



South Florida Water Management District

GOVERNING BOARD PROJECT & LANDS COMMITTEE MINUTES

September 7, 2016
2:00 PM

District Headquarters - B-1 Auditorium
West Palm Beach, FL 33406

Attendee Name	Title	Status	Arrived
Melanie Peterson	Chair	Present	
Clarke Harlow	Vice Chair	Present	
Rick Barber		Present	
Mitch Hutchcraft		Present	
James J. Moran		Present	
Kevin Powers		Present	

1. Call to Order - Melanie Peterson, Chairman, Project & Lands Committee

Ms. Peterson called the meeting to order at 2:01 PM.

2. Approval of Minutes

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Peterson, Harlow, Barber, Hutchcraft, Moran, Powers

3. Changes to Agenda - Yvette Bonilla, Project and Lands Coordinator

Ms. Bonilla stated that there were no revisions to the agenda.

4. Northern Everglades Public-Private Partnerships Status Update

Ms. Velez provided the Northern Everglades Public-Private Partnerships status update. Ms. Velez discussed the background, roles and responsibilities, interagency/service provider coordination, Caulkins Water Farm, Bluefield Grove Water Farm, Scott Water Farm, Brighton Valley project, Latt Maxcy dispersed water

management, Alico dispersed water storage, summary of planning-level estimates and the next steps.

Board Comment

Staff and Governing Board members discussed the federal permitting process and timeline. Ms. Peterson and Mr. Powers requested additional permit updates at the next Project & Lands Committee meeting.

Public Comment

Clayton Humphreys had questions pertaining to acquired District lands and the funding of that land. Ms. Velez stated that the program is voluntary for partnerships with landowners and the District does not buy the land. One of the benefits of the program is that the land stays on the local tax rules and the funding by legislature is construction funds for the upcoming year.

5. CERP Project Planning Update

Mr. Morrison gave a CERP project planning update. Mr. Morrison discussed the study schedules, project planning boundaries and opportunities, meetings and workshops, components under consideration, what has been heard, and the next steps for the Lake Okeechobee Watershed project and the Western Everglades Restoration project.

Board Comment

Staff and Governing Board members discussed the timeline for project milestone dates.

In response to a question from Mr. Moran, Mr. Morrison provided the cost savings of the Aquifer Storage and Recovery (ASR) as an alternative to store and retrieve water, as opposed to having to buy land and build reservoirs to store this water.

Public Comment

Mike Collins expressed concerns over numerous specifics in the CERP project.

Martha Musgrove, Florida Wildlife Federation, discussed the Lake Okeechobee and Western Everglades water quality and the different processes that help to remove phosphorous levels. Ms. Musgrove suggested the District buy the whole project in order to get the Federal funding partners out of the process.

6. Lakeside Ranch Agreement with FDOT Update

Mr. Shirkey gave a presentation on the Construction of Box Culvert S-675 Lakeside Ranch STA South project. Mr. Shirkey discussed the Lakeside Ranch STA, Box Culvert S-675 specifics, and the schedule and status of S-675.

7. Real Estate Updates

Mr. Bassell, Ms. Zehnder and Ray Palmer gave a Real Estate Activity Update. Items discussed were land acquisitions, leasing, surplus update and other general topics.

Land Acquisitions

Ms. Zehnder discussed the Biscayne Bay Coastal Wetlands-Phase 1 project components, project status, and the next steps.

Board Comment

In response to a question from Mr. Powers, Ms. Zehnder stated that there has been no response from the nine land owners in response to their interest in selling land.

In response to a follow-up question from Mr. Powers, Ms. Zehnder stated that the county has designated the properties as wetlands.

Leasing

Mr. Palmer discussed the following items:

1. Cattle grazing performance measures included in lease agreements

Board Comment

In response to a question from Ms. Peterson, Mr. Palmer discussed the time period available for existing lessees to make changes and the opt-in options.

Public Comment

Clayton Humphreys discussed the benefits for clearing the land that the District has acquired for projects that are not yet being used.

Board Comment

Staff and Committee members discussed previous conversations regarding offering credit for work being done on the properties and how it can be implemented into the leasing policy.

Public Comment

A member of the public expressed concern over what is being discussed with regards to exotics as it contradicts an instance that he had regarding spraying for exotics. He contacted staff regarding spraying and was told that he had to be a vendor and put in a bid to do the work.

