

**APPENDIX F  
REAL ESTATE PLAN**

## TABLE OF CONTENTS

<b>F.1</b>	<b>Statement of Purpose and Compliance .....</b>	<b>1</b>
<b>F.2</b>	<b>Study Authority and Scope .....</b>	<b>1</b>
<b>F.3</b>	<b>Summary of Study, Alternatives, and Recommended Plan .....</b>	<b>3</b>
<b>F.4</b>	<b>Real Estate Requirements .....</b>	<b>3</b>
F.4.1	Definition of Terms.....	4
<b>F.5</b>	<b>Standard and Non-Standard Estates .....</b>	<b>5</b>
F.5.1	Fee Estate Acquisition (Standard Estate No. 1).....	5
F.5.2	Flowage Easement (Permanent Flooding). (Standard Estate No. 5) .....	5
F.5.3	Channel Improvement Easement (Standard Estate No 8) .....	6
F.5.4	Flood Protection Levee Easement (Standard Estate No 9) .....	6
F.5.5	Railroad Easement (Standard Estate No. 12) .....	6
F.5.6	Temporary Work Area Easement (Standard Estate No. 15).....	7
F.5.7	Non-Standard Estate Agreement .....	7
<b>F.6</b>	<b>Ownership .....</b>	<b>7</b>
F.6.1	Public Lands .....	8
F.6.2	Private Lands .....	8
F.6.3	Canals .....	8
<b>F.7</b>	<b>Zoning .....</b>	<b>8</b>
<b>F.8</b>	<b>Real Estate Considerations .....</b>	<b>8</b>
F.8.1	Relocation Assistance Benefits.....	8
F.8.2	Mineral/Timber Activity .....	9
F.8.3	Hazardous, Toxic, and Radioactive Waste Certification and Disposal Areas .....	9
F.8.4	Application of Navigational Servitude.....	9
F.8.5	Description of any Existing Federally Owned Lands Needed for the Project.....	9
F.8.6	Federal Projects within Lands Required for the Project.....	9
F.8.7	Associated Risks with Acquiring Lands .....	10
F.8.8	Utility Relocations.....	10
F.8.9	Known Opposition to the Project by Landowners .....	10
F.8.10	Other Relevant Issues to Planning, Implementing, or Designing the Project .....	10
<b>F.9</b>	<b>Real Estate Mapping .....</b>	<b>10</b>
F.9.1	Tract Register.....	10
<b>F.10</b>	<b>Real Estate Requirements: Water Control Structures .....</b>	<b>10</b>
F.10.1	Hillsboro Canal Basin – G-56 Gated Spillway.....	11
F.10.2	Pompano Canal Basin – G-57 Gated Spillway and Upstream Culvert .....	12
F.10.3	C-14 West Basin – S-37B Gated Spillway .....	14
F.10.4	C-14 East Basin – S-37A Gated Spillway and Proposed Pump Station .....	16
F.10.5	C-13 West Basin – S-36 Gated Spillway .....	17
F.10.6	C-12 West Basin – S-33 Gated Spillway and Proposed Pump Station .....	19
F.10.7	North New River Basin – G-54 Gated Spillway .....	21
F.10.8	C-11 East Basin – S-13 Pump Station and Gated Spillway .....	21
F.10.9	Summary of Real Estate Requirements for Water Control Structure Improvements under the Recommended Plan .....	23
<b>F.11</b>	<b>Real Estate Acquisition and Incidental Costs .....</b>	<b>24</b>
<b>F.12</b>	<b>Real Estate Requirements: New Canal Stage Monitoring Locations.....</b>	<b>24</b>
<b>F.13</b>	<b>Induced Flooding/Downstream Real Estate Assessment.....</b>	<b>37</b>
F.13.1	Policy Guidelines.....	37

F.13.2	Summary.....	37
<b>F.14</b>	<b>Recommended Plan Real Estate Acquisition Schedule.....</b>	<b>39</b>
<b>F.15</b>	<b>Combined Real Estate Costs .....</b>	<b>40</b>
<b>F.16</b>	<b>Exhibit A: Real Estate Capability Assessment .....</b>	<b>41</b>

### LIST OF TABLES

Table F.10-1.	Real Estate Requirements for Water Control Structure Improvements under the Recommended Plan.....	F-23
Table F.11-1.	Recommended Plan Real Estate Costs for Water Control Structure Improvements.....	F-24
Table F.12-1.	Real Estate Requirements for Canal Stage Monitoring Stations under the Recommended Plan.....	F-25
Table F.13-1.	Real Estate Requirements for Downstream Induced Impacts under the Recommended Plan.....	F-38
Table F.14-1.	Recommended Plan Real Estate Acquisition Schedule.....	F-40
Table F.15-1.	Total Real Estate Costs for all Project Components .....	F-40

### LIST OF FIGURES

Figure F.2-1.	Study Area of the Central & Southern Florida Section 203 Study.....	F-2
Figure F.4-1.	South Florida Water Management District Right-of-Way Zones.....	F-4
Figure F.10-1.	General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: G-56 Gated Spillway.....	F-11
Figure F.10-2.	Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: G-56 Gated Spillway.....	F-12
Figure F.10-3.	General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: G-57 Culverts and Gated Spillway.....	F-13
Figure F.10-4.	Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: G-57 Culverts and Gated Spillway. ....	F-14
Figure F.10-5.	General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-37B Gated Spillway. ....	F-15
Figure F.10-6.	Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-37B Gated Spillway. ....	F-15
Figure F.10-7.	General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-37A Gated Spillway and Pump Station. ....	F-16
Figure F.10-8.	Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-37A Gated Spillway and Pump Station. ....	F-17
Figure F.10-9.	General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-36 Gated Spillway.....	F-18
Figure F.10-10.	Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-36 Gated Spillway. ....	F-19

Figure F.10-11. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-33 Gated Spillway and Pump Station.....	F-20
Figure F.10-12. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-33 Gated Spillway and Pump Station. ....	F-21
Figure F.10-13. General Location of Real Estate Parcels under the Recommended Plan: S-13 Pump Station and Gated Spillway. ....	F-22
Figure F.10-14. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-13 Pump Station. ....	F-22
Figure F.12-1. Public Real Estate for New Monitoring Station Proposed Location to Record G-56 Gated Spillway Downstream Stages.....	F-26
Figure F.12-2. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-56 Gated Spillway Downstream Stages.....	F-27
Figure F.12-3. Public Real Estate for New Monitoring Station Proposed Location to Record G-57 Gated Spillway and S-37A Gated Spillway Downstream Stages.....	F-28
Figure F.12-4. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-57 Gated Spillway and S-37A Gated Spillway and Proposed Pump Station Downstream Stages. ....	F-29
Figure F.12-5. Public Real Estate for New Monitoring Station Proposed Location to Record S-36 Gated Spillway Downstream Stages.....	F-30
Figure F.12-6. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-36 Gated Spillway Downstream Stages. ....	F-31
Figure F.12-7. General Location for New Monitoring Station Proposed Locations to Record S-33 Gated Spillway Downstream Stages.....	F-32
Figure F.12-8. Public Real Estate for New Monitoring Station Proposed Location to Record G-54 Gated Spillway Downstream Stages.....	F-33
Figure F.12-9. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-33 Gated Spillway Downstream Stages. ....	F-34
Figure F.12-10. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-54 Gated Spillway Downstream Stages.....	F-35
Figure F.12-11. Public Real Estate for New Monitoring Station Proposed Location to Record S-13 Pump Station and Gated Spillway Downstream Stages. ....	F-36
Figure F.12-12. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-13 Gated Pump Station Downstream Stages.....	F-37

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**ACRONYMS AND ABBREVIATIONS**

C&SF	Central and Southern Florida
C&SF Project	Central and Southern Florida Project
DEM	Digital Elevation Model
ECB	Existing Conditions Boundary
ECWP	Existing Conditions with Project
FFE	Finished Floor Elevation
FRM	Flood Risk Management
FDOT	Florida Department of Transportation
FWOP	Future Without Project
GIS	Geographic Information Systems
HTRW	Hazardous, Toxic, and Radioactive Waste
LERRD	Lands, Easements, Rights-of-Way, Relocations, and Disposal Areas
PED	Preconstruction Engineering and Design
REP	Real Estate Plan
ROW	Right-of-Way
C&SF Section 203 Study	Central and Southern Florida Flood Resiliency Study for Broward Basins
SFWMD	South Florida Water Management District
Study Area	Approximately 420 square miles in eastern Broward County and southern Palm Beach County, encompassing 15 watershed basins, 7 primary canals, and 9 water control structures
USACE	U.S. Army Corps of Engineers
WCS	Water Control Structure

## **F.1 Statement of Purpose and Compliance**

This Real Estate Plan (REP) appendix is presented in support of the Central and Southern Florida (C&SF) Flood Resiliency (Section 203) Study for Broward Basins (hereafter referred to as the C&SF Section 203 Study) and describes the real estate requirements necessary to implement the Recommended Plan. The REP identifies the Lands, Easements, Rights-of-Way, Relocations, and Disposal Areas (LERRDs) required to support construction, operation, and maintenance of the Recommended Plan features and outlines associated costs and real estate considerations. This REP uses a Recommended Plan model developed through the C&SF Section 203 Study process and addresses the specific real estate actions potentially necessary to implement the flood risk management and resiliency measures identified for Broward Basins. Additional information on related or concurrent studies is provided in **Section 1, Introduction**, of the main report. This REP is prepared at a planning level of detail consistent with the feasibility report. Final real property boundaries, acquisition areas, and land value estimates are subject to refinement during the Preconstruction Engineering and Design (PED) phase, at which time adjustments to acquisition areas and administrative or land costs may occur. Therefore, this REP's current goal is to use comparable sales, past agreement examples, and apply an overall contingency (administrative costs, relocation assistance, and incremental costs) justified with the anticipated increases to estimate the upper range of costs for LERRDs associated with implementing the Recommended Plan.

As the non-federal sponsor, the South Florida Water Management District (SFWMD) is responsible for acquiring the necessary LERRDs in accordance with federal requirements, including securing ownership interests, easements, or other rights as identified in this REP. The U.S. Army Corps of Engineers (USACE), as the federal partner, provides oversight to ensure compliance with applicable laws, regulations, and policy, and is responsible for review and approval of all real estate actions. Together, SFWMD and USACE coordinate to ensure that all acquisitions support the authorized project goals, protect the public interest, and allow for the successful construction, operation, and long-term maintenance of the project.

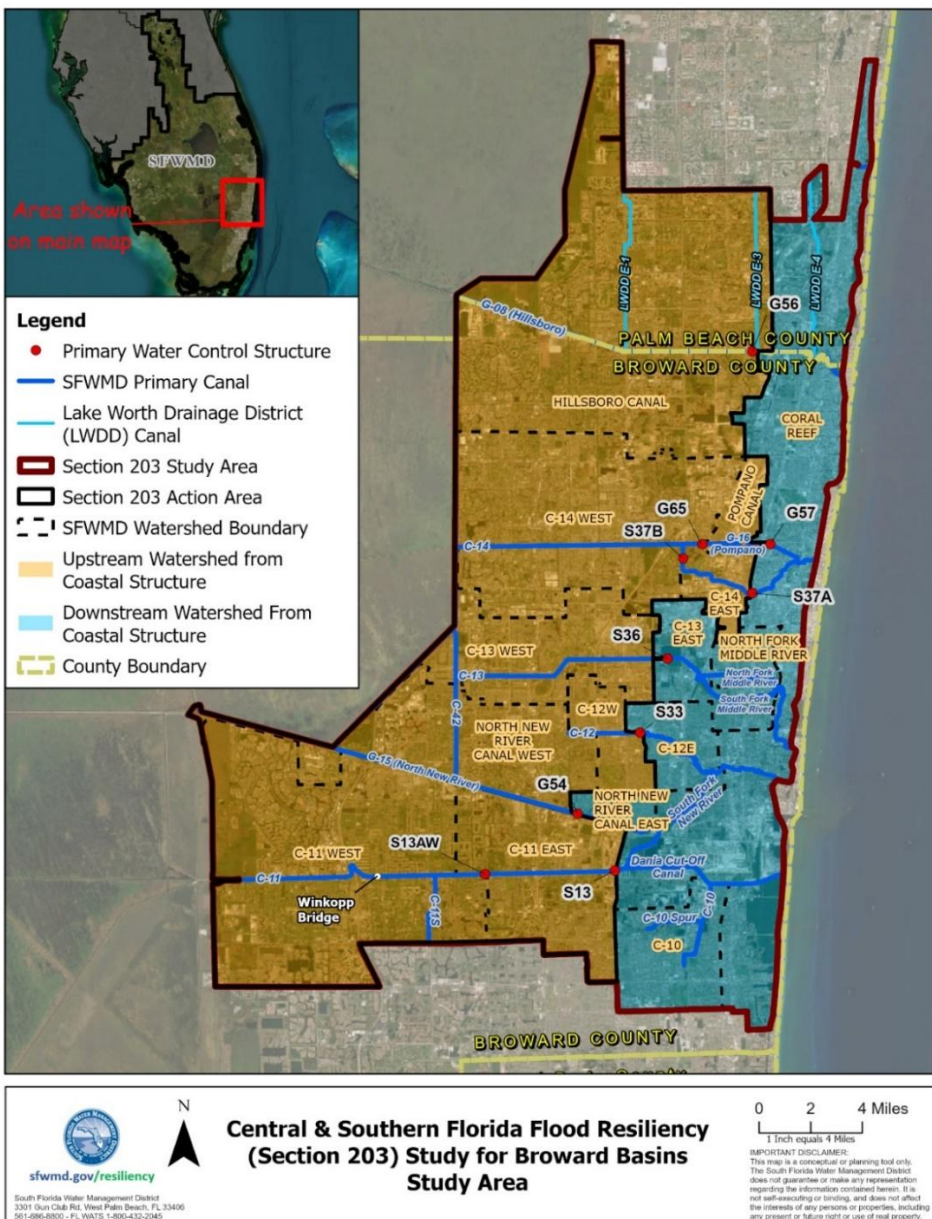
Preparation of this REP is consistent with the requirements of ER 405-1-12, Real Estate Handbook (Change 31, May 1, 1998), Chapter 12, Paragraph 12-16, which prescribes the content, format, and level of detail for feasibility-level REPs. The information herein is sufficient for planning purposes and will be updated during the PED phase in accordance with current USACE policy and guidance.

## **F.2 Study Authority and Scope**

The SFWMD prepared the C&SF Section 203 Study for submission to the Assistant Secretary of the Army (Civil Works). The Assistant Secretary of the Army (Civil Works) will review and determine recommendations for Congress for authorization of the Recommended Plan under the authority of Section 216 of the Flood Control Act of 1970.

The C&SF Section 203 Study adds to the C&SF Section 216 Study, which authorizes the Secretary of the Army, through the Chief of Engineers, to review completed USACE projects when significant physical or economic changes occur. The Secretary may then recommend modifications to project structures or operations to Congress, aiming to improve navigation, flood control, water supply, and environmental quality in the public interest.

The C&SF Section 203 Study focuses on enhancing the resilience of the water control structures (WCS) and adjacent primary canals in Broward Basins Reach A, a reach of the ongoing USACE C&SF Section 216 Study, where hydrologic, hydraulic, and hydrodynamic modeling identified infrastructure within the C&SF system as highly vulnerable to flood risk. Broward Basins Reach A is referred to in this report as the C&SF Section 203 Study Area (**Figure F.2-1**). The C&SF Section 203 Study Area consists of approximately 420 square miles within the eastern portion of Broward County and a small portion of southern Palm Beach County, Florida. The C&SF Section 203 Study Area encompasses nine upstream and six downstream watershed basins with a network of seven primary canals managed by nine WCS (seven of which are coastal structures), in addition to other existing WCS not directly relevant in the C&SF Section 203 Study.



**Figure F.2-1. Study Area of the Central & Southern Florida Section 203 Study.**

### F.3 Summary of Study, Alternatives, and Recommended Plan

The C&SF Section 203 Study evaluates continued and enhanced flood risk management (FRM) and resiliency measures for the existing C&SF Project over a 50-year period of analysis (2035-2085). The C&SF Project is a federally authorized, multipurpose water resource project that has been constructed and is operated and maintained by the SFWMD and the USACE. The C&SF Section 203 Study is critical to identifying and recommending measures that strengthen FRM performance to protect public safety, reduce economic damage, support community resilience, and preserve environmental values.

The purpose of the C&SF Section 203 Study is to develop, evaluate, and recommend flood risk management measures and adaptation strategies that increase resiliency for vulnerable areas served by the C&SF system. The study specifically focuses on enhancing the functionality and capacity of existing WCS to reduce flood damage and improve system performance under conditions of inland inundation, sea level rise, and other changed circumstances expected within Broward County over the 50-year planning horizon.

