

SFWMD LAND ASSESSMENT PROCESS

Water Resources Advisory Commission

November 8, 2012

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Real Estate Unit

Today's Presentation

- Criteria Used and Process Overview
- Schedule for Analysis
- Example of Typical Assessment Issues
- Questions

Criteria Used in Land Assessment

- GIS layers
 - Statewide GIS layers
 - GIS layers applicable to SFWMD
- Intended use
- Current use
- Staff Subject Matter Experts (SMEs)
- Leadership recommendations
- Feedback and recommendations from stakeholders, Water Resources Advisory Commission and public

Land Assessment Process Overview

- Conduct a thorough review of fee owned lands
 - Approximately 750,000 acres of 1.5 million
- Seek feedback and recommendations for improvement in the process
- Develop guidelines and practices to ensure transparency and public involvement
- Refine disposal process to the extent allowed by statutes

Other Agency Processes

- Acquired information on processes of other Water Management Districts and 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
- A recommendation to dispose (surplus) any land would be made if such disposal would provide greater benefit to the core mission of the District

Initial Assessment Process

- Fee owned land will be assessed initially (Year 1)
 - Complete assessment by mid 2013
- District divided into five regions for this assessment process development
- Future assessment of non-fee owned lands planned to begin in late 2013
 - Use processes and knowledge developed in the initial fee owned land assessment process
- Complete reassessments as needed – likely 3 to 5 year intervals

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

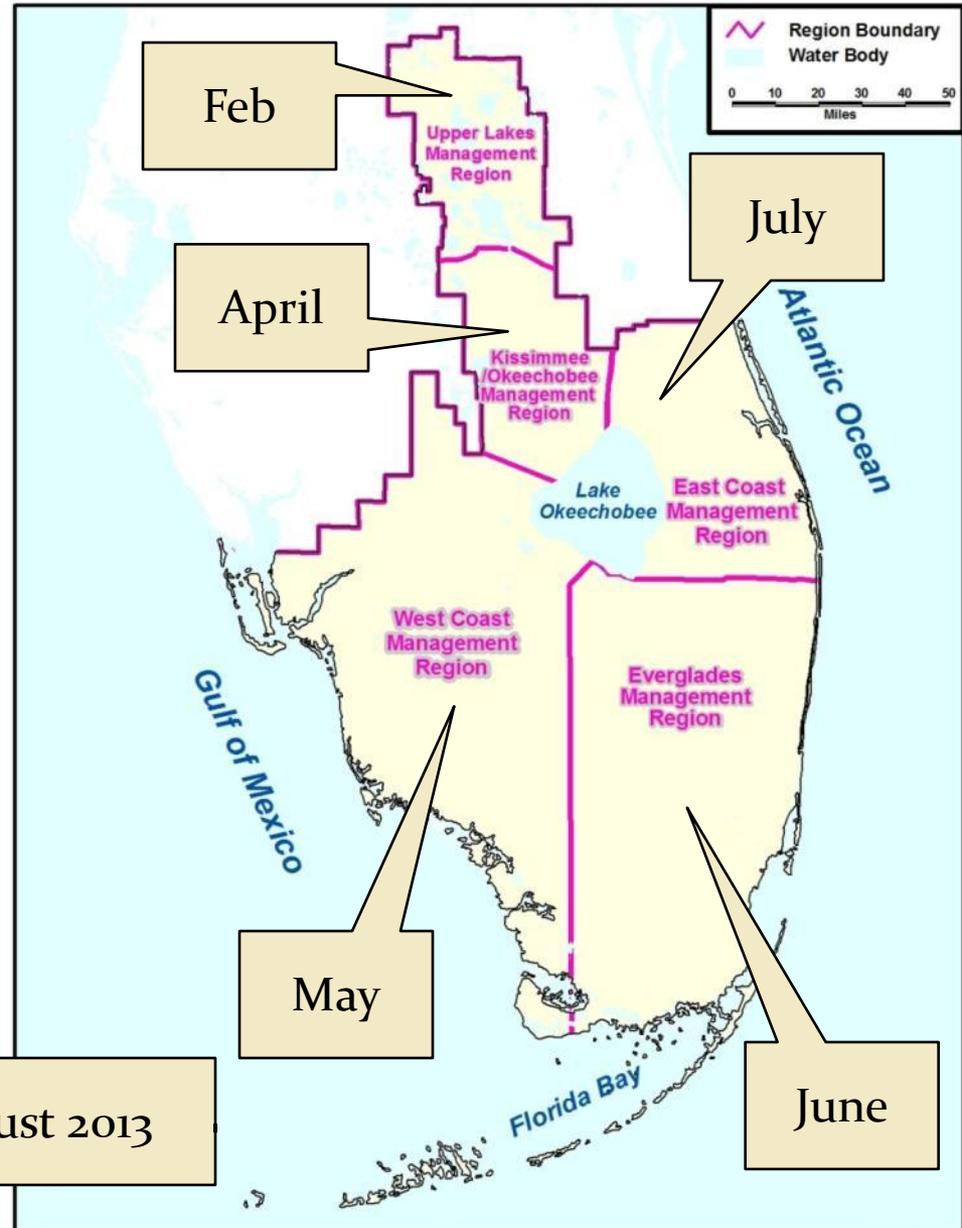
**Dispose of Land: Donation,
Exchange or Surplus**

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 Milestones

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

September
Prepare draft of Land Assessment Process (LAP).

November
Introduce LAP to WRAC and Governing Board

January
Ongoing regional assessments

March
Ongoing regional assessments and Leadership updates

May
Regional results to GB through P & L Committee

July
Regional results to GB

October
Introduce LAP to District Leadership. Initiate LAP website development. Begin process development for regional assessments.

December
Ongoing regional assessments and updates to Leadership and WRAC

February
Regional results to GB through P & L Committee

April
Update WRAC

June
Ongoing regional assessments and updates to Leadership

August
Land Assessment of fee owned lands complete.



Month

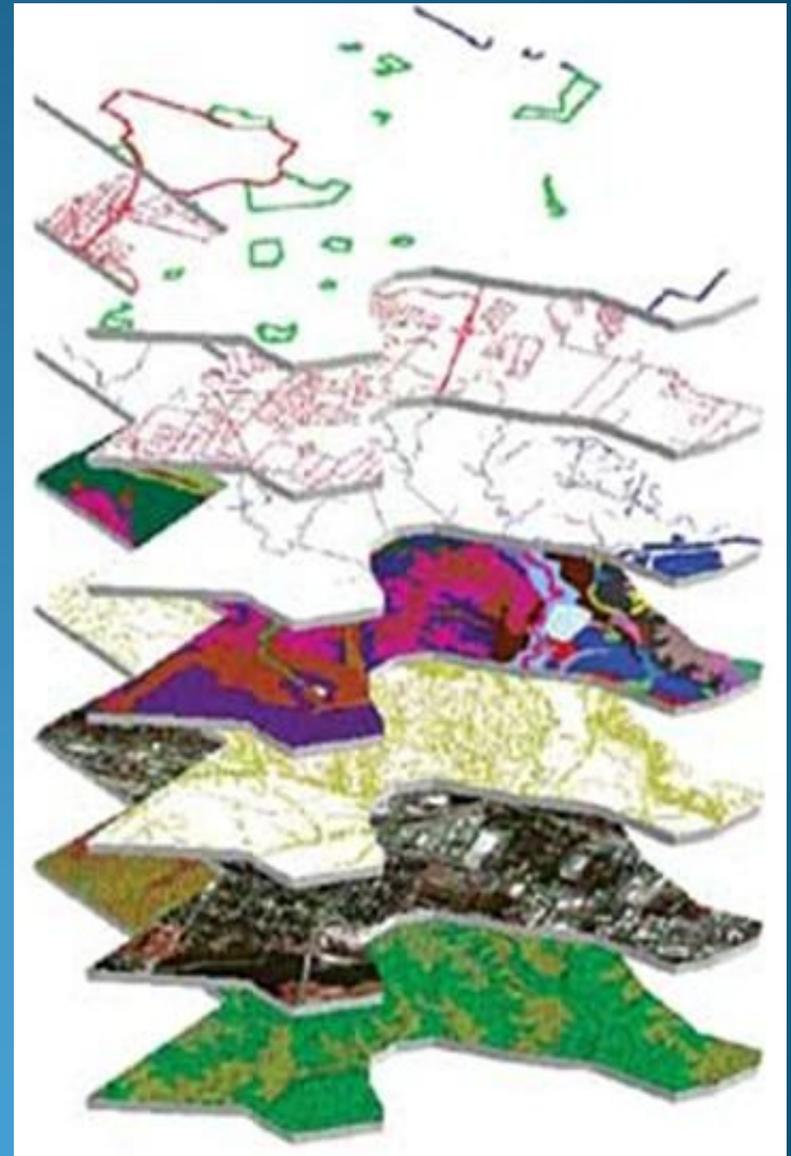
Next Steps

- 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
- Use WRAC and website to keep process transparent and seek feedback/recommendations
- Keep District leadership, Governing Board, stakeholders and public apprised of progress

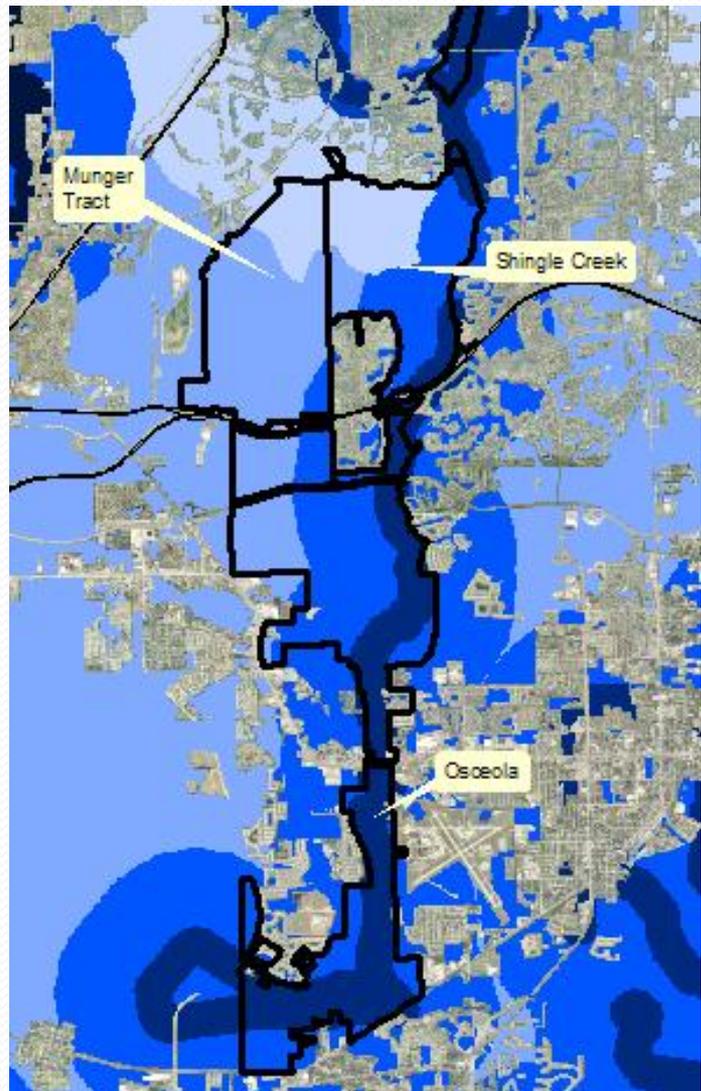
Beginning the Land Assessment Process of Region 1

