

**CENTRAL AND SOUTHERN FLORIDA PROJECT  
MODIFIED WATER DELIVERIES TO  
EVERGLADES NATIONAL PARK, FLORIDA**

**8.5 SQUARE MILE AREA**

**APPENDIX D  
REAL ESTATE**

**DEPARTMENT OF THE ARMY  
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS  
JACKSONVILLE, FLORIDA**

**JULY 2000**



**HDR**

HDR Engineering, Inc.



**APPENDIX D  
REAL ESTATE**

**TABLE OF CONTENTS**

<b>Section Number</b>	<b>Page Number</b>
1.0 Statement of Purpose.....	D-1
2.0 Authorization .....	D-1
3.0 Project Location.....	D-2
4.0 Project Description .....	D-2
5.0 Federal Government-Owned Land .....	D-3
6.0 Sponsor-Owned Land.....	D-3
7.0 Other Government Owned Land – Miami-Dade County and State of Florida .....	D-3
8.0 Description of Alternatives.....	D-4
8.1 Alternative 1.....	D-4
8.2 Alternative 2B .....	D-4
8.3 Alternative 3.....	D-5
8.4 Alternative 4.....	D-6
8.5 Alternative 5.....	D-7
8.6 Alternative 6B .....	D-8
8.7 Alternative 6C .....	D-9
8.8 Alternative 6D .....	D-9
8.9 Alternative 7.....	D-10
8.10 Alternative 8A .....	D-11
8.11 Alternative 9.....	D-12
9.0 Land Value Estimate Information .....	D-12
10.0 Attitude of Owners.....	D-14
11.0 Severable Use Rights (SURs).....	D-14

**TABLE OF CONTENTS**  
**(CONTINUED)**

<b>Section Number</b>	<b>Page Number</b>
12.0 Relocation Assistance (Public Law 91-646) .....	D-16
12.1 Alternative 1 .....	D-16
12.2 Alternative 2B .....	D-17
12.3 Alternative 3 .....	D-17
12.4 Alternative 4 .....	D-17
12.5 Alternative 5 .....	D-17
12.6 Alternative 6B .....	D-18
12.7 Alternative 6C .....	D-18
12.8 Alternative 6D .....	D-18
12.9 Alternative 7 .....	D-19
12.10 Alternative 8A .....	D-19
12.11 Alternative 9 .....	D-19
13.0 Acquisition/Administrative Costs .....	D-19
13.1 Alternative 1 .....	D-20
13.2 Alternative 2B .....	D-20
13.3 Alternative 3 .....	D-20
13.4 Alternative 4 .....	D-20
13.5 Alternative 5 .....	D-20
13.6 Alternative 6B .....	D-21
13.7 Alternative 6C .....	D-21
13.8 Alternative 6D .....	D-21
13.9 Alternative 7 .....	D-21
13.10 Alternative 8A .....	D-22
13.11 Alternative 9 .....	D-22
14.0 Relocation of Roads, Bridges, Utilities, Towns and Cemeteries .....	D-22
15.0 Non-Federal Operation/Maintenance Responsibilities .....	D-23
16.0 Local Sponsor's Authority to Participate in the Project .....	D-23
17.0 Hazardous and Toxic Wastes (HTW) .....	D-24
18.0 Recreation Resources .....	D-24
19.0 Outstanding Rights .....	D-25
20.0 Minerals .....	D-25

**TABLE OF CONTENTS  
(CONTINUED)**

<b>Section Number</b>	<b>Page Number</b>
21.0 Standing Timber and Vegetative Cover .....	D-25
22.0 Mitigation .....	D-25
23.0 Summary of Estimated Project Real Estate Costs.....	D-25
13.1 Alternative 1 .....	D-25
23.2 Alternative 2B .....	D-26
23.3 Alternative 3.....	D-26
23.4 Alternative 4.....	D-27
23.5 Alternative 5.....	D-28
23.6 Alternative 6B .....	D-29
23.7 Alternative 6C .....	D-30
23.8 Alternative 6D .....	D-31
23.9 Alternative 7.....	D-32
23.10 Alternative 8A .....	D-33
23.11 Alternative 9.....	D-33
24.0 Estates to be Acquired .....	D-34
24.1 Fee .....	D-34
24.2 Fee Excepting and Subordinating Subsurface Minerals .....	D-34
24.3 Fee Excluding Minerals (With Restriction on Use of the Surface) .....	D-35
24.4 Fee Excluding Minerals With Restriction on Use of the Surface and Subordination to the Right to Flood) .....	D-35
24.5 Flowage Easements (Permanent Flooding).....	D-35
24.6 Flowage Easements (Occasional Flooding).....	D-36
25.0 The Recommended Plan.....	D-37
25.1 Final Estimated Acquisition Costs (Including Relocation and Administrative Costs and Contingencies) .....	D-37
25.2 Transfer of Title and Outgranting of Land to Local Sponsor .....	D-40
25.3 Terms of Local Cooperation and Plan Recommendations.....	D-40
25.4 Acquisition Considerations by Others .....	D-40
25.5 Acquisition Schedule .....	D-44



## **APPENDIX D REAL ESTATE**

### **1.0 STATEMENT OF PURPOSE**

This Real Estate Appendix is tentative in nature and is for planning purposes only. Both the final real property acquisition lines and the real estate cost estimates provided are subject to change even after submittal of this document. The purpose of this Appendix is to provide the cost estimates for lands required for the nine Alternatives and two variations of alternative 6B set forth in this Final General Reevaluation Report (GRR) and Final Supplemental Environmental Impact Statement (FSEIS).

A General Design Memorandum (GDM) for the Modified Water Deliveries to Everglades National Park, Florida was prepared in 1992, which addressed water deliveries through the Northeast Shark River Slough portion of the C&SF Project to the Everglades National Park.

The Authorized Plan in the GDM included a flood mitigation system for the 8.5 Square Mile Area (SMA) and acquisition of approximately 663 acres, most of which was in the footprint of structures needed to implement the plan.

The non-Federal sponsor, the South Florida Water Management District (SFWMD), however, requested the evaluation of other alternatives and this is the purpose of this GRR/FSEIS.

### **2.0 AUTHORIZATION**

The initial works of the Central and Southern Florida (C&SF) Project were authorized by the Flood Control Act of June 30, 1948 (Public Law 858, 80th Congress, 2d Session).

The Everglades National Park Protection and Expansion Act of 1989 (Public Law 101-229, Section 104), authorized expansion of the boundaries of the Everglades National Park and provided for the protection of lands, waters, and natural resources within the park, and for other purposes and authorized the Secretary of the Army to construct modifications to the C&SF project to improve water deliveries to the Everglades National Park for the purposes of protecting the values associated with the Everglades National Park.

### **3.0 PROJECT LOCATION**

The area commonly known as the 8.5 SMA is located in the western portion of Miami-Dade County Florida along the eastern edge of the Everglades National Park Expansion Area. Miami-Dade County is the most urbanized county in the State. The City of Miami and its environs are located in Miami-Dade County. The 8.5 SMA is actually about 10 square miles in size. The area is roughly triangular in shape and contains 1984 tracts of land of various sizes. The eastern boundary of the area is the canal identified as L-31 North (L-31N). The area is bordered on the south by 168<sup>th</sup> Street and on the north by 104<sup>th</sup> Street. The western boundary is the Everglades National Park Expansion Area and stair steps north and east from 221<sup>st</sup> Avenue. The history of this area is filled with controversy and confrontation. At the heart of the controversy are the Federal and State Government efforts to restore natural water inflows into the Everglades. These efforts have increased the water table level and lengthened the time it takes for rainfall events to run off the land. This has increased the level of flooding and the retention of waters in the area. The Federal government, through the National Park Service (NPS) and the Army Corps of Engineers (USACE) developed a plan to mitigate the effects of the increased flows into the 8.5 SMA. This plan was authorized for construction by Congress in 1992.

### **4.0 PROJECT DESCRIPTION**

The Federal government, through the NPS and USACE developed a plan to mitigate the effects of the increased flows on the 8.5 SMA. Congress authorized this plan for construction in 1992. Even though the construction of the authorized project will be funded 100% by the Federal Government, the non-Federal sponsor, the South Florida Water Management District (SFWMD) will be required to cost share the operation and maintenance of the completed project. The non-Federal sponsor, SFWMD, however, requested the evaluation of other alternatives and this is the purpose of this GRR.

There are approximately 6413 acres and 1984 parcels within the 8.5 SMA area. Miami-Dade County has declared the area an “Area of Environmental Concern” and changed zoning density from 1 house per 5 acres, in certain parts of the area, to 1 house per 40 acres in other parts of the area. The zoning change in 1981 was designed to limit development on the undeveloped tracts.

A study conducted by the Department of Environmental Resources Management (DERM) of Miami-Dade County identified a total of 514 housing units in the area, consisting of 321 homes and 193 mobile homes or travel trailers. It is estimated that of the 514 residential type units in the 8.5 SMA only 208 units are owner occupied. It is estimated that there is a resident population of 853 (208 x 4.1 persons per household). Additional information regarding the methods and

assumptions used to estimate residential units and population is included in Appendix E, Social Impact Assessment.

Current land use in the 8.5 SMA is of a mixed variety. The land use discussed is based on a 1999 investigation by DERM and modified based on land acquisitions by SFWMD through March 2000. It should be noted that land acquisitions by SFWMD in the area are continuing. Approximately 46.9 percent of the land (or approximately 3,005 acres) within the area is vacant. Approximately 43.9 percent (or approximately 1319 acres) is in public ownership, (SFWMD-owns approximately 469 acres, Miami-Dade County owns approximately 174 acres, USDA owns approximately 13 acres, and USACE owns approximately 663 acres). The remaining vacant land (approximately 1,686 acres) is in private ownership. Approximately 41.2 percent of the land (or approximately 2,642 acres) is in agricultural activities, which include row crops, orchards, nurseries, pasture, etc. Of the land in agricultural activities, approximately 970 acres on 264 parcels contain some type of residential unit. There are approximately 342 acres in 74 parcels that are classified as exclusively residential. The Federal Aviation Administration (FAA) has a facility located on approximately 306 acres. Commercial activities (4 parcels for total of 16 acres) are limited. Florida Power & Light owns approximately 102 acres within the area.

## **5.0 FEDERAL GOVERNMENT-OWNED LAND**

The USACE has acquired or will have acquired approximately 663 acres of lands required for the Authorized Plan, Alternative 1. For Alternatives 2 through 9 this acreage will be utilized as Government -owned lands. The USACE has acquired by direct purchase approximately 505 acres with the remaining approximately 158 acres having been acquired by condemnation.

The Federal Aviation Administration owns approximately 306 acres within the 8.5 SMA. The Department of Agriculture owns approximately 13 acres within the 8.5 SMA.

## **6.0 SPONSOR-OWNED LAND**

The SFWMD has acquired approximately 469 acres (160 parcels) in the 8.5 SMA as of March 2000.

## **7.0 OTHER GOVERNMENT OWNED LAND - MIAMI-DADE COUNTY AND STATE OF FLORIDA**

Miami-Dade County owns approximately 174 acres in the 8.5 SMA.

## **8.0 DESCRIPTION OF ALTERNATIVES**

Nine Alternatives and two variations of alternative 6B were reviewed and analyzed by USACE in the GRR. Following is a description of the nine Alternatives and two variations of alternative 6B being presented in the GRR/FSEIS:

### **8.1 Alternative 1 – Authorized GDM Plan**

Congress authorized the Original Plan for implementation per the GDM prepared by the USACE Jacksonville, District in 1992. It includes a major levee along the 8.5 SMA perimeter starting at the L-31 N on the north side of the area, and moving west and south to high ground on SW 168th Street. A seepage canal will be constructed adjacent to and just inside of the major levee to collect groundwater underflow. A minor levee will be constructed adjacent to and just inside the seepage canal to prevent surface water flow from running into the canal from 8.5 SMA. There is concern that runoff from the 8.5 SMA could possibly be polluted, and the minor levee will keep potentially contaminated water from mixing with the cleaner seepage water from ENP. This alternative offers flood mitigation for all residents of 8.5 SMA. A new pump structure (proposed S- 357) will be located in the canal at the northeastern edge of 8.5 SMA near the L-31 N canal. This pump will discharge water from the seepage canal into L-31 N. Another new pump structure (proposed S-356, not included in this project) will pump from L-31 N canal into L-29 canal. This will re-circulate cleaner seepage water back to NESRS and ENP. Surface water runoff from within the 8.5 SMA will be contained by the minor levee, and eventually infiltrate into the ground.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. This would be the only lands required for implementation of this plan at full Federal cost. There was also one residential relocation.

### **8.2 Alternative 2B – Modified GDM Plan**

The development of this alternative was a direct result of the completion of the C&SF Restudy plan sent to Congress in July 1999. Many of the scoping comments received requested that the Authorized Plan be modified to accommodate higher flows and stages expected after the Restudy is implemented. Alternative 2B was developed by the 8.5 SMA technical team to address this issue. This alternative has the same basic layout of Alternative 1, and also provides flood mitigation for all residents of 8.5 SMA. It includes the same basic major levee, seepage canal, and minor levee system along the 8.5

SMA boundary southwest from L-31 N to high ground on SW 168th Street. A single pump (proposed S-357) will be installed at the southwest corner of the 8.5 SMA and will discharge seepage water in the C-111 buffer area. The treatment area will provide for polishing the discharged seepage water before it is released into NESRS. As in Alternative 1, surface water runoff from within the 8.5 SMA will be contained by the minor levee, and will infiltrate into the ground.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. This would be the only lands required for implementation of this plan at full Federal cost. There was also one residential relocation.

### **8.3 Alternative 3 – Deep Seepage Barrier Plan**

Previous studies developed a plan that considered constructing a deep seepage barrier around the protected area to reduce or eliminate groundwater underflow from ENP expansion area to the 8.5 SMA. Under this plan, the outer perimeter levee follows the same alignment as the Authorized Plan, along the 8.5 SMA boundary southwest from L-31 N to high ground on SW 168th Street. A seepage barrier, possibly located within the levee, extends down to an undetermined elevation. In addition, the seepage barrier will run east along SW 168th Street and tie into L-31 N. The seepage barrier will be made of an engineered barrier or curtain wall such as slurry wall, sheet piles, etc. The barrier must be installed at elevation below the aquifer (estimated 45 to 70 feet). This will eliminate the need for the seepage canal and interior levee. Surface water runoff from within the 8.5 SMA will be contained by the levee, and infiltrate into the ground.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. There was also one residential relocation. This land would be required for this alternative.

Because of the hydrological impacts to lands east of the levee, an interest would have to be obtained over an additional 5,162 acres within 1,599 parcels. Of this 5,162 acres, SFWMD has acquired the fee title to 469 acres within 160 parcels. The remaining acres (4,693 acres within 1,439 parcels) would require the acquisition of a flowage easement. Septic systems (estimate of 487) would be raised, however, if the cost of the flowage easement combined with the cost of the raising of the septic system exceeds the cost of the fee value of the land, the purchase price would be limited to the fee value of the land. Permanent houses with a floor elevation below 7.7 feet would be acquired. The raising of mobile homes would be the responsibility of the owner and the cost would be included in the purchase price, which would not exceed fee value. It is estimated that 50 houses would be impacted and that these residents would be relocated.

