

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20040924

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize transfer of \$80,050 to the South Florida Water Management District providing a 50% matching fund for two appraisals of the 91,361 ± acre Babcock Ranch Property.

WHY ACTION IS NECESSARY: Board approval is required for the dollar amount requested.

WHAT ACTION ACCOMPLISHES: Provides the necessary funding cost share to obtain two appraisals to be used in the negotiation process to acquire the Babcock Ranch for preservation.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT # 5 C6I

3. MEETING DATE: 08-03-2004

4. AGENDA:

CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC
 WALK ON
 TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE 125
 ORDINANCE
 ADMIN. CODE
 OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
 B. DEPARTMENT Independent
 C. DIVISION County Lands
 BY: KLW
 Karen L.W. Forsyth, Director

7. BACKGROUND:

In the recent past, the Board has expressed the desire to participate in the collective pursuit of acquiring the Babcock Ranch for preservation. It has been decided by a coalition of Federal, State and local representatives, for the South Florida Water Management District (SFWMD) to be the lead negotiator in the process.

Lee County's willingness to pay half the appraisal expense is considered as a good faith participation contribution in support of the SFWMD moving forward to acquire the property in a timely manner.

Funds are available in the Florida Forever Matching CIP Fund:
 Account Number: 20167330100.506110
 CIP – Florida Forever – Capital Improvement Fund – Subfund N/A – Land

Transfer will be finalized at the time appraisals are received, reviewed, and found to be acceptable. This is expected by mid October 2004.

Attachment: Dunnuck letter to Forsyth

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<u>K. P. Forsyth</u>	<u>N/A</u>	<u>N/A</u>	<u>P&R</u>	<u>7-2-04</u>	<u>OA</u>	<u>OM</u>	<u>Risk</u>	<u>GC</u>	<u>7/22/04</u>
					<u>7/21/04</u>	<u>7/21/04</u>	<u>7/21/04</u>	<u>7/21/04</u>	

10. COMMISSION ACTION:

- APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
 Date: 7/21/04
 Time: 11:40
 Forwarded To: Cl. Secm.
7/21/04 2:24

RECEIVED BY
 COUNTY ADMIN: EW
7/21/04
3:25 pm 54
 COUNTY ADMIN
 FORWARDED TO: JK
7-21-04
11 Am



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 21680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

July 15, 2004

SENT VIA FACIMILE & U.S. MAIL

Karen L.W. Forsyth, SR/WA
FL R.E. Broker, Lic. #422511
County Lands Division Director
Lee County Government
P.O. Box 398
Ft. Myers, FL 33902

Dear Ms. Forsyth:

Subject: Babcock Ranch– Request for Sharing of Appraisal Cost

I have been in review of your correspondence with Ken Daw, Chief Appraiser with the South Florida Water Management District ("SFWMD") regarding the contracting of two independent appraisal firms to develop appraisal reports on the Babcock Ranch property located in Lee and Charlotte Counties. Thank you for your assistance and cooperation on behalf of Lee County in pursuing a cost sharing agreement with the South Florida Water Management District as a funding partner and contract manager for appraisal services connected with the proposed acquisition of the Babcock property.

This letter will serve as a formal request to Lee County from the SFWMD, seeking a 50% participation in the appraisal costs to be incurred by the District and the Florida Department of Environmental Services. The two contracts (one to SFWMD and one to FDEP) total \$160,100, resulting in a proposed cost share from Lee County of \$80,050. Lee County will transfer \$80,050, made payable to South Florida Water Management District at the time the appraisals are received, reviewed and approved by the District.

As one of the funding partners in the proposed acquisition of the Babcock property, Lee County will be given access to the reviewed appraisal reports and review documents. Additionally, both appraisers will be requested to provide a separate allocation of the value estimate for the entire Babcock Ranch property into the portions lying in Lee County and Charlotte Counties.

On behalf of the management team at South Florida Water Management District, we look forward to continuing our cooperative and productive partnership with Lee County.

Sincerely,

John Dunnuck
Department Director
Land Management & Operations

JD

c: Ken Daw
Pam Mac'Kie
Ray Palmer

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