USE OF GIS LAYERS FOR INITIAL ASSESSMENT

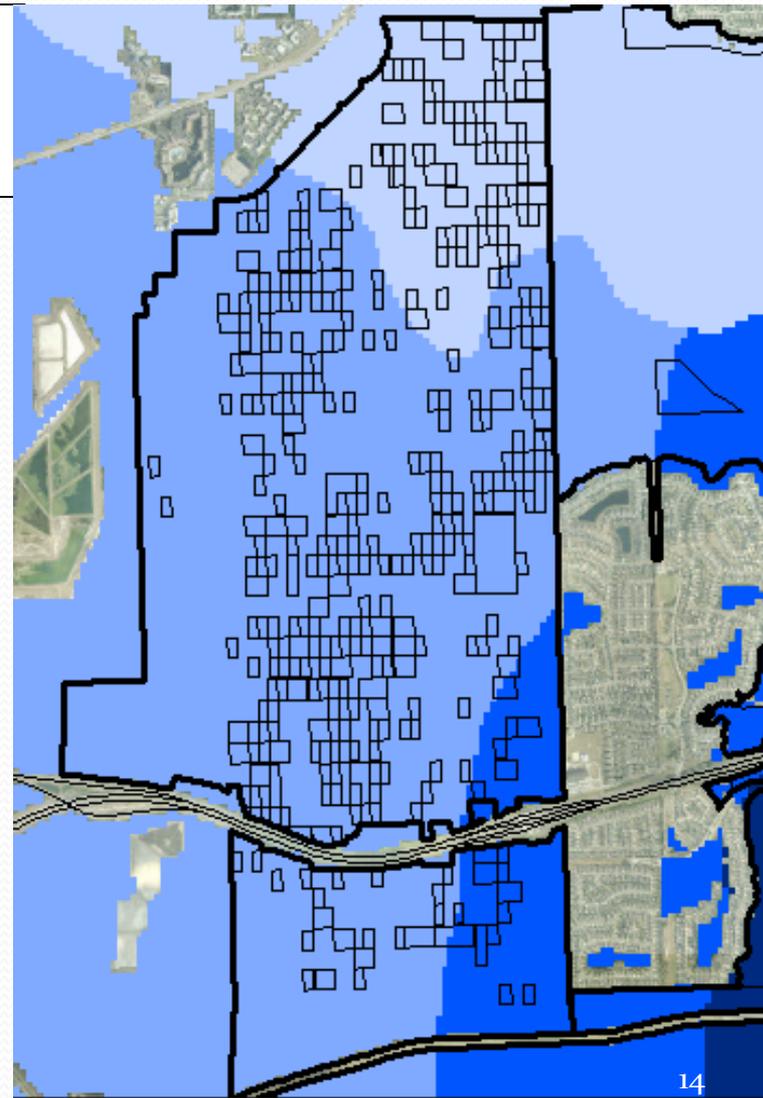
- Statewide GIS layers produced by Florida Natural Areas Inventory (FNAI), a non-profit organization administered by Florida State University
 - Critical Lands and Waters Identification Project (CLIP)
 - Combined effort between FNAI, FWC, and UF
- Additional GIS layers specific to SFWMD data and locations



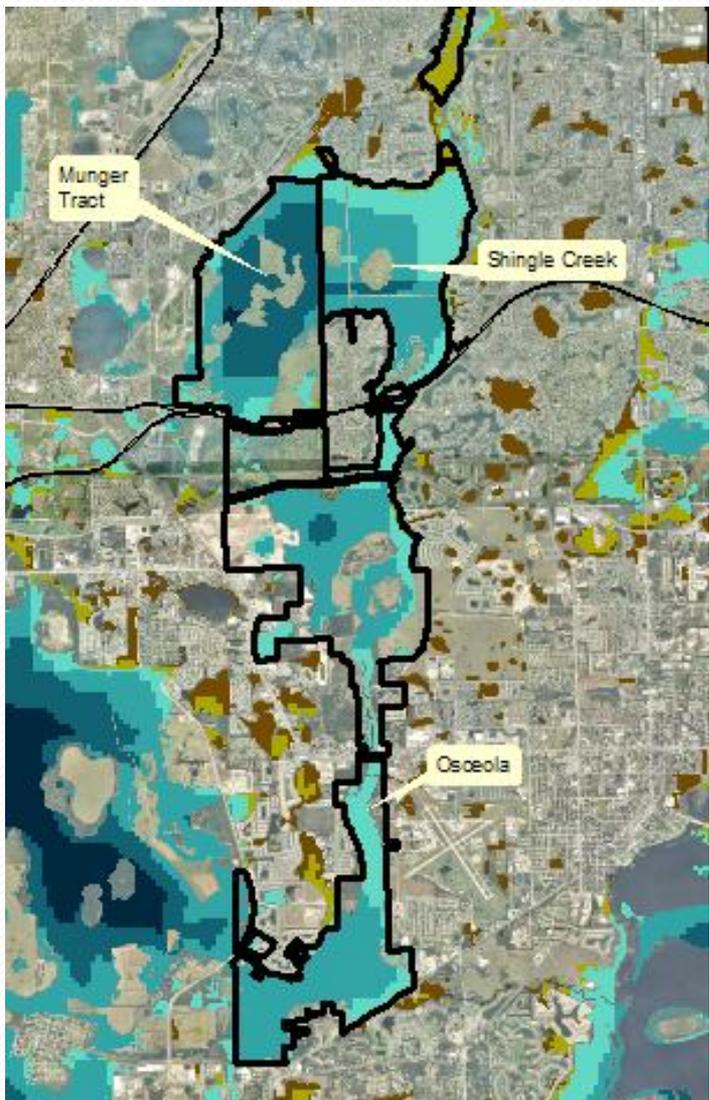
Conservation Value Datasets



SIGNIFICANT SURFACE WATERS

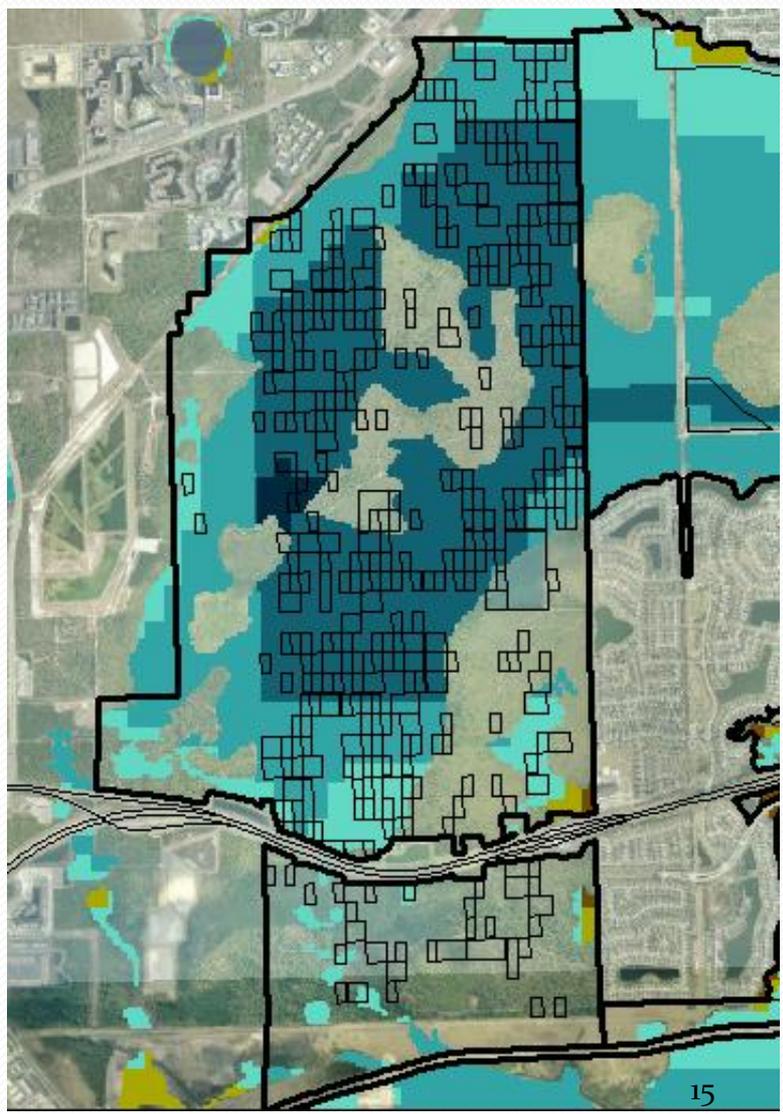


Conservation Value Datasets

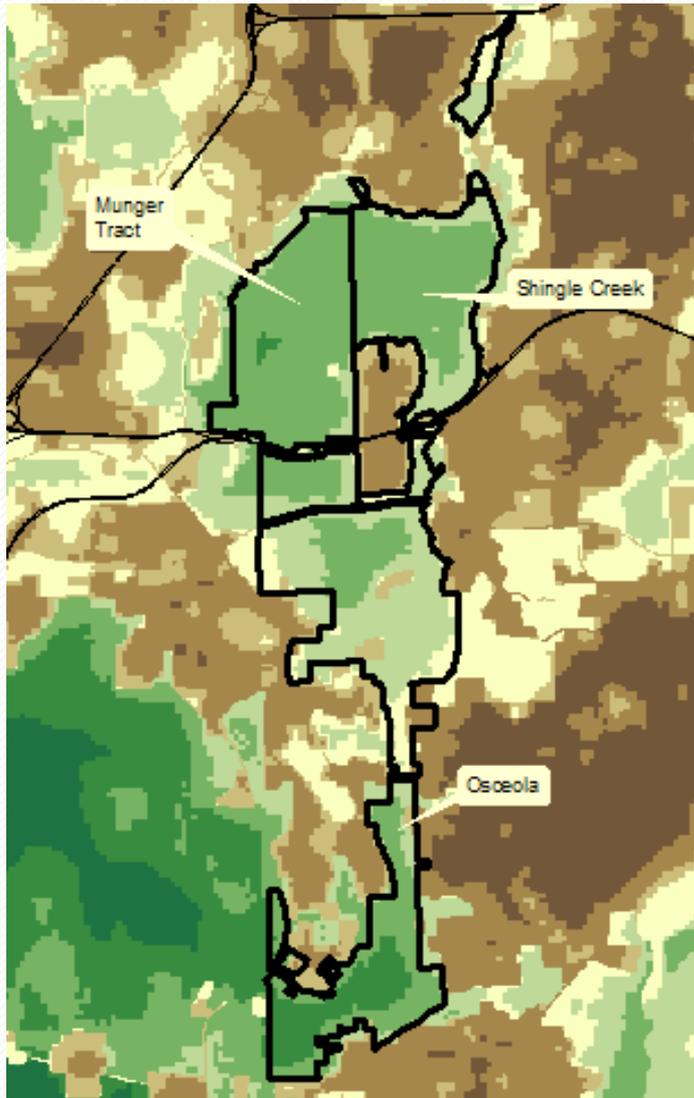


WETLANDS

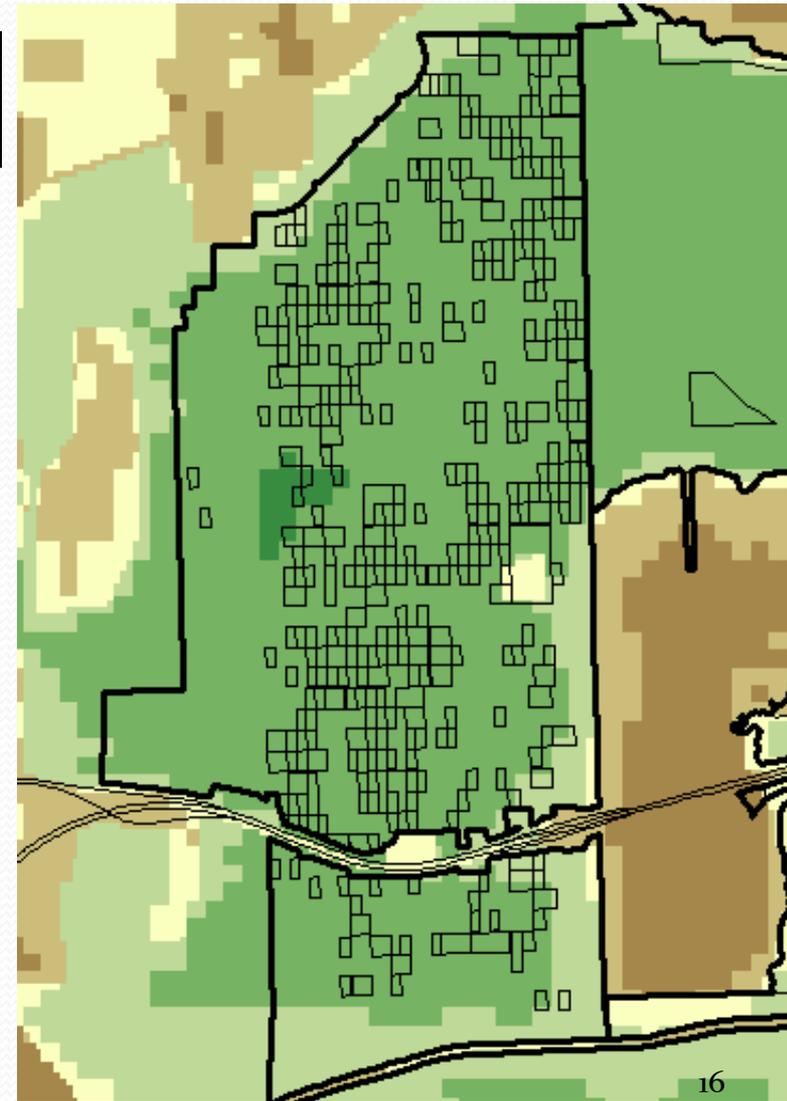
- Priority 1 - Highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6



