

M E M O R A N D U M

TO: Governing Board Members

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

DATE: June 9, 2022

SUBJECT: Land Exchange with the City of Miramar, Broward County

Agenda Item Background:

Staff is seeking Governing Board approval to exchange two properties containing approximately 4.75 acres located in the City of Miramar for six acres owned by City of Miramar. The District lands are not located in a project footprint, whereas the properties owned by the City of Miramar are located within the 3A/3B Seepage Management component of the Broward County Water Preserve Area Project. Based on appraisals, the transaction is considered to be an equal exchange. The parcels owned by the District were acquired with DOI funding and the resulting encumbrance placed on the District property will need to be transferred to the six-acre exchange parcel in order to meet the requirements of the Federal Grant Agreement.

Core Mission and Strategic Priorities:

Additional Item Background:

The District owns two properties containing approximately 4.75 acres located in the City of Miramar, Broward County, as shown on the attached Exhibit "A". The District will convey the two properties to the City of Miramar in exchange for the City of Miramar conveying property containing approximately six acres located within the 3A/3B Seepage Management component of the Broward County Water Preserve Area Project, also shown on the attached Exhibit "A". The City of Miramar previously approved the execution of an Interlocal Exchange Agreement on November 15, 2021 to facilitate the transaction. The District properties were initially acquired for use as part of the CERP C-9 Impoundment project using federal grant funding. It was subsequently determined that these sites were no longer needed for the project or for any current or future use. The properties are identified as Tract W9200-003 and Tract W9200-012, containing 3.4 acres and 1.35 acres, respectively ("District Tracts").

Ecological assessments were obtained for the property and did not identify any matters of concern. Appraisals establishing an appraised value of \$150,000 for Tract W9200-003 and \$36,450 for Tract W9200-012 were also obtained. An appraisal of the parcel owned by the City of Miramar was also obtained and determined the value to be \$210,000. After consideration of value estimates attained by the District and those of the City, the transaction is considered to be an equitable exchange of lands.

To facilitate the transaction, the DOI has approved the six-acre property, as shown on Exhibit "A" attached hereto, as suitable replacement property for the federal grant funding encumbrance. Pursuant to the pertinent federal grant agreement, the DOI will execute a Quitclaim Deed to the District to release the federal grant funding encumbrance against the 4.75-acre property in consideration of the District executing and recording the replacement federal grant funding encumbrance on the six-acre property once the City transfers ownership of said property to the District. Staff recommends that Tract W9200-003 and Tract W9200-

012 be declared surplus, without reservation of phosphate, minerals, metals and petroleum under Section 270.11, Florida Statutes, and be exchanged for the property owned by the City of Miramar, totaling six acres, more or less. The City of Miramar will include appropriate grant encumbrance language in the deed of conveyance for the new Tract 12102-054, which combined with the quit claim deed from the DOI, will transfer the federal grant encumbrance to the new site.

Core Mission and Strategic Priorities:

By approving this item, the Governing Board determines that the fee ownership of the Tracts 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. The City of Miramar will pay for their closing costs. Additionally, transferring the federal grant funding encumbrance from the 4.75-acre properties to the six-acre property allows the exchange of land interests hence no funding is required.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution No. 2022-0601](#)

[Exhibit A](#)