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## South Florida Water Management District

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### GOVERNING BOARD MONTHLY MEETING AGENDA

November 10, 2021

9:00 AM

District Headquarters - B-1 Auditorium

3301 Gun Club Road

West Palm Beach, FL 33406

FINAL

1. Call to Order - Chauncey Goss, Chairman, Governing Board
2. Pledge of Allegiance
3. Employee Recognitions
  - October Employee of the Month - Armando Ramirez, Tribal and Federal Affairs Liaison
  - October Team of the Month - G-58 Arch Creek Gate Blockage Team
  - November Employee of the Month - Christine Carlson, Lead Geospatial Data Steward
  - November Team of the Month - Pump Station G-370 & G-372 Emergency Engine Repairs Team
  - 30-Year Service Award - Toni Jackson, Sr. Business Management Analyst
4. Agenda Revisions
5. Agenda Item Abstentions by Board Members
6. Big Cypress Basin Board Report - Charlette Roman, Chair
7. Consider Approval of the Minutes for the October 14th Meeting and October 20th Lunch & Learn Workshop
8. Executive Director's Report - Drew Bartlett

9. Update on the Lake Okeechobee System Operating Manual by the U.S. Army Corps of Engineers, Jacksonville District - Col. James L. Booth and Eva Velez, USACE
10. General Public Comment
11. Board Comment
12. Move Consent Agenda Items to Discussion Agenda
13. Public Comment on Consent Agenda Items

## **Consent Agenda**

14. Exchange Agreement with Florida Power & Light Company, Central Everglades Planning Project New Waters EAA A2 Reservoir/STA Project, Palm Beach County (Staff contact, Stephen M. Collins)

### **Agenda Item Background:**

The District is in the process of construction to implement the Central Everglades Planning Project (CEPP) New Waters EAA A2 Reservoir/STA Project (Project) in Palm Beach County. The Project is integral to the ecosystem restoration and protection mission in Palm Beach County by reducing the number, return frequency, and severity of undesirable and damaging high-volume discharges from Lake Okeechobee, which improves the salinity levels and water quality conditions in the St. Lucie and Caloosahatchee Estuaries as envisioned in the 2016 CEPP plan.

The Project depends upon the use of large electric water pumps that will be used to bring water into the reservoir and stormwater treatment area (STA). The Florida Power & Light Company (FPL) will provide the needed electricity but, due to the substantial electrical load required, FPL will require construction of a new electrical substation which must connect to an existing FPL substation by means of FPL poles and lines improvements. The District owns a suitable 10-acre site and will convey the land to FPL in exchange for the acquisition of 4.95 acres that will be added to enhance the District's Right-of-Way and to provide an uninterrupted connection between FPL substations. The new electrical substation will be connected to FPL's existing electrical grid via a 12-mile transmission line to be constructed in the District's L-19 and L-20 rights of way. The transmission line will require a Right of Way Occupancy Permit (ROW Permit) with an associated waiver since transmission lines are prohibited in the District's right of way. The necessary ROW Permit and associated waiver will be presented to the Governing Board for its review and approval at a later date.

### **Recommended Action:**

**Approve declaring surplus for exchange and conveyance fee title land interests containing 10 acres, more or less, in exchange for the acquisition of fee title land interests containing 4.95 acres, more or less, in connection with the District's CEPP New Waters EAA A2 Reservoir/STA Project, all in Palm Beach County, plus associated costs for which funds have been budgeted.**

[Memo Exhibit A](#)  
[Resolution 2021-1101](#)

## Resolution Exhibit A

15. Exchange Agreement with Florida Power & Light Company, C-43 West Basin Storage Reservoir Project, Hendry County (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District is in the process of constructing the C-43 West Basin Storage Reservoir Project (Project) in Hendry County. The Project requires construction of electrical feeder lines to convey power to District structures. Pursuant to an Exchange Agreement between FPL and the District (Exchange Agreement), in exchange for FPL granting to the District partial releases of easements and termination of easements that encumber District-owned lands in ten Sections within the Project (Partial Release and Termination of Easements), the District will convey to FPL two electrical utility easements (Easement Interests). The Exchange Agreement provides that for purposes of the exchange, the value of the Easement Interests is equal to the value of the Partial Release and Termination of Easements.

**Recommended Action:**

**Approve declaring surplus for exchange and conveyance to Florida Power & Light Company easement interests encumbering 1.58 acres, more or less, in exchange for Florida Power & Light Company granting to the District partial release of easements and termination of easements that encumber District-owned lands in ten Sections within the District's C-43 West Basin Storage Reservoir Project, all in Hendry County within the C-43 West Basin Storage Reservoir Project, plus associated costs for which funds have been budgeted.**

[Resolution 2021-1102](#)

[Exhibit A](#)

- 16A. Fakahatchee Strand State Preserve Component, Collier County, Land Acquisition - Tracts SG100-053 and SG100-054 (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District is acquiring lands needed to complete the Fakahatchee Strand component of the Picayune Strand Restoration Project. Tract SG100-053, contains approximately 2.5 acres and is proposed to be purchased for the appraised value of \$57,500. Tract SG100-054, contains approximately 1.25 acres and is proposed to be purchased for the appraised value of \$42,500.

**Recommended Action:**

**Acquire land interests in two parcels containing 2.50 acres and 1.25 acres, more or less, located in the Picayune Strand Restoration Project, Fakahatchee Strand State Preserve Component, in Collier County, in the amount of \$57,500 and \$42,500, respectively, plus associated costs, for which dedicated funds (Land Acquisition Trust Fund and/or Florida Forever Surplus funds) are budgeted.**

[Resolution 2021-1103](#)

[Exhibit A](#)

- 16B. Funding - Tracts SG100-053 and SG100-054 (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District is acquiring lands needed to complete the Fakahatchee Strand component of the Picayune Strand Restoration Project and is requesting the release of funds from the Land Acquisition Trust Fund and/or usage of the Florida Forever Surplus funds for acquisition of such and interests together with associated costs.

**Recommended Action:**

**Advise the Florida Department of Environmental Protection of the proposed acquisition of land interests in two parcels containing 2.5 acres and 1.25 acres, more or less, for the Picayune Strand Restoration Project, Fakahatchee Strand State Preserve Component, in Collier County, and requesting the release of funds from the Land Acquisition Trust Fund and/or usage of Florida Forever Surplus funds for acquisition of such land interests, together with associated costs.**

[Resolution 2021-1104](#)

17. Lease Extension, West Delray Park, Palm Beach County (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

Staff is seeking Governing Board approval to issue a lease extension to Palm Beach County, Florida on 313.42 acres in Palm Beach County known as West Delray Park. The lease to the county began in 2006 and expires on January 1, 2022. The property was originally acquired for the planned PBC Agricultural Reserve Reservoir Project which was afterwards determined to be non-viable. The County developed a regional park that receives extensive public use for public outdoor recreational activities, such as, picnicking, bird watching, mountain biking/cycling, remote control model aircraft, remote control model cars and boats, frisbee golf, hiking, archery and fishing. The County has been a satisfactory tenant for the past 16 years. The Lease extension will be for ten additional years with both parties having a 180-day termination for convenience clause. As part of this extension, the use of fertilizer is prohibited, and a management plan update is required. The District will not charge rent on this Lease.

**Recommended Action:**

**Authorize a ten-year Lease extension to Palm Beach County, Florida on 313.42 acres, more or less, in Palm Beach County. (Contract Number LS060854)**

[Resolution 2021-1105](#)

[Exhibit A](#)

18. Release of Reservations (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District has certain reserved rights to construct canal and road right of ways. Applications requesting release of these reservations are received as they constitute a defect on title which must be resolved prior to a property sale, especially when financing is involved. Applications are reviewed to determine if there is a present or future need. If it has been determined there is no present or future need, staff recommend that the reservations are released for payment of a value equal to one percent of the appraised value of the land on the Property Appraiser's website in the County where the property is located. It has been determined that there is no present or future need for the reservations listed below.

**Staff Recommendation:**

Staff recommends approval of the following:

**Palm Beach County**

Release District canal and road reservations for 101 Sansburys Way LLC (File No. 18881) for 0.38+/- acre; release value of \$763.22 was paid on 9/21/2021.

**Recommended Action:**

**Release District canal and road reservations**

- [Memo Exhibit A](#)
- [Resolution 2021-1106](#)
- [Resolution Exhibit A](#)
- [Map](#)

- 19. Environmental Risk Assessment Services Contract(s) (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District utilizes contractors to provide various types of environmental services including, Phase I/II environmental assessments, ecological risk assessments, contamination remediation design and implementation, air monitoring/reporting/permitting, interim land use Best Management Plans (BMP), petroleum storage tank system management, hazardous/industrial waste management, asbestos surveys/abatement and demolition, closure of septic tanks and water wells, emergency response activities, cultural resource and wildlife surveys, and other related Environmental Risk Assessment activities, in accordance with District project management directions. The District intends to issue 3-year work order contracts with two 1-year renewal options to six firms subject to successful negotiations. The awarded contracts would establish a pool of qualified environmental consulting firms, possessing the depth of experience, skill, personnel and equipment to assist District staff.

**Recommended Action:**

**Authorize the official ranking of firms and enter into 3-year work order contracts, with two 1-year renewal options with the six firms below subject to successful negotiations to provide Environmental and Ecological Assessment/Remediation Services in an amount not-to-exceed \$30,000,000 for all six work order contracts combined, for which the Fiscal Year 2021-2022 budget includes Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to Governing Board approval of future years budgets; the District will proceed in ranked order until agreements have been successfully negotiated.**

<b>CONTRACTOR NAME</b>	<b>CONTRACT NUMBER</b>
<b>Environmental Consulting &amp; Technology, Inc.</b>	<b>4600004502</b>
<b>Professional Service Industries, Inc.</b>	<b>4600004503</b>
<b>Terracon Consultants, Inc.</b>	<b>4600004504</b>

<b>Stearns, Conrad and Schmidt, Consulting Engineers, Inc.</b>	<b>4600004506</b>
<b>AECOM Technical Services, Inc.</b>	<b>4600004507</b>
<b>Partner Assessment Corporation</b>	<b>4600004508</b>

[Resolution 2021-1107](#)

20. Ten-Year Update of the CREW General Management Plan (2021-2031) (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

Staff is seeking Governing Board approval of the ten-year update of the CREW General Management Plan (2021-2031). The purpose of the General Management Plan is to provide guidance to District land managers for the application of consistent and ecologically beneficial land management practices, to identify goals and objectives for the management of the property. Sections 373.1391 and 373.591, Florida Statutes, direct the District to develop General Management Plans for conservation, preservation, or recreation lands titled to the District. The District updates these plans every ten years and coordinates a field review of the property conducted by a land management review team. The land management review team is composed of governmental agencies and private citizens in accordance with Statute. The purpose of the field review is to evaluate the effectiveness of land management practices and the overall condition of the land.

**Recommended Action:**

**Approve the ten-year update of the CREW General Management Plan (2021-2031).**

[Resolution 2021-1108](#)  
[Exhibit A](#)

21. 2021 Upper East Coast Water Supply Plan Update (Staff contact, Lawrence Glenn)

**Agenda Item Background:**

Staff is requesting the Governing Board issue a final order approving the 2021 Upper East Coast (UEC) Water Supply Plan Update (2021 UEC Plan Update). Water supply plans are updated every 5 years. They must identify sufficient water supplies for existing and future reasonable-beneficial uses while sustaining the water resources and related natural systems. The UEC Planning Area includes all of Martin and St. Lucie counties and a portion of northeast Okeechobee County.

The 2021 UEC Plan Update provides demand projections through 2045 and identifies sources and strategies to meet these demands pursuant to Chapter 373, Florida Statutes. The 2021 UEC Plan Update concludes that future water needs of the UEC Planning Area can be met with appropriate management, conservation and implementation of projects identified therein.

The 2021 UEC Plan Update was developed in an open public forum. The Draft 2021 UEC Plan Update was made available for public review and comment. The comments were evaluated and incorporated into the 2021 UEC Plan Update where appropriate.

**Recommended Action:**

**Issue a final order approving the 2021 Upper East Coast (UEC) Water Supply Plan Update.**

[UECWSP Update Final Order](#)

22. Thomas Edison & Henry Ford Winter Estates Lease Amendment, Fort Myers Service Center (Staff contact, Candida Heater)

**Agenda Item Background:**

This request is to authorize Amendment No. 05 to Lease 4600002546 with the lessee, Thomas Edison & Henry Ford Winter Estates. The purpose of the amendment is to extend the lease and to reduce the office space located at the District's Fort Myers Service Center. The proposed amendment will reduce the leased space from 6,447 square feet to 4,370 square feet in a total revised revenue amount of \$968,696.85.

**Recommended Action:**

**Authorize Amendment No. 05 to Lease Number 4600002546 with Thomas Edison & Henry Ford Winter Estates, for an additional two-year term with reduced space in a total revised revenue amount of \$968,696.85. (Lease Number 4600002546-A05)**

[Resolution 2021-1109](#)

23. G-341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal Conveyance Improvement Segment 5 Kennedy Farms Agreement (Staff contact, Alan Shirkey)

**Agenda Item Background:**

As part of the Restoration Strategies Program, the G-341 Bolles Canal Conveyance Improvements Project improves the flow capacity of the Bolles East (L-16) Canal from the Hillsboro Canal to the North New River Canal. The project will provide the District with additional operational flexibility, provide a means to move stormwater east and west within the Everglades Agricultural Area, improve the efficiency of the STAs and help the District achieve its water quality goals. Replacement of the existing bridges crossing the canal was anticipated to be part of the conveyance improvements.

As a precursor to the construction of Segment 5, a Cooperative Agreement with the bridge owners is required. The Cooperative Agreement is anticipated to hold A. N. Kennedy & Son Inc. as bridge owners responsible for its Right-Of-Way permit, design review of the proposed bridge, and the on-going maintenance of the new bridge. As part of the Cooperative Agreement, the District will be responsible for the demolition of the existing bridge and the construction of the new bridge. This agenda item authorizes the action of entering into a Cooperative Agreement with A.N. Kennedy & Son Inc.

**Recommended Action:**

**Authorize entering into a Cooperative Agreement with A.N. Kennedy & Son Inc. as part of the RS-G341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal Conveyance Improvement Project - Segment 5 for the replacement of the Kennedy Farms Bridge. (Contract Number 4600004417)**

[Resolution No. 2021-1110](#)

## [Backup](#)

24. S-9 and S-9A Trash Rake and Pump Station Refurbishments, Broward County (Staff contact, Alan Shirkey)

### **Agenda Item Background:**

As part of the Operations and Maintenance Capital Program, the S-9 and S-9A Trash Rake and Pump Station Refurbishments Project consists of a new trash rake bridge and rake system, new generator building, fuel system upgrades, refurbishment of main pump #3 and miscellaneous site and building upgrades and repairs. The upgrades are needed to maintain the pump station's operating efficiency and reliability by replacing or refurbishing equipment that is near its end-of-life cycle. The S-9 and S-9A pump stations were originally constructed in 1956 and 2002, respectively.

The lowest responsive and responsible bidder is recommended for award. In accordance with District policy and consistent with state law for Request for Bids procurements, this item was competitively bid through a sealed bid process. The bid opening for this project was October 12, 2021.

### **Recommended Action:**

**Authorize entering into a 890-day contract with Harry Pepper & Associates, Inc., the lowest responsive and responsible bidder, for the S-9 and S-9A Trash Rake and Pump Station Refurbishments Project in the amount of \$27,492,651 for which \$8,000,000 is budgeted in Fiscal Year 2021-2022 and the remainder is subject to Governing Board approval of future years budgets. (Contract Number 4600004514)**

[Resolution 2021-1111](#)

[Backup](#)

25. Operations, Maintenance, Repair, Rehabilitation, and Replacement (OMRR&R) Contracts (Staff contact, Alan Shirkey)

### **Agenda Item Background:**

As part of the District's Capital Improvement Program, the District has maintained a series of continuing professional engineering services contracts. These contracts provide external professional engineering services to facilitate the delivery of the District's larger capital improvement and restoration projects. On March 14, 2019, the Governing Board approved entering into contracts with 17 firms subject to successful negotiations to provide professional engineering services for the District's Restoration and Operations, Maintenance, Repair, Rehabilitation, and Replacement Projects, in an amount not-to-exceed \$225 Million. Contracts were negotiated for a 3-year period with two 1-year renewal extensions. Assignments under each contract are handled through various work orders under the contract. In support of anticipated future demands utilizing the existing contracts, an increase to the threshold of \$125 Million is requested, resulting in a new total threshold of \$350 Million. Approval of this agenda item will allow the District to move into the design phase for the Central Everglades Planning Project (CEPP) North and Indian River Lagoon features as well as continued support for projects in construction.

### **Recommended Action:**

**Authorize an amendment to the existing Operations, Maintenance, Repair, Rehabilitation, and Replacement Professional Engineering Services contracts to increase the amount by \$125,000,000 for all 17 contracts and to exercise the two 1-year renewal option, for which the Fiscal Year 2021-2022 budget includes approved Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save our Everglades Trust Funds, and General Revenue), and the remainder is subject to the Governing Board approval of the future years budgets.**

<b>CONTRACTOR NAME</b>	<b>CONTRACT NUMBER</b>
J-Tech	4600003984
Stantec Consulting Services Inc.	4600003985
Brown & Caldwell Corporation	4600003986
HDR Engineering Inc.	4600003987
Black & Veatch Corporation	4600003988
Parsons Environment & Infrastructure Group, Inc.	4600003989
Stanley Consultants, Inc.	4600003990
CDM Smith, Inc.	4600003991
AECOM Technical Services, Inc.	4600003992
Arcadis U.S., Inc.	4600003993
Kimley Horn & Associates, Inc.	4600003994
Gannett Fleming-Dewberry JV II	4600004287
Hazen & Sawyer, P.C.	4600003996
NorthStar Contracting Group, Inc.	4600003997
Radise International, LC	4600003998
Burns & McDonnell Engineering Company, Inc.	4600003999
WSP USA Inc.	4600004000

[Resolution 2021-1112](#)  
[Backup](#)

26. Surveying and Mapping Contracts (Staff contact, Alan Shirkey)

**Agenda Item Background:**

The District is routinely in need of survey information for real estate transactions, restoration programs, as well as the District’s Capital Projects. The purpose of this Request for Proposals was to solicit qualifications and technical proposals to provide Surveying and Mapping Services to meet the demand for survey information that is beyond the capability of internal staff to perform. Multiple contract awards are anticipated. Contracts will be for a 3-year period with two 1-year extension options.

**Recommended Action:**

**Authorize the official ranking of firms and enter into a 3-year contract with two 1-year extension options, subject to successful negotiations, to provide professional Survey and Mapping services, in an amount not-to-exceed \$20,000,000 for all 13 contracts, for which the Fiscal Year 2021-2022 Budget**

includes approved Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to the Governing Board approval of the future years budgets; if negotiations are unsuccessful with any of the firms, the District may proceed with negotiations in ranked order until a contract is successfully negotiated.

CONTRACTOR NAME	CONTRACT NUMBER
DRMP, Inc.	4600004494
GPI Geospatial, Inc.	4600004487
CivilSurv Design Group, Inc.	4600004488
Colliers Engineering & Design, Inc. dba Maser Consulting PA	4600004500
Pickett & Associates, Inc.	4600004489
SurvTech Solutions, Inc.	4600004497
Hyatt Survey Services, Inc.	4600004496
Keith & Associates, Inc.	4600004490
Zeman Consulting Group, LLC	4600004498
Wantman Group, Inc. dba WGI	4600004491
AIM Engineering & Surveying, Inc.	4600004492
Caulfield & Wheeler, Inc.	4600004499
Biscayne Engineering Company, Inc.	4600004493

[Resolution 2021-1113](#)

- 27. Board Vote on Consent Agenda

**Technical Reports**

- 28. Water Conditions Report - John P. Mitnik
- 29. Ecological Conditions Report - Lawrence Glenn

**Discussion Agenda**

- 30. Fiscal Year 2022-2023 Alternative Water Supply Funding Program (Staff contact, Stacey Adams)

**Agenda Item Background:**

This item includes a presentation of the upcoming Fiscal Year 2022-2023 Alternative Water Supply Funding Program (Program) which includes an overview and a tentative schedule for implementation; no action is required at this time. The Program’s purpose is to provide financial incentives through matching grants for local alternative water supply and water conservation projects. Staff will be seeking governing board input on program priorities and considerations.

- 31. Land Acquisition for the C-25 Reservoir and Stormwater Treatment Area, Indian River

Lagoon - South Project of the Comprehensive Everglades Restoration Program (Staff contact, Jennifer Reynolds)

**Agenda Item Background:**

Expediently advancing all CERP projects is a top environmental priority for Governor DeSantis and the Governing Board. The C-25 Reservoir and Stormwater Treatment Area (STA) is Component UU of CERP and serves to intercept harmful flows from the C-25 canal that impact the Indian River Lagoon, provide water storage, and improve water quality. Land acquisition is a key component necessary for completing the component consistent with timeframes on the Integrated Delivery Schedule. This land acquisition is necessary as the design of the project is slated to begin in 2022.

- 31A. Modification to the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes) (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The proposed modifications to the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes) moves the initial project footprint about one mile to the west and increases the originally planned acres of the Project Component from 904 acres to 1,583.29 acres for the C-25 Reservoir and Stormwater Treatment Area Component. All of the lands are located within the Indian River Lagoon – South, CERP Project in St. Lucie County. The C-25 Component will store and attenuate flows from the C-25 Basin to reduce harmful discharges to the St. Lucie Estuary and Indian River Lagoon and will provide incidental habitat and water quality benefits. Some of the lands included in the original plans for the South Reservoir were determined to be impractical as a reservoir and stormwater treatment area due to location and existing infrastructure, thus the need for the alternative footprint. The boundary modifications proposed herein will result in more practical replacement acreage for construction of the C-25 Component and have been coordinated with the U.S. Army Corps of Engineers.

