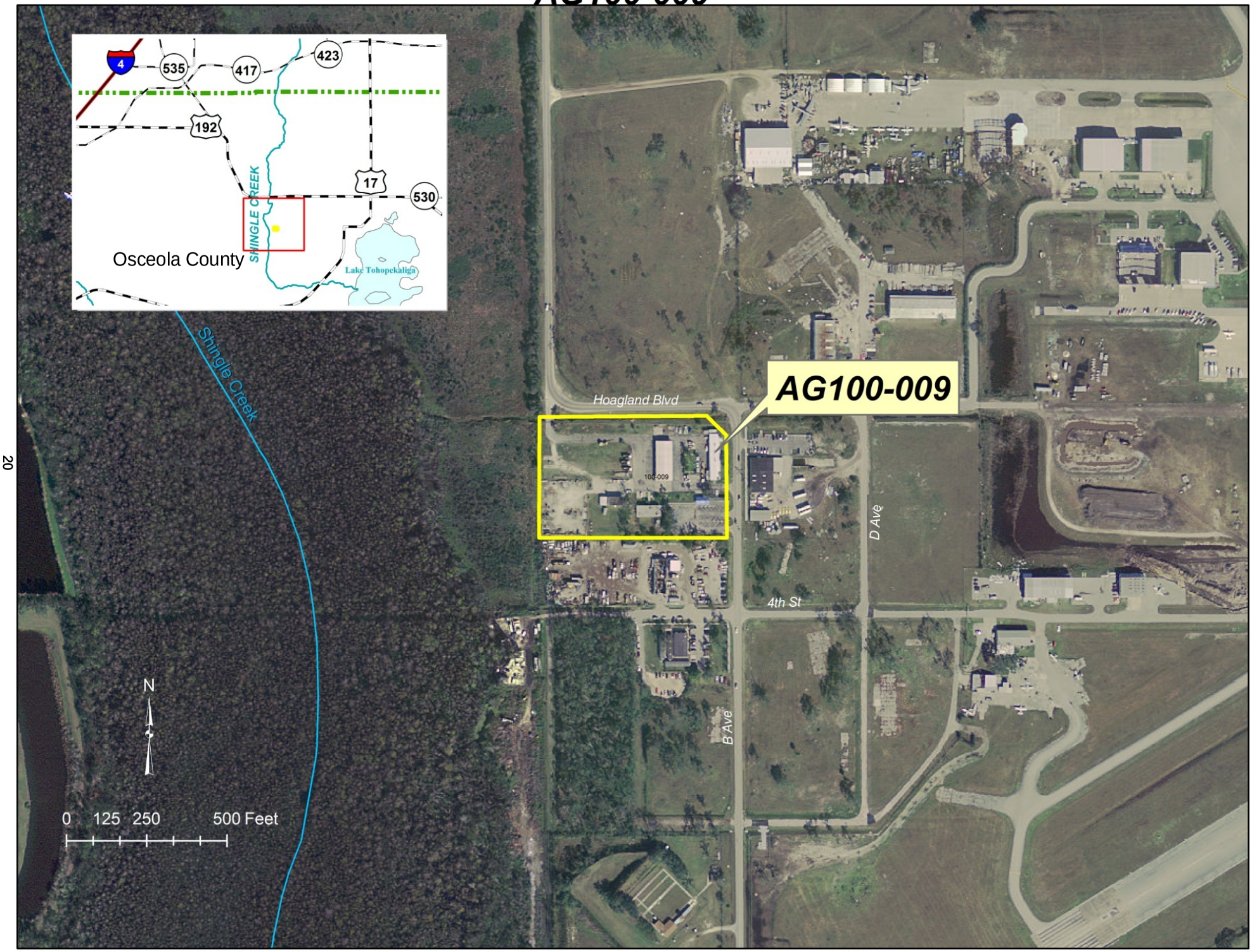
Tract No. 27100-063

- Why Surplus: Originally acquired as part of a larger tract that is included within Water Conservation Area 1 boundary.

  With the construction of the L-40 canal in this section, this portion of the tract was separated from the project.
- Acreage: 2.85 acres
- Estimate of Value: The estimated current value is $114,000.
- County: Palm Beach
- Current Zoning: Agricultural/Residential
- Location: Off of S.R. 80, on Flying Cow Rd within the Village of Wellington.