#### 8.4 Alternative 4 – Landowner’s Choice Land Acquisition

Many of the comments received in the scoping process suggested that the landowners may respond more favorably to a voluntary land acquisition alternative. Many residents indicated that they would be willing to stay and, endure the increased flooding if they were shown the extent of the impact. Therefore, an alternative was developed by the study team that provided for acquisition of land in 8.5 SMA through three different means. Current owners would have a choice of one of the following:

- ◆ Buy – Out: Government purchase (fee simple)
- ◆ Flowage Easements: Pay property owners cash as mitigation for periodic flooding. Owner retains ownership rights to property, subject to the right of the Government to periodically flood and overflow their properties.
- ◆ Life Estates with Flowage Easements: Owners retain ownership and full use of property for duration of current owner's life, subject to the right of the Government to overflow and flood the properties. At the end of duration of current owner’s life, the fee title to the property goes to ownership of the Government.

Life estates without flowage easements were considered at one time, however, because the Government would have no rights to utilize the property until the death of the holder of the life estate, project implementation would be delayed indefinitely.

Modeling would be performed to graphically demonstrate to the owners the elevations and extent of flooding. This will assist the owners in making their choice. Under this scenario, property owners would be given a choice of a Government Buy-Out of their property, the Government purchase of flowage easements, or the Government purchase of Life Estates with flowage easements as described above.

It is assumed that, if a landowner refuses to make a choice of one of the three options, the estate acquired through condemnation would be a flowage easement. However, it is also assumed that there would be very few landowners that would not make a choice of one of the options. Most condemnations would be for title clearance purposes.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. These lands would be required for implementation of this alternative. There was also one

residential relocation. SFWMD has acquired the fee title to 469 acres within 160 parcels.

Flowage easements would be required over the FAA lands (approximately 306 acres-1 parcel) and the USDA lands (approximately 13 acres-5 parcels).

Of the remaining 4,962 acres within 1,599 parcels required in this alternative, approximately 174 acres within 185 parcels are owned by Miami-Dade County. It is assumed that fee title would be acquired from Miami-Dade County. The Florida Power & Light lands (approximately 102 acres within 28 parcels) would also be acquired in fee.

For purposes of this evaluation, it was assumed that all agricultural owners would want to preserve their income and would choose to sell flowage easement to the Government (approximately 2,642 acres within 713 parcels). It was assumed that the commercial properties would choose to sell to the Government (approximately 16 acres within 4 parcels). It was assumed that for owners of vacant lands the owners of approximately 1,467 acres (483 parcels) would choose to convey flowage easements, with the remainder of owners of the vacant land (72 parcels with approximately 219 acres) choosing to convey life estates with flowage easements.

For owners of residential properties, it was assumed that 33 owners (approximately 96 acres) would choose flowage easements, with 32 owners (approximately 90 acres) choosing to accept total buy-out and relocation by the Government, and 9 owners (26 acres) choosing the life estate with flowage easement.

Existing septic systems for those owners not choosing the total buy-out would have to be raised (approximately 443)

## **8.5 Alternative 5 – Total Buy-Out Plan**

Total buyout was originally developed and evaluated as an alternative in the 1992 GDM. The Governor's East Everglades 8.5 SMA Study Committee also considered total buyout as an alternative, as did the PEER Report. Under this plan, all land in 8.5 SMA will be obtained either from willing sellers or by condemnation. No structural improvements are proposed, and no significant changes in operation of existing structures and system will be required.

Of the approximately 6,413 acres in the 8.5 SMA all but 1,451 acres (the FAA Facility, approximately 306 acres; the USDA land, approximately 13 acres; the SFWMD land, approximately 469 acres; and the USACE land, approximately 663 acres) would be acquired in fee. A flowage easement would be acquired on the approximately 306 acres belonging to FAA and the approximately 13 acres

belonging to USDA. This alternative would require the acquisition in fee of the remaining 4,962 acres impacted by this alternative. In addition, the Government would have to relocate about 853 persons in 208 households. It is also estimated that last resort housing would be required for 135 of these households (or 554 persons). An additional 260 non-owner households (tenant relocations) with about 1,066 persons would be affected by the Buy-Out.

## **8.6 Alternative 6B – Western Portion of 8.5 SMA as Buffer Alternative**

The Governor's East Everglades 8.5 SMA Study Committee developed and evaluated several alternatives that utilized the western portion of the 8.5 SMA as a flow-way or buffer area. This concept was further studied in the PEER Report and the analysis confirmed that it was a feasible concept. Therefore, an alternative was developed for this evaluation that would convert the western portion of the 8.5 SMA to a shallow impoundment to be used as a buffer between the developed area and ENP. This alternative uses a similar concept to the original GDM Authorized Plan, but was modified to be more compatible with Restudy. The eastern portion of the 8.5 SMA is included within a flood protection levee and drainage system. The perimeter levee runs approximately along 202nd Avenue down to 168th Street. A seepage canal is located just inside the new levee and is designed to collect groundwater underflow. A second levee located just inside the seepage canal will prevent surface water from running into the seepage canal and mixing with seepage water. A new proposed pumping structure (S-357) located at the southern terminus of the levee/canal system will discharge seepage water through a 96-inch pipe, where it will be released south into a treatment area in the C-111 project area. There will be no major changes to operations of existing structures in the system.

Of the approximately 6,413 acres located in the 8.5 SMA, approximately 4,196 acres are required to implement this alternative. The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. This land would be required for this alternative. SFWMD has acquired the fee title to 469 acres within 160 parcels.

The remaining approximately 3,066 acres required for this alternative would be acquired in fee. It is estimated that approximately 529 permanent residents in 129 households will be displaced with the implementation of this alternative. In addition, about 1,136 acres of agricultural lands and 462 owners or parcels will be acquired. Flowage easement would be required on approximately 150 acres for mitigation purposes.

### **8.7 Alternative 6C – Modified Western Portion of SMA as Buffer Plan - Save Our Rivers (SOR) Boundary**

Alternative 6C - Modified Western Portion of 8.5 SMA as Buffer Plan (SOR Boundary). Alternative 6C is similar in nature and design to Alternative 6B. This alternative consists of a perimeter and interior levee as well as a seepage canal. The location of the levee and canal system generally follows the eastern boundary of the area designated by SFWMD as the Phase 1 - Save Our Rivers boundary. This area has been the subject of willing seller property acquisition by SFWMD as part of the Save our Rivers program.

A seepage collection canal will be located between the levees designed to keep the groundwater levels within the eastern portion of the area at the same levels as existed prior to the implementation of the MWD project. The interior levee is positioned to prevent surface water from entering the seepage canal. A new proposed pumping structure (S-357) located at the southern terminus of the levee/canal system will discharge seepage through a 96-inch diameter pipe to be released south into a 200-acre treatment area and eventually to the C-111 project area. There will be no major changes to operations of existing structures in the C&SF system.

The canal and levee system on the western boundary of this alternative is located approximately 1.3 miles west of the boundary of Alternative 6B. It is located approximately 0.6 miles east of the westernmost boundary of the 8.5 SMA.

Of the approximately 6,413 acres located in the 8.5 SMA, approximately 1,743 acres are required to implement this alternative. The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. This land would be required for this alternative. SFWMD has acquired the fee title to 469 acres within 160 parcels.

The remaining approximately 611 acres required for this alternative would be acquired in fee. It is estimated that 61 households will be displaced with the implementation of this alternative. In addition, 215 owners or parcels will be acquired.

### **8.8 Alternative 6D - Modified Western Portion of 8.5 SMA as Buffer Plan**

Alternative 6D is similar in nature and design to Alternative 6C. This alternative consists of a perimeter and interior levee as well as a seepage canal. The location of the perimeter levee is generally inside the Phase 1 - Save Our Rivers boundary line that the outer levee for Alternative 6C follows. The seepage canal system runs along 205th Avenue north from 168<sup>th</sup> Street to 132nd Street, then

east along 132nd Street to the L-31N canal. The seepage canal is designed to keep the groundwater levels within the area interior of the outer levee at the same levels as existed prior to the implementation of the MWD project. Two interior levees, one on either side of the seepage canal, are positioned to prevent surface water from entering the seepage canal. A new proposed pumping structure (S-357) located at the southern terminus of the levee/canal system will discharge seepage through a 96-inch diameter pipe to be released south into a 200-acre treatment area and eventually to the C-111 project area. There will be no major changes to operations of existing structures in the C&SF system resulting from implementation of this alternative.

The canal and levee system on the western boundary of this alternative ranges from approximately 0.22 to 1.1 miles west of the boundary of Alternative 6B, depending on the location along the boundary. Similarly, it is located approximately .10 to 1.05 miles east of the westernmost boundary of the 8.5 SMA. This alternative includes approximately 5.5 square miles within its boundaries, which is 2.1 square miles more than Alternative 6B.

Of the approximate 6,413 acres located in the 8.5 SMA, approximately 2,881 acres are required to implement this alternative. The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. This land would be required for this alternative. SFWMD has acquired the fee title to 469 acres within 160 parcels.

Of the remaining approximately 1,749 acres required for this alternative, 1,203 acres would be acquired in fee and a flowage easement would be acquired on 546 acres. It is estimated that 87 residential units will be displaced with the implementation of this alternative. Of this number, it is estimated that 35 are owner occupied residential units and 20 are tenant occupied units that will require relocation. In addition, about 215 acres of agricultural lands and 602 owners or parcels will be acquired.

## **8.9 Alternative 7 – Raise All Roads Plan**

Public comments indicated the desire to allow use of the land within the 8.5 SMA after the implementation of MWD project, even without flood mitigation or protection measures. An alternative was developed that would improve roadway features within the area. This would be accomplished by raising all public access roads and restoring them in-kind. The roads will be raised so that they will not be flooded as a result of the MWD Project. All areas within the roads will remain unimproved. Roads will be improved only to the condition in which they currently exist (paved will be paved, dirt will be dirt). Internal drainage could be handled by placing culverts and obtaining flowage easements. Due to the

nature of the subsurface in the area, much of the surface water is expected to infiltrate.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. There was also one residential relocation. This land would be required for this alternative. SFWMD has acquired the fee title to 469 acres within 160 parcels.

Fee title to approximately 303 acres would be required over all the road parcels to be raised. These acres would be transferred to either Miami-Dade County or a special taxing district created within the 8.5 SMA for operation and maintenance after completion of the raising. Because of additional hydrological impacts on lands within the 8.5 SMA, flowage easements will be required on approximately 4,404 acres of land. Approximately 487 septic systems might have to be raised. It is estimated that approximately 49 residential/agricultural units relocations would occur and one commercial activity would be relocated.

#### **8.10 Alternative 8A – Western Portion of 8.5 SMA as Flow-way**

This alternative evolved as a modification of the flow-way concept originally evaluated by the Governor's Study Committee. It uses a similar concept to Alternative 6 to mitigate for increased stages at the eastern, most inhabited portion of the area, and keeps the western area as a more natural, undeveloped area. This western area will serve as a buffer zone to ENP west of the mitigation levee and as a natural flow-way for diverting flow from ENP to the C-111 area. An interior levee will start just north of 120th Street, run south and west around the FAA tract, along 202nd Avenue down to 168<sup>th</sup> Street. A perimeter diversion levee will run approximately parallel to the interior levee and serve as a containment barrier for a natural swale flow-way. The containment levee will be small enough to allow surface water flow from ENP, but big enough to divert flow contained within the flow-way. A new proposed structure (S-357) located at 168<sup>th</sup> Street levee/canal system will discharge seepage water into the C-111 system. There are no major changes to operations of existing structures proposed under this plan.

Of the approximate 6,413 acres located in the 8.5 SMA, approximately 5,803 acres are required to implement this alternative. The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. There was also one residential relocation. This land would be required for this alternative. SFWMD has acquired the fee title to 469 acres within 160 parcels.

Approximately 2,658 acres would be acquired in fee and the remaining 2,013 additional acres would be required in flowage easements. In addition, the Government would have to relocate about 1,091 persons in 266 households including 162 non-owner households (tenant relocations). It is also estimated that last resort housing would be required for 78 of these households.

### **8.11 Alternative 9 – Adaptive Refinement of GDM Plan**

Numerous comments were received during the public comment period referencing the need to develop a plan that would be compatible with the Restudy. This alternative evolved as a plan that is capable of integrating immediately with the system operation for implementation of the MWD Project, but constructed in a manner that can be modified to comply with the Restudy Flows. In other words, build something that meets the needs for now, but will not need to be demolished and reconstructed to meet the needs of future conditions. The result is basically a combination of Alternative 1 (Modified GDM Plan) and Alternative 2 (Modified GDM Plan). It has the same layout of levees and seepage canals as Alternatives 1 and 2. It also includes pumping structures at locations on the northeastern corner of the 8.5 SMA, and at the intersection of L-31 N and L-29 as proposed in Alternative 1. It also includes a future pumping structure located at the southern terminus of the seepage canal at the southwestern corner of the 8.5 SMA for construction after the Restudy is implemented.

The Authorized Plan includes the acquisition of fee title less the Severable Use Rights to approximately 663 acres within 259 parcels. The USACE has acquired this land or is in the process of finalizing the acquisition of this land. These would be the only lands required for implementation of this plan at full Federal cost. There was also one residential relocation.

## **9.0 LAND VALUE ESTIMATE INFORMATION**

The lands in the 8.5 SMA are primarily agricultural, vacant, or residential in nature. The most common method of appraising vacant land, agricultural, and residential property in the local market is by direct comparison to other similar properties via the sales comparison approach. The sales comparison approach has as its premise a comparison of the subject property with the sales of other properties of similar design, utility and use that have sold in the recent past. In addition, a statistical analysis of the sales was made to assist in estimating the contribution of various value attributes.

Land values were estimated by direct comparison to confirmed sales of tracts of similar size. For the purposes of analysis, the total estimated land value of the parcels not owned by the USACE or by the SFWMD or the Federal Aviation

Agency was divided by the acreage estimated to be contained within the total buyout area excluding the acreage held by those agencies. The resulting per acre land value was utilized in estimating the land valuations in each alternative. The calculation was estimated as \$48,208,092 divided by 4,975 acres needed to arrive at an average value of \$9,690 per acre for land in fee.

The sales comparison approach was also used to value the subject residential improvements and auxiliary buildings by comparing them to sales of similar improved properties. Adjustments were made for agricultural uses contained on site such as nurseries and groves. Stables and sheds were factored into the residential parcel valuations by considering adjusted square footages from the Miami-Dade County Property Appraiser's Office rather than strictly residential living areas. The price per square foot of building for the improvements only was calculated after abstracting the contributory value of the land. The total value of the residential properties divided by the estimated number of such properties was used to evaluate the various alternatives. The estimated average contributory value of the residential improvements (not including land) was estimated as \$27,900,955 divided by 321 structures or \$87,000 per residential unit.

