

Frequently Asked Questions

- ***How long will it take to process an Application for Release of Reservations?***

The Release of Reservations takes approximately 60 to 90 days from receipt of a fully completed application through Governing Board approval.

- ***What is the cost to obtain a release of reservations?***

The cost depends on the type of reservation the applicant is seeking to have released. There are fees required by Rule 40E-9.965 of the Florida Administrative Code. Release value payments are required by Section 140-86 of South Florida Water Management District's (SFWMD) Policy Code and are subject to Governing Board approval.

1. **Releases:**

The cost to release canal reservations held by SFWMD and reserved by Everglades Drainage District (EDD) and/or Trustees of the Internal Improvement Fund (TIIF) includes a \$250.00 (non-refundable) per application fee, plus the value of the released interest which consists of 3% of the current land value per the property appraiser's records.

The cost to release road reservations held by SFWMD and reserved by Everglades Drainage District (EDD) and/or Trustees of the Internal Improvement Fund (TIIF) includes a \$250.00 (non-refundable) per application fee, plus the value of the released interest which consists of 3% of the current land value per the property appraiser's records.

2. **Non-Use Commitments*:**

The cost to release a non-use commitment for parcels over 20 acres includes the \$750.00 (non-refundable) per application fee, plus \$25.00 for each additional acre or portion thereof, plus the value of the released interest which consists of 3% of the current land value per the property appraiser's records.

***NOTE: the right of entry reservation on parcels that are now or have ever been 20.0 acres or less has been released pursuant to Chapter 270.11, Florida Statutes.**

3. **Approvals (Canal Reservations Only):**

The cost to release canal reservations held by the Trustees of the Internal Improvement Trust Fund (TIITF), Board of Education (BOE), or Third-Party Deed references to TIITF and BOE reservations totals \$250.00 per application.

Once processed, SFWMD's recommendation accompanies the application for release you must file with the Florida Department of Environmental Protection (FDEP). FDEP requires a \$300.00 application fee.

***NOTE: SFWMD only reviews TIITF canal reservations. For TIITF held road and mineral reservations, apply for release directly to FDEP: <https://floridadep.gov>>lands or phone (850) 245-2720.**

- ***What is the Beneficial Interest and Disclosure Affidavit and when do I need to provide it?***

The purpose of Beneficial Interest and Disclosure Affidavit is to disclose all the entity beneficiaries. The form is only required for properties privately owned by a corporation, partnership, LLC, LLLP or trust. This Affidavit does not apply to individuals or publicly traded corporations. Failure to complete and return this form will result in your application being returned or delayed from further processing.

- ***Why do I need to provide the Beneficial Interest and Disclosure Affidavit?***

Governing Board members must recuse themselves from voting on an item when there is a conflict of interest. If a board member and/or his/her firm represents a disclosed beneficiary of a corporation that has applied for a release of reservation, the board member would recuse themselves from voting on the release of reservations board item.

Why is a boundary survey or sketch required indicating the parameters of where the reservation lies on the property?

Supplying a boundary survey and/or sketch allows for the correct calculation of reservation acreage for the release value acreage which is the basis for the release value payment.

- ***Why is a chain of title from the reserving deed forward required?***

A chain of title will show when a release of reservation has been filed for the reserving deed. It will also show any other documents, other than deeds, that have been filed that affect the property as opposed to a 30-year Marketable Record Title Act (MRTA) search.

- ***What is the basis for the 3% Release Value Payment calculation?***

The Release Value Payment is based on the Property Appraiser's land value for the total parcel acreage which the reservation encumbers. The reservation acreage is then prorated with the per acre land value of the parcel to determine release acreage value which is multiplied by 3% to determine the Release Value Payment due SFWMD for the Release of Reservation(s).

- ***Will I be informed as to when and if my application is placed on the Governing Board Meeting Consent Agenda?***

Yes. For any other questions you may have regarding scheduling or application processes, please call SFWMD at 561-686-8800.