SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LAND ASSESSMENT
WEST COAST REGION
RECOMMENDATIONS

Governing Board Meeting

Item #34

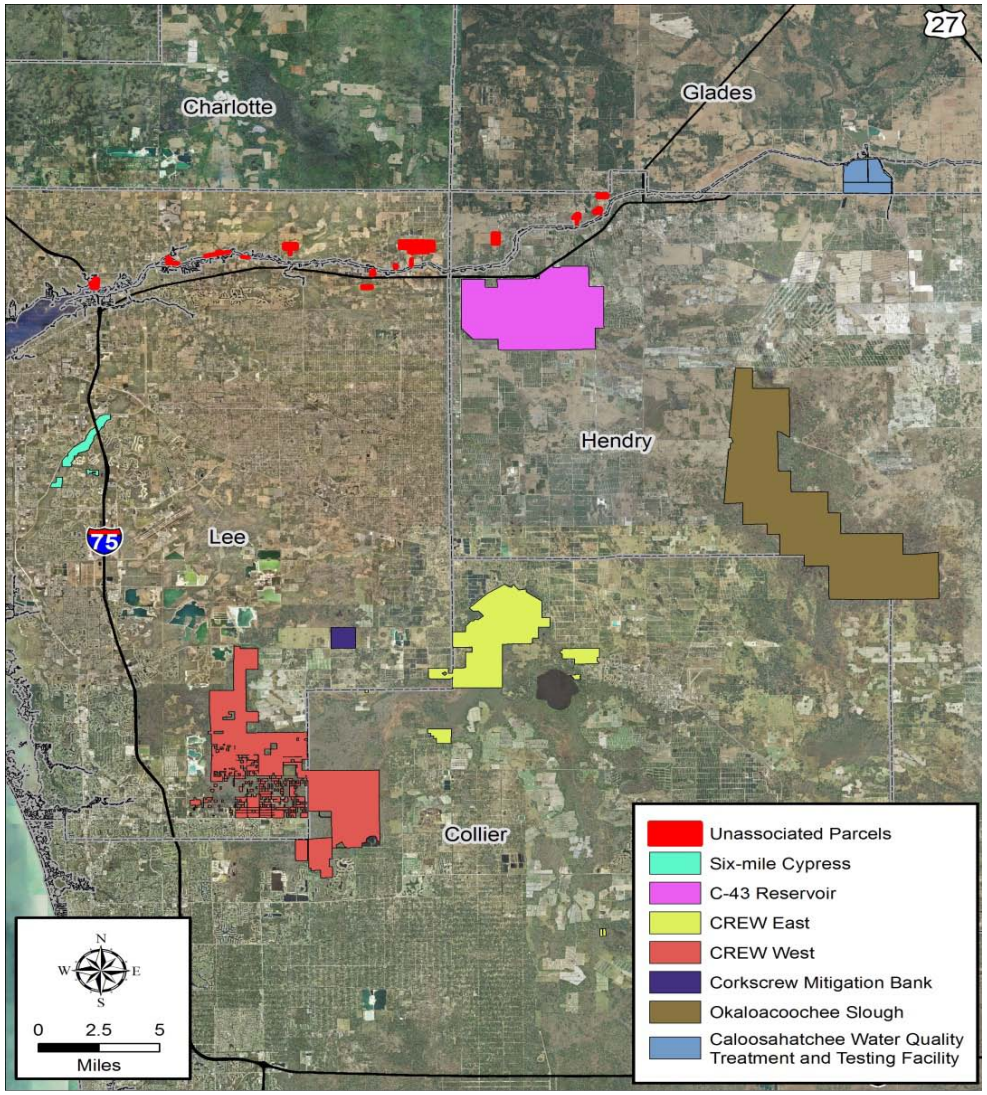
August 15, 2013

Ray Palmer, Real Estate Section Leader

Summary of Results To Date

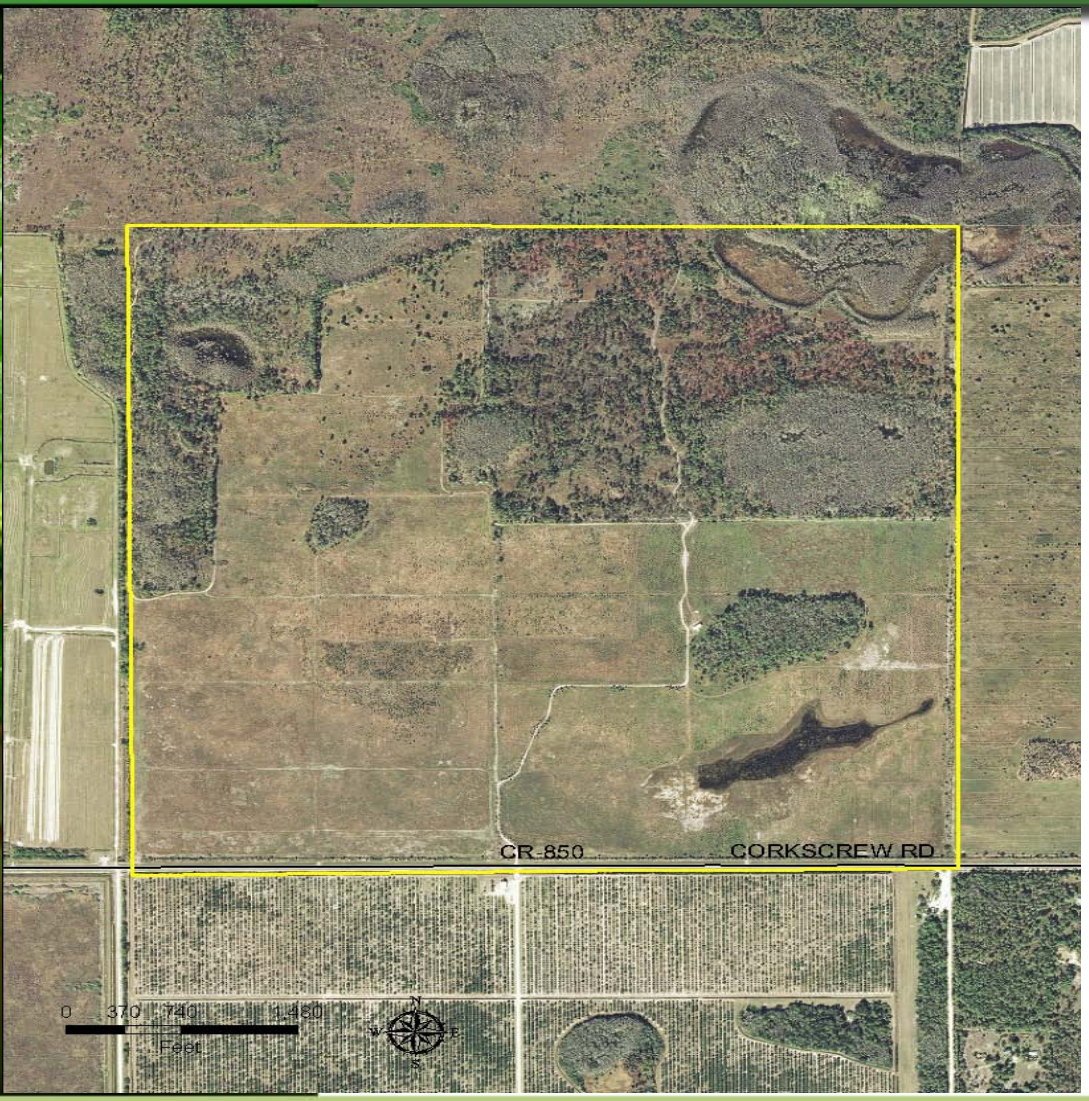
- **Over 300,000 acres assessed in the first four regions**
- **Over 97% of the acreage is recommended to remain in current use**
- **Received over 1,100 public responses on these four regions**

West Coast Region Results Summary



- **More than 61,000 acres in the West Coast region**
- **Over 98.3% of the acreage recommended to remain in current use**
- **~1,043 acres to be recommended for full or partial exchange or surplus**

