

Mecca Farms Parcel Acquisition and District/FFWCC Property Exchange Agreement

SFWMD Governing Board Meeting
October 10, 2013

*Ernie Barnett, Assistant Executive Director,
Everglades and Water Resources*

*Richard Bassell, Real Estate Management
Section Administrator*



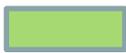


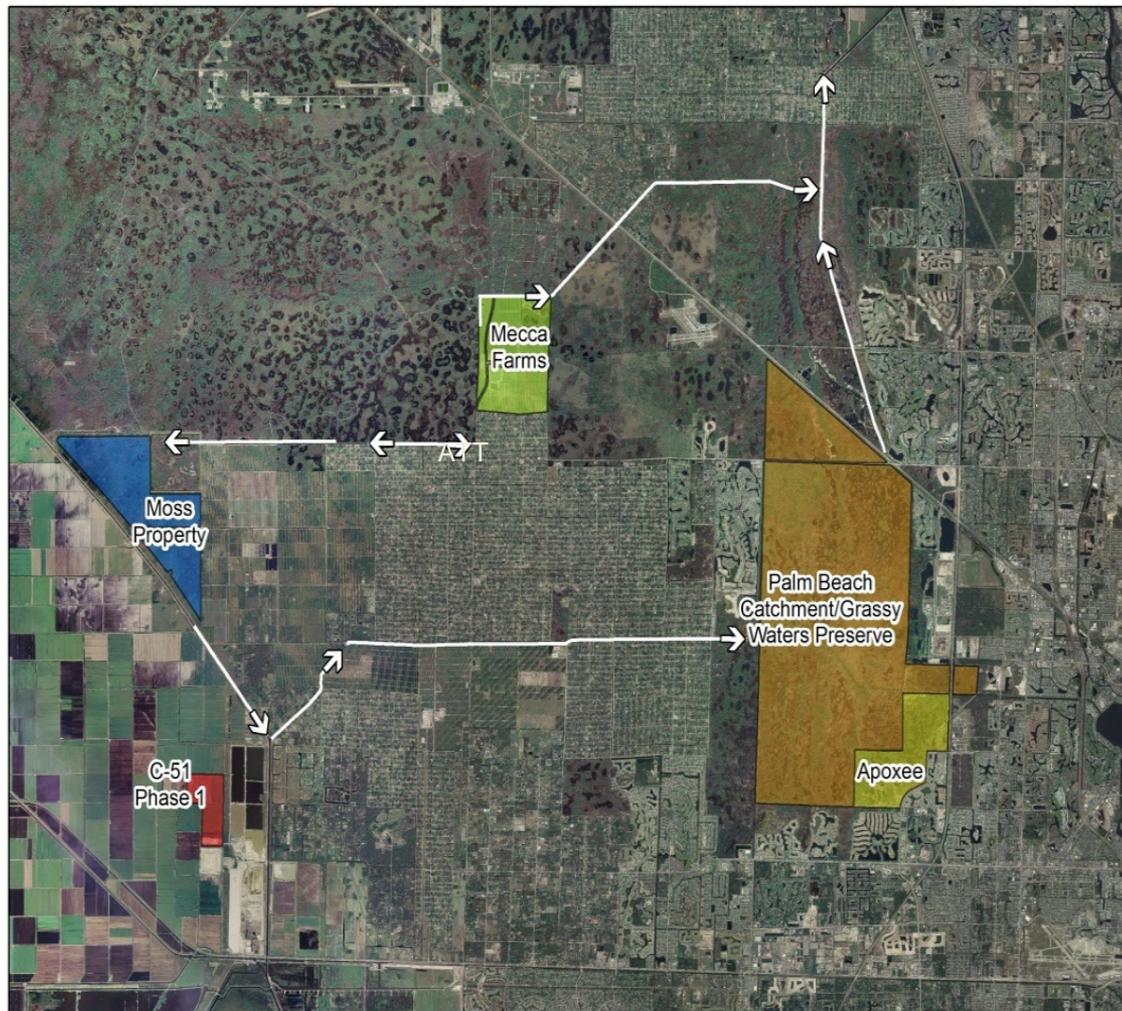
Mecca / Background

- Transaction deliberated at May Governing Board meeting.
 - District and County appraisals presented.
- Governing Board approved \$26M price offer.
- PBCC subsequently approved \$26M sale price.
 - PBCC requested good faith efforts to complete land exchange with FFWCC.
- Definitive contract terms now agreed to and presented for Board approval.
- PBCC to consider contract approval at its meeting on October 22nd.