Stand alone agricultural structures were valued based upon cost factors obtained from Marshall Valuation Service utilizing adjusted square footages from the Miami-Dade County Property Appraiser's Office with depreciation based upon the year built or effective age noted in the Property Appraiser's data.

For those properties designated as having minor improvements or those improved with mobile homes and campers, a contributory value of \$4,000 was added after consideration of the impact of miscellaneous improvements on the statistical analysis of the sales data. The total miscellaneous and agricultural structure value for the required area indicated in Alternative 5 was divided by the total area to estimate a per acre value for use in the various alternative considerations. The average per acre value was estimated as \$8,757,630 total value divided by 4,975 acres or \$1,760 per acre.

A contributory value of nurseries and groves (not including stock in trade or crop value) was made by consideration of the sales of nurseries in southwest Miami-Dade County after abstracting a contributory land value. Recognizing that the quality and condition as well as the type of grove impacted on the value, a contributory value of grove not including land of \$8,000 per acre was used in the comparative analysis.

The impact of flowage easements was estimated by subtracting the remaining land value of \$500 per acre and the value of any residential and auxiliary buildings from the total property value. Agricultural structures, miscellaneous improvements on non-residential properties or sites improved with trailers and campers, and groves and nurseries were considered as acquired for the areas with flowage easements. The value of the flowage easement on acquired on vacant land parcels was

---

estimated as \$9,690 per acre fee value less \$500 per acre residual value or \$9,190 per acre easement value.

## 10.0 ATTITUDE OF OWNERS

The acquisition of lands within the 8.5 SMA has been controversial. Many of the residents of the area do not favor the purchase of any additional acreage in the 8.5 SMA and would not be willing sellers. For the purpose of this evaluation, and to provide a cost estimate report, the estimated number of parcels in Alternatives 3, 5, 6, 7, and 8 that would require acquisition through eminent domain proceedings is 10 percent of the total parcels in each alternative remaining to be acquired. For Alternatives 1, 2, and 9, the parcels requiring acquisition through eminent domain are already included in the USACE totals for land costs and administrative expenses. For Alternative 4, Landowners Choice, it is estimated that only 3 percent of the parcels that would require acquisition through eminent domain proceedings. These estimates include only parcels to be acquired from unwilling sellers and not for title.

## 11.0 SEVERABLE USE RIGHTS (SURs)

The following is extracted from a guidance letter from the U.S. Department of Justice, Environment and Natural Resources Division, dated January 17, 1995.

In Miami-Dade County, Florida, the creation of SURs followed the official recognition of the importance of the ecosystem of the East Everglades and the enactment by the Board of Commissioners in 1975 of the East Everglades Ordinance. This ordinance enacted zoning regulations, which limited development in the area to agricultural, residential and certain recreational uses. An area of approximately 242 square miles in the East Everglades was designated as an *Area of Critical Environmental Concern*, and three management zones within it were defined (Sec. 33B-13). Management Area 1 is termed *Modified Environment* (boundary land previously altered by human activity), Management Area 2 is *Permanent Wetlands*, while Management Area 3 is *Seasonal Wetlands* (Sec 33B-15).

In 1981, the East Everglades Ordinance was amended by the addition of comprehensive land management and development regulations for the Area of Critical Environmental Concern. These regulations define permitted and conditional uses in each management area, but do not totally ban development. For example, in each management area, single-family detached dwellings are permitted at a density of no greater than one unit per forty acres.

Also in 1981, immediately following the adoption of the comprehensive land management regulations, the Miami-Dade County commissioners moved to inhibit

residential development in the East Everglades through the establishment of a SUR program in each management area.

The stated purpose of the program is to:

*“...provide the owners of land located within the East Everglades Area of Critical Environmental Concern a development alternative to on-site development whereby they can secure a beneficial use of their property through off-site development without the expense and cumulative environmental degradation of on-site development.”*

The ordinance defines a Severable Use Right, or SUR, as:

*“...a specially allocated, lawful permitted right of use of real property which inures to the benefit of the owner of a parcel of land, as created by this division.”*

Section 33B-44 made SURs freely transferable from land in the East Everglades Area of Critical Concern (herein referred to as the transferor land) to land located in any Miami-Dade County zoning district outside the Area of Critical Environmental Concern (the transferee land). This same section addresses the mechanics of SUR transfers by requiring a purchaser of SURs to:

*“...demonstrate that an instrument of conveyance or the use of a severable use right has been recorded in the chain of title in accordance with section 33B-45(f).”*

Section 33B-45(f) requires any person planning to undertake development as a result of having purchased SURs to:

*“...demonstrate that an instrument of conveyance or the use of the severable use right has been recorded in the chain of title of the parcel of land from which the severable use rights is transferred and that such instrument restricts the use of the transferor lands to nonresidential uses.”*

Thus, in order for a transfer of SURs to take place properly in Miami-Dade County, two requirements must be met: 1) an instrument conveying or severing the SURs must be recorded in the chain of title for the parcel of land from which the SURs are transferred; and 2) that instrument must restrict the transferor land to nonresidential uses. The end result of a properly documented transfer of SURs is a recorded restriction of the transferor land to nonresidential uses.

SURs are of no consequence to federal ownership of land or sponsor ownership of the land for a Federal project except that when SURs are properly severed from

land, a use restriction is placed on the land (land can no longer be used for residential purposes). The effect of such a restriction is unclear.

The conservative course recommended by the Department of Justice is to assume that the restriction prohibiting residential use of the land will be enforceable against the United States. An enforceable restriction of this type will not interfere with the contemplated use of the land. No residential use of the property is planned. Indeed, generally, no improvements are planned for the property other than the USACE water control improvements, and the general purpose of the acquisition is to preserve the land in its natural state and prevent development.

Appraisers can value SURs using the sales comparison approach if there are sufficient transactions to constitute a market. When the market is inadequate, appraisers may use the income capitalization approach. In such cases, property through the acquisition of a SUR is adjusted for administrative, legal and other costs incurred.

For the purpose of this project SURs are not required and therefore SURs were not valued in the gross appraisal process.

## **12.0 RELOCATION ASSISTANCE (PUBLIC LAW 91-646)**

There are approximately 1,984 parcels within the project area. There are 514 residential units, which consist of 321 fixed houses and 193 mobile homes/travel trailers. Of these 514 residential units, it is estimated that only 208 are owner occupied. In addition it is estimated that there will be a maximum of 260 tenant families to be relocated, depending on the Alternative. There are approximately 20 business operations including commercial nursery farms within the 8.5 SMA. As a result of hydrological impacts associated with Alternatives 3, 4, 6, 7 and 8, it is estimated that 10 of these businesses will require relocation. The above will require relocation payments as specified under the provision of Title II of Public Law 91-646.

Estimates of costs to comply with Public Law 91-646 for each alternative are as follows:

### **12.1 Alternative 1 – Authorized GDM Plan**

There was one residential relocation associated with this Alternative at a cost of \$32,000.

---

## **12.2 Alternative 2B – Modified GDM Plan**

There was one residential relocation associated with this Alternative at a cost of \$32,000.

## **12.3 Alternative 3 – Deep Seepage Barrier Plan**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur 50 residential moves estimated at \$770,000 consisting of move costs and replacement housing payment for 20 owner occupants (\$560,000) and move costs for 30 non-owner occupied homes (\$210,000). 26 tenant relocations at \$266,500 for move costs and rent differential. 10 business relocations estimated at \$200,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 3 are \$1,236,500 for benefits and \$860,000 for administrative costs, totaling \$2,096,500.

## **12.4 Alternative 4 – Landowner's Choice Land Acquisition**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur 44 residential moves estimated at \$730,000 consisting of move costs and replacement housing payment for 20 owner occupants (\$560,000) and move costs for 24 non-owner occupied homes (\$170,000), 20 tenant relocations at \$205,000 for move costs and rent differential. Ten business relocations estimated at \$200,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 4 are \$1,135,000 for benefits and \$740,000 for administrative costs, totaling \$1,875,000.

## **12.5 Alternative 5 – Total Buy-Out Plan**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur payment of relocation benefits for 514 residential moves estimated at \$8,993,700 (consisting of move costs and replacement housing payment); for 208 owner occupants estimated at \$6,888,700 (for move costs); for 306 non-owner occupied homes at \$2,105,000. An estimated 135 of the 208 replacement housing payments will be last resort. In addition, there would be 260 tenant relocations at \$2,665,000 (for move costs and rent differential); 20 business relocations estimated at \$400,000 (for move costs and reestablishment expenses). New P.L. 91-646 costs for Alternative 5 are \$12,058,700 for benefits and \$7,940,000 for administrative costs, totalling \$19,978,700.

## **12.6 Alternative 6B – Western Portion of 8.5 SMA as Buffer Alternative**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur 354 residential moves estimated at \$6,180,982 consisting of move costs and replacement housing payment for 143 owner occupants (\$4,735,982) and move costs for 210 non-owner occupied homes (\$1,445,000). An estimated 93 of the 140 replacement housing payments will be last resort, 179 tenant relocations at \$1,834,750 for move costs and rent differential. Ten business relocations estimated at \$200,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 6B are \$8,215,731 for benefits and \$5,420,000 for administrative costs, totalling \$13,635,731.

## **12.7 Alternative 6C – Modified Western Portion of SMA as Buffer Plan - Save Our Rivers (SOR) Boundary**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will mandate 41 residential moves at an estimated cost of \$733,019. These costs consist of move costs and replacement housing payment for 17 owner occupants (\$563,019) and move costs for 24 non-owner occupied homes (\$170,000). An estimated 11 of the 16 Replacement Housing Payments will be last resort. There are twenty tenant relocations at an estimated \$205,000 for move costs and rent differential. There is one business relocation estimated at \$20,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 6C have been estimated at \$958,019 for benefits and \$620,000 for administrative costs, totalling \$1,578,019.

## **12.8 Alternative 6D - Modified Western Portion of 8.5 SMA as Buffer Plan**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will result in estimated relocation benefits as follows: a) 35 Owner Occupants (replacement housing , moving and incidentals) at an estimated cost of \$1,159,157 (23 of the replacement housing payments are anticipated to be last resort); b) 52 Non-Owner occupied (Moving expenses only and moving of mobile homes) at an estimated cost of \$365,000; c) 20 tenant relocations (moving expenses and rent differential) estimated at \$205,000; and d) One (1) business relocation (moving and re-establishment expenses) estimated at \$20,000. New P.L. 91-646 costs for Alternative 6D have been estimated at \$1,749,156 for benefits and \$1,080,000 for administrative costs, totalling \$2,829,156.

### **12.9 Alternative 7 – Raise All Existing Roads Plan**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur 50 residential moves estimated at \$770,000 consisting of move costs and replacement housing payment for 20 owner occupants (\$560,000) and move costs for 30 non-owner occupied homes (\$210,000). 26 tenant relocations at \$266,500 for move costs and rent differential. Ten business relocations estimated at \$200,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 7 have been estimated at \$1,146,500 for benefits and \$860,000 for administrative costs, totalling \$2,006,050.

### **12.10 Alternative 8A – Western Portion of 8.5 SMA as Flow-way**

There was one residential relocation associated with the USACE lands at a cost of \$32,000. The remaining lands required for this Alternative will incur 319 residential moves estimated at \$5,582,319 consisting of move costs and replacement housing payment for 129 owner occupants (\$4,272,319) and move costs for 180 non-owner occupied homes (\$1,310,000). An estimated 84 of the 129 replacement housing payments will be last resort, 162 tenant relocations at \$1,660,500 for move costs and rent differential, 10 business relocations estimated at \$200,000 for move costs and reestablishment expenses. New P.L. 91-646 costs for Alternative 8A have been estimated at \$7,232,819 for benefits and \$5,080,000 for administrative costs, totalling \$12,312,819.

### **12.11 Alternative 9 – Adaptive Refinement of GDM Plan**

There was one residential relocation associated with this Alternative at a cost of \$32,000.

The Non-Federal sponsor will be advised of Public Law 91-646 requirements as well as provided documentation of the law, as amended.

## **13.0 ACQUISITION/ADMINISTRATIVE COSTS**

The purpose of this section is to provide an estimate of the administrative costs associated with the acquisition of the lands required for each Alternative. It was assumed that SFWMD would acquire all lands not already acquired by USACE. These administrative costs include title insurance, appraisals, staff acquisition / relocation costs, surveys, legal descriptions, and the costs associated with condemnations.

---

For all alternatives, the administrative costs of the USACE will remain a constant at \$1,700,000, which includes all of the above costs.

Based on past experience with other SFWMD projects, the estimate of administrative costs for each parcel acquired by SFWMD or to be acquired by SFWMD is estimated at \$6,000 per tract, exclusive of those tracts requiring acquisition through eminent domain proceedings. For those tracts to be acquired by eminent domain, a cost of \$30,000 per tract is estimated.

### **13.1 Alternative 1 – Authorized GDM Plan**

The only administrative costs are those of the USACE-\$1,700,000.

### **13.2 Alternative 2B – Modified GDM Plan**

The only administrative costs are those of the USACE-\$1,700,000.

### **13.3 Alternative 3 – Deep Seepage Barrier Plan**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1599 parcels, which includes those already acquired by SFWMD. Of these 1599 parcels, it is estimated that 160 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows:  $(1439 \text{ tracts} \times \$6,000) = \$8,634,000$  and  $(160 \times \$30,000) = \$4,800,000$ . Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$13,434,000 for the SFWMD.

### **13.4 Alternative 4 – Landowner's Choice Land Acquisition**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1726 parcels, which includes those already acquired by SFWMD. Of these 1726 parcels, it is estimated that 52 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows:  $(1674 \text{ tracts} \times \$6,000) = \$10,044,000$  and  $(52 \times \$30,000) = \$1,560,000$ . Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$11,604,000 for the SFWMD.

### **13.5 Alternative 5 – Total Buy-Out Plan**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1726 parcels, which includes those already acquired by SFWMD. Of

these 1726 parcels, it is estimated that 172 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows: (1553 tracts x \$6,000) = \$9,318,000 and (172 x \$30,000) = \$5,160,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$14,478,000 for the SFWMD.

### **13.6 Alternative 6B – Western Portion of 8.5 SMA as Buffer Alternative**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1373 parcels, which includes those already acquired by SFWMD. Of these 1373 parcels, it is estimated that 137 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows: (1283 tracts X\$6,000) = \$7,698,000 and (137 x \$30,000) = \$4,110,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$11,808,000 for the SFWMD.

### **13.7 Alternative 6C – Modified Western Portion of SMA as Buffer Plan - Save Our Rivers (SOR) Boundary**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 375 parcels, which includes those already acquired by SFWMD. Of these 375 parcels, it is estimated that 40 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows: (335 tracts X\$6,000) = \$2,010,000 and (40 x \$30,000) = \$1,200,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$3,210,000 for the SFWMD.

