

# *Save Our Rivers*

Water Management Lands  
Trust Fund

Five Year Plan — 1990



South Florida Water Management District

**SAVE OUR RIVERS PROGRAM  
1990 FIVE YEAR PLAN**

**SAVE OUR RIVERS DIVISION  
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## INTRODUCTION

The South Florida Water Management District is responsible for acquiring critical water resource related lands under the State's Save Our Rivers (SOR) Program. The major purposes of the program are water management, water supply, and the conservation and protection of water resources. As steward of these vital resources, it is the charge of the District to provide for their protection, enhancement, restoration, and preservation for the beneficial use and enjoyment of existing and future generations.

Manageability, surface and ground water systems, and the formation of corridors for the critical interaction of wildlife populations are major considerations in the land acquisition process. Prime requisites in managing these public lands are to ensure that the water resources, fish and wildlife populations and native plant communities are maintained in an environmentally acceptable manner and made available for appropriate outdoor recreational activities consistent with their environmental sensitivity. The care and nurturing of these resources may be accomplished in cooperation with other governmental agencies and the private sector through the design and implementation of appropriate stewardship programs.

### SELECTION AND EVALUATION PROCESS

Section 373.59, Florida Statutes, provides that monies from the Water Management Lands Trust Fund shall be used for acquiring the fee or other interest in lands necessary for water management, water supply and the conservation and protection of water resources. In addition, lands which include other features are eligible as well. These include, but are not limited to:

- \* River and stream floodplains and flow ways
- \* River and stream flood hazard areas
- \* Littoral zones
- \* Springs and lakes
- \* Aquifer recharge areas
- \* Wetlands
- \* Wellfields
- \* Unique water features

Each January the South Florida Water Management District must submit to the

Legislature and the Department of Environmental Regulation, pursuant to the Florida Resource Rivers Act, an annual update to the Five Year Plan for acquisition.

In 1988, the South Florida Water Management District began a proactive program of identifying lands within the District which might be suitable as candidates for acquisition. Save Our Rivers applications from private and public groups were reviewed, and District staff selected other sites for consideration from small scale aerial photography.

**A Project Evaluation Matrix** was developed which addresses the water and natural resource values of each parcel. The matrix consists of the following ten parameters:

- \* Water Management
- \* Water Supply
- \* Conservation and Protection of Water Resources
- \* Manageability
- \* Habitat Diversity
- \* Species Diversity
- \* Connectedness
- \* Rarity
- \* Vulnerability
- \* Nature Oriented Human Use

The Project Evaluation Matrix is set up to review parcels for the water resource related issues, Water Management, Water Supply and Conservation and Protection of Water Resources, before consideration is given to environmental values. If proposed projects do not have appropriate water resource values, they are not evaluated for the remaining seven categories.

Following on-site and aerial inspections of each tract, the value of each project, with regard to the matrix parameters, is determined by a team of senior technical staff. A detailed explanation of matrix parameters and scoring criteria is covered in **Appendix D**.

Matrix, projects are recommended by Save Our Rivers staff for inclusion on the Five Year Plan as either **Category A** or **Category B** projects. Those not receiving adequate scores are dropped from the list. Staff recommendations are presented to the Land Selection Committee, which consists of senior management representing all of the District's departments. The endorsements or changes from the Land Selection Committee are presented to the Governing Board for final approval as the annual Five Year Plan.

The 1989 Five Year Plan rankings were based on Weighting Factors of 5, 3 and 4 for Water Management, Water Supply, and Conservation and Protection of Water Resources, respectively. For 1990, it is recommended that the weighting factors for these three parameters be changed to all 5's to give them equal importance. The weighting factors for the seven Category II parameters would remain unchanged.

**1989 SOR PROJECT APPLICATIONS**

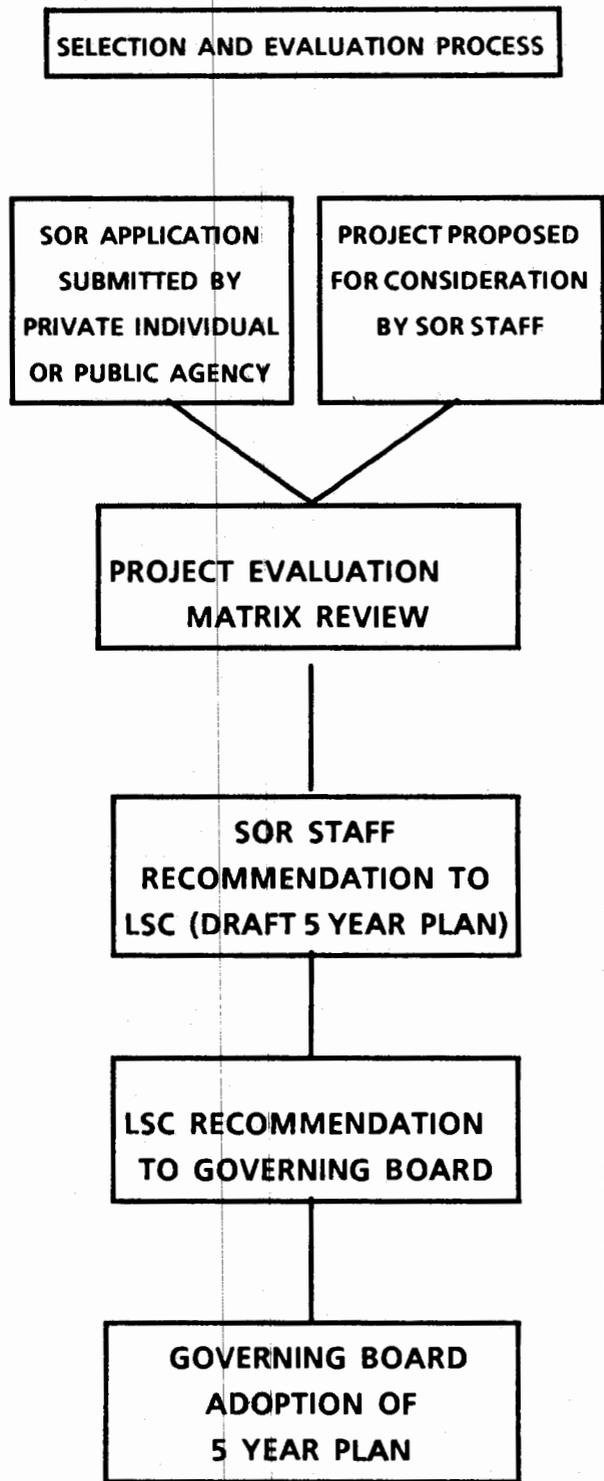
The following Save Our Rivers Project Applications were submitted for consideration in 1989:

- Lake Marion Creek
- Six Mile Cypress II (225 Ac)
- Six Mile Cypress III (46 Ac)
- Everglades Buffer Strip

After evaluation of the application by the standard SOR procedures, the Land Selection Committee recommended that all 1989 applications except the 46 acre Six Mile III addition be added to the 1990 Five Year Plan as follows:

- |                              |            |
|------------------------------|------------|
| Lake Marion                  | Category A |
| Six Mile Cypress II (225 Ac) | Category B |
| Everglades Buffer Strip      | Category B |

The District's Governing Board approved these recommended additions at the December, 1989 meeting



## SUMMARY OF ACQUISITION ACTIVITY (F. Y. 1988 - 1989)

Acquisition from the beginning of the program through 1988 totaled 113,889 acres, purchased for \$74,330,925. The average cost is \$652.66 per acre.

The 1989 fiscal year (October 1, 1988 to September 30, 1989) saw activity begun on several new projects and a continuation of activity on prior projects. The Governing Board adopted 10 resolutions for SOR purchases of 17,742 acres at a value of \$9,695,353. The program totals through the end of fiscal year 1989 are now 74 parcels representing 126,623 acres acquired at a cost of \$84,026,278.

A major acquisition was completed along the Kissimmee River. Surplus lands identified in the acquisition area will give the program added flexibility to negotiate with other landowners in the project area.

Acquisition was begun on Big Pine Key, where the District committed to purchase 46.125 acres of a wetland slough system. Acquisition of additional land is programmed for the next two (2) years. Cooperative partners in this effort are the U.S. Fish and Wildlife Service, and The Nature Conservancy.

Acquisition from willing sellers in the Water Conservation Areas continued. Total commitments made during the District's fiscal year for this project were \$467,000 for 3,995 acres.

During the fiscal year 1989, the following acquisition activity was authorized and commitments were made to purchase. Commitments are defined by the passage of a Governing Board Resolution authorizing the purchase of land.

### SAVE OUR RIVERS FY 89 COMMITMENTS AND ACQUISITIONS

PROJECT	TRACT NAME	RES. #	TOTAL ACRES	PURCHASE PRICE	SOURCE OF FUNDS *
Kissimmee	McArthur	89-08	8,457.00	\$ 8,450,000.00	A & W
WCA	Genovese	89-11	320.00	60,800.00	A
WCA	Tartaglia	89-10	320.00	60,800.00	A
WCA	Cons. Fund	89-12	710.00	74,000.00	A
WCA	Cons. Fund	89-13	720.00	75,000.00	A
WCA	Cons. Fund	89-14	1,760.00	182,000.00	A
WCA	Smith, Hyman	89-16	160.00	14,400.00	W
Big Pine Key	Various	89-19	46.125	479,253.00	W
WCA	Kosiba	89-07	5.00	0	G
Six Mile Cypress	Lee Co. II	89-20	244.18	299,00.00	A

- \* A - Acquisition Trust Fund
- W - Water Management Land Trust Fund
- G - Gift

## 1990 ACQUISITION PLAN

The acquisition priorities for the Save Our Rivers 1990 Five Year Plan are based on a combination of the relative natural resource values of each project, the availability of funds, District policy and other "market factors". The current acquisition strategy is to expand all reserve funds and annual income over the next five

years. Assuming that income remains about \$13,000,000 per year and the existing debt service remains unchanged a total of \$62,500,00 or \$12,500,000 per year is available for acquisition. The priority projects and estimated budgets are shown below.

PROJECT	ACRES	ESTIMATED VALUE
Kissimmee River	30,843	38,350,000
Water Conservation Area (Fee)	51,000	7,650,000*
Big Pine Key	150	1,500,000
Corkscrew Regional Ecosystem Watershed (Bird Rookery Swamp)	16,607**	10,000,000
C-111	3,000	2,000,000
Shingle Creek	2,250	3,000,000

\* Assumes \$150/acre purchase price

\*\* 1/3 of Total Project Acreage

## LAND STEWARDSHIP ACTIVITIES

The Florida Resource Rivers Act specifically states that "lands acquired with money from the fund shall be managed and maintained in an environmentally acceptable manner, and to the extent practicable, in such a way as to restore and protect their natural state and condition" and make available to the general public for appropriate recreational purposes. Further, Section 373.59, Florida Statutes, as amended, provides that up to ten percent of the monies in the Water Management Lands Trust Fund may be allocated annually to the District for management, maintenance and capital improvements. District activities directed at achieving this level of stewardship are divided into four categories:

### STEWARDSHIP PLANNING STEWARDSHIP IMPLEMENTATION

1. Restore and protect the natural state and condition of the land
2. Manage and maintain in an environmentally acceptable manner
3. Maximize public recreation

### STEWARDSHIP PLANNING

Stewardship planning includes both Conceptual and Operational Management Plans. Conceptual Management Plans are prepared to provide long-term goals and objectives and to establish a direction for the management of individual properties. Operational Management Plans are more specific with regards to what, why, how and when various management activities will be undertaken, and which recreational activities are compatible.

A key element in the preparation of operational plans is the Environmental Assessment which is conducted for each parcel. The environmental assessments supply a description of the existing plant and animal communities and make recommendations for action to be taken to restore or maintain natural conditions. The District has entered into cooperative management agreements with other public agencies, such as the Florida Game and Freshwater Fish Commission, the Department of Natural Resources, and Lee, Palm Beach, Martin and Orange Counties. Under these agreements, the District

retains ownership of the lands, but management is undertaken at a level where it can have the most positive effect on the resource and its users (See Appendix E for summary of Cooperative Management Agreements).

When the District acquires land for a particular project, it is sometimes necessary to take title to lands that may be excess to the needs of the Save Our Rivers program simply because the landowner is willing to sell only the entire property. A process has been developed whereby acquired parcels are evaluated to determine if portions could be declared excess and made available for sale or trade.

To a large degree, the excess lands evaluation is based on the parameters listed in the Project Evaluation Matrix. Other factors are taken into account as well. Those include:

- 1 Zoning of adjacent parcels or land use designation under Comprehensive Plan.
- 2 Is adjacent zoning and land use designation compatible with remaining SOR lands?
- 3 Will more intensive development on excess lands have adverse impacts on or affect the District's ability to manage remaining SOR lands?
- 4 Is excess area needed as an esthetic or environmental buffer to remaining SOR lands?

