

## 2013 SFWMD Land Assessment Recommendations Summary

| <u>Location</u>                    | <u>Recommendation</u>                         | <u>Basis of staff recommendation:</u>  |
|------------------------------------|---|--|
| <b>Exchange or Surplus of site</b> |   |  |
| 1                                  | <b>Unassociated Parcels – Kanner Highway</b>  | Staff recommends that the parcel be approved for exchange or surplus.  |
|                                    |   | This isolated parcel is no longer needed for spoil management and lies across Kanner Highway from the river floodplain, the continued ownership of this parcel does not support any District mission objective.  |
| 2                                  | <b>Unassociated Parcels – Mapp Road</b>       | Staff recommends that the parcel be approved for exchange or surplus. Staff further recommends that the District first attempt to negotiate a transfer to Martin County, either through an exchange of property interests or upon other acceptable terms, for use as stormwater management project.  |
|                                    |   | This isolated parcel is no longer needed for spoil management and is separated from the river floodplain, except for a narrow 100’ strip, by a golf course, a road (SW Thistle Terrace) and single-family residences. The continued ownership of this parcel does not support any District mission objective. Martin County has developed conceptual plans for the development of the site as a stormwater management project that will benefit the water quality of the South Fork of the St. Lucie River and associated estuary. |
| 3                                  | <b>Unassociated Parcels – Whipoorwill Ave</b> | Staff recommends that the parcel be approved for exchange or surplus subject to an acceptable 75-foot wide conservation easement along the South Fork of the St. Lucie River.  |
|                                    |   | This small isolated parcel is no longer needed for its intended purpose as a spoil management site. It lies within a residential neighborhood. Road access is undetermined. Staff further recognizes that the site has substantial river frontage, and the retention of a 75-foot wide conservation easement from the river would serve as a buffer between the river and any potential improvements made to this parcel in the future.  |

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| 4               | <p style="color: red; text-align: center;"><b>Partial Exchange or Surplus</b></p> <p><b>Indian River Lagoon South (CERP) – C23/24 Component</b></p> | <p><b>Regarding the property within the project footprint:</b><br/>Staff recommends that the use and management of the property continue as-is.</p> <p><b>Regarding the tracts that lie outside project footprint:</b><br/>Staff recommends that these parcels be approved for exchange or surplus</p>   |
| 5               | <p><b>Indian River Lagoon South (CERP) – C-44 Component</b></p>   | <p><b>Regarding the property within the project footprint:</b><br/>Staff recommends that the use and management of the property continue as-is.</p> <p><b>Regarding tract JE100-065 that lies outside project footprint:</b><br/>Staff recommends that the parcels be approved for exchange or surplus with such deed restrictions as necessary to be compatible with its proximity to the reservoir and the County facility on Citrus Blvd.</p> |

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| <b>Defer Recommendation Pending Further Analysis</b> |   |  |
| 6<br>PalMar  | <p><b><u>Regarding Northern PalMar and the Chimney:</u></b><br/>Staff recommends deferring a recommendation on this property to a future date to give the District an opportunity to seek additional partnership and land consolidation opportunities to better meet management needs mission objectives.</p> <p><b><u>Regarding Hungryland WEA:</u></b><br/>Staff recommends that the use and management of the property continue as-is.</p> | <p><b><u>Regarding Northern PalMar and the Chimney:</u></b><br/>Staff recognizes the contributions that the individual parcels that have been acquired to-date provide towards the District’s core missions, and the additional benefits that would be possible with a consolidated block of ownership, particularly in those areas that are adjacent to the larger Hungryland property. However, the central and south Florida region has a number of locations that are like these tracts. They were subdivided and sold off decades ago, especially in the real estate boom of the 1920s. Speculation at that time was so rampant that properties were bought and sold site unseen. Most did not have practical vehicular access or available utilities, but the sales were driven by market speculation. Decades later, many of these properties have had their property interests divided several times over. Owners may be found all over the world. Therefore, identifying willing sellers within the area who will agree to reasonable terms is a challenge. Opportunities and constraints for these tracts, and similar properties characterized by noncontiguous public and private ownership, must be studied in greater detail before an informed recommendation can be advanced.</p> <p><b><u>Regarding Hungryland WEA:</u></b><br/>Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area.</p> |

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| <b>No Change in Use (with ownership/management options)</b> |   |   |
| 7   | <b>Indian River Lagoon (Save Our Rivers) – Blind Creek</b>                  | <p>Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with St. Lucie County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County or the State subject to an acceptable conservation and flowage easement in favor of the District.</p> <p>Staff recognizes the many contributions of the property to the District's core missions, and further recognizes that those contributions would continue and would not be diminished if the property were owned and managed by the County subject to a conservation easement in favor of the District, rather than the current long-term lease under which the property is currently managed.</p>  |
| 8   | <b>Indian River Lagoon (Save Our Rivers) – Queen's Island</b>               | <p>Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with St. Lucie County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County or the State subject to an acceptable conservation and flowage easement in favor of the District.</p> <p>Staff recognizes the many contributions of the property to the District's core missions, and further recognizes that those contributions would continue and would not be diminished if the property were owned and managed by the County subject to a conservation easement in favor of the District, rather than the current long-term lease under which the property is currently managed.</p>  |
| 9   | <b>Indian River Lagoon South (CERP) – North Fork of the St. Lucie River</b> | <p>Staff recommends seeking an interested management partner to provide land management activities on tract FG100-026. Staff further recommends transferring the District's share of its split title with the State on tract FG100-005 to the State to enable the Florida Park Service to complete the construction of its planned canoe / kayak launch. Staff recommends that the ownership and management of the remaining tracts continue as-is.</p> <p>Staff recognizes that the subject properties are components of an Everglades restoration project and contribute to the overall mission objectives of the District. Staff further recognizes the need to build management partnership with other capable entities help effectively manage the land and resources. All of the parcels have a designated partner/manager except for tract FG100-026 which could benefit from a management partnership. Staff also recognizes the public value of the Florida Park Service's planned improvements of their canoe/kayak launch on tract FG100-005, and that having a percentage of the title to the tract held by the District interferes with their desire to charge a launch fee to help defray the cost of management.</p> |