### **13.8 Alternative 6D - Modified Western Portion of 8.5 SMA as Buffer Plan**

The administrative costs of the previously acquired USACE lands are \$1,700,000. SFWMD would acquire a total of 762 parcels, which includes those already acquired by SFWMD. Of these 762 parcels, it is estimated that 60 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows: (679 tracts x \$6,000) = \$4,074,000 and (60 x \$30,000) = \$1,800,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$5,874,000 for the SFWMD.

### **13.9 Alternative 7 – Raise All Roads Plan**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1605 parcels, which includes those already acquired by SFWMD. Of these 1605 parcels, it is estimated that 160 would be acquired through eminent

domain. Total administrative costs of the SFWMD are therefore estimated as follows: (1445 tracts x \$6,000) = \$8,670,000 and (160 x \$30,000) = \$4,800,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$13,470,000 for the SFWMD.

### **13.10 Alternative 8A – Western Portion of 8.5 SMA as Flow-way**

The administrative costs of the USACE are \$1,700,000. SFWMD would acquire a total of 1590 parcels, which includes those already acquired by SFWMD. Of these 1590 parcels, it is estimated that 160 would be acquired through eminent domain. Total administrative costs of the SFWMD are therefore estimated as follows: (1430 tracts x \$6,000) = \$8,580,000 and (160 x \$30,000) = \$4,800,000. Total administrative costs are therefore estimated at \$1,700,000 for the USACE and \$13,380,000 for the SFWMD.

### **13.11 Alternative 9 – Adaptive Refinement of GDM Plan**

The only administrative costs are those of the USACE-\$1,700,000.

## **14.0 RELOCATIONS OF ROADS, BRIDGES, UTILITIES, TOWNS AND CEMETERIES**

The following information under relocations is provided as defined in Appendix Q, Relocations, Alterations, Vacations and Abandonments (EFARS - October 1, 1984) and ER 1180-1-1, Part 73 as real estate guidance for utility and other relocations at Army Corps of Engineers Projects.

**Public Road and Bridge Relocations.** No roads will be relocated in any of the Alternatives. For Alternative 7, Raise All Existing Roads Plan, both a portion of Howard Drive and Richmond Drive are owned and maintained by Miami-Dade County. If the County does not maintain the roads after completion of the raising, an interest would have to be acquired for the special taxing district.

**Utilities Relocations.** There are overhead telephone lines and power lines located in 8.5 SMA that may require relocation under the different alternatives. Presently no Attorney's Opinion of Compensability has been prepared for these possible utility relocations.

**Relocations of Towns and Cemeteries.** There are no known towns or cemeteries located within the project area.

## 15.0 NON-FEDERAL OPERATION/MAINTENANCE RESPONSIBILITIES

For Alternatives 1, 2, 3, and 9, the Non-Federal Sponsor is responsible for twenty-five percent (25%) of operation and maintenance of all project features and/or structures.

For Alternatives 4, and 5, operation and maintenance would consist of land management costs associated with the acquired land and would be the responsibility of the Non-Federal Sponsor

For Alternatives 6B, 6C, 6D and 8A, the Non-Federal Sponsor is responsible for twenty-five percent (25%) of operation and maintenance of all project features and/or structures.

For Alternative 7, the responsibility for the operation and maintenance of the roads would be the responsibility of Miami-Dade County or the special taxing district.

## 16.0 LOCAL SPONSOR'S AUTHORITY TO PARTICIPATE IN THE PROJECT

The South Florida Water Management District was created by virtue of Florida Statutes, Chapter 373, Section .069. The South Florida Water Management District was created to further the State policy of flood damage prevention, preserve natural resources of the State including fish and wildlife and to assist in maintaining the navigability of rivers and harbors. (There are other enumerated purposes but they are not directly applicable to this project.) The South Florida Water Management District is specifically empowered to:

*“Cooperate with the United States in the manner provided by Congress for flood control, reclamation, conservation, and allied purposes in protecting the inhabitants, the land, and other property within the district from the effects of a surplus or a deficiency of water when the same may be beneficial to the public health, welfare, safety, and utility. (Section 373.103).”*

To carry out the above purposes, the South Florida Water Management District is empowered to:

*“...hold, control, and acquire by donation, lease, or purchase, or to condemn any land, public or private, needed for rights-of-way or other purposes, and may remove any building or other obstruction necessary for the construction, maintenance, and operation of the works; and to hold and have full control over the works and rights-of-way of the district.”*

The term *works of the district* is defined by Section 373.019 to be:

*“...those projects and works, including, but not limited to, structures, impoundments, wells, and other water courses, together with the appurtenant facilities and accompanying lands, which have been officially adopted by the governing board of the district as works of the district.”*

Section 373.139 specifically empowers the South Florida Water Management District:

*“...to acquire fee title to real property and easements therein by purchase, gift, devise, lease, eminent domain, or otherwise for flood control, water storage, water management, and preservation of wetlands, streams and lakes, except that eminent domain powers which may be used only for acquiring real property for flood control and water storage.”*

SFWMD would have to obtain authority from the State legislature to utilize eminent domain authority.

## **17.0 HAZARDOUS AND TOXIC WASTES (HTW)**

Based on a review of available Federal and State lists, it does not appear that the 8.5 SMA has been directly impacted by hazardous or petroleum wastes or products. The presence of underground fuel tanks within the area constitutes a potential source for petroleum contamination of the Biscayne aquifer due to its close proximity to ground surface and shallow water table.

A reconnaissance survey undertaken by DERM indicates areas with abandoned automobiles, abandon boats, unidentified wastes piles, pump stations, outhouses, garage and storage sheds, and numerous animal pens. These land use activities could potentially impact soil, groundwater, and surface water quality in the area.

Before acquisition and certification of project lands can be completed, additional evaluation of potential hazardous and toxic waste problems will be undertaken.

## **18.0 RECREATION RESOURCES**

There are no separable recreation lands required for this project.

## 19.0 OUTSTANDING RIGHTS

There are no known outstanding rights other than easements for public roads and utilities.

## 20.0 MINERALS

There is a minimal amount of outstanding mineral rights in the project area, which would not affect project construction. Therefore, it is recommended that the mineral rights not be acquired for those lands to be acquired by SFMWD.

For those lands being acquired by the USACE, the current authorized project requires the acquisition of mineral rights.

## 21.0 STANDING TIMBER AND VEGETATIVE COVER

Proposed acquisition of lands for project implementation will not consist of any area, which will include standing timber or other vegetative cover that has significant recreation or scenic value, therefore, there will be no reservation of standing timber for the proposed acquisition.

## 22.0 MITIGATION

There are no known mitigation requirements.

## 23.0 SUMMARY OF ESTIMATED PROJECT REAL ESTATE COSTS

### 23.1 Alternative 1 – Authorized GDM Plan-USACE ONLY

#### USACE

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

<b>TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 1 =</b>	<b>\$ 4,110,200</b>
--	---------------------

**23.2 Alternative 2B – Modified GDM Plan-USACE ONLY****USACE**

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 2B = \$ 4,110,200**

**23.3 Alternative 3 – Deep Seepage Barrier Plan****USACE**

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

**NON-FEDERAL SPONSOR**

Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Flowage Easement lands	
4,387 at \$9,190 per acre	\$ 40,316,530
306 FAA at \$5,500 per acre	\$ 1,683,000
Residences Improvements 50 at \$87,000	\$ 4,350,000
Agriculture improvements (4387@\$1760)	\$ 7,721,120
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 7,792,000
Acquisition/Administrative costs	
Includes condemnation	\$ 13,434,000
P.L. 91-646 Payments	\$ 1,236,500
Administrative costs for relocations	\$ 860,000
Contingency 25% on \$ \$77,393,150	\$ 19,348,288
<b>SUBTOTAL</b>	<b>\$106,083,950</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 3 (rounded) (RD) = \$110,194,150**

**23.4 Alternative 4 – Landowner's Choice Land Acquisition**

<b>USACE</b>	
Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>
<b>NON-FEDERAL SPONSOR</b>	
Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
382 x \$9,690	\$ 3,701,580
Flowage Easement lands	
306 acres x \$5,500	\$ 1,683,000
4,348 acres x \$9,190	\$ 39,958,120
Life estate with flowage easement	
245 acres x \$9,190	\$ 2,251,550
Residential improvements	
121 x \$87,000	\$ 10,527,000
Agricultural improvements	\$ 8,756,000
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 7,088,000
Acquisition/Administrative costs	
Includes condemnation	\$ 11,604,000
P.L. 91-646 Payments	\$ 1,135,000
Administrative costs for relocations	\$ 740,000
Contingency 25% on \$87,444,250	\$ 21,861,063
<b>SUBTOTAL</b>	<b>\$ 118,647,820</b>
<b>TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 4 (RD) =</b>	<b>\$ 122,758,020</b>

**23.5 Alternative 5 – Total Buy-Out Plan****USACE**

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

**NON-FEDERAL SPONSOR**

Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
4,975 acres x \$9,690	\$ 48,207,750
Flowage easement-FAA	\$ 1,683,000
Residential improvements	
321 x \$87,000	\$ 27,927,000
Agricultural improvements	
4975 x \$1,760	\$ 8,756,000
Severance damages	\$ 0
Minerals	\$ 0
Acquisition/Administrative costs	
Includes condemnation	\$ 14,478,000
P.L. 91-646 Payments	\$ 12,058,700
Administrative costs for relocations	\$ 7,940,000
Contingency 25% on \$121,050,450	\$ 30,262,610
<b>SUBTOTAL</b>	<b>\$160,655,570</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 5 (RD) =****\$164,765,770**

**23.6 Alternative 6B – Western Portion of 8.5 SMA as Buffer Alternative****USACE**

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

**NON-FEDERAL SPONSOR**

Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
3,064 at \$9,690	\$ 29,690,160
Flowage Easements	
150 acresX\$9,190	\$ 1,378,500
Residential Improvements	
220 x \$87,000	\$ 19,140,000
Miscellaneous Improvements	
3,064 x 1760	\$ 5,392,640
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 160,000
Acquisition/Administrative costs	
Includes condemnation	\$ 11,808,000
P.L. 91-646 Payments	\$ 8,215,731
Administrative costs for relocations	\$ 5,420,000
Contingency 25% on \$81,205,031	\$ 20,301,260
<b>SUBTOTAL</b>	<b>\$110,848,800</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 6B (RD) = \$114,959,000**

### 23.7 Alternative 6C - Modified Western Portion of SMA as Buffer Plan - Save Our Rivers (SOR) Boundary

#### USACE

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

#### NON-FEDERAL SPONSOR

Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
611 at \$9,690	\$ 5,920,590
Residential Improvements	
23 x \$87,000	\$ 2,001,000
Miscellaneous Improvements	\$ 1,075,360
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 0
Acquisition/Administrative costs	
Includes condemnation	\$ 3,210,000
P.L. 91-646 Payments	\$ 958,109
Administrative costs for relocations	\$ 620,000
Contingency 25% on \$13,784,969	\$ 3,446,242
<b>SUBTOTAL</b>	<b>\$ 26,573,721</b>

#### TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 6C (RD) =

**\$ 30,683,921**

**23.8 Alternative 6D – Modified Western Portion of 8.5 SMA as Buffer Plan****USACE**

Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>

**NON-FEDERAL SPONSOR**

Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
1203 at \$9,690	\$ 11,657,070
Flowage easement lands to be acquired	
546 at \$9,190	\$ 5,017,740
Residential Improvements	
87 x \$87,000	\$ 7,569,000
Miscellaneous Improvements	\$ 3,78,240
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 480,000
Acquisition/Administrative costs	
Includes condemnation	\$ 5,874,000
P.L. 91-646 Payments	\$ 1,774,156
Administrative costs for relocations	\$ 1,080,000
Contingency 25% on \$33,805,366	\$ 8,451,342
<b>SUBTOTAL</b>	<b>\$ 51,599</b>
<b>220</b>	
<b>TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 6D =</b>	<b>\$ 55,709,420</b>

**23.9 Alternative 7 – Raise All Roads Plan**

<b>USACE</b>	
Lands and Damages:	\$ 2,378,200
Acquisition/Administrative costs	\$ 1,700,000
Relocation costs P.L. 91-646	\$ 32,000
<b>SUBTOTAL</b>	<b>\$ 4,110,200</b>
<b>NON-FEDERAL SPONSOR</b>	
Lands and Damages	
SFWMD acquired land-fee simple	\$ 9,342,510
Fee lands to be acquired	
303 acres x\$ 9,690	\$ 2,936,070
Flowage Easement lands	
4,098 x \$9,190	\$ 37,660,620
306 x 5,500	\$ 1,683,000
Residential improvements	
50 x \$87,000	\$ 4,350,000
Agricultural improvements	
4,404 x \$1,760	\$ 7,751,040
Severance damages	\$ 0
Minerals	\$ 0
Raising of septic systems	\$ 7,792,000
Acquisition/Administrative costs	
Includes condemnation	\$ 13,470,000
P.L. 91-646 Payments	\$ 1,146,500
Administrative costs for relocations	\$ 860,000
Contingency 25% on \$77,649,230	\$ 19,412,310
<b>SUBTOTAL</b>	<b>\$ 106,404,050</b>
<b>TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 7 rounded =</b>	<b>\$ 110,514,250</b>

**23.10 Alternative 8A – Western Portion of 8.5 SMA as Flow-way****USACE**

Lands and Damages:	\$	2,378,200
Acquisition/Administrative costs	\$	1,700,000
Relocation costs P.L. 91-646	\$	32,000
<b>SUBTOTAL</b>	<b>\$</b>	<b>4,110,200</b>

**NON-FEDERAL SPONSOR**

Lands and Damages		
SFWMD acquired land-fee simple	\$	9,342,510
Fee lands to be acquired		
2,658 acres at \$9,690	\$	25,756,020
Flowage Easement lands		
2,013 acres at \$9,190	\$	18,499,470
Residential improvements		
199 x \$87,00	\$	17,313,000
Agricultural improvements		
2,013 x \$1,760	\$	3,542,880
Severance damages	\$	0
Minerals	\$	0
Raising of septic systems	\$	0
Acquisition/Administrative costs		
Includes condemnation	\$	13,380,000
P.L. 91-646 Payments	\$	7,232,819
Administrative costs of relocations	\$	5,080,000
Contingency 25% on \$90,804,189	\$	22,701,050
<b>SUBTOTAL</b>	<b>\$</b>	<b>122,847,750</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 8A rounded = \$ 126,957,950**

**23.11 Alternative 9 – Adaptive Refinement of GDM Plan****USACE ONLY****USACE**

Lands and Damages:	\$	2,378,200
Acquisition/Administrative costs	\$	1,700,000
Relocation costs P.L. 91-646	\$	32,000
<b>SUBTOTAL</b>	<b>\$</b>	<b>4,110,200</b>

**TOTAL ESTIMATED REAL ESTATE COST OF ALTERNATIVE 9 = \$ 4,110,200**

---

## 24.0 ESTATES TO BE ACQUIRED

### 24.1 Fee

**Fee:** The fee simple title to (the land described in Schedule A) (Tracts No. \_\_\_\_ and \_\_\_\_ ) subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; less and except the Severable Use Rights (SURs) associated with the described land, which rights exist pursuant to Metropolitan Dade County Code Section 33B, and which rights are expressly severed from the described land and retained by the Grantor.