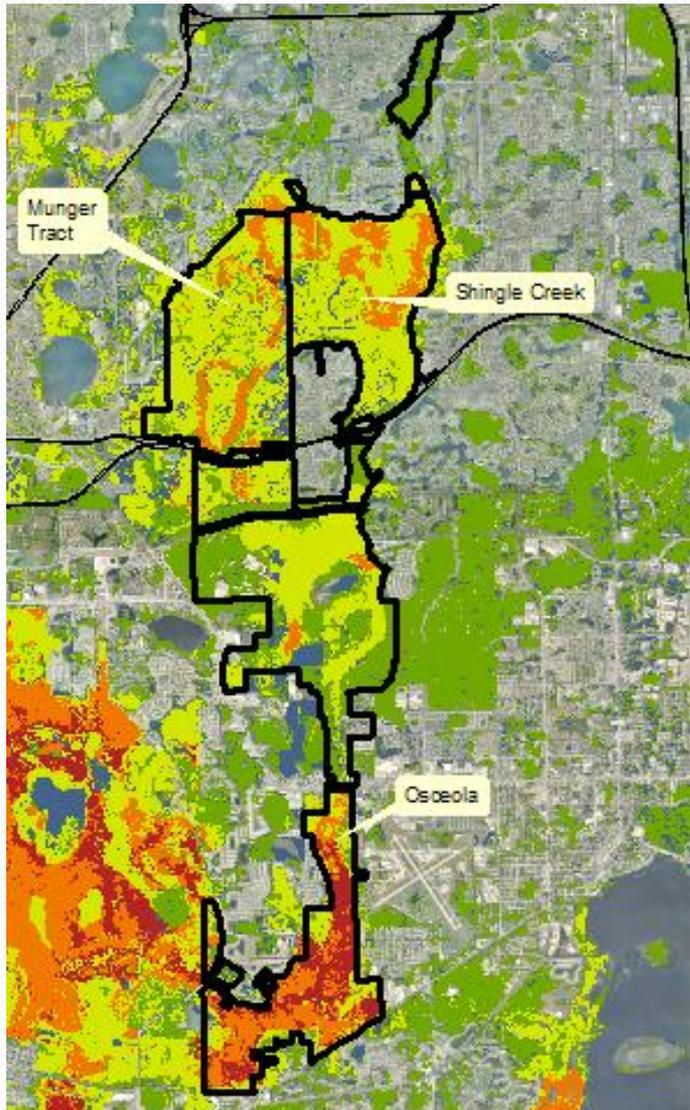
Conservation Value Datasets



LANDSCAPE INTEGRITY

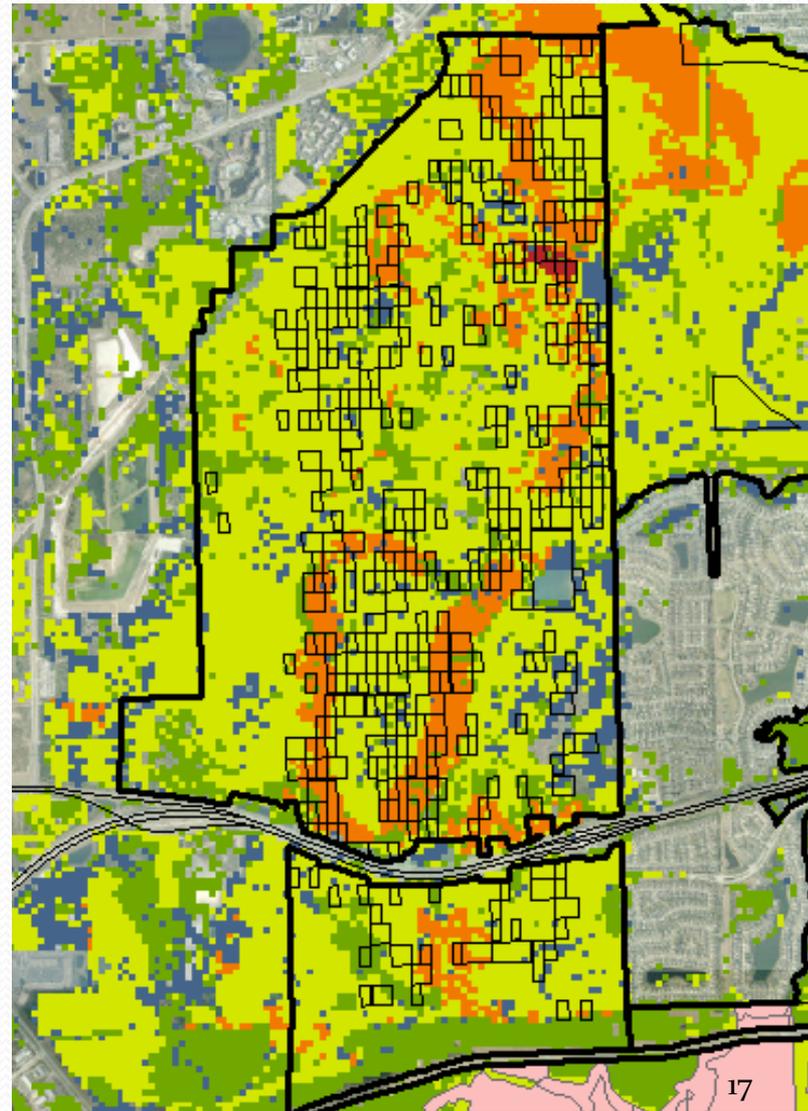


Conservation Value Datasets

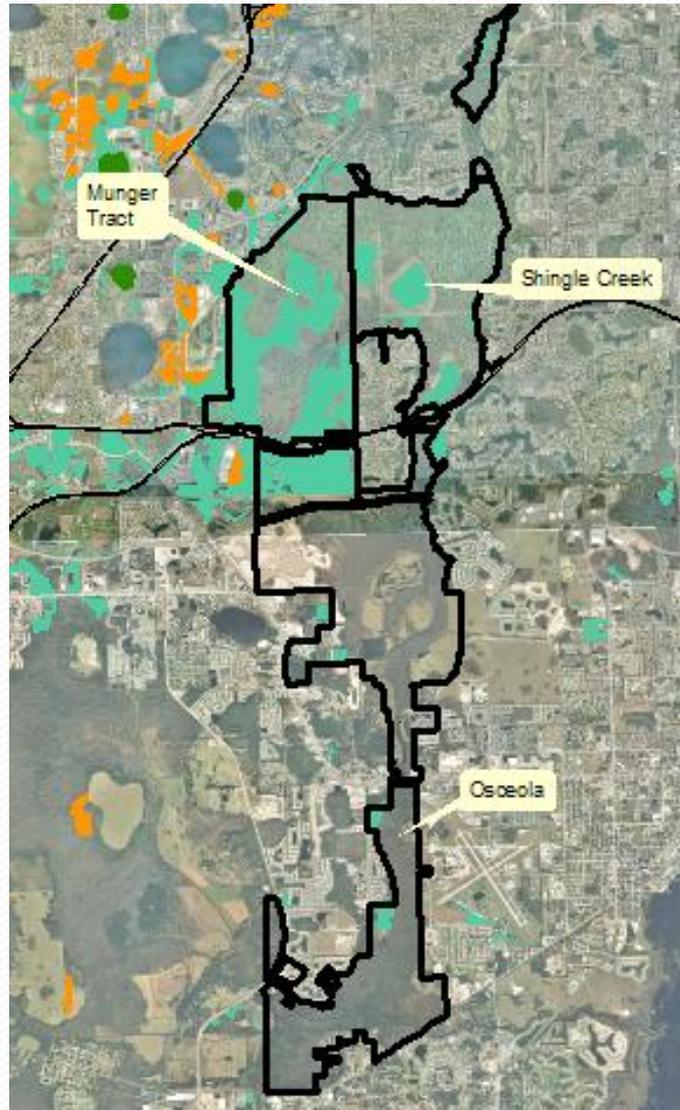


POTENTIAL HABITAT RICHNESS

- 1 species
- 2-4 species
- 5-6 species
- 7 species
- 8-13 species

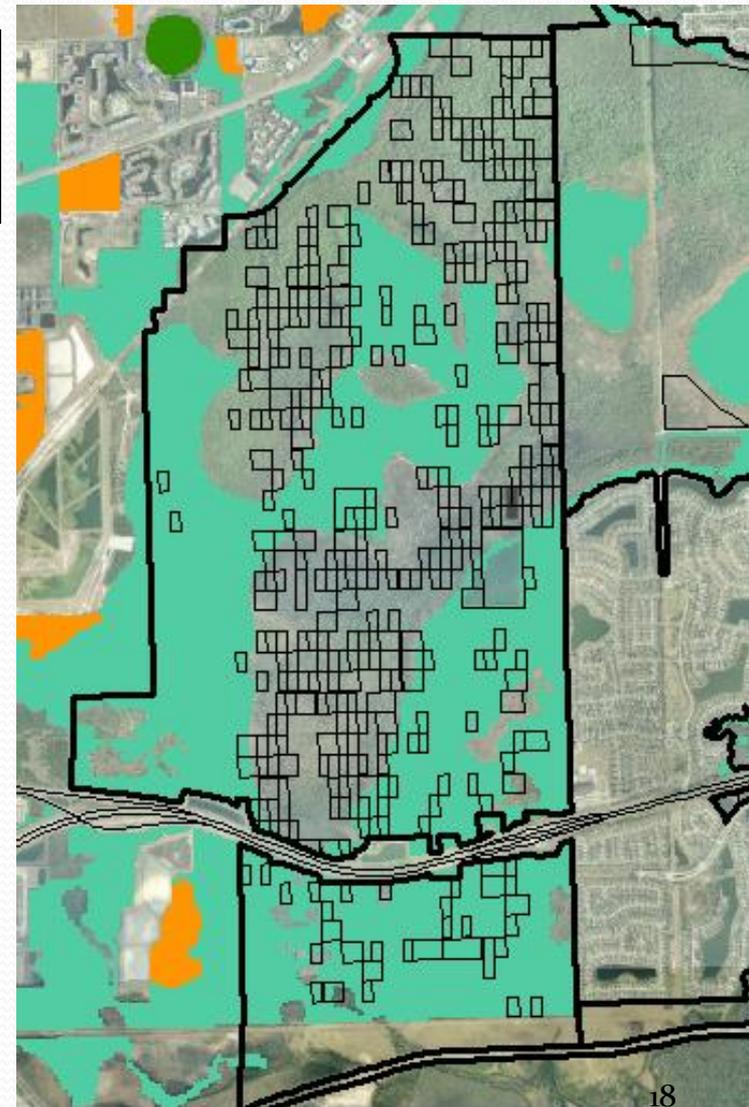


Conservation Value Datasets



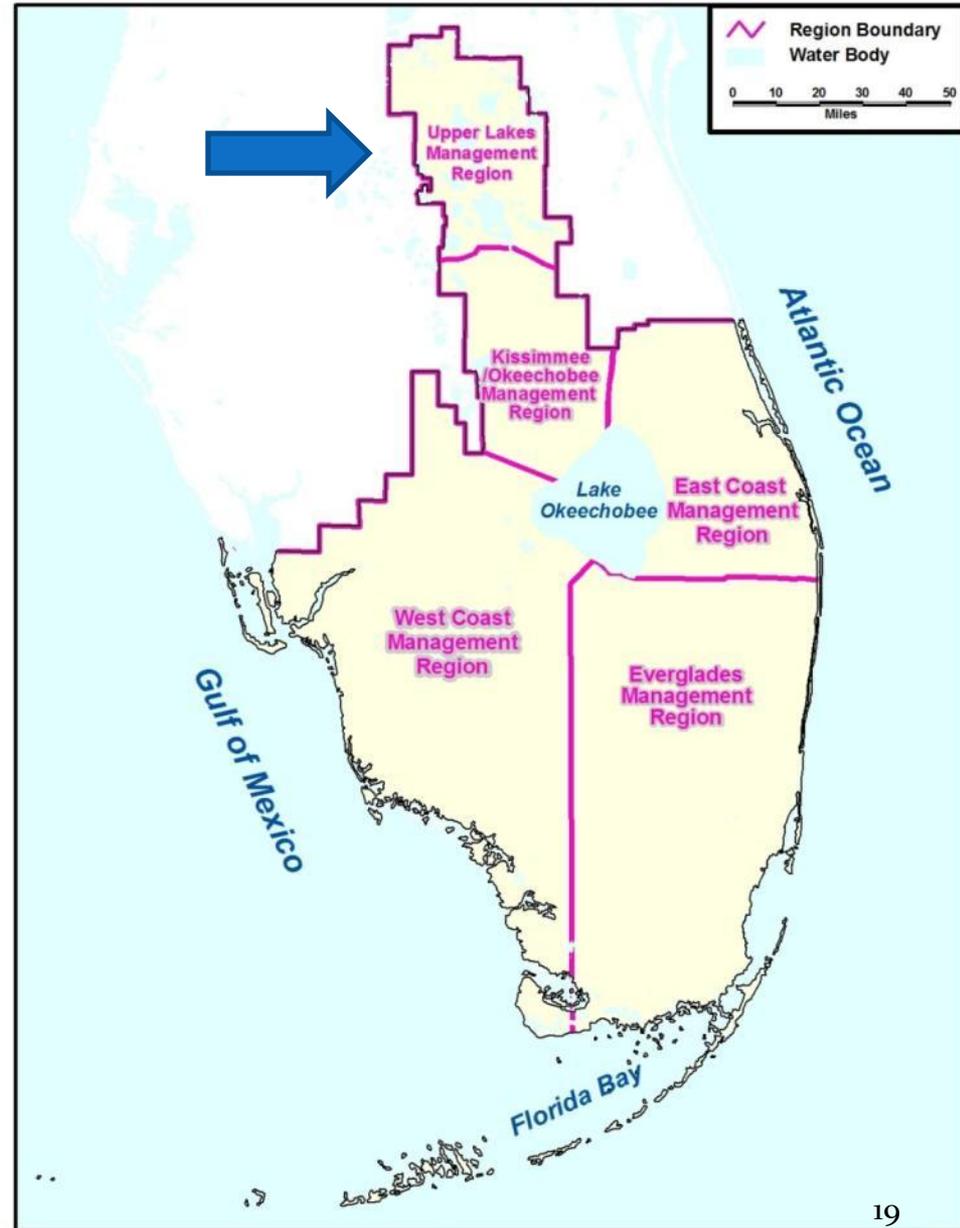
PRIORITY NATURAL COMMUNITIES

- G1 - critically imperiled
- G2 - imperiled
- G3 - very rare/vulnerable
- G4 - apparently secure
- G5 - demonstrably secure



Initial Assessment Area

Region 1 Upper Lakes



HISTORICAL INFORMATION



1880 Shingle Creek Flood

Added to Save our Rivers Program in 1985; one of the first projects

B2—The Post, Saturday, November 16, 1985 StL LO

8 Areas Added to \$165 Million State River List

By John Opel
Staff Writer

Eight tracts of land yesterday were added to the South Florida Water Management District's top-priority shopping list for the state's Save Our Rivers program.

Members of the WMD governing board raised to 13 the number of proposed purchases on the priority list — parcels totaling about 47,000 acres with a price tag estimated at \$165 million.

Bob Grafton, the WMD's real estate coun-

tion immediately available for river and wetland protection purchases. Save Our Rivers purchases are funded by a share of the state real-estate documentary stamp sales and are managed by the various water management districts.

"We're faced with the problem of not having all the money in the world," Grafton said.