### STEWARDSHIP IMPLEMENTATION

The District's efforts under stewardship implementation revolve around three major areas. The principal management efforts are listed under each heading, with a brief description of each to follow:

1. Restore and protect the natural state and condition.
  - a. Hydrologic restoration
  - b. Exotic control
  - c. Habitat protection and enhancement

2. Manage and maintain in an environmentally acceptable manner.

- a. Conserve, maintain and protect water resource related features
- b. Prescribed burning
- c. Grazing
- d. Fencing

3. Provide public recreation

- a. Fishing and other water oriented activities
- b. Hunting
- c. Hiking
- d. Camping
- e. Horseback riding
- f. Environmental and water resource education programs

## RESTORE AND PROTECT

**Hydrologic Restoration** -- The most important stewardship task is returning SOR lands to as near a natural state, hydrologically, as possible. This provides for groundwater storage in wetlands, water quality improvement by slowing the rate of surface runoff, and habitat improvement for fish and wildlife. The Kissimmee River is the District's most aggressive restoration effort. Less intense programs are either planned or underway at the DuPuis Reserve, Nicodemus Slough, Loxahatchee River and East Everglades (C-111). These efforts range from the installation of diversion dams and water control structures in the Kissimmee River to filling or blocking drainage swales and ditches at the DuPuis Reserve and the removal of barriers to sheetflow in the East Everglades.

**Exotic Control** -- application of environmentally acceptable herbicides.

**Habitat Protection and Enhancement** -- Habitat enhancement on SOR lands includes a combination of hydrologic restoration in wetlands, prescribed burning to improve forage for wildlife and maintain native plant communities, and control of exotic vegetation.

## MANAGE AND MAINTAIN

**Conserve, Maintain and Protect Water Resource - Related Features** -- Natural features of the south Florida landscape are rapidly being lost to agricultural and urban development. A major thrust of the Save Our Rivers program is to protect the flow ways, watersheds, and wetlands which are critical to the water resources of the District.

**Prescribed burning** -- Periodic fire is a natural element of native Florida ecosystems. The District uses prescribed burning as a tool for land management purposes, such as reduction of hazardous fuel load build-up, wildlife habitat enhancement and encouraging the restoration of native plant communities. The District began burning SOR lands in 1988, and intends to burn the larger tracts on an approximate seven year rotation. Lands where burning is occurring include the DuPuis Reserve and several of the tracts along the Kissimmee River. SOR lands in the East Everglades are being burned by the Florida Game and Freshwater Fish Commission and the National Park Service under a cooperative management agreement.

**Grazing** -- Livestock grazing has been a customary activity on many of the lands purchased under the SOR Program. Studies have shown that when undertaken properly, livestock grazing is one of the most efficient means of effectively managing our native rangelands. The District has been working closely with the USDA Soil Conservation Service and other cooperating agencies to identify properties, or portions of properties, suitable for this activity, and to design and implement grazing plans that are compatible with the goals and purposes of the program. Grazing leases will be typically of short duration (not in excess of five [5] years) and awarded through a process of competitive bidding. District policy prohibits the conversion of native range to improved pasture and, where properties have been acquired that contain improved pastures, measures will be implemented to encourage their conversion to native range or woodland.

**Fencing and Posting** -- In order to delineate the District's property lines, deter trespass/vandalism and protect the integrity of the resource, most major SOR land holdings are fenced and posted following acquisition. The District presently maintains approximately 130 miles of fence, and constructs or replaces 30 miles annually.

## **PUBLIC RECREATION**

**Fishing and Other Water-related Activities** -- Fishing and canoeing are limited to those SOR projects associated with rivers, such as the Kissimmee, Loxahatchee and South Fork St. Lucie.

**Hunting** -- The District, in cooperation with the Florida Game and Fresh Water Fish Commission, has opened SOR lands which are large enough, and support adequate game populations, for public hunting. Hunt programs are designed to provide a quality hunting experience while maintaining healthy populations of game species. Seasonal harvest quotas are established by the Commission based on annual population surveys. Annual hunting regulations are proposed by the Commission for each area and approved by the District. Walk-in hunting is encouraged, as vehicular access is limited to the use of street licensed vehicles (excluding motorcycles) on designated roads.

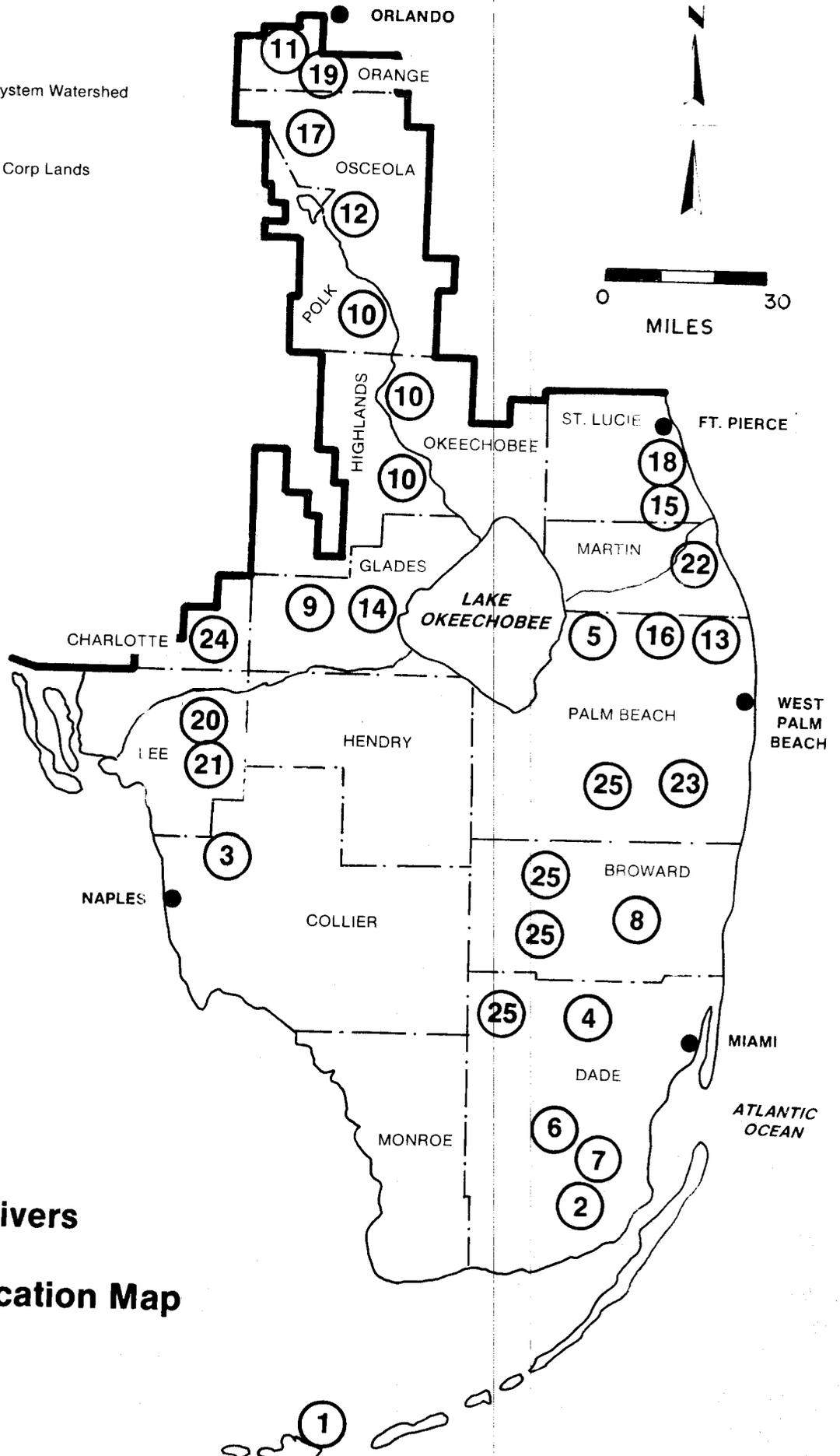
**Hiking and Camping** -- The Florida Trail Association (FTA) is working closely with the District on the development of hiking trails on SOR lands. Primitive campsites are being designated at appropriate locations along these trails for use by backpackers. Maintenance of the trails will be performed by FTA members. The Florida National Scenic Trail (FNST), one of eight officially designated national scenic trails, is currently being developed by FTA in cooperation with the USDA Forest Service and a host of federal, state and local agencies and private landowners. A portion of the FNST has been certified for location along the Kissimmee River. Hiking trails provide a means by which visitors can view and enjoy in quiet solitude, these sensitive lands and avoid the adverse

impacts to plant and animal life often attendant to road networks and areas used by off-road vehicles.

**Horseback Riding** -- The District is consulting with a variety of horseback riding interests regarding the development of equestrian trails on District lands. A tentative trail layout has been developed for the DuPuis Reserve, and it is anticipated that additional areas may be targeted in the future. Care is being taken to limit the construction of these trails to suitable ecosystem types and to avoid sensitive wetland areas. Trail development and maintenance will be undertaken by private trail riding organizations and/or other public agencies under appropriate agreements with the District.

**Environmental Education** -- The District is developing an environmental education program to inform school groups and the general public about the importance of maintaining water resources and environmentally sensitive land tracts.

1. Big Pine Key
2. Canal 111 Basin
3. Corkscrew Regional Ecosystem Watershed
4. Dade Broward Levee
5. DuPuis Reserve
6. East Everglades
7. East Everglades — Senior Corp Lands
8. Everglades Buffer Strip
9. Fisheating Creek
10. Kissimmee River
11. Lake Forest Preserve
12. Lake Marian Creek
13. Loxahatchee River
14. Nicodemus Slough
15. North Fork St. Lucie River
16. Pal-Mar
17. Reedy Creek Swamp
18. Savannahs
19. Shingle Creek Swamp
20. Six Mile Cypress I
21. Six Mile Cypress II
22. South Fork St. Lucie River
23. Strazzulla
24. Telegraph Swamp
25. Water Conservation Areas



**Save Our Rivers  
Projects  
General Location Map**

# *Save Our Rivers Projects*

<i>Completed/Partial Acquisitions</i>	<i>County</i>	<i>Acres Acquired</i>	<i>Total Proposed Acquisition</i>
Big Pine Key	Monroe	46	605 <sup>2</sup>
C-111	Dade	26,747	29,643
DuPuis Reserve	Palm Beach Martin	21,875	21,875
East Everglades	Dade	17,292	48,600
Kissimmee River <sup>3</sup>	Osceola, Polk, Highlands Okeechobee, Glades	18,920	57,000
Lake Forest Nature Preserve	Orange	439	439
Loxahatchee River	Martin Palm Beach	1,461	1,547
Nicodemus Slough <sup>1</sup>	Glades	2,219	2,219
Savannahs <sup>1</sup>	St. Lucie Martin	0 <sup>4</sup>	5,100
Six Mile Cypress	Lee	794	1,996 <sup>5</sup>
South Fork St. Lucie River	Martin	100	184
Strazzulla	Palm Beach	1,225	1,225
Water Conservation Areas <sup>1</sup>	Broward, Dade Palm Beach	36,302	256,000

<sup>1</sup> LEGISLATIVE MANDATE 373.59 F.S.

<sup>2</sup> TOTAL PROJECT AREA (SOR OBJECTIVE - 200 ACRES) - REMAINDER TO BE ACQUIRED BY OTHERS.

<sup>3</sup> RECOMMENDED BY KISSIMMEE RIVER 380 COMMITTEE AND THE GOVERNOR'S 1985 RESTORATION STRATEGY

<sup>4</sup> 3500 ACRES ACQUIRED UNDER CONSERVATION AND RECREATION LANDS PROGRAM (C.A.R.L.)

<sup>5</sup> INCLUDES SIX MILE CYPRESS II - 1989 ADDITION

<sup>6</sup> TOTAL PROJECT AREA - Refers to the total land area within the project boundaries. It includes lands that may have been previously acquired by the District or other agencies and known out parcels within the project that may never be acquired. Also includes lands for which less than fee title may be sought.

SOR ACQUISITION - Refers to lands that have been acquired by purchase, gift or other method by the SOR Program. In some cases, lands acquired may be declared surplus and made available for disposition. Until disposal, the acreage will be included in the "acquired" category.

SOR REMAINING ACQUISITION - Refers to lands that are identified to be acquired by the SOR Program.

# Save Our Rivers Project

## BIG PINE KEY

<b>County:</b>	Monroe
<b>Total Project Area:</b>	605 Acres*
<b>Acres Acquired:</b>	46.125
<b>Land Cost:</b>	\$479,263
<b>Per Acre Cost:</b>	\$10,390
<b>Acres Remaining:</b>	154
<b>Estimated Assessed Value:</b>	\$1,530,000
<b>Number of Owners:</b>	Numerous

### 1. General Description

The Big Pine Key project is designed to compliment the existing Key Deer National Wildlife Refuge. Land acquisitions are initiated by The Nature Conservancy and, by Governing Board action, the District's contribution will be limited to \$2,000,000.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

The slough system located within the project comprises a substantial portion of the fresh water resources of the Florida Keys. The proposed project will protect all components of this system including groundwater lenses, fresh water wetlands, and upland recharge areas. The aquifers provide water supply to a limited number of single family residences and plant nurseries. Continued development threatens to contaminate the underlying fresh water lenses and degrade the Outstanding Florida Waters surrounding Big Pine Key.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Acquisition of these critical water resource areas would protect them from future residential and commercial development. Additionally, thirty-nine (39) species designated as either endangered, threatened or of special concern by the State of Florida and/or the Federal Government have been identified in the project area. Protection of these lands and management in conjunction with the existing refuge would assure their continued availability to these species. Restoration measures

would involve the degrading of existing roadways and the filling of a number of small ditches constructed originally for mosquito control.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

The long term management of this project will be provided by the U.S. Fish and Wildlife Service and/or The Nature Conservancy. Some interim maintenance in the form of trash and junk removal and posting will be provided by the District. Long-term management will involve habitat management, law enforcement patrol and regulation of public use.