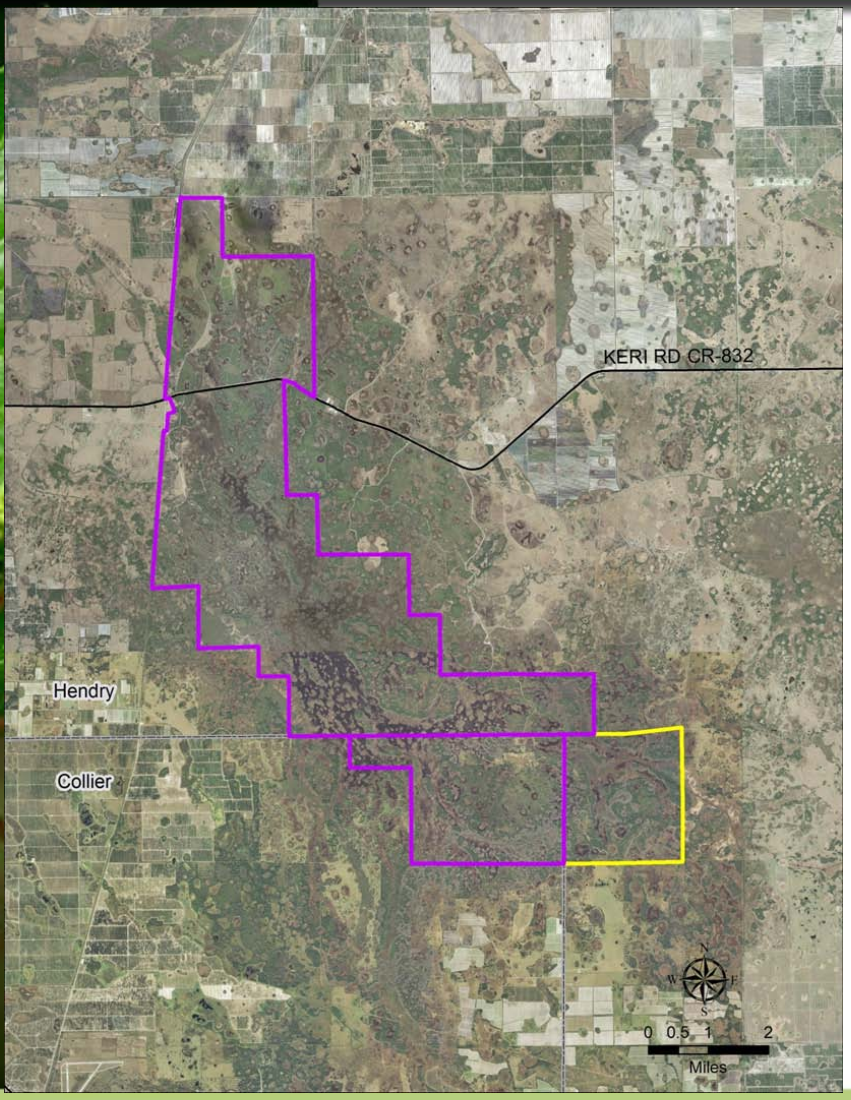
Corkscrew Regional Mitigation Bank
633 acres



No Change In Use

- Situated along the southern edge of the Imperial Marsh Mitigation Project
- Purchased in 1996
- Goal to restore historic wetland function

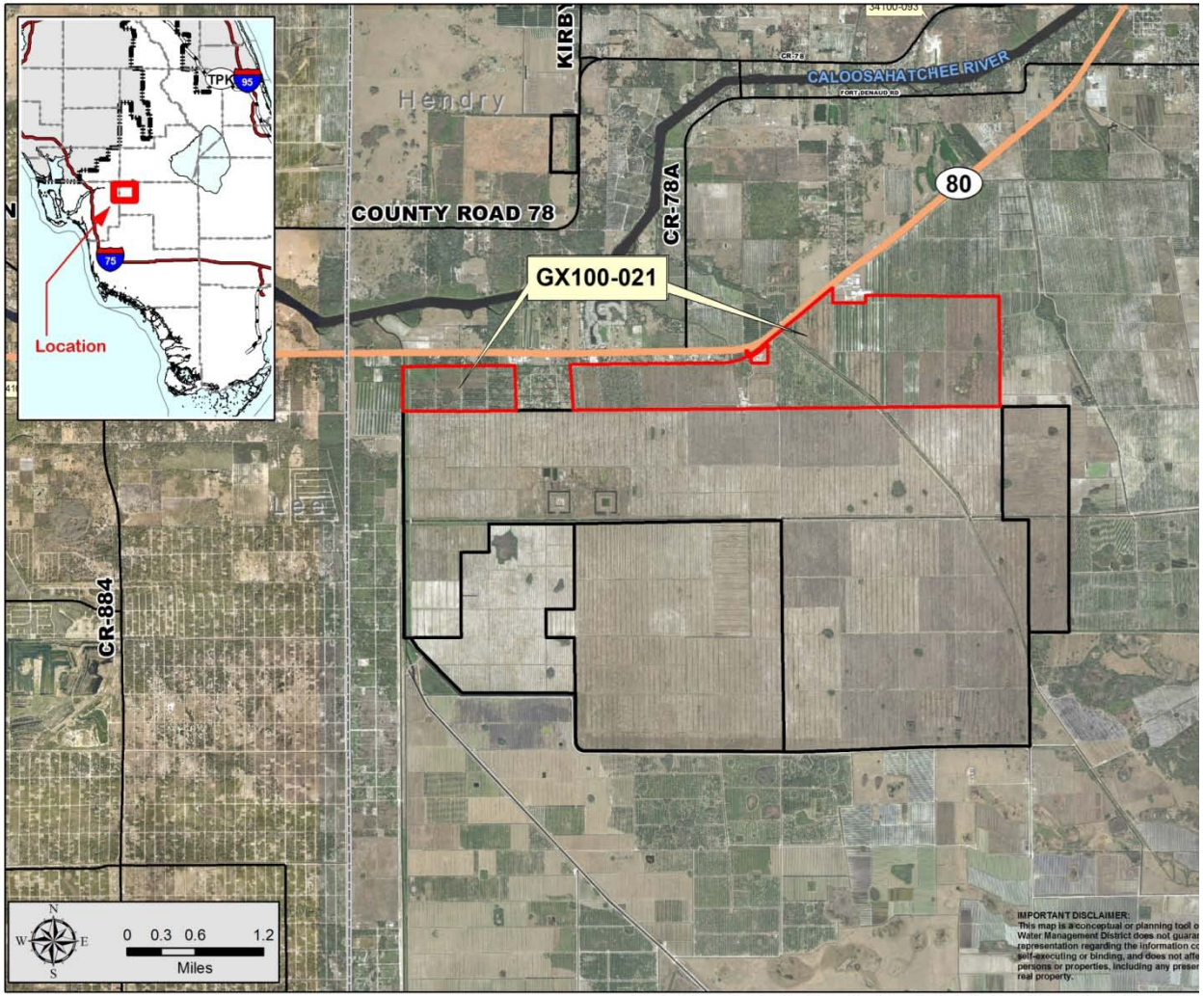
Okaloacoochee Slough
22,255 acres



No Change In Use

- Slough is oriented north-south
- Consists of pinelands and cypress swamp
- Supports natural systems restoration and protection
- Provides natural storage of water
- Helps mitigate flood damage
- Supplies clean water to downstream areas
- Popular public use area

C-43 Reservoir
10,491 acres (inside project)



No Change In Use

(within project boundaries)

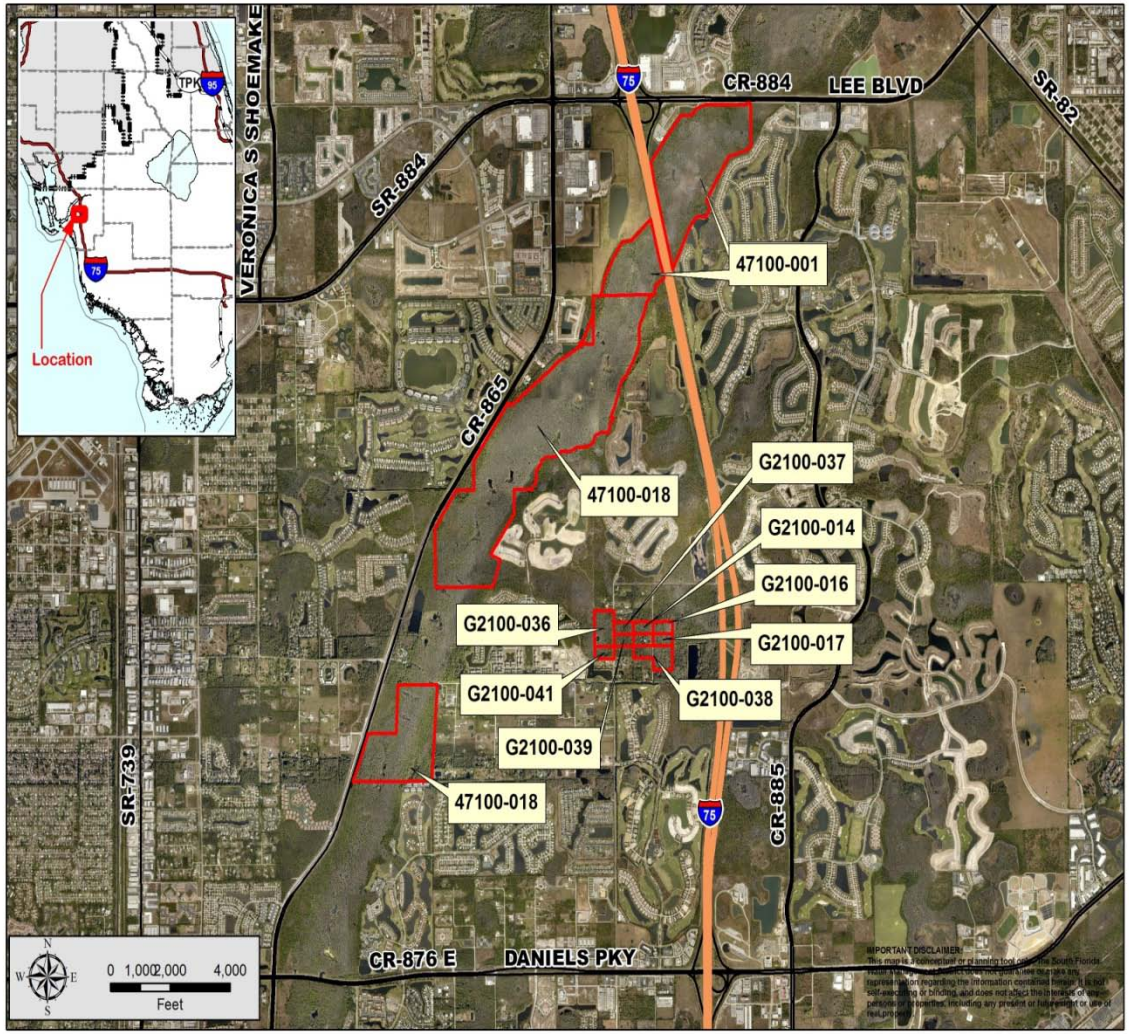
- Project to reduce salinity and nutrient impacts to Caloosahatchee Estuary

