

# September Task Force Land Challenges

*By: Ruth Clements  
Director – Land Acquisition Department  
September 21, 2006*

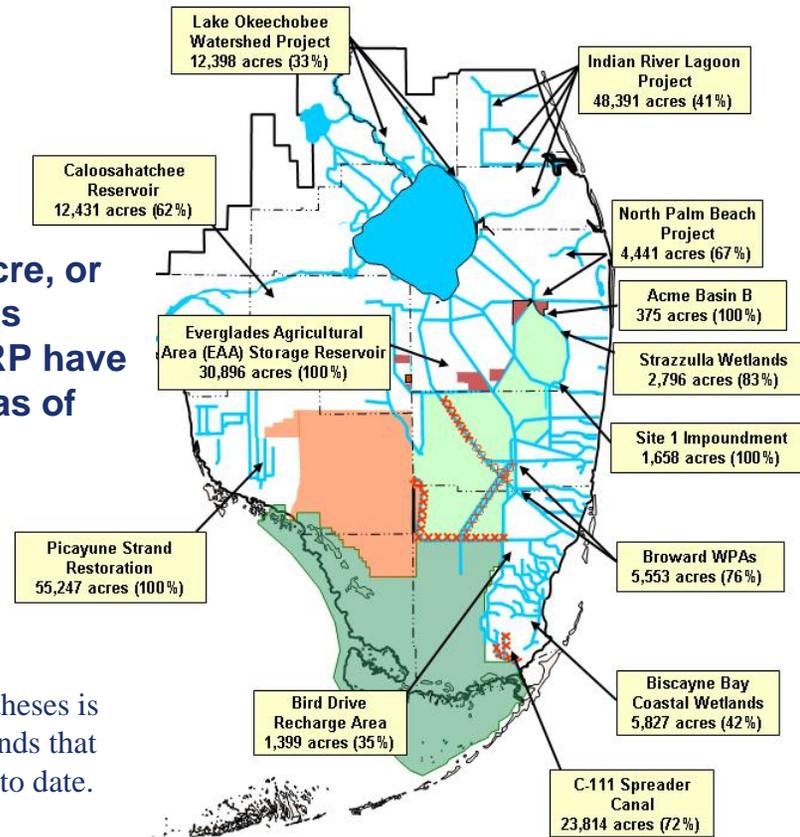


[sfwmd.gov](http://sfwmd.gov)