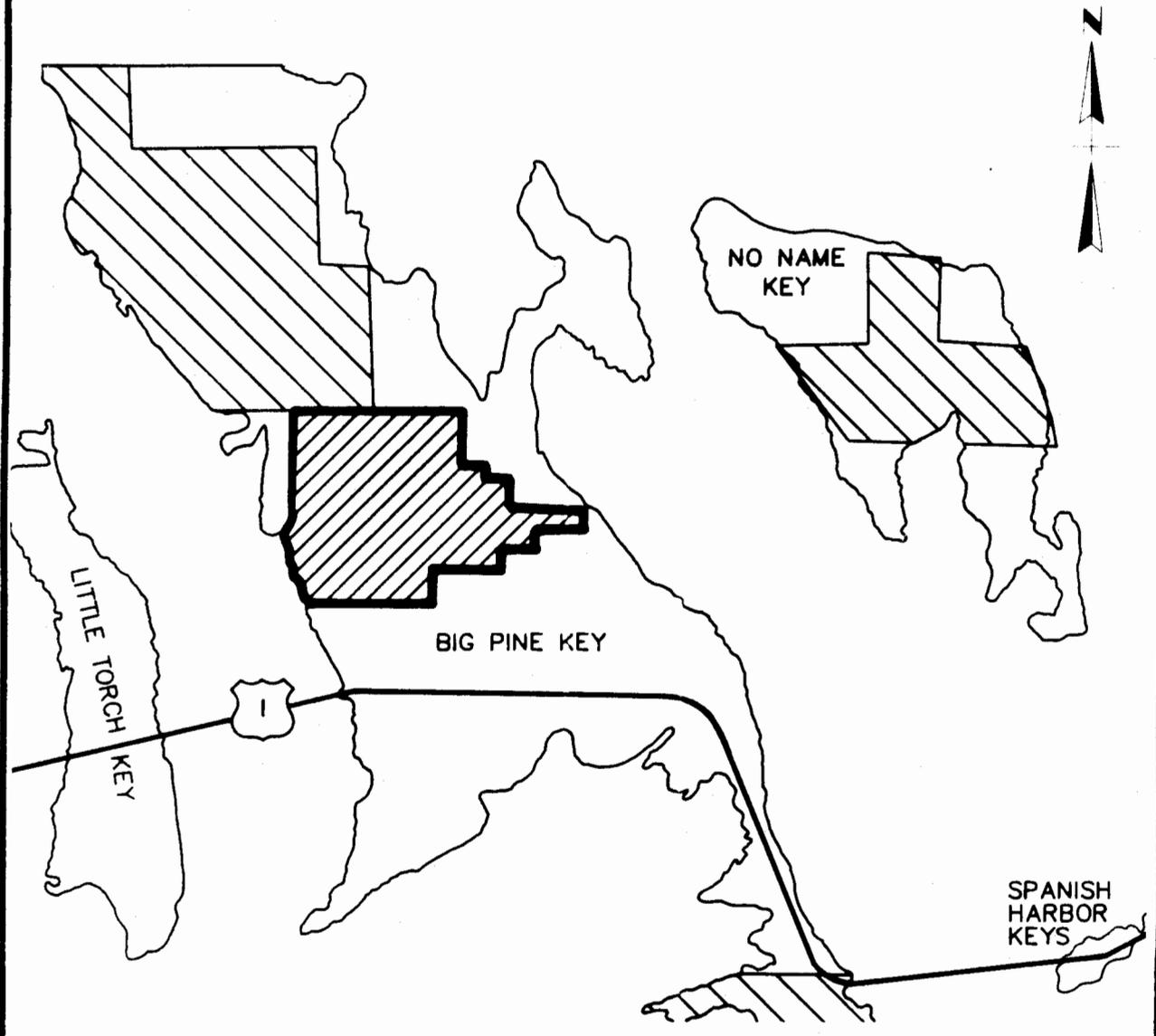
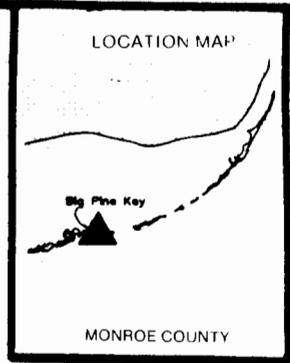
### 5. Recreation Potential:

Some use of the property for passive activities such as hiking, birdwatching, and photography is anticipated. Hunting and ORV use should be prohibited to avoid damage to sensitive habitats.

\* 200 acres Save Our Rivers Project.

Remainder of project to be purchased by others.

# Big Pine Key



-  BIG PINE KEY AREA
-  KEY DEER NATIONAL WILDLIFE REFUGE



# Save Our Rivers Project

## C-111

<b>County:</b>	Dade
<b>Total Project Area:</b>	29,643 Acres
<b>Acres Acquired:</b>	26,747
<b>Land Cost:</b>	\$6,897,562
<b>Per Acre Cost:</b>	\$258
<b>Acres Remaining:</b>	2,896
<b>Estimated Assessed Value:</b>	\$5,400,000

### 1. General Description

The lands in this project lie adjacent to the Canal 111 (Aerojet Canal), east of Everglades National Park, west of U.S. Highway 1 and south of SR 27. The project will benefit the flow of water into Everglades National Park and Northeast Florida Bay.

### 2. Land Stewardship Activities

#### A. Potential for Restoring and/or Protecting Natural State and Condition:

Major problems associated with periodic flood releases to Barnes Sound from C-111 and a reduction in sheet flow to Northeast Florida Bay have prompted the District to work with the National Park Service, the U.S. Army Corps of Engineers, South Dade agricultural interests, Florida Bay fishing interests, and a number of other federal, state and local agencies on a plan for structural and operational changes to the existing flood control system. An attempt is being made to restore a more natural distribution of flows to these tidewater zones while at the same time maintaining an acceptable level of flood protection for the South Dade area. The purchase of private lands adjacent to C-111 is necessary for implementation of restoration efforts and to assure that the biota of this portion of Everglades National Park, Florida Bay and Barnes Sound are protected from the harmful effects of urban and agricultural development.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

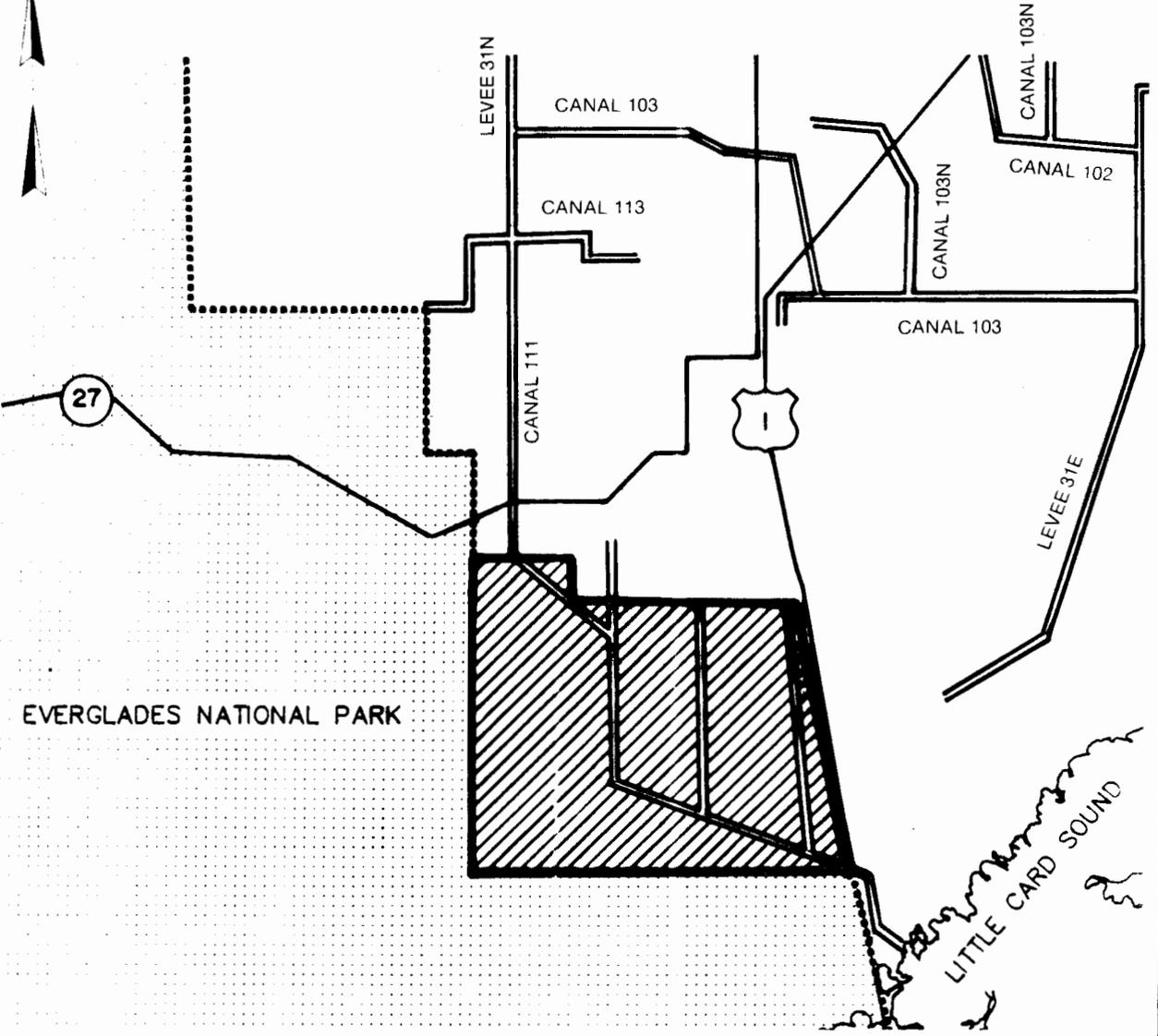
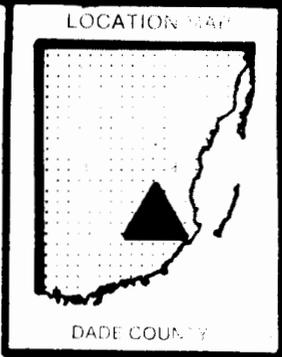
Lands purchased to date are being managed by the Florida Game and Fresh Water Fish Commission

(GFC) as part of the East Everglades Wildlife and Environmental Area (EEWEA) under an agreement with the District. The District provides supplementary funding for the employment of a full-time biologist by the GFC. A conceptual management plan has been prepared for the EEWEA, and recommendations call for maintaining the C-111 portion in as pristine a condition as possible.

#### C. Public Recreation:

Airboating, frogging, waterfowl hunting, and fishing have been the principal recreational activities taking place in the C-111 area; these uses have been subject to little, if any, governmental regulation in the past. The GFC has adopted rules and regulations governing public-use of the EEWEA, but their full enforcement in the C-111 area will not be possible until land acquisition is complete and the lands are fully posted. An attempt will be made to ban the use of airboats in this part of the EEWEA and limit access to the interior reaches to non-motorized craft. The use of powerboats in C-111 will be allowed to continue.

# Canal 111 Basin



 CANAL 111 BASIN AREA



# Save Our Rivers Project

## DUPUIS RESERVE

<b>Counties:</b>	Martin and Palm Beach
<b>Total Project Area:</b>	21,875 Acres
<b>Land Cost:</b>	\$23,000,000
<b>Acres Acquired:</b>	21,875
<b>Per Acre Cost:</b>	\$1,051
<b>Acres Remaining:</b>	0

### 1. General Description

The DuPuis Reserve (formerly Whitebelt Ranch) encompasses 21,875 acres of improved and semi-improved pasture, pine flatwoods, and cypress forest in northwestern Palm Beach and Southwestern Martin Counties. It is bordered on the north by State Road 76 and the St. Lucie Canal, on the east by Caulkins Groves and the J.W. Corbett Wildlife Management Area, and on the south and west by the L-8 Canal and Tieback Levee. A Florida Power and Light Company transmission lines traverses the east side of the tract. The property is interspersed with numerous ponds, wet prairies, cypress domes and a remnant of Everglades marsh.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

An environmental assessment of the tract has been completed, and efforts are underway to restore a more natural hydroperiod to that portion of the property impacted by the existing drainage system. By retaining water on the property and reducing the rate of runoff, the District plans to revitalize the marshes, ponds and wet prairies, and benefit those species of wildlife that depend on these habitats.