No Change for now

(area in red outside project boundaries)

- **1,921.41 acres**
- Retain property pending further assessment for possible use as a water storage and/or water quality project

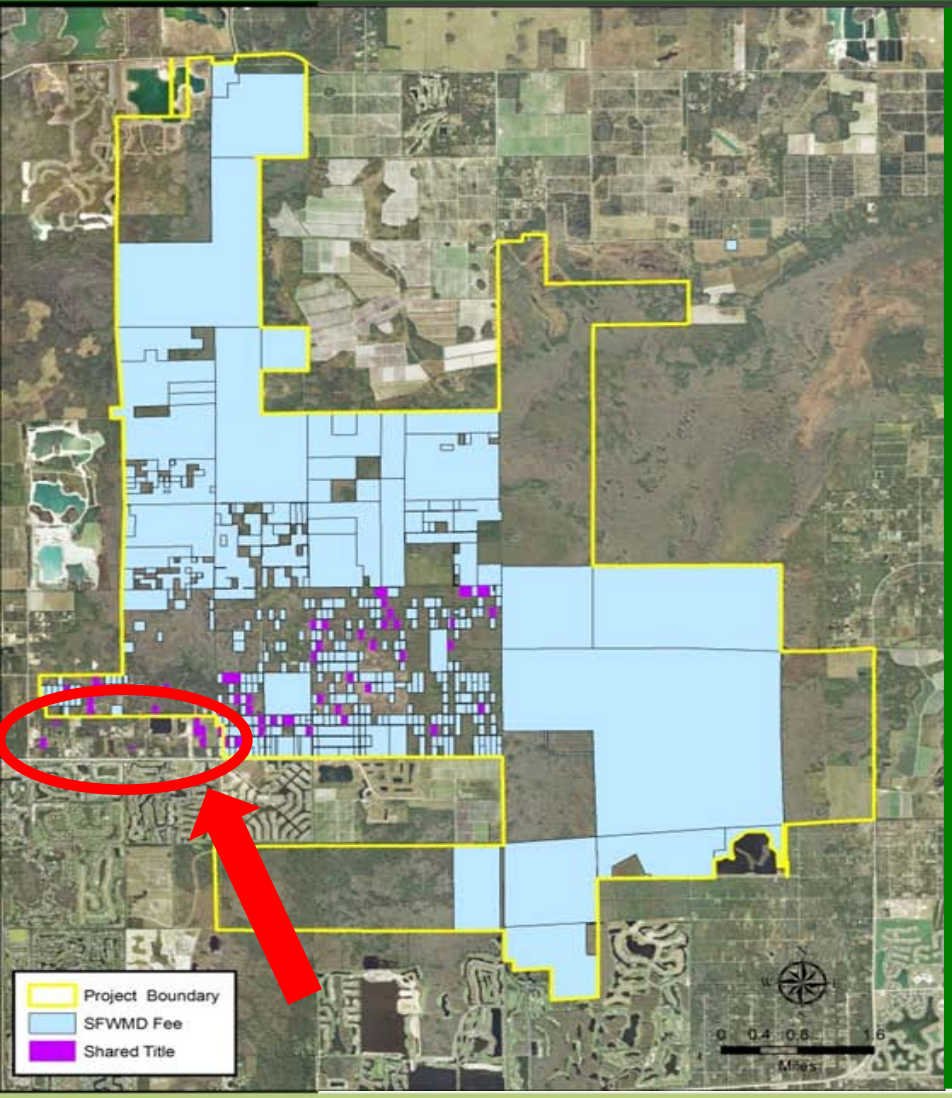
Six-Mile Cypress Slough
854 acres

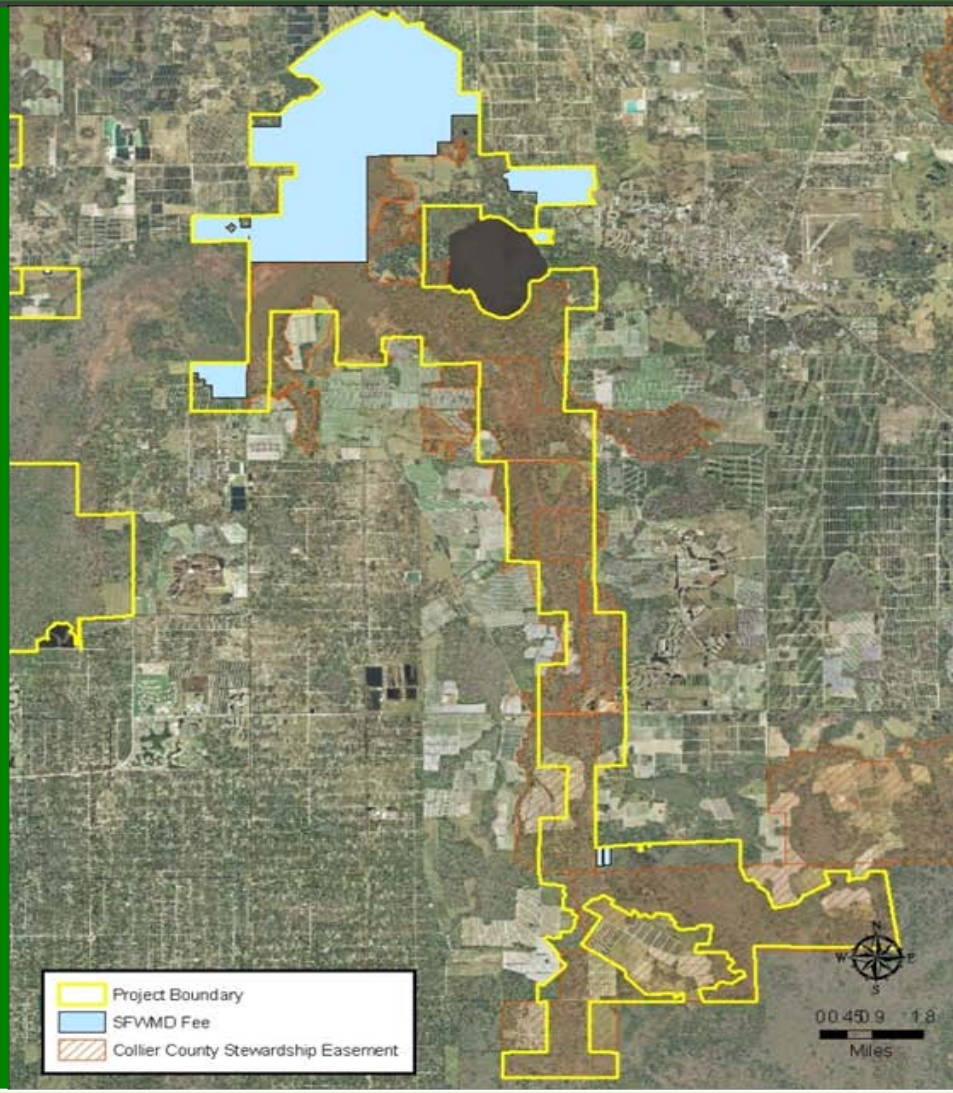


No Change In Use

- An important water-quality feature that helps buffer and clean runoff before it enters Estero Bay
- Contains an education center and a boardwalk through a portion of the wetlands
- Recommend that use and management continue as-is, either through a continuation of the existing long-term lease with Lee County, or a beneficial negotiated exchange of land within the County