Replacement Storage Options

-  Mecca
-  C-51 Phase 1
-  Moss Property
-  Palm Beach Catchment (Grassy Waters)
-  Apoxee





Alternatives

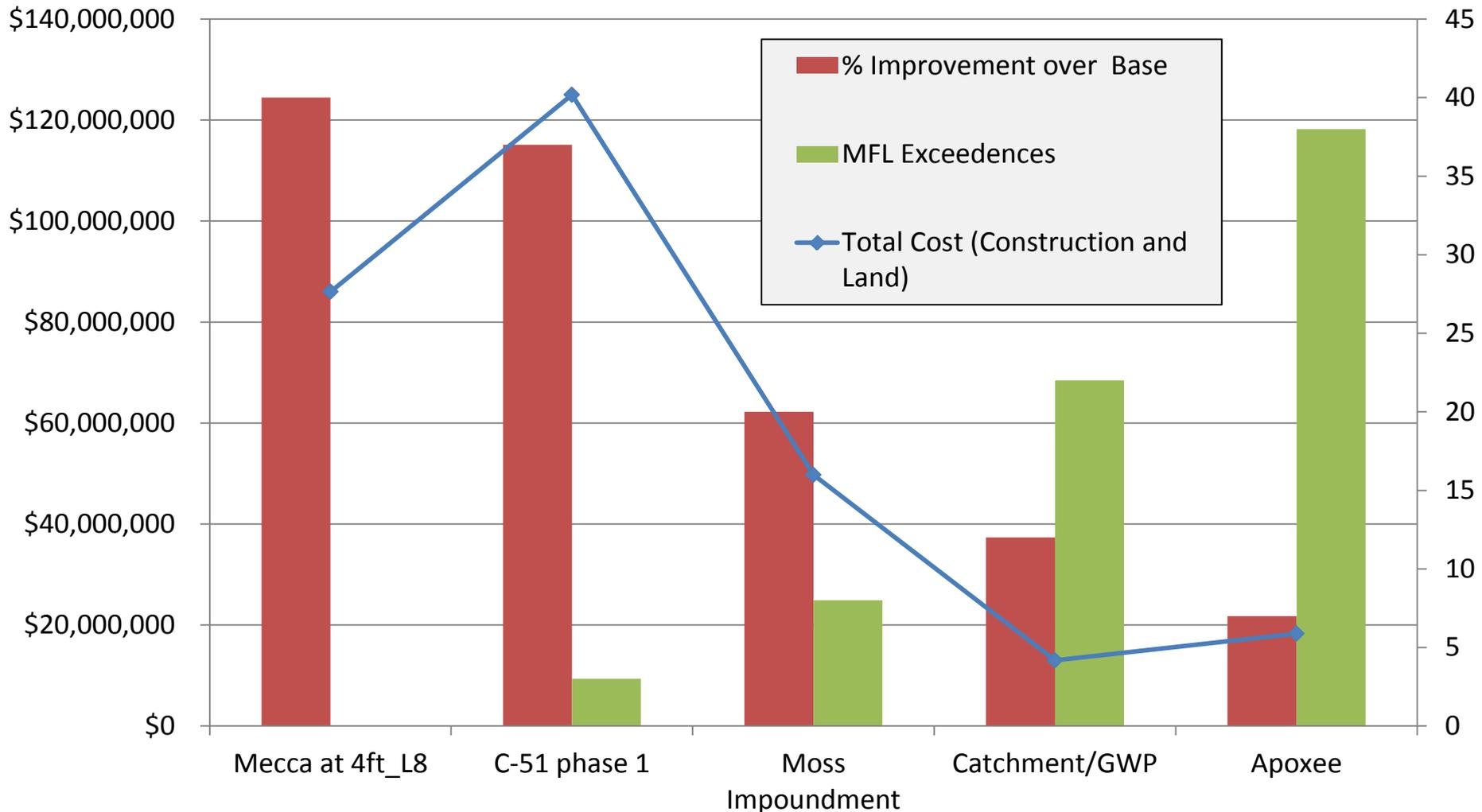
Alt	Land costs (millions)	Construction Cost (millions)	Total (millions)	Storage (ac-ft)	Performance			
					MFL		River Restoration Targets	
					Exceedance	Violation	Dry %	Wet %
Mecca	\$26	\$60	\$86	7200	0	0	91	75
C-51	\$0	\$125	\$125	15000	3	2	88	82
Moss	\$2	\$47.7 *	\$50	6960	8	4	71	77
Grassy Waters	\$0	\$13**	\$13	3125	22	15	63	67
Apoxee	\$0	\$18.3**	\$18	2900	38	21	50	63