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| 10 | <b>Loxahatchee River / Cypress Creek – Loxahatchee River / Riverbend Park</b> | Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Palm Beach County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County subject to an acceptable conservation and flowage easement in favor of the District. | Staff recognizes the many contributions of the property to the District's core missions, and further recognizes that those contributions would continue and would not be diminished if the property were owned and managed by the County subject to a conservation and flowage easement in favor of the District, rather than the current long-term lease under which the property is currently managed.   |
| 11 | <b>Loxahatchee Slough</b>   | Staff recommends negotiating a transfer of the title to Palm Beach County subject to an acceptable conservation and flowage easement in favor of the District.  | Staff recognizes that this is the sole remaining parcel of District ownership within the Loxahatchee Slough area, and that another District parcel within the slough had previously been transferred to the County subject to a conservation and flowage easement. The adjacency of this site to the County's managed land, and conversely the large distance between this site and other District-managed lands, favors such a transfer of ownership. |
| 12 | <b>Unassociated Parcels – Orchid Island</b>                                   | Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Martin County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County.   | Although it is no longer needed for its intended purpose as a spoil management site, this parcel is a narrow peninsula, completely within the floodplain, contiguous to other public lands, and is currently managed by Martin County under a lease from the District. Staff recognizes that either a transfer of ownership to the County or a continuation of the existing lease are acceptable outcomes.   |
| 13 | <b>Unassociated Parcels – Pendarvis Cove</b>                                  | Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Martin County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County.   | Although it is no longer needed for its intended purpose as a spoil management site, this parcel is primarily a shallow mangrove cove with a developed boat ramp facility managed by Martin County under a lease from the District. Staff recognizes that either a transfer of ownership to the County or a continuation of the existing lease are acceptable outcomes.  |

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| <b>No Change in Use (with potential enhancements)</b> |  |  |
| 14  | <p><b>DuPuis</b></p> <p><b>Regarding DuPuis generally:</b><br/>Staff recommends that the use and management of the property continue as-is.</p> <p><b>Regarding the 25 acre strip:</b><br/>Staff recommends that the site be considered as a location for public use facilities, such as RV camping or a cabin rental concession, if funding or an opportunity for such use materializes, otherwise staff recommends that the use and management of the property continue as-is.</p> | <p><b>Regarding DuPuis generally:</b><br/>Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments, and the value as a popular public use area.</p> <p><b>Regarding the 25 acre strip:</b><br/>Staff recognizes that proximity to the C-44 canal has an extreme effect on the hydrology of this parcel and restoration of the strip is not feasible. Staff further recognizes that DuPuis has become a popular regional destination, highly valued by the outdoor recreating public, and that providing public use facilities that would not be compatible with the natural character of the land to the south could provide greater access to the site.</p> |
| 15  | <p><b>South Fork of the St. Lucie River / Atlantic Ridge</b></p> <p>Staff recommends that the use and management of the property continue as-is. Staff further recommends acquiring a better access route to the Medalist property to allow for better management and to accommodate public use.</p>   | <p>Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments, and the value as a popular public use area. Staff further recognizes that the sub-par legal access to the Medalist property is detrimental to its efficient management and frustrates public use.</p>   |

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| <b>No Change in Use</b> |   |   |
| 16                      | <b>L-8 Reservoir</b>  | Staff recommends that the use and management of the property continue as-is.  |
| 17                      | <b>10 Mile Creek – Gordy Road Recreation Area</b>                             | Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area.   |
| 18                      | <b>10 Mile Creek – Reservoir/STA</b>  | Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area.   |
| 19                      | <b>10 Mile Creek – 10 Mile Creek Oxbow</b>                                    | Continue the use and management of the property as-is.  |
| 20                      | <b>Indian River Lagoon South (CERP) – Allapattah Complex</b>                  | Staff recommends continuing the use and management of the property as-is, for now.  |
| 21                      | <b>Indian River Lagoon South (CERP) – Cypress Creek (Trail Ridge) Complex</b> | Staff recognizes that the property has the potential to contribute to the District’s core missions through its restoration and management. It is unclear whether this can or should be accomplished as part of the larger project or by pursuing public or private partnerships. These potential uses are currently being evaluated through the development of a feasibility study. |
| 22                      | <b>Loxahatchee River / Cypress Creek – Cypress Creek</b>                      | Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments, and the value as a popular public use area.   |