The District has implemented a prescribed burning program in consultation with the Florida Division of Forestry. Objectives of the burning program include the reduction of hazardous fuel loads, the maintenance of healthy and vigorous native plant communities, and the improvement of wildlife habitat and forage. Care is being taken during burning operations to protect sensitive plant communities and endangered species habitat.

Posting of the reserve has been completed by District personnel, and routine patrols are being made by both trained law enforcement personnel, under a security contract, and the Florida Game and Fresh Water Fish Commission.

### B. Managing and Maintaining in an Environmentally Acceptable Manner:

The District has entered into a Memorandum of Agreement (MOA) with the Florida Game and Fresh Water Fish Commission and the Department of Natural Resources for management of the property. A conceptual management plan has been prepared by John Ormsby Simonds, a consultant to the District, and staff is working on the preparation of an operational management plan.

A program has been implemented to combat the spread of exotics on the property. Both chemical and mechanical means are being employed to bring them under control.

Considerable effort has gone into the removal of underground fuel tanks, mobile homes, discarded equipment and trash associated with the former ranch operation. Buildings have been evaluated for both their soundness and possible use in the operation of the reserve.

Limited repairs have been made to several of the interior roadways. The need for replacement of the major culvert crossings along the main reserve road has been documented and studies are underway to determine the extent of repairs that will be necessary to bring the entire roadway up to a condition suitable for future public use.

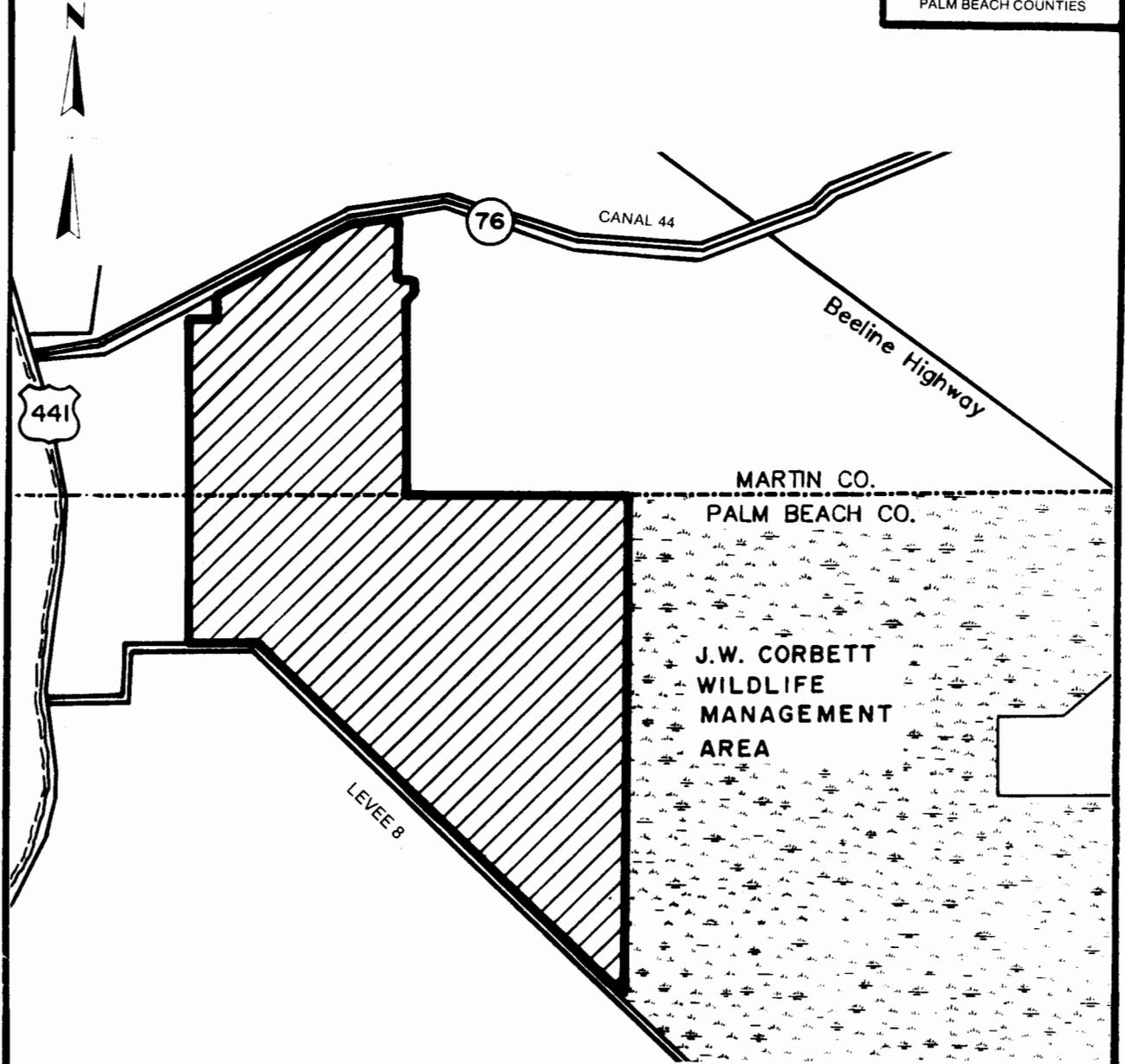
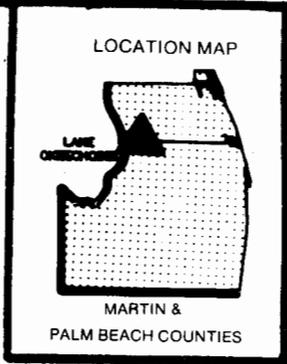
### C. Public Recreation:

A system of hiking trails is currently being developed by the Florida Trail Association under a Memorandum of Understanding (MOU) with the District. When completed, the system will contain trails suitable for both day-use and overnight treks. Several primitive campsites will be available for backpackers.

Public recreational activities on the reserve are being regulated by the GFC under rules established for the DuPuis Wildlife and Environmental Area. Public hunting for the taking of deer, hogs and turkey was initiated during the 1989-90 hunting season and consisted of a series of weekend hunts limited to 50 hunters per day. Results indicate that the hunt was of high quality and resulted in the removal of a large number of feral hogs.

Under a separate MOU work will begin in the near future on a system of equestrian trails by the DuPuis Horsemen's Association (DHA). The DHA is a citizens support organization comprised of four (4) south Florida riding clubs. The two trail systems will be separated spatially, and care will be taken to locate the equestrian trails in non-sensitive areas which can support horse traffic.

# DuPuis Reserve



 DUPUIS RESERVE AREA



## Save Our Rivers Project

# EAST EVERGLADES

<b>County:</b>	Dade
<b>Total Project Area:</b>	48,600 Acres
<b>Acres Acquired:</b>	17,292
<b>Land Cost:</b>	\$7,322,114
<b>Per Acre Cost:</b>	\$423
<b>Acres Remaining:</b>	31,308
<b>Estimated Assessed Value:</b>	10,000,000

### 1. General Description

The East Everglades project includes nearly all the land between Everglades National Park and the agricultural lands in southwestern Dade County. The project is design to buffer the eastern boundary of the park from development pressure to the east and to restore predevelopment patterns of sheetflow to Shark River Slough.

### 2. Land Stewardship Activities

#### A. Restoring and/or Protecting Natural State and Condition:

The District has been working closely with the National Park Service, the US Army Corps of Engineers, local landowners, and state and local government in an effort to modify the operational criteria and physical features of the Central and Southern Florida Flood Control project to restore sheet flows to northeast Shark River Slough and Everglades National Park. A major new Dade County wellfield has been proposed for the East Everglades, and studies are underway to determine the probable impact of this wellfield on the area's ecology.

Acquisition of private lands within the East Everglades is viewed as necessary for effective management of the area's resources. Acquisitions to date have involved both the SOR and CARL Programs. These lands are currently being patrolled and managed by the Florida Game and Fresh Water Fish Commission (GFC) as the East Everglades Wildlife and Environmental Area

(EEWEA) under separate agreements with the District and the Florida Department of Natural Resources (DNR). An additional zone bordering the eight and one-half square mile East Everglades residential area, considered vulnerable to development, has been targeted for purchase under the SOR Program. Congress is considering a measure that would expand the boundaries of ENP to take in the remaining private lands and all or a portion of the State holdings.

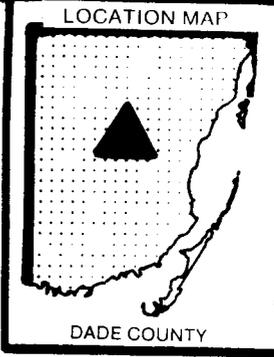
#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

A conceptual management plan (CMP) for the EEWEA has been prepared by the GFC and approved by the District and DNR. The District is furnishing supplementary funding for a GFC biologist assigned to the area, and recommendations are being developed for the restoration of wildlife habitat and management of the area's endangered and/or threatened species. An active program has been implemented in cooperation with the District, Dade County, the Florida Division of Forestry, and ENP for prescribed burning and exotic species control.

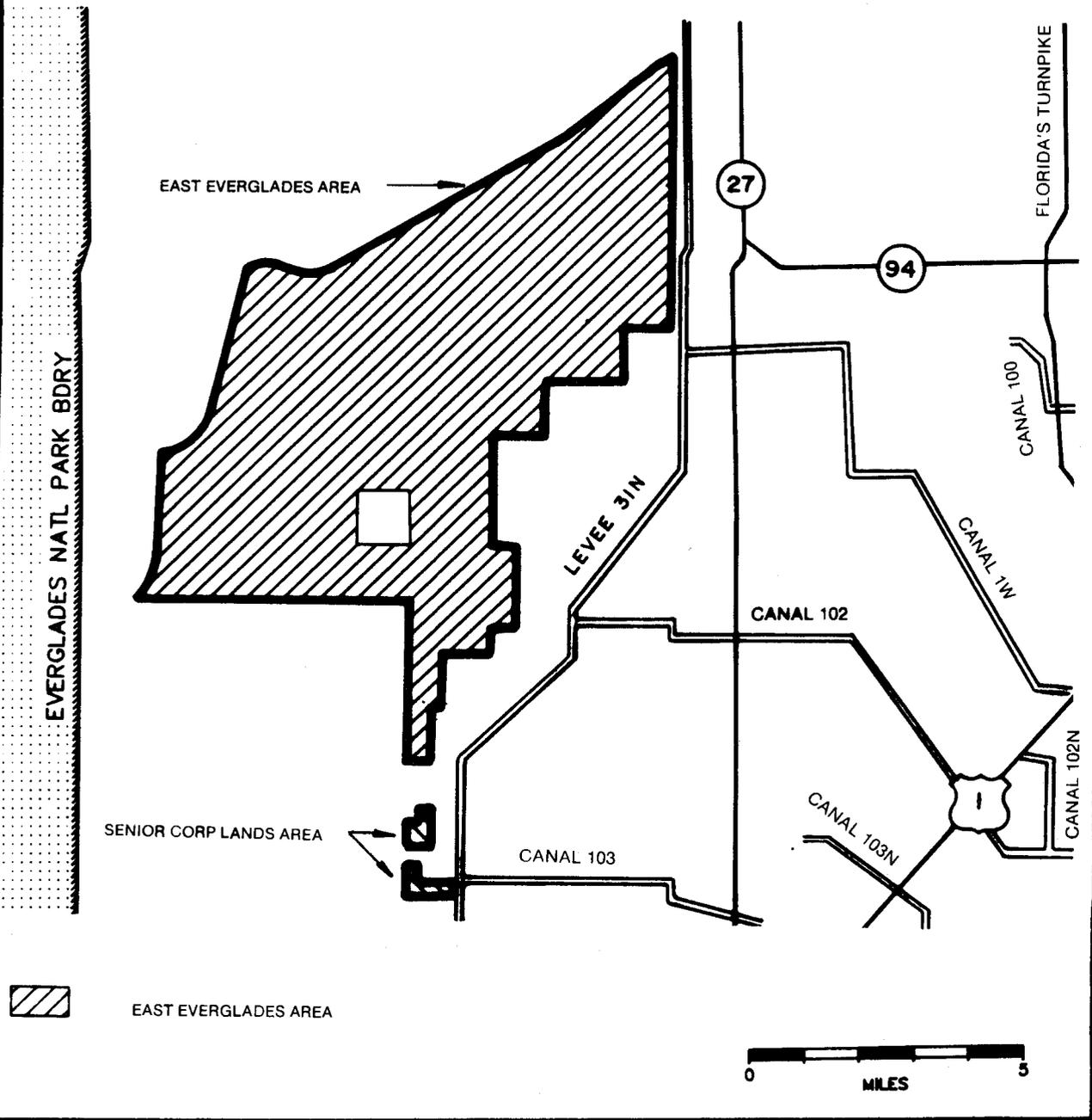
#### C. Public Recreation:

Recreational use in the East Everglades consists mainly of hunting, fishing, frogging, airboating and target shooting. Airboats and an assortment of off-road vehicles (ORVs) are commonly used to access the interior reaches of the area. Extensive outcroppings of pinnacle rock limit vehicular travel during low water periods. Historically, public use of this area has been subject to little, if any, governmental regulation. The East Everglades National Park Planning and Management Committee (380 Committee) cited the illegal dumping of garbage and trash, uncontrolled ORV travel, indiscriminate target shooting, and illegal hunting camps as major problems associated with public access. In an effort to address these concerns, the District contracted for the removal of Context Road, a major access road for illegal dumping. Steps are being taken to remove hunting camps when located. The GFC has established public-use regulations for the EEWEA and banned the use of tracked and wheeled vehicles, overnight camping, and littering. Efforts are also being made to curtail indiscriminate target shooting and dumping along the eastern perimeter.