CREW (Corkscrew Regional Ecosystem Watershed) 24,972 acres





CREW (Corkscrew Regional Ecosystem Watershed) 24,972 acres

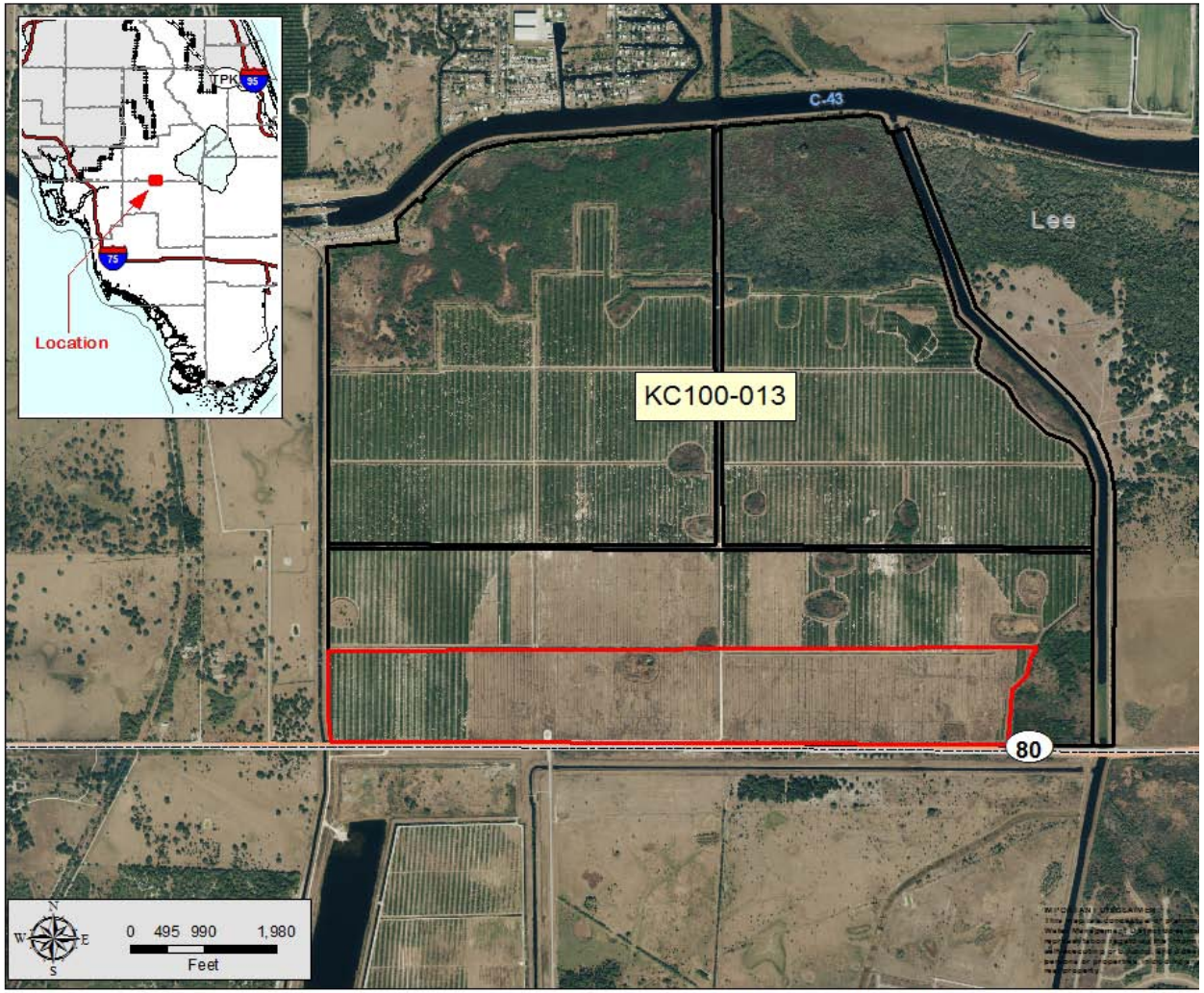
No Change In Use (within project boundaries)

- A regionally significant wetland system
- Serves as headwaters to the Imperial River and Picayune Strand
- The Southern CREW critical project is intended to aid water storage, natural systems restoration and flood control

Exchange or Surplus (outside project boundaries)

- Several small parcels outside project (~23.5 acres total)
- Further evaluation of those few small parcels lying outside the project boundary will consider the exchange or surplus of the District's fee interest in those sites

Caloosahatchee Water Quality Facility 1,773.45 acres



No Change In Use
(remaining area within project boundaries)

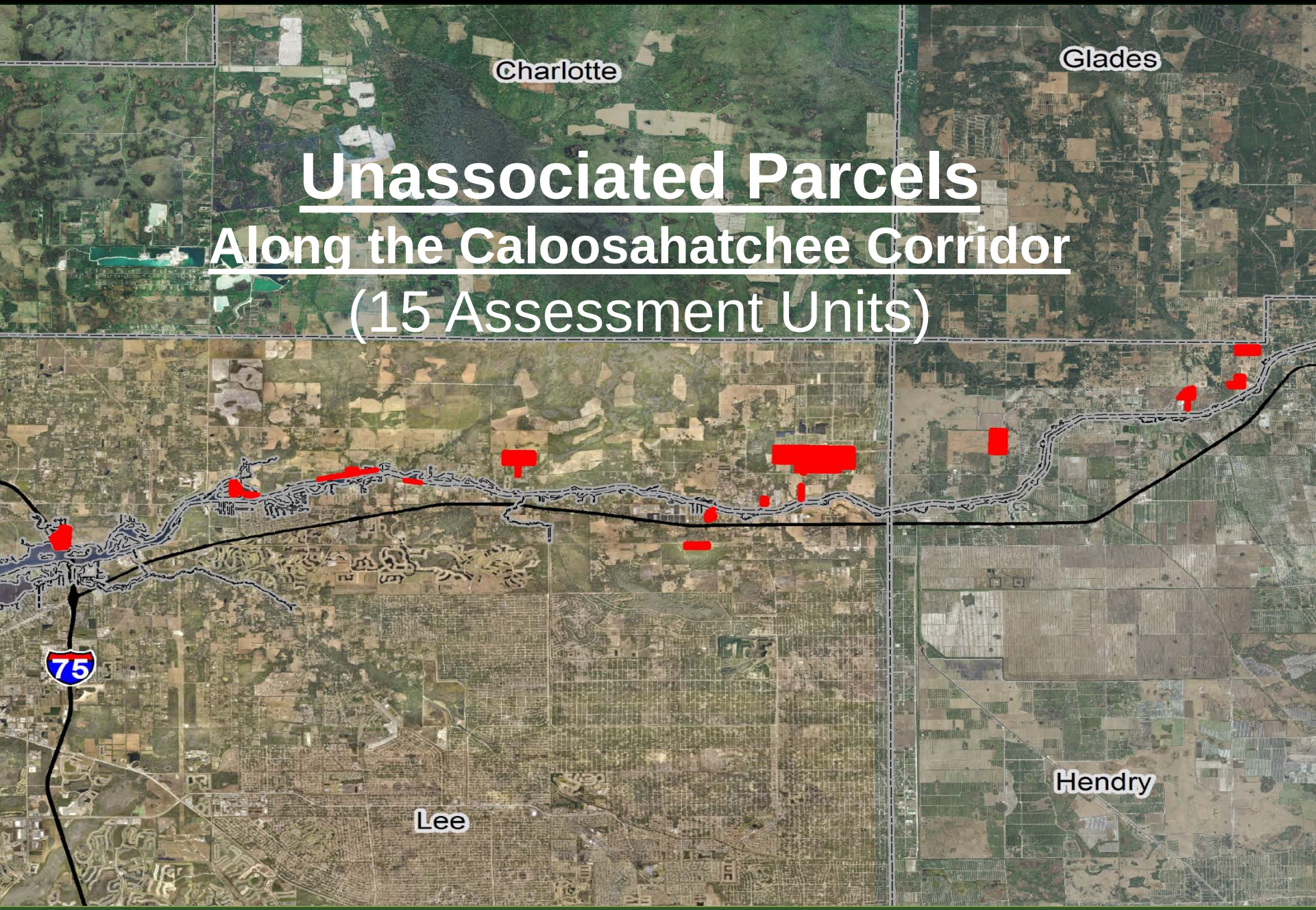
- Site intended for nutrient removal and technologies to help clean water flowing into the Caloosahatchee River

Surplus

237 acres (road frontage area in red)

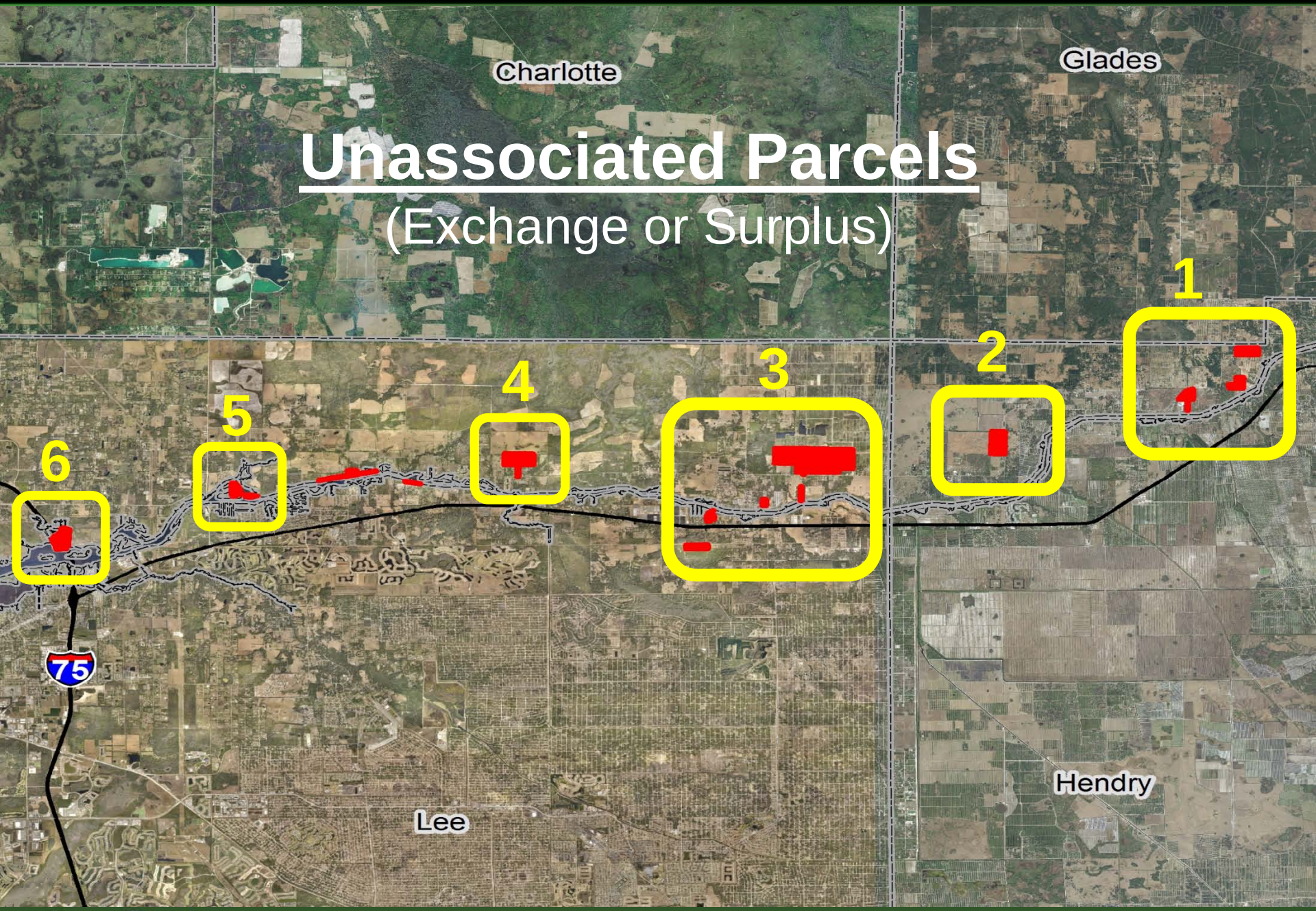
- Surplus the area along SR80 pursuant to the terms of the acquisition

