

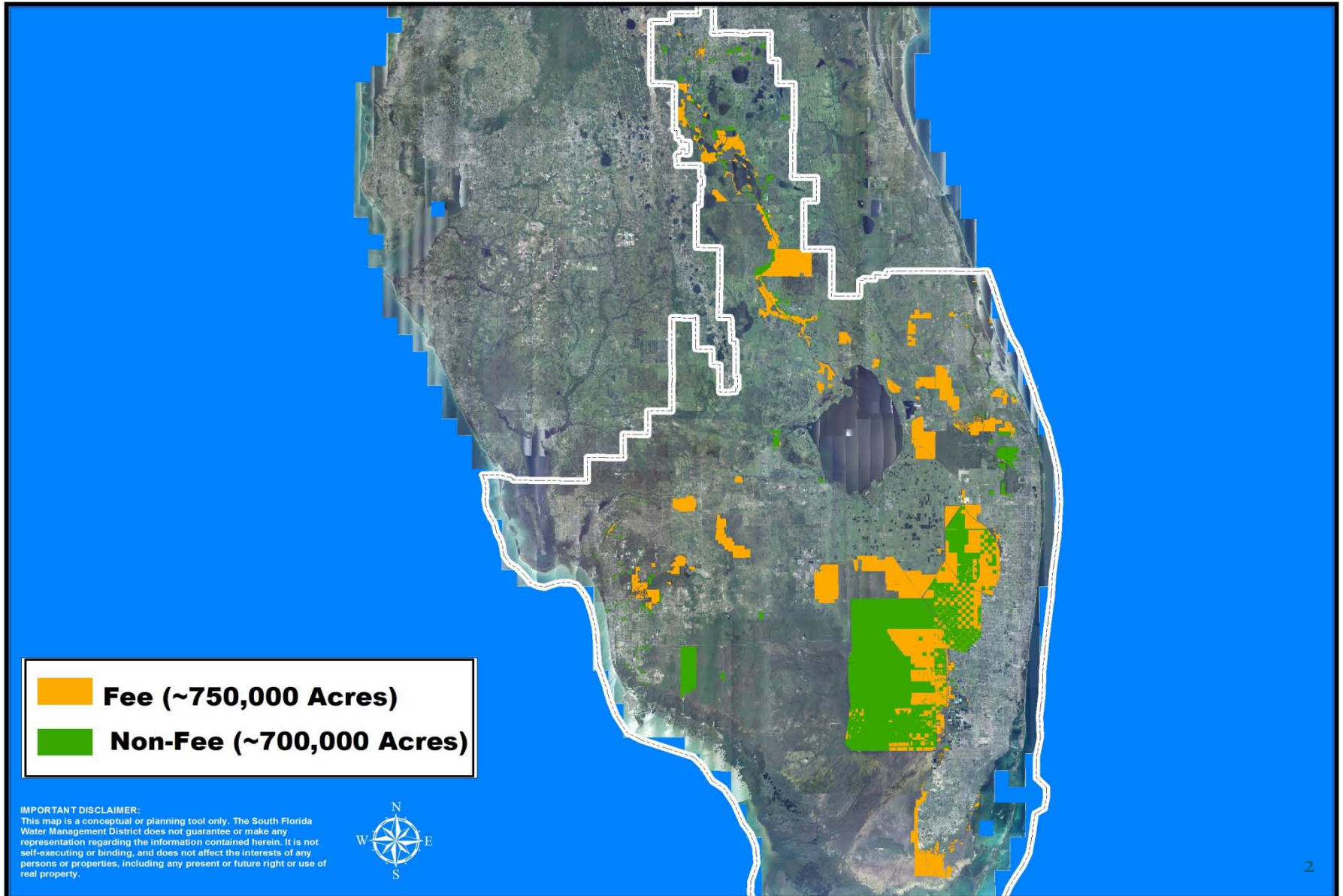
LAND ASSESSMENT PROCESS

Governing Board, November 2012

Item #38

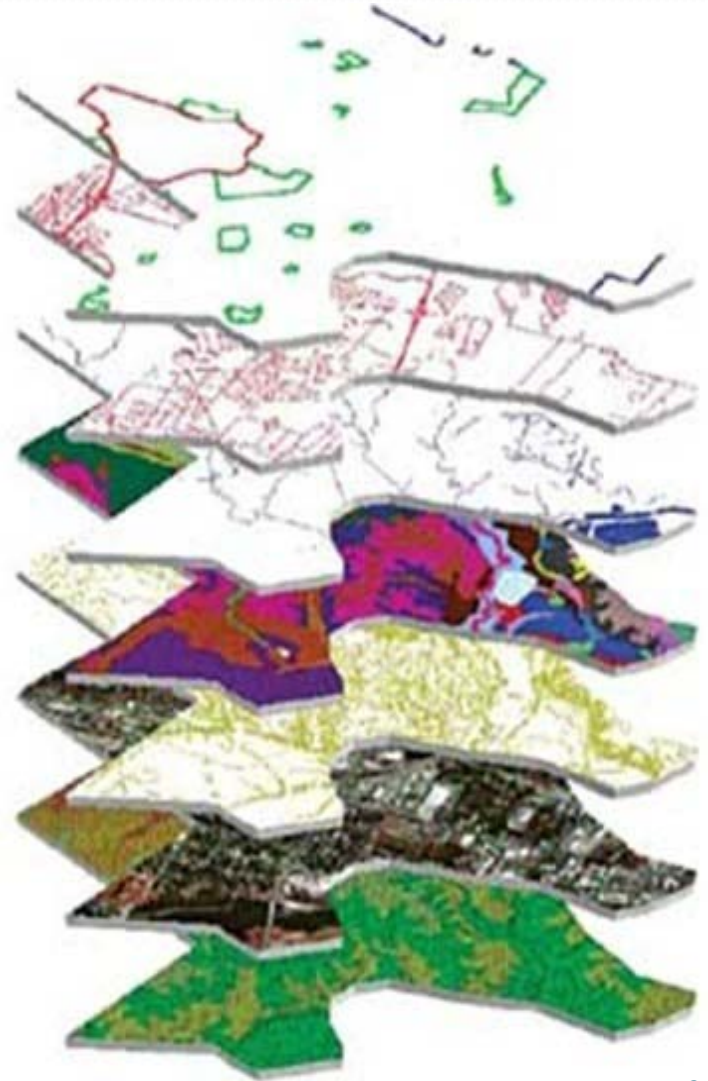
Ray Palmer, Section Leader, Real Estate

SFWMD Ownership



Criteria Used in Land Assessment

- Statewide GIS layers produced by Florida Natural Areas Inventory (FNAI), a non-profit organization administered by Florida State University
 - Critical Lands and Waters Identification Project (CLIP)
 - Combined effort between FNAI, FWC and UF
- Additional GIS layers specific to SFWMD data and locations



Criteria Used (continued)

- Intended use of land when acquired
 - Water quality, water supply, flood control and natural systems
- Current use of land
 - Plans or priorities change
- Staff Subject Matter Experts (SMEs)
 - Managers and staff from policy and coordination, land management, project management, engineering, regulation, environmental scientists, etc.

Criteria Used (continued)

- Land management plans
- Historical documentation
- Leadership recommendations
- Feedback and recommendations from stakeholders, Water Resources Advisory Commission and public
- Funding source and restrictions if disposed
- In summary, we will use all available information to complete our assessment

Land Assessment Process Overview

- Conduct a thorough review of fee owned lands
 - Approximately 750,000 acres in fee (and 750,000 acres of non-fee interest)
- Seek feedback and recommendations for improvement in the process
- Develop guidelines and practices to ensure transparency and public involvement
- Refine District's disposal process to the extent allowed by statutes