# East Everglades



DADE COUNTY



## Save Our Rivers Project

# KISSIMMEE RIVER FLOOD PLAIN

**Counties:** Osceola, Polk,  
Okeechobee and Highlands

**Total Project Area:** <sup>1</sup> 57,000 Acres

**Acres Acquired:** 18,920 Acres

**Land Cost:** \$18,920,000

**Per Acre Cost:** \$1,000

**Acres Remaining:** <sup>1</sup> 35,000 Acres

**Estimated Assessed Value:** \$49,000,000

### 1. General Description

The project area covers nearly 57,000 acres. Of this, some 18,920 acres have been acquired through the SOR program. The 57,000 acres represents the historic flood plain of the Kissimmee River. This land is necessary for the restoration of the River under the governor's Save Our Everglades program.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

All of the attributes of free flowing rivers, including attenuation of flood discharges, providing year round base flows, water quality improvement and wildlife habitat, were lost when Canal 38 was excavated. District ownership of the historic flood plain is necessary if restoration of the river is to be accomplished

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

The potential for flood plain restoration is tremendous, depending upon which course of action is selected. All depend on District ownership of the land. Minor restorations of individual sloughs is currently underway at Rattlesnake Hammock, with others in the planning stages. Major restorations will require filling portions of the existing Canal 38 channel.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

Management of lands in the Kissimmee Valley will be time and manpower intensive. Prior to

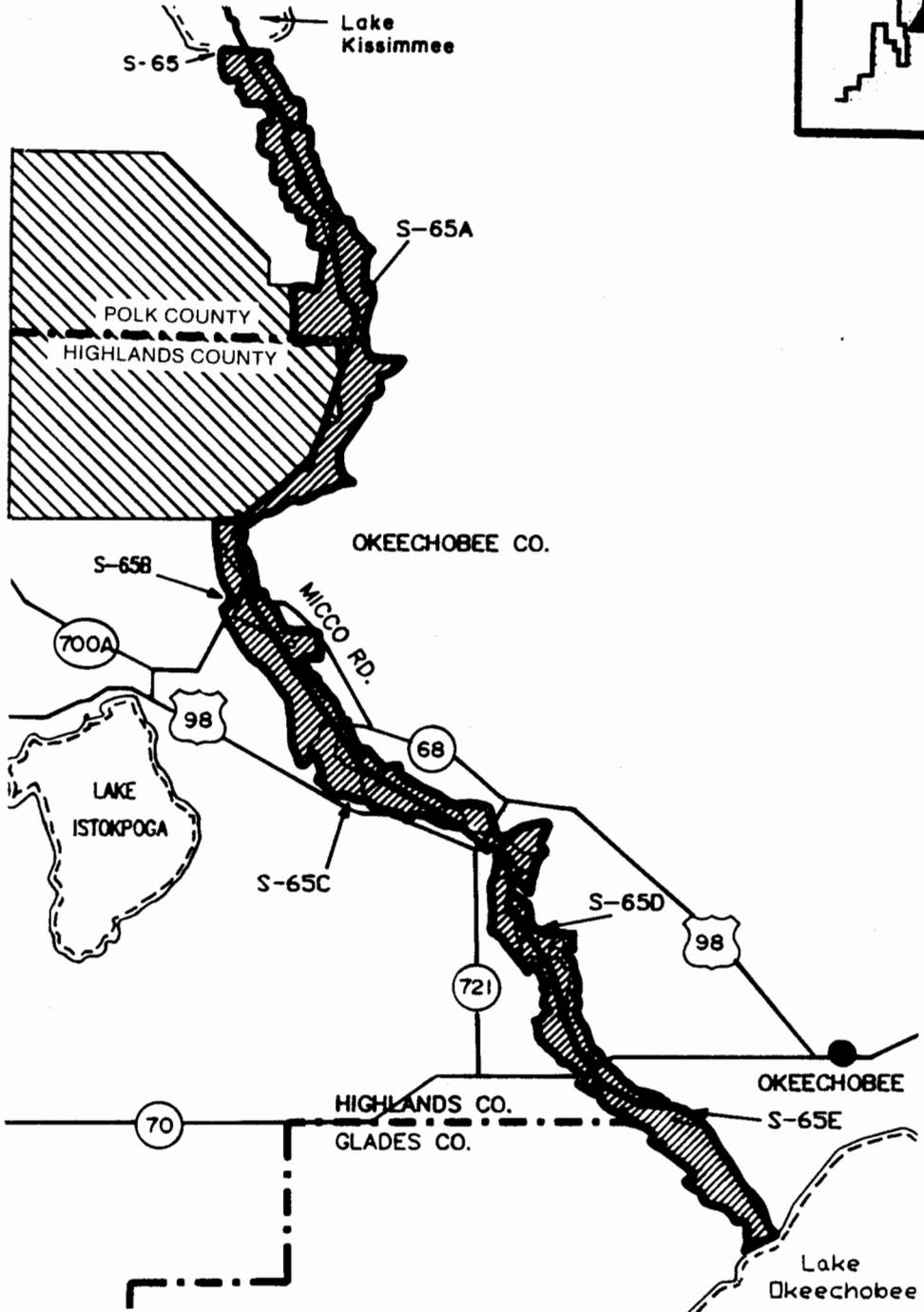
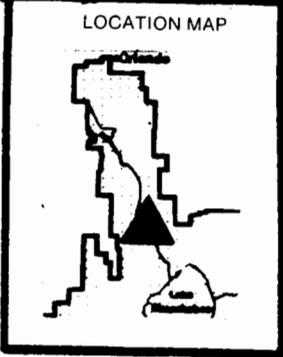
restoration projects beginning, control of shrubs and exotic vegetation could be difficult as well. Blocking the numerous drainage ways and restoring sheetflow into the flood plain will be a major task. Even if other organizations are willing to manage the lands, the District will still be responsible for hydrologic restoration. Given the size of the project, this will be a large and ongoing undertaking.

### 5. Public Recreation:

Existing recreational activities consist primarily of power boating and fishing in Canal 38, and those oxbows of the river that were not cut off as a result of project construction. There are opportunities for bank fishing and picnicking at several access sites along the river. Improvement of flows into the river oxbows will increase the opportunities for fishing, canoeing, nature observation and waterfowl hunting. Currently, several sections of the Florida Trail are located along the river and an attempt is being made by the Florida Trails Association to complete the missing links. Suitable sections of the trail are being incorporated as part of the Florida National Scenic Trail.

<sup>1</sup> Approximate sizes

# Kissimmee River



-  KISSIMMEE RIVER AREA
-  AVON PARK BOMBING RANGE



## Save Our Rivers Project

# LAKE FOREST PRESERVE

<b>County:</b>	<b>Orange</b>
<b>Total Project Area:</b>	<b>439 Acres</b>
<b>Acres Acquired:</b>	<b>439</b>
<b>Land Cost:</b>	<b>\$3,700,000</b>
<b>Per Acre Cost:</b>	<b>\$8,428</b>
<b>Acres Remaining:</b>	<b>0</b>

### 1. General Description

The preserve covers 439 acres along the southwest shore of Lake Tibet-Butler in Orange County. It consists of a mixture of cypress, bay swamp and pine flatwoods and contains areas of freshwater marsh, xeric oak, pine plantation, and sphagnum bog. State Road 535 (Winter Garden - Vineland Road) traverses the southwest edge of the property.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

A majority of the preserve lies within the flood plain of Lake Tibet-Butler and is subject to seasonal inundation. Man-made alterations have been rather minor. Efforts will be primarily directed toward activities that assure that inflows from areas adjacent to the preserve have acceptable water quality and protect the site from unauthorized vehicular access and other harmful activities, such as poaching and timber harvesting.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

Orange County has agreed to operate and maintain the property as a nature preserve under an agreement with the District. Management goals will include wetland and wildlife preservation, public education, and passive nature oriented recreation. Management activities will include prescribed burning (to reduce hazardous fuel loads and maintain the structure of vegetative communities), selective clearing to stimulate tree

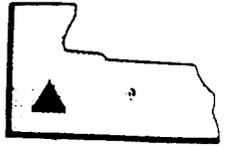
growth, reforestation of damaged sites, exotic species control, and habitat improvement and protection.

### C. Public Recreation:

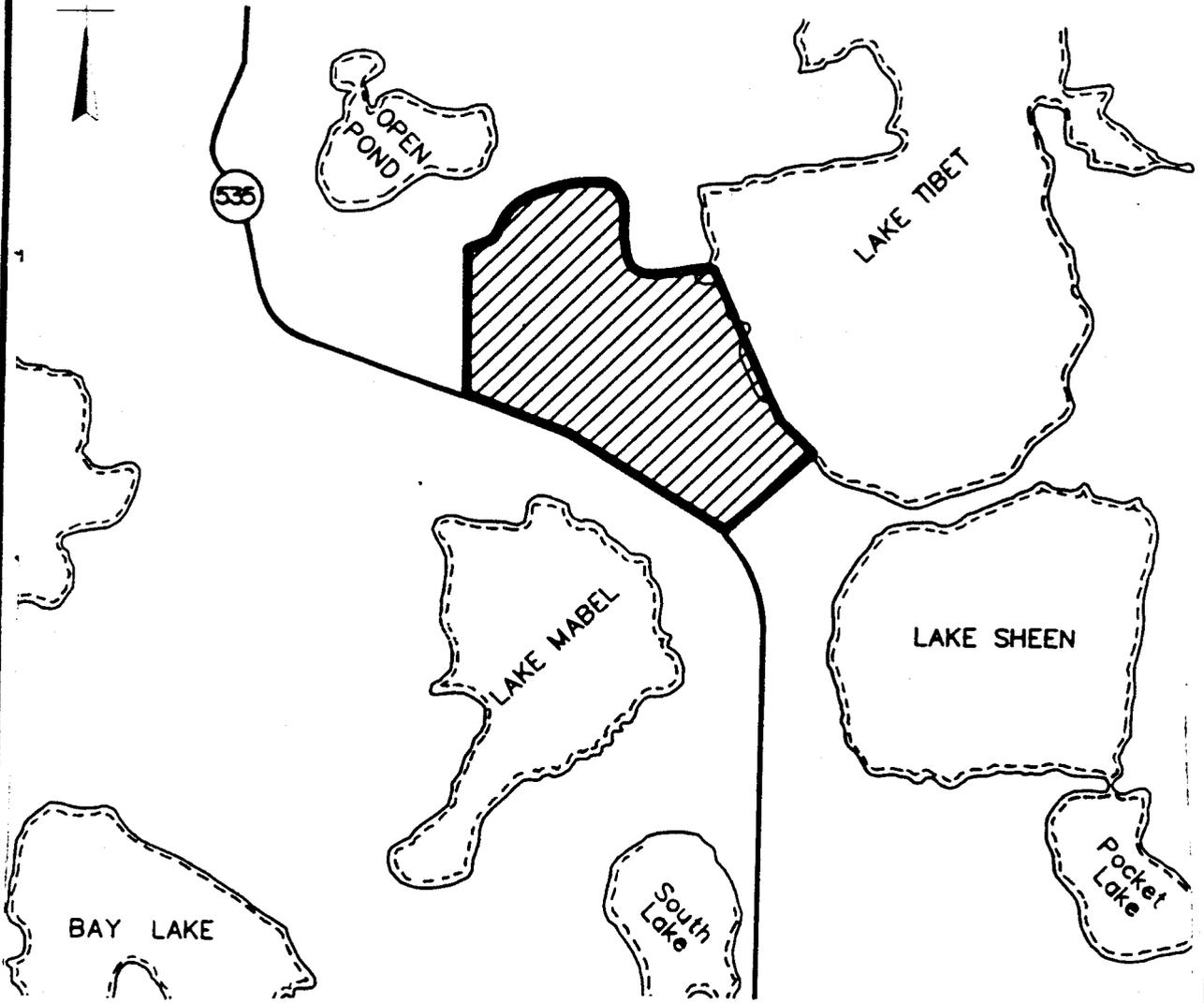
A master plan for the preserve has been prepared by a consultant hired by Orange County. A phased program of improvements is proposed for the preserve to include a nature center, amphitheater, observation tower, overlooks, hiking/nature trails, individual and group picnic facilities, restrooms, parking areas, an entrance road and signs. Consideration will also be given to the designation of a primitive camping area to enhance the visitor's wilderness experience. Environmental education and awareness will be the main thrust of the visitor programs conducted at the center.

