

LWDD Board Meeting
April 15, 2020
Draft Meeting Materials
Agenda Item #12

DRAFT

**Approval of Minimum Bid and
Solicitation of Bids for Sale of
Development Units within the
Ag Reserve (RI-20-0007)**

Board Meeting
April 15, 2020

LWDD Development Units within the Ag Reserve

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- January 8, 2020 Board Workshop
 - Background on sale of development units within Ag Reserve
 - Current Inventory
 - Potential Value
 - Use of Revenue
 - Considerations
 - Process for Solicitation & Sale
- January 15, 2020 Board Meeting
 - Approval to seek appraisal to establish minimum bid for units adjacent to preserve area
 - Potential regional water supply projects
 - Process and conditions for solicitation of competitive bids

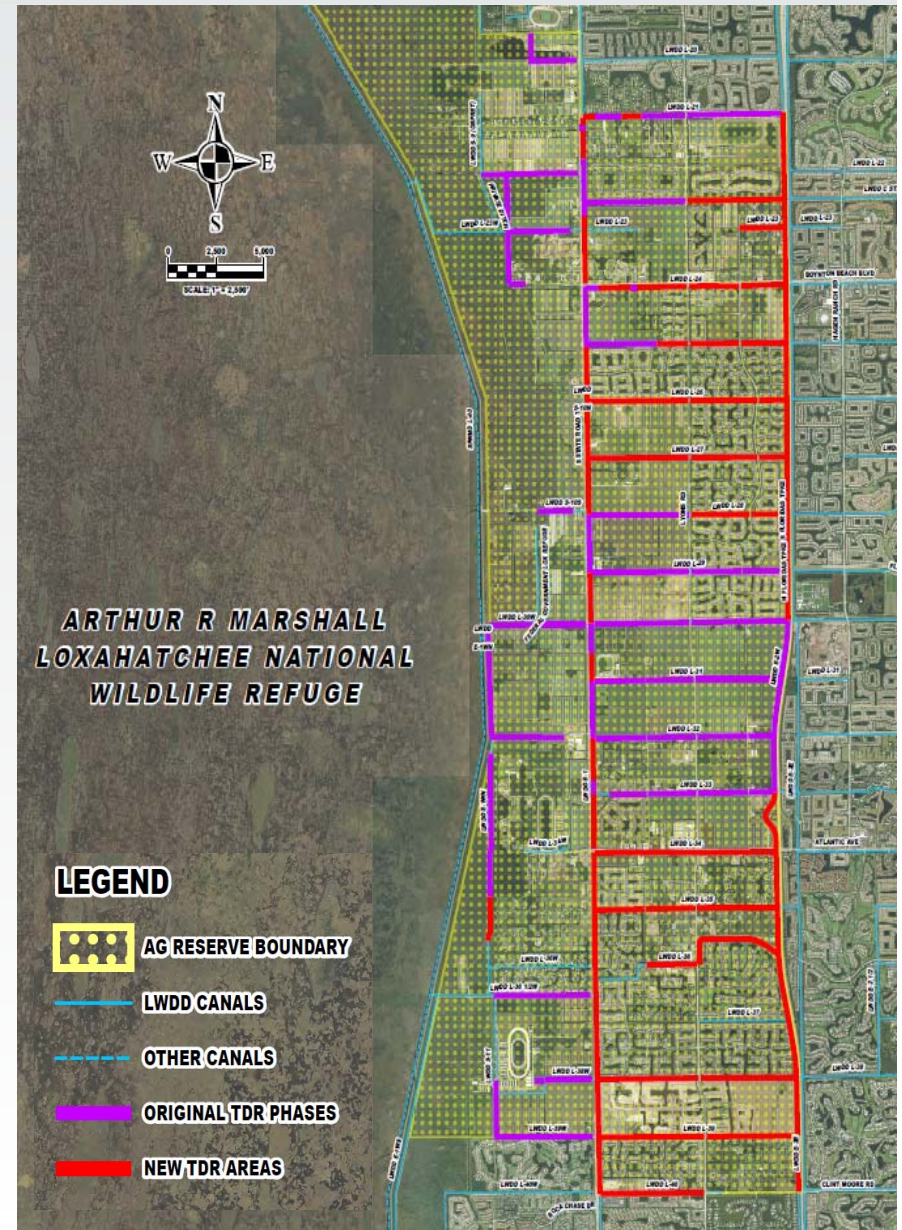
Funding for Mission Critical Projects

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- Revenue generated from sale to be used toward mission critical, capital improvement projects
 - Control Structure #9 Relocation - ~\$10M
 - Updated hydrologic simulation of entire LWDD drainage system
 - Continued enhancements to Telemetry/SCADA system
 - Continued canal rehabilitation (vegetation and encroachment removal) and hardening of canal banks
 - Hazard mitigation funds for storm recovery and drought
 - Participation in regional water supply/quality projects
- Additional revenue may also be needed to mitigate shortfall in operating and capital expenses as impacts of COVID-19 pandemic are realized