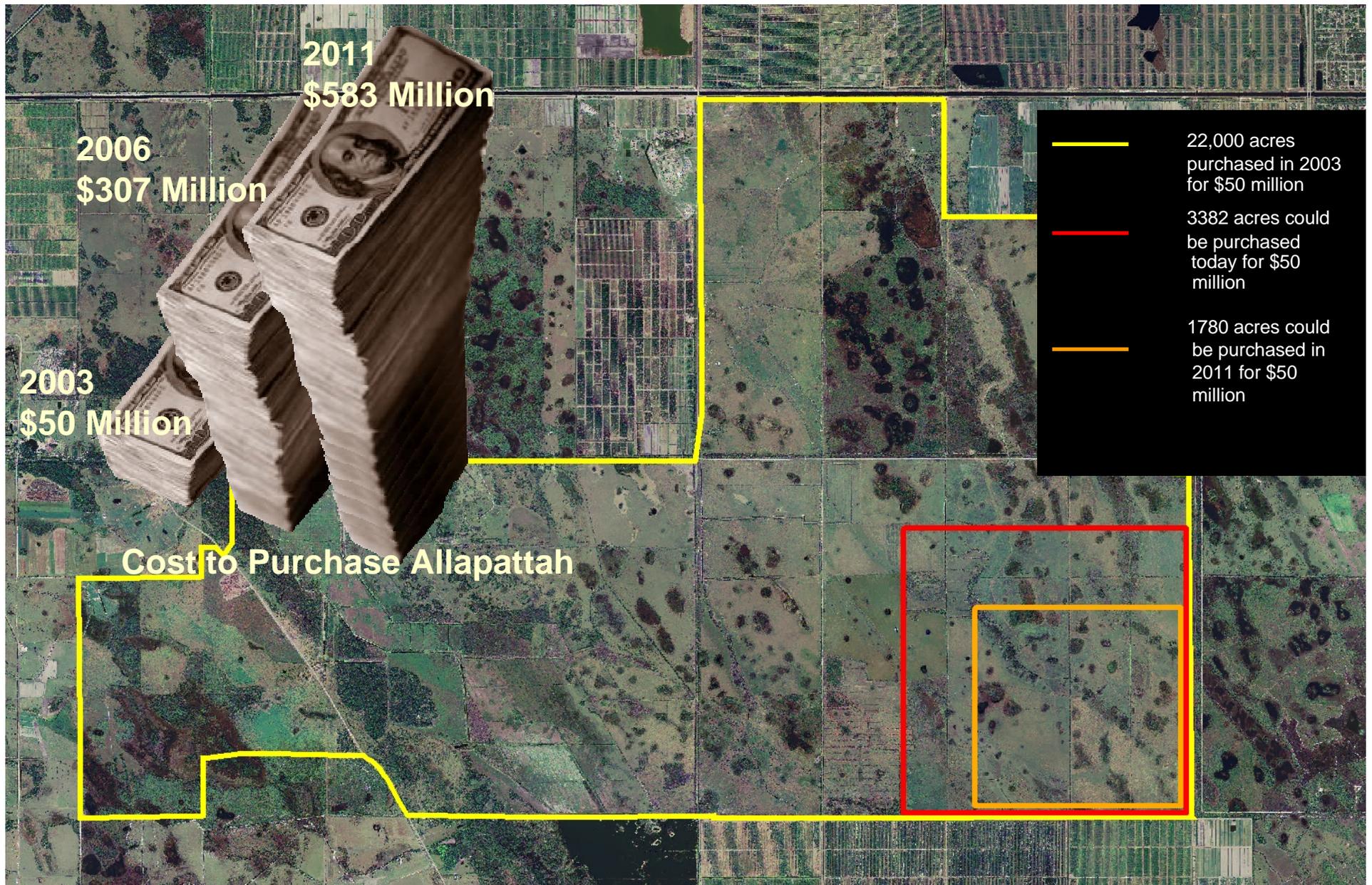
# STATE FUNDING ALLOWS EARLY LAND ACQUISITION!

Over 210,000 acre, or 55% of the lands needed for CERP have been acquired as of March 31, 2006

\*Indicated in parentheses is the percentage of lands that have been acquired to date.



# Early Acquisition = Project Cost Savings



**Also ensures that lands are available for Project.**

# Comprehensive Everglades Restoration Plan

**55% of CERP lands acquired!**

- **210,597 acres acquired**
- **Still needed: 175,000 acres**
- **Aggressive land acquisition schedule has averaged 23,000 acres/year for last 2 years**
  - **If continued, all remaining CERP lands acquired in 8 ½ years!**

# State/SFWMD Have Committed Over \$1 Billion Towards Land Acquisition!

## CERP Funding Sources:

- **State Save Our Everglades Trust Fund**
  - **Funds available**
    - FY07 - \$135M Appropriated
      - \$22M Remaining for C-111/BBCW
    - FY08 - \$100M Anticipated
      - \$35.5M Remaining
    - FY09 - \$100M Anticipated
      - \$71M Remaining
    - FY10 - \$100M Anticipated – Last year of SOETF!
- **State Florida Forever Funds**
  - FY07 - \$36,750,000
    - └ Committed entirely to Kissimmee (Lykes)

## Land Acquisition Federal Funding

- U.S. Department of Interior Grants
  - Total CERP Funds \$253,000,000
  - No Grant monies since 2001
    - \$4,000,000 (application pending)
- U.S. Department of Agriculture Grants
  - Total Funds \$24,000,000
  - \$5,000,000 currently pending