Three alternatives were developed to address flood risk and improve resiliency within the C&SF Section 203 Study Area. Alternative A is the least intrusive, focusing on minimal modifications to existing infrastructure and requiring relatively few LERRDs. Alternative B represents a moderate level of intervention, incorporating additional structural improvements and operational enhancements, and requiring a greater amount of real estate acquisition than Alternative A. Alternative C is the most complex and comprehensive, involving extensive modifications to WCS, canal improvements, and operational changes, and consequently requires the largest amount of LERRDs to support construction, operation, and maintenance. The three alternatives plus a Future Without Project (FWOP, i.e., No Action) Alternative were compared and evaluated using a structured approach based on four key areas: economic development, regional benefits, environmental quality, and social effects. Planners applied a tool called C-BEST to identify measurable criteria and organized these into a table of effects, which helped assess how Alternatives A through C performed compared to the FWOP Alternative.

This process allowed for a clear evaluation of trade-offs and impacts, leading to the selection of the Recommended Plan. The Recommended Plan consists of a compilation of features from Alternatives A and B with slight modifications to optimize performance. A full description of the Recommended Plan is found in **Section 6, The Recommended Plan**, in the main report.

### F.4 Real Estate Requirements

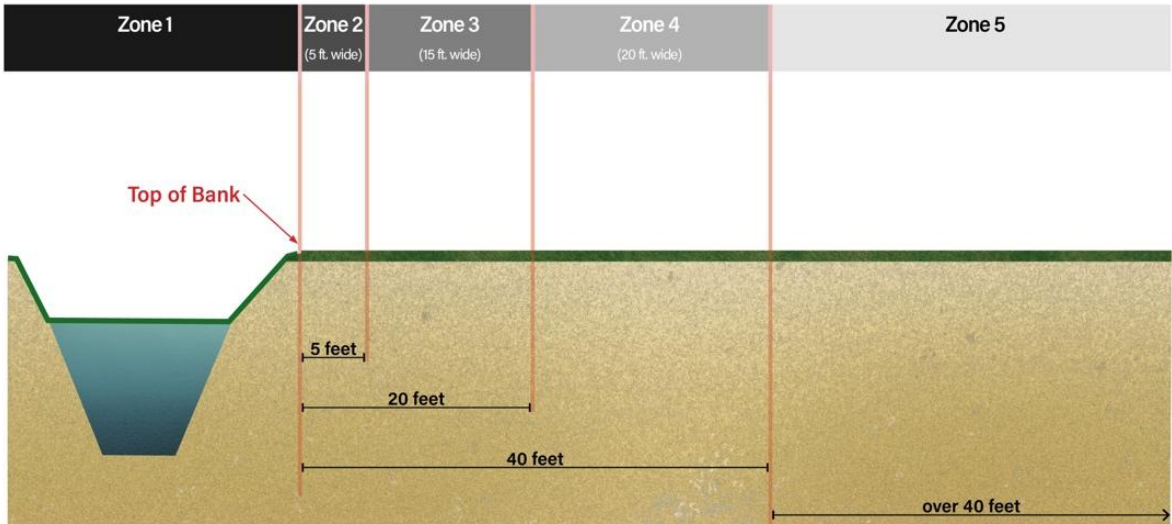
The real estate interests and lands identified below are required for the construction, operation, and maintenance of the flood risk management and resiliency measures proposed under the C&SF Section 203 Study's Recommended Plan. These real estate requirements are necessary to ensure the proper siting of project features, long-term operability of flood control works, and continued access for inspection and maintenance activities. Under the various project alternatives, and carried through to the Recommended Plan, five main types of real estate actions are proposed: (1) Fee Estate Acquisition, (2) Flowage Easement (Permanent), (3) Perpetual Easement (likely Standard Estate no. 8, 9, and 12), (4) Temporary Work Area Easement, and (5) Permit or Non-Standard Estate agreement with local governments and entities. These acquisition types, among other potential agreements, are defined

below and reflect the specific property interests needed to construct, operate, and maintain the proposed flood risk management and resiliency measures in a manner that ensures compatibility with federal and state project objectives, minimizes impacts on private property, and supports the long-term public benefits of the Recommended Plan.

**F.4.1 Definition of Terms**

**Right-of-Way (ROW).** A ROW is a strip of land designated for transportation, utilities, or infrastructure, providing legal access for activities such as roadway use, utility placement, or canal maintenance. Within the SFWMD, ROWs are owned or controlled by the SFWMD to support the operation and upkeep of flood control works, including canals, levees, and water control structures. ROW permits are required for any private use to ensure these activities do not interfere with flood protection, water management, or environmental objectives.

SFWMD classifies ROW lands along its canals into five operational zones, each with specific guidelines to balance land use, maintenance needs, and environmental protection. These five operational zones are illustrated in **Figure F.4-1**. Zone 1 encompasses the canal itself, extending from one bank to the opposite, and is strictly reserved for flood control and unobstructed water flow. Zone 2 is a narrow 5-foot strip adjacent to the top of the bank, primarily used for inspection and limited maintenance. Zone 3 spans from 5 to 20 feet from the top of the bank and allows certain maintenance activities while preserving vegetation for environmental purposes. Zone 4, located from 20 to 40 feet landward, provides space for maintenance equipment and emergency access. Finally, Zone 5 covers areas more than 40 feet from the bank, often used for utilities or other activities that do not interfere with canal operations or flood control. These zones allow SFWMD to maintain operational flexibility while accommodating certain land uses that align with maintenance and environmental criteria.



**Figure F.4-1. South Florida Water Management District Right-of-Way Zones.**

**Easement.** An easement is the grant of a nonpossessory property interest that provides the easement holder permission to use another person’s land for a specific purpose(s). There are two types of easements, affirmative and negative.

- An affirmative easement gives the easement holder the right to do something on the grantor of the easement’s land, such as travel on a road through the grantor’s land.
- A negative easement allows the easement holder to prevent the grantor of the easement from doing something on their land that is lawful for them to do, such as building a structure that obscures light or a scenic view.

Easements can be created in a variety of ways. They can be created by an express grant, by implication, by necessity, and by adverse possession. Easements are transferable and can also be terminated. An easement can be terminated if it was created by necessity and the necessity ceases to exist, if the servient land is destroyed, or if it was abandoned. Easements allow the United States or the non-federal sponsor to perform construction, operation, maintenance, repair, replacement, or rehabilitation of authorized water-resources projects, consistent with the minimum interest in real property required under ER 405-1-12 and the Real Estate Policy Guidance Letter No. 35 (Approved Standard Estates, October 27, 2023). The types of easements proposed under this project are described below.<sup>1</sup>

## **F.5 Standard and Non-Standard Estates**

The standard estates below are written as templates and do not at this time describe the specific parcels that fall under respective estate class.

### **F.5.1 Fee Estate Acquisition (Standard Estate No. 1)**

The fee simple title to (the land described in Schedule A) (Tract Nos. \_\_\_\_, \_\_\_\_ and \_\_\_\_), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Note:** A complete and permanent acquisition of real property in fee simple, subject only to existing public-utility or transportation easements. This estate transfers all rights, titles, and interests to the acquiring entity and is used where full ownership is required to construct, operate, and maintain permanent project facilities such as pump stations, gated spillways, or control structures.

### **F.5.2 Flowage Easement (Permanent Flooding). (Standard Estate No. 5)**

The perpetual right, power, privilege and easement permanently to overflow, flood and submerge (the land described in Schedule A) Tract Nos. \_\_\_\_, \_\_\_\_ and \_\_\_\_), (and to maintain mosquito control,) in connection with the operation and maintenance of the project as authorized by the Act of Congress approved \_\_\_\_\_, and the continuing right to clear and remove brush, debris and natural obstructions which, in the opinion of the representative of the United States in charge of the project, may \_\_\_\_\_

<sup>1</sup> Definitions of the real property interests described in this section, along with other approved estate types, are provided in the U.S. Army Corps of Engineers Real Estate Policy Guidance Letter No. 35, “Approved List of Standard Estates” (October 27, 2023), Enclosure 2, pages 1–11. This guidance supersedes prior estate descriptions and implements the requirements of ER 405-1-12, Chapter 12 (“Real Estate Roles and Responsibilities for Civil Works Projects”), and ER 405-1-11, Paragraph 3-18 (“Preparation and Use of Estate Forms”).

be detrimental to the project, together with all right, title and interest in and to the timber, structures and improvements situate on the land 3 (excepting \_\_\_\_\_, (here identify those structures not designed for human habitation which the District Engineer determines may remain on the land)); provided that no structures for human habitation shall be constructed or maintained on the land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the representative of the United States in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; 4 the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State laws with respect to pollution.

### **F.5.3 Channel Improvement Easement (Standard Estate No 8)**

A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) for the purposes as authorized by the Act of Congress approved \_\_\_\_\_, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Note:** The appropriate estate, Channel Improvement Easement (No. 8) or Flood Protection Levee Easement (No. 9), is determined by the nature of the feature and required maintenance access and is represented by Perpetual Easement.

### **F.5.4 Flood Protection Levee Easement (Standard Estate No 9)**

A perpetual and assignable right and easement in (the land described in Schedule A) (Tract Nos, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) to construct, maintain, repair, operate, patrol and replace a flood protection (levee) (floodwall) (gate closure) (sandbag closure), including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

### **F.5.5 Railroad Easement (Standard Estate No. 12)**

A perpetual and assignable easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_) for the location, construction, operation, maintenance alteration and replacement of a railroad and appurtenances thereto; together with the right to trim, cut,

fell and remove therefrom all trees, underbrush, obstructions, and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the landowners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**Note:** The project is anticipated to develop a non-standard estate agreement with the railroad entities.

#### **F.5.6 Temporary Work Area Easement (Standard Estate No. 15)**

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), for a period not to exceed \_\_\_\_\_, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the \_\_\_\_\_ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### **F.5.7 Non-Standard Estate Agreement**

When public lands are required for project implementation, acquisition is generally accomplished through intergovernmental agreements, memoranda of understanding, or transfers of jurisdiction rather than traditional purchase. Therefore, these types of agreements are typically non-standard estates for parcels owned by municipalities, Florida Department of Transportation (FDOT), government facilities, and private organizations such as railroad entities. Draft agreements are to be developed during the PED phase but will be identified in the sections below.

### **F.6 Ownership**

For the purposes of this study, lands are generally categorized as either public or private. Public lands are owned by a governmental entity at the federal, state, or local (county/municipal) level and are typically held for public purposes such as infrastructure, transportation, water management, or conservation. Private lands are owned by non-public entities, including individuals, corporations, or other organizations, and are held for residential, commercial, agricultural, or other private uses. For the Recommended Plan, both public and private lands will be required, and acquisition processes will vary depending on the ownership type, necessitating coordination across federal, state, local, and private stakeholders to secure all necessary real estate interests.

### **F.6.1 Public Lands**

These lands are typically held for public purposes such as transportation infrastructure, flood control, water management, utilities, conservation, or recreation. Because these transactions occur between public agencies, the process is often more streamlined, with compensation determined by statute, administrative policy, or mutual agreement. However, coordination with the owner agency is essential to ensure that the transfer of rights is consistent with the agency's mission, statutory authorities, and long-term planning objectives.

### **F.6.2 Private Lands**

These properties are typically used for residential, agricultural, industrial, or commercial purposes and are acquired through direct purchase, negotiated easements, or, when necessary, the exercise of eminent domain. Unlike public-to-public transactions, acquisitions from private owners follow a defined appraisal and compensation process consistent with the Uniform Act and other applicable federal and state requirements described below. This ensures that fair market value is established and that landowners receive just compensation, along with relocation assistance benefits when applicable.

### **F.6.3 Canals**

In Broward and Palm Beach counties, the primary water management system, comprised of canals, levees, and flood control structures, is operated and maintained by the SFWMD. These components were originally designed and constructed by the USACE under the C&SF Project. Today, SFWMD serves as the local operating agency, with the USACE maintaining a federal oversight and planning role. Freeing major canals from local management responsibility enables efficient flood protection and water resource management. Additionally, many secondary or smaller canal systems remain under the authority of local water control districts or municipalities, which tie into the larger SFWMD-managed system.

## **F.7 Zoning**

The proposed project locations are situated within Broward and Palm Beach counties, encompassing a mix of residential, commercial, and public land uses governed by local zoning ordinances. While zoning regulates how private property may be developed or used, the acquisition of LERRDs for the proposed action will be carried out in accordance with federal and state requirements. No application or modification of local zoning ordinances is anticipated to facilitate project implementation, nor will zoning restrictions supersede the federal real estate acquisition process required to support construction, operation, and maintenance of the project. More information on zoning in Broward County can be found on Broward County's Urban Planning Division Zoning page, and additional details for Palm Beach County are available through the Palm Beach County Planning, Zoning, and Building websites.

## **F.8 Real Estate Considerations**

### **F.8.1 Relocation Assistance Benefits**

The non-Federal sponsors are to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601 et seq. (P.L. 91-646, "The Uniform Act") and

provide relocation assistance to qualifying residences and businesses within the project area that are displaced, as defined in the Uniform Act, due to project implementation.

The sponsor has also been advised of the P.L. 91-646 requirements to pay Fair Market Value for property acquisitions necessary for the project and the requirements for documenting expenses for credit purposes. A copy of the non-Federal sponsor's assessment of the ability to acquire and provide the LERRDs for the project is located as Exhibit A.

Relocation assistance benefits will be fully realized at the PED phase but are anticipated to be eligible for commercial properties and residential properties that are impacted by project construction and potential induced impacts. These will be identified in sections below describing real estate agreements and acquisitions. Relocation assistance benefits are assumed with the overall contingency provided for this feasibility report.

#### **F.8.2 Mineral/Timber Activity**

There are no valuable minerals impacted by this project.

#### **F.8.3 Hazardous, Toxic, and Radioactive Waste Certification and Disposal Areas**

In accordance with ER 405-1-12, the non-federal sponsor will perform hazardous, toxic, and radioactive waste (HTRW) investigations for all properties to be acquired prior to acquisition. The results of these investigations will be certified by USACE and incorporated into the final REP to ensure that no hazardous, toxic, or radioactive waste conditions are present that could affect construction, operation, or maintenance of the project.

No land will be acquired or designated specifically for disposal of dredged or excavated material under the Recommended Plan. All construction dredged material will be managed within existing rights-of-way or returned to authorized disposal areas already operated by the SFWMD. If disposal areas are later identified as necessary during detailed design, their locations, acreage, and estate types will be added to the updated REP.

#### **F.8.4 Application of Navigational Servitude**

The use of navigational servitude is not applicable to the Recommended Plan.

#### **F.8.5 Description of any Existing Federally Owned Lands Needed for the Project**

There are no federally owned lands needed for this project.

#### **F.8.6 Federal Projects within Lands Required for the Project**

The Study Area is within the federally authorized C&SF Project, although canal ROW rights were provided to the SFWMD to operate in a set of agreements over the last 50 years. Since all lands are state or locally owned, USACE must work with SFWMD to acquire land for project construction activities. For more information on the C&SF Project, refer to **Section 1** of the main report.

**F.8.7 Associated Risks with Acquiring Lands**

There are no anticipated risks associated with acquiring lands necessary for project construction and operation.

**F.8.8 Utility Relocations**

There are no anticipated actions needed to relocate utilities at this time in feasibility. Site surveying in the PED phase may reveal necessary relocations.

**F.8.9 Known Opposition to the Project by Landowners**

There are no known or anticipated landowner concerns regarding the project at this stage of feasibility. Public presentations have been delivered but direct outreach of property owners has not been initiated.

**F.8.10 Other Relevant Issues to Planning, Implementing, or Designing the Project**

At the time of this planning and preliminary design effort, there are potential scheduling delays associated with land agreements with the rail entity.

**F.9 Real Estate Mapping**

Real estate mapping for the C&SF Section 203 Study occurred using geographic information systems (GIS) tax parcel data and ownership information that was obtained from Broward County Property Appraiser records in September 2025. The tax parcel boundaries depicted on the maps are for the 2025 tax year and were the currently published statewide parcel composite at the time the maps were prepared.

The parcel data set retrieved is not intended for use as tax maps. The lot boundaries delineated in the real estate maps do not represent legal boundaries and should not be used to provide a legal determination of land ownership. The parcel boundaries are not survey data and should not be used as such. There may be boundary discrepancies between what is shown on real estate maps and the property's actual deeded boundary. The GIS tax parcel obtained data is intended for planning purposes only to provide a reasonable representation of parcel boundaries and project features. Actual boundaries will be delineated via survey during the PED phase to confirm map extents and property limits to be acquired.

**F.9.1 Tract Register**

A preliminary tract register will be developed during the PED phase to document the individual parcels required for acquisition or easement. The register will identify each tract by parcel identification number, ownership, acreage, type of estate (fee, permanent easement, or temporary easement), and the associated project feature. This future table will be maintained as a living document and refined as title research and survey information are completed.