*Does not include conveyance costs

**Does not include seepage management costs

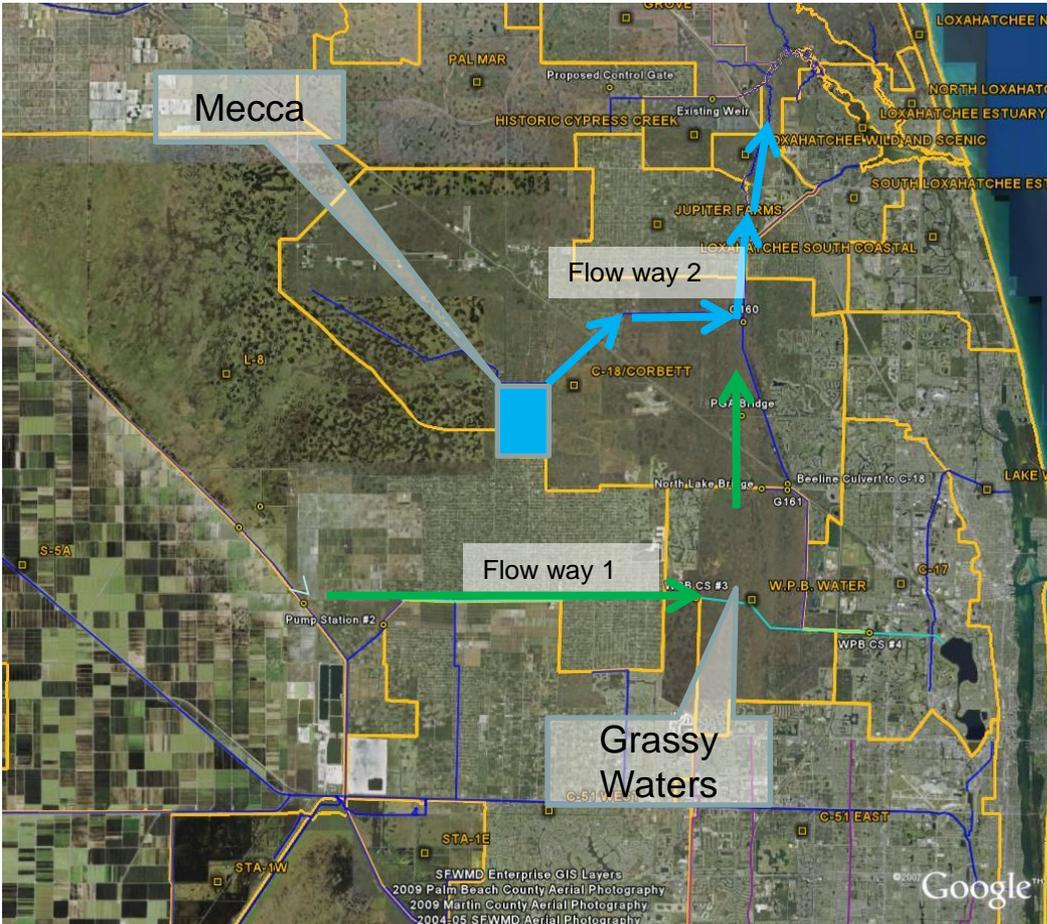


Alternative Cost vs. Performance Benefit





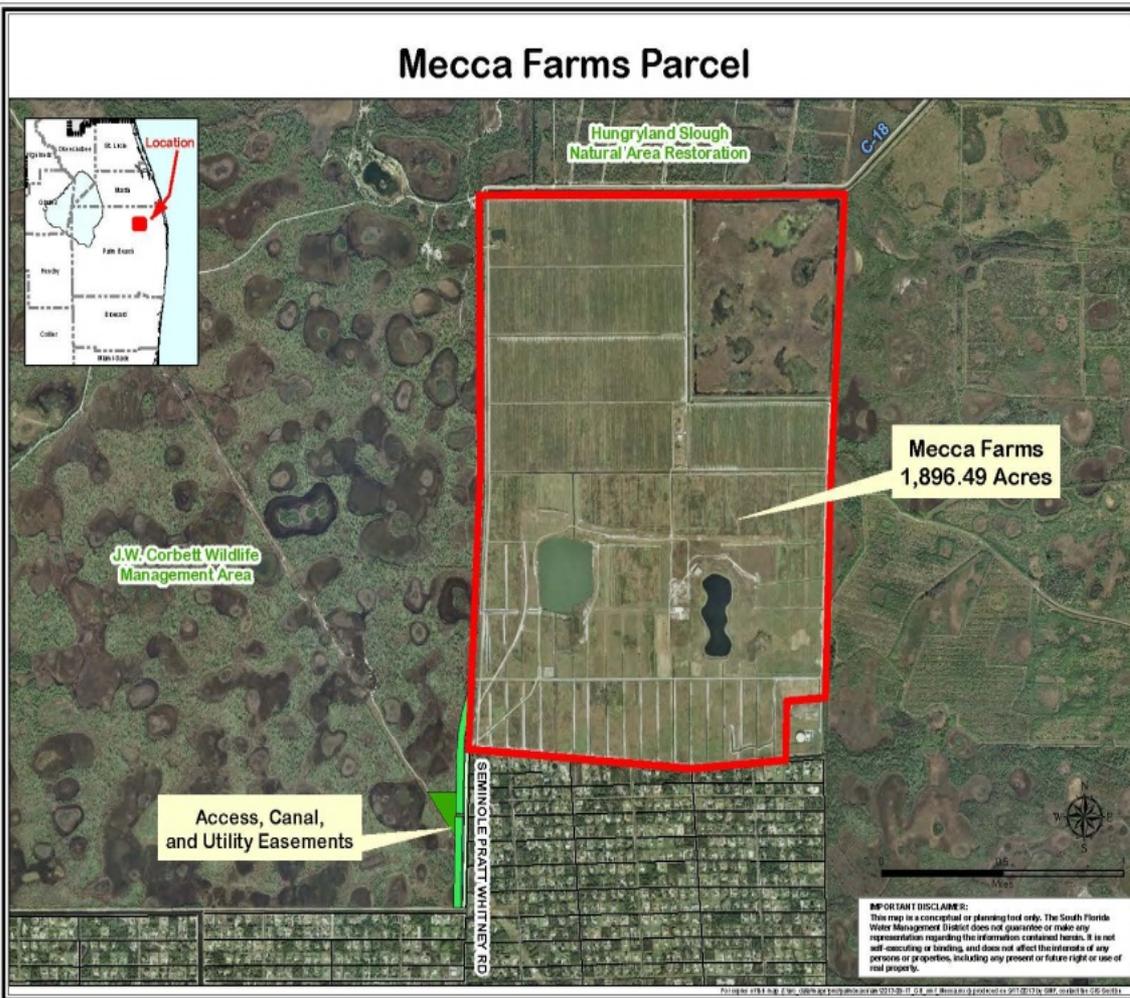
Mecca Site



- Best Performer
 - Operated in conjunction with Grassy Waters eliminates all MFL exceedences
- Highest degree of performance certainty
- Allows L-8 and C-18W Basins to provide water to Loxahatchee
- Utilizes excess water from Corbett

