

2013 SFWMD Land Assessment Recommendations Summary

Region 4 - West Coast

Location

Recommendation

Basis of staff recommendation:

Exchange or Surplus - Entire Site

Robb Rd. (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Caloosa Shores (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Quail Run (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Kirby Thompson Road (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
North River Road (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Spanish Creek Drive (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Center Street (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.

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Recommendation

Basis of staff recommendation:

Exchange or Surplus - Entire Site (continued)

Lippincott Road (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Goggin Rd. (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Lyndhurst Ln (Unassociated Parcel)	Staff recommends that the parcels be approved for exchange or surplus.	The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.
Trout Crk. and Havens Isl. (Unassociated Parcel)	Determine if there is a bona fide interest on the part of Lee County or the U.S. Fish and Wildlife Service to acquire the site for a public purpose; if there is not, staff recommends exchange or surplus of the property.	Staff recognizes that the location and character of these properties may fit well with Lee County’s park system or the USFWS refuge. The District no longer has an interest in the properties as spoil management sites, and has no other plans for them.
I-75 Parcels (Unassociated Parcel)	Determine if there is a bona fide interest on the part of Lee County or the U.S. Fish and Wildlife Service to acquire the site for a public purpose; if there is not, staff recommends exchange or surplus of the property.	As the SME comments point out, this property is adjacent to a County preserve, and to a USFWS refuge. The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.

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Basis of staff recommendation:

Exchange or Surplus - Partial Site

<p>Linwood Rd. (Unassociated Parcel)</p>	<p>Staff recommends that the parcels be approved for sale and transfer to the adjacent property owners, provided that the adjacent property owner is willing to pay appraised value and accept the ownership of the portion of the parcel that abuts the property.</p>	<p>The District no longer has an interest in the properties as spoil management sites, and has no other plans for them. The parcel is a narrow strip that lies between the river and private homes. It would be mutually beneficial for the property to be acquired by the adjacent homeowners, however it would be detrimental if only a portion of the strip went to some of the owners, leaving the District with even smaller and more isolated interests. The sale and transfer should only be implemented if all of the adjacent owners agree to accepting the parcel abutting their individual lots.</p>
<p>Duke Highway (Unassociated Parcel)</p>	<p>The further evaluation of these tracts will consider the exchange or surplus of the District's fee-simple interest in some of the lands to the adjacent property owners, provided that the adjacent property owners are willing to pay appraised value and accept the ownership of the portion of the parcel that abuts their property. Further evaluation will consider the exchange or surplus of the District's fee-simple interest in the remaining portion of these tracts.</p>	<p>The District no longer has an interest in the properties as spoil management sites, and has no other plans for them. The parcel is a narrow strip that lies between the river and private homes. It would be mutually beneficial for the property to be acquired by the adjacent homeowners; however it may be detrimental if only a portion of the strip went to some of the owners, leaving the District with even smaller and more isolated interests. The preferred sale and transfer should be implemented with the objective to get the adjacent owners to collectively agree to accept the parcel abutting their individual lots. The remaining portion could be sole as individual home sites.</p>

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Recommendation

Basis of staff recommendation:

Exchange or Surplus - Partial Site (continued)

<p>CREW</p>	<p>Staff recommends that the use and management of the property continue as-is. Those few small lots lying outside the project boundary should be considered for exchange or surplus..</p>	<p>Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area. Those few scattered parcels lying outside the project boundary should be considered for exchange or surplus with proceeds used for area core mission purposes.</p>
<p>Caloosahatchee Water Quality Facility</p>	<p>Staff recommends that the use and management of the property continue as-is, with the exception of the road frontage along SR 80 which will be released as surplus pursuant to the terms of the acquisition.</p>	<p>Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments.</p>

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<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
No Change in Use (with ownership/management options)		
Six Mile Cypress Slough	Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Lee County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County in exchange for County interests within CREW.	Staff recognizes the many contributions of Six Mile Cypress Slough to the District's core missions, and further recognizes that those contributions would continue and would not be diminished if the property were owned and managed by the County subject to a conservation and flowage easement in favor of the District, rather than the current long-term lease under which the property is currently managed.

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Recommendation

Basis of staff recommendation:

No Change in Use

<p>Corkscrew Regional Mitigation Bank</p>	<p>Staff recommends that the use and management of the property continue as-is.</p>	<p>Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments.</p>
<p>C-43 Reservoir</p>	<p>Regarding the area outside of the project footprint, to the north of the project. Staff recommends that the parcels be retained pending further assessment for District use as a water storage and/or water quality project.</p> <p>Regarding the C-43 Reservoir project generally Staff recommends that the use and management of the property continue as-is.</p>	<p>While the reservoir project will contribute greatly to the District’s mission, planned mission-related uses for the parcels of land that lie to the north of the project are being assessed for possible water storage and/or water quality projects.</p>
<p>Okaloacoochee Slough</p>	<p>Staff recommends that the use and management of the property continue as-is.</p>	<p>Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area.</p>