AG100-009



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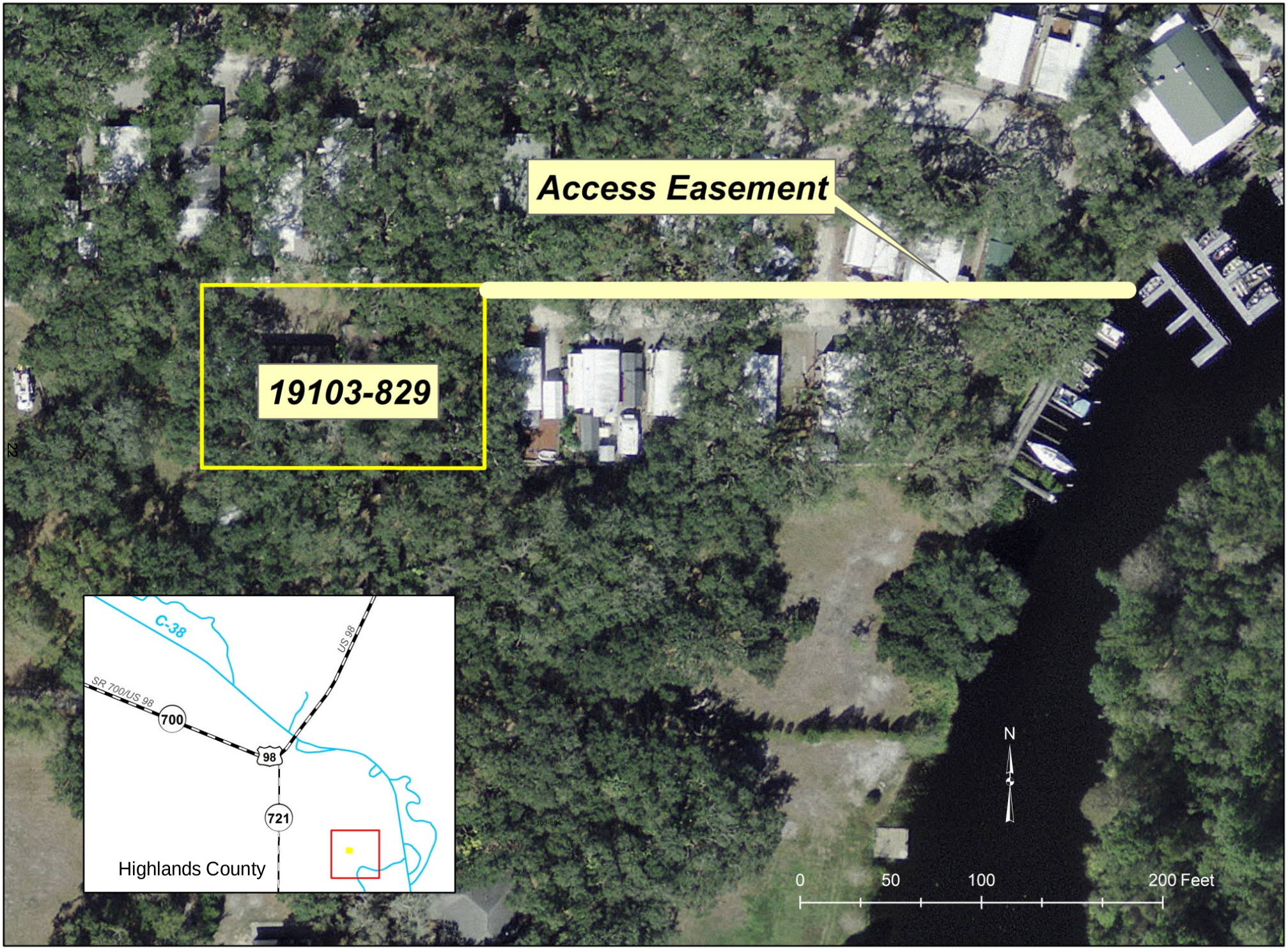
Tract No. AG100-009

- Why Surplus: Former Kissimmee field station. New field station constructed at St Cloud.
- Acreage: 5.0 Acres
- Estimate of Value: The estimated current value is $910,000 (includes improvements)
- County: Osceola
- Current Zoning: Airport Industrial
- Improvements: 1 office building, 3 warehouses, 1 service building (with a total of 13,442 square feet), 1 pole barn, asphalt and concrete parking areas, 6’ chain link fence.
- Location: 80 S. Hoagland Blvd., west of Kissimmee Airport.