This instrument restricts the use of the above-described land to nonresidential uses.

or

**Fee:** The fee simple title to (the land described in Schedule A) (Tracts No. \_\_\_\_ and \_\_\_\_ ) subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; less and except the Severable Use Rights (SURs) associated with the described land, which rights exist pursuant to Metropolitan Dade County Code Section 33B, and which rights were previously severed from the described land by an instrument recorded in [insert proper recording reference for the deed which severed the SURs].

### 24.2 Fee Excepting and Subordinating Subsurface Minerals

The fee simple title to (the land described in Schedule A) (Tract No. \_\_\_\_\_), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all (coal) (oil and gas) in and under said land and all appurtenant rights used in connection with the exploration, development, production and removal of said (coal) (oil and gas), including any existing structures and improvements; provided, however, that the said (coal) (oil and gas) and appurtenant rights so excepted and excluded are hereby subordinated to the prior right of the Non-Federal Sponsor to flood and submerge the land as may be necessary in the construction, operation and maintenance of the project; provided further that my exploration or development of said (coal) (oil and gas) in and under said land shall be subject to Federal and state laws with respect to pollution of waters of the reservoir, and provided that the type and location of any structures, improvement and appurtenance thereto now existing or to be erected or constructed on -said land in connection with the exploration and/or development of said (coal) (oil and gas) shall be subject to the prior written approval of the Non-Federal sponsor and excepting and excluding from the taking ail, interests in the (coal) (oil and gas) which are outstanding is parties other than the surface owners and all tenant appurtenant rights for the exploration, development and removal of said (coal)

(oil and gas) so excluded and less and except the Severable Use Rights (SURs) associated with the described land, which rights exist pursuant to Metropolitan Dade County Code Section 33B, and which rights are expressly severed from the described land and retained by the Grantor.

#### **24.3 Fee Excluding Minerals (With Restriction On Use Of The Surface)**

The fee simple title to (the land described in Schedule A), (Tracts No. \_\_\_\_\_), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all (coal) (oil and gas), is and under said land and all appurtenant rights for the exploration, development, production and removal, of said (coal) (oil and gas), but without the right to enter upon or over the surface of said land for the purpose of drilling and extracting therefrom said (coal) (oil and gas) and less and except the Severable Use Rights (SURs) associated with the described land, which rights exist pursuant to Metropolitan Dade County Code Section 33B, and which rights are expressly severed from the described land and retained by the Grantor.

#### **24.4 Fee Excluding Minerals (With Restriction on Use of the Surface and Subordination to the Right to Flood).**

The fee simple title to (the land described in Schedule A, (Tracts No. \_\_\_\_\_), subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines; excepting and excluding from the taking all (coal) (oil and gas) in and under said land and all appurtenant rights for the exploration, development, production and removal of said (coal) (oil and gas), but without the right to enter upon or over the surface of said land for the purpose of drilling and extracting therefrom said (coal) (oil and gas); provided, however, that the said (coal) (oil and gas) and appurtenant rights so excepted and excluded are subordinated to the prior right of the, Non-Federal Sponsor to flood and submerge the land in connection with the operation and maintenance of the project and less and except the Severable Use Rights (SURs) associated with the described land, which rights exist pursuant to Metropolitan Dade County Code Section 33B, and which rights are expressly severed from the described land and retained by the Grantor.

#### **24.5 Flowage Easement (Permanent Flooding)**

The perpetual right, power, privilege and easement permanently to overflow, flood and submerge (the land described is Schedule A) (Tracts No. \_\_\_\_\_) (and to maintain mosquito control) in connection with 'the operation and Maintenance o the project as authorized by the Act of Congress approved and the continuing right to clear and remove any brush, debris and natural obstructions which, in the

opinion of the representative of the Non-Federal Sponsor in charge of the project, may be detrimental to the project, together with all right, title and interest in and to the timber situate on the land; together with all right, title and interest in and to the structures and improvements now situate on the land, except fencing above elevation \_\_\_\_ and also excepting the structure(s) now existing on the land described as \_\_\_\_\_, which may be maintained on the land provided that no portion of the structures located below elevation \_\_\_\_ feet, mean sea level, shall be utilized for human habitation to the extent that sleeping accommodations will be maintained therein; provided that no other structures shall also be constructed or maintained on the land except as may be approved in writing by the representative of the Non-Federal Sponsor, in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State laws with respect to pollution.

#### **24.6 Flowage Easement (Portions of Land to be Subjected to Permanent Inundation and Portions to be Subjected to Occasional Flooding)**

The perpetual right, power, privilege and easement in, upon, over and across (the land described in Schedule A) (Tracts No. \_\_\_\_\_) for the purposes set forth below:

- a. Permanently to overflow, flood and submerge the land lying below elevation \_\_\_\_\_ (and to maintain mosquito control,) in connection with the operation and maintenance of the project for the purposes as authorized by the Act of Congress approved \_\_\_\_\_, together with all right, title and interest in and to the timber; and the continuing right to clear and remove any brush, debris and natural obstructions which, in the opinion of the representative of the Non-Federal sponsor in charge of the project may be detrimental to the project.
- b. Occasionally to overflow, flood and submerge the land lying above elevation \_\_\_\_\_ (and to maintain mosquito control,) in connection with the operation and maintenance of said project.

Together with all right, title and interest in and to the structures and improvements now situate on the land, except fencing above elevation \_\_\_\_ and also excepting the structure(s) now existing on the land described as \_\_\_\_\_, which may be maintained on the land provided that no

portion of the structures located below elevation \_\_\_\_ feet, mean sea level, shall be utilized for human habitation to the extent that sleeping accommodations will be maintained therein; provided that no other structures shall also be constructed or maintained on the land except as may be approved in writing by the representative of the Non-Federal Sponsor, in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State laws with respect to pollution.

## **25.0 THE RECOMMENDED PLAN**

Alternative 6D was viewed by the South Florida Water Management District (SFWMD) as the plan that optimized protection of wetlands and minimized impacts to landowners within the 8.5 SMA. The Governing Board (through a Motion passed on 15 June 2000) recommended that Alternative 6D should become a project feature of the Modified Water Deliveries Project and as such construction and land acquisition would be implemented through full federal funding. The USACE, in concert with the NPS and USFWS, has identified this alternative with conditions as the Recommended Plan in the GRR/FSEIS for Modified Water Deliveries.

The cost estimates for each alternative previously analyzed in the Draft GRR/FSEIS were completed with preliminary information available at the time and were analyzed using estimated administrative expenses of the SFWMD. Since Alternative 6D has now been selected as the Recommended Plan, this section offers further refinement for Alternative 6D only.

### **25.1 Final Estimated Acquisition Costs (Including Relocation and Administrative Costs and Contingencies)**

The following Real Estate Chart of Accounts provides a full summary of the revised real estate costs for this alternative. The total real estate cost estimate has been adjusted (increased) to an estimated \$73,925,330 (including contingency, administrative costs and prior payments). Prior payments include \$3,600,000 for land payments on behalf of DOI for the ENP expansion area. This increase is primarily due to adjustments to the following: (a) administrative costs (Federal versus non-Federal acquisition); (b) increasing the contingency from 25% to 35% for the reasons discussed below; (c) an increase in the

estimated number of tracts to be acquired by eminent domain due to the immediate requirement for the lands; and (d) including in the cost estimate the reimbursement to SFWMD its reasonable and documented administrative costs related to the acquisition of tracts in the 8.5 SMA and its obligation to transfer these lands to the Federal Government.

The original estimate of \$6,000 per tract for SFWMD's administrative expenses was based on historical data for the C-111 and Kissimmee River land acquisition projects over many years of acquisition from willing sellers. The attached table (Real Estate Chart of Accounts) portrays a more accurate depiction based on a comparison to actual administrative costs of a recent direct federal acquisition project. It is felt that this recent project was more reflective of actual administrative costs of a federal acquisition project. These same adjustments would have been made to any other acquisition alternative had they been selected.

An adjustment in the contingency from 25% to 35% has been made for this alternative for the following reasons: a) the unknown final alignment of the structural features; b) the need to further evaluate the conditions placed on the recommendation of SFWMD for implementation of this alternative (including the potential affects of acquisition costs of lands east of the Perimeter levee's proposed location and foot print); c) the anticipated time-line for full implementation and the unknown effect on costs of acquisition due to shortness of time to fully develop staffing, contracting and other costs to meet target acquisition schedule; d) time to fully evaluate and cost out suggestions for landowner options (discussed below). Had another alternative been selected, these same unknowns could possibly apply and thus cause a higher contingency to be applied to any other alternative.

A portion of the increased contingency was attributable to the assumption that a higher percentage of tracts may need to be acquired by condemnation since SFWMD has already purchased a significant amount of land from willing sellers.

In accordance with the Items of Local Cooperation identified in Section 9.6 of the GRR, and in the Recommendations in Section 11, SFWMD will convey for fair market value consideration and reasonable incidental costs of acquisition all lands, easements, and rights-of-way owned by them together with all maps, appraisals and other acquisition materials that may be of use to the government.

The Chart of Accounts also includes a prior payment in the amount of \$3,600,000 for land payments made by the Corps on behalf of the Dept. of Interior for lands within the ENP Expansion Area. These lands were acquired by the Corps under the terms of an Interagency Agreement between DOI and USACE. Since the Chart of Accounts reflects overall project costs (both prior and future expenditures) the expenditures for lands purchased on behalf of DOI is shown since the cost estimates were included in the GDM Chart of Accounts for the

**REAL ESTATE CHART OF ACCOUNTS  
ESTIMATED PROJECT REAL ESTATE COSTS  
PROJECT: MODIFIED WATER DELIVERIES TO EVERGLADES NATIONAL PARK  
8.5 SMA GENERAL REEVALUATION REPORT**

01	LANDS AND DAMAGES		
01A50	PROJECT PLANNING		\$50,000
01B10	FUTURE ACQUISITION BY GOVERNMENT PRIOR ACQUISITION BY GOVERNMENT*		\$4,434,000 \$1,700,000
01C10	CONDEMNATION BY GOVERNMENT		\$3,600,000
01E10	APPRAISALS BY GOVERNMENT		\$5,542,500
01F10	FUTURE PL 91-646 PAYMENTS		\$540,000
01N00	FACILITY/UTILITY RELOCATIONS		\$10,000
01R00	REAL ESTATE PAYMENTS BY GOVERNMENT		
	FUTURE LAND PAYMENTS:		
	SFWMD LAND PAYMENTS*	\$9,342,510	
	SFWMD ADMINISTRATIVE EXPENDITURES	\$1,100,000	
	USACE LAND PAYMENTS	\$24,622,210	
	SEPTIC RAISING	\$480,000	
	SUBTOTAL		\$35,544,720
	PRIOR LAND PAYMENTS:		
	CORPS (AUTHORIZED GDM FOOTPRINT)*	2,378,200	
	CORPS (FOR DOI--ENP EXPANSION AREA)*	3,600,000	
			\$5,978,200
01R2A	FUTURE PL 91-646 ASSISTANCE PAYMENTS		\$1,749,156
	PRIOR PL 916-646 ASSISTANCE PAYMENTS*		\$32,000
	TOTAL REAL ESTATE COST EXCLUDING CONTINGENCY (RD)		<b>\$59,180,577</b>
	AMOUNT FOR CONTINGENCY	\$42,127,867	
	REAL ESTATE CONTINGENCY (35% COST) (RD)		\$14,744,753
	TOTAL PROJECT REAL ESTATE COST (RD)		<b>\$73,925,330</b>
	TOTAL PRIOR PAYMENTS	\$7,710,200	

Note: Contingency not applied to asterisked items.

Authorized Plan. The actual increase in project Real Estate costs would be the difference between the Total and the Prior Expenditures.

A listing of the potentially affected landowners has been developed for the Recommended Plan. This listing is found at the end of this Appendix. The list identifies those properties that potentially will be acquired as part of the implementation of this alternative. The listing identifies properties by Miami-Dade County Property Appraiser Folio Number and owner name. The listing also includes information on acquisition type, whether the property is within a proposed levee or canal footprint, and the acreage of the property. This listing is based on the best available information at the time of the preparation of this document. Affected properties are subject to change and acquisition will be based on the final alignment developed during the design phase.

## **25.2 Transfer of Title and Outgranting of Land to Local Sponsor**

In accordance with the Items of Local Cooperation identified in Section 9.6 of the GRR, and in the Recommendations in Section 11, SFWMD will convey for fair market value consideration and reasonable incidental costs of acquisition all lands, easements, and rights-of-way owned by them together with all maps, appraisals and other acquisition materials that may be of use to the government.

In addition, as also identified in Sections 9.6 and 11 of the GRR, SFWMD shall maintain and operate the project after completion by the government. The Federal Government will retain title to the project lands and grant to the Non-Federal Sponsor an outgrant for the lands to implement operation and maintenance responsibilities including management, maintenance, operation, repair and rehabilitation. This outgrant will be for nominal consideration.

## **25.3 Terms of Local Cooperation and Plan Recommendations**

A complete discussion of plan recommendations, including terms of local cooperation, are included in the GRR in sections 9.6 and 11.0.

## **25.4 Acquisition Considerations by Others**

This section addresses possible conditions and landowner considerations during the implementation of the Recommended Plan.

Item (a) of the Motion by the Governing Board of SFWMD states:

*“ The Perimeter Levee’s location and footprint should maximize the amount of wetlands included in the buffer area, following the approximate boundary in Alternative 6D.”*

If the Corps locates the perimeter levee east of its current location (based on SFWMD acquiring additional lands from willing sellers), land acquisition costs would increase.

Item (b) of the Motion by the Governing Board of SFWMD states:

*“The Internal Levee and seepage canal system should be optimized to minimize impacts to the residents of 8.5 SMA. For example, the levee’s location should avoid residences where practicable. Upon exhaustion of reasonable efforts to avoid landowner impacts, residents should receive fair market value or be provided equivalent property at no expense to themselves.”*

The Corps is committed to designing the Internal Levee and seepage canal to avoid residences where possible. In those instances where the acquisition of a residence is unavoidable, the landowner would receive just compensation (or fair market value) for their property. In addition, they would be provided relocation advisory services at the outset in order to determine what benefits they may be entitled to under P.L. 91-646. If they are qualified, they would be entitled to a comparable replacement housing payment.