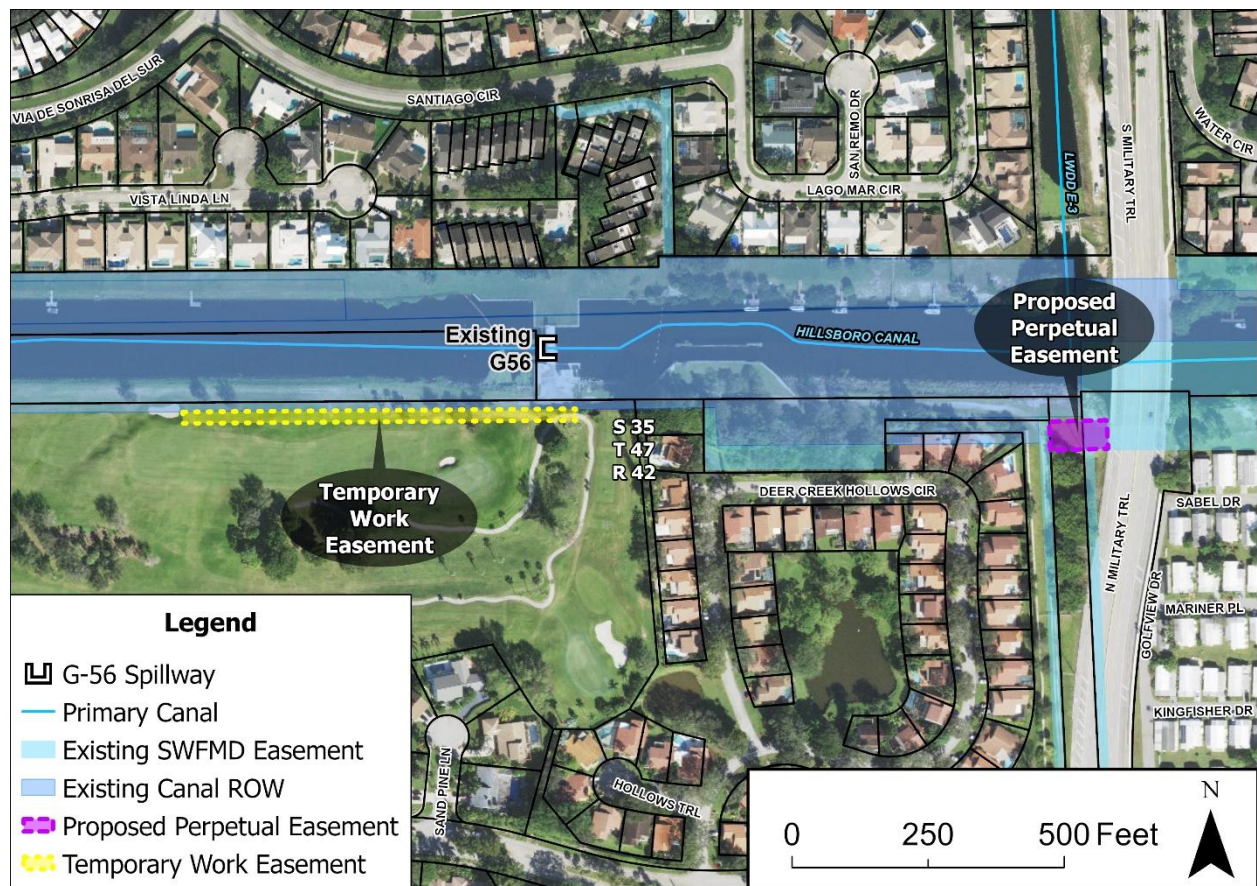
**F.10 Real Estate Requirements: Water Control Structures**

This section identifies the specific sites where real estate easements and/or acquisitions are required to support implementation of the WCS improvements proposed under the Recommended Plan. The

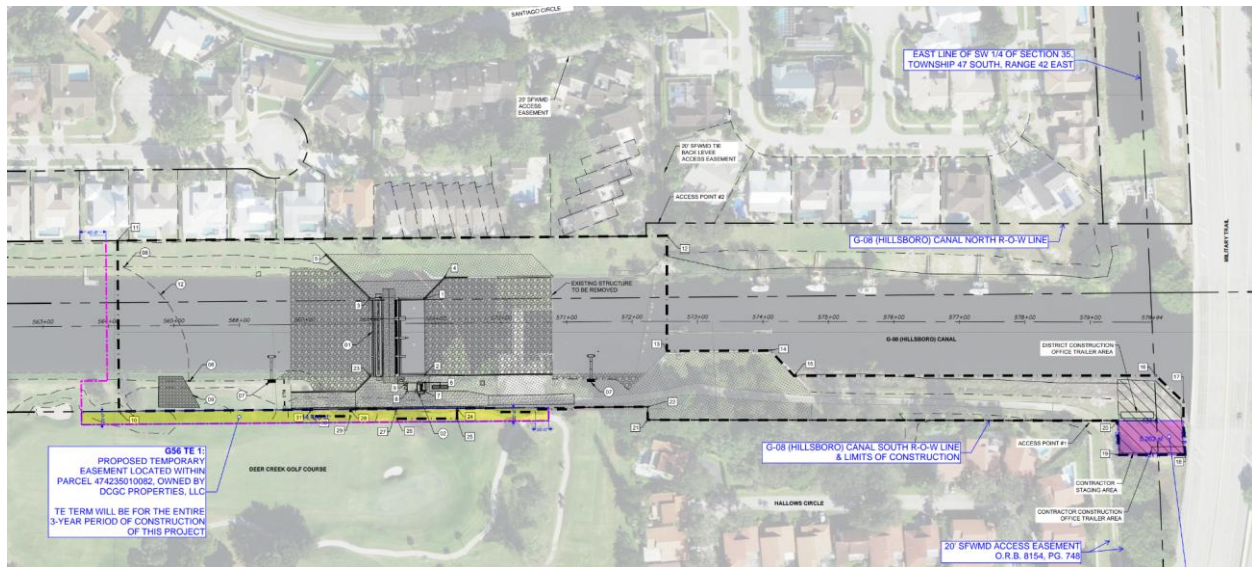
information is organized by watershed basin and WCS and specifies the type of action necessary for each location along with the corresponding area or quantity of land involved. For Temporary Work Area Easements, the duration of the easement, in years, is also provided to indicate the temporary nature of the interest. Watershed basins and WCS that are not listed in this section do not require any LERRDs. Real Estate Acquisition and Incidental Costs associated with each site are listed in **Table F.10-1**.

**F.10.1 Hillsboro Canal Basin – G-56 Gated Spillway**

To support the replacement of the G-56 Gated Spillway, a 5,262 square-foot Perpetual Easement is required from public lands owned by the City of Deerfield Beach, and a 14,400 square-foot Temporary Work Area Easement is required from DCGC Properties, LLC, for a duration of 3 years as shown in **Figure F.10-1** and **Figure F.10-2**.



**Figure F.10-1. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: G-56 Gated Spillway.**

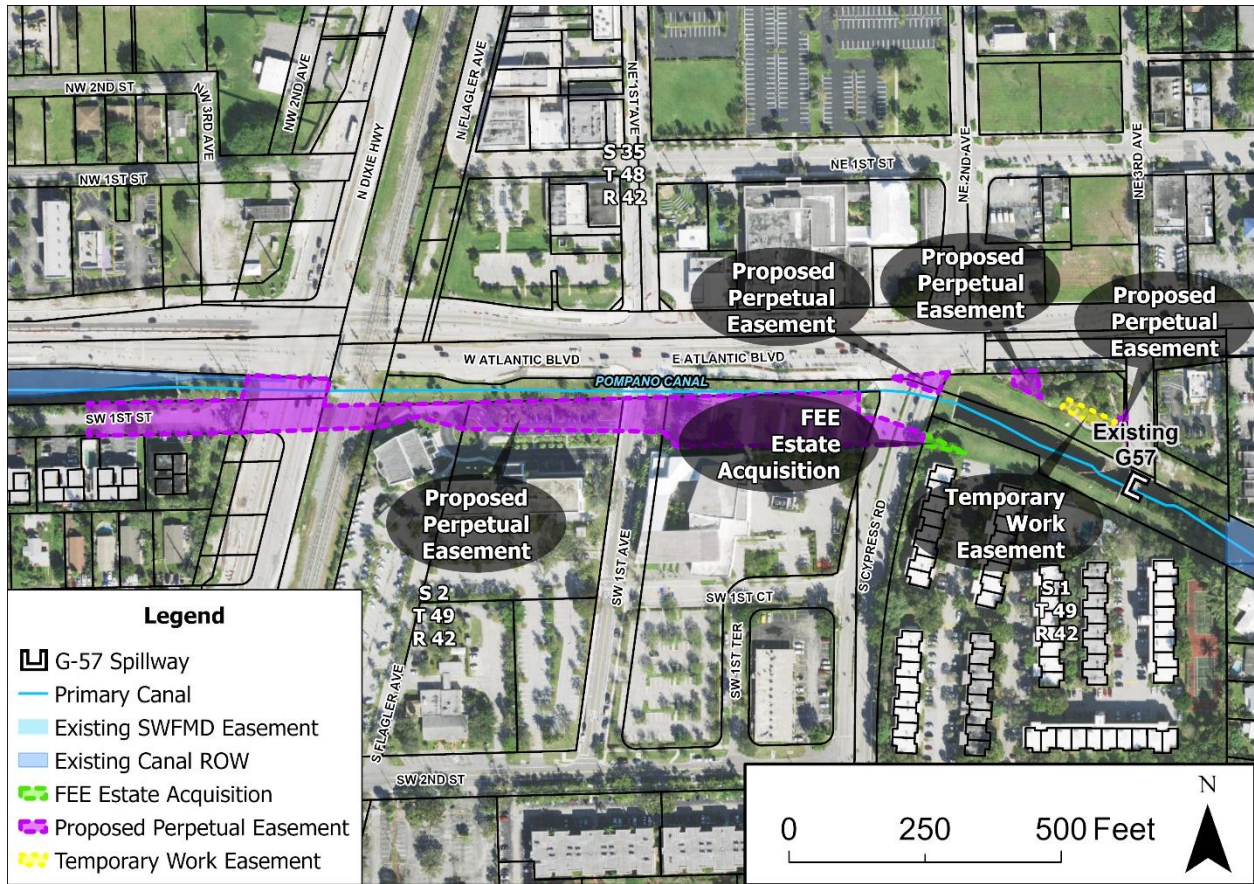


**Figure F.10-2. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: G-56 Gated Spillway.**

#### **F.10.2 Pompano Canal Basin – G-57 Gated Spillway and Upstream Culvert**

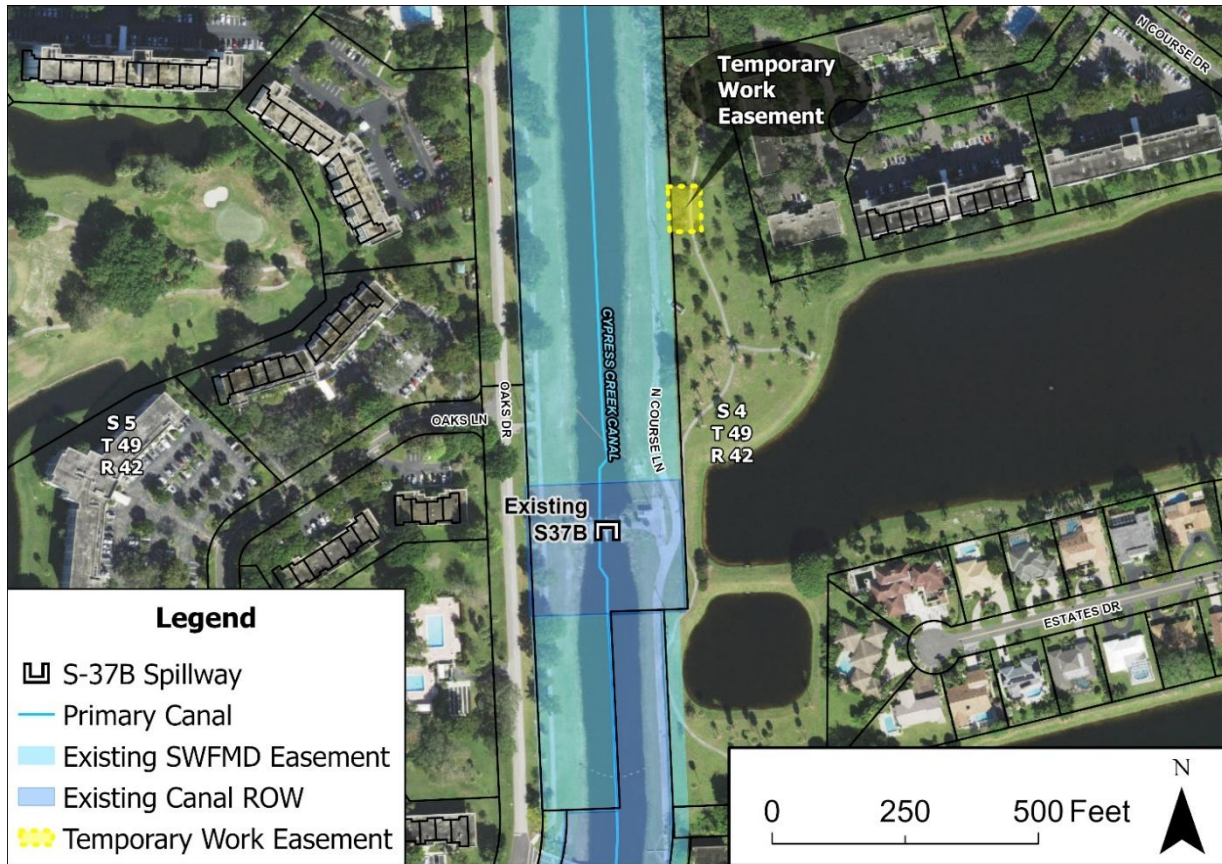
To support replacement of the G-57 Gated Spillway, an 898-square-foot Fee Estate Acquisition is required from a private owner; two separate 1,661-square-foot and 1,032-square-foot Perpetual Easements are required from the City of Pompano Beach; and a 2,018-square-foot Temporary Work Area Easement is required from the City of Pompano Beach for a duration of 3 years. This can be seen in the proposed acquisitions east of Cypress Road, near the spillway structure in **Figure F.10-3** and **Figure F.10-4**.

To support the expansion of the culvert system upstream of the G-57 Gated Spillway, a set of Perpetual Easements is considered, including: a 18,448-square-foot Easement and a 14,105-square foot Easement both from the City of Pompano Beach, a 12,337-square-foot Easement from Florida East Coast Railway (or through Non-Standard Agreement), a third 66,702-square-foot Easement from the City of Pompano Beach, and a fourth 2,063-square-foot Easement from the City of Pompano Beach as shown in **Figure F.10-3** and **Figure F.10-4**. Costs for the City of Pompano Beach also include construction and later removal of a temporary parking area to replace parking stalls that will be out of service during construction, as well as replacement of landscaping impacted by the temporary parking area.