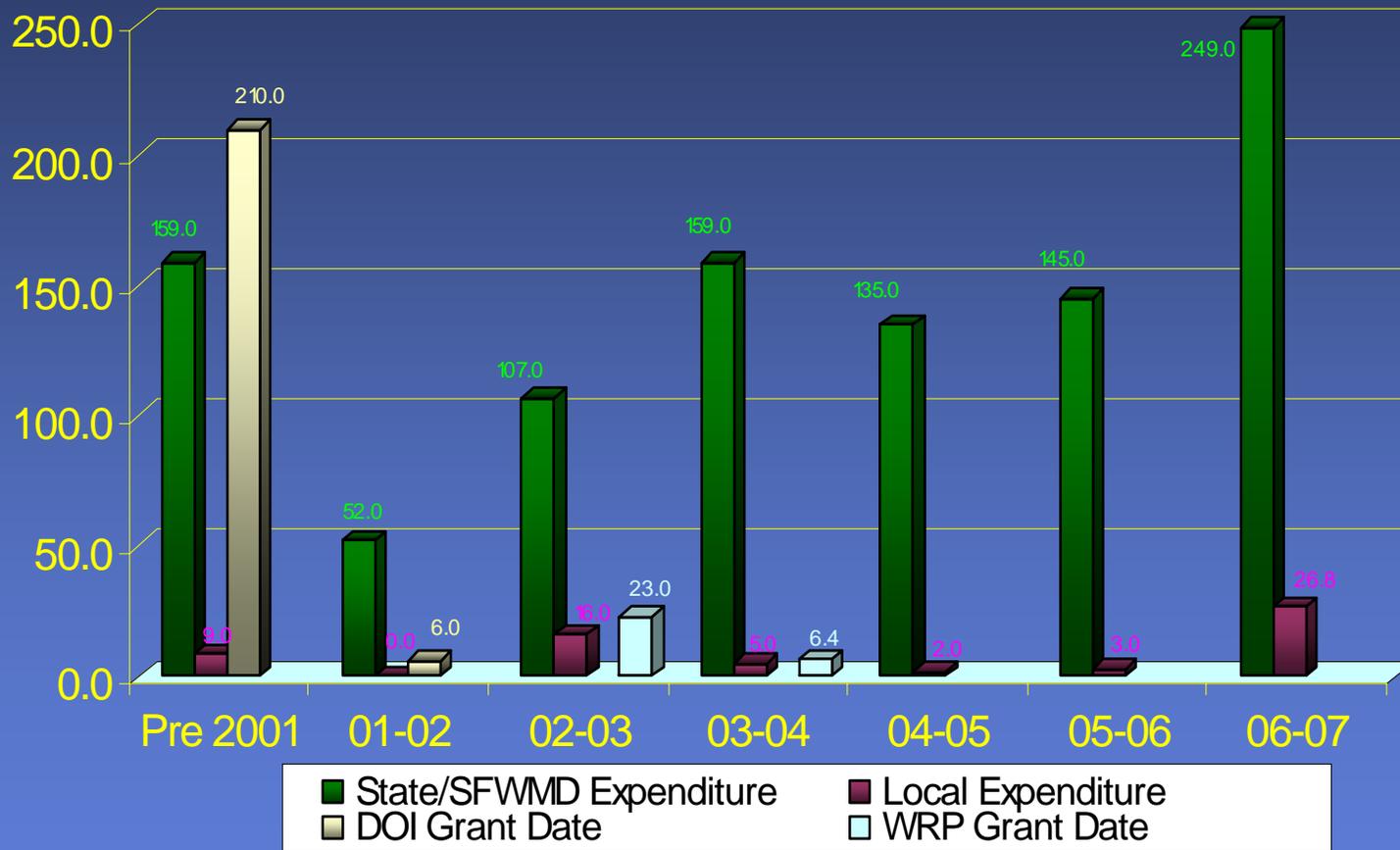
# Land Acquisition Local Funding

- Local Partnership Funding  
(as of April 6, 2006)

■ Miami-Dade	\$ 8,329,551
■ Martin County	\$41,991,911
■ St. Lucie County	\$ 340,573
■ Palm Beach County	\$ 8,276,165
■ Broward County	<u>\$ 4,134,005</u>
<b>TOTAL CONTRIBUTION</b>	<b>\$63,072,205</b>