# Lake Forest Preserve

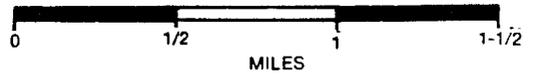
LOCATION MAP



ORANGE COUNTY



 LAKE FOREST PRESERVE AREA



## Save Our Rivers Project

# LOXAHATCHEE RIVER

<b>Counties:</b>	Martin and Palm Beach
<b>Total Project Area:</b>	1,547 Acres
<b>Acres Acquired:</b>	1,461
<b>Land Cost:</b>	\$7,020,968
<b>Per Acre Cost:</b>	\$4,805
<b>Acres Remaining:</b>	86
<b>Estimated Assessed Value:</b>	\$3,500,000

### 1. General Description

This project includes the historic flood plain of the Northwest Fork of the Loxahatchee River, a National Wild and Scenic River.

### 2. Land Stewardship Activities

#### A. Restoring and/or Protecting Natural State and Condition

The District has been working closely with the Florida Department of Natural Resources (DNR), Palm Beach County, and a variety of local agencies and interest groups on plans to preserve and protect the Loxahatchee River and a major portion of its headwaters (Loxahatchee Slough). Extensive studies on the water supply and drainage requirements of the Loxahatchee River Basin have been completed. The latter work has facilitated the restoration and maintenance of base flows to the Northwest Fork and will help to reduce the frequency of discharge at S-46 which flows into the North Fork of the river and has caused downstream erosion and siltation problems in the past. In combination with other measures, the enhancement of flows to the Northwest Fork should help to stem the progress of the saltwater front which has advanced upstream in recent years resulting in heavy mortality of bald cypress along the river.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner

The District and DNR are working to implement the Loxahatchee River Wild and Scenic River Management Plan which was prepared in 1985 as a

requirement for inclusion of this portion of the river in the National Wild and Scenic River System. The District has purchased most of the private lands along the Northwest Fork and efforts have been made to post the properties, repair fences and gates, remove trash and debris, and otherwise bring them up to safe and acceptable conditions. Lands north of Indiantown Road (State Road 706) will be managed by DNR, in conjunction with Jonathan Dickinson State Park, and lands south of the highway by Palm Beach County under separate agreements with the District. Management activities will include law enforcement, prescribed burning, exotic specie control, public-use regulation, development of hiking trails, interpretive programs, and in general, carry out the intent of the Management Plan.

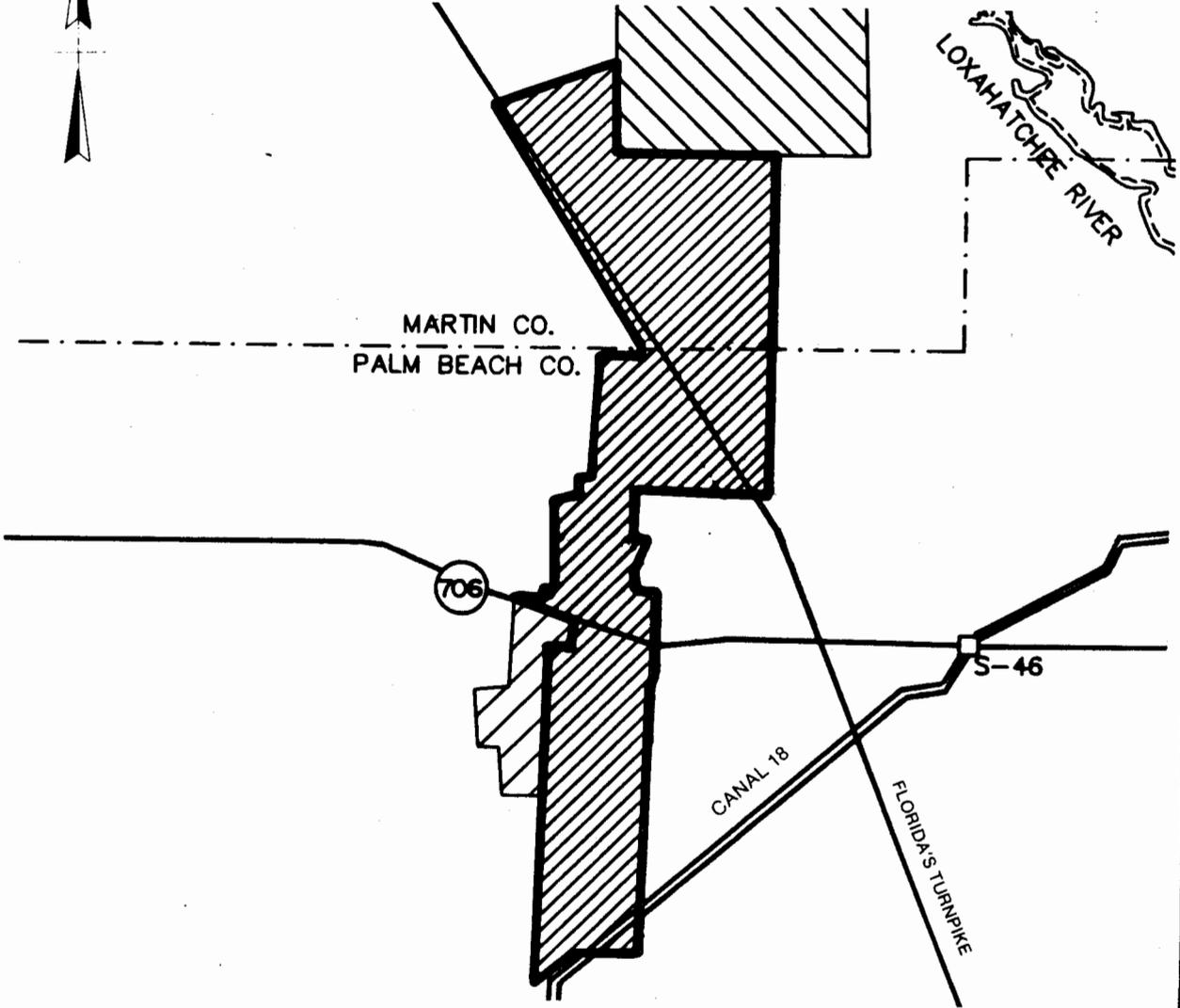
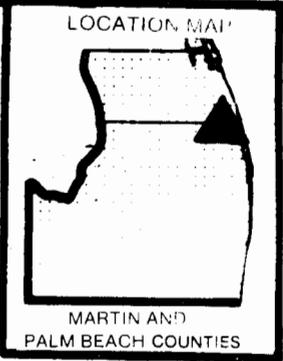
#### C. Public Recreation

The Loxahatchee National Wild and Scenic River has become a popular canoe trail in recent years. The number of canoeists has increased so dramatically that severe overcrowding is not uncommon on peak days. Concerned about damage to fragile plant species and the maintenance of a quality outdoor experience, DNR is working with Palm Beach County and local livery operators to identify a daily carrying capacity for the river and to implement appropriate user regulations.

Fishing and powerboating is mainly confined to the lower reaches of the river; however, boaters frequently travel upriver to the Trapper Nelson site. A No Wake Zone has been established by DNR in an attempt to control erosion and avoid conflicts between boaters and canoeists.

In the future Public-use management will concentrate on providing opportunities for non-consumptive recreational pursuits, such as hiking, nature appreciation and photography, through the provision of interpretive sites, boardwalks, and footpaths. Palm Beach County is considering the development of a campground and interpretive center in its plans for Riverbend Park. Preliminary discussions have been held with the Florida Trail Association regarding the development of a future major connector trail that would link Jonathan Dickinson State Park to the proposed Florida National Scenic Trail around Lake Okeechobee.

# Loxahatchee River



-  LOXAHATCHEE RIVER AREA
-  NATHAN DICKINSON STATE PARK
-  WEBB BEND COUNTY PARK



## Save Our Rivers Project

# NICODEMUS SLOUGH

County:	Glades
Total Project Area:	2,219 Acres
Acres Acquired:	2,219
Land Cost:	\$1,800,000
Per Acre Cost:	\$811
Acres Remaining:	0

### 1. General Description

Nicodemus Slough encompasses approximately 2200 acres of wet prairie, broadleaf marsh and transitional wetland (cordgrass) south of the Herbert Hoover Dike (LD-3) and west of State Road 78. Scattered tree growth occurs along the western edge of the tract. It was targeted for purchase in the original SOR legislation because the land floods periodically under the higher regulation stages, in Lake Okeechobee. The property was used for cattle grazing.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

Until recently, the construction of the Herbert Hoover Dike, coupled with the maintenance of lower stages in Lake Okeechobee, resulted in a shortened hydroperiod and general lowering of water levels in Nicodemus Slough. This in turn altered vegetative patterns on the property and permitted the spread of transitional and upland species. The installation of new water control structures and associated improvements to the C-19/L-41/42 system will enable the retention and manipulation of flood waters on the property that result from runoff and higher lake stages. A marsh revitalization program has been proposed by District staff for implementation in the future, following the completion of the new water control facilities.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

Conceptual and operational management plans for the property will be developed by District staff. Future management activities will concentrate on

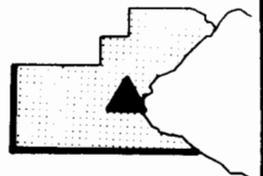
the regulation of water levels and other habitat restoration measures designed to increase the use of the area by waterfowl and wading birds. The possibility of a cooperative management effort with a suitable government or private non-profit organization will be investigated.

#### C. Public Recreation:

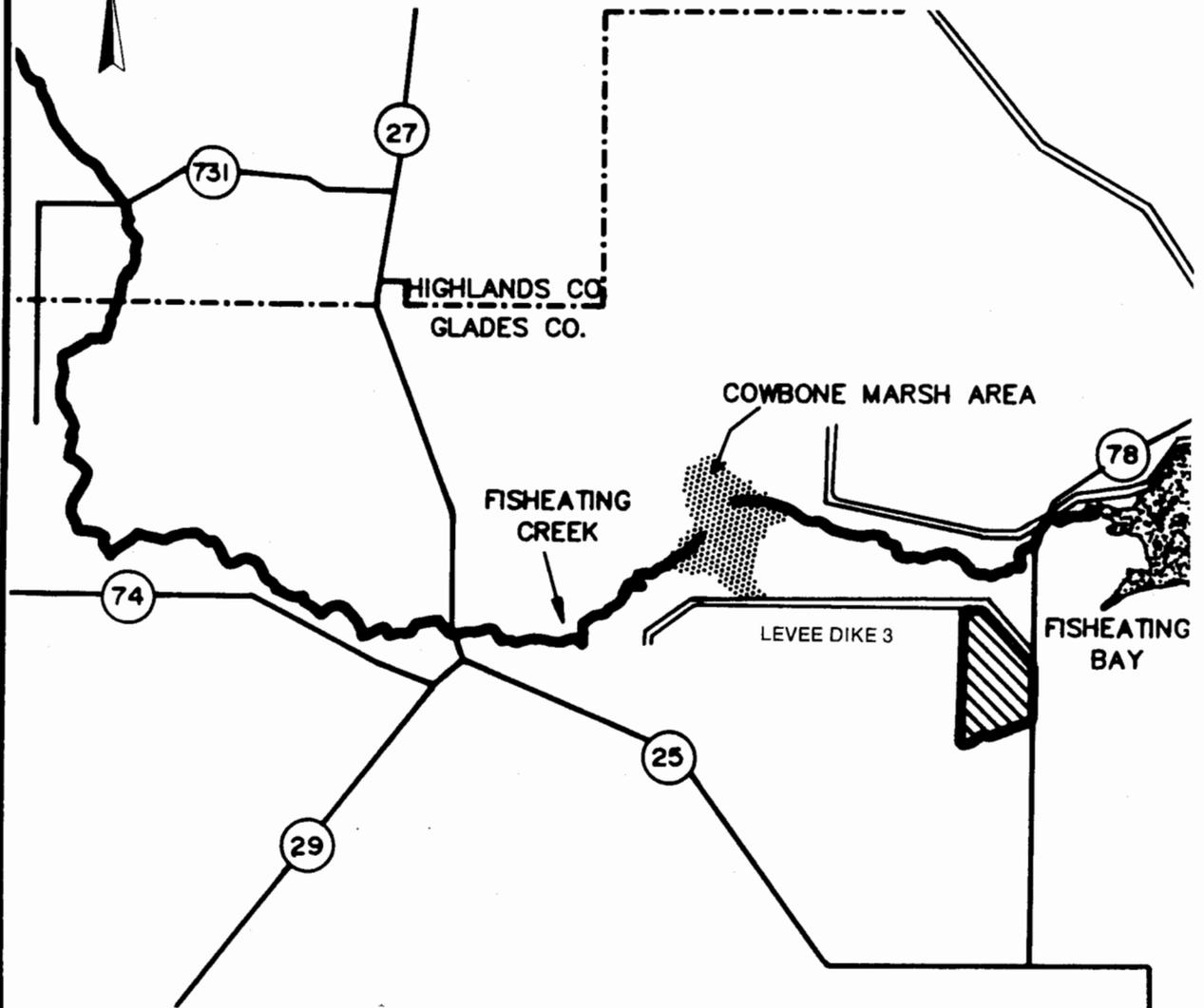
Some unauthorized hunting has taken place on the property since it was acquired by the District, and there is local interest to open the area to airboat use. Some limited waterfowl hunting may be feasible in the future; however, the use of airboats and other types of motorized craft does not appear compatible with the goal of improving the habitat for waterfowl and wading birds, particularly in light of the limited size of the tract. The property is probably best suited for operation as a wildlife viewing area and should be limited to passive, non-consumptive activities.