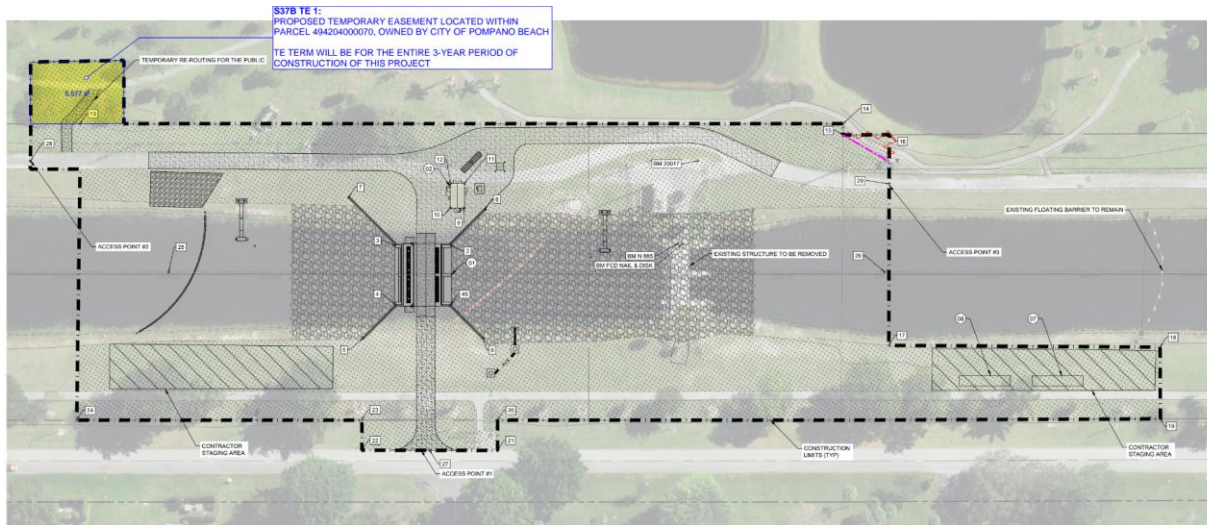


**Figure F.10-3. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: G-57 Culverts and Gated Spillway.**





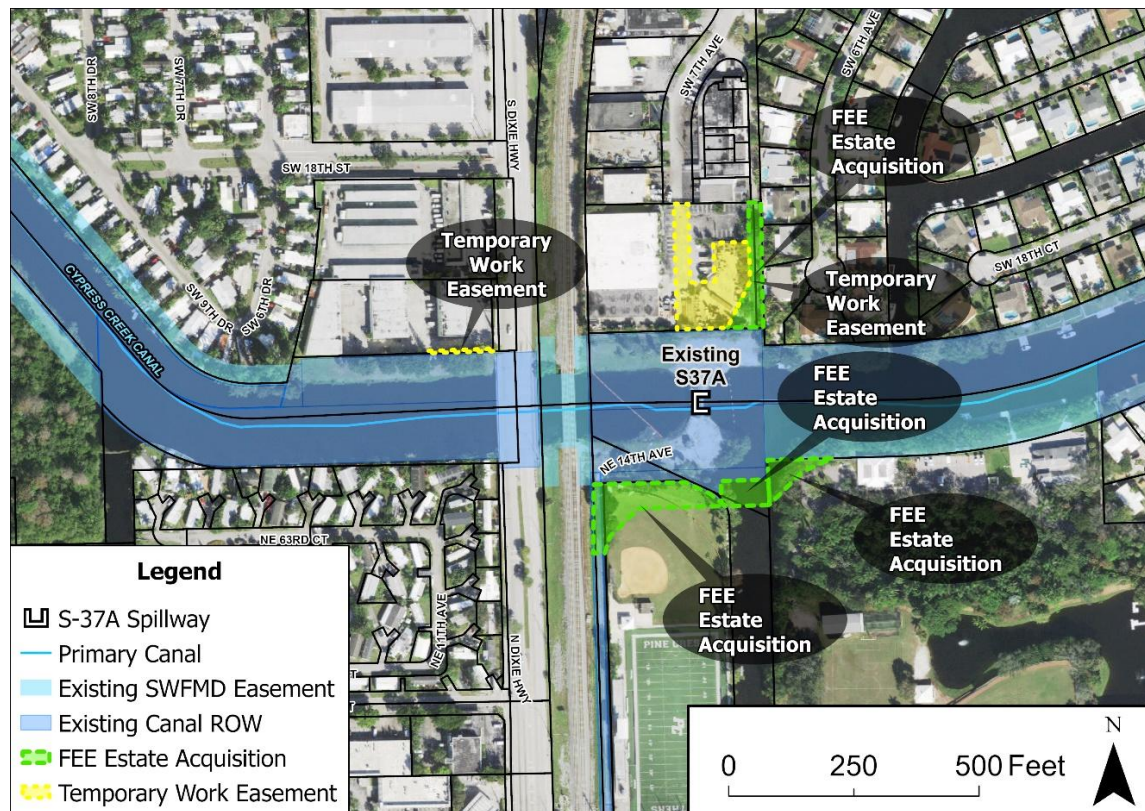
**Figure F.10-5. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-37B Gated Spillway.**



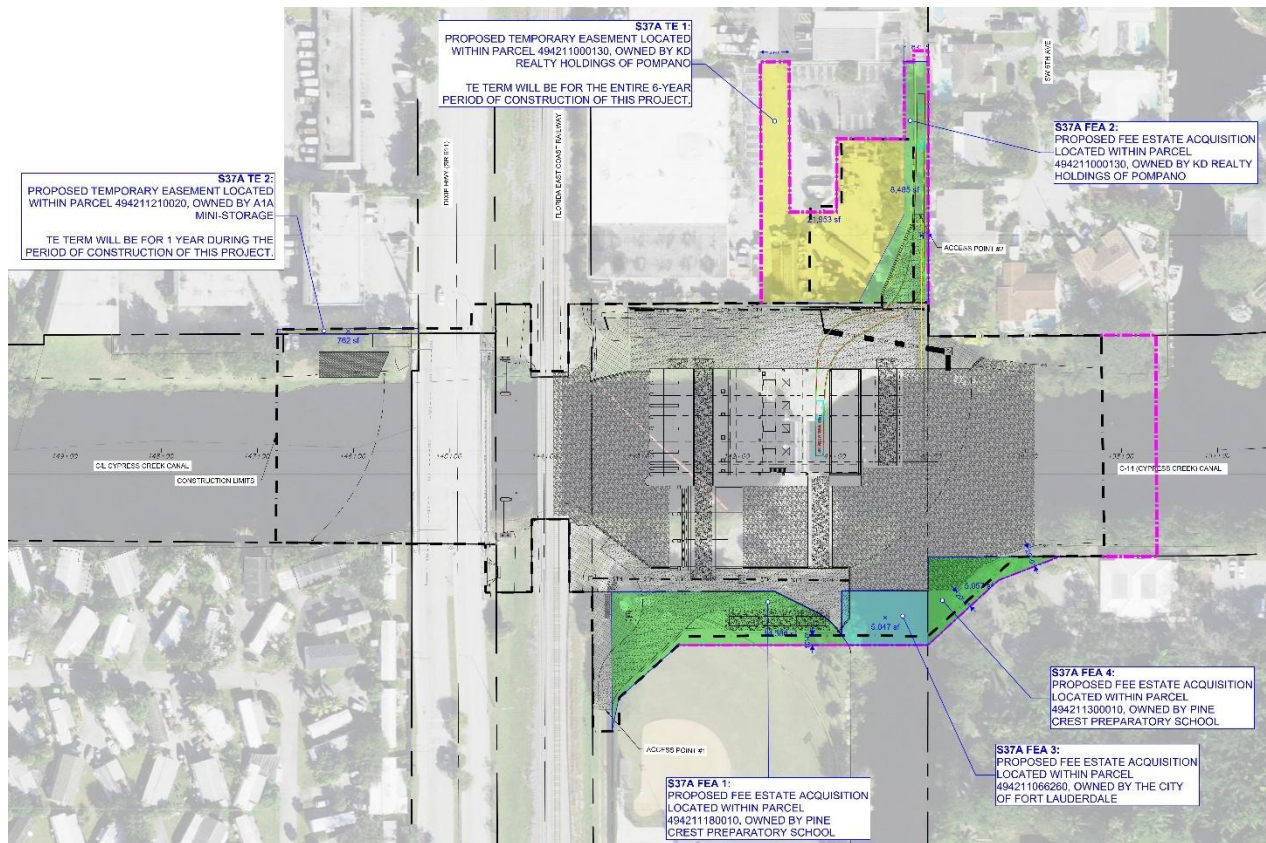
**Figure F.10-6. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-37B Gated Spillway.**

**F.10.4 C-14 East Basin – S-37A Gated Spillway and Proposed Pump Station**

To support construction of a new pump station and gated spillway, a 14,386-square-foot Fee Estate Acquisition and a separate 5,057-square-foot Fee Estate Acquisition are required from Pine Crest School. In addition, a 5,047-square-foot Fee Estate Acquisition from the City of Fort Lauderdale and an 8,485-square-foot Fee Estate Acquisition from KD Realty Holdings of Pompano are required. Two Temporary Work Area Easements are also required, including a 762-square-foot Easement from A1A Mini-Storage for a duration of 1 year and a 21,953-square-foot Easement from KD Realty Holdings of Pompano for a duration of 6 years (Potential Non-Standard Agreement) as shown in **Figure F.10-7** and **Figure F.10-8**. The estimated costs for the Fee Estate Acquisition and Temporary Work Area Easement reflect the reconfiguration and relocation of the softball field and associated structures at the school, as well as reconstruction of the softball field’s outfield wall.



**Figure F.10-7. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-37A Gated Spillway and Pump Station.**



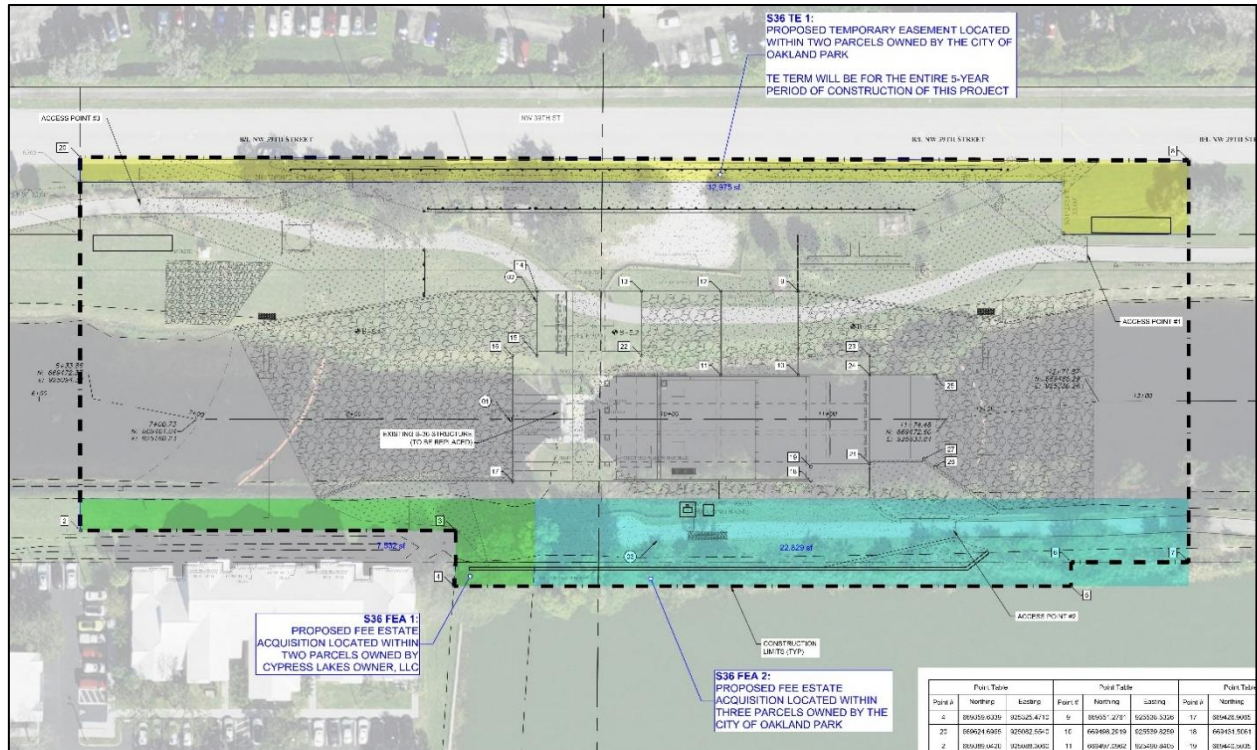
**Figure F.10-8. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-37A Gated Spillway and Pump Station.**

**F.10.5 C-13 West Basin – S-36 Gated Spillway**

To support construction of a new pump station and gated spillway, a 7,532-square-foot Fee Estate Acquisition is required from Cyprus Lakes Owner, LLC, along with a 22,829-square-foot Fee Estate Acquisition from the City of Oakland Park as shown in **Figure F.10-9** and **Figure F.10-10**. In addition, a 12,975-square-foot Temporary Work Area Easement is required from the City of Oakland Park for a duration of 5 years. The estimated costs in for the Fee Estate acquisition and Temporary Work Area Easement reflect the permanent and temporary impacts associated with these acquisitions.



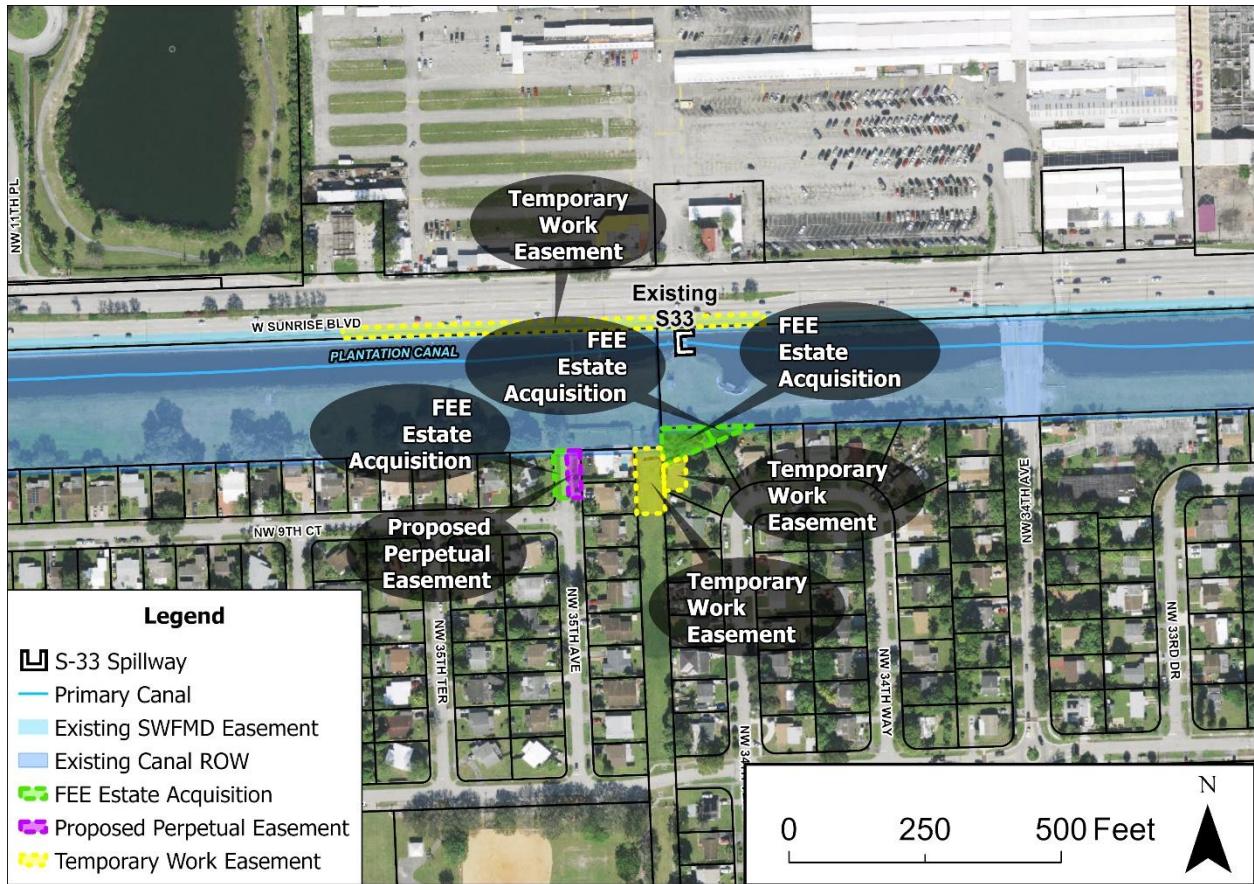
**Figure F.10-9. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-36 Gated Spillway.**



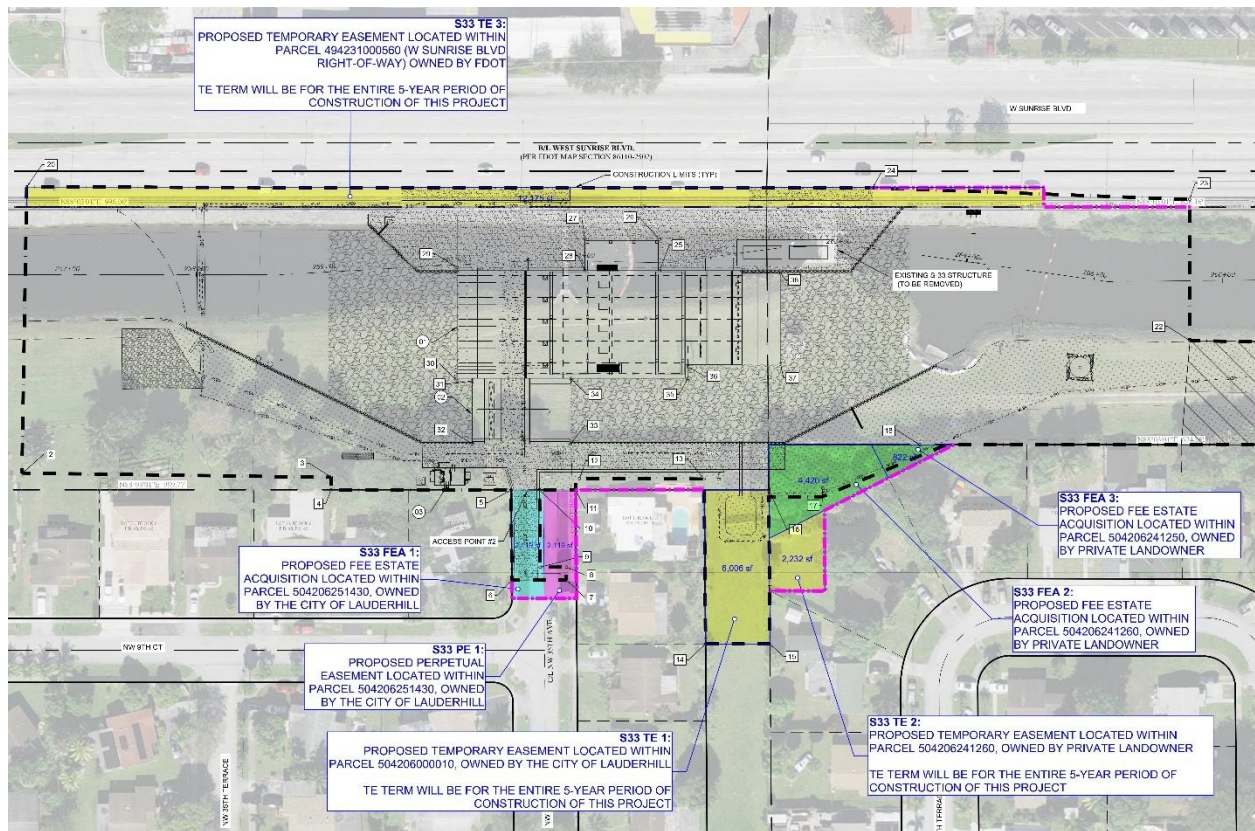
**Figure F.10-10. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-36 Gated Spillway.**

**F.10.6 C-12 West Basin – S-33 Gated Spillway and Proposed Pump Station**

To support construction of a new pump station and gated spillway, a 2,119-square-foot Fee Estate Acquisition is required from the City of Lauderdale, along with 4,420-square-foot and 822-square-foot Fee Estate Acquisitions from private owners as shown in **Figure F.10-11** and **Figure F.10-12**. In addition, a 2,119-square-foot Perpetual Easement is required from the City of Lauderdale, along with a 6,006-square-foot Temporary Work Area Easement from the City of Lauderdale, a 2,232-square-foot Temporary Work Area Easement from a private owner, and a 12,175-square-foot Temporary Work Area Easement from FDOT, each for a duration of 5 years. The estimated costs in for the Fee Estate Acquisition and Temporary Work Area Easement reflect the permanent and temporary impacts associated with these acquisitions.