LWDD Property in Ag Reserve

- LWDD owns in fee approximately 600 acres of right-of-way within the Ag Reserve
- 313.35 acres (units) are adjacent to preserve parcels; 62 parcels



Value of Development Units

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- Appraisal conducted by Anderson & Carr, Inc.
- Anderson & Carr appraised value - \$65K per unit
- Previous appraised value in 2014 & 2015 at \$75K / \$80K per unit
- Staff recommending minimum bid of no less than \$70K per unit

Bid Schedule & Conditions

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- April 19, 26 & May 3– Advertise for Bids
- May 5 – Mandatory pre-bid meeting (TBD)
- June 3 – Bid opening
- June 10 – Bid award at Board Meeting

Staff Recommendation

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- Approval of minimum bid for sale of development units within the Ag Reserve
- Approval to solicit a Request for Bids for sale of development units within the Ag Reserve

TDR PARCEL ELIGIBILITY ANALYSIS

TDR Parcel	Sheet No.	Reach	Acreage	Preserve Adjacency	Legal
CSW-A	2	E-1 Canal to Lyons Road	15.12	Preserve Parcel	Tracts 31-44, Block 51
CSW-B	3	1400' east Lyons Rd to 1320' east	3.79	Preserve Parcel	Tracts 41-45, Block 50
CSW-C	3	3630' east Lyons Rd to 660' east	1.89	Preserve Parcel	Tracts 36 & 37, Block 50
E1-A	4	L-33 to 660' North	3.06	Preserve Parcel	Tract 43, Section 18
E1-B	4	L-31 to L32	11.86	Preserve Parcel	Tracts 80, 81, 112 and 113, Section 7
E1-C	4	L-30 to 1320' south	6.98	Preserve Parcel	Tracts 16 & 17, Section 7
E1-D	5	L-28 Canal to L-29 Canal	7.46	Preserve Parcel	Tracts 12 & 13, Block 62
E1-E	6	L-24 Canal to L-25 Canal	4.98	Preserve Parcel	Tracts 12, 13, 36, 37, Block 53
E1-F	6	CSW Canal to 2000' north	2.60	Preserve Parcel	Equus AGR PUD Phase Three
E1-G	2	CSW Canal to 660' south	1.06	Preserve Parcel	Tract 44, Block 51
E1-H	13	L-21 to 87th Place South	2.89	Preserve Parcel	Tract 77, Block 45
E1WN-A	7	L-34W Canal to 2000' south	12.07	Preserve Parcel	Tract 7, 8 & 21, Block 67
E1WN-B	8	L-34W Canal to L-32W Canal	6.92	Preserve Parcel	Palm Beach Downs
E1WN-C	9	L-32W Canal to L-30W Canal	9.47	Preserve Parcel	Tracts 7, 8, 21, 22, 35, 36, 49 & 50, Block 65
E2W-A	10	660' south L-35 to 660' south	1.45	Espinosa Preserve Parcel	Tract 93, Section 20
E2W-B	10	L-35 to 450' south	1.00	Espinosa Preserve Parcel	Tract 68, Section 20
E2W-C	11	L-30 to L-33	17.92	Preserve Parcel	Varies Tracts in Section 8 & 17
E2W-D	12	L-21 to 2700' south	5.89	Preserve Parcel	PB Thoroughbred Training Farm
L21-A	13	E-1 to Lyons Road	8.09	Preserve Parcel	Tract 62-77, Block 45
L21-B	14	Lyons Road to E-2W Canal	1.71	Preserve Parcel	
L23-A	15	E-1 Canal to east line of Faith Farm	3.19	Delray Bch Asooc II Preserve Parcel	Tracts 68-71, Block 51
L23-B	15	Acme Dairy Road to E-2W Canal	3.98	Delray Bch Asooc II Preserve Parcel	Tracts 66-72, Block 50
L23W-A	16	SR 7 to 3250' WEST	4.91	Preserve Parcel	Tracts 25-30, Block 52
L24-A	17	E-1 Canal to 660' east	1.80	Preserve Parcel	Tract 12, Block 53
L24-B	17	Crossroad Parcel	0.88	Preserve Parcel	East half Tract 9, Block 53
L24-C	17	Acme Dairy Road to 1200' west	1.31	Preserve Parcel	Tract B, Boynton-Lyons (Sunset Palms Elem)
L25-A	18	E-1 Canal to 3700' mile east	5.66	Preserve Parcel	Tracts 54-60, Block 53
L25-B	18	200' east Gentlewood Forest Dr to Acme Dairy Road	2.55	PBC Preserve Parcel	Tract C, Boynton-Lyons
L-27-A	19	Acme Dairy Road to E-2W Canal	2.21	Valencia Cove Preserve Parcel	Tract P, Valencia Cove - Plat Eight
L28-A	20	E-1 Canal to Lyons Road	9.44	Preserve Parcel	Tracts 1-12, Block 62
L-28-B	21	1600' e Acme Dairy Road to E-2W Canal	0.60	Valencia Cove Preserve Parcel	Tract P, Valencia Cove - Plat Eight
L29-A	22	E-1 to Lyons Rd	7.90	Preserve Parcel	Tracts 49-60, Block 62
L29-B	23	Lyons Road to E-2W Canal	7.61	Preserve Parcel	Tracts 66-80, Block 63
L30-A	24	E-1 to Lyons Rd	14.43	Preserve Parcel	Tracts 1-16, Section 7
L30-B	25, 26	Lyons Rd to E-2W	17.41	Preserve Parcel	Tracts 2-16, Section 8
L30W-A	27	SR 7 to 2400' WEST	3.98	Preserve Parcel	Tracts 1-4, Block 65
L30W-B	27	E-1WN to 1/2 mile east	5.95	Preserve Parcel	Tracts 5-7, Block 65
L31-A	28	E-1 to Smith Sundry Road	3.23	Preserve Parcel	Tracts 73-80, Section 7
L31-B	28	Smith Sundry Road to Lyons Road	3.13	Preserve Parcel	Tracts 65-72, Section 7
L31-C	29	Lyons Road to Starky Road	2.81	Preserve Parcel	Tracts 73-80, Section 8
L31-D	29	Starky Road to E-2W Canal	2.29	Preserve Parcel	Tracts 68-72, Section 8
L32-A	30	E-1 Canal to Smith Sundry Road	2.91	Preserve Parcel	Tracts 9-16, Section 18
L32-B	30	Smith Sundry Road to Lyons Road	2.72	Preserve Parcel	Tracts 1-8, Section 18
L32-C	31	Lyons Road to Starky Road	2.71	Preserve Parcel	Tracts 9-160, Section 17
L32-D	31	Starky Road to E-2W Canal	2.19	Preserve Parcel	Tracts 5-8, Section 17