**Open Public Hearing**

*Pursuant to Section 373.139(3), Florida Statutes, "The initial 5-year work plan and any subsequent modifications or additions thereto shall be adopted by each water management district after a public hearing. Each water management district shall provide at least 14 days' advance notice of the hearing date and shall separately notify each county commission within which a proposed work plan project or project modification or addition is located of the hearing date."*

**Recommended Action:**

**Modify the SFWMD Five Year (Florida Forever) Work Plan, contained in Chapter 6A, Volume II of the 2021 South Florida Environmental Report, to change the Indian River Lagoon - South, CERP Project Component boundaries by moving the initial C-25 Reservoir and Stormwater Treatment Area Component boundary about one mile to the west and increasing the originally planned acres from 904 acres to 1,583.29 acres, more or less, all located in St. Lucie County.**

**Close Public Hearing**

[Resolution 2021-1114](#)

[Exhibit A](#)  
[Exhibit B](#)

- 31B. Land Acquisition - Tract LE200-001, Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District is acquiring the lands needed for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (the "Project Component"). The acquisition of the 1,583.29-acre Tract LE200-001, as proposed, will be used for the construction of the C-25 South Reservoir and for the stormwater treatment of flows from the C-25 Basin before they are released to the southern Indian River Lagoon. The negotiated purchase price is \$15,890,000. The District's independently appraised value is \$13,320,000. The acquisition will be funded from Ad Valorem funds and/or Land Acquisition Trust Fund and Florida Forever Surplus.

**Recommended Action:**

**Authorize a final purchase offer of \$15,890,000 and eminent domain proceedings for the acquisition of land interests containing 1,583.29 acres, more or less, located in the St. Lucie County, Florida, for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component, for which Ad Valorem funds and/or dedicated funds (Florida Forever Surplus and/or Land Acquisition Trust Fund) are budgeted.**

[Resolution 2021-1115](#)

[Acquisition1 Exhibit A Legal Description](#)

[Acquisition2 Schedule 1](#)

[Acquisition3 Exhibit AA](#)

- 31C. Funding - Tract LE200-001 (Staff contact, Stephen M. Collins)

**Agenda Item Background:**

The District is acquiring lands needed to complete the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component and is requesting the release of funds from the Land Acquisition Trust Fund and/or usage of the Florida Forever Surplus funds for acquisition of such and interests together with associated costs.

**Recommended Action:**

**Advise the Florida Department of Environmental Protection of the proposed acquisition of land interests containing 1,583.29 acres, more or less, for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component, in St. Lucie County, and requesting the release of funds from the Land Acquisition Trust Fund and/or usage of Florida Forever Surplus funds for acquisition of such land interests, together with associated costs.**

[Resolution 2021-1116](#)

[Exhibit A](#)

**Staff Reports**

32. Monthly Financial Report - Candida Heater
33. General Counsel's Report - Carolyn Ansay
34. General Public Comment
35. Board Comment
36. Adjourn

### **Public Comment Policy**

The South Florida Water Management District Governing Board encourages the public to provide comment and input to the Governing Board. Public comment is accepted at the two dedicated General Public Comment periods at the beginning and the end of the meeting. Public comment is also accepted on the Consent Agenda and each Discussion Agenda item.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Exchange Agreement with Florida Power & Light Company, Central Everglades Planning Project New Waters EAA A2 Reservoir/STA Project, Palm Beach County

### **Agenda Item Background:**

The District is in the process of construction to implement the Central Everglades Planning Project (CEPP) New Waters EAA A2 Reservoir/STA Project (Project) in Palm Beach County.

The Project is integral to the ecosystem restoration and protection mission in Palm Beach County by reducing the number, return frequency, and severity of undesirable and damaging high-volume discharges from Lake Okeechobee, which improves the salinity levels and water quality conditions in the St. Lucie and Caloosahatchee Estuaries as envisioned in the 2016 CEPP plan.

The Project depends upon the use of large electric water pumps that will be used to bring water into the reservoir and stormwater treatment area (STA). The Florida Power & Light Company (FPL) will provide the needed electricity but, due to the substantial electrical load required, FPL will require construction of a new electrical substation which must connect to an existing FPL substation by means of FPL poles and lines improvements. The District owns a suitable 10-acre site and will convey the land to FPL in exchange for the acquisition of 4.95 acres that will be added to enhance the District's Right-of-Way and to provide an uninterrupted connection between FPL substations. The new electrical substation will be connected to FPL's existing electrical grid via a 12-mile transmission line to be constructed in the District's L-19 and L-20 rights of way. The transmission line will require a Right of Way Occupancy Permit (ROW Permit) with an associated waiver since transmission lines are prohibited in the District's right of way. The necessary ROW Permit and associated waiver will be presented to the Governing Board for its review and approval at a later date.

### **Core Mission and Strategic Priorities:**

The District is in the process of construction to implement the Central Everglades Planning Project ("CEPP") New Waters EAA A2 Reservoir/STA Project ("Project") in Palm Beach County. The Project depends upon the use of large electric water pumps that will be used to bring water into the reservoir and stormwater treatment area (STA). Florida Power & Light Company ("FPL") will provide the needed electricity but will require the construction of an electrical substation ("Substation") due to the substantial electrical load required. The electrical substation must be located on a suitable 10-acre site close to the water pumps site.

The District owns a suitable 10-acre site adjacent to the northerly boundary of the Project ("Substation Site").

The activation and operation of the Substation requires connection to an existing FPL electrical substation that is located approximately 12 miles north of the Substation Site. The

connection will be established via new FPL poles and lines improvements (“FPL Improvements”) that will be installed within the District’s L-19 and L-20 Rights of Way (“District ROW”). The transmission line will require a Right of Way Occupancy Permit (“ROW Permit”) with an associated waiver since transmission lines are prohibited in the District ROW. The necessary ROW Permit and associated waiver will be presented to the Governing Board for its review and approval at a later date.

Additionally, there are several gaps in the District ROW totaling approximately 4.95 acres (the “Gaps”) that are owned by Okeelanta Corporation and that are required for the uninterrupted installation of the FPL Improvements. Pursuant to an Exchange Agreement (“Exchange Agreement”), the Gaps will be conveyed to the District in exchange for the District’s conveyance of the Substation Site to FPL, all as shown on Exhibit “A.” The exchange of the respective Substation Site and Gaps fee title interests are deemed to be of equal value pursuant to the Exchange Agreement. Upon conveyance of the Gaps to the District, the Gaps will be incorporated as part of the District ROW. Additionally, pursuant to the Exchange Agreement, Okeelanta Corporation will convey to FPL a utility easement with respect Okeelanta Corporation owned property containing 0.07 acre (“Easement Property”) that will allow completion of the connection of the FPL Improvements.

**Core Mission and Strategic Priorities:**

The Project supports the District’s core mission of ecosystem restoration and protection mission in Palm Beach County by reducing the number, return frequency, and severity of undesirable and damaging, high-volume discharges from Lake Okeechobee, which improves the salinity and water quality conditions in the St. Lucie and Caloosahatchee Estuaries as envisioned in the 2016 CEPP plan.

**Funding Source:**

As this is an even exchange, there is no purchase price to fund. The only closing costs the District will incur will be for recording the deeds of conveyance. Any associated costs will be funded from ad valorem funds.

**Staff Contact and/or Presenter:**

Stephen M. Collins, [smcollins@sfwmd.gov](mailto:smcollins@sfwmd.gov), 561-682-2959

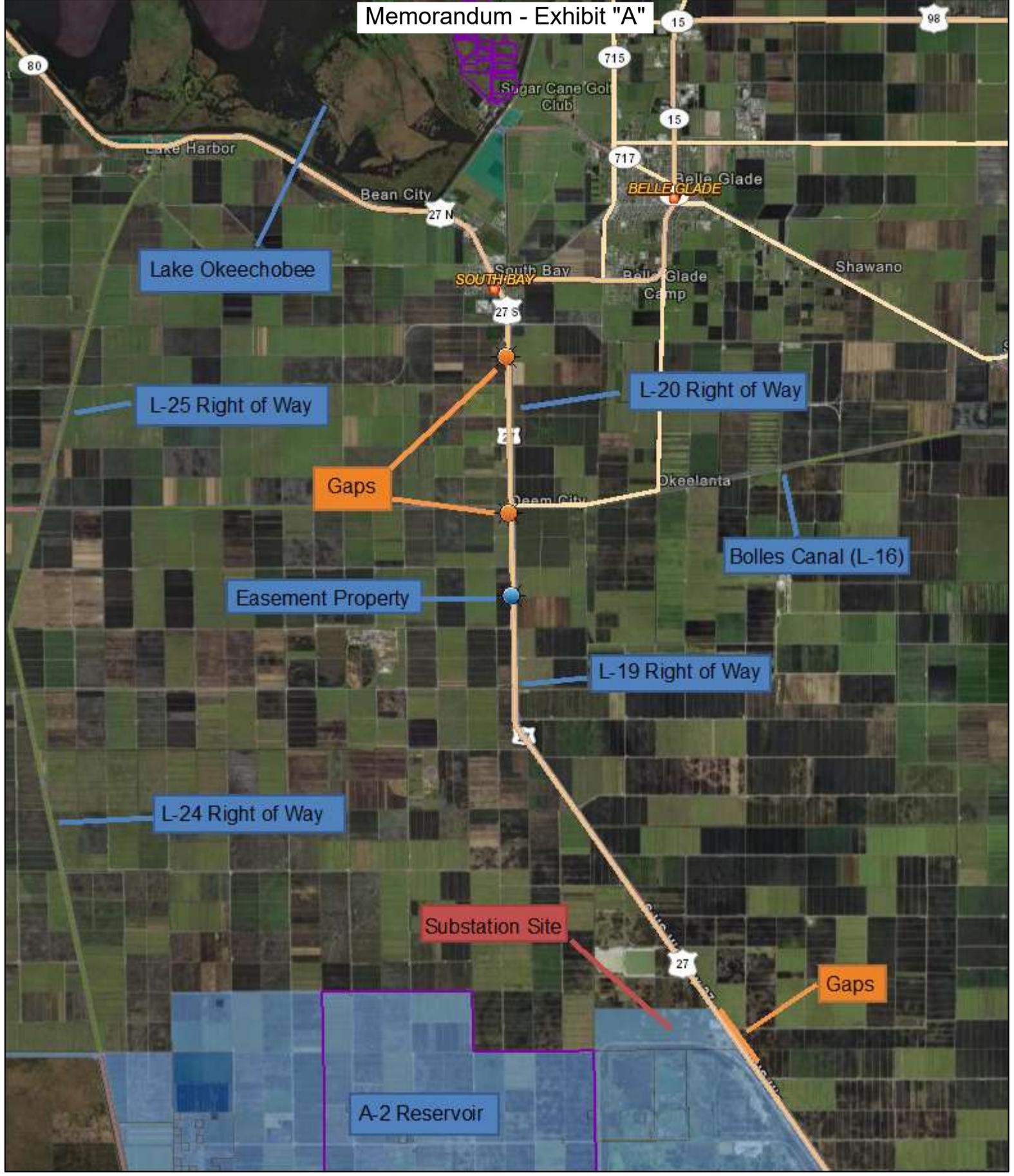
**ATTACHMENTS:**

[Memo Exhibit A](#)

[Resolution 2021-1101](#)

[Resolution Exhibit A](#)

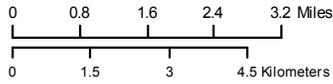
Memorandum - Exhibit "A"



EAA A2 Reservoir/STA (PB County)



South Florida Water Management District  
 3301 Gun Club Road, West Palm Beach, Florida 33406  
 561 686-8800; www.sfwmd.gov



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# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District approving declaring surplus for exchange and conveyance fee title land interests containing 10 acres, more or less, in exchange for the acquisition of fee title land interests containing 4.95 acres, more or less, in connection with the District's CEPP New Waters EAA A2 Reservoir/STA Project, all in Palm Beach County, plus associated costs for which funds have been budgeted; providing an effective date.**

**WHEREAS**, the CEPP New Waters EAA A2 Reservoir/STA Project ("Project") serves as a major part of the ecosystem restoration and protection mission in Palm Beach County by reducing the number, return frequency, and severity of undesirable and damaging, high-volume discharges from Lake Okeechobee, which improves the salinity and water quality conditions in the St. Lucie and Caloosahatchee Estuaries as envisioned in the 2016 Central Everglades Planning Project ("CEPP") plan; and

**WHEREAS**, the District is currently implementing the Project, which depends upon the use of large electric water pumps that will be used to bring water into the Project's reservoir and stormwater treatment area ("STA"), and therefore necessitates the construction of an electrical substation on a suitable 10-acre site to provide sufficient electrical power for the water pump station currently under design and construction; and

**WHEREAS**, the District is authorized to exchange lands, or interests or rights in lands, pursuant to Section 373.089, Florida Statutes; and

**WHEREAS**, the District desires to enter into an Agreement for Exchange of Real Property Interests ("Exchange Agreement") whereby the District will convey fee title land interests containing 10 acres, more or less, (the "District Exchange Lands") to be used for the electrical substation site, in exchange for the acquisition of fee title land interests containing 4.95 acres, more or less, (the "District Acquired Lands"), all as shown on Exhibit "A;" and

**WHEREAS**, the Exchange Agreement provides that for purposes of the exchange, the value of the District Exchange Lands is equal to the value of the District Acquired Lands; and

**WHEREAS**, the Governing Board has determined that it is in the public interest to declare the District Exchange Interests surplus; and

**WHEREAS**, pursuant to Section 373.089(6), Florida Statutes, the Governing Board shall be required, by at least a two-thirds majority, to make a determination that the District Exchange Lands are no longer needed for conservation purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby approves declaring surplus for exchange and conveyance fee title land interests containing 10 acres, more or less, in exchange for the acquisition of fee title land interests containing 4.95 acres, more or less, in connection with the District’s CEPP New Waters EAA A2 Reservoir/STA Project, all in Palm Beach County, plus associated costs for which funds have been budgeted.

“District Exchange Lands”

<b>Tract No.</b>	<b>Interest</b>	<b>Acres</b>
D7100-158	Fee	10

“District Acquired Lands”

<b>Tract Nos.</b>	<b>Interest</b>	<b>Acres</b>
CB100-003	Fee	0.96
CI100-006	Fee	0.28
CI100-005	Fee	3.71
<b>TOTALS</b>		<b>4.95</b>

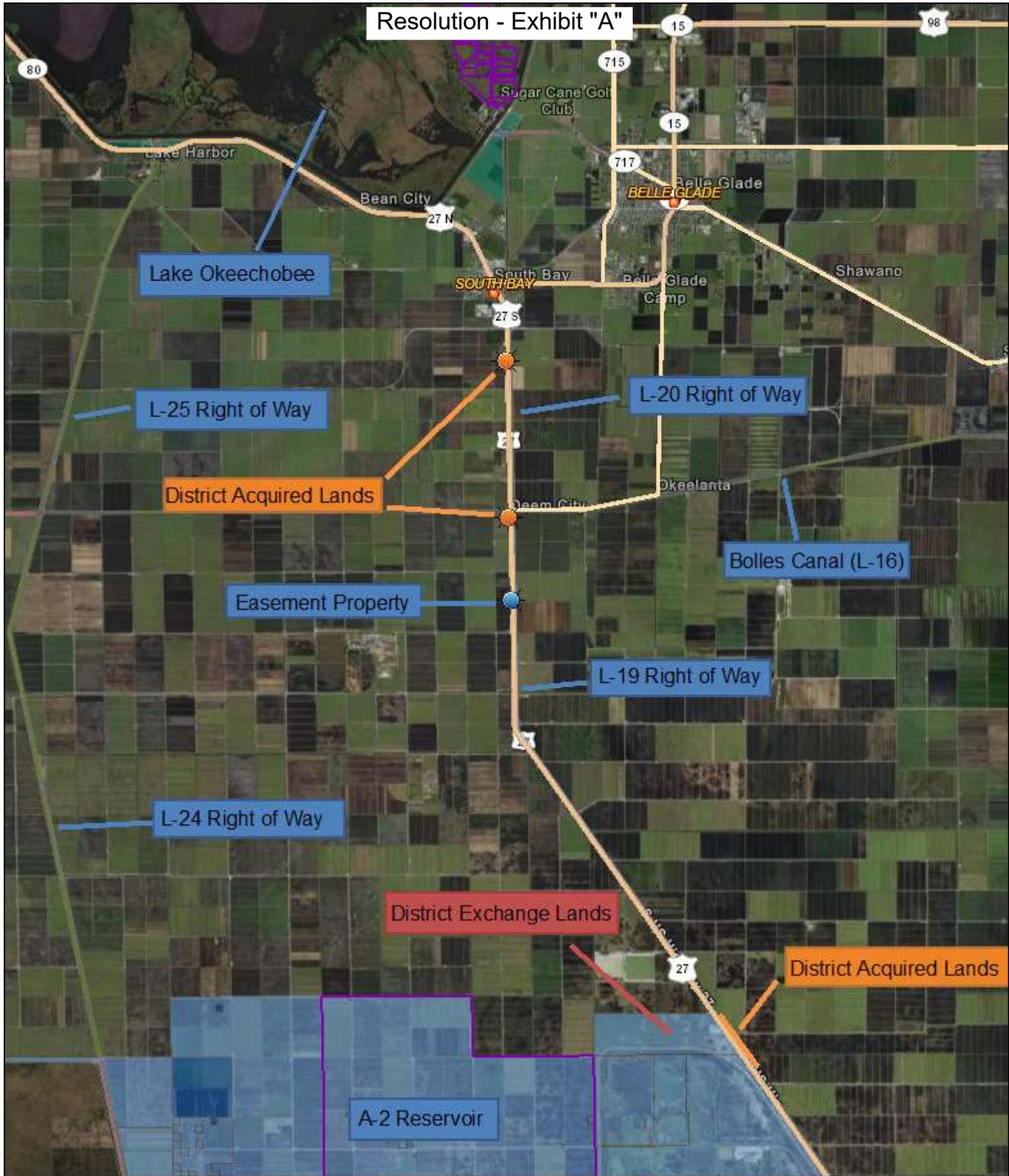
**Section 2.** Consistent with the requirements of Section 373.089(6), Florida Statutes, as the conveyance of the District Exchange Lands support and are needed for the implementation of the CEPP New Waters EAA A2 Reservoir/STA Project, the Governing Board hereby determines that the District Exchange Lands are no longer needed for conservation purposes, and this Resolution was approved by the Governing Board by at least a two-thirds vote.

**Section 3.** The Governing Board hereby authorizes the Chairman or Vice Chairman to execute the Exchange Agreement and any instrument(s) of conveyance required to consummate the transaction contemplated therein. The Governing Board hereby authorizes the Executive Director or the Executive Director’s designee to make any determination in connection with the transaction and execute all other documents necessary to consummate this transaction.

**Section 4.** This resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021.

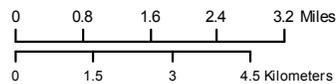
# Resolution - Exhibit "A"



## EAA A2 Reservoir/STA (PB County)



South Florida Water Management District  
 3301 Gun Club Road, West Palm Beach, Florida 33406  
 561 686-8800; www.sfwmd.gov



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## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Exchange Agreement with Florida Power & Light Company, C-43 West Basin Storage Reservoir Project, Hendry County

### **Agenda Item Background:**

The District is in the process of constructing the C-43 West Basin Storage Reservoir Project (Project) in Hendry County. The Project requires construction of electrical feeder lines to convey power to District structures. Pursuant to an Exchange Agreement between FPL and the District (Exchange Agreement), in exchange for FPL granting to the District partial releases of easements and termination of easements that encumber District-owned lands in ten Sections within the Project (Partial Release and Termination of Easements), the District will convey to FPL two electrical utility easements (Easement Interests). The Exchange Agreement provides that for purposes of the exchange, the value of the Easement Interests is equal to the value of the Partial Release and Termination of Easements.

### **Core Mission and Strategic Priorities:**

The District is in the process of construction to implement the C-43 West Basin Storage Reservoir Project ("Project") in Hendry County. The Project requires construction of electrical feeder lines to convey power to District structures. Pursuant to an Exchange Agreement between Florida Power & Light Company ("FPL") and the District ("Exchange Agreement"), in exchange for FPL granting to the District partial releases of easements and termination of easements that encumber District owned lands in ten Sections within the Project ("Partial Release and Termination of Easements"), the District will convey to FPL two electrical utility easements ("Easement Interests"), all as shown on Exhibit "A." The Exchange Agreement provides that for the purposes of the exchange, the value of the Easement Interests is equal to the value of the Partial Release and Termination of Easements.

### **Core Mission and Strategic Priorities:**

The C-43 West Basin Storage Reservoir Project supports the District's core mission of Ecosystem Restoration and Protection by capturing excessive flows to the Caloosahatchee Estuary and supporting minimum flows and levels during the dry season.

### **Funding Source:**

As this is an even exchange, there is no purchase price to fund. The only closing costs the District will incur will be for recording the partial release and termination instruments. Any associated costs will be funded from Ad Valorem funds.