- Mitigation Funds - \$11,870,898

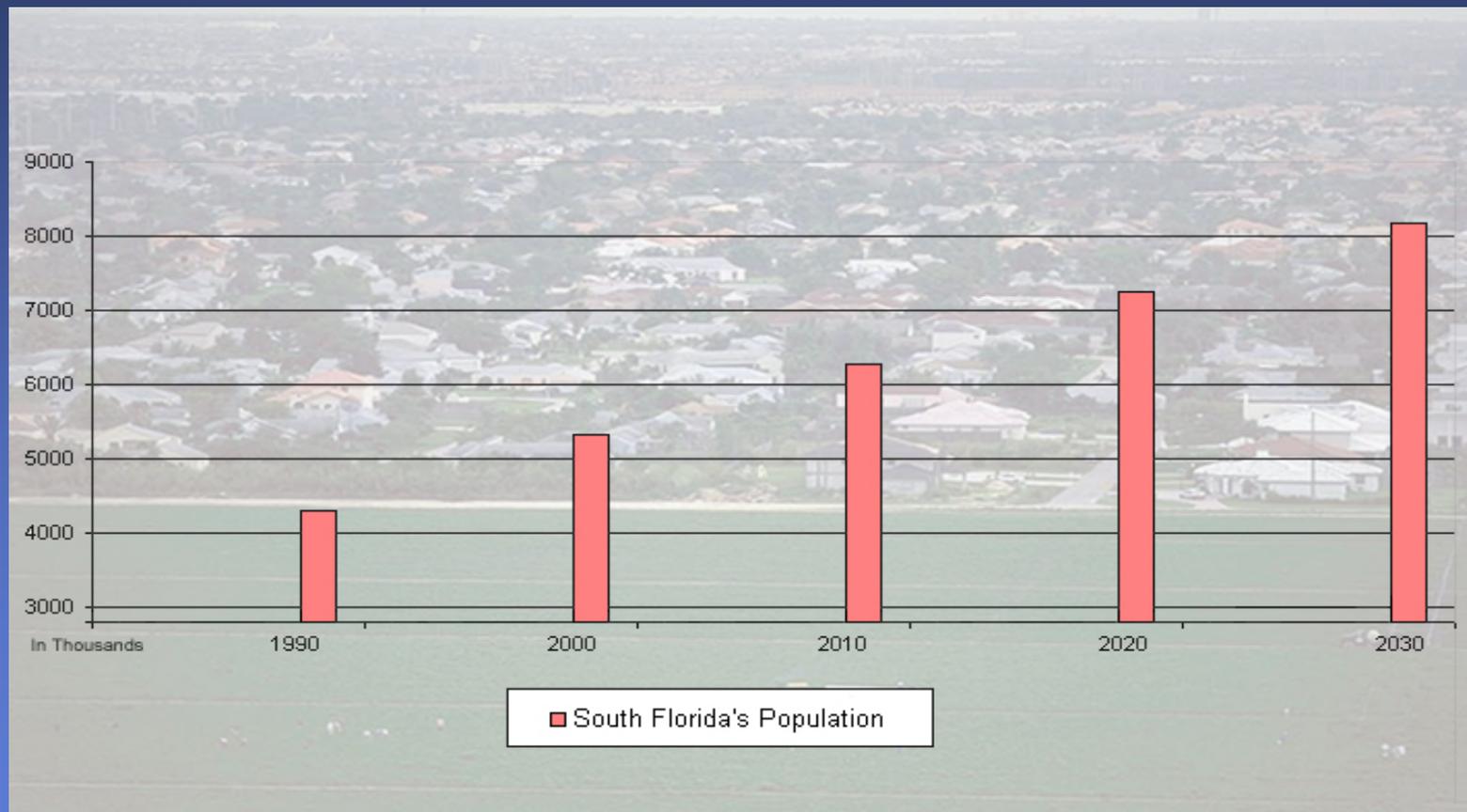
Comprehensive Everglades Restoration Plan Funding