Other Agency Processes

- Acquired information on processes of other Water Management Districts and Florida Department of Environmental Protection (FDEP)
 - SJRWMD - in final stages of year long program development
 - SWFWMD - nearing completion of year long process
 - SRWMD - first WMD to establish a basic assessment process
 - FDEP - developing own land assessment program
- Learn from other WMDs and FDEP to develop a process applicable to SFWMD

Initial Goals

- Review factors that affect the decision making process when assessing a property's contribution to the core-mission of the District
 - Balancing and improving water quality, flood control, natural systems and water supply
- Objective - analyze land for current and alternative uses
 - Project support
 - Lease
 - Recreation
 - Other

Initial Goals (continued)

- A recommendation to dispose (surplus) any land would be made if such disposal would provide greater benefit to the core mission of the District
- Disposition options
 - Fee surplus (unencumbered)
 - Fee surplus with an easement encumbrance
 - Exchange
 - Donation to a local or other agency
 - Other

Initial Assessment Process

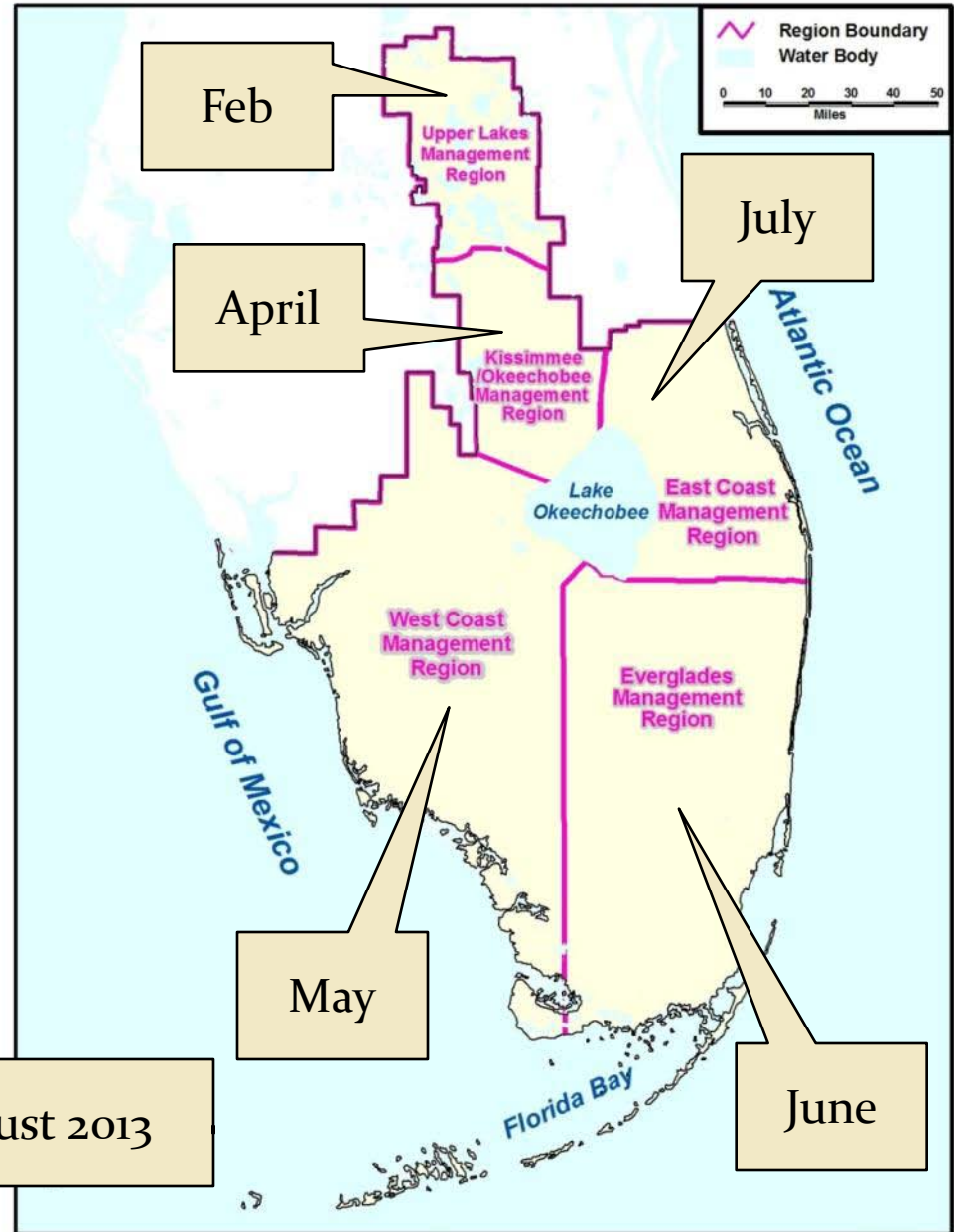
- Fee owned land will be assessed initially (Year 1)
 - Complete assessment by mid 2013
- District divided into five regions for the assessment of fee owned lands
- Non-fee owned land assessments to begin after fee assessments are completed
 - Use knowledge gained from initial assessment process
- Complete future reassessments as needed