**Figure F.10-11. General Real Estate Parcels Ownership and Potential Acquisition under the Recommended Plan: S-33 Gated Spillway and Pump Station.**



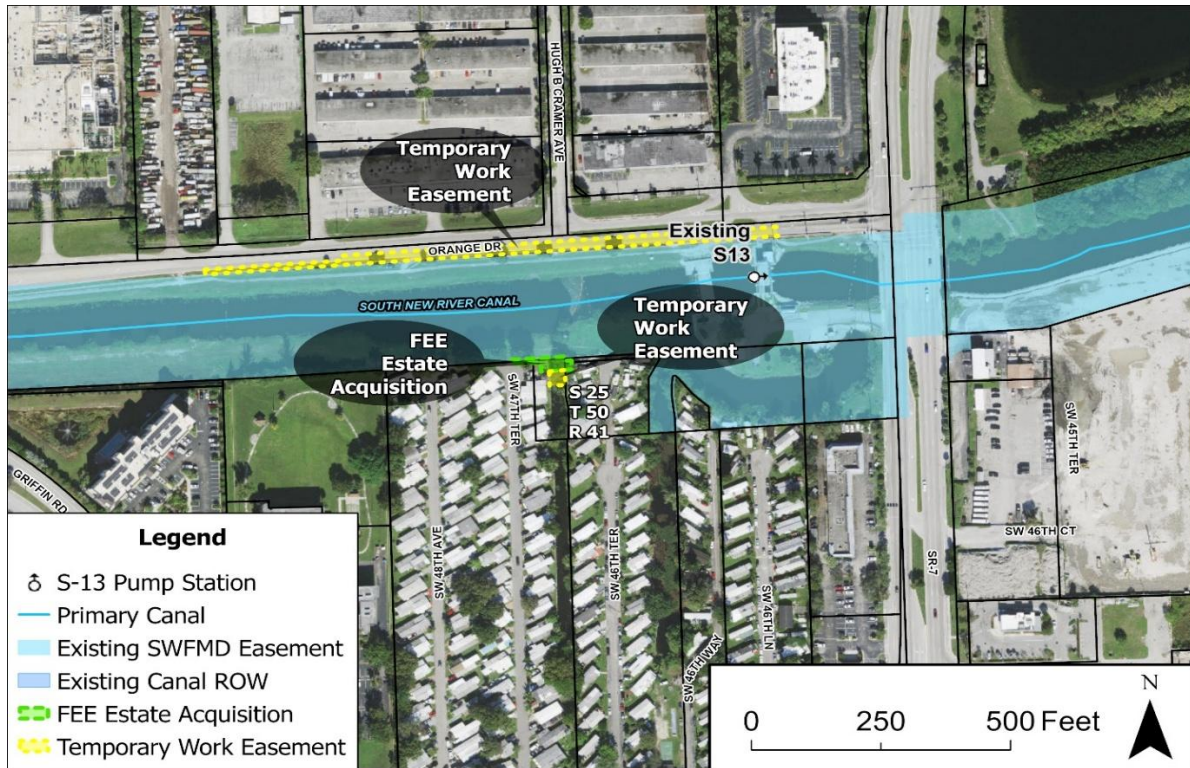
**Figure F.10-12. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-33 Gated Spillway and Pump Station.**

**F.10.7 North New River Basin – G-54 Gated Spillway**

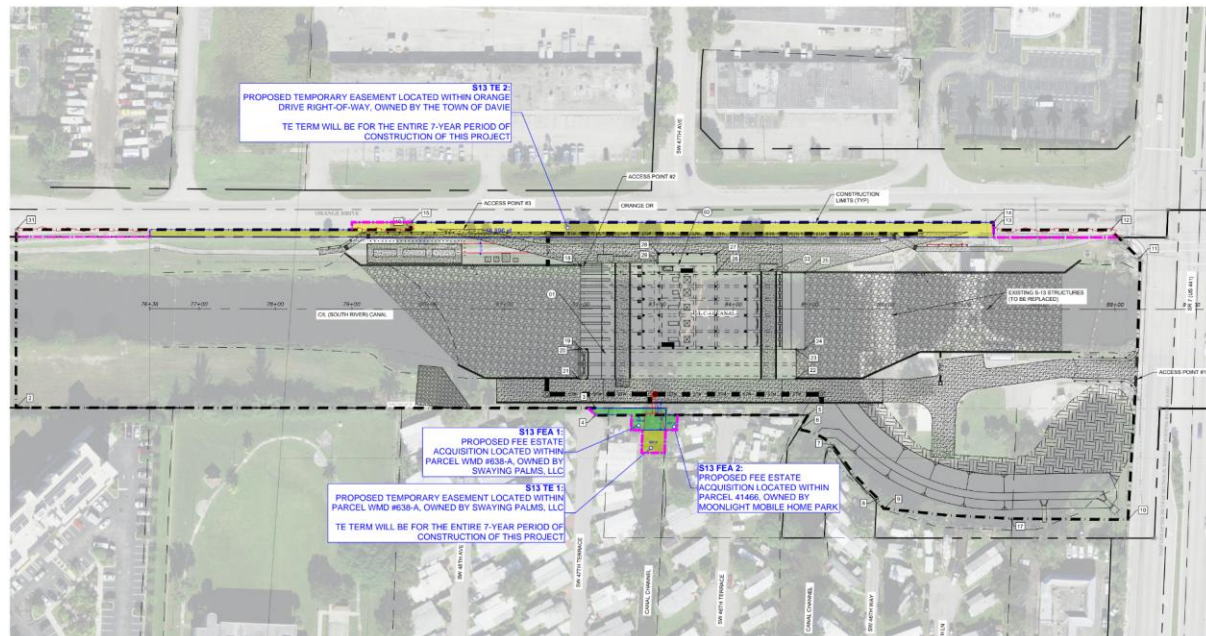
There are no anticipated real estate requirements for the replacement of the G-54 Gated Spillway.

**F.10.8 C-11 East Basin – S-13 Pump Station and Gated Spillway**

To support construction of a new pump station and gated spillway, a 1,759-square-foot and a 297-square-foot Fee Estate Acquisition are required from Swaying Palms, LLC, and Southern Mobile Home Park, LLC, respectively, as shown in **Figure F.10-13** and **Figure F.10-14**. In addition, an 895-square-foot Temporary Work Area Easement from Swaying Palms, LLC, and an 18,896-square-foot Temporary Work Area Easement from the Town of Davie are required, each for a duration of 7 years (Potential Non-Standard Agreement). The estimated costs in for the Fee Estate Acquisition and Temporary Work Area Easement reflect the permanent and temporary impacts associated with these acquisitions.



**Figure F.10-13. General Location of Real Estate Parcels under the Recommended Plan: S-13 Pump Station and Gated Spillway.**



**Figure F.10-14. Preliminary Design Site Plan with Real Estate Parcels Potentially Acquired under the Recommended Plan: S-13 Pump Station.**

### F.10.9 Summary of Real Estate Requirements for Water Control Structure Improvements under the Recommended Plan

**Table F.10-1** below summarizes the real estate requirements for the WCS improvements proposed under the Recommended Plan. The table identifies the type of easement and/or acquisition (Fee Estate, Perpetual Easement, Temporary Work Area Easement), the area or quantity of land required, and, for Temporary Work Area Easements, the duration in years. The table is intended to provide a clear overview of all LERRDs necessary to implement the proposed WCS improvements under the Recommended Plan.

**Table F.10-1. Real Estate Requirements for Water Control Structure Improvements under the Recommended Plan.**

Watershed Basin	Improvement Feature	Contract ID Number	Proposed Fee Estate Acquisition (area; owner)	Proposed Perpetual Easement (area; owner)	Proposed Temporary Work Area Easement (area, duration, owner)
Hillsboro Canal Basin	G-56 Gated Spillway	1	-	5,262 sf, City of Deerfield Bch	14,400 sf, 3 yr, DCGC Properties LLC
Pompano Canal Basin	G-57 Gated Spillway	2A	898 sf, Cypress Park Condominium Association	1,661 sf, City of Pompano Bch 1,032 sf, City of Pompano Bch	2,018 sf, 3 yr, City of Pompano Bch
Pompano Canal Basin	G-16 (Pompano) Canal Culvert	2B	-	18,448 sf, City of Pompano Bch 14,105 sf, City of Pompano Bch 12,337 sf, FEC Railway 66,702 sf, City of Pompano Bch 2,063 sf, City of Pompano Bch	-
C-14 West Basin	S-37B Gated Spillway	3	-	-	5,577 sf, 3 yr, City of Pompano Bch
C-14 East Basin	S-37A Gated Spillway	4	14,386 sf, Pine Crest School 8,485 sf, KD Realty Holdings of Pompano 5,047 sf, City of Fort Lauderdale 5,057 sf, Pine Crest School	-	762 sf, 1 yr, A1A Mini-Storage 21,953 sf, 6 yrs, KD Realty Holdings of Pompano
C-13 West Basin	S-36 Gated Spillway	5	7,532 sf, Cyprus Lakes Owner, LLC 22,829 sf, City of Oakland Park	-	12,975 sf, 5 yrs, City of Oakland Park
C-12 West Basin	S-33 Gated Spillway	6	2,119 sf, City of Lauderhill 4,420 sf, Private Owner 822 sf, Private Owner	2,119 sf, City of Lauderhill	6,006 sf 5 yrs, City of Lauderhill 2,232 sf 5 yrs, Private Owner 12,175 sf 5 yrs, FDOT
North New River Canal Basin	G-54 Gated Spillway	7	-	-	-
C-11 East Basin	S-13 Pump Station and Gated Spillway	8	1,759 sf, Swaying Palms, LLC 297 sf, Southern Mobile Home Park, LLC	-	895 sf, 7 yrs, Swaying Palms, LLC 18,896 sf 7 yrs, Town of Davie
<b>Totals</b>	-		<b>73,651 sf</b>	<b>123,729 sf</b>	<b>97,889 sf</b>

Notes: sf = square feet; yr/yrs = year(s)

### F.11 Real Estate Acquisition and Incidental Costs

Real estate acquisition costs for the WCS improvements under the Recommended Plan are estimated at \$23,609,452, comprising \$10,040,275 in Fee Estate Acquisition costs, \$9,209,991 in Perpetual Easement costs, and \$4,359,186 in Temporary Work Area Easement costs. These costs are detailed below in **Table F.11-1**.

A key factor across all alternatives considered in C&SF Section 203 Study and the ultimate selection of the Recommended Plan is that no residential homes would be acquired or displaced as part of the project construction activities. The majority of costs are associated with Fee Estate Acquisitions, Perpetual Easements, and Temporary Work Area Easements, which provide access and work areas to support construction and long-term project needs. Because designs remain preliminary, the estimates also include contingencies to address uncertainties such as Temporary Work Area Easement needs or access challenges and potential litigation costs. These allowances help ensure sufficient funding as the project advances and site-specific requirements are refined.

**Table F.11-1. Recommended Plan Real Estate Costs for Water Control Structure Improvements.**

Watershed Basin	Water Control Structure	Contract ID Number	Proposed Fee Estate Acquisition (area, cost)	Proposed Perpetual Easement (area, cost)	Proposed Temporary Work Area Easement (area, cost)	Total
Hillsboro Canal Basin	G-56 Gated Spillway	1	-	5,262 sf, \$342,030	14,400 sf, \$561,600	\$903,630
Pompano Canal Basin	G-57 Gated Spillway	2A	898 sf, \$67,350	2,693 sf, \$100,988	2,018 sf, \$45,405	\$213,743
Pompano Canal Basin	Culvert upstream of G-57 Gated Spillway	2B	-	113,655 sf, \$8,687,511	-	\$8,687,511
C-14 West Basin	S-37B Gated Spillway	3	-	-	5,577 sf, \$217,503	\$217,503
C-14 East Basin	S-37A Gated Spillway	4	32,975 sf, \$6,989,575	-	22,715 sf, \$1,243,600	\$8,233,175
C-13 West Basin	S-36 Gated Spillway	5	30,361 sf, \$2,277,075	-	12,975 sf, \$486,563	\$2,763,638
C-12 West Basin	S-33 Gated Spillway	6	7,361 sf, \$552,075	2,119 sf, \$79,463	20,413 sf, \$765,488	\$1,397,025
North New River Canal Basin	G-54 Gated Spillway	7	-	-	-	-
C-11 East Basin	S-13 Pump Station and Gated Spillway	8	2,056 sf, \$154,200	-	19,791 sf, \$1,039,028	\$1,193,228
<b>Totals</b>	-		<b>73,651 sf, \$10,040,275</b>	<b>123,729 sf, \$9,209,991</b>	<b>97,889 sf, \$4,359,186</b>	<b>295,269 sf, \$23,609,452</b>

Notes: sf = square feet. Cost is provided in 2025 US dollars.

### F.12 Real Estate Requirements: New Canal Stage Monitoring Locations

South Florida topology is extremely flat, limiting drainage by gravity to the coast. In compound flooding events, when both rainfall and coastal flooding drivers occur simultaneously, tidal elevations heavily dictate the capacity of inland water to be discharged past the coastal WCS. As the Recommended Plan's

proposed project features rely on increased pumping capacity to improve conditions upstream, tidal stage elevations must be monitored closely throughout storm event periods to understand overall system conditions. Monitoring downstream stages will improve the operations of the coastal WCS by prompting discharge of water during more favorable downstream conditions without causing adverse impacts, and also by maintaining associated drainage benefits from the proposed system improvements. New canal stage monitoring stations are proposed in locations that would most effectively record the downstream canal stages while considering public/government real estate parcels that could support staging monitoring sensors. During the PED phase the location of one or more of the canal stage monitoring stations and potentially the number of monitoring stations may be changed due further considerations, including analyses and/or modeling by SFWMD concerning their optimum location for monitoring critical water levels within the downstream watersheds.

Assuming that only a small footprint is needed for the installation of the monitoring gauges and the recommended sites are on public/government owned parcels, SFWMD will negotiate use agreements at no cost, including installation and access to monitoring sites. Real estate requirements for the proposed downstream canal stage monitoring stations are summarized in **Table F.12-1**.

**Table F.12-1. Real Estate Requirements for Canal Stage Monitoring Stations under the Recommended Plan.**

Watershed Basin	Water Control Structure	Contract ID Number	Proposed Fee Estate Acquisition (area, cost)	Proposed Perpetual Easement (area, cost)	Proposed Temporary Work Area Easement (area, cost)	Total
Monitoring Stations	Multiple	12	4,657 sf, \$605,410	37,385 sf, \$2,430,025	20,447 sf, \$365,811	<b>62,489 sf, \$3,401,246</b>

Notes: sf = square feet. Cost is provided in 2025 US dollars. Cost to Cure included in the Non-Standard Agreement Amount.