Neil Gallagher, a board member from Kissimmee, said he was "concerned that we're going to turn this into an absolute contest for dollars."

"I don't want to see Shingle Creek getting

into competition" with projects in other areas, he said.

Shingle Creek, on the priority list as a 1,000-acre purchase with an estimated cost of \$500,000, is a cypress slough in Orange County that would be used for water storage and conservation.

Currently being processed are purchases of:

✓ A 450-acre tract south of Indiantown Road in Palm Beach County. The parcel is part of the Loxahatchee River drainage system and is important to maintaining the

viability of the only tropical river on the National Wild and Scenic Rivers list. Estimated cost is \$4.5 million, but Grafton yesterday said it would be "closer to \$6 million."

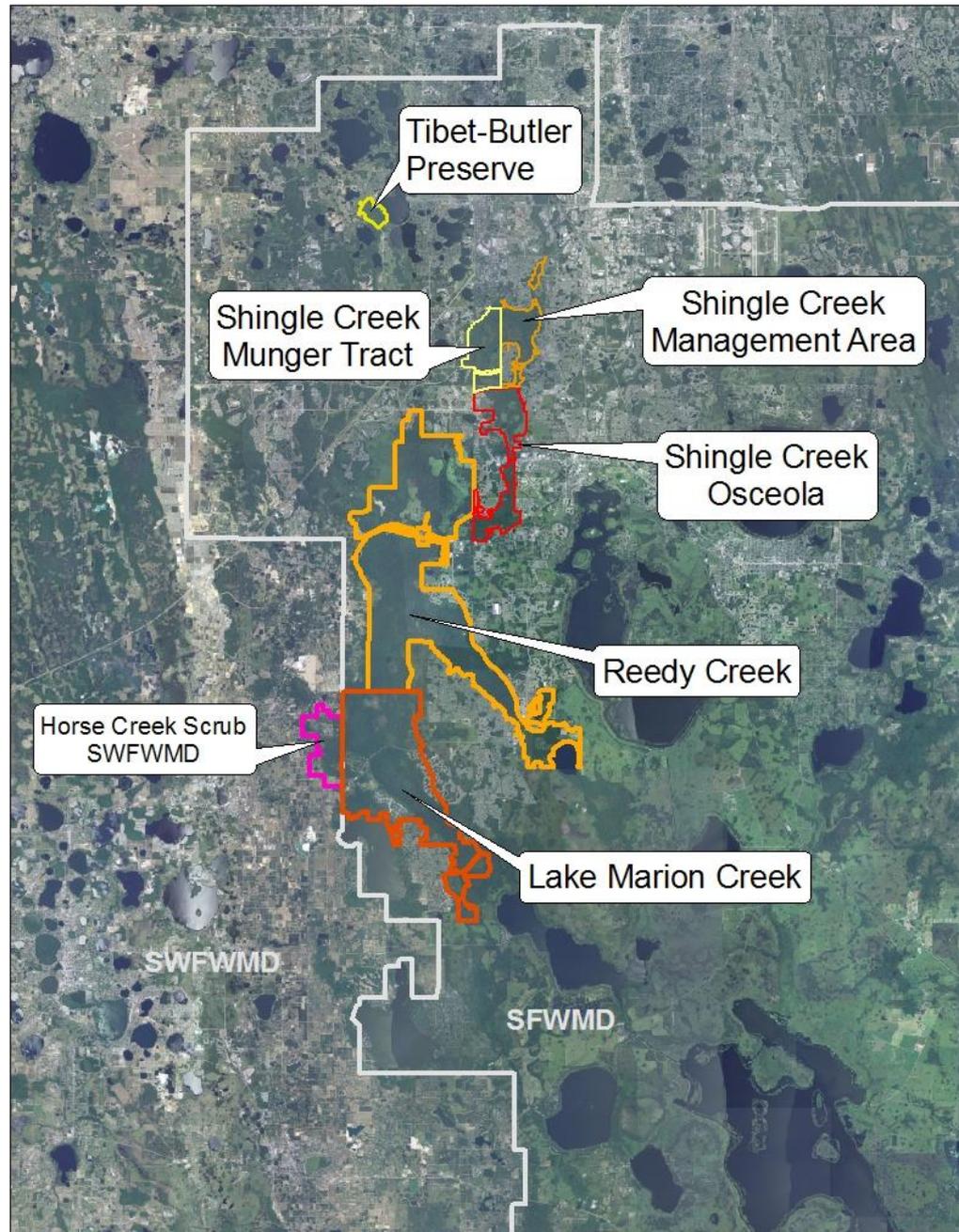
✓ White Belt Dairy Farms, a 21,000-acre tract south of the St. Lucie Canal in Palm Beach and Martin counties valued at \$30 million. Grafton said that aside from protection and preservation, the purchase would allow the WMD to link the St. Lucie and Palm Beach canals for greater flexibility in water management. The farm is one of the few

areas where the endangered Florida panther has been sighted.

✓ The Lake Forest Natural Preserve adjoining Lake Butler in Orange County. The preserve's 430 acres are expected to cost about \$2 million.

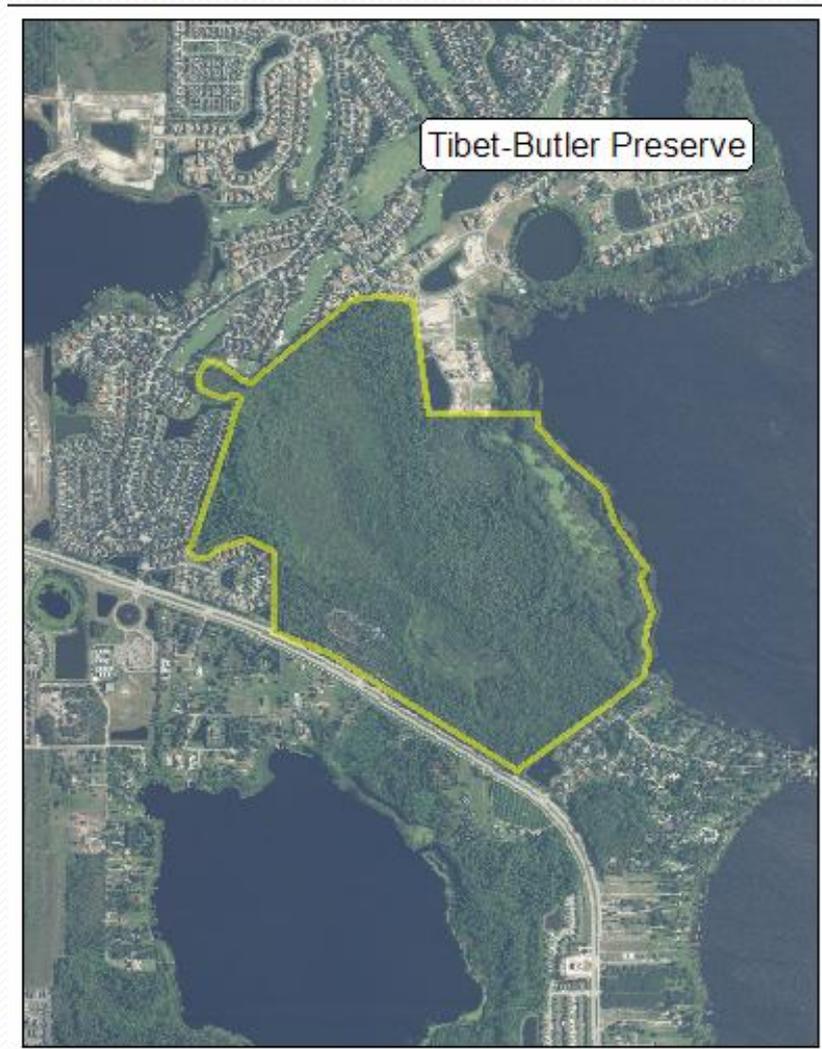
The largest single item on the priority list is acquisition of lands needed to restore the historic Kissimmee River flood plain. The 33,000 acres involved, priced at \$50 million, are in Okeechobee, Highlands, Polk and Osceola counties.