Item (g) of the Motion from SFWMD states:

*“For those lands within the 8.5 SMA which fall east of the proposed levee, a willing seller program, free from fear of condemnation, for all lands should be continued utilizing appropriate and available programs and funds.”*

The Corps has no current authority to pursue a willing seller program outside the acquisition areas identified in the Recommended Plan. Any such program would be done by SFWMD or other entities.

Based on recommendations from state and local governmental entities, the following items were evaluated for possible consideration:

- 1) There should be no condemnation except for the footprint for the project construction, i.e., that land necessary for the levee, canal, and pumps.

**Response:** While it would be nice to complete a public acquisition project without the use of condemnation, the acquisition required under the Recommended Plan could not occur without a condemnation authority. Without authority for condemnation, one unwilling seller could prevent the entire project from proceeding forward, regardless if they were in the area to be inundated or within the project footprint. Condemnation authority is inherent in approval of the Corps acquisition project. Even though condemnation authority is present it is

always used only as a last resort to clear title or as an impartial means to resolve honest differences of opinion regarding value. Every attempt will be made to reach a reasonable settlement on each tract. Offers are based on appraisals done by independent appraisers researching the private marketplace.

- 2) People to the west of the 6D levee should have four options: a) sell property; b) sell flowage easements and continue to live in the area with roads raised at 100% government expense; c) sell life estates and continue to live in the area with roads raised at 100 percent government expense; or d) be relocated to the 8.5 SMA east of the 6D levee at 100 percent government expense.

**Response:** Regarding item b), the landowner choice of a flowage easement was addressed in Alternative 4 and fully evaluated. The landowner choice for acquisition was not a part of Alternative 6D and is not part of the Recommended Plan. Allowing a residential structure to remain in place after inundation occurs is not considered to be in the best interest of the government or the landowner. The reason is that flood events above the mitigation level could occur due to extreme rainfall events or other conditions out of the control of the Corps or local sponsor and the government would not want to place any additional risk to flooding on the landowner. The current approved estate for a flowage easement contained in Corps Regulations (described in Section 24 of this Appendix) does not allow for residential structures to remain in place on flowage easements and approval would have to be obtained to use a non-standard estate allowing for human habitation. The second issue in item b) deals with the government paying for the costs of raising the roads, etc. so that landowners could remain in place on a flowage easement. Under Alternative 4, the option for the landowner remaining in place with a flowage easement was conditioned with a cap on the compensation at the fair market value for a full fee acquisition. Generally when easements are purchased, the appraisal would indicate the value of the easement and would also include any "costs to cure" (such as raising of roads to maintain access). The value of easements can easily average around 95% of the full fee value. When the costs to cure and the easement value itself exceeds full fee value, the government in these instances would instead offer to buy the land in fee. Costs to raising roads, maintaining utilities, etc. for isolated parcels could be enormous. An engineering cost estimate would have to be done for each individual tract. It is anticipated that in most instances the costs to cure would be prohibitive. The Recommended Plan anticipates that its perimeter levee will be the limit of development within the 8.5 SMA. Thus, it contemplates that the area west of the levee will return to natural conditions. Comments received by the USACE questioned the potential of allowing residents to remain in the area west of the perimeter levee. The overall purpose of the project is to provide a means by which increased water levels within the ENP can occur without impact to residences of the 8.5 SMA. The area outside of the levee can be expected to experience increased water levels consistent with the Modified Water Deliveries Project. Since this area outside of the perimeter levee has the

lowest historic topographic elevation, the inundation in this area can be expected to be significant. Allowing continued residential use of the area would require the raising of the roadways within the area to provide access. No additional protection will be provided.

Using a similar analysis as was done for Alternative 7, Raise All Roads Plan, it can be expected that the initial construction costs for the roadways would be approximately \$12,207,600. This considers not only the raising of the roadways in-kind but the placement of two bridges over the proposed seepage canal. The cost also includes the acquisition of 226 acres of land for the roadway easements. The annual cost of this additional aspect to the Recommended Plan is estimated to be \$1,065,334, including the periodic replacement and maintenance of the roadways.

For item c) above, the option of a life estate was evaluated in Alternative 4. In Alternative 4 the life estate alone was not a consideration. The life estate option was only evaluated in connection with a flowage easement. The same rationale applies for this option not being in the best interest of the government or the landowners as described in the response to item b) above.

For item d) above, the resident would have a choice in where they relocate. The Corps would have no authority to actually acquire land outside the authorized project boundary. When a resident is displaced because of a federal project, they are entitled to the relocation benefits set forth under P.L. 91-646. These benefits are paid at government expense. The benefits may include a replacement housing payment. The Government must find and offer comparable replacement housing for displaced persons, but the landowner is not obligated to take the housing offered. If landowners desire to relocate into the 8.5 SMA east of the Recommended Plan, and no comparable replacement dwellings are available that can be offered by the government, the government must offer a replacement dwelling elsewhere. However, the landowner is free to find a comparable replacement home or locate vacant land themselves and be reimbursed for building a new home, subject to approval of the dwelling as decent, safe and sanitary. The comparable unit offered by the government, however, establishes the maximum price differential benefit for which the resident will be eligible.

**25.5 Acquisition Schedule**

October 1, 2000	Project Approval
November 15, 2000	Landowner Meeting
December 15, 2000	Project Mapping Completed
January 15, 2001	Title Commitments Received
June 15, 2001	Appraisals within Footprint Approved Negotiations Begin for Tracts w/in Footprint
October 15, 2001	Appraisals Outside Footprint Approved Negotiations for Other Tracts Begins
January 1, 2002	Start Condemnation (if necessary) For tracts w/in Footprint
May 1, 2002	Start Condemnation (if necessary) For other Tracts
June 2002	Land Certification for Tracts w/in Footprint
December 2003	Land Certification for Tracts Outside Footprint

This schedule is contingent upon being able to use the current funds available for construction of the approved GDM plan immediately upon approval of the Record of Decision for the Recommended Plan for acquisition purposes in order to get the necessary staffing needs filled and order title commitments and appraisals to meet target dates.

### Listing of Potentially Affected Landowners

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058020000020			Fee		0.0
3058090000013	BARRERA	F	Fee		10.0
3058090000019	MARTINEZ	M	Fee		5.0
3058090000050	WINSICK	O	Fee		10.0
3058090000200	BARRERA	F	Fee		5.0
3058090001170	KOUKIOS	P	Fee		4.9
3058090001180	ALLEN	W	Fee		4.2
3058110000010	Dade		Flowage		5.0
3058110000011	BEATON	J	Flowage		5.0
3058110000012	SOSA	M	Flowage		1.4
3058110000013	FEBLES	M	Flowage		5.0
3058110000014	SANG	S	Flowage		2.5
3058110000015	LOPEZ	H	Flowage		1.4
3058110000016	LOPEZ	H	Flowage		1.4
3058110000017	NAVARRO	J	Flowage		1.4
3058110000030	TAPANES	L	Flowage		4.9
3058110000070	PEREZ	W	Flowage		2.4
3058110000071	PEREZ	M	Flowage		2.4
3058110000072	ISIS	H	Flowage		0.3
3058110000100	ESTRADA	P	Flowage		2.5
3058110000110	MOYA	R	Flowage		4.9
3058110000111	GOMEZ	E	Flowage		2.9
3058110000112	TORRES	L	Flowage		1.2
3058110000113	TORRES	L	Flowage		1.2
3058110000121	BAYRON	A	Flowage		1.4
3058110000140	MONTES	R	Flowage		1.4
3058110000150	GONZALEZ	M	Flowage		2.5
3058110000151	KURLAND	A	Flowage		5.0
3058110000152	CESPEDES	E	Flowage		2.5
3058110000160	GARICA	P	Flowage		5.1
3058110000161	FALCON	A	Flowage		4.9
3058110000162	SFWM		Flowage		4.7

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058110000170	ANDERSON	H	Flowage		5.1
3058110000171	VELOZ	I	Flowage		4.8
3058110000172	SASSI	C	Flowage		5.1
3058110000173	TRUSTEE	G	Flowage		5.1
3058110000180	LOPEZ	P	Flowage		5.2
3058110000181	Dade		Flowage		5.2
3058110000190	VIVAR	W	Flowage		5.1
3058110000191	QUINTANA	B	Flowage		5.1
3058110000200	RODRIGUEZ	J	Flowage		4.9
3058110000210	TAPANES	R	Flowage		5.0
3058110000220	GONZALEZ	R	Flowage		4.1
3058110000254	FERNANDEZ	P	Flowage		2.5
3058110000257	VELEZ	J	Flowage		5.0
3058110000260	RODRIGUEZ	R	Flowage		5.0
3058110000270	VELEZ	A	Flowage		5.0
3058110000271	BOUDET	J	Flowage		5.0
3058110000280	AMOR	M	Flowage		4.9
3058110000290	ROBAINA	J	Flowage		4.9
3058110000291	RODICIO	P	Flowage		5.1
3058110000300	ALMENARES	L	Flowage		2.5
3058110000310	TAPANES	R	Flowage		5.1
3058110000320	SARGENT	R	Flowage		4.9
3058110000321	BELL	E	Flowage		4.9
3058110000330	FERNANDEZ	M	Flowage		4.6
3058110000340	RIESCO	J	Flowage		2.5
3058110000341	DAO	T	Flowage		2.5
3058110000342	CHAVEZ	O	Flowage		2.5
3058110000343	MORA	R	Flowage		2.5
3058110000345	VIAMONTE	A	Flowage		2.5
3058110000346	FERNANDEZ	J	Flowage		2.5
3058110000347	CHAVEZ	O	Flowage		2.5
3058110000350	GARCIA	P	Flowage		9.5
3058110000351	COMP	P	Flowage		0.5
3058110000360	REYES	M	Flowage		5.0
3058110000370	MELLAD	D	Flowage		2.3
3058110000371	MELLAD	D	Flowage		2.0

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058110000380	PAVLOFF	T	Flowage		5.0
3058110000390	TAPANES	R	Flowage		5.0
3058110000400	TAPANES	R	Flowage		2.5
3058110000410	SHAW	P	Flowage		2.9
3058110000420	LARRALDE	E	Flowage		2.1
3058110000430	ESCOBIO	B	Flowage		2.5
3058110000440	TAPANES	L	Flowage		2.5
3058110000450	TAPANES	R	Flowage		2.5
3058110000460	ESCOBIO	B	Flowage		2.5
3058110000470	TAPANES	R	Flowage		2.5
3058110000480	LARRALDE	E	Flowage		2.2
3058110000490	FONTS	F	Flowage		4.7
3058110000500	SICA	R	Flowage		5.1
3058110000510	TAPANES	R	Flowage		5.0
3058110000520	SFWMD		Flowage		4.9
3058110000530	LOUBRIEL	M	Flowage		1.4
3058110000531	RODRIGUEZ	A	Flowage		1.5
3058110000532	ALFONSO	J	Flowage		1.5
3058110000533	VAZQUEZ	G	Flowage		2.9
3058110000534	GONZALEZ	H	Flowage		1.5
3058110000535	GONZALEZ	H	Flowage		1.5
3058110000536	HERNANDEZ	H	Flowage		1.5
3058110000540	GONZALEZ	R	Flowage		4.2
3058110000550	RAMS	V	Flowage		4.8
3058110000560	ABEL	I	Flowage		5.1
3058110000570	NAVARRO	O	Flowage		4.6
3058110000580	RODRIGUEZ	M	Flowage		4.8
3058110000590	GARCIA	J	Flowage		5.1
3058110000600	SFWMD		Flowage		2.4
3058110000610	RODRIGUEZ	F	Flowage		5.1
3058110000611	VALDEZ	A	Flowage		5.1
3058110000620	SFWMD		Flowage		4.9
3058110000621	CAMEJO	R	Flowage		10.2
3058110000630	NAVARRO	A	Flowage		2.5
3058110000631	NAVARRO	O	Flowage		2.5
3058110000640	GONZALEZ	G	Flowage		4.9

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058110000650	SFWMD		Flowage		5.0
3058110000651	SFWMD		Flowage		5.1
3058110000652	SFWMD		Flowage		4.9
3058110000670	DE FERRER	M	Flowage		5.1
3058110000680	ANDRE	B	Flowage		5.1
3058110000690	CAMEJO	R	Flowage		2.6
3058110000691	CAMEJO	R	Flowage		2.6
3058110000700	COTTON	C	Flowage		5.1
3058110000750	FERNANDEZ	O	Flowage		4.6
3058110000751	FERNANDEZ	O	Flowage		4.1
3058110000760	SFWMD		Flowage		5.0
3058110000770	TRUSTEE	T	Flowage		5.0
3058110000820	MARZOA	R	Flowage		5.1
3058110001060	RAVELO	R	Flowage		5.0
3058110001070	TAPANES	R	Flowage		5.0
3058110001080	TAPANES	R	Flowage		5.0
3058110001110	RODRIGUEZ	E	Flowage		9.9
3058110001130	GARCIA	C	Flowage		5.0
3058110001140	SANCHEZ	J	Flowage		5.0
3058110001150	DE NAVEA	C	Flowage		5.0
3058110001160	LAZARO	O	Flowage		5.0
3058110001170	NAVARRO	L	Flowage		10.0
3058110001180	TORRES	D	Flowage		1.3
3058110001190	MARTINEZ	A	Flowage		1.3
3058110001200	PEON	A	Flowage		2.9
3058110001210	BOLANO	H	Flowage		2.6
3058110001300	HERRERA	H	Flowage		2.5
3058110001310	GOMEZ	A	Flowage		2.9
3058110001320	R	J	Flowage		1.1
3058110001400	SANTOS	R	Flowage		1.3
3058110001401	CASADO	Z	Flowage		1.3
3058110001410	VALLS	R	Flowage		4.4
3058110001490	MELLAD	D	Flowage		4.1
3058110001500	PARTNERSHIP	E	Flowage		5.0
3058110001590	ORIHUELA	R	Flowage		2.5
3058110001630	LLANES	L	Flowage		5.0

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058110001680	PINON	J	Flowage		2.5
3058110001690	GONZALEZ	B	Flowage		2.5
3058110001700	BARROSO	A	Flowage		5.0
3058110001720	ALVAREZ	E	Flowage		2.5
3058110001740	BRACERAS	F	Flowage		4.8
3058110001750	HODGES	T	Flowage		2.5
3058110001760	MESA	O	Flowage		2.5
3058110001830	BRACERAS	J	Flowage		2.5
3058110001860	FEBLES	D	Flowage		5.0
3058110001920	HERNANDEZ	E	Flowage		5.0
3058110002190	RODRIGUEZ	R	Flowage		2.5
3058110002500	VAZQUEZ	G	Flowage		2.5
3058110002510	DOMINGUEZ	A	Flowage		2.5
3058110002520	VALLS	R	Flowage		1.5
3058110004010	OLIVERA	A	Flowage		1.5
3058110004020	VARGAS	L	Flowage		1.3
3058110004080	RUBIERA	S	Flowage		1.5
3058110004890	GARDIN	M	Flowage		1.5
3058110004960	RUBIERA	S	Flowage		1.5
3058110004970	RUCABADO	M	Flowage		1.5
3058110005040	RUCABADO	M	Flowage		1.5
3058140000030	FAA		Flowage		306.4
3058140000150	ALVAREZ	J	Fee	Yes	4.9
3058140000181	RESENDIZ	G	Fee	Yes	4.9
3058140000190	PEREZ	A	Fee	Yes	2.5
3058140000191	MUNDO	R	Fee	Yes	2.5
3058140000241	NICKERSON	J	Fee	Yes	5.0
3058140000250	TABORDA	H	Fee	Yes	4.1
3058140000290	GONZALEZ	R	Fee	Yes	5.0
3058140000333	CARMONA	E	Fee	Yes	4.7
3058150000010	Dade		Flowage		15.2
3058150000060	COMP	A	Flowage		2.2
3058150000061	CO	A	Flowage		1.9
3058150000062	COMP	A	Flowage		2.4
3058150000090	SALABARRIA	J	Flowage		5.0
3058150000100	GOBEL	J	Flowage		4.8