Unassociated Parcels
Along the Caloosahatchee Corridor
(15 Assessment Units)



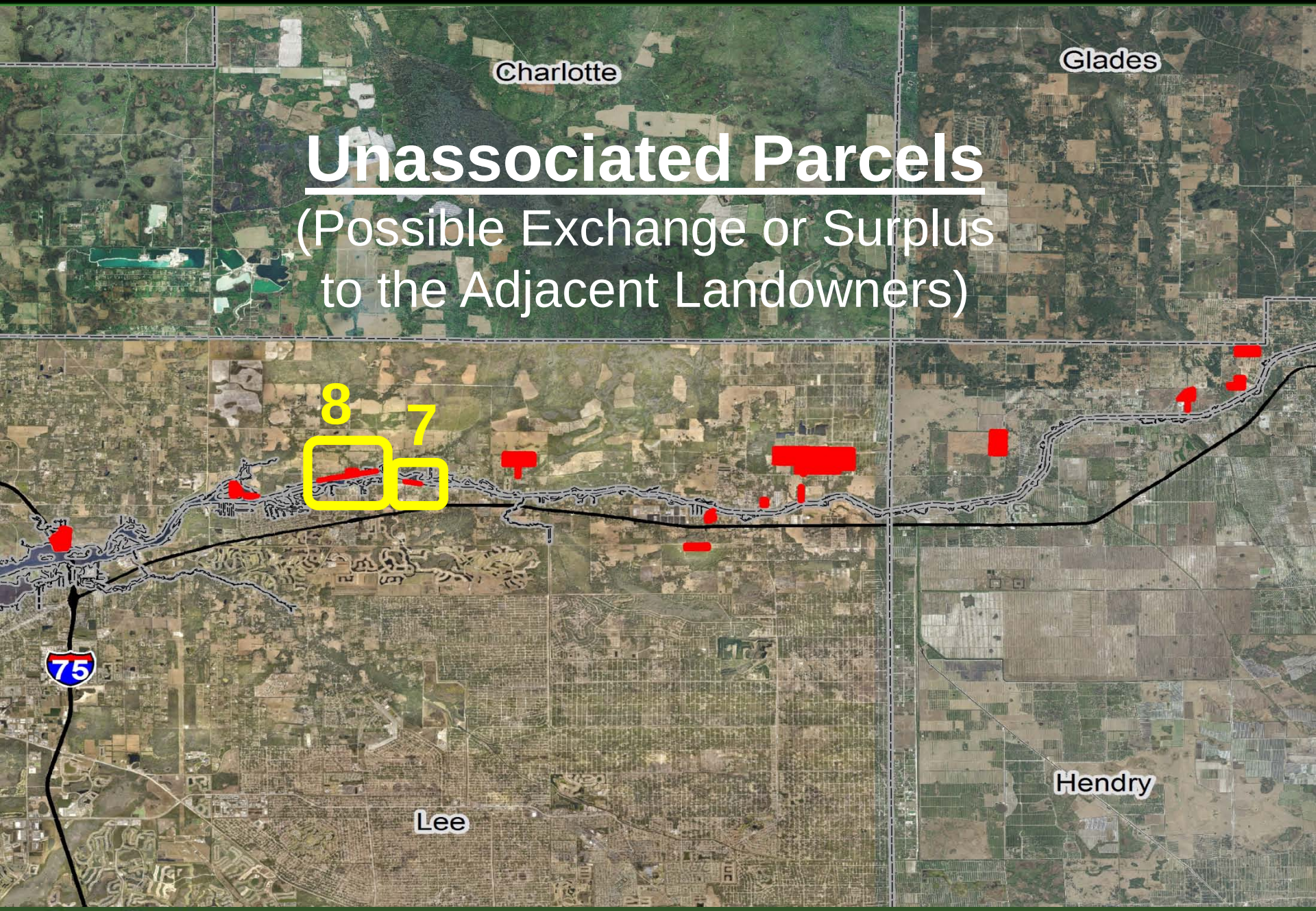
Unassociated Parcels

(Exchange or Surplus)



Unassociated Parcels

(Possible Exchange or Surplus to the Adjacent Landowners)



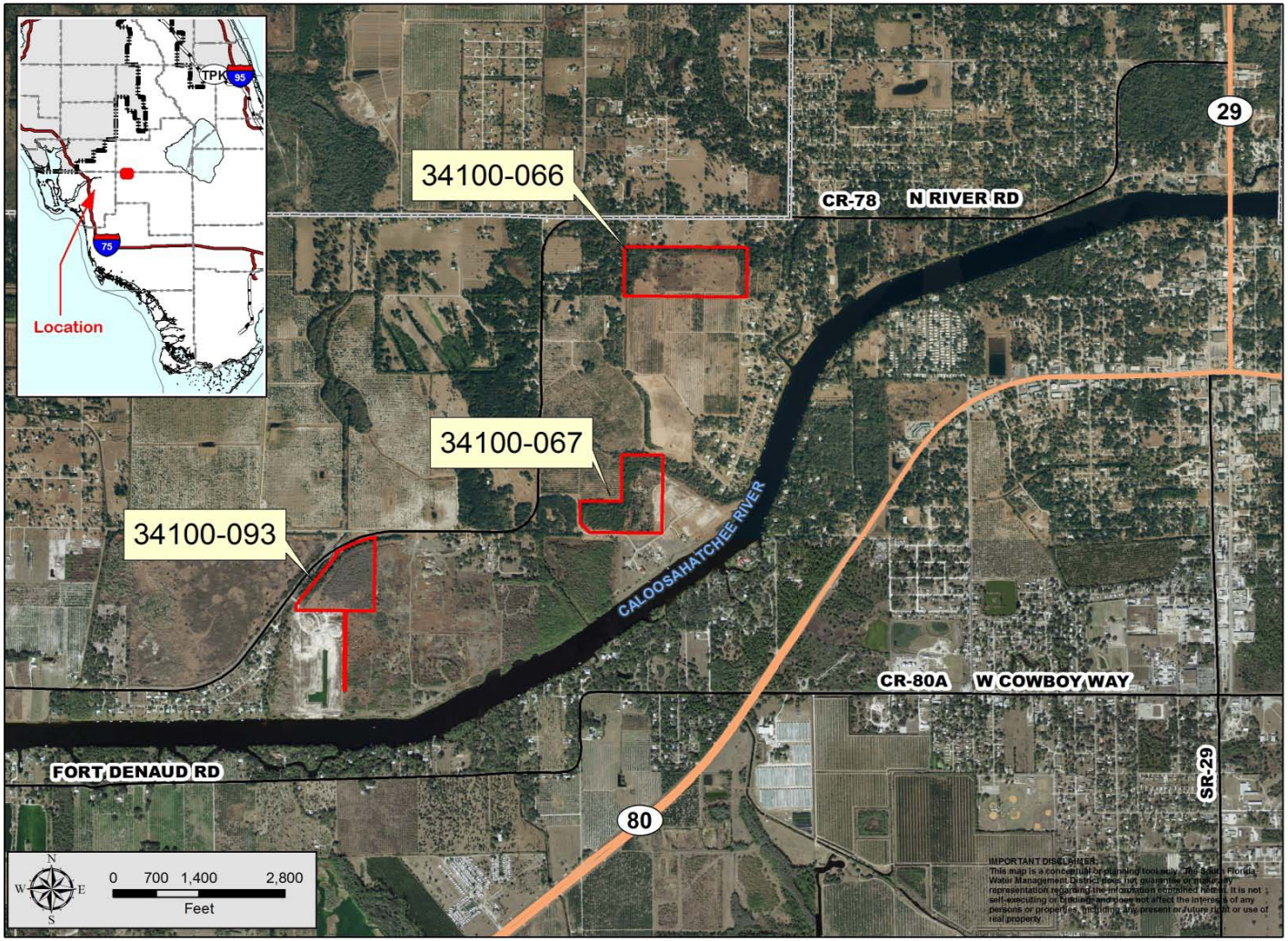
Hendry County

Exchange or Surplus

34100-066
Robb Road
(~40.14 acres)

34100-067
Caloosa Shores
(~26.95 acres)

34100-093
Quail Run
(~24.79 acres)