Key Terms

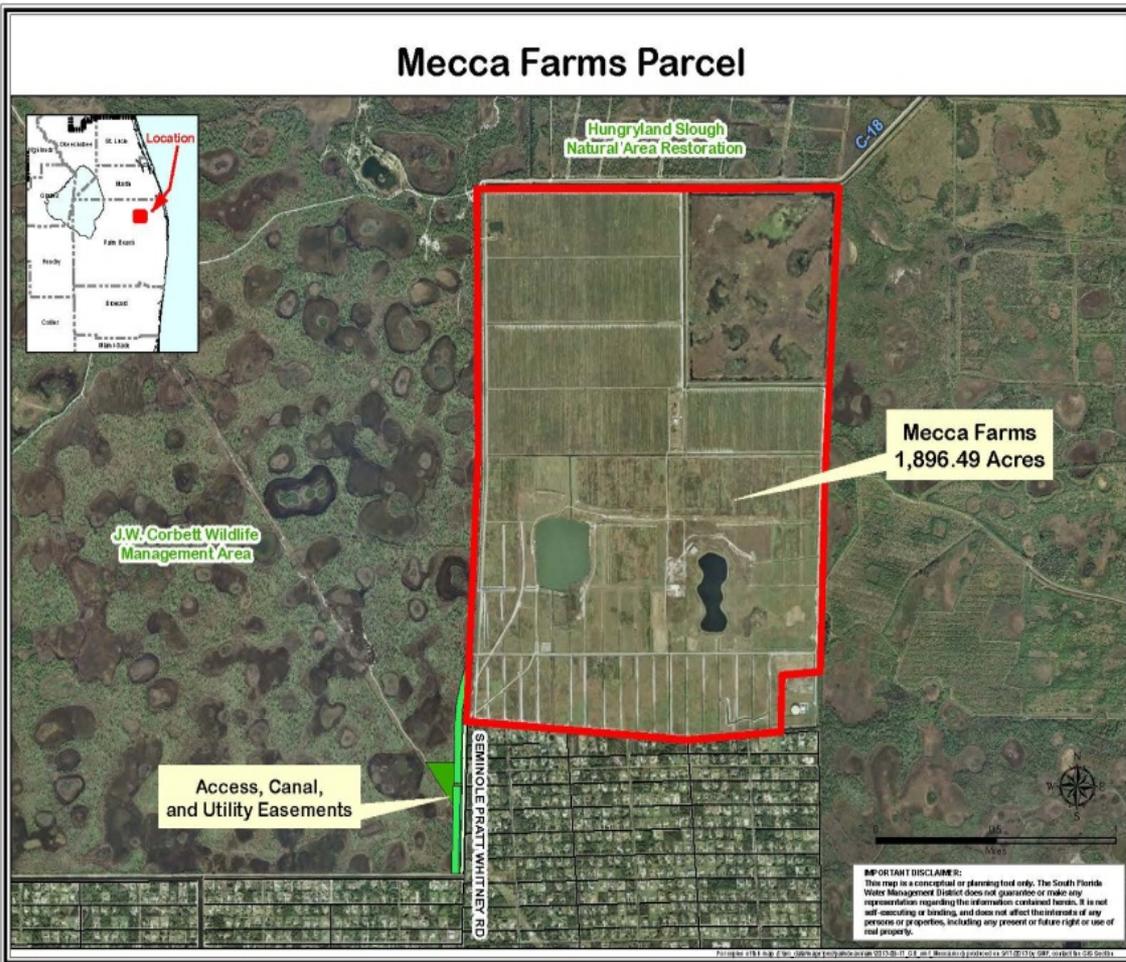
Mecca Farms Parcel



- Acres: 1,896.49
- Acquisition Cost: \$26,000,000
- Conveyance of access, canal and utility easements
- Realignment of Seminole-Pratt & Whitney Road by County
- Seminole-Pratt Whitney Road Replacement Option:
 - ~98.56 ac. for realignment
 - Option terminates earlier of 6 months following District Notice or Oct. 1, 2018
- Repurchase price: \$1,379,840 (\$14,000 / ac.)