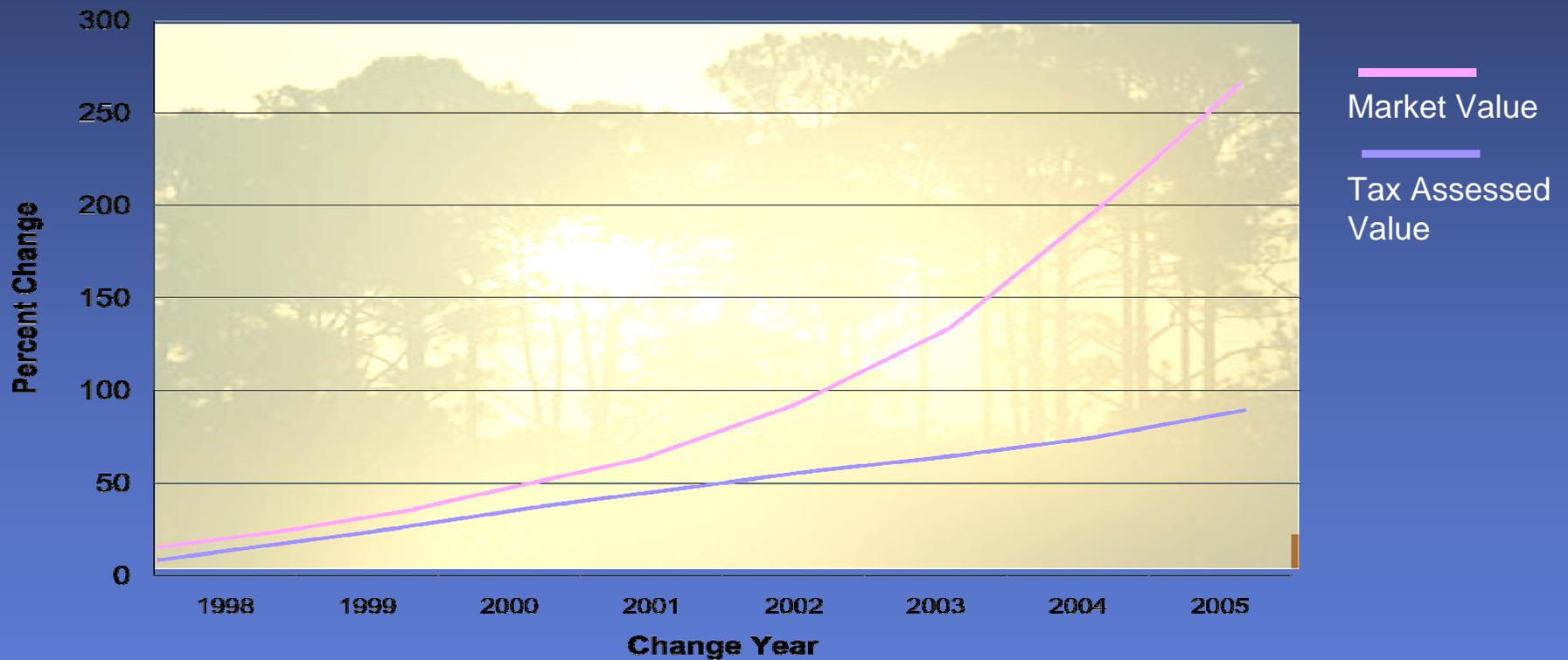
## 2006 Priorities

<u>Project</u>	<u>Total Remaining Acres</u>	<u>Total \$ Projected</u>
<b>BBCW</b>		
- Acceler8 (complete '06)	1,000	\$5,500,000
- CERP	8,000	\$48,000,000
C-111	8,931	\$45,000,000
Lake O Watershed	26,067	\$325,837,500
C23/24 N/S Reservoir	3,562	\$74,000,000