### **Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

Resolution 2021-1102

Exhibit A

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District approving declaring surplus for exchange and conveyance to Florida Power & Light Company easement interests encumbering 1.58 acres, more or less, in exchange for Florida Power & Light Company granting to the District partial release of easements and termination of easements that encumber District-owned lands in ten Sections within the District's C-43 West Basin Storage Reservoir Project, all in Hendry County within the C-43 West Basin Storage Reservoir Project, plus associated costs for which funds have been budgeted; providing an effective date.**

**WHEREAS**, the C-43 West Basin Storage Reservoir Project ("Project") is a major portion of the Ecosystem Restoration and Protection in Hendry County by capturing excessive flows to the Caloosahatchee Estuary and supporting minimum flows and levels during the dry season as envisioned in the 1999 C&SF Project Comprehensive Review Study; and

**WHEREAS**, the District is currently implementing the Project, which requires the construction of electrical feeder lines to convey power to District structures; and

**WHEREAS**, the District is authorized to exchange lands, or interests or rights in lands, pursuant to Section 373.089, Florida Statutes; and

**WHEREAS**, the District desires to enter into an Agreement for Exchange of Real Property Interests ("Exchange Agreement") whereby the District will convey easement interests containing 1.58 acres, more or less, (the "Easement Interests"), in exchange for granting to the District partial release of easements and termination of easements that encumber District owned lands in ten Sections within the Project (the "Partial Release and Termination of Easements"), all as shown on Exhibit "A;" and

**WHEREAS**, the Exchange Agreement provides that for purposes of the exchange, the value of the Easement Interests is equal to the value of the Partial Release and Termination of Easements; and

**WHEREAS**, the Governing Board has determined that it is in the public interest to declare the Easement Interests surplus; and

**WHEREAS**, pursuant to Section 373.089(6), Florida Statutes, the Governing Board shall be required, by at least a two-thirds majority, to make a determination that the Easement Interests are consistent with conservation purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby approves declaring surplus for exchange and conveyance to Florida Power & Light Company easement interests encumbering 1.58 acres, more or less, in exchange for Florida Power & Light Company granting to the District partial release of easements and termination of easements that encumber District-owned lands in ten Sections within the District’s C-43 West Basin Storage Reservoir Project, all in Hendry County, and all as shown on the attached Exhibit “A” map, plus associated costs for which funds have been budgeted.

<b>Easement Interests</b>			
<b>Owner</b>	<b>Tract Nos.</b>	<b>Interest</b>	<b>Acres</b>
South Florida Water Management District	GX10E-021	Electrical Utility Easement	1.35
South Florida Water Management District	GX10E-022	Access Road Easement	0.23
<b>TOTALS</b>			<b>1.58</b>

The value of the Partial Release of Easements and Termination of Easements is deemed equal to the value of the Easement Interests for purposes of the Exchange Agreement.

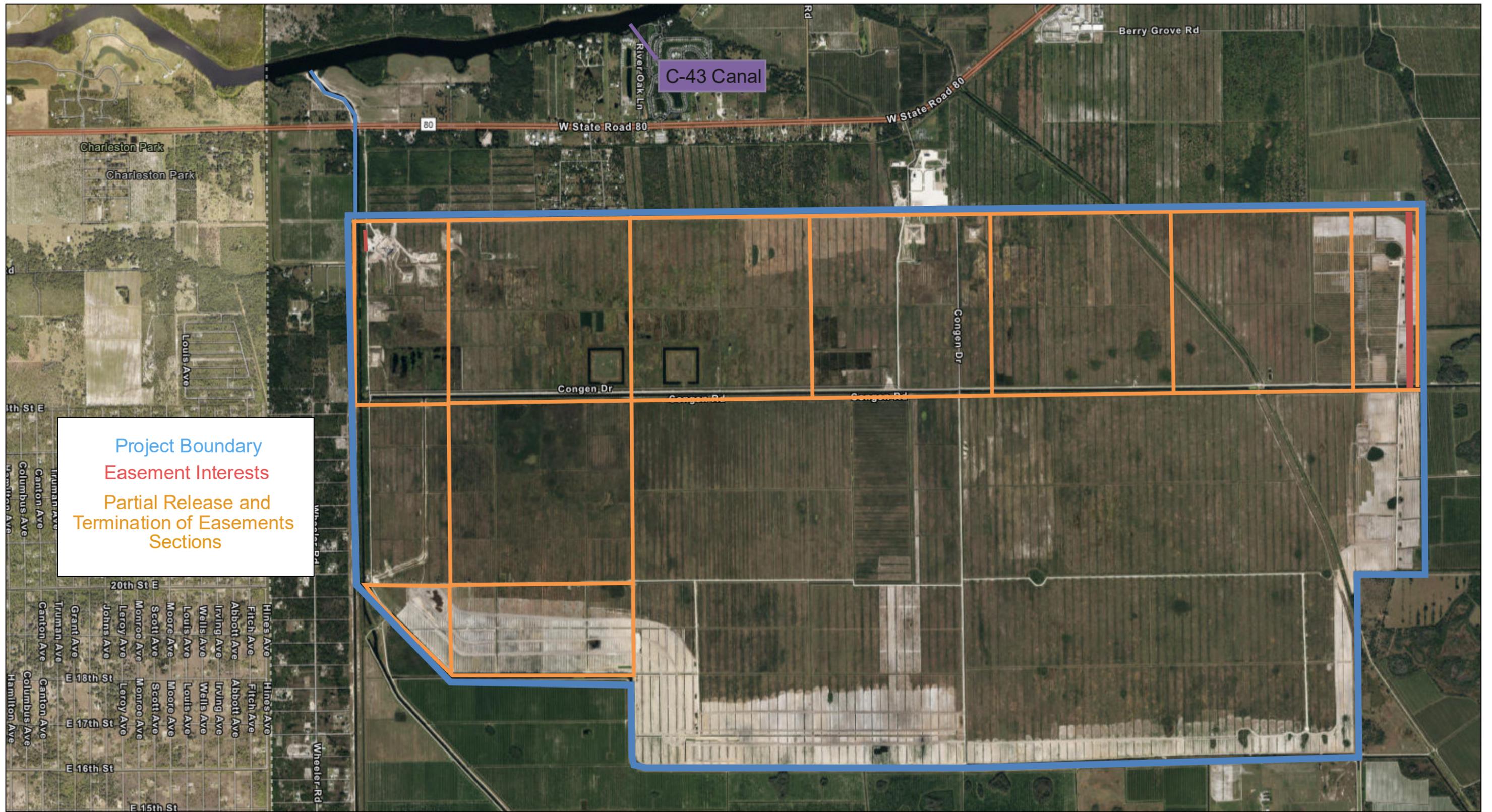
**Section 2.** Consistent with the requirements of Section 373.089(6), Florida Statutes, as the conveyance of the Easement Interests support and are needed for the implementation of the C-43 West Basin Storage Reservoir Project, the Governing Board hereby determines that the Easement Interests are no longer needed for conservation purposes, and this Resolution was approved by the Governing Board by at least a two-thirds vote.

**Section 3.** The Governing Board hereby authorizes the Chairman or Vice Chairman to execute the Exchange Agreement and any instrument(s) of conveyance required to consummate the transaction contemplated therein. The Governing Board hereby authorizes the Executive Director or the Executive Director’s designee to make any determination in connection with the transaction and execute all other documents necessary to consummate this transaction.

**Section 4.** This resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

# Exhibit "A"

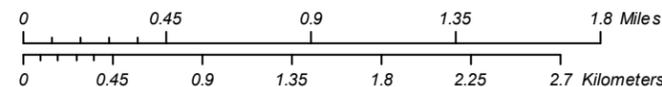


Project Boundary  
Easement Interests  
Partial Release and Termination of Easements Sections

## C-43 West Basin Storage Reservoir (Hendry County)-FPL Exchange



South Florida Water Management District  
 3301 Gun Club Road, West Palm Beach, Florida 33406  
 561-686-8800; www.sfwmd.gov



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## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Fakahatchee Strand State Preserve Component, Collier County, Land Acquisition - Tracts SG100-053 and SG100-054

### **Agenda Item Background:**

The District is acquiring lands needed to complete the Fakahatchee Strand component of the Picayune Strand Restoration Project. Tract SG100-053, contains approximately 2.5 acres and is proposed to be purchased for the appraised value of \$57,500. Tract SG100-054, contains approximately 1.25 acres and is proposed to be purchased for the appraised value of \$42,500.

### **Core Mission and Strategic Priorities:**

The District, as local sponsor for the United States Army Corps of Engineers (“Corps”), has agreed to acquire the lands needed to complete the Fakahatchee Strand State Preserve Component of the Picayune Strand Restoration Project (“Project”), pursuant to the Project Partnership Agreement by and between the District and Corps, dated August 13, 2009 (“PPA”), as amended by the 2015 Limited Reevaluation Report (“LLR”). A map of the Project boundary and Tracts to be acquired is attached hereto as Exhibit “A.” Subject to Governing Board approval, the District has agreed to purchase two Tracts, containing 2.5 acres and 1.25 acres, at a purchase price of \$57,500 and \$42,500, respectively. The purchase prices equal the appraised value.

### **Core Mission and Strategic Priorities:**

The Picayune Strand Restoration Project will restore freshwater wetlands, improve estuarine water quality by increasing groundwater recharge, reduce large and unnatural freshwater inflows, and restore and enhance habitat for fish and wildlife, including threatened and endangered species. The Project is a Comprehensive Everglades Restoration Project (“CERP”) and is included in the District’s Five-Year Plan of Acquisition.

### **Funding Source:**

All costs associated with the acquisition of the Tracts herein described will be funded from the Land Acquisition Trust Fund and/or the Florida Forever Surplus funds.

### **Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

### **ATTACHMENTS:**

[Resolution 2021-1103](#)

[Exhibit A](#)

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

## **Resolution No. 2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to acquire land interests in two parcels containing 2.50 acres and 1.25 acres, more or less, located in the Picayune Strand Restoration Project, Fakahatchee Strand State Preserve Component, in Collier County, in the amount of \$57,500 and \$42,500, respectively, plus associated costs, for which dedicated funds (Land Acquisition Trust Fund and/or Florida Forever Surplus funds) are budgeted; providing an effective date.**

**WHEREAS**, the Picayune Strand Restoration Project (“Project”) was authorized by Section 1001(15) of the Water Resource Development Act of 2007, Public Law 110-114, and is a Comprehensive Everglades Restoration Plan Project; and

**WHEREAS**, the primary objective of the Project is to restore freshwater wetlands, increase groundwater recharge and storage, reduce large and unnatural freshwater inflows, reestablish natural plant distribution and composition, and restore and enhance habitat for fish and wildlife, including threatened and endangered species; and

**WHEREAS**, the District, as local sponsor pursuant to Section 373.1501, Florida Statutes, and the United States Army Corps of Engineers (“Corps”) entered into a Project Partnership Agreement (“PPA”) regarding the Project on August 13, 2009, as amended in 2015 by the Limited Reevaluation Report (“LRR”), wherein the District agreed to acquire all of the remaining land interest necessary to complete the Project; and

**WHEREAS**, the District desires to purchase land interests containing 2.50 acres and 1.25 acres, more or less, for the Project in Collier County, as shown on the location map Exhibit “A”, attached hereto and made a part hereof, in the amount of \$57,500 and \$42,500, respectively; and

**WHEREAS**, the South Florida Water Management District is authorized to acquire land, or interests or rights in land, pursuant to Section 373.139, Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1:** The Governing Board of the South Florida Water Management District hereby approves the purchase of land interests containing 2.50 acres, more or less, and 1.25 acres, more or less, identified in the attached Exhibit “A”, for the Fakahatchee Strand State Preserve Component of the Picayune Strand Restoration Project, in the amounts of \$57,500 and \$42,500, respectively, together with associated costs, for which dedicated funds (Land Acquisition Trust Fund and/or Florida Forever Surplus funds) are budgeted as follows:

Owner	Tract No.	Interest	Acres	Appraised Value	Purchase Price
Antti Kangas	SG100-053	Fee	2.5	\$57,500	\$57,500

George L. LeBlanc Juanita M. LeBlanc	SG100-054	Fee	1.25	\$42,500	\$42,500
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**Budgeted:**

Amount	Tract No.	Fund	Fund Center	Functional Area	GL	Account Description
\$57,500	SG100-053	425000/ 404100	3510144000	P130	580020	Acquisition
\$42,500	SG100-054	425000/ 404100	3510144000	P130	580020	Acquisition

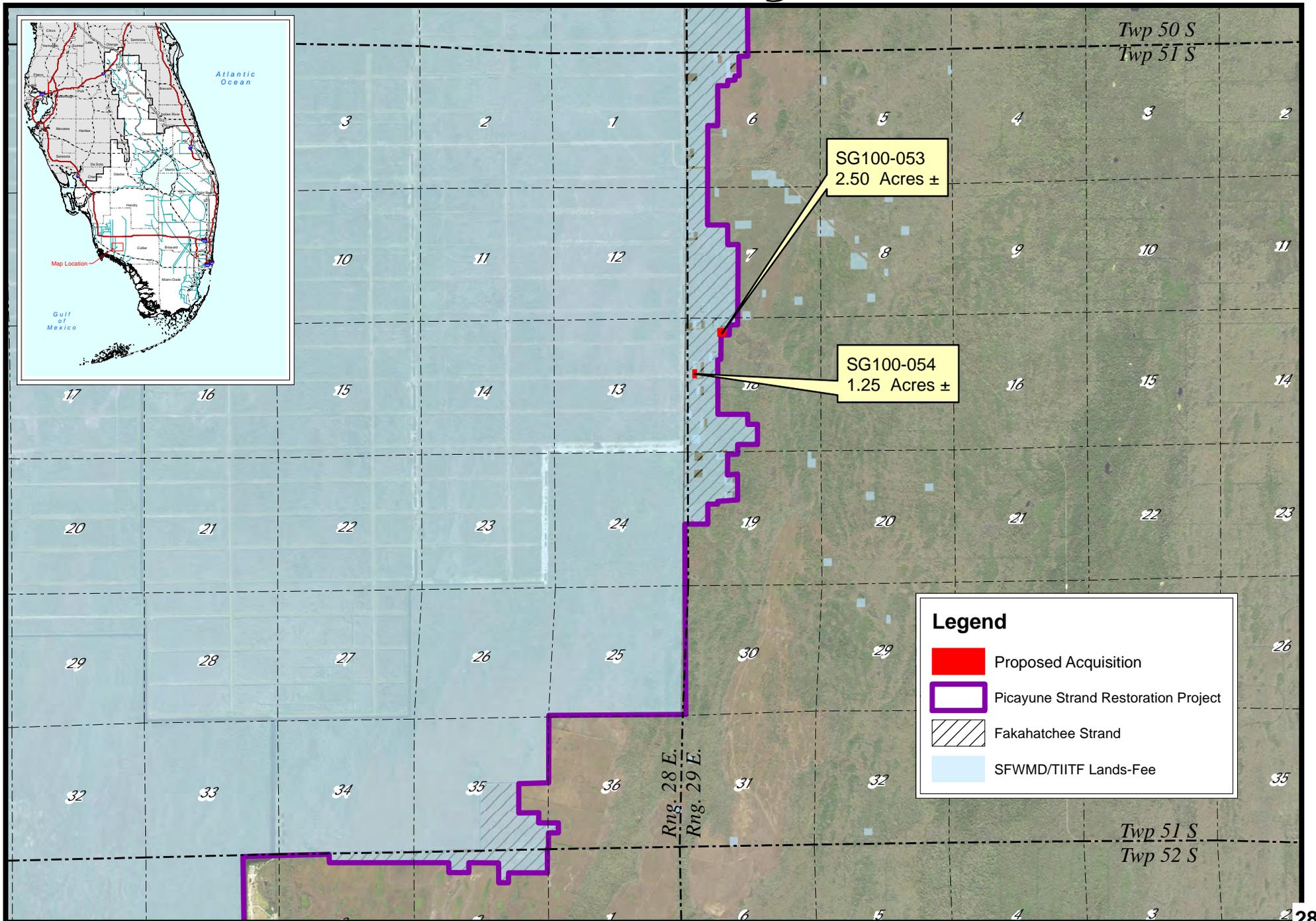
**Section 2:** The Governing Board of the South Florida Water Management District hereby authorizes the Chair or Vice Chair to execute the Agreement for Sale and Purchase instruments, and further authorizes the Executive Director or his designee to make any determinations in connection with the transaction and execute all other documents necessary to consummate this transaction.

**Section 3:** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

# Picayune Strand - Fakahatchee Strand Restoration Project Collier County

Exhibit "A"



## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Funding - Tracts SG100-053 and SG100-054

**Agenda Item Background:**

The District is acquiring lands needed to complete the Fakahatchee Strand component of the Picayune Strand Restoration Project and is requesting the release of funds from the Land Acquisition Trust Fund and/or usage of the Florida Forever Surplus funds for acquisition of such and interests together with associated costs.

**Core Mission and Strategic Priorities:**

**Funding Source:**

**Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1104](#)

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District advising the Florida Department of Environmental Protection of the proposed acquisition of land interests land interests in two parcels containing 2.5 acres and 1.25 acres, more or less, for the Picayune Strand Restoration Project, Fakahatchee Strand State Preserve Component, in Collier County, and requesting the release of funds from the Land Acquisition Trust Fund and/or usage of Florida Forever Surplus funds for acquisition of such land interests, together with associated costs; providing an effective date.**

**WHEREAS**, the Picayune Strand Restoration Project (“Project”) is a Comprehensive Everglades Restoration Plan (“CERP”) project, authorized by Section 1001(15) of the Water Resources Development Act of 2007, Public Law 110-114; and

**WHEREAS**, the South Florida Water Management District (“District”), as local sponsor for the U. S. Army Corps of Engineers, has an active program underway to acquire land interests in the Fakahatchee Strand State Preserve Component of the Project; and,

**WHEREAS**, pursuant to Section 373.139(3)(c) Florida Statutes, the District is required to submit a resolution to the Florida Department of Environmental Protection when requesting funds from a trust fund, including the Land Acquisition Trust Fund; and

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** It does hereby advise the Secretary of the Florida Department of Environmental Protection of its intent to acquire fee simple title to Tracts SG100-053 and SG100-054 (“Tracts”) containing 2.50 acres, more or less, and 1.25 acres, more or less, respectively, from willing sellers at a cost of \$57,500 and \$42,500, respectively, all located in Collier County, Florida, for the Picayune Strand Restoration Project, Fakahatchee Strand State Preserve Component. The Tracts are shown on the map attached hereto and made a part hereof as Exhibit “A.”

**Section 2.** The purchase prices of each of the Tracts are equal to the appraised value based on the certified appraisal used to determine the value of the land interests to be purchased, taking into account the value of improvements, non-cash considerations, defects in title or outstanding interests.

**Section 3.** The lands being acquired have been reviewed for the presence of State Sovereign submerged lands and the District has taken reasonable measures to avoid paying for sovereign lands.

**Section 4.** This request for funds is consistent with the District's Five-Year Plan of acquisition for the South Florida Water Management District Florida Forever Work Plan, as contained in Chapter 6A, Volume II of the South Florida Environmental Report, which has been filed with the Legislature and the Florida Department of Environmental Protection, and is consistent with Sections 373.139 and 373.470, Florida Statutes, as applicable.

**Section 5.** Acquisition of this land furthers the following Florida Forever goals set forth in Section 259.105(4), Florida Statutes:

- (a) Enhance the coordination and completion of land acquisition projects as measured by:
  - 1. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources including local governments and the federal government.
- (b) Protect, restore and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
  - 1. The number of acres publicly owned land identified as needing restoration, acres undergoing restoration, enhancement and management, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhance, repopulated, or acquired;
  - 2. The number of acres acquired that protect natural floodplain functions; and
  - 3. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired.
- (c) Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

1. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible.
- (d) Increase natural resource-based public recreational and educational opportunities, as measured by:
1. The number of acres acquired that are available for natural resource-based public recreation or education;
  2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; and
  3. The number of new resource-based recreation facilities, by type, made available on public land.

**Section 6.** The funds requested shall be used only for the acquisition costs and associated costs incurred during the process of acquiring the described land interests.

**Section 7.** The land interests being acquired shall be maintained in an environmentally acceptable manner.

**Section 8.** Should the District dispose of any or all of the interests acquired hereunder, all revenues derived therefrom will be used to acquire other lands for water management, water supply and the conservation and protection of water resources, within the boundaries of a CERP project.

**Section 9.** A Phase I environmental assessment of the property was conducted in July 2021 and no obvious environmental concerns were observed. Any environmental concerns discovered shall be remediated, as necessary, and any risks will be borne by the District.

**Section 10.** The lands shall be managed for multiple-use purposes, including recreational uses, where compatible with the resource values of and management objectives for such lands as set forth in Section 259.105(5), Florida Statutes.

**Section 11.** The Executive Director, or designee, is hereby authorized to request the release of funds for all acquisition costs, associated costs and expenses for the land interests identified in this Resolution.

**Section 12.** The Resolution to approve the acquisition of these land interests was approved by the Governing Board of the District on November 10, 2021.

**Section 13.** The District will utilize funds from the Land Acquisition Trust Fund and/or Florida Forever Surplus funds.

**Section 14.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** on this 10<sup>th</sup> day of November, 2021.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Lease Extension, West Delray Park, Palm Beach County

### **Agenda Item Background:**

Staff is seeking Governing Board approval to issue a lease extension to Palm Beach County, Florida on 313.42 acres in Palm Beach County known as West Delray Park. The lease to the county began in 2006 and expires on January 1, 2022. The property was originally acquired for the planned PBC Agricultural Reserve Reservoir Project which was afterwards determined to be non-viable. The County developed a regional park that receives extensive public use for public outdoor recreational activities, such as, picnicking, bird watching, mountain biking/cycling, remote control model aircraft, remote control model cars and boats, frisbee golf, hiking, archery and fishing. The County has been a satisfactory tenant for the past 16 years. The Lease extension will be for ten additional years with both parties having a 180-day termination for convenience clause. As part of this extension, the use of fertilizer is prohibited, and a management plan update is required. The District will not charge rent on this Lease.