Key Terms (cont'd)

Mecca Farms Parcel



- Interim operation of the County Water Treatment Plant:
 - Access
 - Water management
- Environmental audit
- Limitations associated with existing County Bonds:
 - Sale of use of property for other than public purposes
 - Interim use prior to project construction (i.e., leasing)

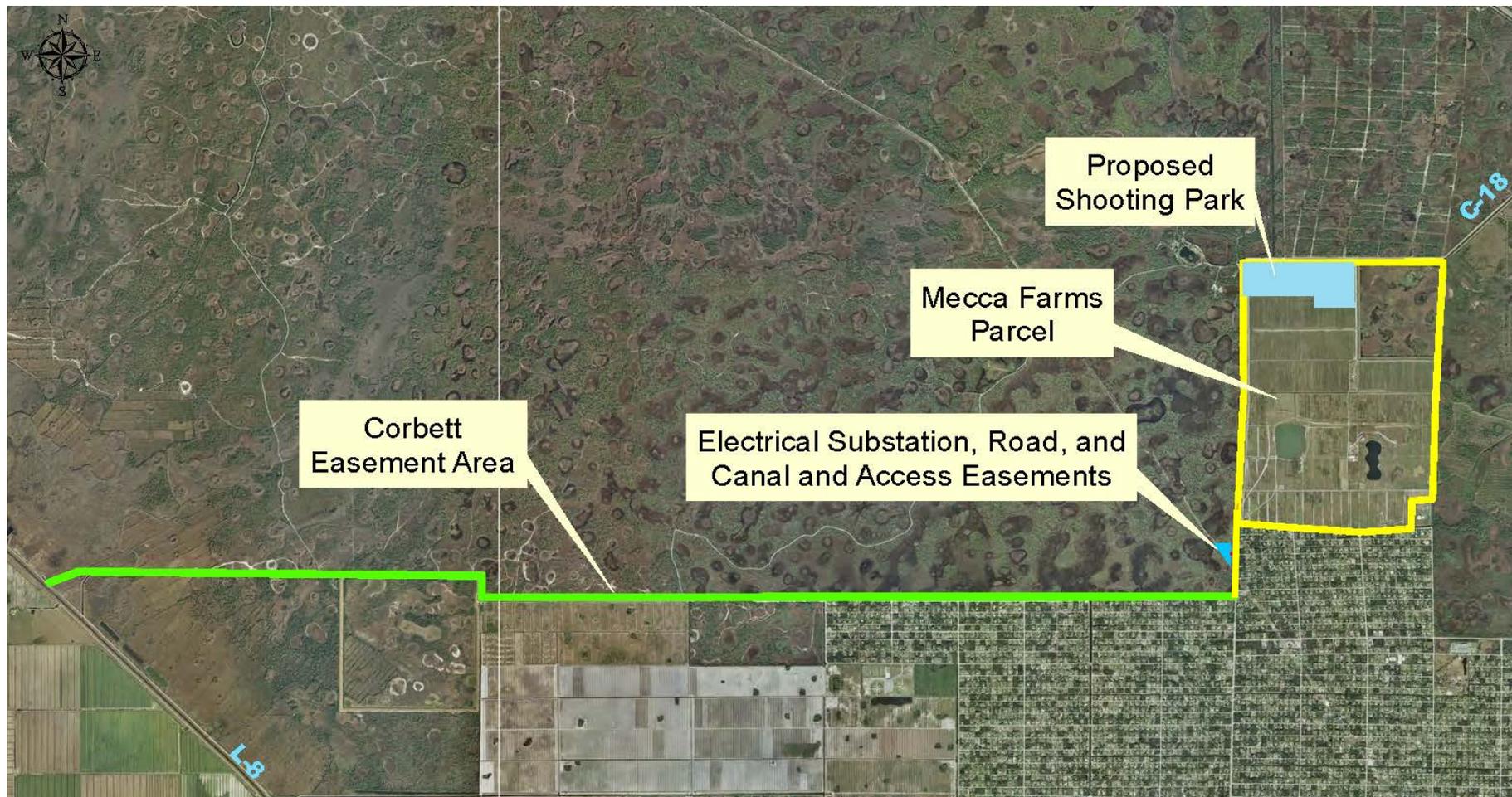


Agreement to Exchange Property Interests – District / FFWCC

- 150 acre exchange between FFWCC and District for state-owned shooting range (Mecca) and easement for levee construction and flowage (Corbett)
 - Not part of contract with County
 - Separate agenda item for Board consideration today



Exchange Summary





Proposed Action

- Approve the Mecca Farms purchase contract
- Approve Memorandum of Agreement with FFWCC
 - Approve declaration of surplus of 150 acres, more or less, for future conveyance
 - Authorize Executive Director to amend Agreement as necessary and execute required closing documents.



Questions?



Resolution (Mecca Acquisition)

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, TO APPROVE AN AGREEMENT WITH PALM BEACH COUNTY FOR THE ACQUISITION BY THE DISTRICT OF LAND INTERESTS CONTAINING 1,896.49 ACRES, MORE OR LESS, FOR THE LOXAHATCHEE RIVER WATERSHED RESTORATION PROJECT, IN PALM BEACH COUNTY, IN THE AMOUNT OF \$26,000,000.00 AND ASSOCIATED COSTS FOR WHICH DEDICATED FUNDS (SAVE OUR EVERGLADES TRUST FUND) ARE BUDGETED; APPROVE DECLARING SURPLUS, DISPOSAL OR, AND REMOVAL FROM THE ASSET RECORDS, ANY SUCH STRUCTURES DEEMED UNNECESSARY FOR THE STATED PURPOSE OF THE ORIGINAL LAND ACQUISITION; PROVIDING AN EFFECTIVE DATE.



