

**Operations, Lands and Resource Monitoring Committee**  
**September 28, 2021**

***Consent Item***

**Ridge Road Extension/Serenova Tract SWF Parcel No. 15-705-109X; Transfer of Suncoast Parkway Interchange Area to Pasco County, Florida**

*Purpose:*

Request Governing Board approval to convey to Pasco County, Florida (County) a portion of land previously retained by the District as an easement when the right-of-way for construction of Ridge Road through the Serenova Tract was previously conveyed to the County to allow the FDOT to construct an interchange (Interchange Property). The Interchange Property will be conveyed to the County through the execution of a quit claim deed in the form attached hereto as Exhibit 1. A general location map is included as Exhibit 2. The County will then deed the Interchange Property to Florida Department of Transportation as part of a larger conveyance required through various agreements set forth below.

*Background/History:*

The FDOT, County, and District were involved in negotiations about mitigation for the impacts associated with the Suncoast Parkway construction. In 1996, the FDOT purchased the Serenova Tract as mitigation for the Suncoast Parkway. Prior to FDOT's acquisition of the Serenova Tract, the County had acquired a reversionary right for an arterial or limited access highway through the property. In 1997, the FDOT conveyed the property, still containing the County's reversionary right, to the District at no cost with the conditions that the District would maintain the land for preservation and mitigation purposes. In response to the acquisition of the Serenova Tract, agreements between the FDOT, County, and District were executed that addressed, among other things, the extension of Ridge Road. Additionally, a conservation easement was granted to the Board of Trustees for the Serenova Tract further ensuring the property will be protected. The conservation easement does not limit or affect the agreements between the parties which identify the extension of Ridge Road through the Serenova Tract.

The agreement between the District and the County, executed in 1997 entitled *Agreement between the Southwest Florida Water Management District and Pasco County relating to Ridge Road (1997 Agreement)* includes the following terms relevant to this Governing Board item:

- The County, at its sole cost, will obtain all necessary regulatory permits for design and construction of a four-lane collector roadway and provide periodic status updates to the District;
- The District shall convey the necessary right-of-way required for the Ridge Road extension including the interchange and roadway drainage systems; and
- Upon notification by the County to the District that the extension of Ridge Road has been approved by the Board of County Commissioners, the conveyance shall be completed within 90 days of said notification.

On April 28, 2020, the District conveyed the necessary right-of-way referenced above to the County but reserved several easements to allow the District continued access across and through the right-of-way. As construction nears completion, the County began the process of conveying

the right-of-way to the FDOT as required by the parties' various agreements mentioned above. During this process, it was determined that one of the easement reservations encroaches on the Interchange Property, and FDOT is requiring the County request the District to quit claim the Interchange Property to the County for ultimate conveyance to FDOT to allow them to complete construction of the interchange.

*Benefits/Costs:*

There is no cost associated with this conveyance, and relinquishment of the Interchange Property will not compromise the District's access to the Serenova Tract, as the District retained several other easements within close proximity to the Interchange Property.

Staff Recommendation:

- Approve the conveyance of the Interchange Property to the County;
- Authorize the Governing Board Chair and Secretary to execute the quit claim deed attached hereto as Exhibit 1; and
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

Presenter: Ellen Morrison, Land Resources Bureau Chief