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058150000330	TAMAYO	J	Flowage		4.9
3058150000340	TAMAYO	J	Flowage		4.9
3058150000350	TAMAYO	J	Flowage		1.9
3058150000370	AMADOR	S	Flowage		2.5
3058150000420	PEREZ	I	Fee		9.9
3058150000421	DOLEBY	E	Fee/Flowage	Yes	4.4
3058150000430	ZARACHO	C	Fee/Flowage	Yes	5.0
3058150000460	BERNARDO	J	Fee		4.9
3058150000470	RANCH	F	Fee		2.5
3058150000471	RANCH	F	Fee		2.5
3058150000480	BERNARDO	S	Fee		2.3
3058150000481	BERNARDO	S	Fee/Flowage	Yes	2.5
3058150000490	TRUSTEE	A	Fee		2.5
3058150000491	GARCIA	A	Fee	Yes	2.5
3058150000500	LINARES	G	Fee	Yes	2.5
3058150000501	SUAREZ	P	Fee		2.5
3058150000502	DIAZ	M	Fee		2.5
3058150000503	DE DIAZ	L	Fee	Yes	2.5
3058150000510	DE ROBLEDO	M	Fee		4.9
3058150000520	CLARK	J	Fee	Yes	9.0
3058150000530	SEARA	M	Fee		2.5
3058150000540	BARQUIN	A	Fee		2.5
3058150000550	LEVY	M	Fee		2.5
3058150000570	FERNANDEZ	J	Fee		4.9
3058150000590	CURRAIS	A	Fee		2.5
3058150000640	CO	L	Fee/Flowage	Yes	40.3
3058150000791	LORIGA	A	Fee		5.0
3058150000795	DOMINGUEZ	R	Fee	Yes	4.8
3058150000796	GUTIERREZ	J	Fee		4.2
3058150000797	AVILA	A	Fee	Yes	5.0
3058150000798	SABATIER	R	Fee	Yes	5.0
3058150000870	LORIGA	A	Fee	Yes	5.0
3058150000990	ARCE	M	Fee	Yes	2.5
3058150001150	FRANQUI	M	Fee	Yes	4.9
3058150001170	JOMARRON	A	Fee	Yes	4.9
3058150001250	FERNANDEZ	M	Fee	Yes	2.3

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058150001260	FERNANDRZ	M	Fee	Yes	2.5
3058150001270	CHAM	F	Fee	Yes	4.7
3058150001610	111	J	Fee		5.0
3058150001730	PORTILLA	C	Fee	Yes	4.8
3058150001780	POLO	J	Fee	Yes	2.5
3058150001810	MANDIOLA	A	Fee	Yes	2.5
3058160000010	VEGA	R	Fee		5.4
3058160000011	GUTIERREZ	C	Fee		5.4
3058160000012	ALESSANDRINI	C	Fee		4.8
3058160000020	CINTRA	J	Fee		5.1
3058160000021	GARCIA	R	Fee		5.1
3058160000030	SFWM		Fee		4.8
3058160000031	MARISOL	M	Fee		2.4
3058160000040	IZA	J	Fee		9.7
3058160000041	MARISOL	M	Fee		2.4
3058160000050	SFWM		Fee		4.8
3058160000051	CANTWELL	J	Fee		5.1
3058160000052	CONCEPCION	N	Fee		5.1
3058160000053	CHEN-YIN	K	Fee		5.1
3058160000054	ROMERO	A	Fee		2.6
3058160000055	HUSSAIN	A	Fee		4.8
3058160000056	LONG	L	Fee		2.6
3058160000060	SALES	S	Fee		4.9
3058160000070	VALAZQUEZ	J	Fee		5.1
3058160000090	SFWM		Fee		4.8
3058160000092	SFWM		Fee		4.8
3058160000100	SFWM		Fee		4.8
3058160000101	CUESTA	P	Fee		4.8
3058160000110	VIGOA	G	Fee		4.8
3058160000111	GARCIA	D	Fee		4.8
3058160000120	SFWM		Fee		4.8
3058160000121	BRANDON	J	Fee		4.8
3058160000130	NOGUERA	R	Fee		5.1
3058160000131	FRANCIS	A	Fee		2.6
3058160000132	MENENDEZ	T	Fee		2.4
3058160000140	ROMERO	V	Fee		4.8

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058160000143	SFWMD		Fee		4.8
3058160000150	SFWMD		Fee		4.8
3058160000151	BRANDON	A	Fee		4.8
3058160000160	LEPETRIE	J	Fee		4.8
3058160000161	ABREU	J	Fee		2.0
3058160000162	GAETAN	A	Fee		2.3
3058160000440	PINERO	J	Fee		1.2
3058160000490	PAGAN	R	Fee		5.2
3058160000491	LOAIZA	C	Fee		4.9
3058160000495	PRESTIANNI	J	Fee		10.3
3058160000500	SANCHEZ	J	Fee		2.4
3058160000505	BARRERA	P	Fee		2.4
3058160000506	BARRERA	P	Fee		2.4
3058160000507	INVESTMENTS	S	Fee		2.4
3058160000508	RANCH	L	Fee		7.3
3058160000509	ROJAS	M	Fee		2.4
3058160000530	BARRERAS	R	Fee		2.4
3058160000531	YORK	T	Fee		4.9
3058160000532	SFWMD		Fee		2.4
3058160000540	ROFFMAN	E	Fee		4.9
3058160000540	ROFFMAN	E	Fee		4.9
3058160000545	SFWMD		Fee		4.9
3058160000550	RAYA	R	Fee		4.9
3058160000551	SMITH	M	Fee		4.9
3058160000560	ALVAREZ	D	Fee		4.9
3058160000565	WHOLESALERS	D	Fee		4.9
3058160000570	SFWMD		Fee		4.9
3058160000575	RAYA	R	Fee		4.9
3058160000580	CALAS	A	Fee		4.9
3058160000581	MACARENO	R	Fee		4.6
3058160000590	SFWMD		Fee		4.9
3058160000600	SHERK-PEREZ	E	Fee		4.5
3058160000605	SFWMD		Fee		4.9
3058160000625	KHAN	M	Fee		4.9
3058160000650	FERNANDEZ	S	Fee		4.9
3058160000660	NOSTE	J	Fee		4.9

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058160000710	CATALA	E	Fee		0.5
3058160000710	CATALA	E	Fee		0.5
3058160000810	PINERO	J	Fee		5.2
3058160000811	(TRUSTEE)	D	Fee		0.8
3058160000811	(TRUSTEE)	D	Fee		0.8
3058160000811	(TRUSTEE)	D	Fee		0.8
3058160000950	SFWMD		Fee		4.9
3058160000960	PEREZ	F	Fee		4.9
3058160003320	PINERO	J	Fee		6.2
3058160003460	FUND	T	Fee		0.1
3058160003460	FUND	T	Fee		0.1
3058160003470	COMP	B	Fee		1.3
3058160003480	NV	D	Fee		1.3
3058160003490	MORA	E	Fee		1.3
3058160003500	SFWMD		Fee		2.7
3058160003690	SFWMD		Fee		1.3
3058160003700	SFWMD		Fee		1.3
3058160003740	SFWMD		Fee		2.7
3058160003780	(TR)	E	Fee		2.7
3058170001280	HERNANDEZ	O	Fee		4.7
3058200000010	CHA	D	Fee		1.4
3058200000020	(TR)	T	Fee		1.4
3058200000120	CAIAFFA	A	Fee		2.7
3058200000140	SFWMD		Fee		1.3
3058200000150	LEIS	J	Fee		1.3
3058200000260	DAVIS	G	Fee		1.3
3058200000270	DAVIS	G	Fee		1.3
3058200000271	CHA	D	Fee		1.0
3058200000271	CHA	D	Fee		1.0
3058200000271	CHA	D	Fee		1.0
3058200000820	SFWMD		Fee		2.5
3058200000920	METTS	E	Fee		1.7
3058200000940	STEPHENS	D	Fee		1.3
3058200000960	SFWMD		Fee		1.1
3058200000970	TAYLOR	B	Fee		1.2
3058200001080	LANDY	E	Fee		2.9

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058200003250	JONES	M	Fee		1.4
3058200003260	SFWMD		Fee		1.4
3058200003360	SFWMD		Fee		2.5
3058200003370	SFWMD		Fee		1.3
3058200003371	TUCKER	R	Fee		0.5
3058200003371	TUCKER	R	Fee		0.5
3058200003390	SFWMD		Fee		1.3
3058200003500	CORP	J	Fee		1.3
3058200003510	ARROYO	E	Fee		1.3
3058200004080	JANEIRO	E	Fee		2.5
3058200004190	SFWMD		Fee		2.5
3058200004210	SFWMD		Fee		1.3
3058200004220	SFWMD		Fee		1.3
3058200004230	MGT	N	Fee		0.5
3058200004230	MGT	N	Fee		0.5
3058200004230	MGT	N	Fee		0.5
3058200004230	MGT	N	Fee		0.5
3058200004230	MGT	N	Fee		0.5
3058200004280	SFWMD		Fee		3.7
3058200004300	FORTIN	M	Fee		1.4
3058200004310	SFWMD		Fee		1.4
3058200004320	SUTHER	J	Fee		3.2
3058210000010	SFWMD		Fee		9.4
3058210000011	WHITE	C	Fee	Yes	5.0
3058210000012	FARAJALLAH	S	Fee		2.5
3058210000015	TRUSTEE	Y	Fee	Yes	4.9
3058210000017	AGUILERA	W	Fee	Yes	2.2
3058210000018	SUAREZ	P	Fee	Yes	2.4
3058210000019	VALLE	J	Fee	Yes	5.0
3058210000020	BESTEIRO	R	Fee	Yes	4.3
3058210000021	SFWMD		Fee		4.7
3058210000022	SFWMD		Fee		4.7
3058210000023	SFWMD		Fee		2.5
3058210000024	SFWMD		Fee		2.8
3058210000025	CLEMENTE	J	Fee	Yes	4.9
3058210000026	MOREJON	J	Fee	Yes	4.9

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058210000027	SZOCHERMAN	S	Fee		5.2
3058210000028	SFWMD		Fee		2.5
3058210000029	SFWMD		Fee		2.4
3058210000030	KOLLIN	S	Fee	Yes	5.1
3058210000031	SOOWAL	J	Fee		5.0
3058210000032	TOLILA	R	Fee		5.0
3058210000033	BESU	J	Fee		5.0
3058210000034	GAINZA	M	Fee		5.0
3058210000038	HERNANDEZ	S	Fee		5.0
3058210000039	PIZZO	R	Fee		4.9
3058210000042	SFWMD		Fee		4.9
3058210000043	AYALA	R	Fee		5.0
3058210000044	RODRIGUEZ	J	Fee	Yes	2.4
3058210000051	COCKERHAM	P	Fee		5.3
3058210000052	SFWMD		Fee		2.2
3058210000053	SFWMD		Fee		2.5
3058210000060	MOYE	K	Fee	Yes	4.8
3058210000070	SFWMD		Fee		4.7
3058210000071	SFWMD		Fee		4.9
3058210000080	SFWMD		Fee		4.7
3058210000081	VELASCO	M	Fee		4.7
3058210000090	RUIZ	A	Fee		2.4
3058210000091	SILVEIRA	R	Fee		2.5
3058210000092	COOPERMAN	N	Fee		2.5
3058210000093	CASTANEIRA	F	Fee		2.5
3058210000094	MALO	M	Fee	Yes	2.5
3058210000095	MIQUEO	F	Fee	Yes	2.3
3058210000100	SALAZAR	A	Fee		4.2
3058210000140	HAPPL	F	Fee		5.0
3058210000141	LOPEZ	R	Fee		5.0
3058210000142	AGUIRRE	E	Fee		5.0
3058210000190	SFWMD		Fee		4.8
3058210000240	JARAMILLO	D	Fee		4.9
3058210000250	SANTANA	H	Fee		5.0
3058210000260	SFWMD		Fee		2.5
3058210000270	FUENTES	A	Fee		2.6

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058210000280	LEIZAN-LOPEZ	J	Fee		2.5
3058210000310	SFWMD		Fee		5.0
3058210000320	SFWMD		Fee		4.9
3058210000330	SFWMD		Fee		5.1
3058210000350	SFWMD		Fee		2.4
3058210000380	JONES	P	Fee		5.0
3058210000390	SFWMD		Fee		5.0
3058210000400	PRESTIANNI	R	Fee		5.1
3058210000410	SFWMD		Fee		2.0
3058210000411	SFWMD		Fee		2.3
3058210000420	PROPERTIES	T	Fee		4.6
3058210000430	SFWMD		Fee		4.7
3058210000440	PEREZ	A	Fee		5.0
3058210000451	ALVAREZ	J	Fee		5.0
3058210000460	SFWMD		Fee		4.7
3058210000470	SFWMD		Fee		4.7
3058210000490	SFWMD		Fee		4.7
3058210000500	SALAZAR	A	Fee		5.0
3058210000510	BATTLE	R	Fee		4.9
3058210000520	BATTLE	R	Fee		5.0
3058210000530	SFWMD		Fee		5.0
3058210000540	OVANESIAN	T	Fee		5.1
3058210000550	NENOV	L	Fee		5.0
3058210000560	SFWMD		Fee		4.9
3058210000570	SFWMD		Fee		5.0
3058210000580	MONTEGO	E	Fee		2.5
3058210000610	VILLETA	C	Fee		5.0
3058210000620	SFWMD		Fee		4.9
3058210000630	SFWMD		Fee		5.1
3058210000640	SALES	S	Fee		2.5
3058210000650	SFWMD		Fee		2.5
3058210000660	PHILLIPS	E	Fee		5.0
3058210000670	Dade		Fee		5.0
3058210000680	SFWMD		Fee		5.0
3058210000690	SFWMD		Fee		4.5
3058210000700	JORGE	G	Fee		5.0