Resolution (Mecca Funding)

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUESTING THE RELEASE OF FUNDS FROM SAVE OUR EVERGLADES TRUST FUND BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE ACQUISITION OF LAND INTERESTS CONTAINING 1,896.49 ACRES, MORE OR LESS, IN THE TOTAL AMOUNT OF \$26,000,000.00 AND ASSOCIATED COSTS; FOR THE LOXAHATCHEE RIVER WATERSHED RESTORATION PROJECT IN PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE



Resolution (Exchange Agreement)

A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, TO APPROVE AN AGREEMENT WITH THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC) FOR THE ACQUISITION OF LAND INTERESTS CONTAINING 150 ACRES, MORE OR LESS, IN PALM BEACH COUNTY LOCATED WITHIN THE CORBETT WILDLIFE MANAGEMENT AREA FOR THE LOXAHATCHEE RIVER WATERSHED RESTORATION PROJECT, IN EXCHANGE FOR THE CONVEYANCE TO FFWCC OF LAND INTERESTS CONTAINING 150 ACRES, MORE OR LESS, IN PALM BEACH COUNTY; APPROVE ASSOCIATED COSTS FOR WHICH DEDICATED FUNDS (SAVE OUR EVERGLADES TRUST FUND) AND/OR OR AD VALOREM FUNDS (CAPITAL PROJECTS OKEECHOBEE) ARE BUDGETED; APPROVE DECLARING SURPLUS FOR EXCHANGE AND CONVEYANCE LAND INTERESTS CONTAINING A TOTAL OF 150 ACRES, MORE OR LESS, IN PALM BEACH COUNTY, WITHOUT RESERVATION OF INTERESTS UNDER SECTION 270.11, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.