Several lessees expressed concern over the right of refusal being taken out of the lease policy and requested that it be put back in to the policy.

Several lessees expressed concern over the District's land management and the performance measure ratings and how it affects the lease extensions.

Mr. Bassell elaborated on the measures being taken to manage the land and addressed the first right of refusal concerns.

Several lessees discussed the issue of land bids and turning over land to the highest bidder.

Board Comment

Ms. Peterson and Mr. Bassell discussed staff working closer with the lessees to go over the lease agreements and managing the land.

Mr. Powers discussed approaching permanent properties differently and requested a management plan for Allapattah.

2. Lessee option to change rental rate

Board Comment

In response to a question from Mr. Moran, Mr. Palmer stated that a \$75,000 savings annually would apply to the seventeen leases as a whole.

3. Leasing activities

Board Comment

Ms. Peterson discussed leases going month to month and rebidding issues. Also discussed, taking a holistic approach to Allapattah D.

4. Allapattah Complex

Mr. Bassell stated that staff is looking for guidance on whether the committee thinks that an extension on these properties in order to see the leases through the duration of the restoration process makes sense and recommended the extension length should be five years.

Mr. Palmer stated the restoration on the five year plan would apply only to Allapattah A and B.

Board Comment

Committee members agreed with the recommendation.

Mr. Powers thanked the lease holders and land owners for coming out today, as it helps the committee achieve a shared objective.

5. The Brady extension

Board Comment

In response to a question from Mr. Powers, Mr. Bassell stated that there is no sequence to the numbering, it is a key map and the numbers show a more detailed map.

In response to a question from Mr. Harlow, Mr. Bassell stated that the project is in the planning phase and elaborated on the completion timeline.

Public Comment

The Brady's discussed their understanding of the lease and staff agreements.

Board Comment

Staff and Committee members discussed specifics of the lease, in addition to staff

and landowner agreements.

Ms. Peterson requested that staff to meet with the Brady's and develop a lease option.

Surplus Update

Mr. Bassell discussed surplusing former BCB Field Station, Nubbin Slough and the former Ft. Pierce Field Station.

General/Other

1. Mr. Bassell discussed surplusing the Lockett Estate.

Mr. Sawyer discussed the review of title work pertaining to the Lockett Estate.

Board Comment

Ms. Peterson stated that there is a cemetery on the Lockett Estate with their family members.

In response to a question from Mr. Moran, Mr. Palmer stated that we obtained the property through partial landowner donations and District payments. Mr. Bassell and Mr. Sawyer clarified the possible need for a court order to get released from the site plan. One of the options the District has would be to sell the property.

Mr. Barber mentioned that we have a former Governing Board member, Charles Dauray, at the meeting who has a lot of history with this property. Mr. Dauray expressed his concerns pertaining to selling the property and keeping the history intact.

Ms. Peterson clarified there would be no encumbrance on the property for historical preservation.

The Project & Lands committee supports surplusing the Lockett Estate without restrictions.

Staff and Committee members discussed the options to surplus the land based on the historical encumbrance.

2. Mr. Palmer discussed the Boma - IFAS agreement status.

Board Comment

Staff and Committee members discussed the layout of the contract and what it explicitly states regarding water quality and BMPs.

8. General Public Comment

Matt Pierce addressed the new lease criteria and requested staff reach out to the lessees to address any questions or concerns.

Staff and Committee members discussed the criteria and requirements of the land leases.

Martha Musgrove commented on the surplus of Nubbin Slough and questioned if it would be part of the STA.

Wes Carlton offered assistance to help the District with managing the land.

Rick Hartman discussed the five year extension for Allapattah and suggested that District staff meet with lease holders and discuss land management.

Representative Katie Edwards, representing the Pierce family, expressed concern pertaining to access of the cemetery on the Lockett Estate.

Charles Dauray discussed establishing a partnership between the private and public entity pertaining to access the cemetery on the Lockett Estate.

9. Adjourn

Ms. Peterson adjourned the meeting at 5:38 PM.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James J. Moran
SECONDER:	Clarke Harlow, Vice Chair
AYES:	Peterson, Harlow, Barber, Hutchcraft, Moran, Powers



Melanie Peterson, Chairman
Project & Lands Committee
South Florida Water Management District



Haley Koptak
Deputy District Clerk
South Florida Water Management District