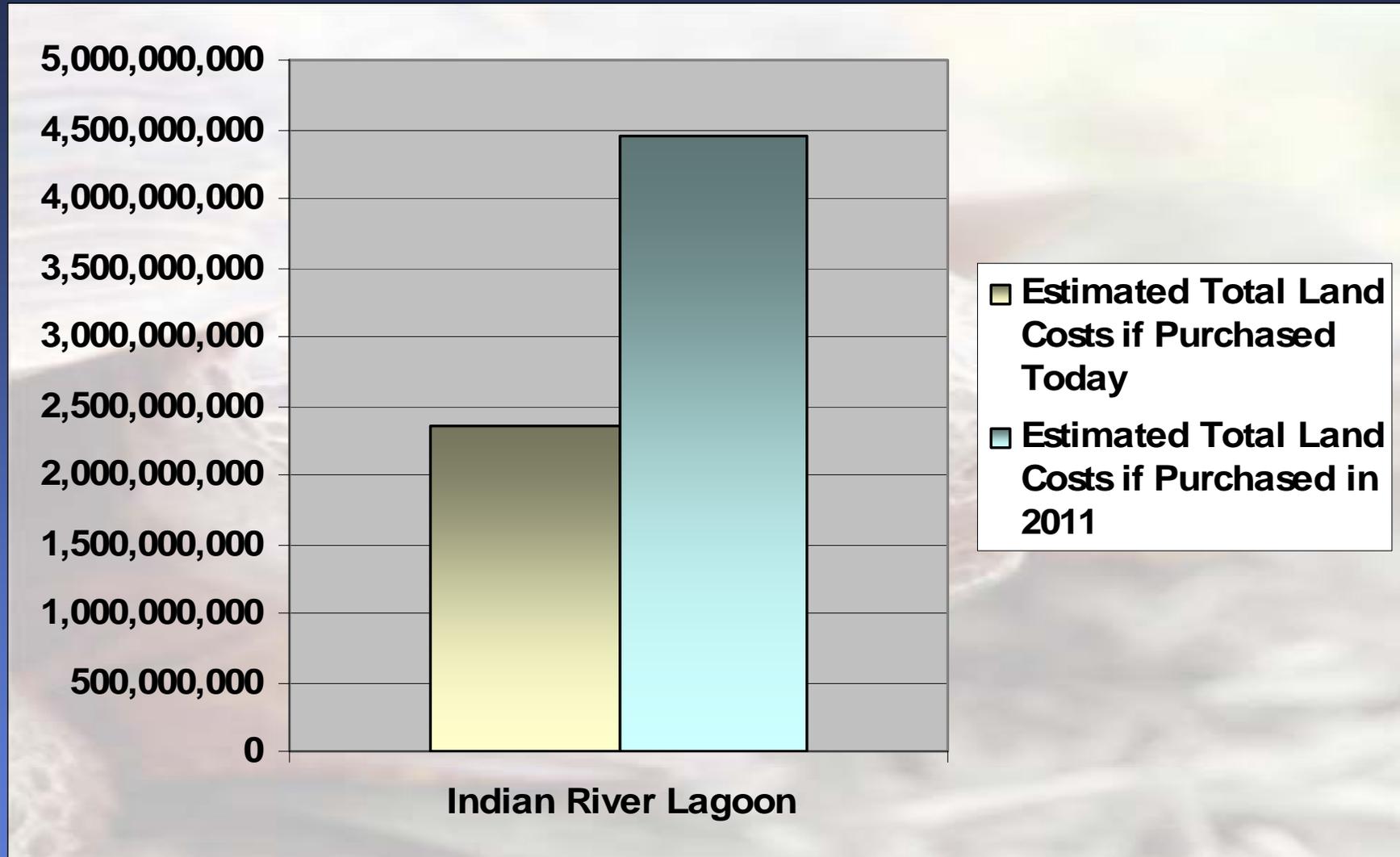
# South Florida Population Growth



## Cumulative Change in Land Values across the District (Market vs Tax Assessed)



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT



# Current Land Acquisition Challenges

- Rising land values reduces purchasing power
- Stretching limited funds with Federal/State/County partnerships
- Exploring creative solutions for acquisitions
  - - Multiple funding sources
  - - Multi-year payments
  - - Lease agreements
  - - Transferable Development Rights

# Recommendations for Consideration

- Federal Grants
  - L&WCF - \$20-\$30M/yr
  - Farm Bill - \$200M
- Bonding Future Revenues
- Coordination with Counties

## Case Studies

- **Palm Beach County Ag Reserve/CERP G-160 - Operations**
  - **Coordination with County enabled SFWMD to maximize existing asset**
    - \$20M revenue from TDR's
    - Utilized SFWMD property to fulfill developer's preserve requirement
      - Strips development rights
      - No increase in density
      - SFWMD retains ownership & intended use of property

