

**APPENDIX B**  
**REAL ESTATE**

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## **1 STATEMENT OF PURPOSE.**

This Real Estate Appendix is being prepared to support the study to develop a plan for the Aquatic Ecosystem Restoration of Big Fishweir Creek. It is tentative in nature for planning purposes only and both the final real property acquisition lines and the real estate cost estimates may be subject to change even after approval of the Feasibility Report.

## **2 PROJECT AUTHORIZATION.**

This document is an Ecosystem Restoration Report (ERR) submitted under the authority of Section 206 of the Water Resources Development Act (WRDA) of 1996 (PL 104-303), as amended. The act reads, in part, as follows:

"The Secretary may carry out an aquatic ecosystem restoration and protection project if the Secretary determines that the project - (1) will improve the quality of the environment and is in the public interest; and (2) is cost-effective. "

## **3 PROJECT LOCATION AND DESCRIPTION**

Big Fishweir Creek is a small tributary on the west side of the St. Johns River approximately 4 miles south of downtown Jacksonville, FL. Big Fishweir Creek enters the St. Johns River just north of the Ortega River. This portion of the St. Johns River is tidal; therefore, Big Fishweir is tidally influenced. Little Fishweir Creek discharges to the north side of Big Fishweir Creek approximately 1,500 feet from the mouth of Big Fishweir Creek.

The purpose of the project is to restore a healthy aquatic habitat in Big Fishweir Creek eco-system by providing ecological benefits that include: the removal of anthropogenic sediment accumulations, restoration of habitat for listed species, the reestablishment of intertidal and sub-tidal benthic communities, removal of exotic vegetation, the restoration of submerged and emergent aquatic vegetation, and restoration of wetland values and functions.

The sediment that is targeted for removal consists of accumulated anthropogenic material in the stream bed. Removal of approximately 32,000 cubic yards of sediment will create two channels at the mouth of Big Fishweir Creek that will converge to form one channel heading upstream to the project limit. The target depth of the channel(s) will be four to six feet below mean low water in the lower and central portion of the stream, and at least four feet in the upper channel. The pattern of the channels near the mouth of the stream will be routed around the proposed created marsh island before joining the St John's River.

Dredged material from the channels will constitute the foundation of the marsh island, and is expected to encompass some 2.3 acres at the mouth of Big Fishweir Creek. The material will be encased in geo-textile tubes that will be configured to form the foundation of the island. In addition, sand substrate from the upper portion of the stream will be used to cap the newly formed island, and will provide the proper medium for vegetation plantings. A sediment trap will be dredged at the base of the island to manage sediment loading by controlling current velocity, thus decreasing future maintenance of the stream.

#### **4 FEDERAL GOVERNMENT-OWNED LAND**

The Federal Government does not have any interest in land required within the project area.

#### **5 NON FEDERAL-OWNED LAND**

The local sponsor does not own lands in the project area. The State of Florida owns all submerged lands.

#### **6 NAVIGATIONAL SERVITUDE**

Navigational Servitude does not apply to this project. All necessary documents from the State of Florida will be obtained.

#### **7 ESTATES TO BE ACQUIRED**

The State of Florida owns all submerged lands for this project. All necessary permits and/or easements will need to be obtained for construction. A temporary work area easement will be required for the site used for dewatering and handling of dredged material prior to final placement.

#### **TEMPORARY WORK AREA EASEMENT**

A temporary easement and right-of-way in, on, over and across (*The land described in Schedule A*) (*Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_*), for a period not to exceed \_\_\_\_\_, beginning with date possession of the land is granted to the United States, its representatives, agents and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of \_\_\_\_\_ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits

of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

## **8 NON-FEDERAL AUTHORITY TO PARTICIPATE IN THE PROJECT**

The City of Jacksonville is the proposed local sponsor for this Ecosystem Restoration of Big Fishweir Creek project. *Chapter 373 of the Florida Statutes, Florida Water Resources Act of 1972*, recognizes that local governments may enact their own rules and regulations affecting water.

## **9 MINERALS**

There exist no known minerals of value in the project area.

## **10 HAZARDOUS, TOXIC, AND RADIOACTIVE WASTE (HTRW)**

HTRW above residential levels have been identified in the dredged material. These include arsenic and benzo(a)pyrene. This material will be placed in geotubes or covered with clean material. It is believed that moving the presented HTRW will have a minimal risk of liability.

## **11 RELOCATION ASSISTANCE (PUBLIC LAW 91-646)**

There are no persons or businesses that will need to be relocated.

## **12 RELOCATIONS**

No governmental structures or facilities that come within the purview of Section 111 of the Rivers and Harbors Act of 1958 (PL 85-500) approved 3 July 1958 will be affected by the project.

## **13 INDUCED FLOODING**

There will be no induced flooding directly associated with this project.

## 14 MITIGATION

No mitigation has been identified as a part of the subject project.

## 15 ACQUISITION/ADMINISTRATIVE COST

The estimate of the Federal/Non-Federal real estate acquisition/administrative cost is \$15,000. This figure includes project real estate planning, review and administrative costs.