### **Core Mission and Strategic Priorities:**

Staff is seeking Governing Board approval to issue a lease extension to Palm Beach County, Florida on 313.42 acres in Palm Beach County, Florida known as West Delray Park. The lease to the county began in 2006 and expires on January 1, 2022. The property was originally acquired for the planned PBC Agricultural Reserve Reservoir Project which was afterwards determined to be non-viable. The County developed a regional park that receives extensive public use for public outdoor recreational activities, such as, picnicking, bird watching, mountain biking/cycling, remote control model aircraft, remote control model cars and boats, frisbee golf, hiking, archery and fishing. The County has been a satisfactory tenant for the past 16 years. The Lease extension will be for ten additional years. As part of this extension, the use of fertilizer is prohibited, and a management plan update is required. The District will not charge rent on this Lease.

### **Core Mission and Strategic Priorities:**

The objective of this Lease is to obtain assistance in the stewardship and maintenance of this land as well as provide an increased level of public access to District lands and waterbodies.

### **Funding Source:**

There are no District costs associated with this item other than the cost of administering the Lease.

### **Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

Resolution 2021-1105

Exhibit A

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**Resolution No. 2021 - 11XX**

**A Resolution of the Governing Board of the South Florida Water Management District authorizing a ten-year Lease extension to Palm Beach County, Florida on 313.42 acres, more or less, in Palm Beach County, providing an effective date. (Contract No. LS060854)**

**WHEREAS**, the Governing Board, pursuant to Section 373.056(4), Florida Statutes, may lease lands or interests in lands under terms and conditions determined by the Governing Board; and

**WHEREAS**, the District and Palm Beach County desire to extend the Lease Contract on the premises (Exhibit "A") known as Lease Encumbrance ID W9201-282 (Contract No. LS060854); and

**WHEREAS**, Palm Beach County will continue to manage the property for public outdoor recreational purposes; and

**WHEREAS**, the Lease will be extended for ten years.

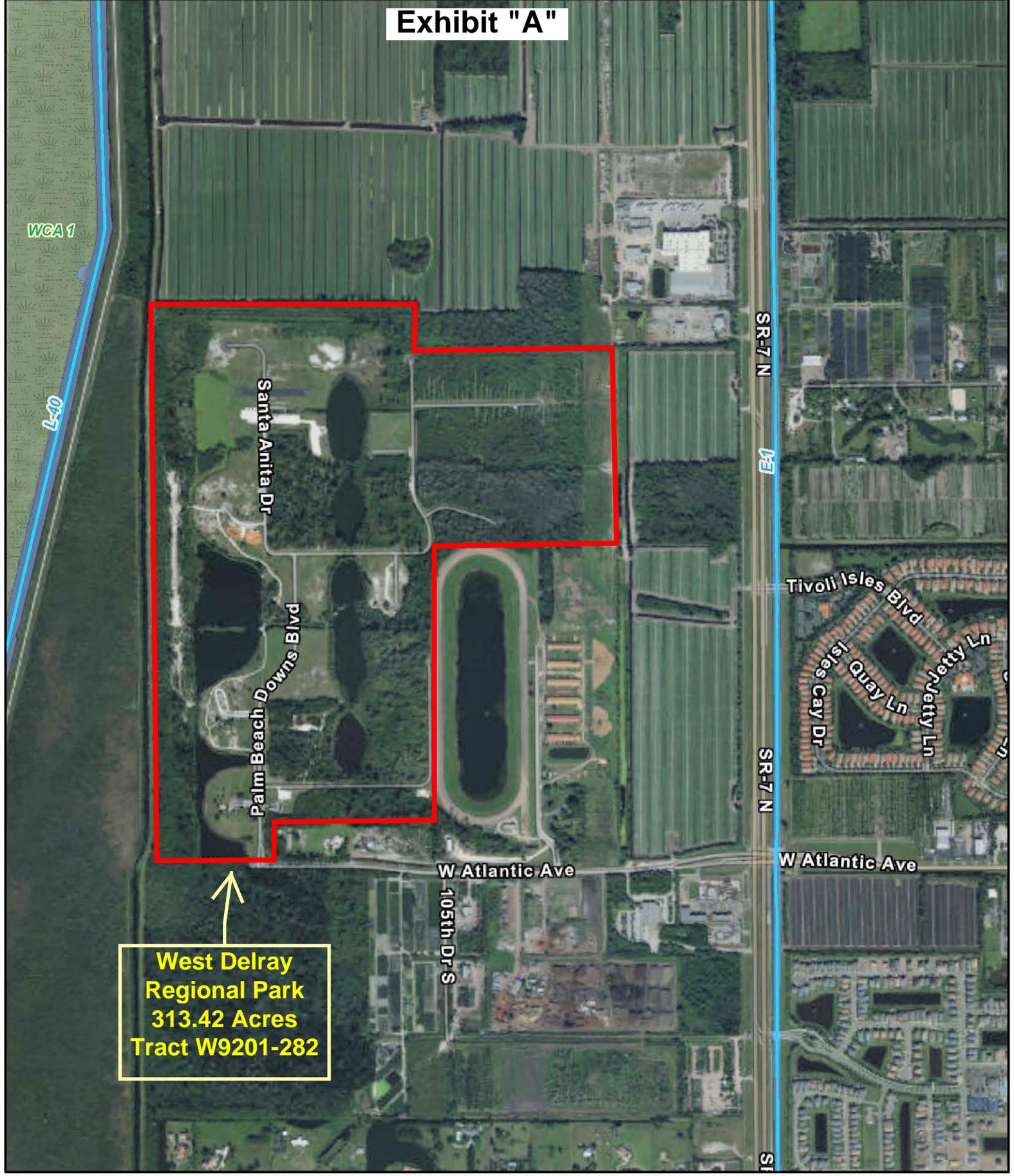
**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes a ten-year Lease extension for Contract No. LS060854, with Palm Beach County, Florida on 313.42 acres, more or less, in Palm Beach County, Florida.

**Section 2.** This resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021

# Exhibit "A"



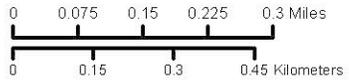
**West Delray  
Regional Park  
313.42 Acres  
Tract W9201-282**



South Florida Water Management District  
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561-686-8800; www.sfwmd.gov



## West Delray Regional Park



**DISCLAIMER:**  
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

## MEMORANDUM

**TO:** Governing Board Members  
**FROM:** Stephen M. Collins, Real Estate & Land Management  
**DATE:** November 10, 2021  
**SUBJECT:** Release of Reservations

### **Agenda Item Background:**

The District has certain reserved rights to construct canal and road right of ways. Applications requesting release of these reservations are received as they constitute a defect on title which must be resolved prior to a property sale, especially when financing is involved. Applications are reviewed to determine if there is a present or future need. If it has been determined there is no present or future need, staff recommend that the reservations are released for payment of a value equal to one percent of the appraised value of the land on the Property Appraiser's website in the County where the property is located. It has been determined that there is no present or future need for the reservations listed below.

### **Staff Recommendation:**

Staff recommends approval of the following:

#### **Palm Beach County**

Release District canal and road reservations for 101 Sansburys Way LLC (File No. 18881) for 0.38+/- acre; release value of \$763.22 was paid on 9/21/2021.

### **Core Mission and Strategic Priorities:**

See Memorandum Exhibit "A" and maps attached hereto and made a part hereof, which contain the details and location of the release to be issued.

### **Core Mission and Strategic Priorities:**

Pursuant to Section 373.096 of the Florida Statutes, the Governing Board of the District may release any reservation for which it has no present or apparent use under terms and conditions determined by the Board.

### **Funding Source:**

### **Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

### **ATTACHMENTS:**

[Memo Exhibit A](#)

[Resolution 2021-1106](#)

Resolution Exhibit A

Map

**MEMORANDUM – EXHIBIT “A”**

**Palm Beach County**

File No: 18881  
Applicant: 101 Sansburys Way LLC, a Florida limited liability company  
Reserving Deeds: E-4219 (DB 740-521, 11/9/1945) and T-5081 (DB 412-22, 1/15/1927)  
Application Fee Paid: \$250  
Release Value: \$763.22 (paid on 9/21/2021)  
Action: Release District canal and road reservations  
Acres: 0.38 acre, more or less  
Legal Description: A portion of Tracts 29 and 32, Block 7, PALM BEACH FARMS CO.  
PLAT NO. 3, PB 2-45, Section 32, Township 43 South, Range 42 East  
Location: 101 Sansburys Way, West Palm Beach, Palm Beach County  
Reviewed By: No routing due to size and location

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

## **Resolution No. 2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to release District canal and road reservations; providing an effective date.**

**WHEREAS**, the applicant has requested that the South Florida Water Management District release certain District canal and road reservations; and

**WHEREAS**, the District is empowered to grant such release pursuant to Section 373.096, Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby approves the release of District canal and road reservations, as described in Resolution Exhibit "A" attached hereto and made a part hereof.

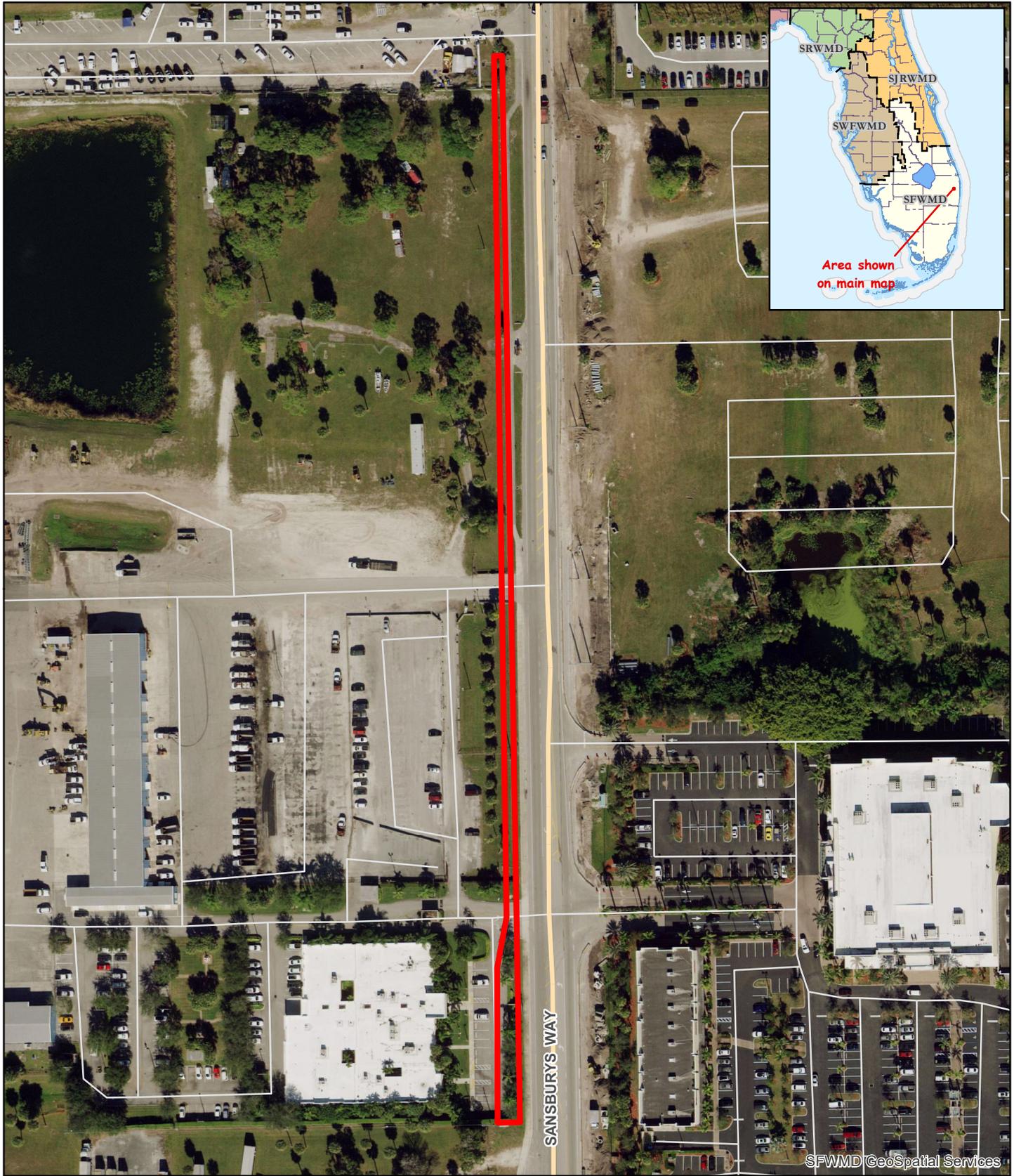
**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

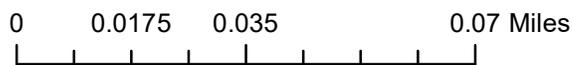
**RESOLUTION - EXHIBIT "A"**

**Palm Beach County**

File No: 18881  
Applicant: 101 Sansburys Way LLC, a Florida limited liability company  
Reserving Deeds: E-4219 (DB 740-521, 11/9/1945) and T-5081 (DB 412-22, 1/15/1927)  
Release Value: \$763.22 (paid on 9/21/2021)  
Action: Release District canal and road reservations  
Acres: 0.38 acre, more or less  
Legal Description: A portion of Tracts 29 and 32, Block 7, PALM BEACH FARMS CO.  
PLAT NO. 3, PB 2-45, Section 32, Township 43 South, Range 42 East  
Location: 101 Sansburys Way, West Palm Beach, Palm Beach County

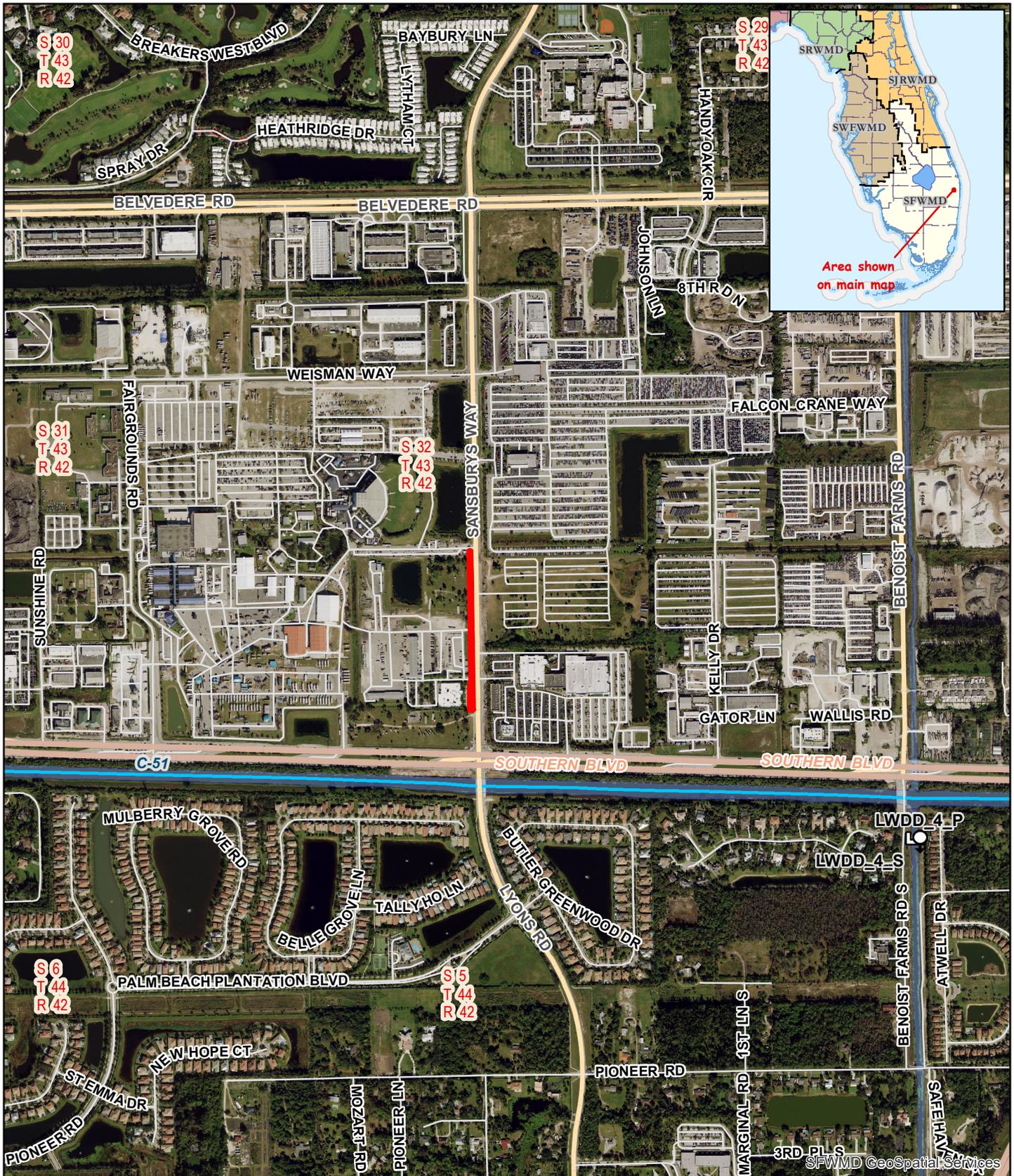


**Release No. 18881**



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S 30  
T 43  
R 42

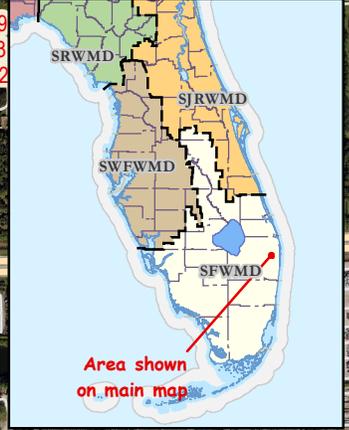
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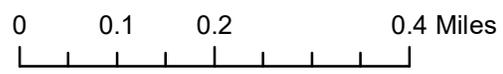
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R 42



SFWMD GeoSpatial Services



**Release No. 18881**



**IMPORTANT DISCLAIMER:**  
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South Florida Water Management District  
3301 Gun Club Rd., West Palm Beach, Florida 33406  
(561) 686-8800; www.sfwmd.gov

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Environmental Risk Assessment Services Contract(s)

### **Agenda Item Background:**

The District utilizes contractors to provide various types of environmental services including, Phase I/II environmental assessments, ecological risk assessments, contamination remediation design and implementation, air monitoring/reporting/permitting, interim land use Best Management Plans (BMP), petroleum storage tank system management, hazardous/industrial waste management, asbestos surveys/abatement and demolition, closure of septic tanks and water wells, emergency response activities, cultural resource and wildlife surveys, and other related Environmental Risk Assessment activities, in accordance with District project management directions. The District intends to issue 3-year work order contracts with two 1-year renewal options to six firms subject to successful negotiations. The awarded contracts would establish a pool of qualified environmental consulting firms, possessing the depth of experience, skill, personnel and equipment to assist District staff.

### **Core Mission and Strategic Priorities:**

This memorandum is to request that the District enter negotiations with the objective of executing a contract to perform Environmental Risk Assessment (ERA) services with each of the six environmental consulting firms selected through a Consultant Competitive Negotiation Act (CCNA) solicitation process. Each approved contract establishes a means to issue work orders for District services on an as-needed basis.

The services assessable within this contract would include Phase I/II environmental site assessments, ecological risk assessments, contamination remediation design and implementation, air monitoring/reporting/permitting, interim land use Best Management Plans (BMPs), petroleum storage tank system management, hazardous/industrial waste management, asbestos surveys/abatement and demolition, closure of septic tanks/water wells, emergency response activities and other related ERA activities.

The contract(s) are necessary to provide Environmental Services and technical support to the District's Real Estate and Land Management, Field Operations, Water Resources, Ecosystems Restoration and Capital Projects Divisions and the Office of Counsel. The awarded contracts would establish a pool of qualified environmental consulting firms, possessing the depth of experience, skill, personnel and equipment to assist District staff. The six selected environmental firms are:

Environmental Consulting & Technology, Inc. (Contract No. 4600004502)  
Professional Service Industries, Inc. (Contract No. 4600004503)  
Terracon Consultants, Inc. (Contract No. 4600004504)  
Stearns, Conrad and Schmidt, Consulting Engineers, Inc. (Contract No. 4600004506)

AECOM Technical Services, Inc. (Contract No. 4600004507)  
Partner Assessment Corporation (Contract No. 4600004508)

These awards are for three-year work order contract(s) with two one-year renewal options. The contracts are issued in response to RFP 6000000756. The not-to-exceed amount will be \$30,000,000 for all six work order contracts combined.

**Funding Source:**

This action only establishes a pool of qualified firms for anticipated work in the future. The contracted services are on an as needed basis. The \$30,000,000 represents a not-to-exceed estimate for the five-year term of all six contracts combined. The Fiscal Year 2021-2022 budget includes Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to Governing Board approval of future years budgets.

**Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1107](#)

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**RESOLUTION NO. 2021- 11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to authorize the official ranking of firms and entering into three-year work order contracts, with two one-year renewal options with six firms: Environmental Consulting & Technology, Inc., Professional Service Industries, Inc., Terracon Consultants, Inc., Stearns, Conrad and Schmidt, Consulting Engineers, Inc., AECOM Technical Services, Inc. and Partner Assessment Corporation, subject to successful negotiations to provide Environmental and Ecological Assessment/Remediation Services in an amount not-to-exceed \$30,000,000 for all six work order contracts combined, for which the Fiscal Year 2021-2022 budget includes Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to Governing Board approval of future years budgets; the District will proceed in ranked order until agreements have been successfully negotiated; providing an effective date.**

**WHEREAS**, the Governing Board of the South Florida Water Management District deems it necessary, appropriate and in the public interest to authorize the official ranking of firms and enter into three-year work order contracts, with two one-year renewal options, with six firms: Environmental Consulting & Technology, Inc., Professional Service Industries, Inc., Terracon Consultants, Inc., Stearns, Conrad and Schmidt, Consulting Engineers, Inc., AECOM Technical Services, Inc., and Partner Assessment Corporation, subject to successful negotiations to provide Environmental and Ecological Assessment/Remediation Services in an amount not-to-exceed of \$30,000,000 for all six work order contracts combined, **for which the Fiscal Year 2021-2022 budget includes Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to Governing Board approval of future years budgets;** the District will proceed in ranked order until contracts have been successfully negotiated.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes entering into contracts with the following firms subject to successful negotiations to provide Environmental and Ecological Assessment/Remediation Services, in an amount not-to-exceed \$30,000,000 for all six work order contracts combined; if negotiations are unsuccessful with any of the firms, the District may proceed with negotiations in ranked order until contracts are successfully negotiated.

<b>Company</b>	<b>Contract Nos.</b>
Environmental Consulting & Technology, Inc.	4600004502
Professional Service Industries, Inc.	4600004503
Terracon Consultants, Inc.	4600004504

Stearns, Conrad and Schmidt, Consulting Engineers, Inc.	4600004506
AECOM Technical Services, Inc.	4600004507
Partner Assessment Corporation	4600004508

**Section 2.** This resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10th day of November, 2021.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Ten-Year Update of the CREW General Management Plan (2021-2031)

### **Agenda Item Background:**

Staff is seeking Governing Board approval of the ten-year update of the CREW General Management Plan (2021-2031). The purpose of the General Management Plan is to provide guidance to District land managers for the application of consistent and ecologically beneficial land management practices, to identify goals and objectives for the management of the property. Sections 373.1391 and 373.591, Florida Statutes, direct the District to develop General Management Plans for conservation, preservation, or recreation lands titled to the District. The District updates these plans every ten years and coordinates a field review of the property conducted by a land management review team. The land management review team is composed of governmental agencies and private citizens in accordance with Statute. The purpose of the field review is to evaluate the effectiveness of land management practices and the overall condition of the land.

### **Core Mission and Strategic Priorities:**

Sections 373.1391 and 373.591, Florida Statutes, direct the South Florida Water Management District to develop General Management Plans for conservation, preservation, or recreation lands titled to the District. The District updates these plans every ten years and coordinates a field review of the property conducted by a land management review team. The land management review team is composed of governmental agencies and private citizens in accordance with Section 373.591, Florida Statutes. The purpose of the field review is to evaluate the effectiveness of land management practices and the overall condition of the land.

The results of the land management review are incorporated into the updated General Management Plan. The timeframe of the plan and utilization of a land management review team to evaluate land management practices is consistent with the timeframe and process followed by State agencies. The management plan describes the historical, physical, and ecological aspects of the property, existing public recreational opportunities, and the various land management functions performed to properly manage the area. The purpose of the management plan is to provide guidance to District land managers for the application of consistent and ecologically beneficial land management practices, to identify goals and objectives for the management of the property, and to document and present the findings of the land management review team.

### **Background, Core Mission and Strategic Priorities:**

This Governing Board item supports the District's Natural Systems Strategic Priorities and ensures compliance with Section 373.1391 and 373.591, Florida Statutes.

### **Funding Source:**

This item does not require the expenditure of additional District funds. Funding for the

implementation of General Management Plans is provided through the District's standard budgetary process.

**Staff Contact and/or Presenter:**

Stephen M. Collins, [smcollins@sfwmd.gov](mailto:smcollins@sfwmd.gov), 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1108](#)

[Exhibit A](#)

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
RESOLUTION NO. 2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to approve the ten-year update of the CREW General Management Plan (2021-2031); providing an effective date.**

**WHEREAS**, the CREW Management Area was acquired by the District under the Save Our Rivers Program; and

**WHEREAS**, Sections 373.1391 and 373.591, Florida Statutes, direct the District to develop a General Management Plan for conservation, preservation, and recreation lands titled to the District; and

**WHEREAS**, the District updates its General Management Plans every ten years, consistent with State agencies; and

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby approves the ten-year update of the CREW General Management Plan (2021-2031), a copy of which is attached hereto as Exhibit "A."

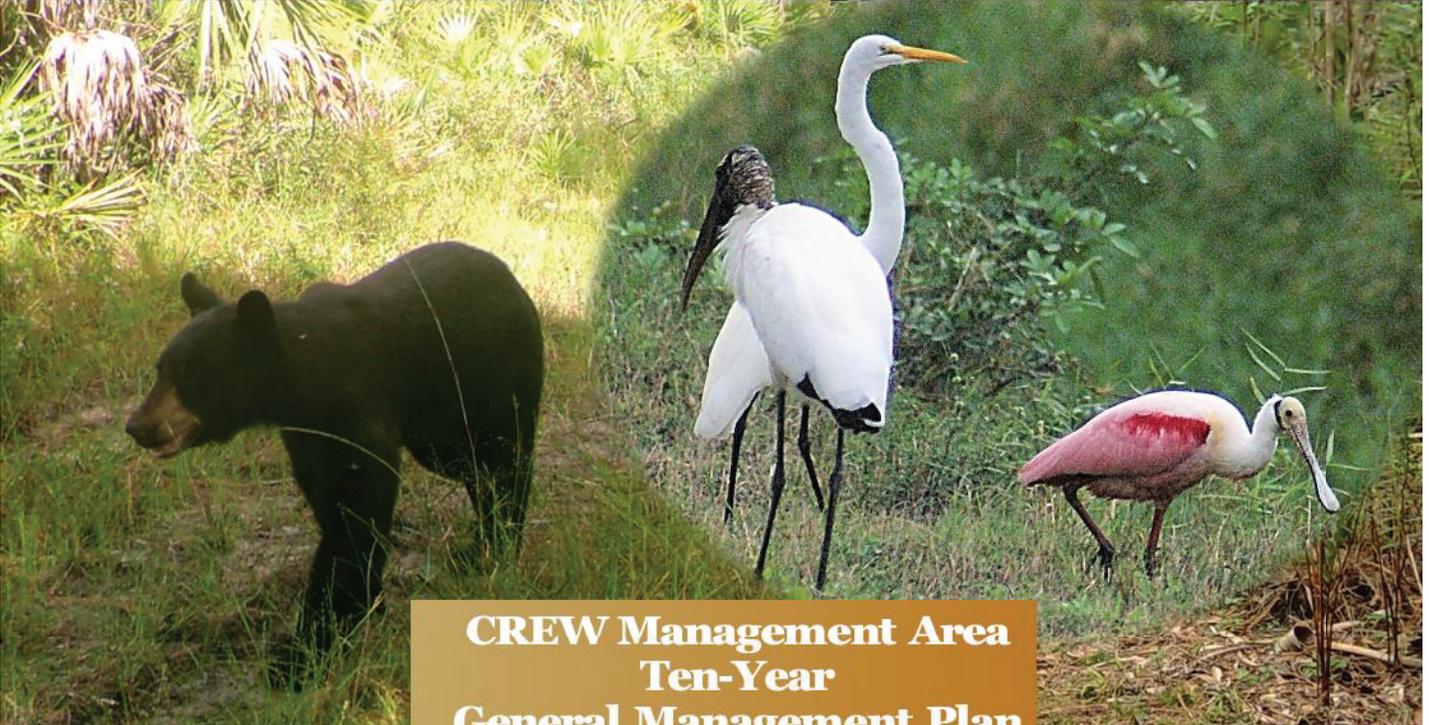
**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021.

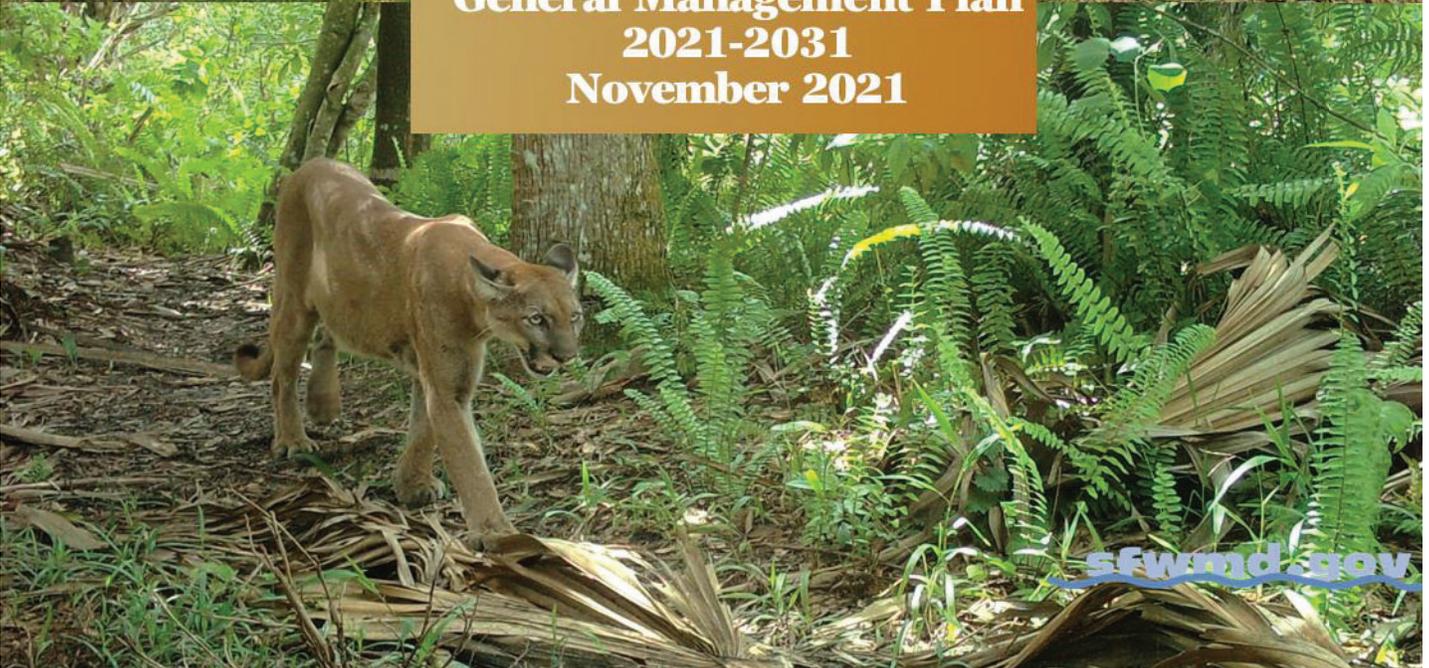
# Land Stewardship Section

3301 Gun Club Road

West Palm Beach, Florida 33406



**CREW Management Area  
Ten-Year  
General Management Plan  
2021-2031  
November 2021**



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## ABBREVIATIONS

CARL	Conservation and Recreation Lands
CREW	Corkscrew Regional Ecosystem Watershed
CREW Trust	CREW Land and Water Trust
District	South Florida Water Management District
Fla. Stat.	Florida Statute
FE	Federally-designated Endangered
FFS	Florida Forest Service
FLEPPC	Florida Exotic Pest Plant Council
FNAI	Florida Natural Areas Inventory
FT	Federally-designated Threatened
FT(S/A)	Federally-designated Threatened due to similarity of appearance
FWC	Florida Fish and Wildlife Conservation Commission
Km	Kilometers
m	Meters
mi	Miles
MOU	Memorandum of Understanding
SE	State-designated Endangered
SOR	Save Our Rivers
ST	State-designated Threatened
TIITF	Board of Trustees of the Internal Improvement Trust Fund
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service

## 1. EXECUTIVE SUMMARY

The Florida Legislature established the Water Management Lands Trust Fund §373.59, Fla. Stat. in 1981, which allowed water management districts to acquire environmentally sensitive land for the purposes of water management, water supply and conservation and protection of water resources through the Save Our Rivers (SOR) program. The South Florida Water Management District (District) used these funds to acquire property within the Corkscrew Regional Ecosystem Watershed (CREW) in 1990. The CREW project currently encompasses 70,279 acres of predominantly marsh, strand swamp and upland communities within the Big Cypress drainage basin that are critical to conserving the hydrologic and wildlife corridor connecting the Florida Panther National Wildlife Refuge and Fakahatchee Strand Preserve State Park with the National Audubon Society’s Corkscrew Swamp Sanctuary (Corkscrew Swamp Sanctuary). The District manages 26,953 acres within the CREW area, including 24,903 acres acquired by the District and 1,421 acres owned by the Board of Trustees of the Internal Improvement Trust Fund (TIITF), as the CREW Management Area (CREW MA).

Pursuant to §373.1391, Fla. Stat. (2020), the District is charged with the responsibility of managing lands acquired under the SOR program. This General Management Plan (GMP) guides the management of the CREW MA through the 10-year period of 2021-2031 and was developed through stakeholder participation, peer-reviewed by external professionals and approved by the District’s Governing Board, as directed by §373.591, Fla. Stat. (2011). Goals identified for the next 10 years include: managing natural communities and modified habitats to protect and enhance water, floral and faunal resources; providing resource-based public use opportunities; maintaining area infrastructure; and providing security and resource protection.

The CREW MA GMP also describes the history and natural resources located on the area, public use opportunities and the management tools used to protect and manage the area. Some of the management tools utilized in the management of the property include prescribed fire, mechanical vegetation treatments, biological and chemical invasive plant control treatments and hydrologic improvements. Public use opportunities include hiking, biking, camping, a hunting program implemented by the Florida Fish and Wildlife Conservation Commission (FWC) and a public use and education program implemented by the CREW Land and Water Trust (CREW Trust), a private, non-profit organization dedicated to this area.

The Plan in its entirety is posted separately with the November 10, 2021 Governing Board Meeting Packet at [www.sfwmdd.gov/news-events/meetings](http://www.sfwmdd.gov/news-events/meetings)

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Lawrence Glenn, Water Resources Division

**DATE:** November 10, 2021

**SUBJECT:** 2021 Upper East Coast Water Supply Plan Update

### **Agenda Item Background:**

Staff is requesting the Governing Board issue a final order approving the 2021 Upper East Coast (UEC) Water Supply Plan Update (2021 UEC Plan Update). Water supply plans are updated every 5 years. They must identify sufficient water supplies for existing and future reasonable-beneficial uses while sustaining the water resources and related natural systems. The UEC Planning Area includes all of Martin and St. Lucie counties and a portion of northeast Okeechobee County.

The 2021 UEC Plan Update provides demand projections through 2045 and identifies sources and strategies to meet these demands pursuant to Chapter 373, Florida Statutes. The 2021 UEC Plan Update concludes that future water needs of the UEC Planning Area can be met with appropriate management, conservation and implementation of projects identified therein.

The 2021 UEC Plan Update was developed in an open public forum. The Draft 2021 UEC Plan Update was made available for public review and comment. The comments were evaluated and incorporated into the 2021 UEC Plan Update where appropriate.

### **Core Mission and Strategic Priorities:**

#### **Additional Background:**

Two stakeholder workshops and a technical methods workshop were held to present planning and technical modeling information and receive stakeholder feedback. The Draft 2021 UEC Plan Update was available for public review and comment from August 25, 2021 through October 1, 2021. The comments were evaluated and, when appropriate, incorporated into the final draft. Approval of the 2021 UEC Plan Update triggers the local governments' requirement to update their 10-Year Facilities Work Plan, in coordination with utilities, and consider the 2021 UEC Plan Update, in accordance with Chapter 163, F.S.

### **Core Mission and Strategic Priorities**

Meeting the current and future reasonable-beneficial demands of water users and the environment is part of the District's core mission. Section 373.709, F.S., requires water management districts to conduct water supply planning in regions where it determines that existing sources of water are not adequate to supply water for all existing and future reasonable-beneficial uses and to sustain the water resources and related natural systems through a 20-year planning period.

### **Funding Source:**

Implementation of the water resource development projects identified in the District's regional water supply plans are funded through a combination of local, District, and state funds, as

appropriate and available.

**Staff Contact and/or Presenter:**

Mark Elsner, melsner@sfwmd.gov, 561-682-6156

**ATTACHMENTS:**

[UECWSP Update Final Order](#)

BEFORE THE GOVERNING BOARD OF THE  
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ORDER NO.: 2021-XXXX

IN THE MATTER OF:

Approval of the 2021  
Upper East Coast  
Water Supply Plan Update  
\_\_\_\_\_ /

**FINAL ORDER APPROVING THE 2021 UPPER EAST COAST  
WATER SUPPLY PLAN UPDATE**

The Governing Board of the South Florida Water Management District (“District”), after considering Staff recommendations and being otherwise fully apprised, issues this Final Order pursuant to Sections 373.036, 373.083, and 373.709, Florida Statutes, based on the following Findings of Fact and Conclusions of Law.

**FINDINGS OF FACT**

1. The Upper East Coast (“UEC”) is one of five regional planning areas in the District. The planning area covers approximately 1,230 square miles and includes Martin and St. Lucie counties and the northeast portion of Okeechobee County.
2. The UEC Planning Area includes large natural systems such as the St. Lucie River and Estuary, Indian River Lagoon, a portion of the Loxahatchee River and other natural lands such as Pal-Mar, Allapattah, and Cypress Creek/Trail Ridge complexes.
3. In 2016, the District’s Governing Board approved the previous UEC Water Supply Plan Update.
4. The purpose of this effort is to update the 2016 UEC Water Supply Plan (“2021 UEC Plan Update”) and establish a framework for future District actions to meet the water supply and natural resource protection requirements of Chapter 373, Fla. Stat.

5. The 2021 UEC Plan Update is based on a planning period of 2019-2045. It includes: 1) water demand projections for six water use categories; 2) a water supply development component; 3) a water resource development component; 4) the adopted MFLs; 5) the MFL prevention and recovery strategies; 6) consideration of how the water supply and resource development components serve the public interest or save costs; 7) technical data; and 8) a funding strategy.

6. Total average water use in the UEC is projected to be 281.18 million gallons per day (mgd) in 2045, which is 9.93 mgd less than the estimated 2019 average water use.

7. Agricultural water supply is the UEC Planning Area's largest water use category, representing 46 percent of the total 2045 average water demand, or 130.10 mgd. Irrigated agricultural acreage is projected to decrease from an estimated 107,383 acres in 2019 to approximately 79,004 acres in 2045.

8. Population in the UEC is expected to increase from 468,499 people in 2019 to approximately 686,409 people in 2045. Public water supply is the second largest water use category, representing 31 percent of the total 2045 average water demand, or 87.23 mgd.

9. The 2021 UEC Plan Update concludes there is sufficient water to continue meeting the needs of the UEC Planning Area during a 1-in-10-year drought condition through 2045 with appropriate management, conservation and implementation of projects.

10. The 2021 UEC Plan Update takes into account cumulative impacts on water resources and guides future management of those resources to ensure adequate water supply for existing and projected reasonable-beneficial uses, and to sustain the water resources and related natural systems during average and 1-in-10 year drought conditions through the year 2045.

11. The 2021 UEC Plan Update concludes that additional water resource development projects and specific water supply development projects are needed to meet the projected 2045 water demands.

12. The 2021 UEC Plan Update recommends continued coordination with agricultural stakeholders, local governments, utilities, and other water users; natural resource protection; and water level and water quality monitoring.

13. In addition to the recommendations in the 2021 UEC Plan Update, the Comprehensive Everglades Restoration Plan and programs will maximize water resources by addressing issues of timing, retention, and freshwater flow regimes to the coastal environmental resources inside and outside of the planning area. Once projects become operational, they will be re-evaluated to determine the potential availability of surface water to meet the demands of reasonable-beneficial uses within the UEC Planning Area.

14. The public participated in the development of the 2021 UEC Plan Update. The District held two workshops and one technical methods workshop in the planning area in April 2021, July 2021 and September 2021. The role of the workshops was to receive public input, contribute local knowledge and expertise, and reflect the collective concerns of the various stakeholders in the planning region.

15. The 2021 UEC Plan Update is not a self-executing document. Implementation of the 2021 UEC Plan Update will occur through a variety of future Governing Board actions. A flexible course of action is proposed. Future decisions about contracts, research, budgetary appropriations, cost-sharing arrangements, rulemaking, permitting, operational protocol, local agreements, and inter-governmental coordination will commit the District to a specific direction.

16. The 2021 UEC Plan Update, including the associated appendices, is Exhibit A which can be found at <https://www.sfwmd.gov/our-work/water-supply/upper-east-coast> and is incorporated herein. Interested parties may provide Staff with minor comments to the 2021 UEC Plan Update.

### **CONCLUSIONS OF LAW**

17. Water management district governing boards are authorized to undertake regional water supply planning efforts. This authorization includes updating existing plans such as the 2021 UEC Plan Update. § 373.709, Fla. Stat. (2021).

18. Section 373.709, Fla. Stat., establishes a framework for the regional water supply plan's scope, analysis, implementation, and process. Specific water resource development and water supply development projects must be included in regional water supply plans. *Id.*

19. Water supply plans must include intermediate water use projections for each five year interval. Fla. Admin. Code R. 62-40.531(1)(a). Water management districts shall update each regional water supply plan every five years. Fla. Admin. Code R. 62-40.531(8).