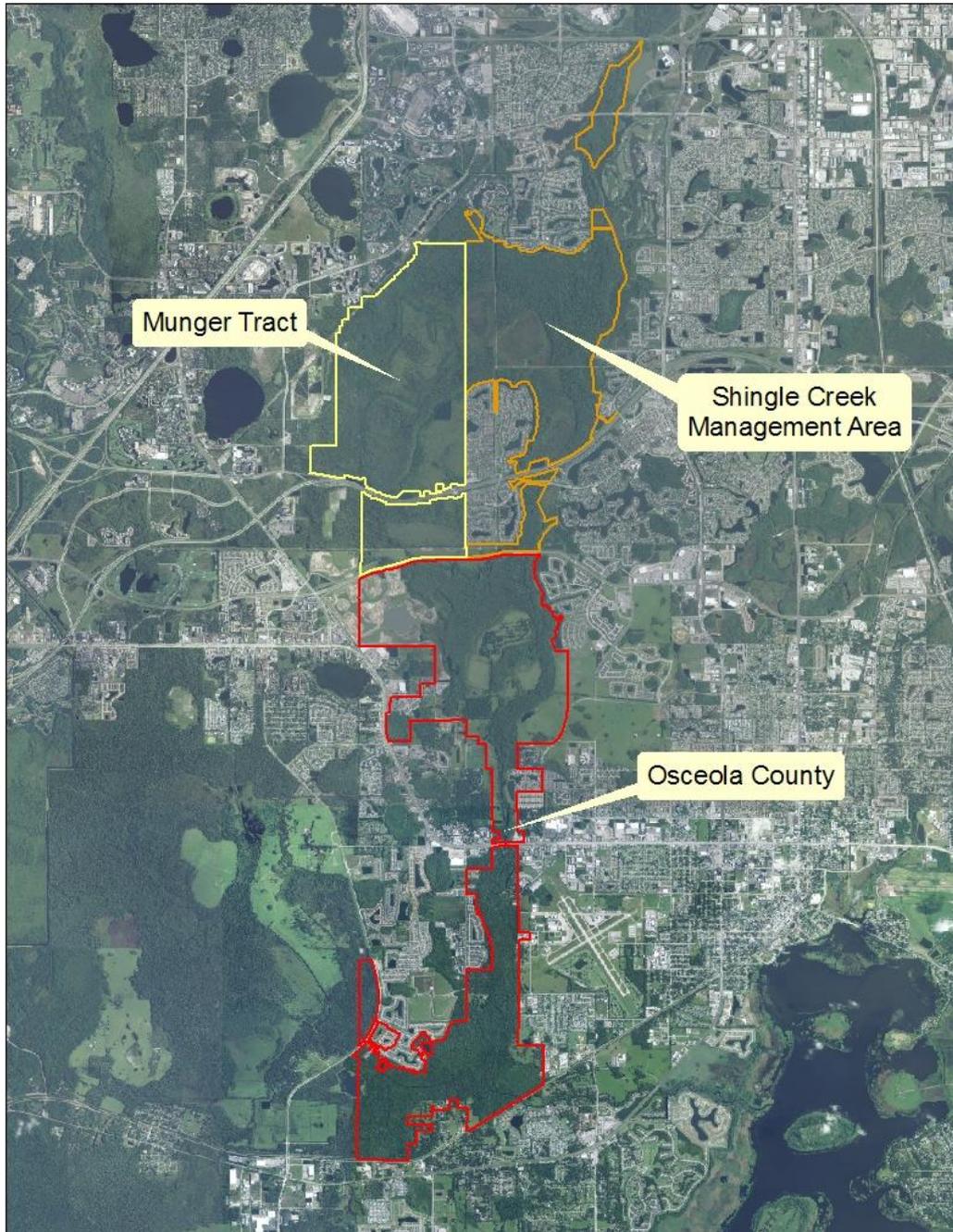
Tibet-Butler Preserve

SAMPLE

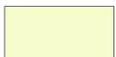


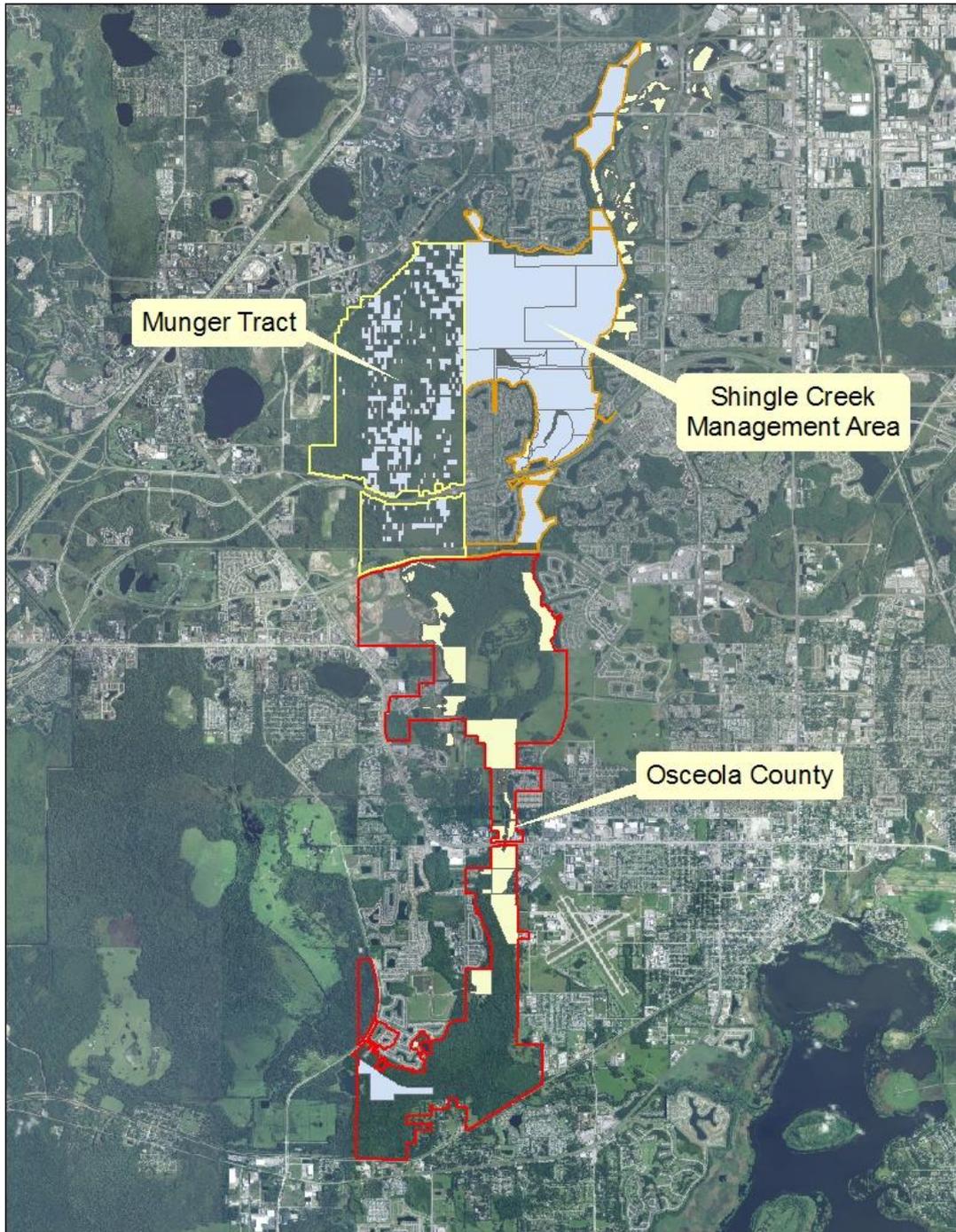






Shingle Creek

-  FEE
-  Esmt



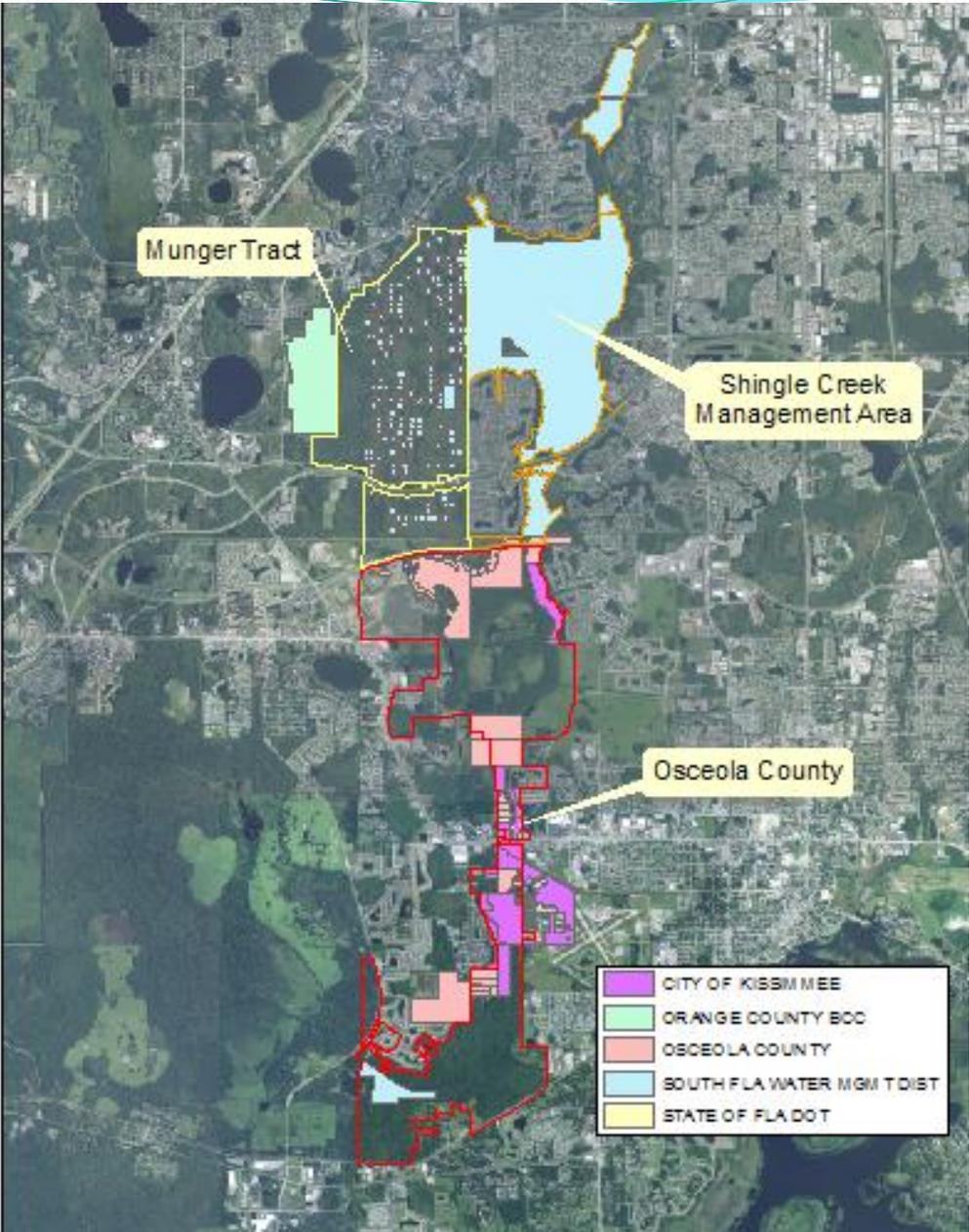
Munger Tract

Shingle Creek Management Area

Osceola County



Publicly owned land in the vicinity





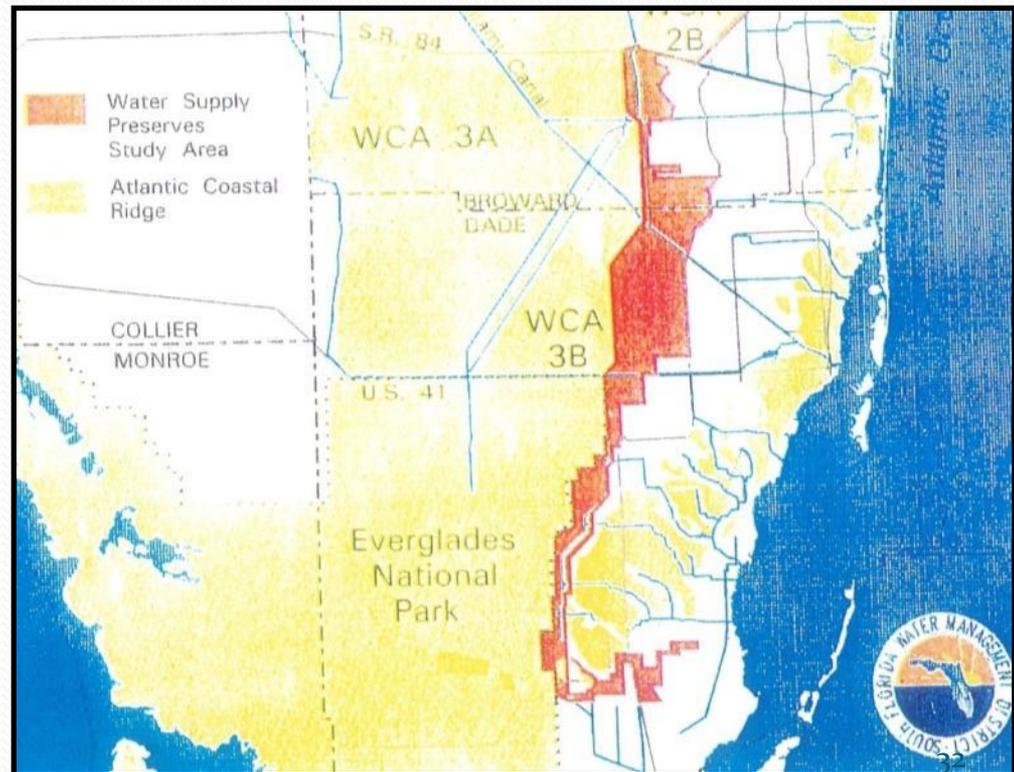
Land Assessment Sequence Example *for Demonstration Purposes Only*

Example Assessment Sequence

HISTORY

East Coast Buffer Concept → 1994

- Army Corps C&SF Restudy Reconnaissance Report
- Envisioned a chain of restored wetlands and impoundments
- Intense land development in the years between the 1994 and the 1998 CERP yellow book
- Some conceptual project components became unfeasible
- Some early acquisitions were left out of the final project configurations



Example Assessment Sequence

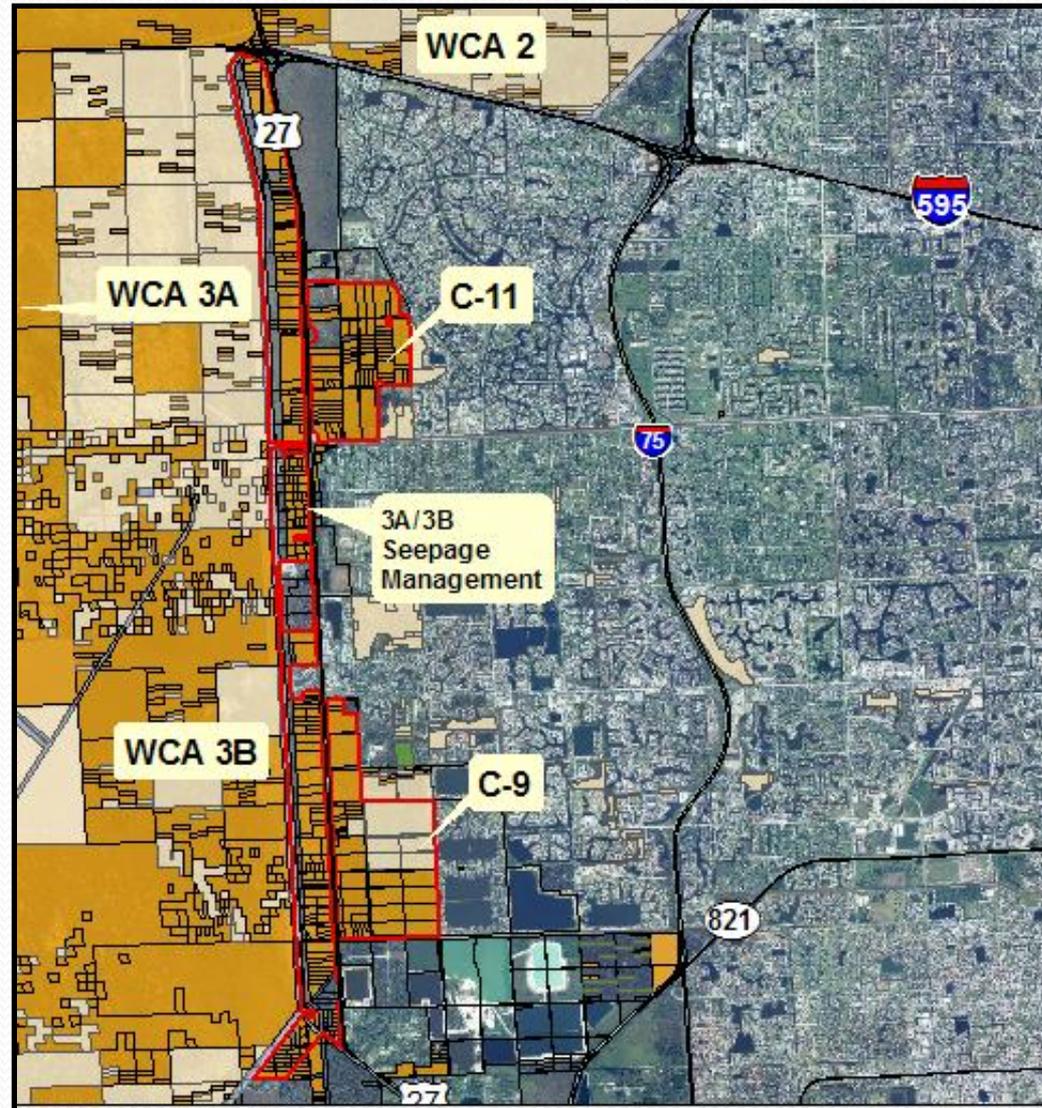
Begin with an Entire Project Area

Broward County Water Preserve Areas

Final Configuration

Acquired Land and
Project Boundaries

-  Broward WPA
-  Esmt
-  Fee
-  Fee Pending



Example Assessment Sequence

Sample of Appropriate GIS Layers

Funding Sources

-  District
-  CARL