TDR PARCEL ELIGIBILITY ANALYSIS

TDR Parcel	Sheet No.	Reach	Acreage	Preserve Adjacency	Legal
L32W-A	32	E-1WN Canal to 1/2 mile east	10.19	Preserve Parcel	Tracts 50-56, Block 65 (No Physical Canal)
L33-A	33	660' east E-1 Canal to Smith Sundry Road	1.70	Preserve Parcel	Tract 73-78, Section 18
L33-B	34	Smith Sundry Road to Lyons Road	2.07	Preserve Parcel	Tract 65-72, Section 18
L33-C	35	Lyons Road and Starky Road	2.12	Preserve Parcel	Tract 73-80, Section 17
L33-D	35	Starky Road to E-2W Canal	1.10	Preserve Parcel	Tract 69-72, Section 17
L34-A	34	East of Lyons Road	0.16	US Landvest Preserve Parcel	Tract 13, Section 20
L35-A	36	Half Mile Road to 1650' east	0.39	Preserve Parcel	Tracts 68-72, Section 19
L35-B	36	330' east Lyons Road to 3000' east	2.51	Multiple Preserve Parcels	Tracts 71-79, Section 19
L35-C	36	E-2W Canal to 470' west	0.41	Espinosa Preserve Parcel	Tracts 68 & 69, Section 20
L36.5W-A	37	S-11 to SR 7	18.98	Preserve Parcel	Section 25/46/41
L38W-A	38	SR 7 to 3000' west	4.42	Preserve Parcel	Tracts 1-9, Block 69
L39W-A	39	S-11 Canal to SR 7	3.45	Preserve Parcel	Tracts 37-48, Block 69
S10S-A	40	1/2 mile west of SR7 to 500' west of SR7	2.14	Preserve Parcel	Bedner Oaks (Lee Road)
S11-A	40	660' north L-38W to L-39W	4.68	Preserve Parcel	Tracts 12, 13, 36 & 37, Block 69
S8-A	41	Wallker Preserve	5.73	Preserve Parcel	Tract B, (Conservation Tract)
S9N-A	42	SR7 to 1 mile west	6.43	Preserve Parcel	Tracts 1-6, Block 52 + west 1/2 Section 25/45/41 (No Physical Canal)
S9S-A	43	S-9W to 850 feet east	0.69	Preserve Parcel	Nanak Plat
S9W-A	44	S-9-S Canal to S-9-N Canal (1 mile)	4.17	Preserve Parcel	Tracts 6, 7, 18 & 19, Block 52
		Total TDR Acreage (2020 Assessment)	313.35		