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058210000710	SFWMD		Fee		4.9
3058210000714	WALKER	W	Fee		5.2
3058210000720	COHEN	B	Fee		5.0
3058210000730	DIEGUEZ	E	Fee		4.7
3058210000731	SFWMD		Fee		2.5
3058210000732	GONZALEZ	J	Fee		2.5
3058210000733	SFWMD		Fee		2.5
3058210000734	SFWMD		Fee		4.7
3058210000735	SFWMD		Fee		10.0
3058210000736	GAINZA	P	Fee		2.5
3058210000880	DIEQUEZ	J	Fee	Yes	4.9
3058210000920	DIAZ	F	Fee	Yes	9.7
3058210000950	LEE	N	Fee	Yes	4.9
3058210000980	FERNANDO	F	Fee	Yes	5.0
3058210000990	CAO	R	Fee		4.7
3058210001290	GONZALEZ	E	Fee		5.1
3058210001360	FLEITES	M	Fee		4.9
3058210001370	MORALES	L	Fee	Yes	4.7
3058210001380	HERNANDEZ	F	Fee		4.9
3058210001490	SFWMD		Fee		2.5
3058210001700	SFWMD		Fee		2.6
3058210001770	(TR)	T	Fee	Yes	4.7
3058210002190	SORIANO	D	Fee	Yes	2.6
3058220000061			Fee	Yes	4.6
3058220000063	GREEN	E	Fee	Yes	5.0
3058220000070	DELGADO	J	Fee	Yes	5.0
3058220000080	LABRADA	A	Fee	Yes	5.0
3058220000088	TRUSTEE	D	Fee	Yes	5.0
3058220000090	KEENE	C	Fee	Yes	5.0
3058220000100	NUNEZ	R	Fee	Yes	4.8
3058220000111	CABRERA	J	Fee	Yes	2.5
3058220000116	MAIORANA	A	Fee	Yes	2.5
3058220000117	PINACHO	A	Fee	Yes	2.5
3058220000120	WOODARD	R	Fee	Yes	4.8
3058220000132	HAWTHORNE	L	Fee	Yes	2.5
3058220000133	PLASENCIA	T	Fee	Yes	2.5

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058220000137	YACOUB	J	Fee	Yes	5.0
3058270000820	GUTIERREZ	J	Fee	Yes	2.5
3058270000830	CHICVARA	R	Fee	Yes	2.4
3058270000940	BERG	R	Fee	Yes	2.5
3058270000950	IMPORT		Fee	Yes	2.4
3058270000980	IMPORT		Fee	Yes	2.5
3058270000990	MENDOZA	J	Fee	Yes	2.6
3058270001100	MENDOZA	J	Fee	Yes	2.5
3058270001110	BECEIRO	H	Fee	Yes	2.2
3058270001460	ROMAGUERA	E	Fee	Yes	2.5
3058270001470	HERNANDEZ	T	Fee	Yes	5.0
3058270001530	PARRAS	C	Fee	Yes	5.0
3058270001590	ESCALONA	J	Fee	Yes	5.0
3058270001620	ESCALONA	J	Fee	Yes	5.0
3058270001630	MENENDEZ	M	Fee	Yes	2.5
3058270001740	MOLINA	M	Fee	Yes	2.3
3058270001750	PEREZ	C	Fee	Yes	2.2
3058280000330	SFWMD		Fee		2.5
3058280001420	HOYLE	C	Fee	Yes	1.2
3058280001421	ORTEGA	A	Fee		1.2
3058280001430	CORNYN	R	Fee		1.5
3058280001440	HOOG	R	Fee	Yes	1.5
3058280001450	ARMSTRING	W	Fee	Yes	1.4
3058280001470	RODRIQUEZ	J	Fee	Yes	1.4
3058280001480	MORGAN	J	Fee		1.3
3058280001490	MORGAN	J	Fee		1.3
3058280001491	COMP	H	Fee		1.5
3058280001500	TRUSTEE	Y	Fee	Yes	6.8
3058280001510	GIBSON	F	Fee		1.4
3058280001520	EDRI	A	Fee	Yes	1.4
3058280001610	MIMS	E	Fee		1.8
3058280001620			Fee		1.6
3058280001630	OLAZABAL	O	Fee		1.2
3058280001640	LOPEZ	A	Fee		1.4
3058280001650	GARCIA	J	Fee		1.4
3058280001660			Fee		1.8

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058280001670	CASANOVA	A	Fee		1.2
3058280001680	SFWMD		Fee		1.2
3058280001730	SFWMD		Fee		2.5
3058280001740	TAYLOR	N	Fee		2.0
3058280001750	GARCIA	J	Fee		1.3
3058280001760	SFWMD		Fee		1.5
3058280001770			Fee		1.2
3058280001780	SFWMD		Fee		1.5
3058280001790	SFWMD		Fee		1.5
3058280001791	ROSADO	M	Fee		1.5
3058280001800	DITA	G	Fee		1.4
3058280001810	SFWMD		Fee		1.5
3058280001820	SFWMD		Fee		1.4
3058280001830	ESTRADA	A	Fee		1.3
3058280001850	SFWMD		Fee		1.5
3058280001860	SFWMD		Fee		1.5
3058280001870	DE LEON	L	Fee		1.4
3058280001871	SFWMD		Fee		1.3
3058280001880	MAURY	M	Fee		1.4
3058280001890	HERNANDEZ	M	Fee		1.3
3058280001900	GARRIDO	M	Fee		1.4
3058280001910	CASTRO	M	Fee		1.4
3058280001920	SFWMD		Fee		1.3
3058280001930	SFWMD		Fee		1.4
3058280001950	ROBERTS	L	Fee		1.4
3058280001960	PEREZ	A	Fee		1.4
3058280001970	GUEVARA	J	Fee		1.4
3058280002000	CASTRO	L	Fee		1.4
3058280002010	GARCIA	M	Fee		1.4
3058280002020	RICE	J	Fee		1.6
3058280002030	SFWMD		Fee		1.5
3058280002040	LAING		Fee		1.4
3058280002050	SFWMD		Fee		1.4
3058280002060	MARRIOTT	J	Fee		1.4
3058280002070	DIST	S	Fee		1.4
3058280002080	MANAGEMENT	S	Fee		1.5

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058280002090	SFWMD		Fee		1.5
3058280002101	SMITH	R	Fee		1.3
3058280002110	BOURBONAIS	M	Fee		1.2
3058280002120	KRAWCHECK	R	Fee		1.8
3058280002130	SFWMD		Fee		1.5
3058280002140	SFWMD		Fee		1.7
3058280002170	SFWMD		Fee		1.3
3058280002180	SFWMD		Fee		1.3
3058280002190	SFWMD		Fee		1.3
3058280002200	DIST	S	Fee		1.4
3058280002210	SFWMD		Fee		1.3
3058280002220	SFWMD		Fee		1.5
3058280002231	SFWMD		Fee		1.8
3058280002330	KONG	S	Fee	Yes	1.4
3058280002370	SANCHEZ	M	Fee		1.3
3058280002371	BRAVO	R	Fee	Yes	1.3
3058280002372	SINGLETON	K	Fee	Yes	1.4
3058280002390	FULKS	G	Fee		1.4
3058280002420	CAMACHO	R	Fee	Yes	1.4
3058280002421	WALL	J	Fee		1.3
3058280002430	LORENZO	S	Fee		1.4
3058280002440	LORENZO	S	Fee	Yes	1.4
3058280002450	CALLAHAN	R	Fee		1.7
3058280002460	RAYMOND	R	Fee		1.5
3058280002470	TRUSTEE	A	Fee	Yes	1.8
3058280002650	GLOVER	L	Fee	Yes	1.8
3058280002660	DENIZARD	F	Fee		1.5
3058280002670	GARCIA	A	Fee		1.7
3058280002680	MELLENDEZ	J	Fee		1.3
3058280002690	ORTEGA	W	Fee		1.4
3058280002700	HOOG	R	Fee	Yes	1.3
3058280002880	ALGOZAIN	J	Fee		1.8
3058280002890	ALGOZAIN	J	Fee		1.5
3058280002900	ALGOZAIN	J	Fee		1.7
3058280002910	GONZALEZ	A	Fee		1.3
3058280002920	SFWMD		Fee		1.4

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058280002930	DIAZ	J	Fee		1.4
3058280002940	CASIANO	J	Fee		1.3
3058280003010	SFWMD		Fee		1.5
3058280003020	REYES	C	Fee		1.5
3058280003040	YZQUIERDO	L	Fee	Yes	1.3
3058280003041	ANDREU	L	Fee		1.4
3058280003050	ANDREU	L	Fee		1.3
3058280003150	JOSEY	C	Fee		1.4
3058280003160	SFWMD		Fee		1.4
3058280003170	SFWMD		Fee		1.3
3058280003180	LATIMER	H	Fee		1.3
3058280003190	MCKNIGHT	B	Fee		2.8
3058280003210	SFWMD		Fee		1.3
3058280003220	GONZALEZ	L	Fee		1.4
3058280003221	CAROLINA	G	Fee		1.4
3058280003222	UPPER	G	Fee		1.4
3058280003230	SFWMD		Fee		1.3
3058280003240	VEGA	J	Fee		1.3
3058280003250	ZUNIGA	F	Fee		1.4
3058280003260	DE PAOLIS	N	Fee		1.3
3058280003270	DE PAOLIS	N	Fee		1.3
3058280003280	HOOG	R	Fee	Yes	1.3
3058280003290	TENER	T	Fee		1.5
3058280003300	SILVERMAN	S	Fee		1.2
3058280003310	SFWMD		Fee		1.7
3058280003311	SANTIAGO	J	Fee		1.5
3058280003320	SFWMD		Fee		1.2
3058280003330	WEISS	H	Fee		1.8
3058280003340	GARCIA	J	Fee		2.5
3058280003350	OLAZABAL	O	Fee		1.2
3058280003360	SFWMD		Fee		1.4
3058280003370	LEON	R	Fee		1.4
3058280003380	SFWMD		Fee		1.4
3058280003390	SFWMD		Fee		1.4
3058280003400	SFWMD		Fee		1.3
3058280003401	SFWMD		Fee		1.4

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058280003410	SFWMD		Fee		1.3
3058280003420	SFWMD		Fee		1.3
3058280003430	UTILITIES	R	Fee		1.5
3058280003440	SFWMD		Fee		1.7
3058280003450	SFWMD		Fee		1.5
3058280003460	SFWMD		Fee		1.5
3058280003470	REYES	A	Fee		1.5
3058280003480	REYES	N	Fee		1.4
3058280003490	SFWMD		Fee		1.5
3058280003500	SFWMD		Fee		1.8
3058280003510	SFWMD		Fee		1.5
3058280003530	OCASIO	J	Fee		1.4
3058280003540	PHELAN	C	Fee		1.3
3058280003550	FERGUSON	C	Fee		1.4
3058280003560	WUERTH	A	Fee		1.4
3058280003600	WHITTAKER	M	Fee	Yes	1.4
3058280003610	HARRIS	P	Fee	Yes	1.3
3058280003620	PEREZ	F	Fee	Yes	1.3
3058280003630	TORRES	R	Fee	Yes	1.4
3058280003650	ADAWI	E	Fee		1.4
3058280003660	SFWMD		Fee		1.3
3058280003670	TORRES	R	Fee	Yes	1.4
3058280003680	GARCIA	J	Fee	Yes	2.5
3058280003690	MENDIBUR	R	Fee		1.4
3058280003700	GOMEZ	R	Fee		1.3
3058280003710	ORTEGA	M	Fee		1.5
3058280003730	MENENDES	S	Fee	Yes	1.5
3058280003740	FRAGA	A	Fee		1.7
3058280003750	SFWMD		Fee		1.5
3058280003760	SFWMD		Fee	Yes	1.8
3058280004340	SFWMD		Fee		1.5
3058290000010	SPIER	G	Fee		2.0
3058290000060	CABEZUDO	V	Fee		1.2
3058290000061	SFWMD		Fee		1.2
3058290000070	CHAVEZ	O	Fee		5.0
3058290000080	TYSON	L	Fee		2.1

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058290000090	SFWMD		Fee		2.5
3058290000100	SFWMD		Fee		2.5
3058290000100	SFWMD		Fee		2.5
3058290000101	ACRES	R	Fee		2.5
3058290000110	SFWMD		Fee		2.5
3058290000120	RIOS	J	Fee		2.5
3058290000121	KRAHL	R	Fee		5.0
3058290000130	SFWMD		Fee		2.1
3058290000140	SFWMD		Fee		2.1
3058290000150	SFWMD		Fee		1.0
3058290000151	SFWMD		Fee		1.2
3058290000152	JONES	M	Fee		0.4
3058290000160	MURRHEE	R	Fee		2.1
3058290000170	DE FUNCIA	C	Fee		2.1
3058290000500	RUIZ	E	Fee		2.1
3058290000510	SFWMD		Fee		5.0
3058290000520	RUIZ	J	Fee		2.3
3058290000530	VALLADARES	J	Fee		2.3
3058290000540	SFWMD		Fee		5.0
3058290000590	SFWMD		Fee		2.3
3058290000600	SFWMD		Fee		10.0
3058290000630	CUELI	O	Fee		2.5
3058290000640	CUELI	O	Fee		5.0
3058290001930	SFWMD		Fee		5.0
3058290001930	SFWMD		Fee		5.0
3058290001940	SFWMD		Fee		5.0
3058290001950	SFWMD		Fee		2.1
3058290001980	ROBLES	J	Fee		2.5
3058290001990	SFWMD		Fee		5.0
3058290002030	SFWMD		Fee		2.1
3058290002050	MARTINEZ	L	Fee		5.0
3058290002060	BALDWIN	C	Fee		5.0
3058290002070	VALDES	H	Fee		2.5
3058290002080	MARTINEZ	L	Fee		2.5
3058290002091	DEV		Fee		0.0
3058290002091	DEV		Fee		0.0

Folio Number	Owner (Last Name)	First Name Initial	Acquisition Type (1)	Within Levee or Canal	Acres (2)
3058290002250	COGGINS	M	Fee		2.5
3058290002260	PAZ	A	Fee		2.5
3058290002410	RIVERA	L	Fee		2.0
3058290002420	RIVERON	G	Fee		2.1
3058290002430	FUENTES	E	Fee		2.1
3058290002440	SFWMD		Fee		2.5
3058290002450	SFWMD		Fee		2.5
3058290002460	RIVERO	O	Fee		2.5
3058290002470	KANAGIE	R	Fee		2.1
3058290002480	FERNANDEZ	M	Fee		2.5
3058290002530	PAZ	A	Fee		1.3
3058290002540	SFWMD		Fee		1.6

**Notes:**

- (1) The List of Potentially Affected Property Owners is based on the best available information. However, final acquisition will be based on the final alignment developed during the design phase.
- (2) Acquisition type indicated whether fee purchase of flowage easement is envisioned for the properties. Those properties listed as fee/flowage indicates that the type of acquisition has not yet been determined.