-  F.B. #1 Program Income
-  FARM BILL
-  Federal
-  Preservation 2000
-  Save Our Everglades Trust Fund
-  Special Preservation 2000
-  Water Management Lands Trust Fund
-  Broward County, District
-  Broward County, Land Acquisition Trust Fund
-  Broward County, Preservation 2000
-  Broward County, Water Management Lands Trust Fund
-  District, Land Acquisition Trust Fund
-  District-CERP, Save Our Everglades Trust Fund
-  FARM BILL, Preservation 2000
-  FARM BILL, Special Preservation 2000
-  Land Acquisition Trust Fund, Broward County
-  Preservation 2000, FARM BILL
-  Special Preservation 2000, FARM BILL
-  Save Our Everglades Trust Fund, District-CERP
-  Save Our Everglades Trust Fund, FARM BILL
-  Save Our Everglades Trust Fund, Federal
-  Save Our Everglades Trust Fund, Save Our Everglades -
-  Water Management Lands Trust Fund, Federal
-  Water Management Lands Trust Fund, FARM BILL



Year Acquired

-  1950
-  1951
-  1987
-  1991
-  1992
-  1993
-  1994
-  1995
-  1996
-  1997
-  1998
-  1999
-  2000
-  2001
-  2002
-  2003
-  2004
-  2008



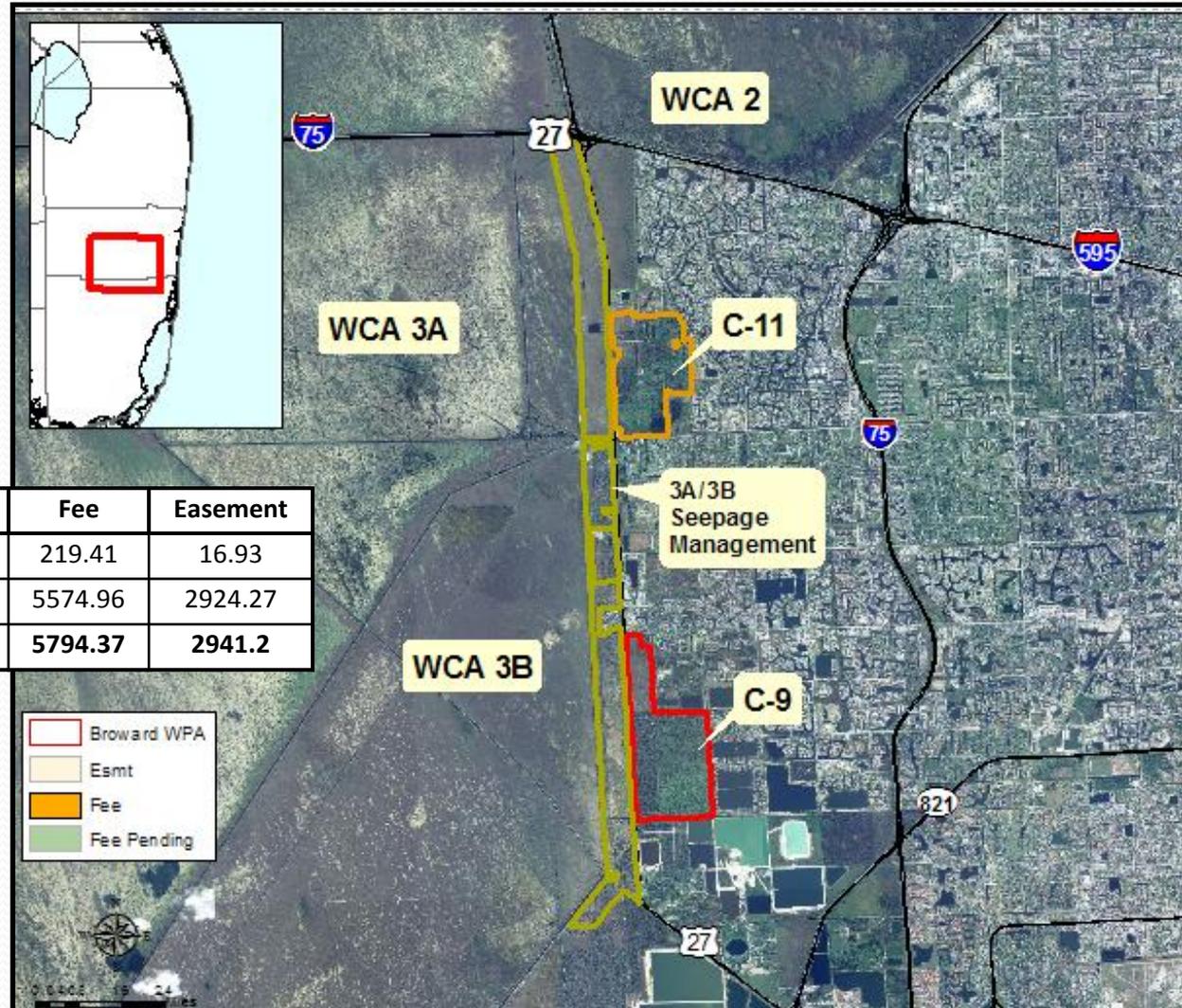
Example Assessment Sequence

Begin Analysis of Project Components

Project Components:

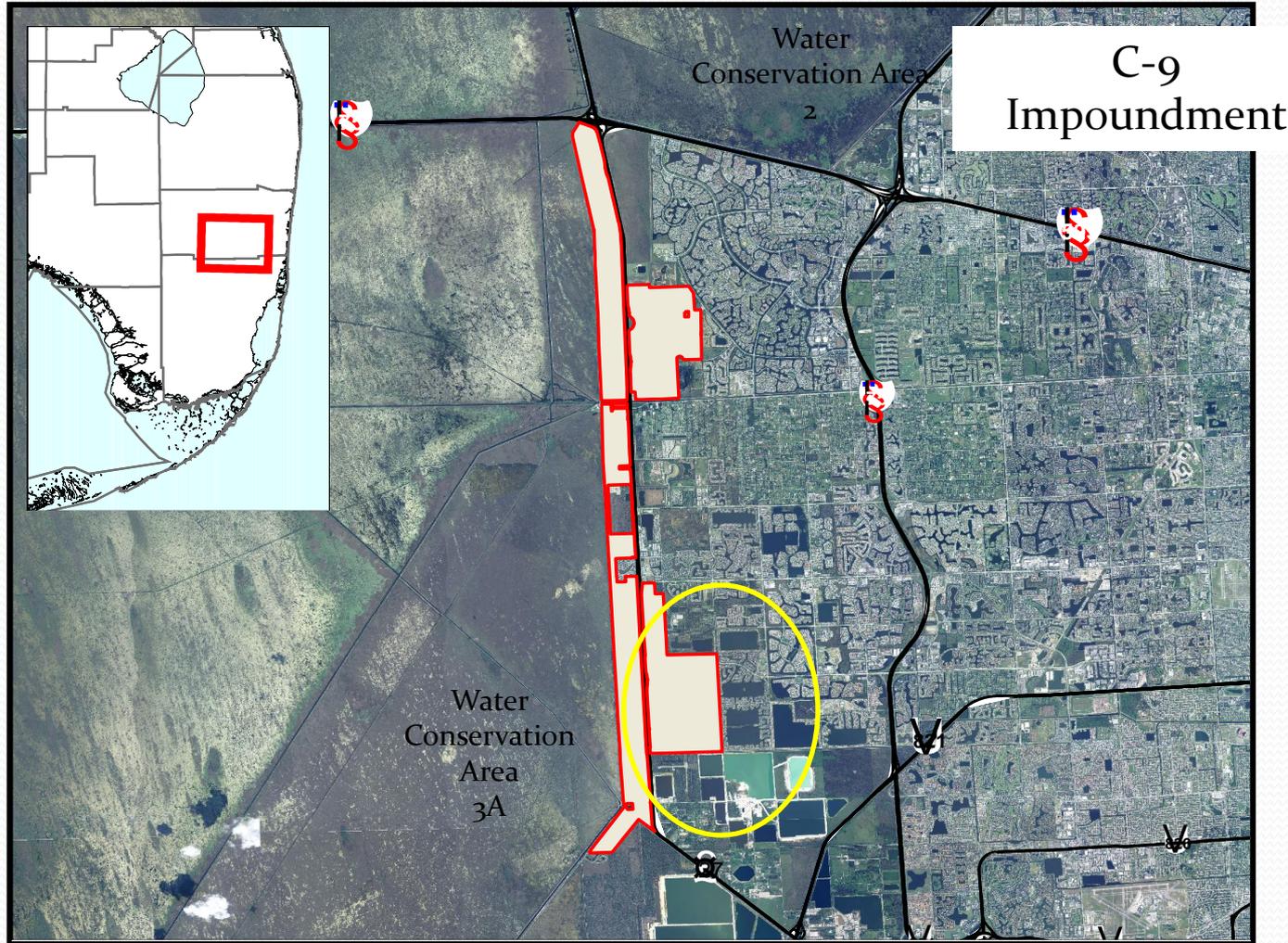
- 3A-3B Seepage Management
- C-11 Impoundment
- C-9 Impoundment

County	Total Acres	Fee	Easement
Miami-Dade	236.34	219.41	16.93
Broward	8499.23	5574.96	2924.27
Total:	8735.57	5794.37	2941.2



Example Assessment Sequence

Zoom to Smaller Parts (Components)



Example Assessment Sequence

View of Approved C-9 Boundary



Example Assessment Sequence Transparent View

District Interests

-  Broward WPA
-  Esmt
-  Fee
-  Fee Pending



Parcels outside of
Project Boundary

Example Assessment Sequence Zoomed View

-  Broward WPA
-  Esmt
-  Fee
-  Fee Pending



Example Assessment Sequence Easement Ownership

Tract ID	Acres	Year Acquired	Current Fee Owner
W9200-016	205.8	2004	Harbour Lakes Estates Community Association, Inc.
W9200-015	9.91	1997	Harbour Lakes Estates Community Association, Inc.

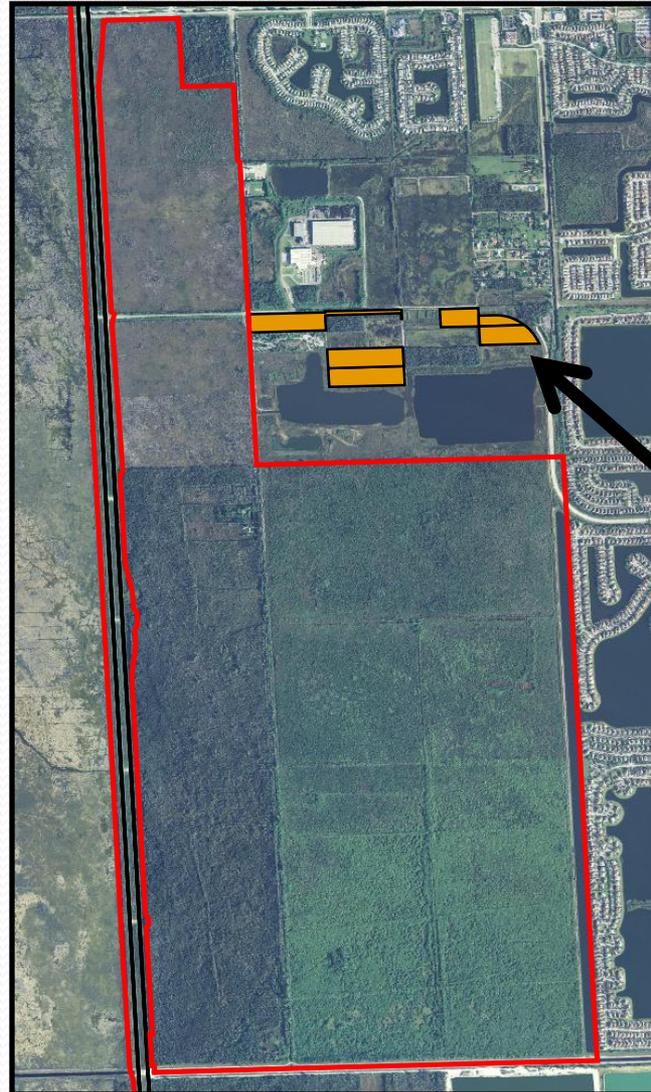


- Broward WPA
- Easement

Example Assessment Sequence

District Fee Owned Lands

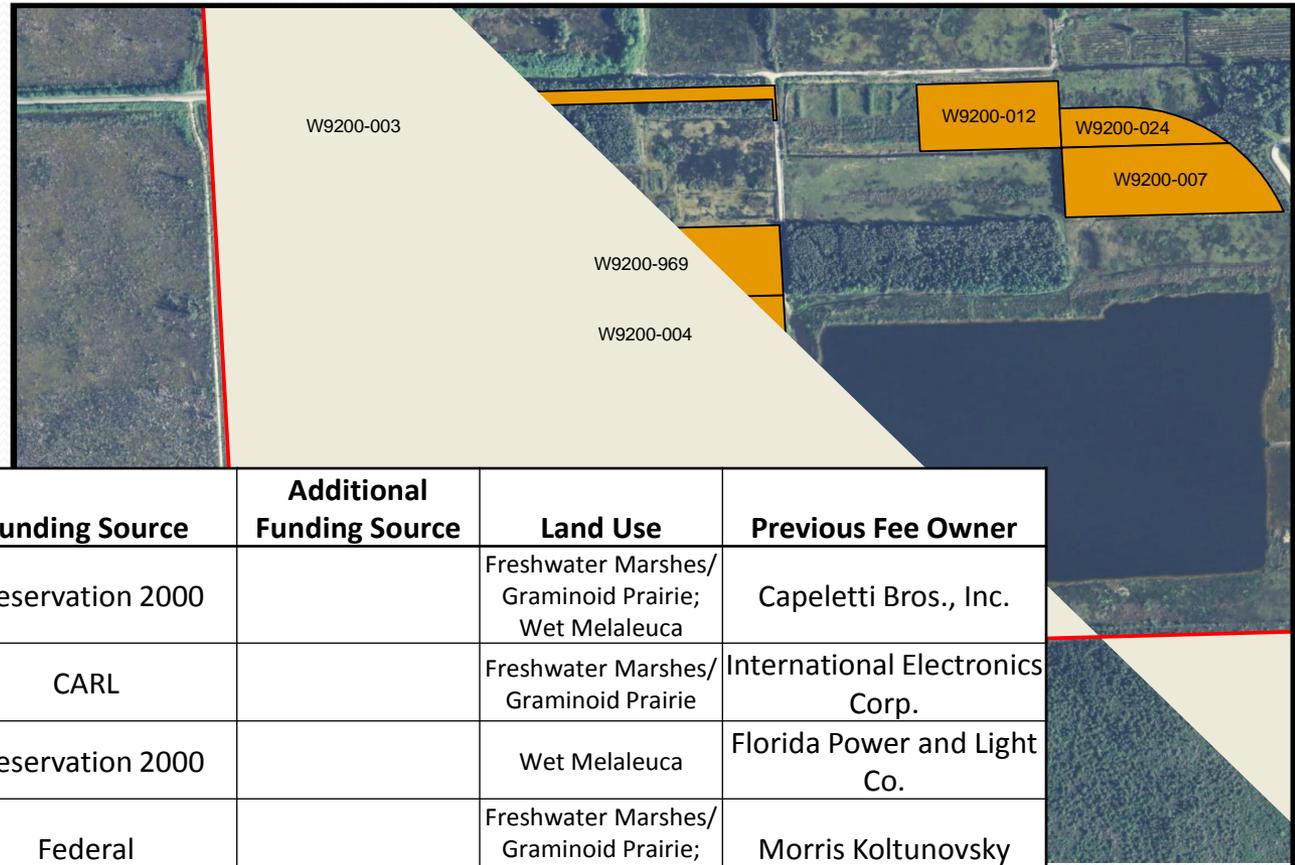
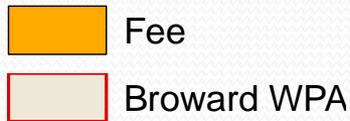
-  Broward WPA
-  Esmt
-  Fee
-  Fee Pending