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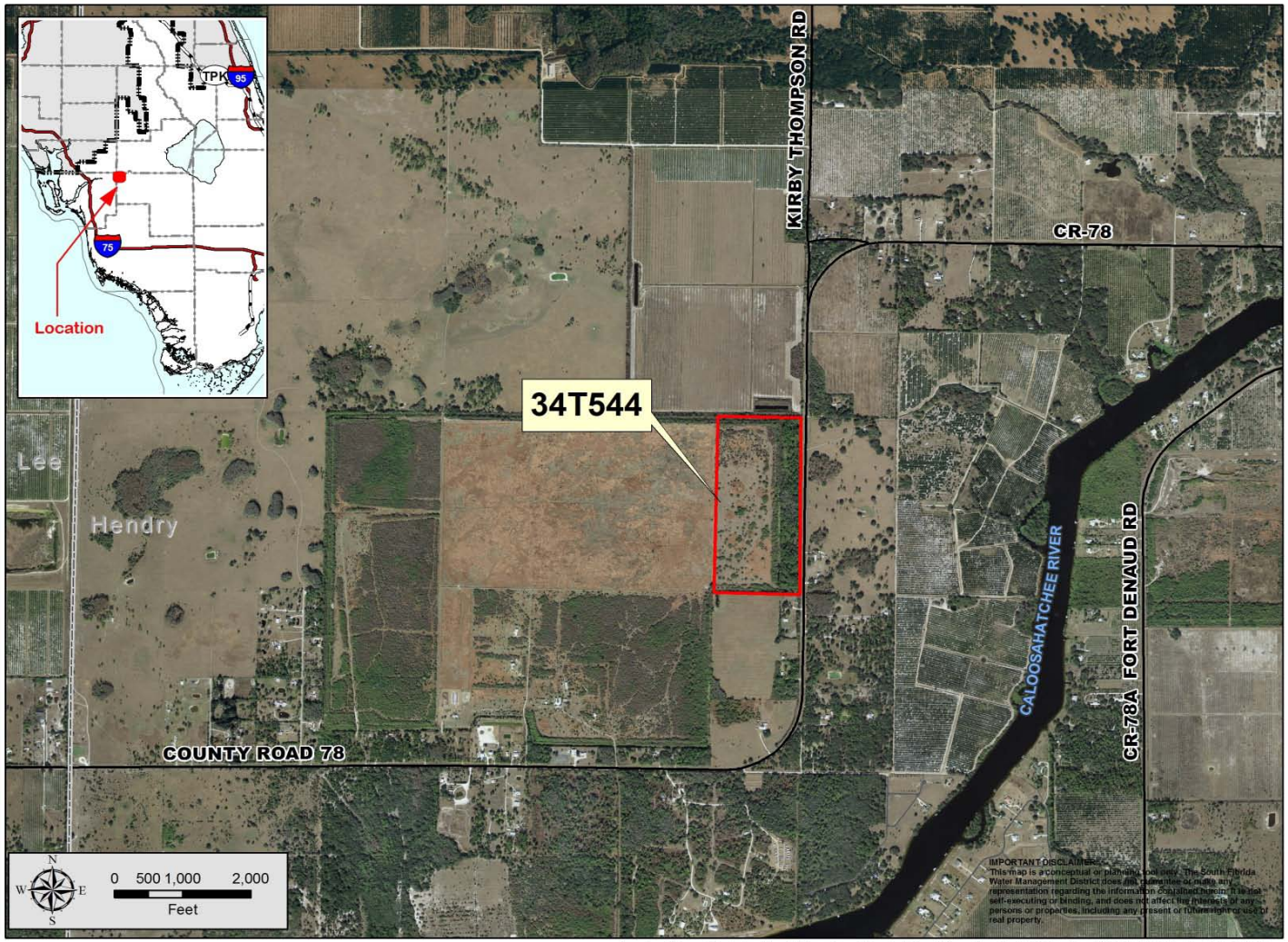
Hendry County



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Exchange or Surplus

34T544
Kirby Thompson Road
(~77.5 acres)

Lee County

Exchange or Surplus

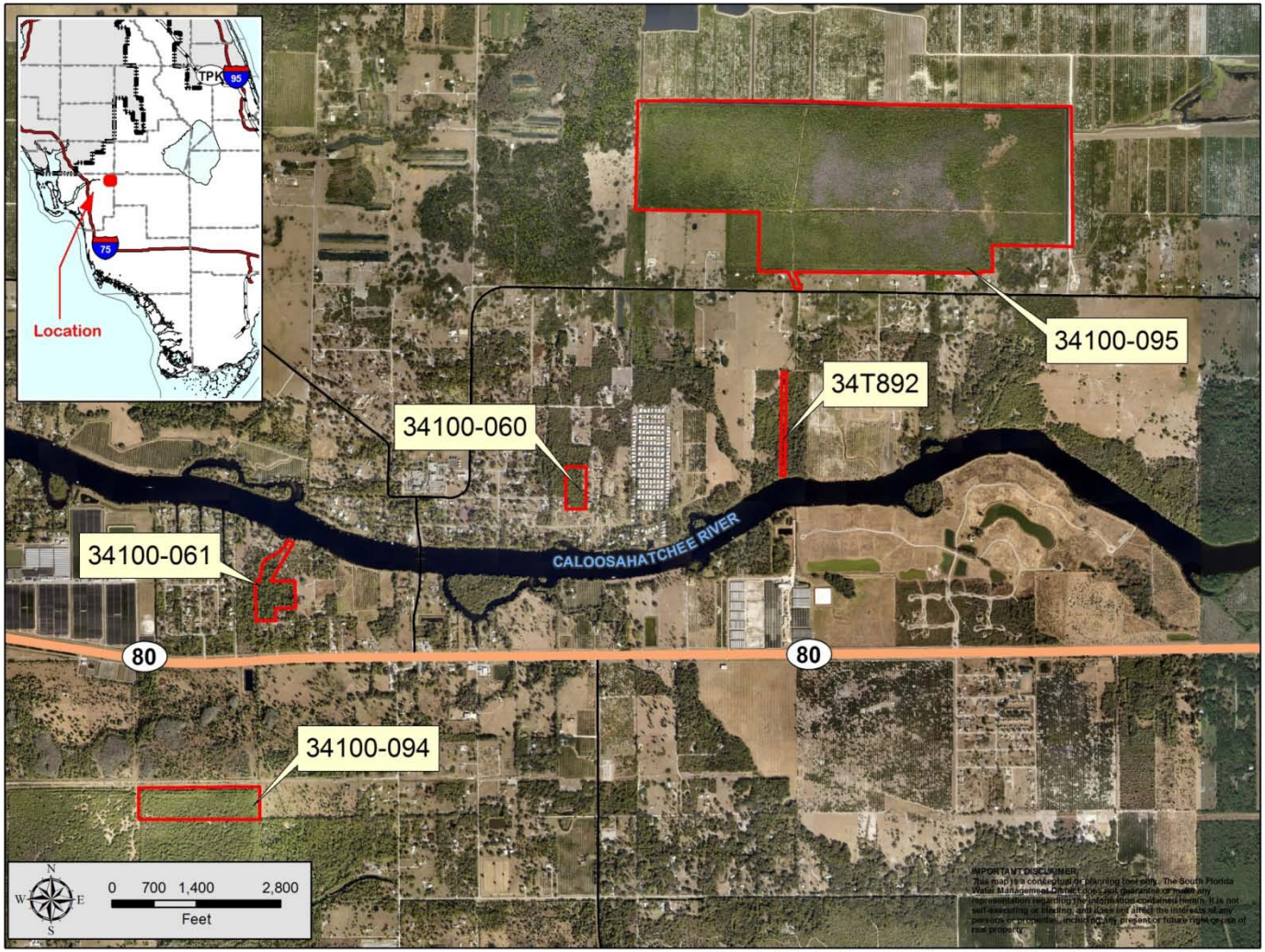
34100-095
North River Road
(~412.06 acres)

34T892
Spanish Creek Drive
(~2.9 acres)

34100-060
Center Street
(~5.36 acres)

34100-061
Lippincott Street
(~11.63 acres)

34100-094
Goggin Road
(~24.22 acres)



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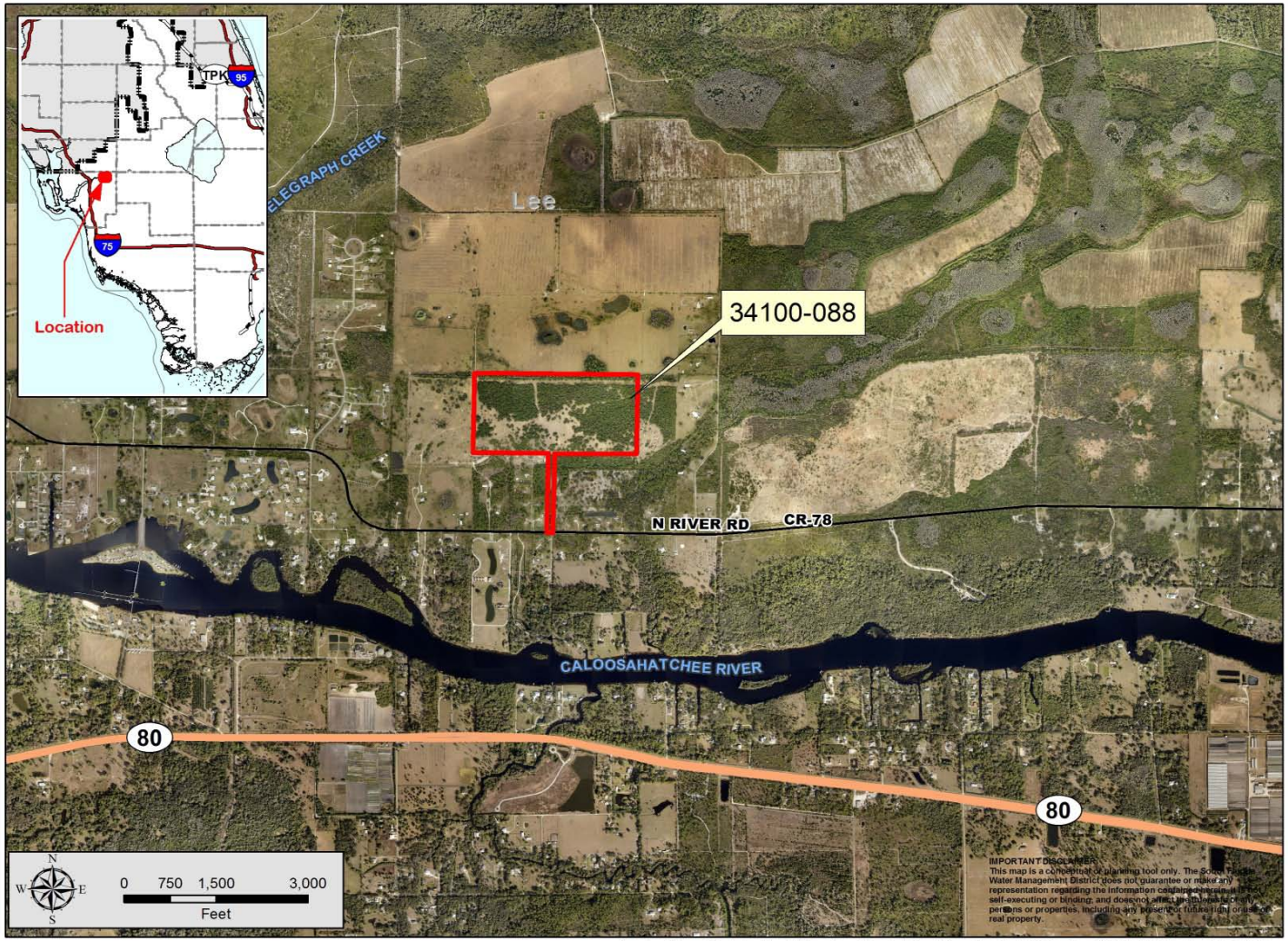
Lee County