# Nicodemus Slough

LOCATION MAP



GLADES COUNTY



 NICODEMUS SLOUGH AREA

0 5  
MILES

## Save Our Rivers Project

# SAVANNAHS

**County:** St. Lucie and Martin  
**Total Project Area:** 5,100 Acres <sup>1</sup>  
**Estimated Assessed Value:** \$10,000,000  
**Number of Owners:** Numerous

### 1. General Description

The Savannahs is located between the coastal dune, west of the Indian River, and the pine flatwoods of southeastern St. Lucie County. The Savannahs extend into Northern Martin County. The Department of Natural Resources (DNR) has acquired approximately 3500 acres under the Conservation and Recreation Lands (CARL) program. This area is managed by DNR as the Savannahs State Preserve. The 1600 acres is the remainder of the project to be acquired and the District and DNR would cooperate in acquisition.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

The freshwater aquifer which underlies the Savannahs is not productive enough for municipal uses, but the recharge that occurs along the coastal ridge serves to hold back the saltwater wedge, thereby reducing the danger of saltwater intrusion. Habitat types are diverse and include sand pine scrub, openwater sloughs, emergent marshes and low pine flatwoods. The wetlands are important feeding and nesting sites for wading birds in St. Lucie and Martin Counties whose habitat has been lost to urban development. The Savannahs is under heavy development pressure on both the east and west sides.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

The Savannahs is one of the most unique and endangered natural systems in the District. It is a remnant coastal wetland system which historically extended along most of the Southeast Florida coast. Most of the area is in its natural state, thus eliminating the need for restoration. The wetlands are highly susceptible to degradation by stormwater inputs from urban development.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

Exotic plant growth is minimal. Wetland communities are still in good condition. Extensive hydrologic restoration does not appear necessary. Management of the additional lands would be undertaken by DNR as part of the Savannahs State Preserve.

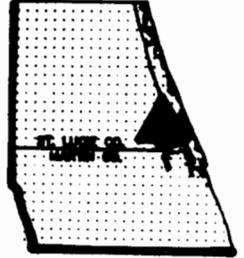
### 5. Public Recreation:

Public use of the Savannahs is very high. It is used extensively by fishermen, canoeists and photographers. Its close proximity to urban population centers will increase the use by the public and school groups.

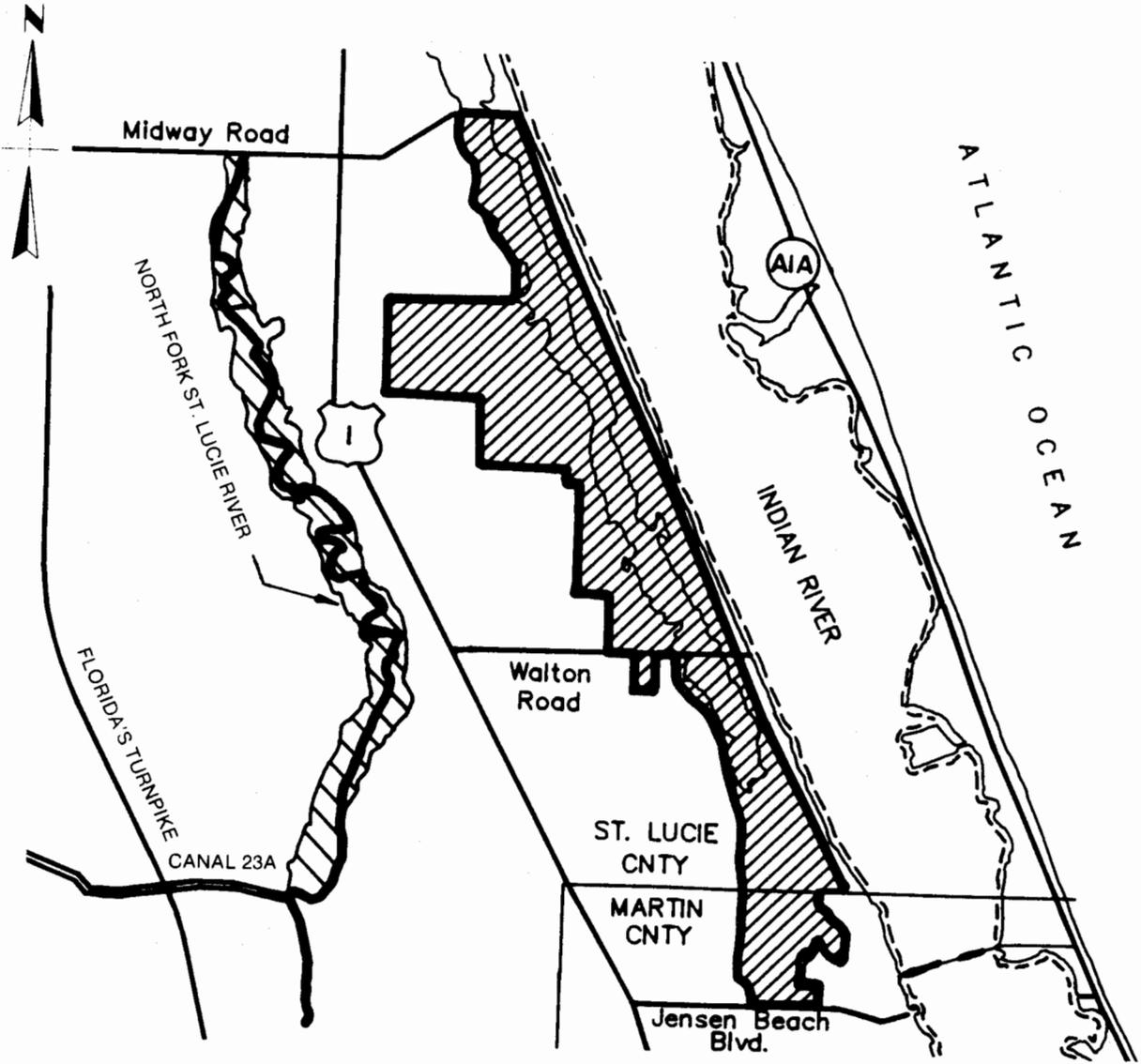
<sup>1</sup>3500 Acres acquired under Conservation and Recreation Lands Program (CARL)

# Savannahs

LOCATION MAP



ST. LUCIE & MARTIN COUNTIES



 SAVANNAHS STATE RESERVE AREA



NOTE: AREA SHOWN IS TOTAL PROJECT (5100 AC) SOR ACQUISITION IS ONLY 1600 AC.

# Save Our Rivers Project

## SIX MILE CYPRESS I

County:	Lee
Total Project Area:	<sup>1</sup> 1,741 Acres
Acres Acquired:	794
Land Cost:	\$1,520,321
<u>Per Acre Cost:</u>	<u>\$1,914</u>
Acres Remaining: (SOR)	<sup>1</sup> 0

(See Also Six Mile Cypress II)

### 1. General Description

Six Mile Cypress Slough occupies approximately 2000 acres in Lee County southeast of the City of Ft. Myers. It extends from State Road 82 southwesterly for approximately nine miles to Ten Mile Canal. The slough averages 1,500 feet in width. The Slough consists of cypress swamp, interspersed with numerous open ponds. It is fringed with pine flatwoods, transitional hardwoods, wet prairies, and Melaleuca. Melaleuca has become the dominant vegetation type south of Daniels Road.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

Lee County has agreed to develop, operate and maintain the slough as a nature preserve under an agreement with the District. A detailed description of the slough is contained in the Six Mile Cypress Slough Management Plan prepared by the County in 1986. Specific actions to implement the plan are set forth in the Six Mile Cypress Slough Preserve Land and Water Management Plan prepared by the County and approved by the District in 1988.

Six Mile Cypress Basin is being studied as part of the Lee County Surface Water Management Master Plan. It will recommend design criteria to prevent further degradation and slough enhancement. A principal objective will be to restore a more natural hydroperiod to aid in the restoration of this ecological condition.

A water management plan is being prepared by the District as part of its local government assistance program. It will include recommended regulatory criteria for consumptive use and surface water drainage in the area draining into the slough and be used by the County to develop a water management program for the preserve.

Melaleuca and Brazilian Pepper are problem exotics that have proliferated in certain portions of the slough. Native vegetation has been completely replaced by Melaleuca in approximately 200 acres. A vigorous eradication/control program involving chemical and mechanical applications is planned to halt the future spread of these species. Reforestation with native species will be undertaken where large stands of exotics are removed.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

The entire perimeter of the slough is being posted to prevent unauthorized access, and problem areas are being fenced and/or barricaded. Routine patrol will be provided by preserve personnel and the Lee County Sheriff's Department.

A prescribed burning program is proposed for the pine flatwoods north of Penzance Road to maintain the species composition of this community and prevent the buildup of fuels that could result in damaging wildfires. Fire lanes will be constructed to facilitate the burns and to protect sensitive cypress and hardwood areas. Wildfires will be suppressed only when considered necessary to protect adjacent lands and highway travel or when preserve resources would be subject to irreparable damage.

The USDA Soil Conservation Service will be conducting a study to determine if continued grazing is compatible with the objectives of the preserve. If so, an appropriate grazing plan will be prepared and implemented.

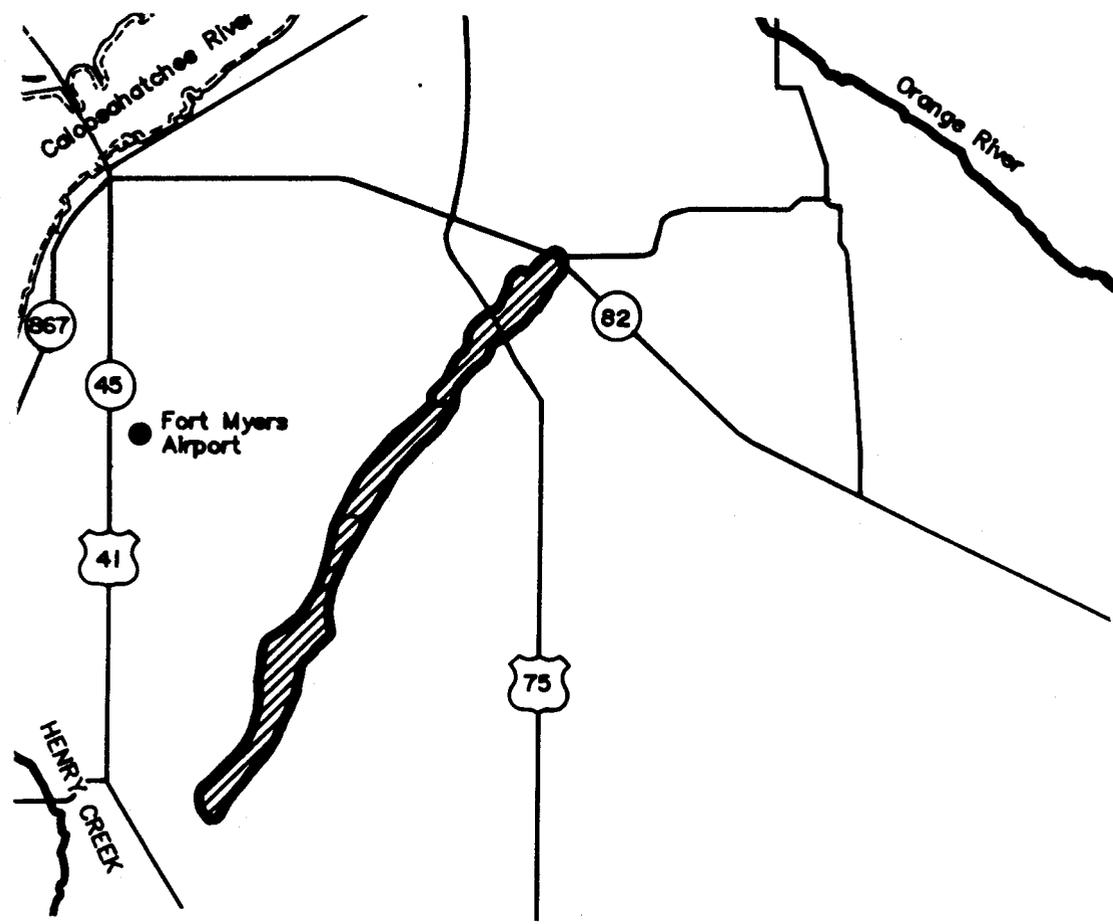
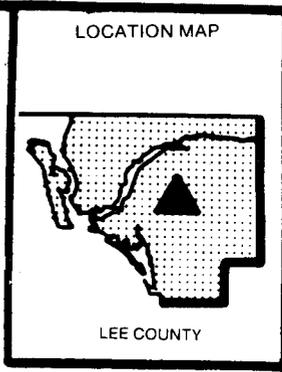
A complete list of wildlife species utilizing the slough is contained in the County's original management plan. Monitoring the occurrence of wildlife will be continued to determine if any changes in usage occurs. Consideration will be given to the needs of wildlife in reforestation efforts. Nest boxes will be installed to benefit cavity nesters, such as wood ducks, owls, and woodpeckers.