SFWMD
Fee-Owned
Parcels outside of
Project Boundary

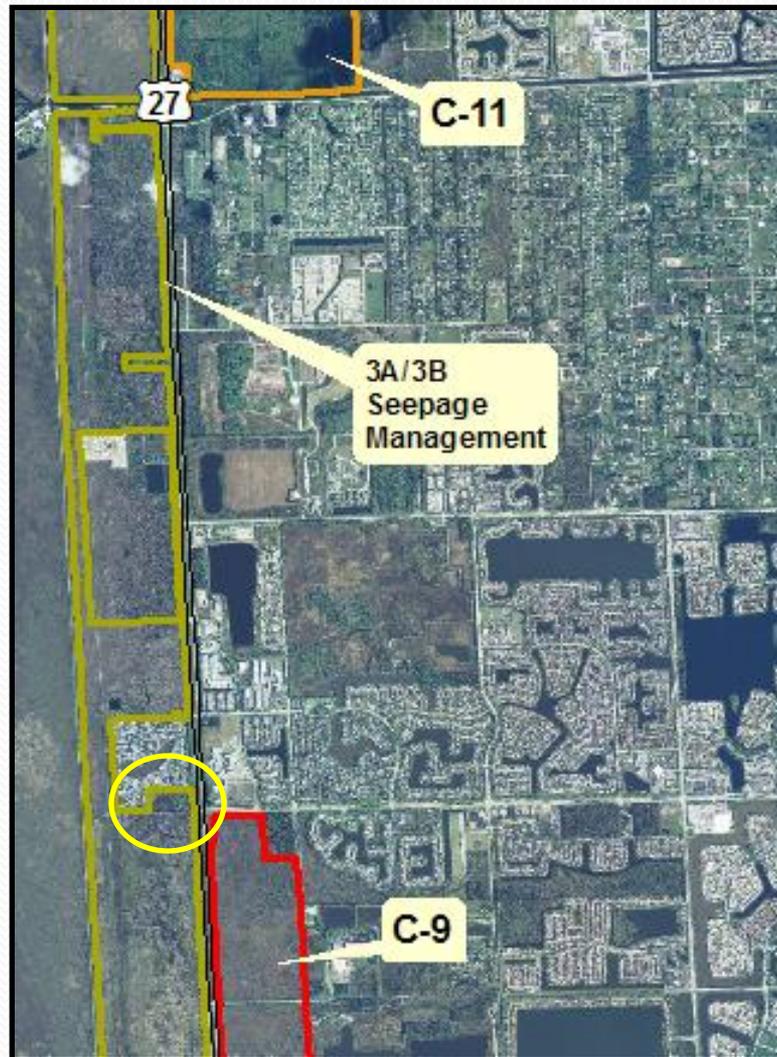
Example Assessment Sequence

Consider Factors Like Size, Funding, Use, Etc.



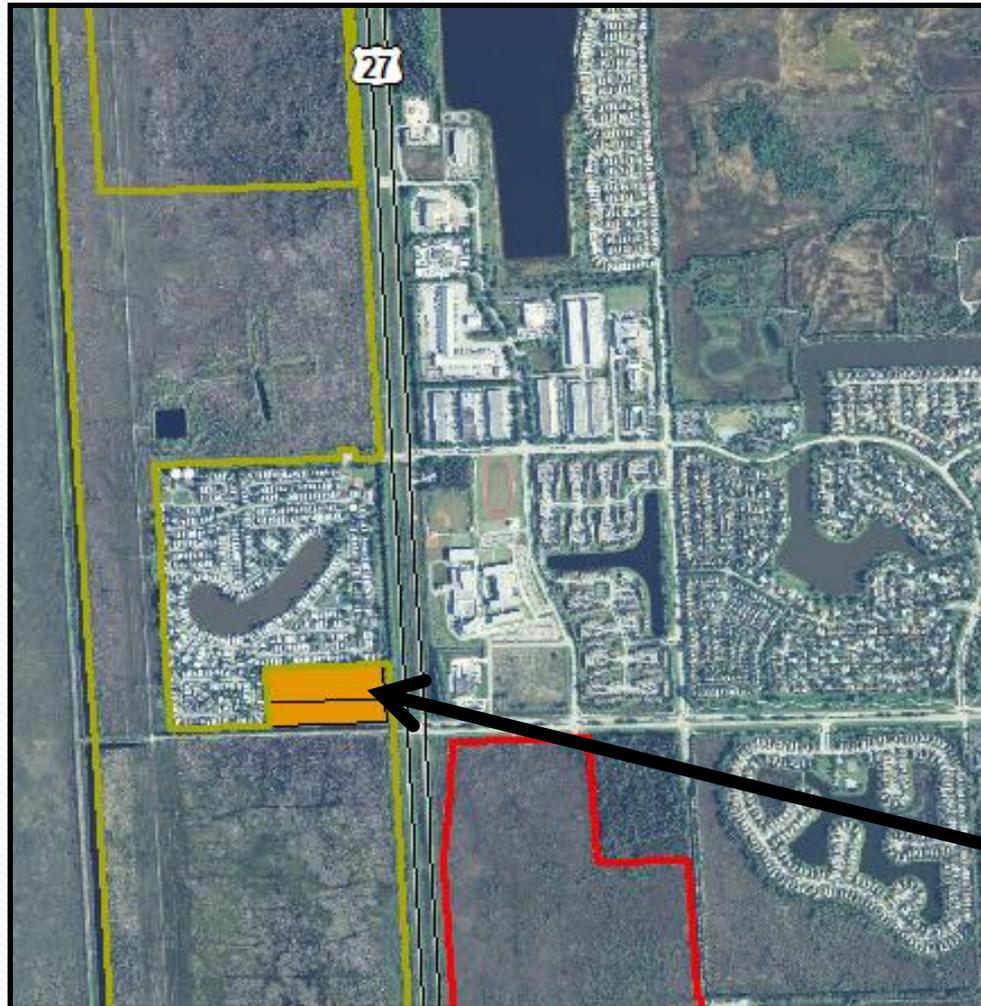
Tract ID	Acres	Year Acquired	Funding Source	Additional Funding Source	Land Use	Previous Fee Owner
W9200-003	12	1999	Preservation 2000		Freshwater Marshes/ Graminoid Prairie; Wet Melaleuca	Capeletti Bros., Inc.
W9200-004	10	1999	CARL		Freshwater Marshes/ Graminoid Prairie	International Electronics Corp.
W9200-007	1	2002	Preservation 2000		Wet Melaleuca	Florida Power and Light Co.
W9200-012	5	2000	Federal		Freshwater Marshes/ Graminoid Prairie; Mixed Shrubs	Morris Koltunovsky
W9200-024	2.63	1999	Preservation 2000		Freshwater Marshes/ Graminoid Prairie; Mixed Shrubs	John T. Cullen
W9200-969	10	1999	Preservation 2000	Farm Bill	Freshwater Marshes/ Graminoid Prairie	Shaw Trucking, Inc.

Example Assessment Sequence Other Areas of a Project



3A/3B Seepage
Management

Example Assessment Sequence Special Areas Within a Project Boundary



3A/3B Seepage
Management

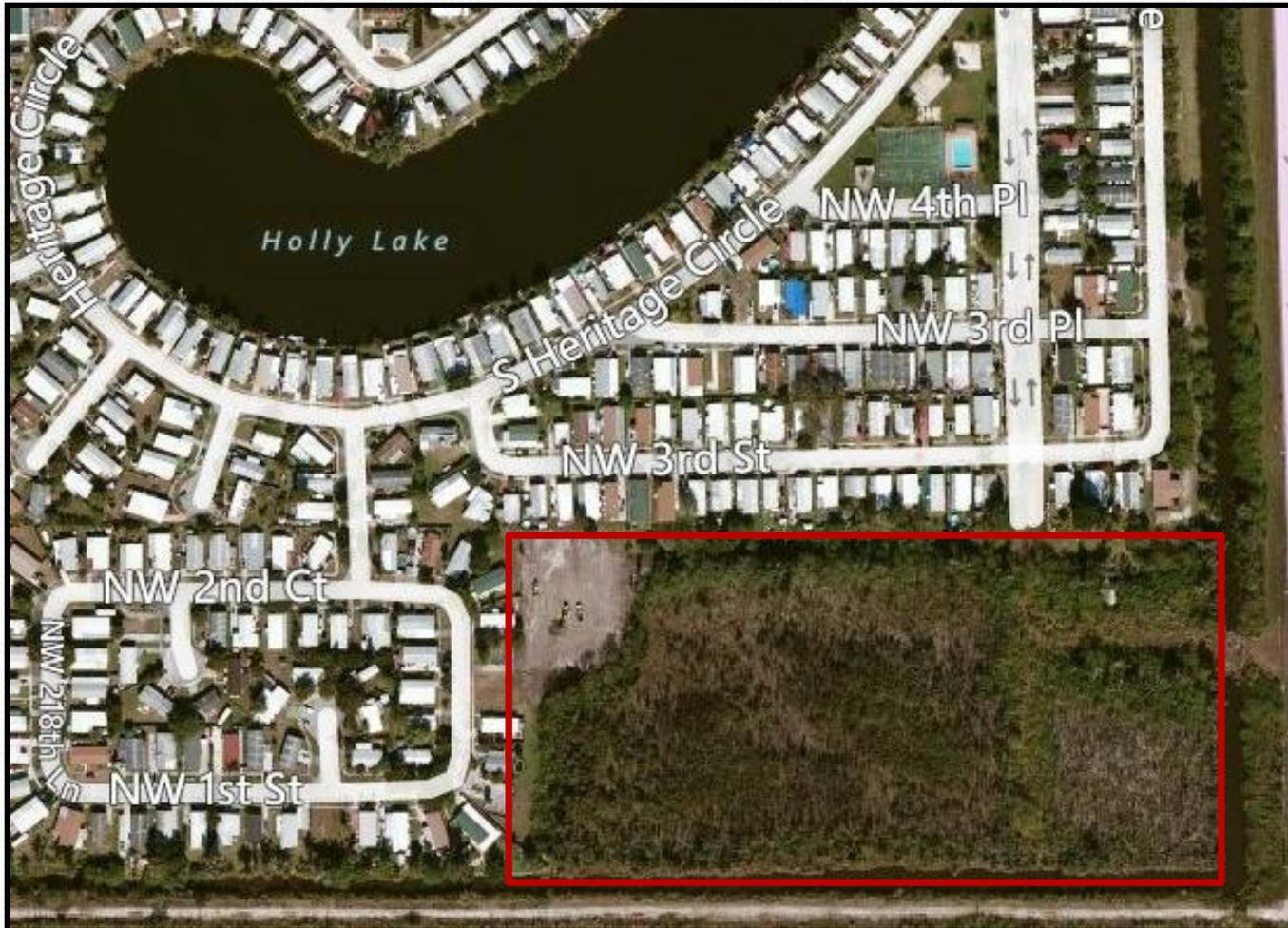
SFWMD
Fee-Owned
Parcels inside
Project Boundary

Example Assessment Sequence Factors to Consider



Tract ID	Acres	Year Acquired	Funding Source	Land Use	Previous Fee Owner
12102-033	8.5	1994	District	Wet Melaleuca	Alanor, Inc.
12102-034	8.1	1994	District	Wet Melaleuca	Alanor, Inc.

Example Assessment Sequence View Showing Impact to Parcel





Questions?