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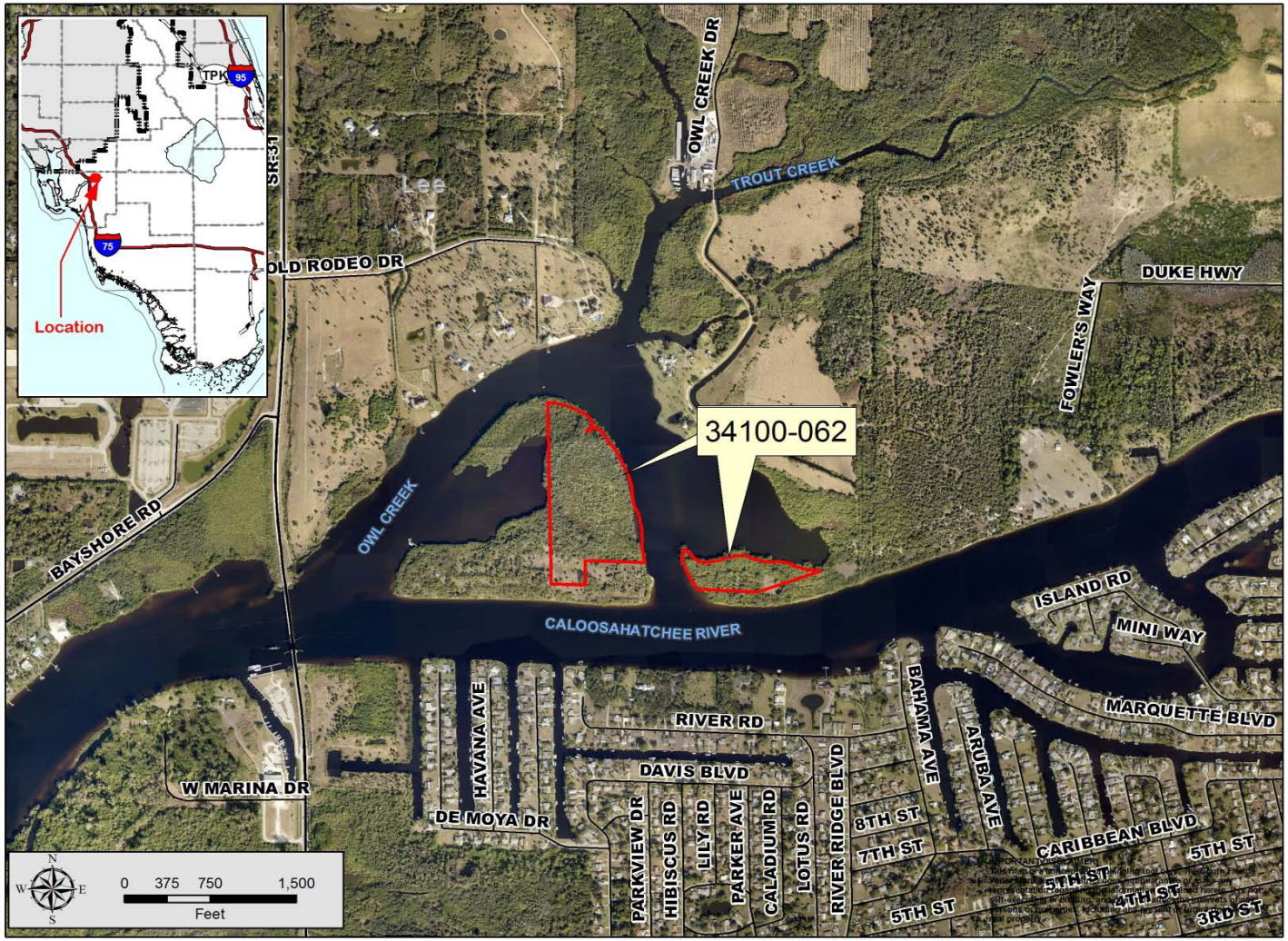
Exchange or Surplus

34100-088
Lyndhurst Lane
(~85.22 acres)

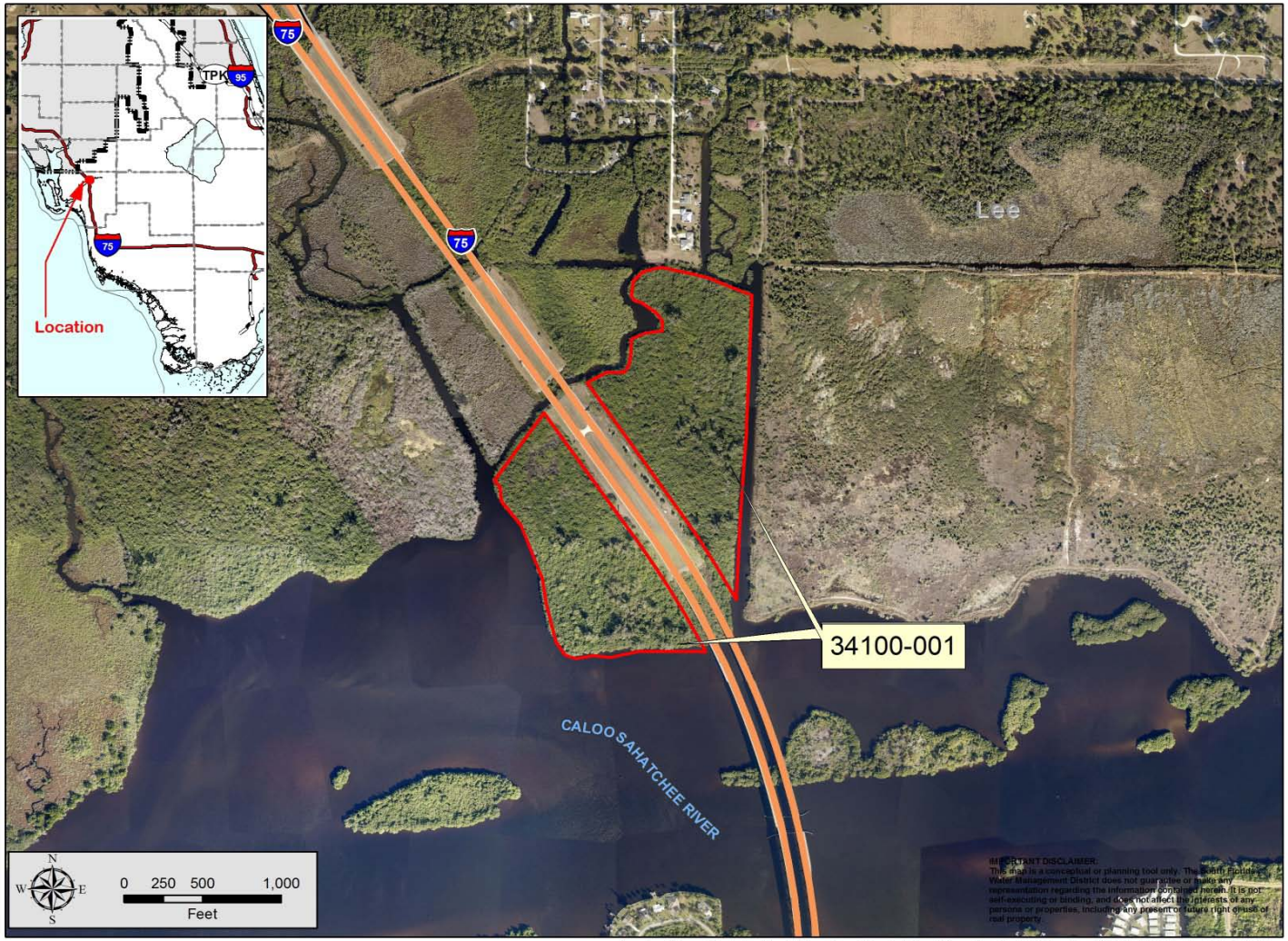
Lee County

Exchange or Surplus

34100-062
Trout Creek and Havens Island
(~28.1 acres)