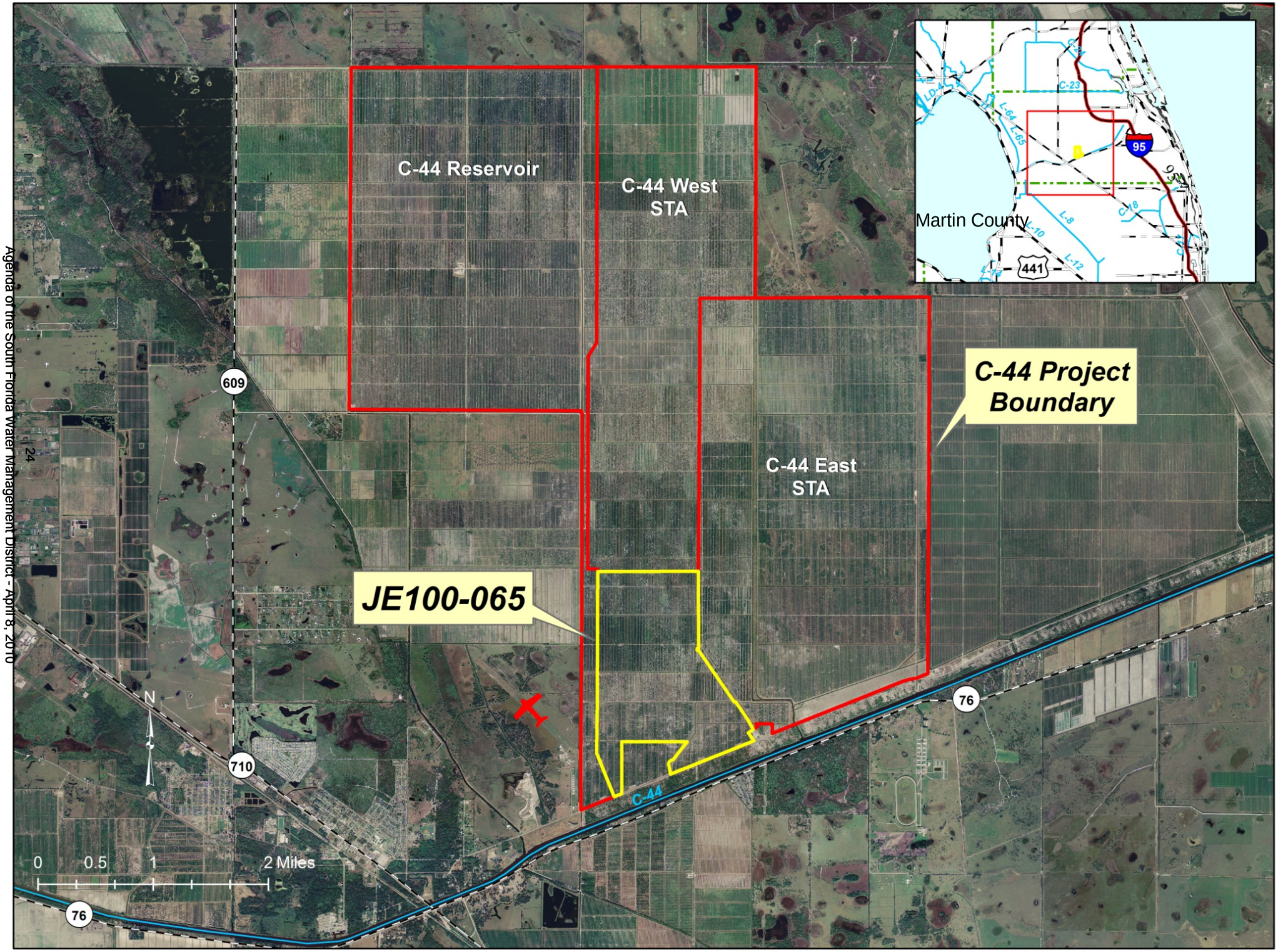
19103-829


Access Easement
19103-829
C-38
US 98
SR 700/US 98
700
98
721
Highlands County
N
0
50
100
200 Feet

Tract No. 19103-829

- Why Surplus: Originally acquired for the Kissimmee River Restoration Proj.
- Improvements: Residence to be demolished prior to surplus. Easement access to the water. An ecological assessment has been completed on this tract.
- Acreage: 0.36 acres
- Estimate of Value: The estimated current value of the lot is $10,000.
- County: Highlands
- Current Zoning: State (AU)
- Deed Restrictions: Subject to a flowage easement on the property.
- Location: Off of US 98 and CR 721, adjacent to Hidden Acres subdivision.

