

M E M O R A N D U M

TO: Governing Board Members

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

DATE: December 9, 2021

SUBJECT: Land Exchange with Lee County

Agenda Item Background:

Lee County has requested that the District convey a District-owned property containing 20.65+/- acres, Tract 09003-963, in exchange for five County-owned properties totaling approximately 96.08 acres located within the CREW project area, and identified as Tracts 09003-881, 09003-941, 09003-942, 09003-954, 09004-014. The Lee County Board of County Commissioners approved the exchange on October 19, 2021. The District owned property was initially acquired from Lee County for inclusion in the CREW project area. Two access easements providing access to Corkscrew Road were included in the original acquisition. An ecological assessment was obtained on the County properties that did not identify any matters of concern. Independent appraisal's obtained by Lee County and reviewed by the District indicated that the District owned property's market value was estimated at \$155,000, and the County owned properties' market value were estimated at \$158,000. After consideration of value estimates, the transaction is considered to be an equitable exchange of lands.

Staff recommends that the District owned Tract be declared surplus, without reservation of phosphate, minerals, metals and petroleum under Section 270.11, Florida Statutes, and be exchanged for five properties owned by Lee County, totaling 96.08 acres, more or less.

Core Mission and Strategic Priorities:

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By approving this item, the Governing Board determines that fee simple ownership of the Tract to be declared surplus is not required by the District for present or future use, and based on the ecological assessments, are not needed for conservation purposes.

Funding Source:

Ad Valorem funds will be used to pay for the costs of District appraisals and District closing costs. Lee County will pay for their closing costs.

Staff Contact and/or Presenter:

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

ATTACHMENTS:

[Resolution 2021-1202](#)

[ExhibitA](#)

ExhibitB