The first proposed canal stage monitoring station location (26.3275778, -80.1019333) is within the Coral Reef Watershed, along the G-08 (Hillsboro) Canal, approximately 1.8 miles downstream of the existing G-56 Gated Spillway, within the street ROW at the north end of N. Deerfield Avenue, owned by the City of Deerfield Beach, adjacent to Johnie McKeithen Park. **Figure F.12-1** and **Figure F.12-2** show the location of this proposed canal stage monitoring station.

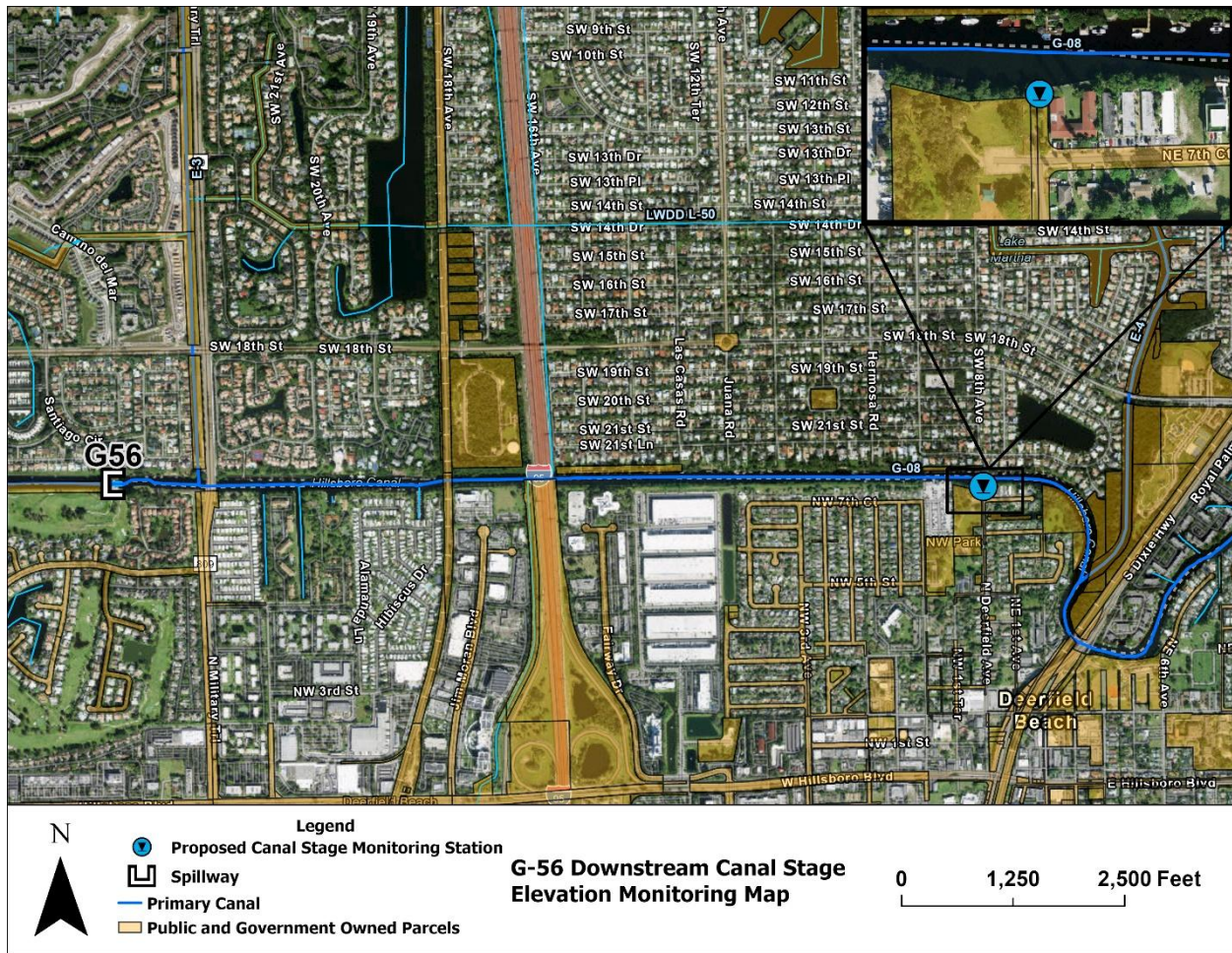
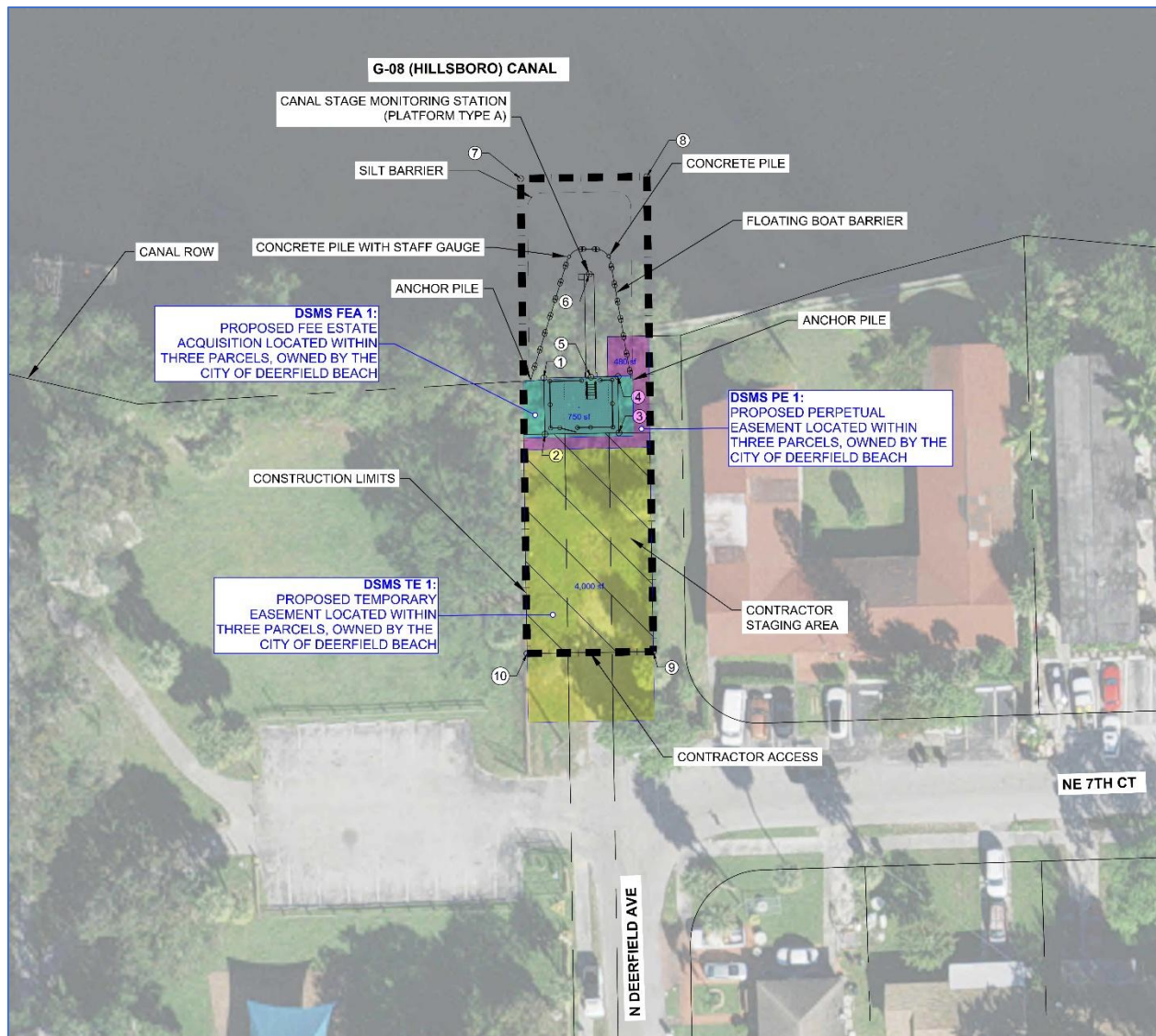
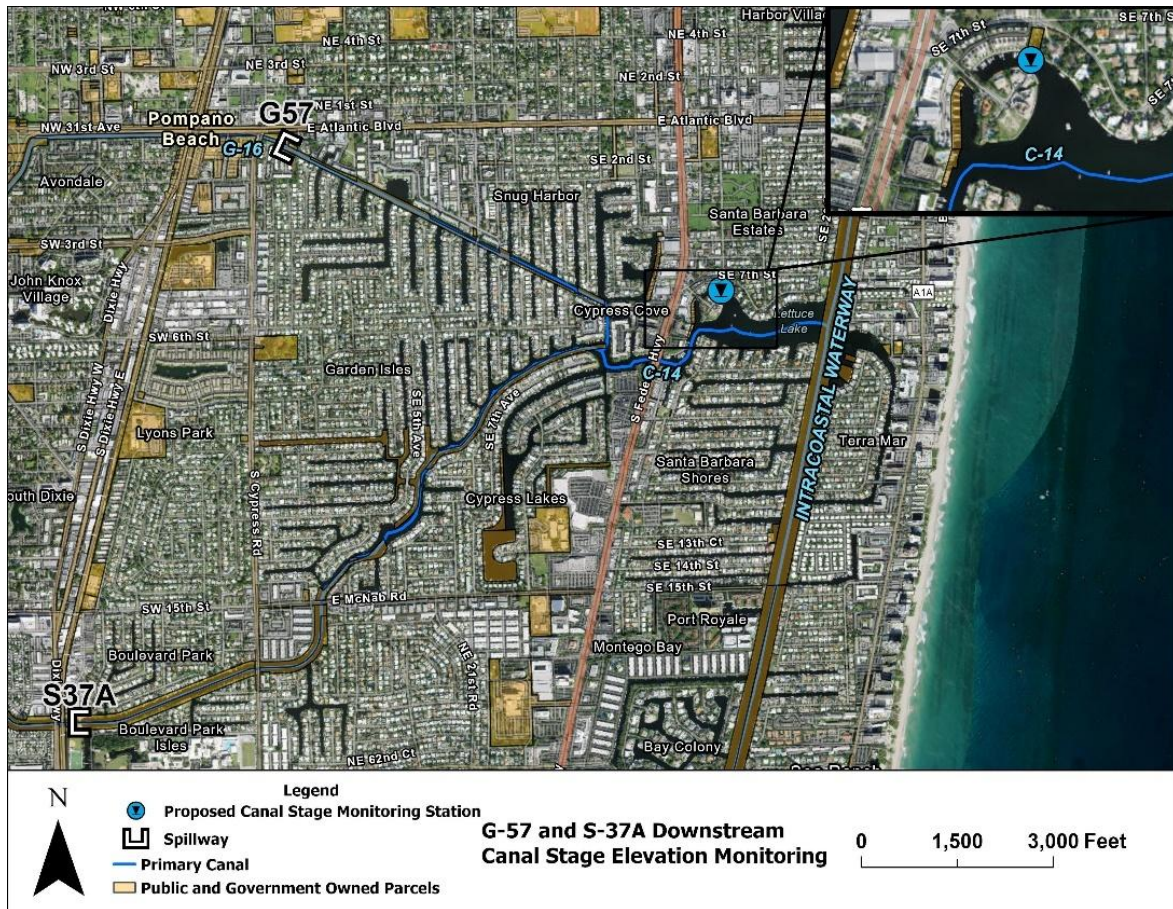


Figure F.12-1. Public Real Estate for New Monitoring Station Proposed Location to Record G-56 Gated Spillway Downstream Stages.

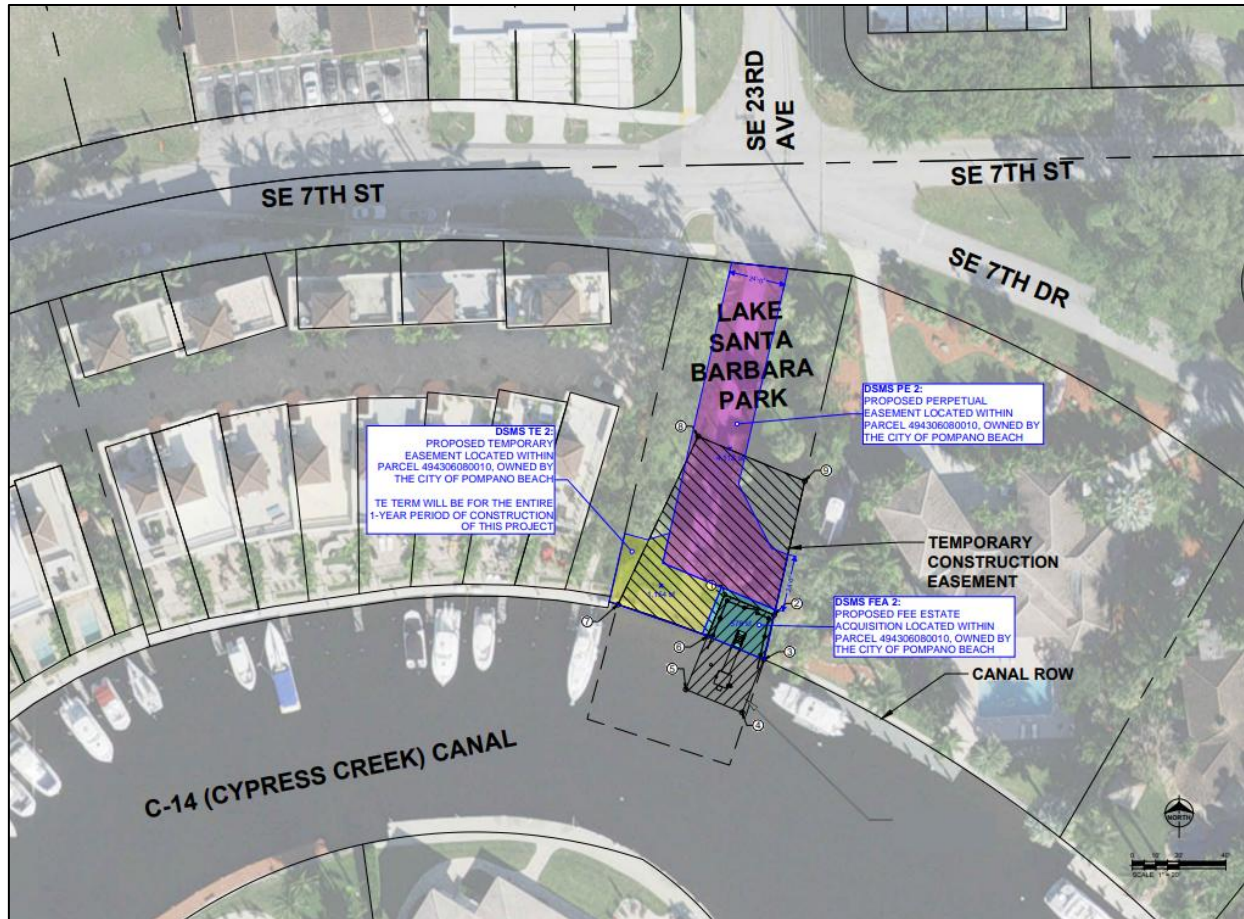


**Figure F.12-2. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-56 Gated Spillway Downstream Stages.**

The second location proposed for a canal stage monitoring station (26.2245874, -80.1008729; **Figure F.12-3** and **Figure F.12-4**) is within the Coral Reef Watershed, along the C-14 (Cypress Creek) Canal, approximately 1.6 miles downstream of the existing S-37A Gated Spillway and approximately 2.5 miles downstream of the existing G-57 Gated Spillway, within the Lake Santa Barbara Park property, owned by the City of Pompano Beach.



**Figure F.12-3. Public Real Estate for New Monitoring Station Proposed Location to Record G-57 Gated Spillway and S-37A Gated Spillway Downstream Stages.**



**Figure F.12-4. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-57 Gated Spillway and S-37A Gated Spillway and Proposed Pump Station Downstream Stages.**

The next location for a proposed canal stage monitoring station (26.1511644, -80.1462831) is within the C-13 East Watershed, along the South Fork of the Middle River, approximately 3.1 miles downstream of the existing S-36 Gated Spillway, within the street ROW at the north end of N. Andrews Square, owned by the City of Fort Lauderdale. **Figure F.12-5** and **Figure F.12-6** illustrate this location.