JE100-065



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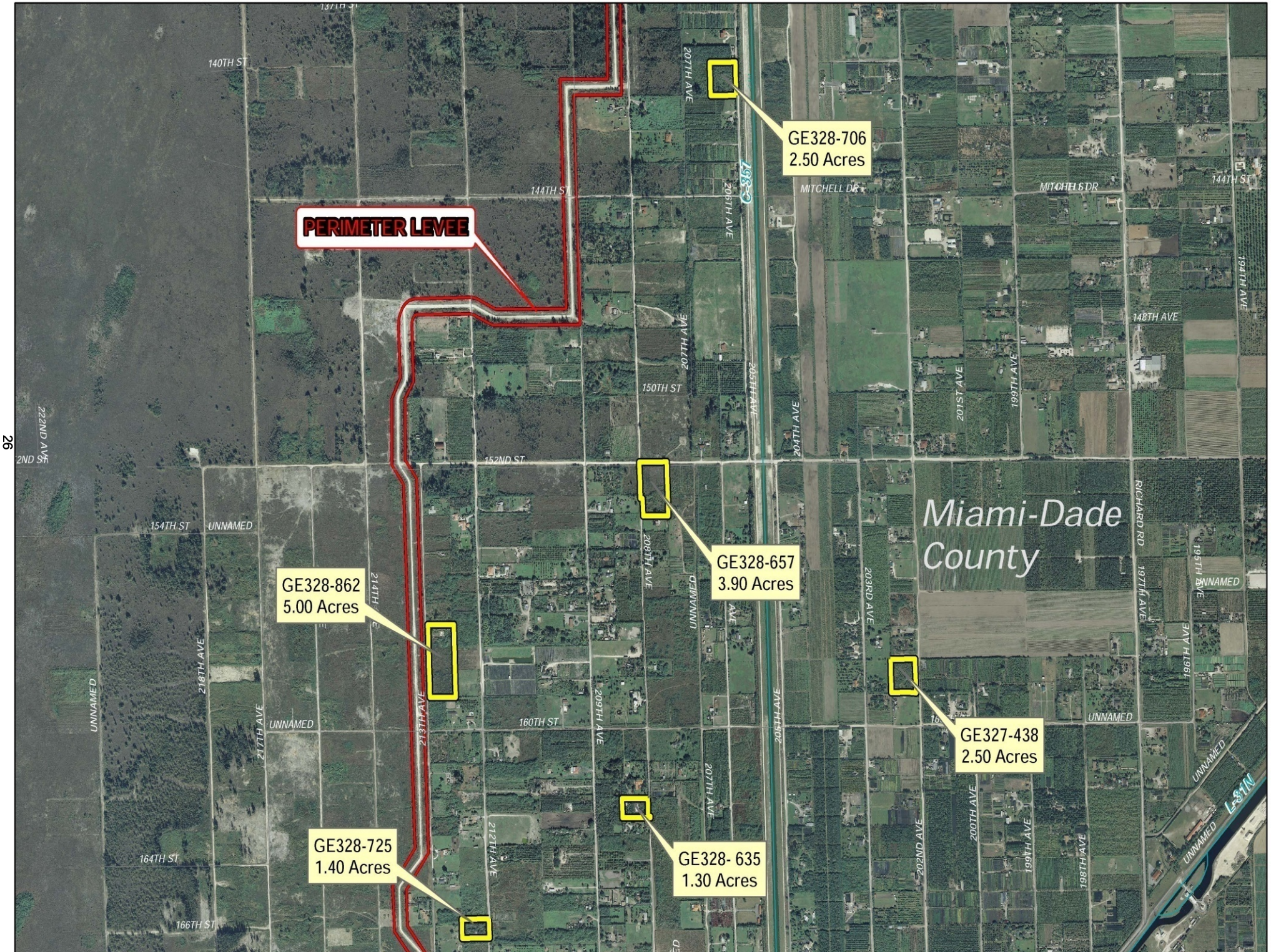
Tract No. JE100-065

- Why Surplus: Originally acquired in January 2006 for use as a reservoir or stormwater treatment area (replacement land acquired).
- Acreage: 1,072.22 acres
- Estimate of Value: The estimated current value is $8,600,000.
- County: Martin
- Current Zoning: Agricultural (A-2)
- Special Conditions: This was a former citrus grove.
- Location: North side of Citrus Blvd., 2 miles east of Indiantown.

GE327-438, GE328-635, GE328-657, GE322-706, GE328-725, GE328-862



8.5 Square Mile

- Why Surplus: Originally acquired for the 8.5 Square Mile Project
- Improvements: Single family residence on three of the tracts.
- Acreage: 1.26 to 5.04 acres
- Estimate of Value Approximately $43,000 to $151,000 (land only). No value was estimated for improvements due to poor condition.
- County: Miami-Dade
- Current Zoning: Varies
- Location: West of the L-31N

Questions?

7. Working Lunch - 12:00 p.m. 30m

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