Lee County



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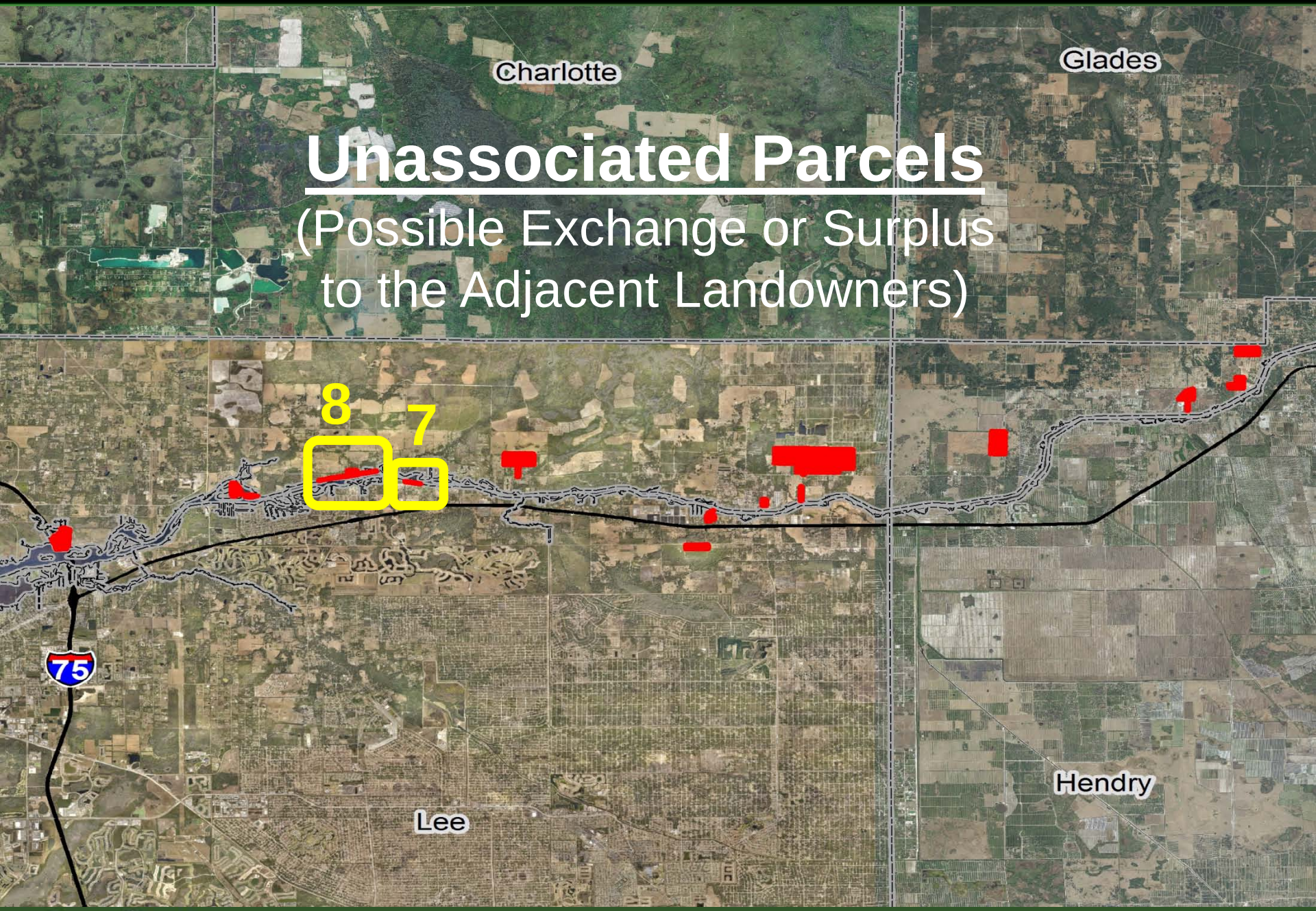
Exchange or Surplus

34100-001
I-75 Parcels
(~47.3 acres)

Unassociated Parcels

(Possible Exchange or Surplus to the Adjacent Landowners)



Lee County

Possible Exchange or Surplus to Adjacent Landowners

34100-092
Linwood Road
(~1.81 acres)

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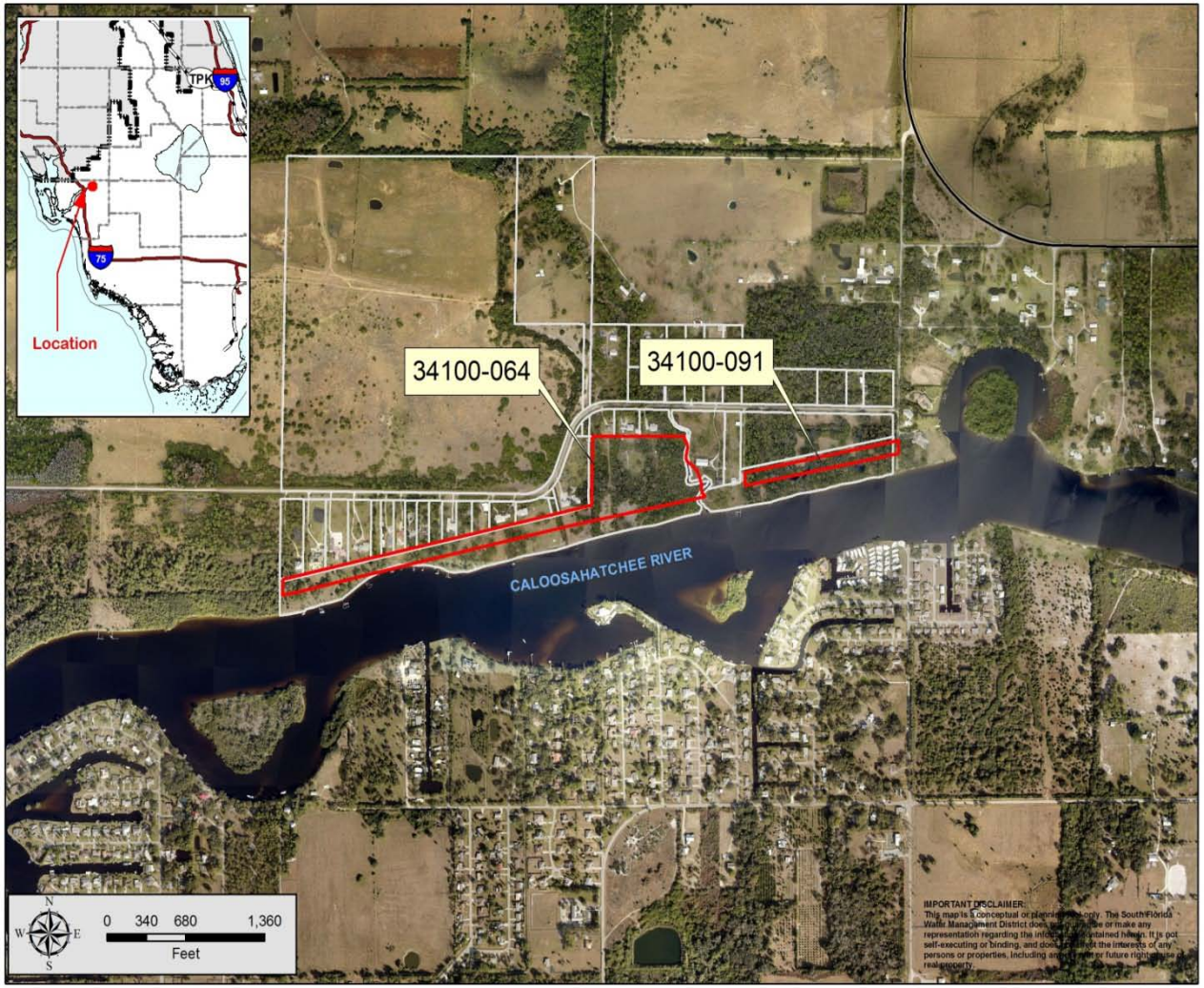
Lee County



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<u>Exchange or Surplus to Adjacent Landowners</u>

<u>34100-064</u>
Duke Highway
(~19.62 acres)

<u>34100-091</u>
Duke Highway
(~3.09 acres)

Remaining Events for Initial Phase of Land Assessment Process

EVENT	WEST COAST	EVERGLADES
Post preliminary recommendations (begin public comment period)		8/23/2013
Local meeting during recommendation comment period		8/28/2013
WRAC presentation		9/5/2013
Public recommendation comments reviewed		9/9/2013
Governing Board	8/15/2013	9/12/2013

Review of Process Steps

- Request Governing Board approval to conduct more in-depth research on these properties
- Conduct the necessary due diligence on each property
- Present final parcel recommendation in a noticed public meeting such as the Project and Land Committee meeting
- Bring back a final recommendation to the Governing Board prior to an actual exchange or surplus action

RESOLUTION

A Resolution of the Governing Board of the South Florida Water Management District, directing staff to move forward to analyze options, including but not limited to, disposal of land interests containing 1,043 acres, more or less, in Glades, Hendry, Lee, and Collier Counties, together with any structures and improvements and personal property appurtenant thereto, and thereafter propose recommendations to the Governing Board for further approval; providing an effective date. (OMC, Ray Palmer, ext. 2246)