20. The Governing Board concludes that the 2021 UEC Plan Update meets the requirements of Section 373.709, Fla. Stat., and Rule 62-40.531, Fla. Admin. Code.

21. While the Governing Board's approval of a water supply plan is not subject to rulemaking requirements, any portion of an approved water supply plan that affects the substantial interests of a party is subject to Section 120.569, Fla. Stat. § 373.709(5), Fla. Stat. (2021). A Notice of Rights is attached hereto as Exhibit B.

22. The Notice of Rights does not cover future Governing Board actions to implement the 2021 UEC Plan Update. When implementing action is taken, the Governing Board will provide a point of entry to substantially affected parties, as appropriate.

23. The 2021 UEC Plan Update may be updated or amended as new technical information and analysis becomes available. Such updates will occur no later than five years from the entry of this order and in accordance with Section 373.709, Fla. Stat.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, it is ORDERED:

24. The 2021 Upper East Coast Water Supply Plan Update is approved.

25. Staff is authorized to make minor changes to the 2021 UEC Plan Update that do not alter its substance in response to submitted stakeholder comments. Staff is also authorized to address minor typos, grammar, and spacing issues that do not alter the substance of the 2021 UEC Plan Update. Such changes must occur within 30 days of the November 10, 2021 Governing Board meeting.

26. Staff may distribute notice of this Order by certified mail, regular mail, and/or electronic mail to persons who have participated in plan development process and those entities identified as appropriate for implementing water supply development projects. Notice shall also be published in the Florida Administrative Register and newspapers of general circulation within the planning region.

DONE AND SO ORDERED in West Palm Beach, Florida, on this \_\_\_\_ day of November, 2021.

SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT  
By its Governing Board

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Drew Bartlett  
Executive Director

## NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Candida Heater, Administrative Services, Facilities Bureau

**DATE:** November 10, 2021

**SUBJECT:** Thomas Edison & Henry Ford Winter Estates Lease Amendment, Fort Myers Service Center

### **Agenda Item Background:**

This request is to authorize Amendment No. 05 to Lease 4600002546 with the lessee, Thomas Edison & Henry Ford Winter Estates. The purpose of the amendment is to extend the lease and to reduce the office space located at the District's Fort Myers Service Center. The proposed amendment will reduce the leased space from 6,447 square feet to 4,370 square feet in a total revised revenue amount of \$968,696.85.

### **Core Mission and Strategic Priorities:**

#### **Additional Background:**

Thomas Edison & Henry Ford Winter Estates expressed a desire to extend the existing lease with a reduced space of 4,370 square feet at the District's Fort Myers Center. If approved, this amendment will become effective January 1, 2022.

### **Core Mission and Strategic Priorities:**

This proposed lease supports the District's goal of balancing our annual budget by fully utilizing underused facilities and generating revenue. The General Services Section of the Administrative Division will be responsible for implementing this contract.

### **Funding Source:**

### **Staff Contact and/or Presenter:**

Candida Heater, [cheater@sfwmd.gov](mailto:cheater@sfwmd.gov), 561-682-6486  
Anthony Phillips, [aphillip@sfwmd.gov](mailto:aphillip@sfwmd.gov), 561-682-2854

### **ATTACHMENTS:**

[Resolution 2021-1109](#)

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

## **Resolution No. 2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to authorize Amendment No. 05 to Lease Number 4600002546 with Thomas Edison & Henry Ford Winter Estates, for an additional two-year term with reduced space in a total revised revenue amount of \$968,696.85; providing an effective date. (Lease No. 4600002546-A05)**

**WHEREAS**, the Governing Board of the South Florida Water Management District deems it necessary, appropriate and in the public interest to authorize Amendment No. 05 to Lease 4600002546 with Thomas Edison & Henry Ford Winter Estates, Inc. to occupy a portion of the Fort Myers Service Center in a total revised revenue amount of \$968,696.85.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes Amendment No. 05 to Lease No. 4600002546 with Thomas Edison & Henry Ford Winter Estates, Inc. to lease space at the Fort Myers Service Center. (Lease No. 4600002546-A05)

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Alan Shirkey, Ecosystem Restoration & Capital Projects

**DATE:** November 10, 2021

**SUBJECT:** G-341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal  
Conveyance Improvement Segment 5 Kennedy Farms Agreement

### **Agenda Item Background:**

As part of the Restoration Strategies Program, the G-341 Bolles Canal Conveyance Improvements Project improves the flow capacity of the Bolles East (L-16) Canal from the Hillsboro Canal to the North New River Canal. The project will provide the District with additional operational flexibility, provide a means to move stormwater east and west within the Everglades Agricultural Area, improve the efficiency of the STAs and help the District achieve its water quality goals. Replacement of the existing bridges crossing the canal was anticipated to be part of the conveyance improvements.

As a precursor to the construction of Segment 5, a Cooperative Agreement with the bridge owners is required. The Cooperative Agreement is anticipated to hold A. N. Kennedy & Son Inc. as bridge owners responsible for its Right-Of-Way permit, design review of the proposed bridge, and the on-going maintenance of the new bridge. As part of the Cooperative Agreement, the District will be responsible for the demolition of the existing bridge and the construction of the new bridge. This agenda item authorizes the action of entering into a Cooperative Agreement with A.N. Kennedy & Son Inc.

### **Core Mission and Strategic Priorities:**

#### **Core Mission and Strategic Priorities:**

The RS G341 Bolles Canal Conveyance Improvements Project supports the District's core missions of flood protection, water supply and ecosystem restoration.

### **Funding Source:**

#### **Staff Contact and/or Presenter:**

Alan Shirkey, ashirkey@sfwmd.gov, 561-682-2579

### **ATTACHMENTS:**

[Resolution No. 2021-1110](#)

[Backup](#)

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

## **Resolution No. 2021 - 1016**

**A Resolution of the Governing Board of the South Florida Water Management District to authorize entering into a Cooperative Agreement with A.N. Kennedy & Son Inc. as part of the RS-G341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal Conveyance Improvement Project - Segment 5 for the replacement of the Kennedy Farms Bridge; providing an effective date. (Contract No. 4600004417)**

**WHEREAS**, the replacement of the bridge is anticipated to improve canal conveyance in the Bolles East Canal, and

**WHEREAS**, the Governing Board of South Florida Water Management District deems it necessary, appropriate, and in the public interest to authorize entering into a Cooperative Agreement with A.N. Kennedy & Son Inc. as part of the RS-G341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal Conveyance Improvement Project - Segment 5 for the replacement of the Kennedy Farms Bridge.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes entering into a Cooperative Agreement with A.N. Kennedy & Son Inc. as part of the RS- G341 Conveyance Improvements Phase 1 Bolles East (L-16) Canal Conveyance Improvement Project - Segment 5 for the replacement of the Kennedy Farms Bridge. (Contract No. 4600004417)

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021.

# G-341 CONVEYANCE IMPROVEMENTS PHASE 1: BOLLES EAST (L-16) CANAL IMPROVEMENTS - SEGMENT 5 KENNEDY FARMS AGREEMENT

Alan Shirkey, P.E.  
Bureau Chief, Engineering and Construction  
South Florida Water Management District  
Governing Board Meeting  
November 10, 2021



# Restoration Strategies - G341 Canal Conveyance Improvements: L-16 Bolles Canal Segment 5 Kennedy Farms Agreement



- Kennedy Farms Bridge Replacement is part of future Segment 5 construction
- Cooperative Agreement is required prior to advertisement for construction
- Kennedy Farms is responsible for its Right-Of-Way permit, review of the proposed bridge and on-going maintenance of the new bridge
- District is responsible for the demolition of the existing bridge, widening the canal, and the construction of the new bridge

# Project Location – Segment 5



## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Alan Shirkey, Ecosystem Restoration & Capital Projects

**DATE:** November 10, 2021

**SUBJECT:** S-9 and S-9A Trash Rake and Pump Station Refurbishments, Broward County

### **Agenda Item Background:**

As part of the Operations and Maintenance Capital Program, the S-9 and S-9A Trash Rake and Pump Station Refurbishments Project consists of a new trash rake bridge and rake system, new generator building, fuel system upgrades, refurbishment of main pump #3 and miscellaneous site and building upgrades and repairs. The upgrades are needed to maintain the pump station's operating efficiency and reliability by replacing or refurbishing equipment that is near its end-of-life cycle. The S-9 and S-9A pump stations were originally constructed in 1956 and 2002, respectively.

The lowest responsive and responsible bidder is recommended for award. In accordance with District policy and consistent with state law for Request for Bids procurements, this item was competitively bid through a sealed bid process. The bid opening for this project was October 12, 2021.

### **Core Mission and Strategic Priorities:**

#### **Core Mission and Strategic Priorities:**

The S-9 and S-9A Trash Rake and Pump Station Refurbishments Project supports the District's mission of water supply and flood control.

### **Funding Source:**

#### **Staff Contact and/or Presenter:**

Alan Shirkey, ashirkey@sfwmd.gov, 561-682-2579

### **ATTACHMENTS:**

[Resolution 2021-1111](#)

[Backup](#)

# **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

## **Resolution No. 2021 - 11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to authorize entering into a 890-day contract with Harry Pepper & Associates, Inc., the lowest responsive and responsible bidder, for the S-9 and S-9A Trash Rake and Pump Station Refurbishments Project in the amount of \$27,492,651 for which \$8,000,000 is budgeted in Fiscal Year 2021-2022 and the remainder is subject to Governing Board approval of future years budgets; providing an effective date. (Contract No. 4600004514)**

**WHEREAS**, the Governing Board of the South Florida Water Management District deems it necessary, appropriate, and in the public interest to enter into a 890-day contract with Harry Pepper & Associates, Inc., the lowest responsive and responsible bidder, for the construction of the S9 and S9A Trash Rake and Pump Station Refurbishments Project, in the amount of \$27,492,651.

### **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes entering into a 890-day contract with Harry Pepper & Associates, Inc., the lowest responsive and responsible bidder, for the construction of the S-9 and S-9A Trash Rake and Pump Station Project, in the amount of \$27,492,651. (Contract No. 4600004514)

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November 2021.

# S9 and S9A Trash Rake and Pump Station Refurbishments

Broward County, FL

Alan Shirkey, P.E.  
Bureau Chief, Engineering and Construction  
South Florida Water Management District  
Governing Board Meeting  
November 10, 2021



# Location Map



# Background

- The S-9 and S-9A Pump Stations are located at the west end of the C-11 Canal just east of WCA 3A and Everglades Holiday Park.
- The S-9 and S-9A Pump Stations were built in 1956 and 2002, respectively.
- In 2012, the Structural Inspection Program (SIP) found deficiencies requiring repairs and upgrades including the existing trash rake system, pump #3 and miscellaneous pump station systems and building components.
- Refurbishment of an existing flood control pump station provides one of the most challenging types of engineering projects completed by the District due to the sequencing of construction with on-line operations, and the complexity of matching new and existing equipment and control systems within an older station.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Alan Shirkey, Ecosystem Restoration & Capital Projects

**DATE:** November 10, 2021

**SUBJECT:** Operations, Maintenance, Repair, Rehabilitation, and Replacement (OMRR&R) Contracts

### **Agenda Item Background:**

As part of the District's Capital Improvement Program, the District has maintained a series of continuing professional engineering services contracts. These contracts provide external professional engineering services to facilitate the delivery of the District's larger capital improvement and restoration projects. On March 14, 2019, the Governing Board approved entering into contracts with 17 firms subject to successful negotiations to provide professional engineering services for the District's Restoration and Operations, Maintenance, Repair, Rehabilitation, and Replacement Projects, in an amount not-to-exceed \$225 Million. Contracts were negotiated for a 3-year period with two 1-year renewal extensions. Assignments under each contract are handled through various work orders under the contract. In support of anticipated future demands utilizing the existing contracts, an increase to the threshold of \$125 Million is requested, resulting in a new total threshold of \$350 Million. Approval of this agenda item will allow the District to move into the design phase for the Central Everglades Planning Project (CEPP) North and Indian River Lagoon features as well as continued support for projects in construction.

### **Core Mission and Strategic Priorities:**

#### **Core Mission and Strategic Priorities:**

The contracts support the District's missions of flood control, ecosystem restoration, and water quality improvement.

### **Funding Source:**

Fiscal Year 2021-2022 budget includes approved Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to the Governing Board approval of the future years budgets.

### **Staff Contact and/or Presenter:**

Alan Shirkey, ashirkey@sfwmd.gov, 561-682-2579

### **ATTACHMENTS:**

[Resolution 2021-1112](#)

[Backup](#)

# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

## Resolution No. 2021 - 11XX

**A Resolution of the Governing Board of the South Florida Water Management District to authorize an amendment to the existing Operations, Maintenance, Repair, Rehabilitation, and Replacement Professional Engineering Services contracts to increase the amount by \$125,000,000 for all 17 contracts and to exercise the two 1-year renewal option, for which the Fiscal Year 2021-2022 Budget includes approved Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save our Everglades Trust Funds, and General Revenue), and the remainder is subject to the Governing Board approval of future years budgets; providing an effective date.**

**WHEREAS**, the Governing Board of the South Florida Water Management District deems it necessary, appropriate and in the public interest to authorize an amendment to the existing Operations, Maintenance, Repair, Rehabilitation, and Replacement Professional Engineering Services contracts to increase the amount by \$125,000,000 for all 17 contracts and to exercise the two 1-year renewal option.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes an amendment to the 17 existing Operations, Maintenance, Repair, Rehabilitation, and Replacement contracts to increase the amount by \$125,000,000 and to exercise the two 1-year renewal option.

J-Tech	Contract Number 4600003984
Stantec Consulting Services Inc.	Contract Number 4600003985
Brown & Caldwell Corporation	Contract Number 4600003986
HDR Engineering Inc.	Contract Number 4600003987
Black & Veatch Corporation	Contract Number 4600003988
Parsons Environment & Infrastructure Group, Inc.	Contract Number 4600003989
Stanley Consultants, Inc.	Contract Number 4600003990
CDM Smith, Inc.	Contract Number 4600003991
AECOM Technical Services, Inc.	Contract Number 4600003992
Arcadis U.S., Inc.	Contract Number 4600003993
Kimley Horn & Associates, Inc.	Contract Number 4600003994
Gannett Fleming-Dewberry JV II	Contract Number 4600004287
Hazen & Sawyer, P.C.	Contract Number 4600003996
NorthStar Contracting Group, Inc.	Contract Number 4600003997
Radise International, LC	Contract Number 4600003998
Burns & McDonnell Engineering Company, Inc.	Contract Number 4600003999

WSP USA Inc.

Contract Number 4600004000

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

# Professional Engineering Services Operations, Maintenance, Repair, Rehabilitation, and Replacement Contracts

Funding Increase

Alan Shirkey, P.E.  
Bureau Chief, Engineering & Construction  
South Florida Water Management District  
Governing Board Meeting  
November 10, 2021



# Restoration and Operation, Maintenance, Repair, Replacement and Rehabilitation (OMRR&R)



- **Restoration**
  - **CERP/CEPP, Restoration Strategies, NEEPP, etc.**
  - **Reservoirs & FEB's**
  - **Stormwater Treatment Areas**
  - **Hydroperiod Restoration**
- **OMRR&R**
  - **Pump Station Refurbishment**
  - **Gated Structure Rehabilitation**
  - **Canal Rehabilitation**
  - **Levee Repairs/Certifications**

# Background

- The March 14, 2019 Governing Board approved entering into contracts with 17 firms in an amount not-to-exceed \$225,000,00.
- Contracts were negotiated for a 3-year period with two 1-year renewal extensions.
- Assignments under each contract are handled through various work orders under the contract.
- In support of anticipated future demands utilizing the existing contracts, an increase to the threshold of \$125 million is requested, resulting in a new total threshold of \$350 million.
- Approval of this agenda item will allow the District to move into the design phase for the CEPP North and Indian River Lagoon features as well as continued support for projects in construction.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Alan Shirkey, Ecosystem Restoration & Capital Projects

**DATE:** November 10, 2021

**SUBJECT:** Surveying and Mapping Contracts

### **Agenda Item Background:**

The District is routinely in need of survey information for real estate transactions, restoration programs, as well as the District's Capital Projects. The purpose of this Request for Proposals was to solicit qualifications and technical proposals to provide Surveying and Mapping Services to meet the demand for survey information that is beyond the capability of internal staff to perform. Multiple contract awards are anticipated. Contracts will be for a 3-year period with two 1-year extension options.

### **Core Mission and Strategic Priorities:**

The following Survey and Mapping Firms submitted technical proposals under the Consultants' Competitive Negotiations Act (CCNA) for consideration under this Request for Proposal:

1. **AIM Engineering & Surveying, Inc.**
2. APTIM Environmental & Infrastructure, LLC.
3. Avirom & Associates, Inc.
4. BDH Consulting Group, LLC.
5. **Biscayne Engineering Company, Inc.**
6. Bowman Consulting Group Ltd, Inc.
7. Carnahan, Proctor & Cross, Inc.
8. **Caulfield & Wheeler, Inc.**
9. Chastain-Skillman, Inc.
10. **CivilSurv Design Group, Inc.**
11. **Colliers Engineering & Design, Inc. dba Maser Consulting PA**
12. Continental Mapping Consultants
13. Craig A. Smith & Associates, LLC.
14. CTS Engineering, Inc.
15. Dewberry Engineers, Inc.
16. **DRMP, Inc.**
17. Engenuity, Inc.
18. Florida Design Consultants, Inc.
19. F.R. Aleman & Associates, Inc.
20. GCY, Inc.
21. **GPI Geospatial, Inc.**
22. **Hyatt Survey Services, Inc.**
23. **Keith & Associates, Inc.**
24. Land & Sea Surveying Concepts, Inc.
25. Manuel G. Vera & Associates, Inc.
26. McKim & Creed, Inc.

27. Precision Measurements, Inc dba Precision Measurements Surveying, Inc.
28. **Pickett & Associates, Inc.**
29. Southeastern Surveying and Mapping Corporation
30. **SurvTech Solutions, Inc.**
31. T2 UES, Inc. dba T2 Utility Engineers
32. **Wantman Group, Inc dba WGI**
33. Whidden Surveying & Mapping Inc.
34. Wood Environmental & Infrastructure Solutions, Inc.
35. Woolpert, Inc.
36. **Zeman Consulting Group, LLC.**

Note: Bolded names ranked in top 13.

**Core Mission and Strategic Priorities:**

This program impacts all District divisions, programs and services in all 16 counties under the jurisdiction of the South Florida Water Management District and is an integral component in the District's flood control mission.

**Funding Source:**

**Staff Contact and/or Presenter:**

Alan Shirkey, ashirkey@sfwmd.gov, 561-682-2759

Michael O'Brien, mobrien@sfwmd, 561-682-6688

**ATTACHMENTS:**

[Resolution 2021-1113](#)

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

**Resolution No. 2021 - 11XX**

**A Resolution of the Governing Board of the South Florida Water Management District to authorize the official ranking of firms and enter into a 3-year contract with two 1-year extension options, subject to successful negotiations, to provide professional Survey and Mapping services, in an amount not-to-exceed \$20,000,000 for all 13 contracts, for which the Fiscal Year 2021-2022 Budget includes approved Ad Valorem and dedicated funds (Land Acquisition Trust Fund, Save Our Everglades Trust Funds, and General Revenue), and the remainder is subject to the Governing Board approval of the future years budgets; if negotiations are unsuccessful with any of the firms, the District may proceed with negotiations in ranked order until a contract is successfully negotiated; providing an effective date.**

<b><u>Firm Name</u></b>	<b><u>Contract No.</u></b>
<b>GPI Geospatial, Inc.</b>	<b>4600004487</b>
<b>CivilSurv Design Group, Inc.</b>	<b>4600004488</b>
<b>Pickett &amp; Associates, Inc.</b>	<b>4600004489</b>
<b>Keith &amp; Associates, Inc.</b>	<b>4600004490</b>
<b>Wantman Group, Inc. dba WGI</b>	<b>4600004491</b>
<b>AIM Engineering &amp; Surveying, Inc.</b>	<b>4600004492</b>
<b>Biscayne Engineering Company, Inc.</b>	<b>4600004493</b>
<b>DRMP, Inc.</b>	<b>4600004494</b>
<b>Hyatt Survey Services, Inc.</b>	<b>4600004496</b>
<b>SurvTech Solutions, Inc.</b>	<b>4600004497</b>
<b>Zeman Consulting Group, LLC</b>	<b>4600004498</b>
<b>Caulfield &amp; Wheeler, Inc.</b>	<b>4600004499</b>
<b>Colliers Engineering &amp; Design, Inc. dba Maser Consulting PA</b>	<b>4600004500</b>

**WHEREAS**, the Governing Board of the South Florida Water Management District deems it necessary, appropriate and in the public interest to authorize the official ranking of firms and entering into a 3-year contract with two 1-year extension options, subject to successful negotiations, to provide professional Surveying and Mapping services in an amount not-to-exceed \$20,000,000 for all 13 contracts; if negotiations are unsuccessful with any of the firms, the District may proceed with negotiations in ranked order until a contract is successfully negotiated.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby authorizes entering into a 3-year contract with two, 1-year extension options, subject to successful negotiations, to provide professional

Surveying and Mapping services in an amount not-to-exceed \$20,000,000 for all 13 contracts; if negotiations are unsuccessful with any of the firms, the District may proceed with negotiations in ranked order until a contract is successfully negotiated.