Projected Assessment

Planned Completion Schedule

Assessment of more than one region will be in progress at the same time.

FINAL: August 2013



LAND ASSESSMENT PROCESS

Fee Owned Lands - By Region

Decision Input Received From:

WRAC Meetings	Subject Matter Experts
Project & Lands Committee (GB)	Stakeholders
FDEP	USACE
Other State Agencies	Public feedback

Conservation/Project Contribution

High (Required for Core Mission)

Low (Consider for Alternative Use or Disposal)

**Public updates
WRAC & website
feedback**

**Leadership
updates & feedback**

**Further Assessment Needed:
Lands lying outside project boundary
or may not be needed for Core Mission**

**Staff SME (Subject Matter Experts)
provide analysis and feedback**

**Consider all feedback and recommendations
in decision for alternative use or disposition**

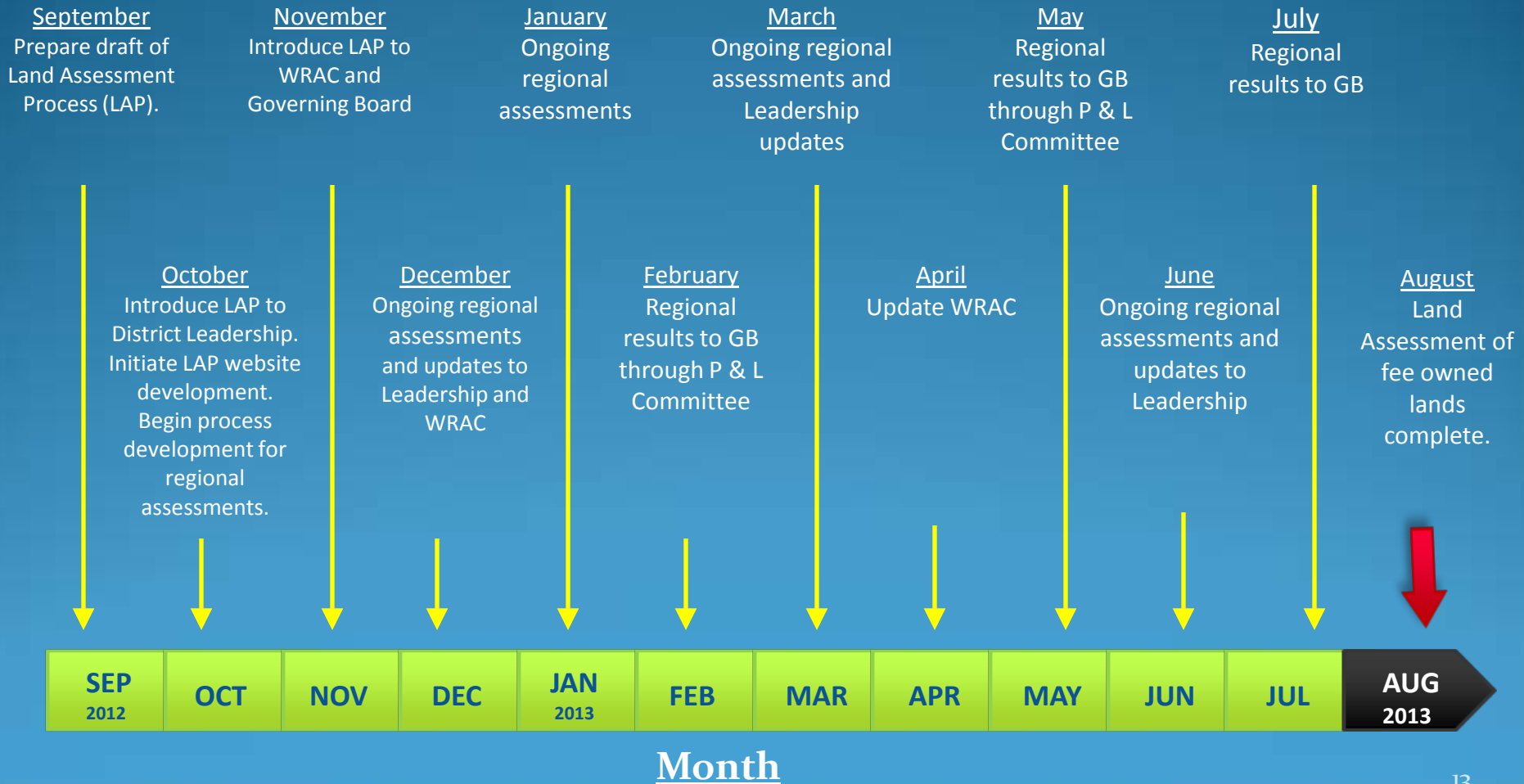
**Retain Land for Project,
Conservation, etc.**

Alternative Use of Land

**Dispose of Land: Donation ,
Exchange or Surplus**

Land Assessment Process Milestones

- Subject Matter Experts
- Leadership Recommendations
- WRAC Meetings and Public Feedback
- Governing Board – Project & Lands Committee



WRAC Feedback and Recommendations

- *Caution using CLIP layers due to the lack of details put in to those layers*
 - CLIP layers used for initial info; all detailed assessed lands will be ground truthed by staff
- *Advise Governing Board of the anticipated resistance from external stakeholders and the public over proposed disposition or alternative uses for any lands*
 - Recommendations for alternative use or disposition will be solidly based and thoroughly documented

WRAC Feedback and Recommendations

- *Strong support for the process as having a significant benefit to the District to further understand how lands are being used*
 - Agree that when completed, this process will provide extensive additional details of District's land use and alternatives
- *Ensure that funds generated from disposal of lands will be used to acquire lands of higher value to the District's core mission*
 - Agree that funds from disposal should be used to provide greater benefit to the District's core mission objectives, which may result in purchase of additional lands

WRAC Feedback and Recommendations

- *Clarify what the 750k acres and 1.5M acres represents*
 - There is approximately 1.5M acres of land in which the District owns an interest, of which 750k acres (roughly 4,000 tracts) is fee owned
- *Will the process result in a numerical score for each property and how will that be used to conclude in a recommendation for each property?*
 - Although a scoring process is included with the statewide GIS layers, the assessment of specific properties will require a level of detailed analysis that is not conducive to uniform scoring

Next Steps

- Document justification for retaining lands during initial assessment
- Seek input from staff Subject Matter Experts
 - On lands to be retained and on each parcel needing additional assessment
- Keep Governing Board, stakeholders and public apprised of progress
- Use WRAC meetings and website responses to keep process transparent and seek feedback and recommendations

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QUESTIONS