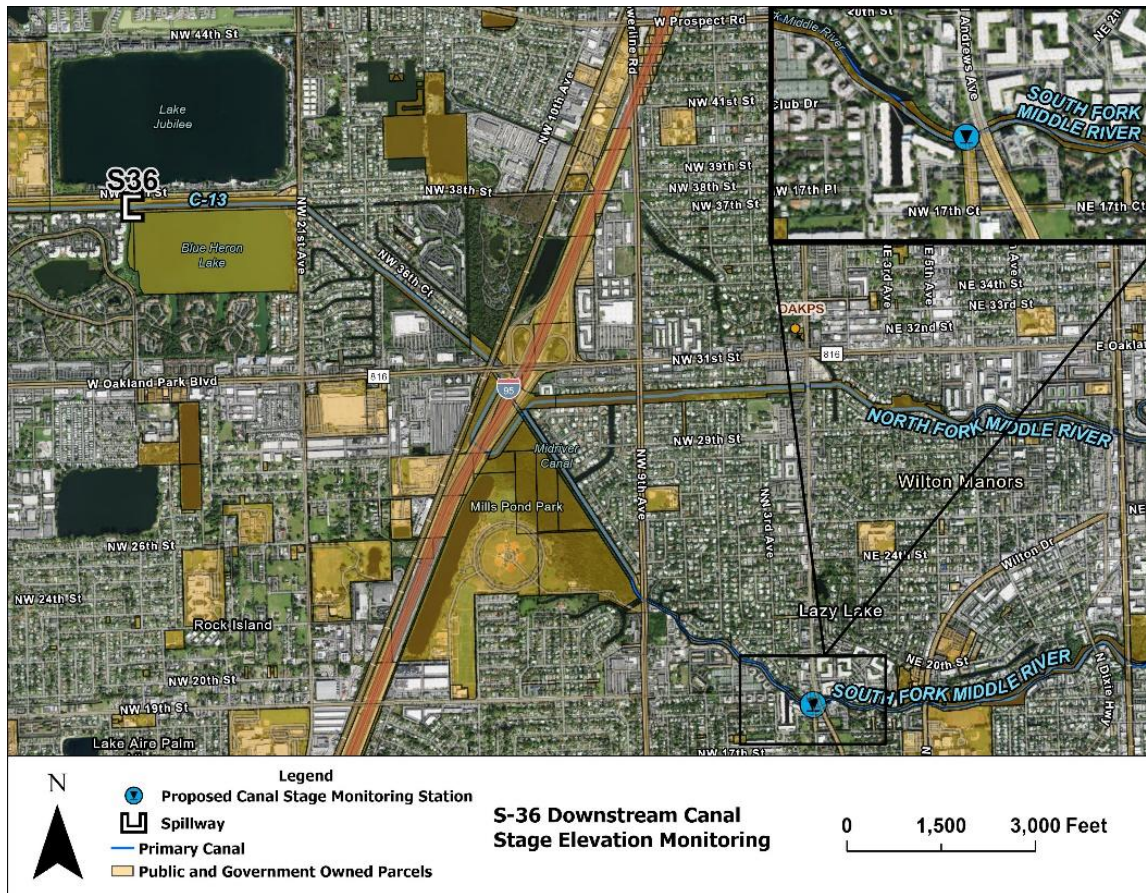
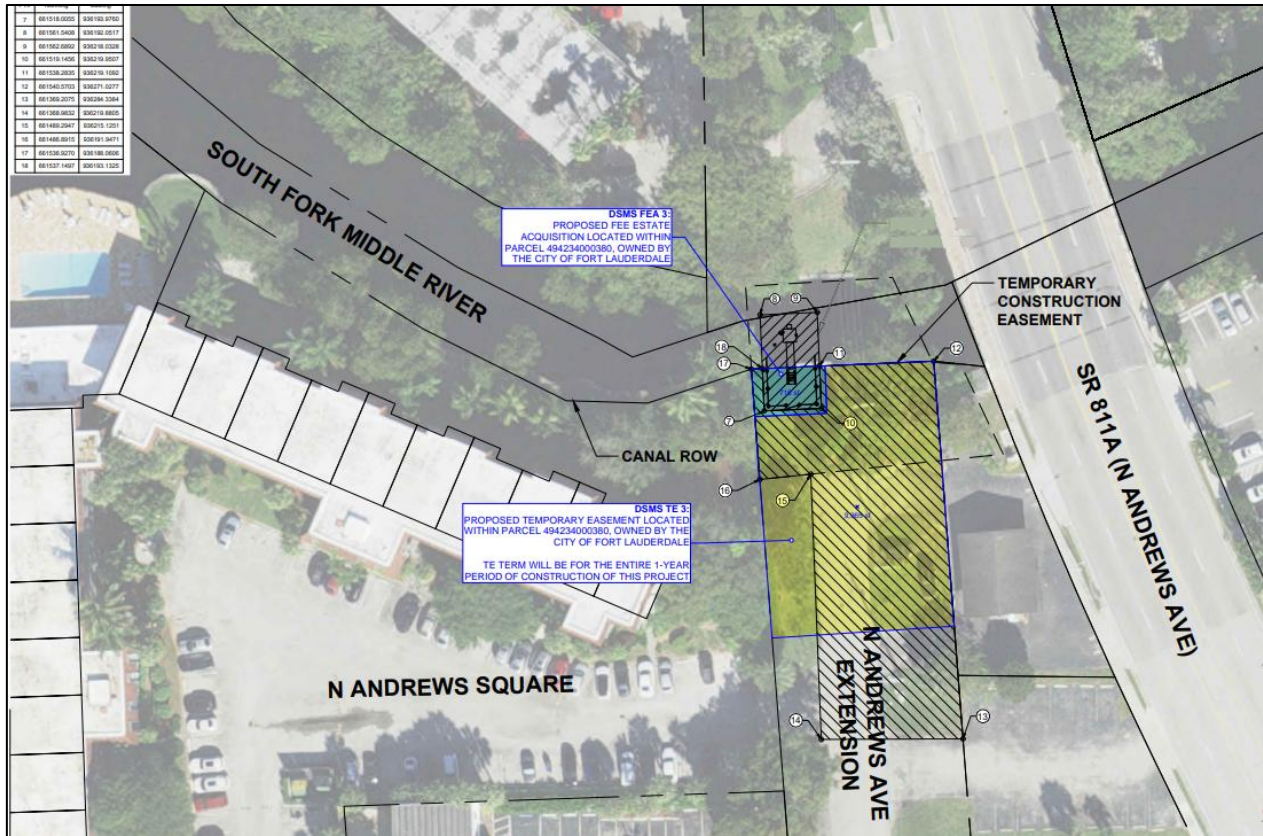
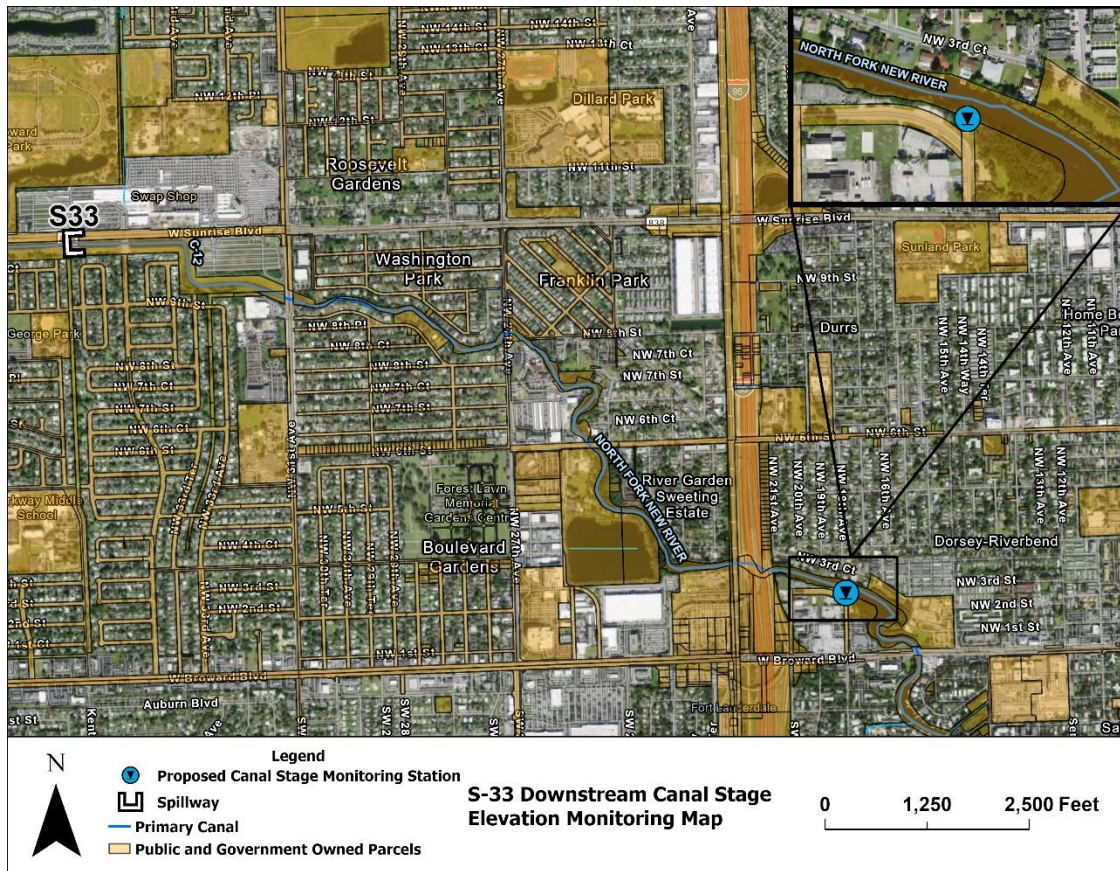


Figure F.12-5. Public Real Estate for New Monitoring Station Proposed Location to Record S-36 Gated Spillway Downstream Stages.



**Figure F.12-6. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-36 Gated Spillway Downstream Stages.**

Figure F.12-7 through Figure F.12-10 show the location of the proposed canal stage monitoring stations to be located within the C-12 East Watershed, downstream of the existing S-33 and G-54 gated spillways. The monitoring station directly downstream of the S-33 Gated Spillway would be located along the North Fork of the New River (26.1239944, -80.1658194), approximately 2.4 miles downstream of the S-33 Gated Spillway, within the street ROW at the north end of NW 18<sup>th</sup> Avenue, owned by the City of Fort Lauderdale, adjacent to Northfork Riverfront Park. The monitoring station directly downstream of the G-54 Gated Spillway would be located along the South Fork of the New River (26.11363376, -80.1527630), approximately 6.1 miles downstream of the G-54 Gated Spillway, within the Lewis Landing Park property, owned by the City of Fort Lauderdale.



**Figure F.12-7. General Location for New Monitoring Station Proposed Locations to Record S-33 Gated Spillway Downstream Stages.**

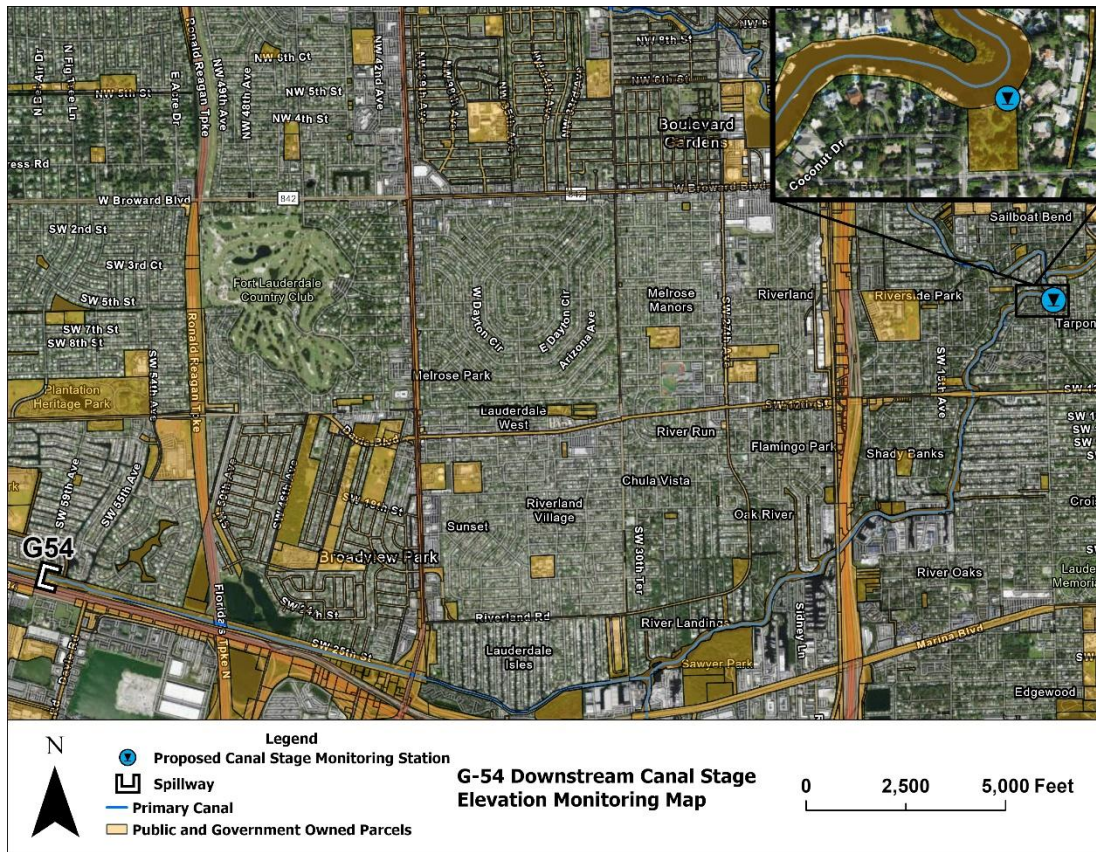
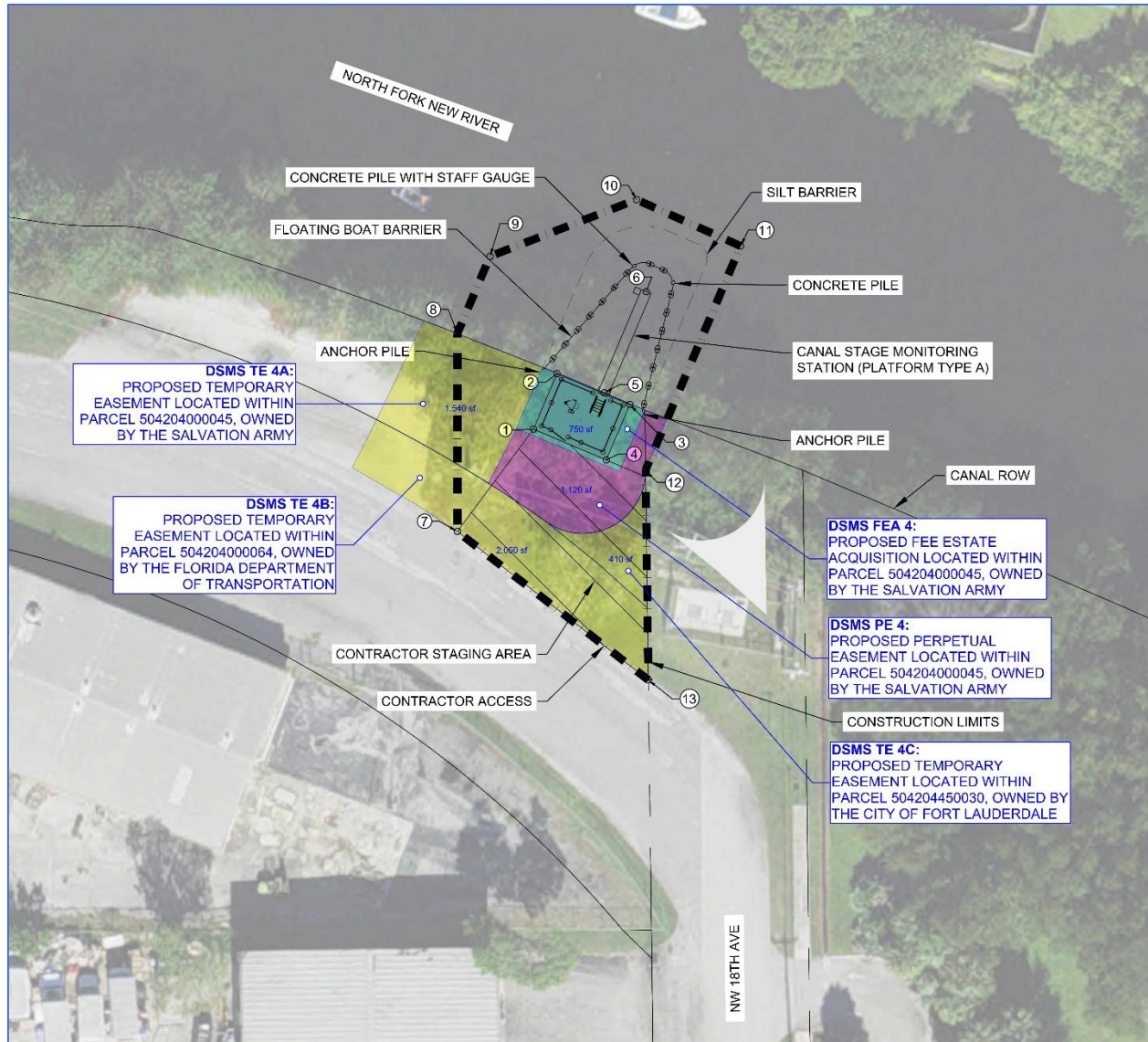
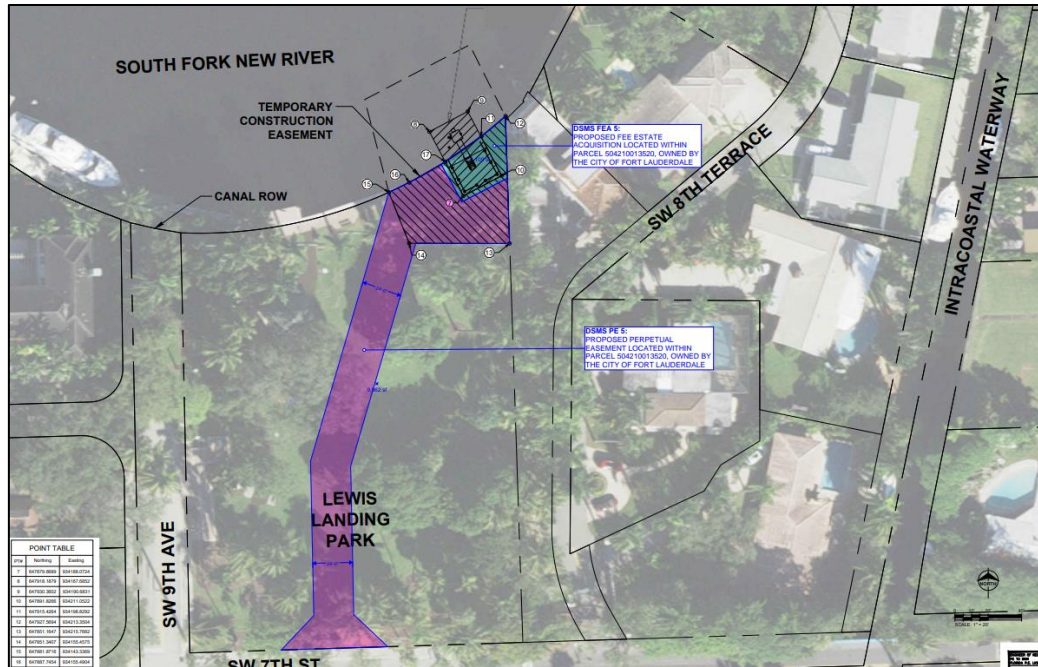


Figure F.12-8. Public Real Estate for New Monitoring Station Proposed Location to Record G-54 Gated Spillway Downstream Stages.