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stacey Adams, Water Resources Division

**DATE:** November 10, 2021

**SUBJECT:** Fiscal Year 2022-2023 Alternative Water Supply Funding Program

### **Agenda Item Background:**

This item includes a presentation of the upcoming Fiscal Year 2022-2023 Alternative Water Supply Funding Program (Program) which includes an overview and a tentative schedule for implementation; no action is required at this time. The Program's purpose is to provide financial incentives through matching grants for local alternative water supply and water conservation projects. Staff will be seeking governing board input on program priorities and considerations.

### **Core Mission and Strategic Priorities:**

#### **Additional Background:**

Water resource and water supply development projects help to protect our water resources and ensure the needs of existing and future reasonable-beneficial uses are met. In recognition of this, the State's last three fiscal year budgets each included \$40 million in statewide cost-share funding to support development of alternative water supply projects. The FDEP administers this funding and relies on a priority list of projects submitted by each of the State's water management districts for funding allocations. The FDEP issued an Alternative Water Supply Funding Guidance document in June 2020, requesting the water management districts provide a list of projects to them for funding consideration each May, in anticipation of alternative water supply funding being approved in the State's next fiscal year's budget.

### **Core Mission and Strategic Priorities:**

This program supports the District's water supply core mission, and alternative water supply and water conservation strategic priorities.

### **Funding Source:**

Anticipated recurring state appropriations as outlined in Executive Order 19-12 (Achieving More Now for Florida's Environment) for alternate water supply and water conservation projects in the State's Fiscal Year 2022-2023 budget. If there are no state appropriations for alternative water supply funding approved, there will be no cost to the District. If funding is allocated through the Water Protection and Sustainability Program the District is required to provide 100% match funding.

### **Staff Contact and/or Presenter:**

Stacey Adams, sadams@sfwmd.gov, 561-682-2577

### **ATTACHMENTS:**

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** , Ecosystem Restoration & Capital Projects

**DATE:** November 10, 2021

**SUBJECT:** Land Acquisition for the C-25 Reservoir and Stormwater Treatment Area, Indian River Lagoon - South Project of the Comprehensive Everglades Restoration Program (Staff contact, Jennifer Reynolds)

**Agenda Item Background:**

Expediently advancing all CERP projects is a top environmental priority for Governor DeSantis and the Governing Board. The C-25 Reservoir and Stormwater Treatment Area (STA) is Component UU of CERP and serves to intercept harmful flows from the C-25 canal that impact the Indian River Lagoon, provide water storage, and improve water quality. Land acquisition is a key component necessary for completing the component consistent with timeframes on the Integrated Delivery Schedule. This land acquisition is necessary as the design of the project is slated to begin in 2022.

**Core Mission and Strategic Priorities:**

**Funding Source:**

**Staff Contact and/or Presenter:**

**ATTACHMENTS:**

## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Modification to the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes)

### **Agenda Item Background:**

The proposed modifications to the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes) moves the initial project footprint about one mile to the west and increases the originally planned acres of the Project Component from 904 acres to 1,583.29 acres for the C-25 Reservoir and Stormwater Treatment Area Component. All of the lands are located within the Indian River Lagoon – South, CERP Project in St. Lucie County. The C-25 Component will store and attenuate flows from the C-25 Basin to reduce harmful discharges to the St. Lucie Estuary and Indian River Lagoon and will provide incidental habitat and water quality benefits. Some of the lands included in the original plans for the South Reservoir were determined to be impractical as a reservoir and stormwater treatment area due to location and existing infrastructure, thus the need for the alternative footprint. The boundary modifications proposed herein will result in more practical replacement acreage for construction of the C-25 Component and have been coordinated with the U.S. Army Corps of Engineers.

### **Open Public Hearing**

*Pursuant to Section 373.139(3), Florida Statutes, "The initial 5-year work plan and any subsequent modifications or additions thereto shall be adopted by each water management district after a public hearing. Each water management district shall provide at least 14 days' advance notice of the hearing date and shall separately notify each county commission within which a proposed work plan project or project modification or addition is located of the hearing date."*

### **Core Mission and Strategic Priorities:**

The C-25 Reservoir and Stormwater Treatment Area (the "Project Component") will capture, store and attenuate flows from the C-25 Basin to reduce harmful discharges to the St. Lucie Estuary and Indian River Lagoon, and will provide incidental habitat and water quality benefits. Some of the lands included in the original plans for the Project Component were determined by District project engineering and environmental experts to be impractical as a reservoir and stormwater treatment area due to location and existing infrastructure, thus the need for the alternative footprint. Preliminary evaluations and assessments have determined that the added acres are suitable for use in the Project Component. The boundary modifications proposed herein will result in more practical acreage for construction of the Project Component and have been coordinated with the U.S. Army Corps of Engineers.

The proposed modifications to the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes) moves the initial project footprint about one mile to the west and increases the originally planned acres of the Project Component from 904 acres to 1,583.29

acres (see Exhibits “A” and “B”). All of the lands are located within the Indian River Lagoon – South, CERP Project in St. Lucie County.

Modification of the Project Component will be accomplished through the acquisition of 1,583.29 acres from HBH Groves, LLC. The St. Lucie County Board of County Commission was officially notified of the modifications pursuant to Section 373.139(3), Florida Statutes.

**Funding Source:**

**Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1114](#)

[Exhibit A](#)

[Exhibit B](#)

## **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

### **Resolution No. 2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District modifying the SFWMD Five Year (Florida Forever) Work Plan, contained in Chapter 6A, Volume II of the 2021 South Florida Environmental Report, to change the Indian River Lagoon - South, CERP Project Component boundaries by moving the initial C-25 Reservoir and Stormwater Treatment Area Component boundary about one mile to the west and increasing the originally planned acres from 904 acres to 1,583.29 acres, more or less, all located in St. Lucie County; providing an effective date.**

**WHEREAS**, the District desires to modify the District's Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes) to modify the Indian River Lagoon - South, CERP Project (the "Project") by moving the initial C-25 Reservoir and Stormwater Treatment Area Component boundary about one mile to the west and increasing the originally planned acres from 904 acres to 1,583.29 acres, more or less, all located in St. Lucie County (see Exhibits "A" and "B"); and

**WHEREAS**, expansion of the C-25 Reservoir and Stormwater Treatment Area Component will be accomplished through the acquisition of 1,583.29 acres, more or less, from HBH Groves, LLC; and

**WHEREAS**, the St. Lucie County Board of County Commission was officially notified of the modifications pursuant to Section 373.139(3), Florida Statutes; and

**WHEREAS**, pursuant to Section 373.139, F.S., any modifications or additions to the Five Year (Florida Forever) Work Plan shall be adopted by the District after a public hearing.

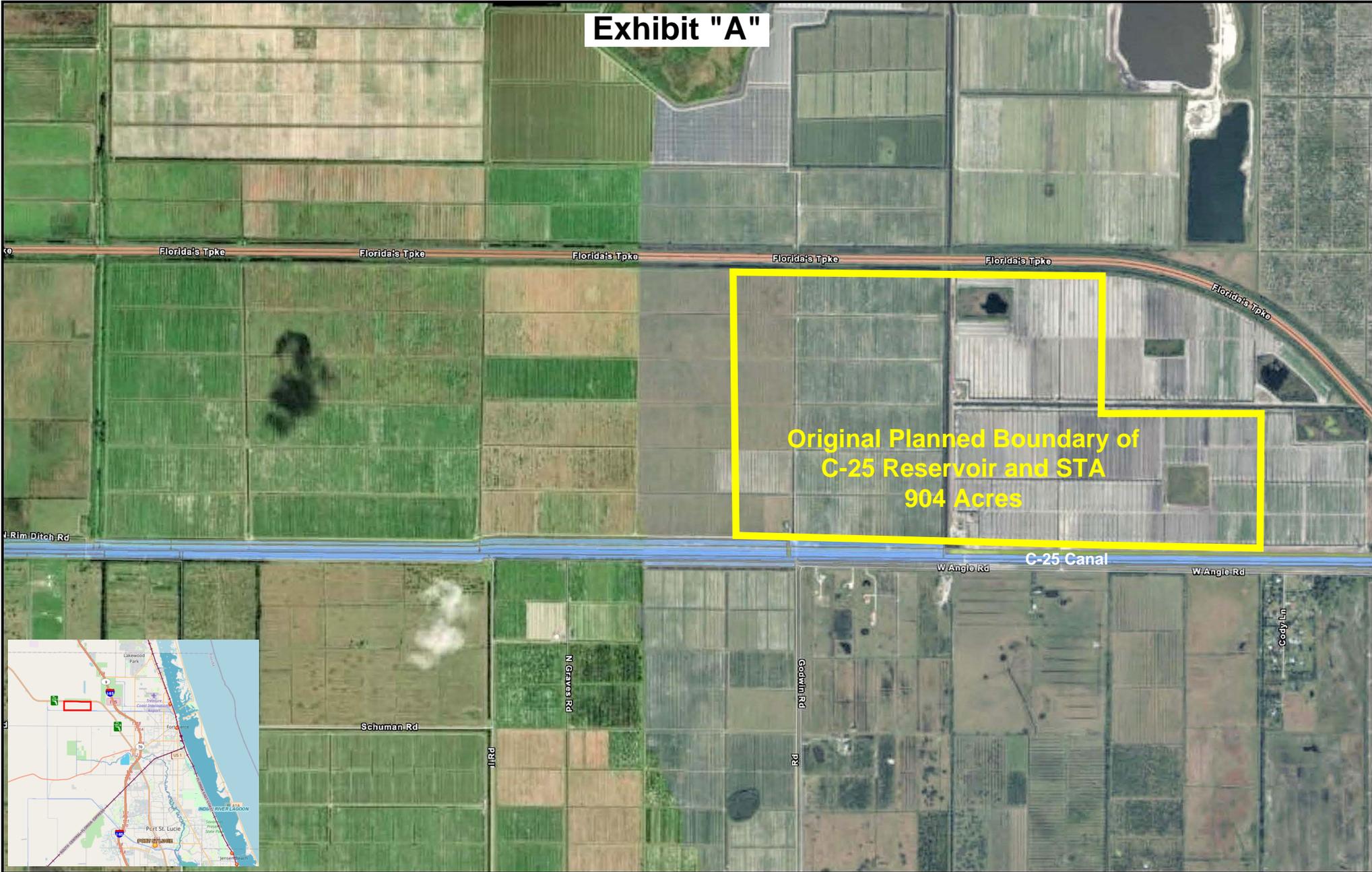
**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** The Governing Board of the South Florida Water Management District hereby modifies the South Florida Water Management District Five Year (Florida Forever) Work Plan (Section 373.199, Florida Statutes), contained in Chapter 6A, Volume II of the 2021 South Florida Environmental Report, to change the Indian River Lagoon - South, CERP Project by moving the initial C-25 Reservoir and Stormwater Treatment Area Component boundary about one mile to the west and increasing the originally planned acres from 904 acres to 1,583.29 acres, more or less, all located in St. Lucie County.

**Section 2.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** this 10<sup>th</sup> day of November, 2021.

# Exhibit "A"

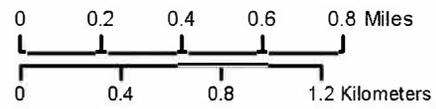
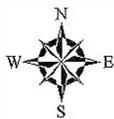


Original Planned Boundary of  
C-25 Reservoir and STA  
904 Acres

## C-25 Reservoir and STA Project - St. Lucie County

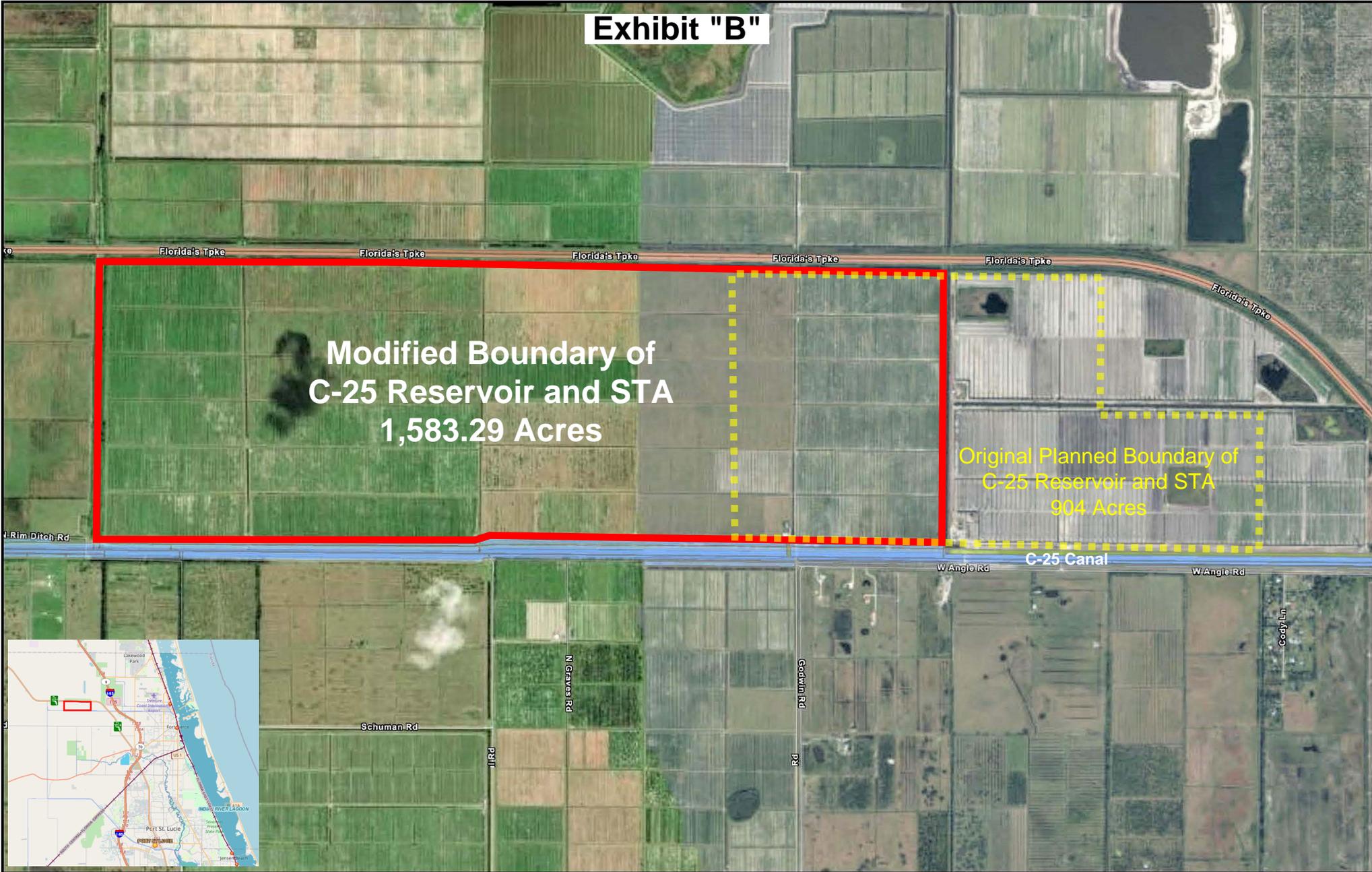


South Florida Water Management District  
3301 Gun Club Road, West Palm Beach, Florida 33406  
561-686-8800; www.sfwmd.gov



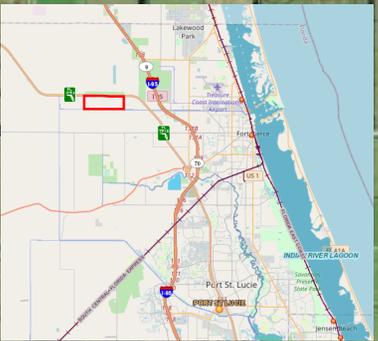
**DISCLAIMER:**  
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

# Exhibit "B"



**Modified Boundary of  
C-25 Reservoir and STA  
1,583.29 Acres**

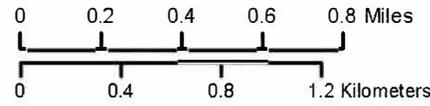
**Original Planned Boundary of  
C-25 Reservoir and STA  
904 Acres**



## C-25 Reservoir and STA Project - St. Lucie County



South Florida Water Management District  
3301 Gun Club Road, West Palm Beach, Florida 33406  
561-686-8800; www.sfwmd.gov



**DISCLAIMER:**  
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## MEMORANDUM

**TO:** Governing Board Members

**FROM:** Stephen M. Collins, Real Estate & Land Management

**DATE:** November 10, 2021

**SUBJECT:** Land Acquisition - Tract LE200-001, Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component

### **Agenda Item Background:**

The District is acquiring the lands needed for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (the "Project Component"). The acquisition of the 1,583.29-acre Tract LE200-001, as proposed, will be used for the construction of the C-25 South Reservoir and for the stormwater treatment of flows from the C-25 Basin before they are released to the southern Indian River Lagoon. The negotiated purchase price is \$15,890,000. The District's independently appraised value is \$13,320,000.

The acquisition will be funded from Ad Valorem funds and/or Land Acquisition Trust Fund and Florida Forever Surplus.

### **Core Mission and Strategic Priorities:**

The District is acquiring the lands needed to complete the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (the "Project Component"). Tract LE200-001 (the "Tract"), as shown in the attached Exhibit "AA" map, is owned by HBH Groves, LLC and contains approximately 1,583.29 acres within the Project Component.

Ingress and egress to and from the Tract requires crossing the C-25 Canal owned by the District. The owner, at the owner's cost, is currently having a new bridge constructed, as the former bridge was damaged and demolished in 2020. Currently, the Tract is accessed by the owner based on an agreement with the owner of the property directly east of the Tract (the "Eastern Owner") that allows use of the Eastern Owner's bridge that also crosses the C-25 Canal and is permitted by the District. As a condition to close, an agreement must be secured from the Eastern Owner for continued access in favor of the District. Pursuant to the Agreement for Sale and Purchase, the owner will be obligated post-closing to continue to construct the new bridge until it is completed and approved by the U.S. Army Corps of Engineers and the District. A portion of the purchase price in the amount of \$1,000,000 will be retained by the District until the bridge construction is completed.

The Tract is encumbered by several drainage and irrigation easements in favor of the owner to the north of the Tract (the "Encumbrances"). District staff has reviewed and analyzed the Encumbrances and has determined that the Project Component can be designed and constructed in a manner that handles the Encumbrances without adversely affecting the core mission and purpose of the Project Component.

The independently appraised value of the Tract is \$13,320,000. District staff is requesting authority to make a written purchase offer of \$15,890,000. If the landowner fails to accept and enter into an agreement for sale and purchase, approval of the Governing Board item will also

grant authority to file an eminent domain action.

**Core Mission and Strategic Priorities:**

The acquisition will provide the land for the design and construction of the C-25 Reservoir and Stormwater Treatment Area, and is necessary for the water storage and treatment purposes of the Project Component. The Project Component will capture, store and attenuate flows from the C-25 Canal to reduce harmful discharges to the southern Indian River Lagoon at the Ft. Pierce Inlet.

**Funding Source:**

The \$15,890,000 acquisition cost and all costs associated with the acquisition of Tract LE200-001 will be funded from Ad Valorem funds and/or Land Acquisition Trust Fund and Florida Forever Surplus.

**Staff Contact and/or Presenter:**

Stephen M. Collins, smcollins@sfwmd.gov, 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1115](#)

[Acquisition1 Exhibit A Legal Description](#)

[Acquisition2 Schedule 1](#)

[Acquisition3 Exhibit AA](#)

## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2021-11XX

**A Resolution of the Governing Board of the South Florida Water Management District authorizing a final purchase offer of \$15,890,000 and eminent domain proceedings for the acquisition of land interests containing 1,583.29 acres, more or less, located in the St. Lucie County, Florida, for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component, for which Ad Valorem funds and/or dedicated funds (Florida Forever Surplus and/or Land Acquisition Trust Fund) have been budgeted; providing an effective date.**

**WHEREAS**, the South Florida Water Management District is acquiring land for the C-25 Reservoir and Stormwater Treatment Area component of the Indian River Lagoon South Project ("Project"), which Project is itself a component of the Comprehensive Everglades Restoration Plan ("CERP") authorized by Congress in Section 1001(14) of the Water Resources Development Act of 2007; and

**WHEREAS**, on September 9, 2010, the District entered into a Project Partnership Agreement with the U.S. Department of the Army to set forth the parties' responsibilities for the construction, operation, maintenance, repair, replacement and rehabilitation of the Project; and

**WHEREAS**, the primary purpose of the Project is to capture runoff to reduce discharges and provide water quality improvement to the southern Indian River Lagoon, thus enhancing habitat for fish and wildlife, including threatened and endangered species; and

**WHEREAS**, the District desires to purchase land interests for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (the "Project Component") in St. Lucie County, containing 1,583.29 acres, more or less, identified as Tract No. LE200-001, together with an ingress-egress easement interest (collectively, the "Property"), and as shown on the location map Exhibit "AA," attached hereto and made a part hereof, in the amount of \$15,890,000; and

**WHEREAS**, the South Florida Water Management District is authorized to acquire land, or interests or rights in land, pursuant to Section 373.139, Florida Statutes; and

**WHEREAS**, the Florida Legislature has declared in Section 373.139(1), Florida Statutes, that the acquisition of real property for water-related resources is in the public interest for a public purpose for which public funds may be expended, and therefore necessary for the public health and welfare; and

**WHEREAS**, the Florida Legislature in Section 373.139(2), Florida Statutes, has empowered and authorized the Governing Board of the District to acquire real property

interests by eminent domain for the purpose of water storage or flood control, and therefore for the purpose of implementing and maintaining the Project; and

**WHEREAS**, the Governing Board of the District, as applicable to the Property hereinafter mentioned, has considered the required factors pursuant to Florida law, including safety, costs, alternative routes or methodologies, long range planning, and the environment, as more fully set forth in Schedule “1,” attached hereto and made a part hereof; and

**WHEREAS**, after considering the said factors, the Governing Board of the District has determined the acquisition of the Property hereinafter mentioned is necessary for the following public use and purpose, to wit: to capture and store runoff from the C-25 basin to reduce discharges to the southern Indian River Lagoon, improve water quality, and enhance habitat for fish and wildlife, including threatened and endangered species; and

**WHEREAS**, the Governing Board shall direct District staff to acquire the Property by eminent domain, if an agreement for the sale and purchase of the Property is not reached.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1:** The acquisition by the District of the following land interests, in the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component, in St. Lucie County, Florida, consisting of fee title to 1,583.29 acres, more or less, and as identified as Tract No. LE200-001, together with an ingress-egress easement interest identified as Tract No. LE200-003, hereinafter collectively referred to as the “Property”, as shown on the map attached hereto as Exhibit “AA”, and as more particularly described on attached Exhibit “A,” with respect to which the District will seek to acquire the said land interests from the owner, is found by the Governing Board of the District to be necessary to complete the Indian River Lagoon - South Project, C-44 Reservoir and Stormwater Treatment Area Component and is in the public interest and for a public purpose.