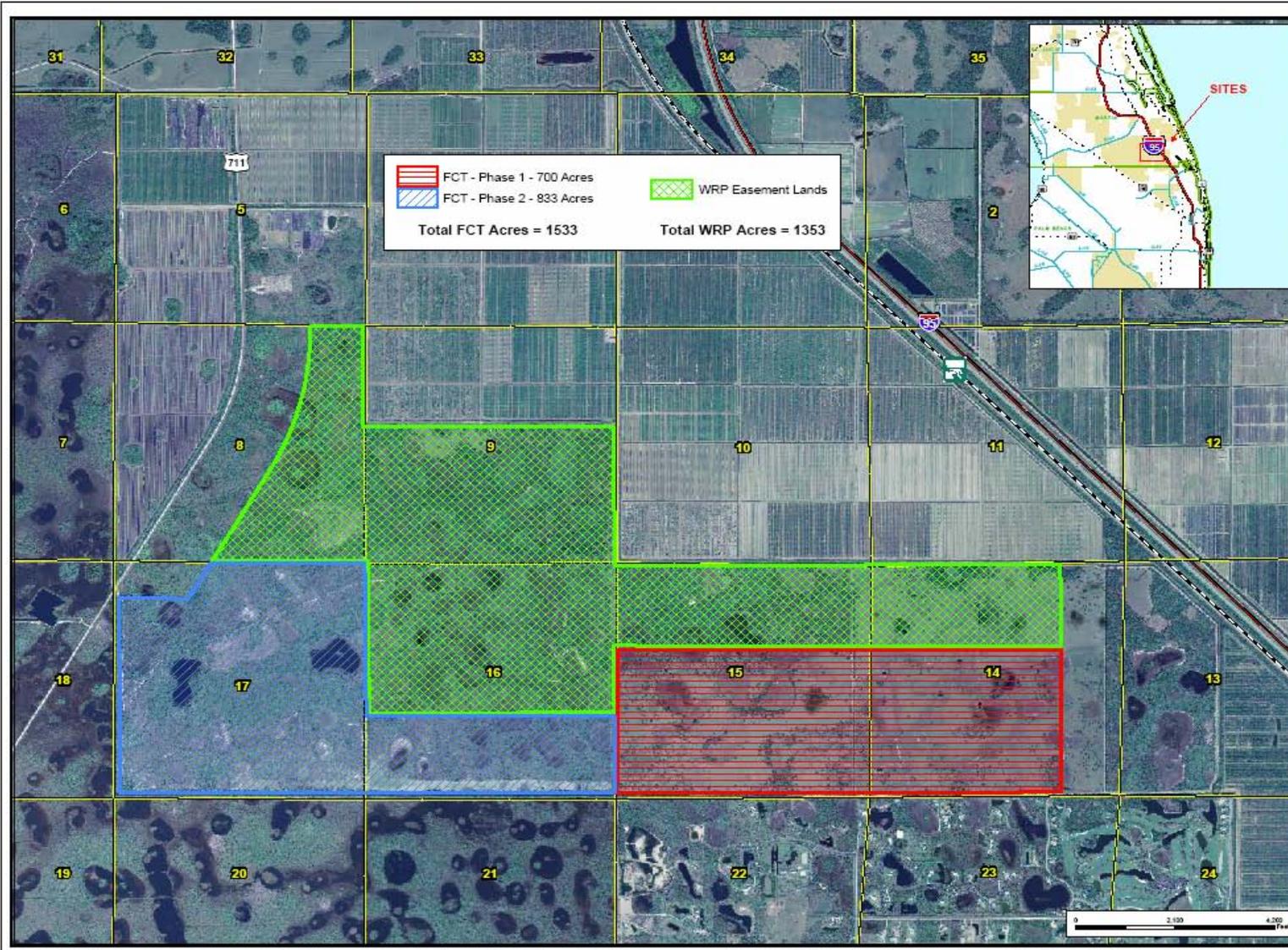
## WRP/FCT/Pal Mar East

- **Federal/State/Regional/Local Partnership**
  - **Combination of 2 separate grants on single property**
    - **Grant value based on appraised value at time of grant award**
      - **Conflict arises when combining two separate grants – first grant restrictions may reduce appraised value 80% to 95%**
      - **Resolution – encourage partnerships by basing appraised value on time of agreement – not award**

## WRP/FCT/Pal Mar East Continued....

- Conflicts between statutory and/or policy requirements
- Some grants don't allow joint-ownership of easements
- Granting agencies require approval of land management plan
  - Potential conflict when combining grants with varying criteria and need for multiple agency approval
- State/local agencies concerned about Federal grant restrictions taking precedent

# SOUTH FLORIDA WATER MANAGEMENT DISTRICT



## PALMAR EAST

Township 40 South  
Range 41 East  
Martin County



South Florida Water Management District  
Local Government Department  
3500 Gail Clark Road, West Palm Beach, FL 33411-3500  
561-834-8500 • FT. WA311-800-482-2048 • www.sfwmd.gov  
H&B 10-0205 E-03 0002460 - West Palm Beach, FL 33411-4140



DISCLAIMER:  
This map was prepared by the South Florida Water Management District for informational purposes only. It is not intended to be used as a legal document. The District does not warrant the accuracy or completeness of the information shown on this map. The District is not responsible for any errors or omissions in this map. The District is not responsible for any damages, including consequential damages, arising from the use of this map. The District is not responsible for any actions taken based on the information shown on this map. The District is not responsible for any actions taken based on the information shown on this map. The District is not responsible for any actions taken based on the information shown on this map.

For copies of this map or for more information, please contact the District at (561) 834-8500 or visit our website at www.sfwmd.gov.

**Any Questions?**