## 16 SUMMARY OF PROJECT REAL ESTATE COST

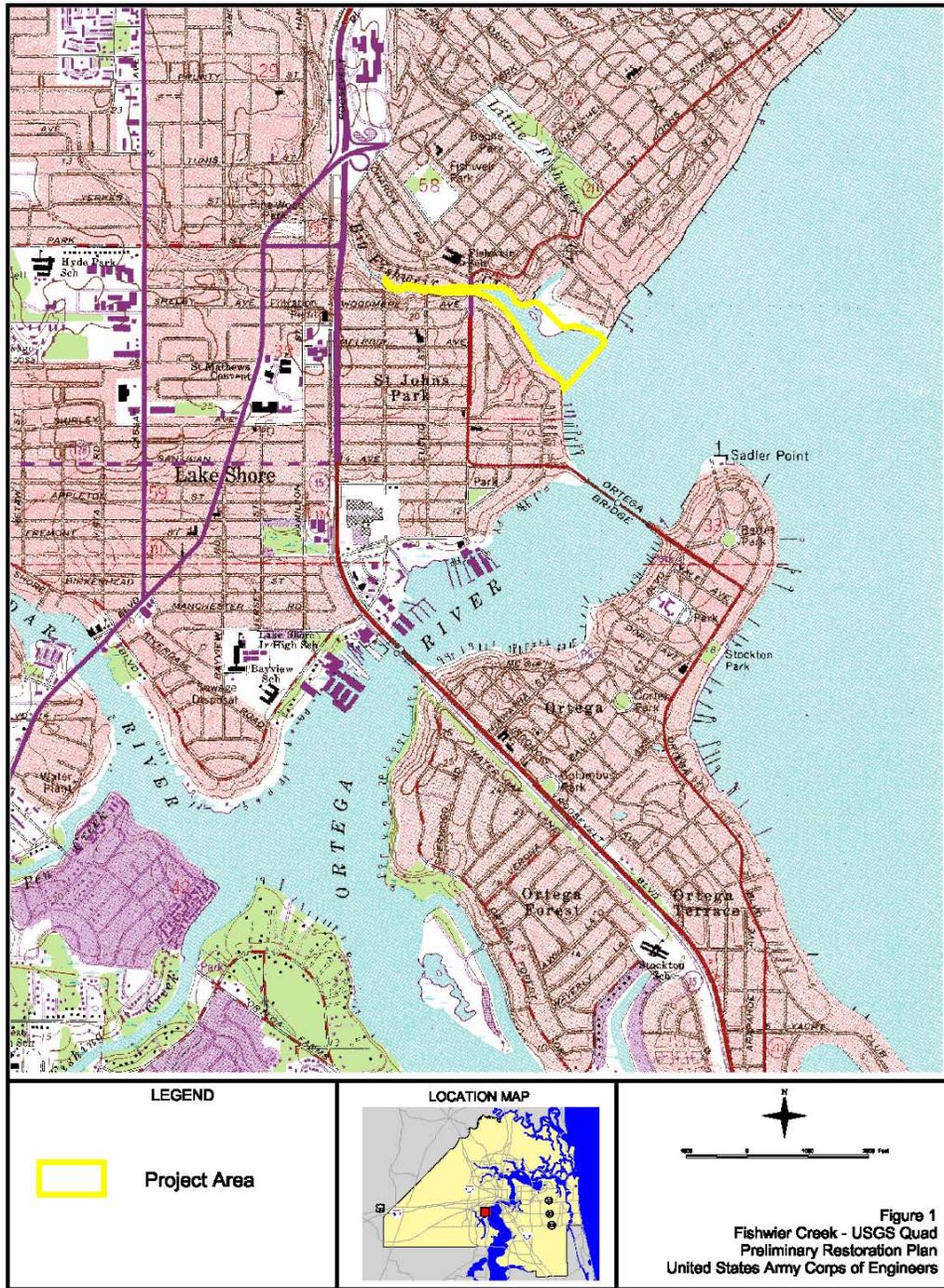
The following is a summary of real estate costs for subject project.

a. Lands and Damages:	\$500,000
Improvements	0
Severance	0
Minerals	0
b. Acquisition - Administrative costs (Includes Corps Real Estate planning and meeting costs)	
Federal	\$5,000
Non-Federal	\$10,000
c. Public Law 91-646	0
d. Contingencies (25%)	131,875
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<b>Total Estimated Project Real Estate Cost</b>	<b>\$659,375</b>

## 17 REAL ESTATE ACQUISITION SCHEDULE

A temporary work area is required for this project and will be made available prior to advertisement of the project.

18 MAPS





## 19 CHART OF ACCOUNTS FOR PROJECT

### 01 LANDS AND DAMAGES

01A00	PROJECT PLANNING/ADMINISTRATIVE	\$5,000
01B--	ACQUISITION	
01B20	BY LOCAL SPONSOR (LS)	\$10,000
01B40	REVIEW OF LS	\$5,000
01E—	APPRAISALS	
01E30	BY LS	\$5,000
01E50	REVIEW OF LS	\$2,500
01R--	REAL ESTATE PAYMENTS	
01R10	LAND PAYMENTS	
01R1B	BY LS	\$500,000
TOTAL REAL ESTATE COST EXCLUDING CONTINGENCY		\$527,500
TOTAL REAL ESTATE CONTINGENCY COST (25%)		\$131,875
TOTAL PROJECT REAL ESTATE COST		\$659,375