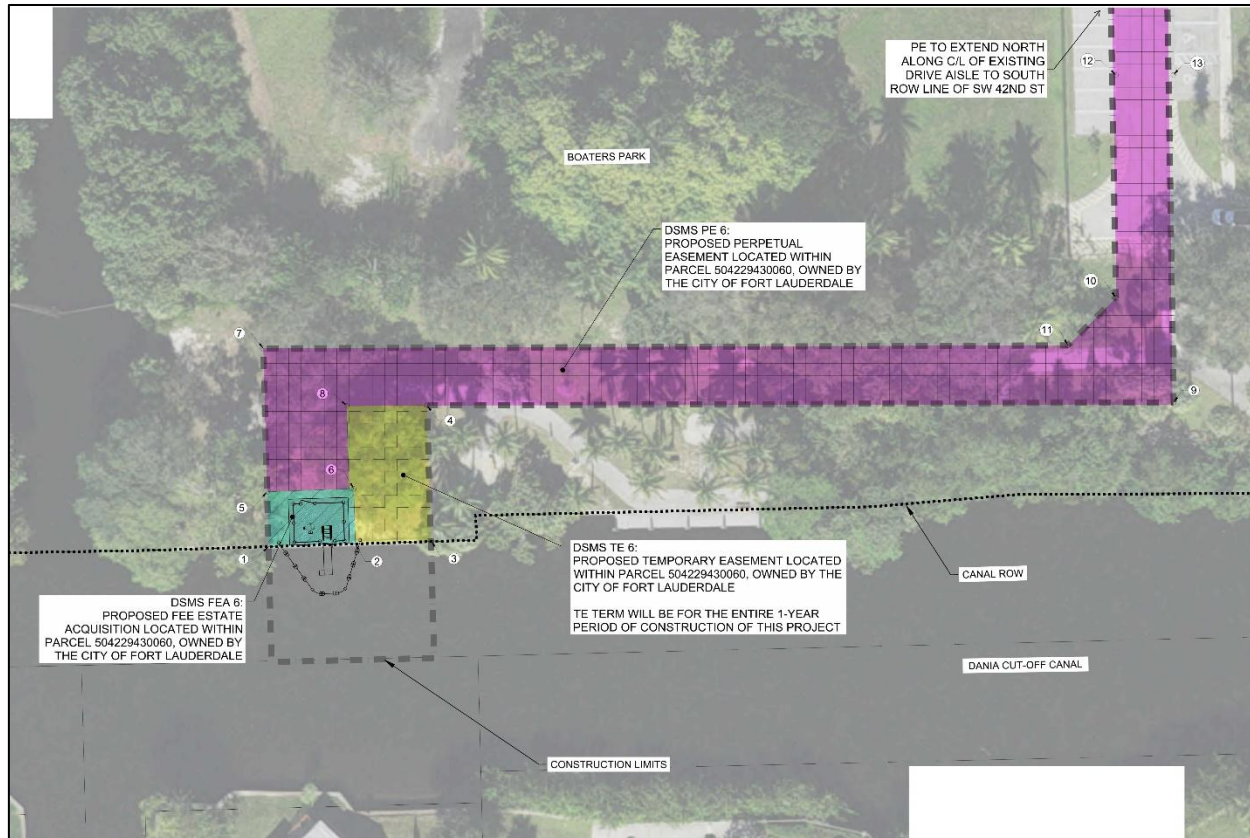
**Figure F.12-9. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-33 Gated Spillway Downstream Stages.**



**Figure F.12-10. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record G-54 Gated Spillway Downstream Stages.**

The final proposed canal stage monitoring station location (26.0681683, -80.1748373) is within the Coral Reef Watershed, along the Dania Cut Off Canal, approximately 2.2 miles downstream of the existing S-13 Gated Spillway and Pump Station, within the Boaters Park property, owned by the City of Fort Lauderdale. **Figure F.12-11** and **Figure F.12-12** show the location of this proposed monitoring station.





**Figure F.12-12. Preliminary Design Site Plan for New Monitoring Station Proposed Location to Record S-13 Gated Pump Station Downstream Stages.**

## **F.13 Induced Flooding/Downstream Real Estate Assessment**

### **F.13.1 Policy Guidelines**

The following policy guidelines were utilized to inform this section:

- USACE Memorandum Guidance for Induced Flooding, July 28, 2025
- ER 1105-2-103, Policy for Conducting Civil Works Planning Studies, December 7, 2023
- ER 405-1-12, Real Estate Handbook, Chapter 12, May 1, 1998

### **F.13.2 Summary**

This section summarizes the physical takings analysis for potential induced flooding impacts that will be further evaluated for severity and determination of real estate taking in the PED phase. This real estate induced impacts assessment, prepared in accordance with the ER 405-1-12 and its updated memo, USACE Memorandum Guidance for Induced Flooding (July 28, 2025), supports the C&SF Section 203 Study. It evaluates rainfall-induced flooding impacts on real estate resulting from implementation of the Recommended Plan, ensuring compliance with federal “no adverse impacts” policy and regional flood resilience standards. The preliminary physical takings analysis focuses on a number of guidance

statements. (1) According to the ER 405-1-12, “If induced flooding is reasonably anticipated, the Real Estate Plan should briefly describe the nature and the extent thereof and whether additional acquisition of lands, easements, or right of way must, occur as a result.” (2) The policy guidance updates this statement to “It should not be assumed ... that takings will not result merely because any induced flooding will be slight, or because the induced flooding is temporary or intermittent in nature.” (3) The policy guidance memo further states “preliminary takings analysis may inform further inform the further consideration and justification of mitigation measures, and a reduction in induced flooding from mitigation measure may inform the preliminary physical takings analysis. The level of precision in the takings analysis should roughly correspond with the level of precision in the information inputs.” Finally, this memo states in a consideration of mitigation, (4) “it is possible for mitigation to generate additional benefits, if the mitigation would reduce damages beyond the induced flooding impacts.” Although this document aims to state the estimated real estate acquisition and agreement costs, the methodology and discussion on mitigation measures are described in the SFWMD, 2026 Technical Document<sup>2</sup>.

Modeling shows some localized flood depth changes, but no significant regional flood depth increases or spatial increase of the flood extent from the proposed project actions. For this reason, a high-level analysis of the overlap between localized flood depth increases and existing real estate parcels was performed to understand the number of parcels potentially impacted by increasing water levels from implementing the project. In total, 192 parcels were identified as intersecting with model cells that showed increasing depth with the Recommended Plan. Of the 192 parcels, 23 parcels showed water levels above the finished flood elevation (FFE) and therefore were classified as a Fee Acquisition. The other 169 parcels did not have water levels that exceeded the FFE and were classified as Perpetual Flowage Easement if the parcel was under private ownership and permit if under government ownership (Table F.13-1). This identification of parcels aims to provide a feasibility cost estimate based on nearby, recent, and similar occupancy type sales records, already integrating contingency estimates, and to provide the foundation for future detailed modeling on mitigation. During the PED phase, surveys and considerations of localized mitigation action should be considered to better estimate actual increase of water levels on the property.

**Table F.13-1. Real Estate Requirements for Downstream Induced Impacts under the Recommended Plan.**

Watershed Basin	Water Control Structure	Contract ID Number	Proposed Fee Estate Acquisition (Count, Area, Cost)	Proposed Perpetual Easement (area, cost)	Permit	Total Real Estate Acquisition
Hillsboro Basin	G-56 Gated Spillway	1	17, 126,267 sf, \$24,582,626	150, 6,704,985 sf, \$217,167,525	2, 100,000 sf, \$0	169, 6,931,252 sf, \$241,750,151

<sup>2</sup> SFWMD (2026) Induced Flooding Analysis Technical Document.

Watershed Basin	Water Control Structure	Contract ID Number	Proposed Fee Estate Acquisition (Count, Area, Cost)	Proposed Perpetual Easement (area, cost)	Permit	Total Real Estate Acquisition
C-13 West Basin	S-36 Pump Station and Gated Spillway	5	2, 23,928 sf, \$0	5, 308,993 sf, \$13,412,733	-	7, 332,921 sf, \$13,412,733
North New River Canal West Basin	G-54 Pump Station & Gated Spillway	7	4, 334,461 sf, \$16,675,433	3, 731,663 sf, \$0	2, 100,000 sf, \$0	9, 1,166,124 sf, \$16,675,433
C-11 East Basin	S-13 Pump Station	8	-	7, 746,620 sf, \$31,205,323	-	7, 746,620 sf, \$31,205,323
<b>Totals</b>	-	-	23, 484,656 sf, \$41,258,059	165, 8,492,261 sf, \$261,785,581	4, 200,000 sf, \$0	<b>192,</b> <b>9,176,917 sf,</b> <b>\$303,043,640</b>

Notes: sf = square feet. Cost is provided in 2025 US dollars.

#### F.14 Recommended Plan Real Estate Acquisition Schedule

The real estate acquisition schedule for the C&SF Section 203 Study follows a sequence of administrative and legal steps needed to provide the USACE and the non-federal sponsor with the ability to access and improve existing WCS along the canal system. These preliminary efforts include title research, HTRW assessments, structural inspections, and survey work. Together, these tasks establish the baseline conditions of the properties and inform the design of improvements to the WCS.

Following these investigations, formal agreements between landowners and the non-federal sponsor are executed to ensure access and provide the legal framework for construction activities. This step may include the preparation of curative documents and the filing of complete agreements. Since the C&SF Section 203 Study does not involve acquisition of residential properties or relocation of tenants from construction activities, impacts to communities are minimized, and real estate requirements are focused strictly on securing access for construction and long-term operation of the improved facilities. However, induced flooding impacts are assessed in **Section F.15** and acquisitions and relocations are described in this section.

The schedule for these tasks is spread across multiple years and allows for overlaps to accelerate progress. While the anticipated timeframes are outlined below, they remain subject to refinement as the Recommended Plan advances through design and implementation. Additional contingencies are built in to account for site-specific challenges that may require adjustments to the schedule.

A summary of the anticipated real estate acquisition schedule is provided in **Table F.14-1**.

**Table F.14-1. Recommended Plan Real Estate Acquisition Schedule.**

Task	Anticipated Timeframe	Potential Contingencies / Factors
Obtain Right-of-Entry for Investigations	6-9 months	Delays if landowner coordination is slow or site access is limited
Title Research	3-6 months	Complex ownership, easements, or liens may extend timeframe
Appraisals and Appraisal Review	6 – 12 months	Recent sales records, on site surveys
Preliminary Investigations (HTRW, structural inspections, surveys, etc.)	12-18 months	Site conditions, dense development, or difficult access may require additional time
Execution of Agreement between Landowner and non-federal sponsor (including curative documents)	12-24 months	Legal review, negotiations, or property-specific issues could delay execution
Filing of Agreements	3-6 months	Administrative processing delays or corrections to documents may occur

### F.15 Combined Real Estate Costs

The combined real estate costs for all project components under the Recommended Plan are summarized in **Table F.15-1** below. An additional contingency allowance is added to estimate real estate costs that reflect anticipated expenses exceeding the projected land acquisitions price. The contingency accounts for relocation assistance, incremental costs, and the characteristics of the real estate involved.

**Table F.15-1. Total Real Estate Costs for all Project Components**

Contract ID Number(s)	Proposed Fee Estate Acquisition	Proposed Perpetual Easement (area, cost)	Proposed Temporary Work Area Easement (area, cost)	Permit or Non-Standard Agreement	Total Real Estate Acquisition Cost
1-8	73,651 sf, \$10,040,275	123,729 sf, \$9,209,991	97,889 sf, \$4,359,186		<b>\$23,609,452</b>
12	4,683 sf, \$608,790	52,736 sf, \$3,427,840	18,411 sf, \$339,343		<b>\$3,401,246</b>
Subtotal					<b>\$27,010,698</b>
Contingency (20%)					<b>\$5,402,140</b>
Subtotal with Contingency					<b>\$32,412,837</b>
<b>TBD Induced Flood Real Estate</b>	23, 484,656 sf, \$41,258,060	165, 8,492,263 sf, \$261,785,581		4, 200,000 sf, \$0	<b>\$303,043,640</b>
Subtotal					<b>\$335,456,477</b>
Administrative Costs (1% of Subtotal)					<b>\$3,354,565</b>
Total Real Estate Cost Estimate with Contingency					<b>\$338,811,042</b>

Notes: sf = square feet. Cost is provided in 2025 US dollars.

**F.16 Exhibit A: Real Estate Capability Assessment****ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION  
CAPABILITY****FOR****Central and Southern Florida (C&SF) Flood Resiliency (Section 203) Study for Broward  
Basins, Integrated FS/EA****I. Legal Authority:**

- a. Does the sponsor have legal authority to acquire and hold title to real property for project purposes? (yes/no)

Yes – Florida Statute Chapter 373, allows a Water Management District to acquire, own, and dispose of real property.

- b. Does the sponsor have the power of eminent domain for this project? (yes/no) Yes

- c. Does the sponsor have “quick-take” authority for the project? (yes/no) Yes

- d. Are any of the lands/interests in land required for the project located outside the sponsor’s political boundary? (yes/no)

No

- e. Are any of the lands/interests in land required for the project owned by an entity whose property the sponsor cannot condemn? (yes/no)

Yes – lands owned by the State of Florida cannot be condemned.

**II. Human Resource Requirements:**

- a. Will the sponsor’s in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended? (yes/no)

No

b. If the answer to II.a. is “yes,” has a reasonable plan been developed to provide such training?

N/A

b. Does the sponsor’s in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes

c. Is the sponsor’s projected in-house staffing level sufficient considering its other work load, if any, and the project schedule? (yes/no)

Yes

d. Can the sponsor obtain contractor support, if required, in a timely fashion? (yes/no)

Yes

e. Will the sponsor likely request USACE assistance in acquiring real estate? (yes/no)

No

### III. Other Project Variables:

a. Will the sponsor’s staff be located within reasonable proximity to the project site? (yes/no)

Yes

b. Has the sponsor approved the project/real estate schedule/milestones? Yes.

The final project milestone will be developed during PED.

### IV. Overall Assessment:

a. Has the sponsor performed satisfactorily on other USACE projects? Yes

b. With regard to this project, the sponsor is anticipated to be:

Highly capable; Fully capable; Moderately capable; Marginally capable; Insufficiently capable. (If sponsor is believed to be insufficiently capable, please provide explanation).

Highly capable

**V. Coordination:**

a. Has this assessment been coordinated with the sponsor?

Yes

b. Does the sponsor concur with this assessment?

Yes

DATE: February 24, 2026

Prepared by:



Ray Palmer \_\_\_\_\_  
Bureau Chief, Real Estate

Reviewed and approved by:

\_\_\_\_\_