**Section 2.** In accordance with Chapter 73, Florida Statutes, the Governing Board of the South Florida Water Management District hereby authorizes and directs staff to make a final written offer to voluntarily purchase land interests for \$15,890,000 containing a total of 1,583.29 acres, more or less, together with an ingress-egress easement interest, for the Indian River Lagoon - South Project, C-44 Reservoir and Stormwater Treatment Area Component, as stated below, together with associated costs, as follows:

Tract No.	Owner	Interest	Acres	Appraised Value	Purchase Price Offer
LE200-001	HBH Groves, LLC, a Florida limited liability company	Fee	1,583.29	\$13,320,000	\$15,890,000
LE200-003*	HBH Groves, LLC, a Florida limited liability company	Easement	N/A	N/A	N/A

\*The value of the easement is inherent in the value of LE200-001

**Budgeted:**

Dollars	Fund	Fund Center	Functional Area	Commitment Item GL Account	Account Description
\$15,890,000	425000/ 404100	3510144000	P107	580020	Acquisition

**Section 3.** The Governing Board of the South Florida Water Management District hereby authorizes the Chairman or Vice Chairman to execute an Agreement for Sale and Purchase and any instrument(s) affecting record real estate interests, and hereby authorizes the Executive Director or the Executive Director's designee to execute all other documents necessary to consummate this transaction.

**Section 4.** The Governing Board of the South Florida Water Management District hereby approves utilization of Ad Valorem funds and dedicated funds (Land Acquisition Trust Fund and/or Florida Forever Surplus funds).

**Section 5.** The Governing Board of the South Florida Water Management District hereby authorizes staff to make a final written offer of \$15,890,000 for acquisition of the Property, and agree to purchase the Property for \$15,890,000, and that upon the Property owner's refusal to enter into the Agreement for Sale and Purchase referenced above, a Legal Officer of the District is hereby authorized, instructed, and directed to acquire land interests by eminent domain, to institute or cause to be instituted eminent domain proceedings as may be necessary pursuant to Chapters 73 and 74, Florida Statutes, to avail the District of all eminent domain powers and procedures authorized by Florida Statute and by rule of court, and to accomplish the acquisition described herein, including the authority to negotiate the acquisition of the described property.

**Section 6.** This resolution shall take effect immediately upon adoption.

**PASSED and ADOPTED** this 10<sup>th</sup> day of November, 2021.

Exhibit "A"

Tract No. LE200-001

The West Half of Section 31, Township 34 South, Range 39 East, St. Lucie County, Florida, Less the North 400 feet and Less the Right of Way of the South Florida Water Management District C-25 Canal.

And

All of Section 36, Township 34 South, Range 38 East, St. Lucie County, Florida, Less the North 400 feet and Less the Right of Way of the South Florida Water Management District C-25 Canal.

And

All of Section 35, Township 34 South, Range 38 East, St. Lucie County, Florida, Less the North 400 feet and Less the Right of Way of the South Florida Water Management District C-25 Canal.

And

The East  $\frac{1}{4}$  of Section 34, Township 34 South, Range 38 East, St. Lucie County, Florida, Less the North 400 feet and Less the Right of Way of the South Florida Water Management District C-25 Canal.

**Together with the following easement interest (Tract No. LE200-003):**

Ingress-egress easement over the East 60 feet of the following described parcels:

Section 1 and Section 12, Township 35 South, Range 38 East, lying north of Orange Avenue and south of the Right of Way of the South Florida Water Management District C-25 Canal,

Less the Canal & Road Rights of Way, St. Lucie County, Florida.

[Tract No. LE200-001 contains 1,583.29 acres, more or less]

## Schedule "1"

### SAFETY:

The acquisition of this parcel itself does not raise any specific safety concerns. This land will be used to design and construct the C-25 Reservoir and Stormwater Treatment components that were identified in the Indian River Lagoon South (IRL-S) Integrated Project Implementation Report and Environmental Impact Statement (PIR) to capture, store and attenuate flows from the C-25 Basin and Basin 1 before they are released to the southern Indian River Lagoon at the Ft. Pierce Inlet. The reservoir will be designed and constructed to incorporate the highest level of dam safety criteria.

COST: The cost of these parcels fits into the planned funding for this project to achieve its objectives.

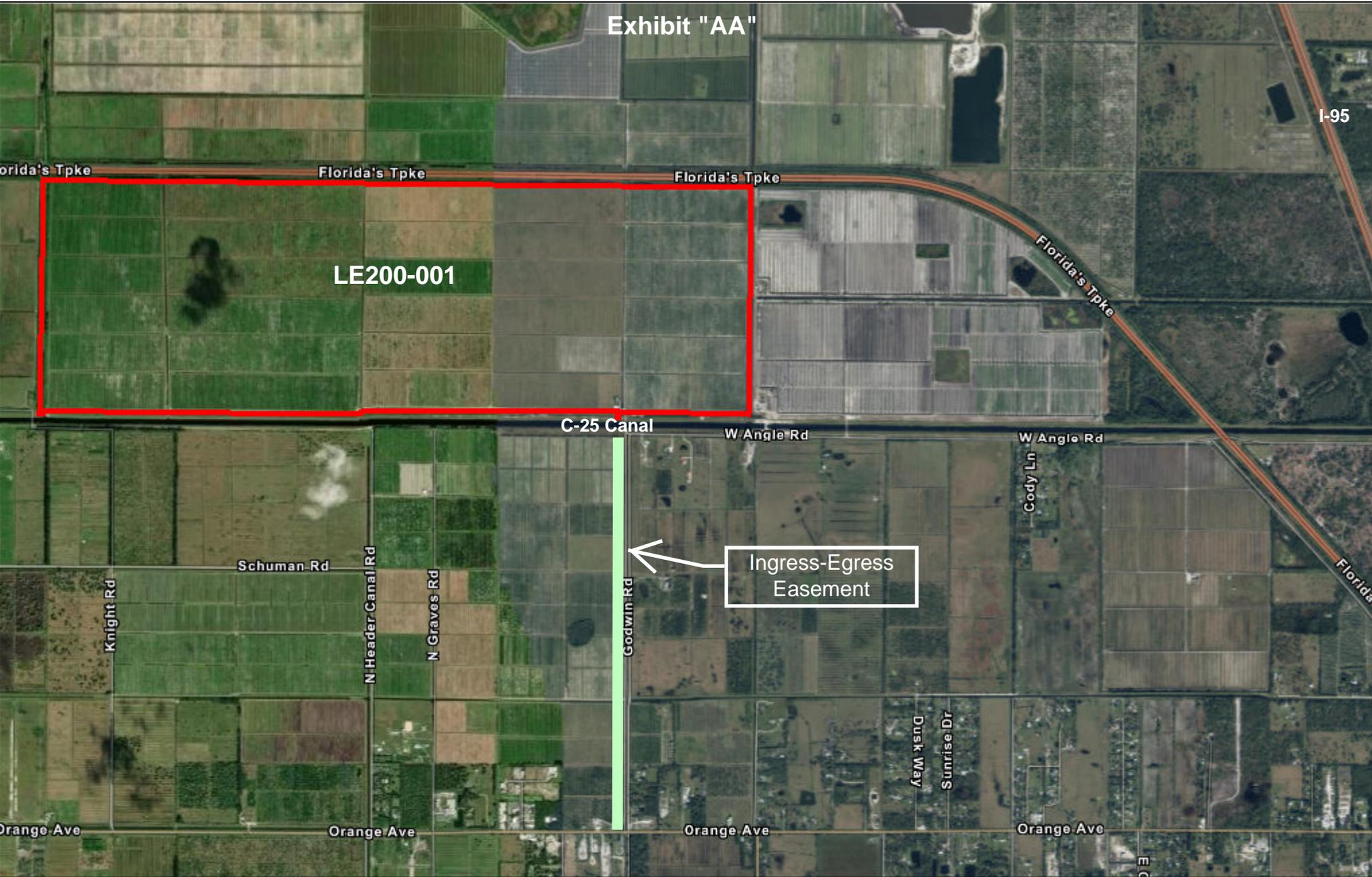
ALTERNATIVES: Alternative plans that were evaluated in the IRL-S PIR identified the real estate required for all of the IRL-S Components; however, the plan recognized changes in design or land requirements for specific project features may occur during the Pre-construction, Engineering and Design (PED) Phase of the Project, while maintaining the overall benefits presented in the recommended plan. Acquiring this parcel shifts the footprint for the C-25 components one mile west of that identified in the PIR but will allow the design and construction of the C-25 components that are consistent with those outlined in the PIR. This footprint change has been coordinated with the U.S. Army Corps of Engineers.

LONG RANGE PLANNING: The C-25 Reservoir and Stormwater Treatment Area are components of the Indian River Lagoon South Project, authorized in the 2007 Water Resources Development Act. The acquisition of the subject property is consistent with the South Florida Ecosystem Restoration Program, which is comprised of Foundation Projects and the Comprehensive Everglades Restoration Plan. The Indian River Lagoon South Restoration Project is a first generation CERP Project, the intent of which is to restore, preserve and protect the South Florida Ecosystem while providing for other water-related needs of the region. The acquisition of these parcels will further the goals of the IRL-S Project to reduce harmful discharges to the St. Lucie Estuary and South Indian River Lagoon.

ENVIRONMENT: The subject parcels have undergone a Phase One/Phase Two Environmental assessment that included testing for contaminated soils and a Screening Level Ecological Risk Assessment, as well as a cultural resources reconnaissance survey and other preliminary biological evaluation. The assessments have determined that the parcels are suitable to be used for the C-25 Reservoir and Stormwater Treatment Area project. The SFWMD will be responsible for the design and construction of this project and, along with our federal partners at the U.S. Army Corps of Engineers, will conduct the appropriate coordination with the U.S. Fish and Wildlife Service, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission to determine jurisdictional limits, identify biological resources and protected species that may be present, determine alternatives to reduce or eliminate impacts, and identify information needed for regulatory permits.

The project will be providing storage to aid in reducing the frequency of damaging flows to the Southern Indian River Lagoon and will be providing incidental habitat and water quality benefits.

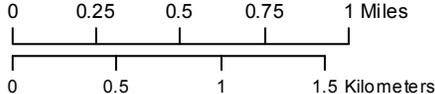
Exhibit "AA"



C-25 RSTA - HBH Groves, LLC (LE200-001) - St. Lucie County



South Florida Water Management District  
 3301 Gun Club Road, West Palm Beach, Florida 33406  
 561-686-8800; www.sfwmd.gov



**DISCLAIMER:**  
 This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.

**M E M O R A N D U M**

**TO:** Governing Board Members  
**FROM:** Stephen M. Collins, Real Estate & Land Management  
**DATE:** November 10, 2021  
**SUBJECT:** Funding - Tract LE200-001

**Agenda Item Background:**

The District is acquiring lands needed to complete the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component and is requesting the release of funds from the Land Acquisition Trust Fund and/or usage of the Florida Forever Surplus funds for acquisition of such and interests together with associated costs.

**Core Mission and Strategic Priorities:**

**Funding Source:**

**Staff Contact and/or Presenter:**

Stephen M. Collins, [smcollins@sfwmd.gov](mailto:smcollins@sfwmd.gov), 561-682-2959

**ATTACHMENTS:**

[Resolution 2021-1116](#)

[Exhibit A](#)

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
2021-11XX**

**A Resolution of the Governing Board of the South Florida Water Management District advising the Florida Department of Environmental Protection of the proposed acquisition of land interests containing 1,583.29 acres, more or less, for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component, in St. Lucie County, and requesting the release of funds from the Land Acquisition Trust Fund and/or usage of Florida Forever Surplus funds for acquisition of such land interests, together with associated costs; providing an effective date.**

**WHEREAS**, the South Florida Water Management District is acquiring land for the C-25 Reservoir and Stormwater Treatment Area component of the Indian River Lagoon South Project ("Project"), which Project is itself a component of the Comprehensive Everglades Restoration Plan ("CERP") authorized by Congress in Section 1001(14) of the Water Resources Development Act of 2007; and

**WHEREAS**, on September 9, 2010, the District entered into a Project Partnership Agreement with the U.S. Department of the Army to set forth the parties' responsibilities for the construction, operation, maintenance, repair, replacement and rehabilitation of the Project; and

**WHEREAS**, the District desires to purchase land interests for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component (the "Project Component") in St. Lucie County, containing 1,583.29 acres, more or less, identified as Tract No. LE200-001, together with an ingress-egress easement interest (collectively, the "Property"), and as shown on the location map Exhibit "A," attached hereto and made a part hereof, in the amount of \$15,890,000; and

**WHEREAS**, pursuant to Section 373.139(3)(c) Florida Statutes, the District is required to submit a resolution to the Florida Department of Environmental Protection when requesting funds from a trust fund, including the Land Acquisition Trust Fund; and

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT:**

**Section 1.** It does hereby advise the Secretary of the Florida Department of Environmental Protection of its intent to acquire fee title to Tract LE200-001 ("Tract") at a cost of \$15,890,000, containing 1,583.29 acres, more or less, in St. Lucie County, Florida, for the Indian River Lagoon - South Project, C-25 Reservoir and Stormwater Treatment Area Component. The Tract is shown on the map attached hereto and made a part hereof as Exhibit "AA."

**Section 2.** The Tract purchase price of \$15,890,000 exceeds the \$13,320,000 appraised value based on the certified appraisal used to determine the value of the land interests to be purchased, taking into account the value of improvements, non-cash considerations, defects in title or outstanding interests. The District staff has determined that it will be cost effective and beneficial to the implementation of the Project, and in the District's best interest to avoid the risks and added expenses associated with a condemnation process, to acquire the land interests for a purchase price of \$15,890,000 or 19% over the approved appraised value.

**Section 3.** The lands being acquired have been reviewed for the presence of State Sovereign submerged lands and the District has taken reasonable measures to avoid paying for sovereign lands.

**Section 4.** This request for funds is consistent with the District's Five-Year Plan of acquisition for the South Florida Water Management District Florida Forever Work Plan, as contained in Chapter 6A, Volume II of the South Florida Environmental Report, which has been filed with the Legislature and the Florida Department of Environmental Protection, and is consistent with Sections 373.139 and 373.470, Florida Statutes, as applicable.

**Section 5.** Acquisition of this land furthers the following Florida Forever goals set forth in Section 259.105(4), Florida Statutes:

- (a) Enhance the coordination and completion of land acquisition projects as measured by:
  - 1. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources including local governments and the federal government.
- (b) Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state, as measured by:
  - 1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhance, repopulated, or acquired;

2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;
  3. The number of acres acquired that protect natural floodplain functions;
  4. The number of acres acquired that protect surface waters of the state;
- (c) Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:
1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
  2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible.
- (d) Increase natural resource-based public recreational and educational opportunities, as measured by:
1. The number of acres acquired that are available for natural resource-based public recreation or education;
  2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; and
  3. The number of new resource-based recreation facilities, by type, made available on public land.

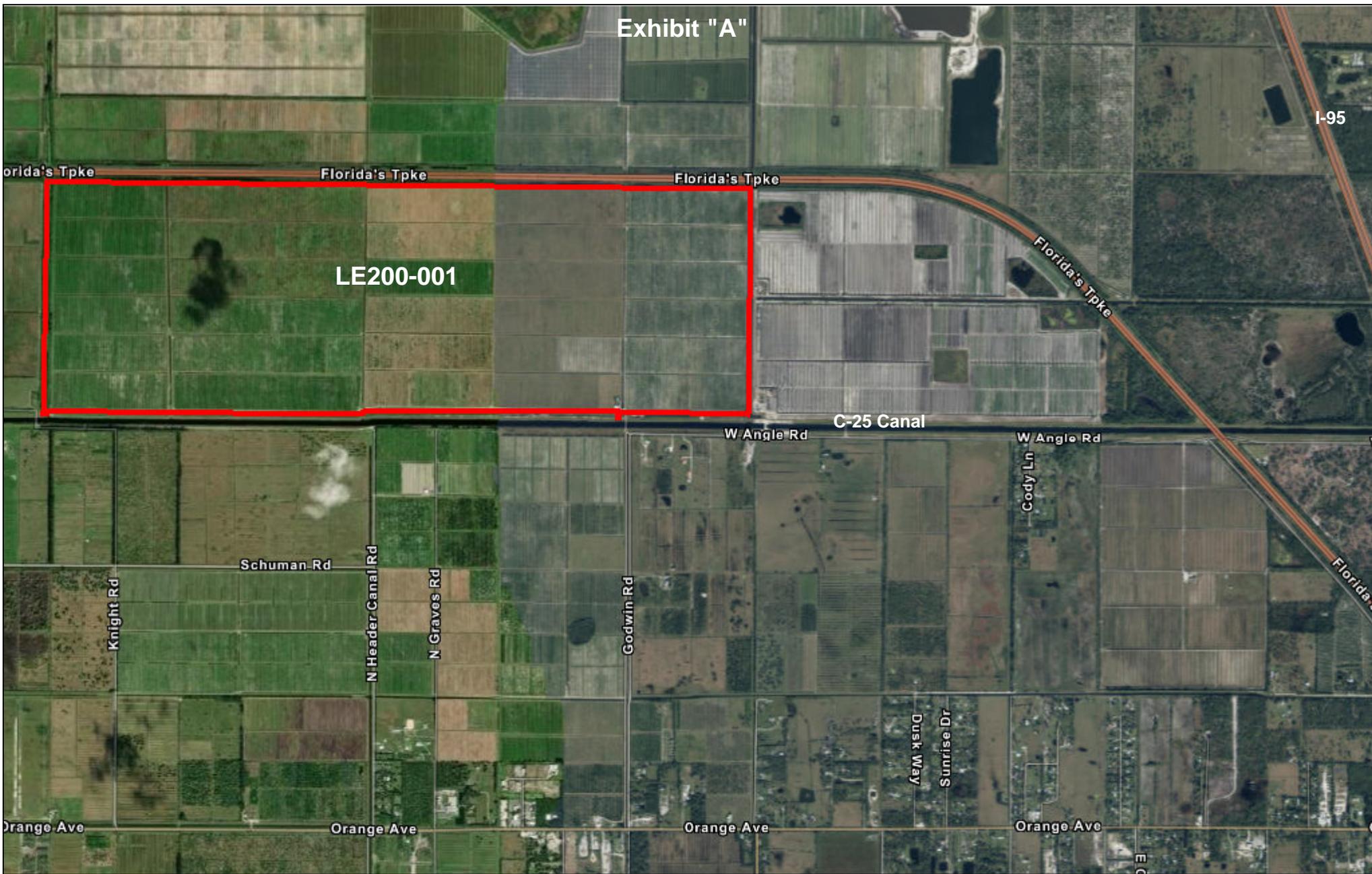
**Section 6.** The funds requested shall be used only for the acquisition costs and associated costs incurred during the process of acquiring the described land interests.

**Section 7.** The land interests being acquired shall be maintained in an environmentally acceptable manner.

- Section 8.** Should the District dispose of any or all of the interests acquired hereunder, all revenues derived therefrom will be used to acquire other lands for water management, water supply and the conservation and protection of water resources, within the boundaries of a CERP project.
- Section 9.** A Phase I/II environmental assessment of the property is being conducted. Any environmental concerns discovered shall be remediated, as necessary, and any risks will be borne by the District.
- Section 10.** The lands shall be managed for multiple-use purposes, including recreational uses, where compatible with the resource values of and management objectives for such lands as set forth in Section 259.105(5), Florida Statutes.
- Section 11.** The Executive Director, or designee, is hereby authorized to request the release of funds for all acquisition costs, associated costs and expenses for the land interests identified in this Resolution.
- Section 12.** The Resolution to approve the acquisition of these land interests was approved by the Governing Board of the District on November 10, 2021.
- Section 13.** The District will utilize funds from the Land Acquisition Trust Fund and/or Florida Forever Surplus funds.
- Section 14.** This Resolution shall take effect immediately upon adoption.

**PASSED** and **ADOPTED** on this 10<sup>th</sup> day of November, 2021.

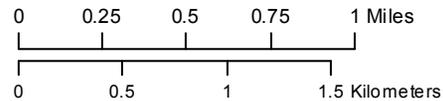
Exhibit "A"



### C-25 RSTA - HBH Groves, LLC (LE200-001) - St. Lucie County



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