#### C. Public Recreation:

The slough has been used informally for both active and passive recreational activities for many years. The continuation of passive activities such as fishing, picnicking, photography and nature observation will be encouraged in appropriate locations within the preserve. Interpretive facilities consisting of an elevated boardwalk, covered amphitheater and parking area will be developed to enhance visitor appreciation of the preserve. Special programs will be conducted by the Lee County Parks and Recreation Department. The Lee County School Board Department of Environmental Education will continue its past practice of conducting field trips to the slough.

<sup>1</sup> SOR acquisition completed. Lee County to acquire remainder of Six Mile Cypress I.

# Six Mile Cypress I



 SIX MILE CYPRESS AREA



## Save Our Rivers Project

# SOUTH FORK ST. LUCIE RIVER

County:	Martin
Total Project Area:	184 Acres
Acres Acquired:	100
Land Cost:	\$2,000,000
Per Acre Cost:	\$20,000
Acres Remaining:	84
Estimated Assessed Value:	\$250,000

### 1. General Description

This project includes a portion of the upper reach of the South Fork St. Lucie River commencing approximately three-fourth of one mile south of State Road 76 and extending approximately one and one-fourth miles southward. The project was proposed by the citizens of Martin County to preserve and protect this relatively undisturbed portion of the river for the use and enjoyment of existing and future generations.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

The productivity of the St. Lucie Estuary is dependent upon both the quantity and quality of water entering the river. There is evidence that adjacent land use activities have altered the natural hydrologic regime resulting in changes in the density and species composition of the hydric hammock along this reach of the river.

A conceptual management plan covering the river corridor has been prepared by Martin County, in consultation with the District. The purpose of the plan is to preserve and enhance the condition of this reach through a combination of land acquisition, land use regulation, and public-use management. The effective implementation of development guidelines and regulations for private properties within and immediately adjoining the corridor will be critical to the success of this effort.

Regular inspections will be made by Martin County Code Enforcement Officers to ensure that no activities are taking place within the corridor that are inconsistent with the goal of protecting and enhancing this reach of the river. A boundary fence along the west side of the District's property will be installed and posted to prevent unauthorized access from areas to the west. The Martin County Sheriff's office will provide regular patrols to those areas accessible by vehicle. The District will continue to monitor appropriate properties for surface water management permit compliance.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

Martin County has agreed to manage the portion of the corridor purchased by the District and to develop and implement the necessary land use regulations. An agreement setting forth the general terms and conditions governing management of the tract will be executed between the parties.

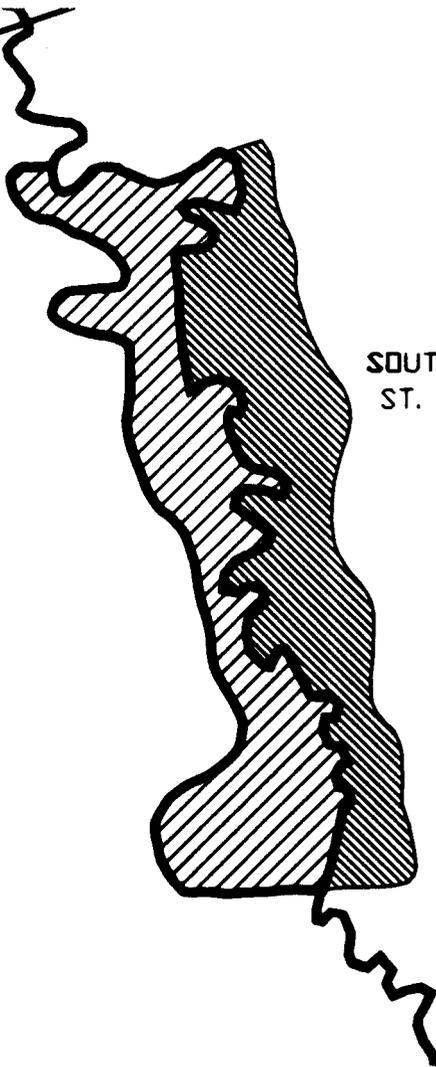
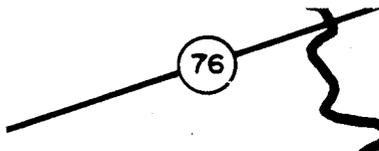
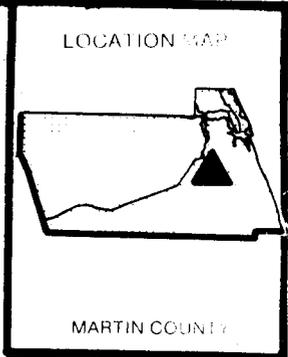
The need for exotic species control, prescribed burning, and other management measures will be determined by the county in consultation with appropriate state and federal agencies. Where appropriate, specific programs will be implemented.

#### C. Public Recreation:

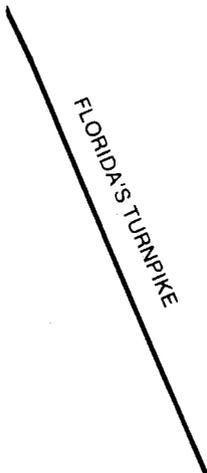
This reach of the river is quite scenic and has been used rather infrequently in the past by canoeists and fishermen. Martin County maintains a small boat access site near State Road 76. Additionally, an upland site on the west side of the river has been used in the past by the Boy Scouts.

Future uses of the river corridor will be restricted to passive uses such as canoeing, hiking, fishing, picnicking and nature appreciation. Hunting will be prohibited, and vehicular access will be restricted to established access sites. Consideration will be given to the establishment of additional sites to facilitate public-use; however, new river access sites will be restricted to the use of non-motorized craft. Site maintenance will be undertaken by Martin County.

# South Fork St. Lucie River



SOUTH FORK  
ST. LUCIE RIVER



-  SOR PROJECT AREA
-  MOBIL OIL BUFFER



## Save Our Rivers Project

# STRAZZULLA

County:	Palm Beach
Total Project Area:	1,225 Acres
Acres Acquired:	1,225 Acres
Land Cost:	\$3,000,000
<u>Per Acre Cost:</u>	<u>\$2,449</u>
Acres Remaining:	0

### 1. General Description

The Strazzulla tract is located east of the Loxahatchee National Wildlife Refuge and adjacent to Levee 40. The western half of the property is sawgrass marsh. Cypress Sloughs, mixed with low pine flatwoods and wet praries, dominate the eastern half.

### 2. Land Stewardship Activities

#### A. Restoring and/or Protecting Natural State and Condition

These lands are essentially an extension of the Water Conservation Areas and are adjacent to the Loxahatchee National Wildlife Refuge. Initial discussions regarding active management of the parcel have occurred with the Fish and Wildlife Service.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner

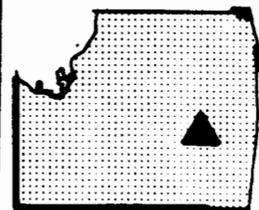
Initial vegetation and wildlife analysis has occurred; exotic and undesirable plant control have been contemplated and the lease arrangements for an existing communications tower have been modified.

#### C. Public Recreation

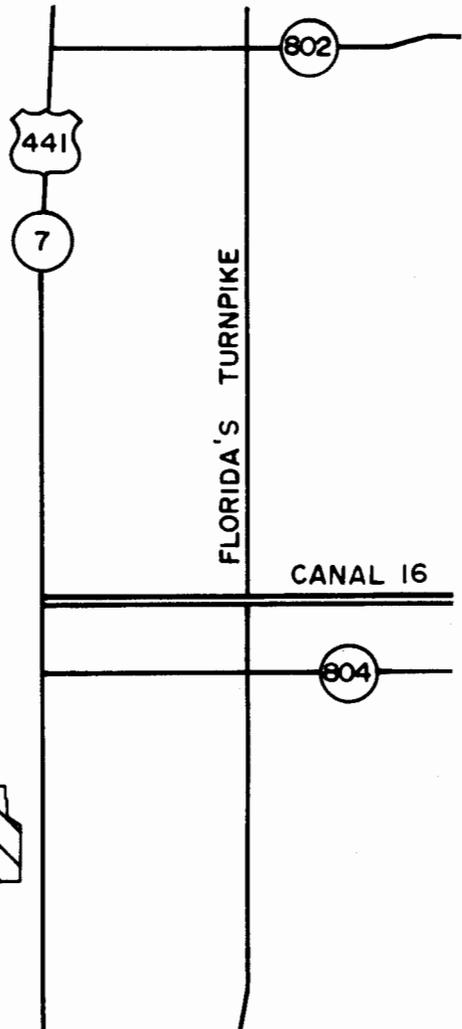
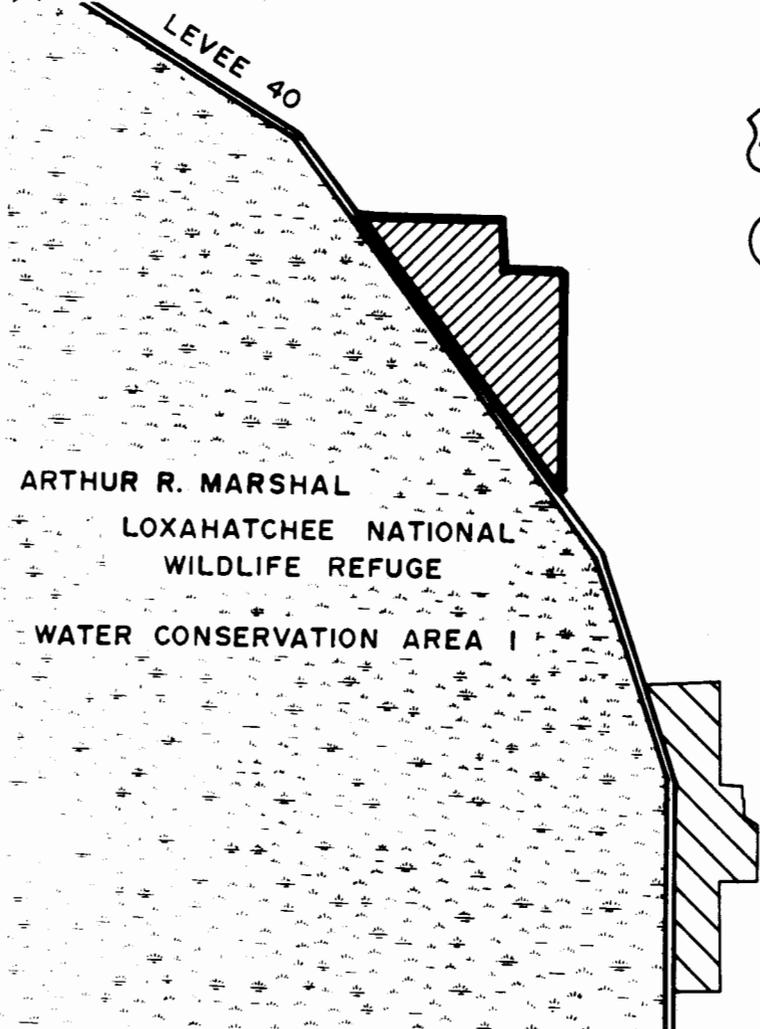
Public recreation potential will be examined and incorporated into the master plan for the Loxahatchee National Wildlife Refuge.

# Strazzulla

LOCATION MAP



PALM BEACH COUNTY



-  STRAZZULLA AREA
-  FEDERAL LANDS



## Save Our Rivers Project

# EVERGLADES WATER CONSERVATION AREA

<b>Counties:</b>	Dade, Broward and Palm Beach
<b>Toal Project Area:</b>	256,000 Acres
<b>Acres Acquired:</b>	36,302
<b>Land Cost:</b>	\$6,531,300
<b>Per Acre Cost:</b>	<u>\$180</u>
<b>Acres Remaining:</b>	219,698
<b>Estimated Assessed Value:</b>	\$20,000,000

### 1. General Description

The three Water Conservation Areas (WCA's) are part of the original Central and Southern Florida Flood Control Project to provide water supply and flood control to South Florida. The SOR project is designed to complete the public acquisition of outstanding land interests in order to protect this area's role in long term water resource management. This acquisition was mandated in the original legislation for the Save Our Rivers Program.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

The District and the US Army Corps of Engineers have been regulating water levels in the three Water Conservation Areas, in accordance with criteria initially established in the 1950s and modified at various times over the years to meet changing conditions. The general purpose of the schedules is to provide for the storage of floodwater from developed areas adjacent to the WCA's for later use during the dry season. In establishing the schedules, consideration was given to the needs of wildlife indigenous to the WCA's and the requirements of emergent vegetation. Releases from the WCAs during the dry season and, particularly during drought conditions, are considered vital to the

maintenance of adequate water levels in the coastal canals and wellfields and the prevention of saltwater intrusion. Flows from WCA 3 are essential to the well-being of Everglades National Park. The amount and manner of delivery of these flows has and continues to be the subject of intense public debate. Much work has been done to devise a system of delivery that most closely approximates historical patterns (See East Everglades and C-111 SOR Project discussions).

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

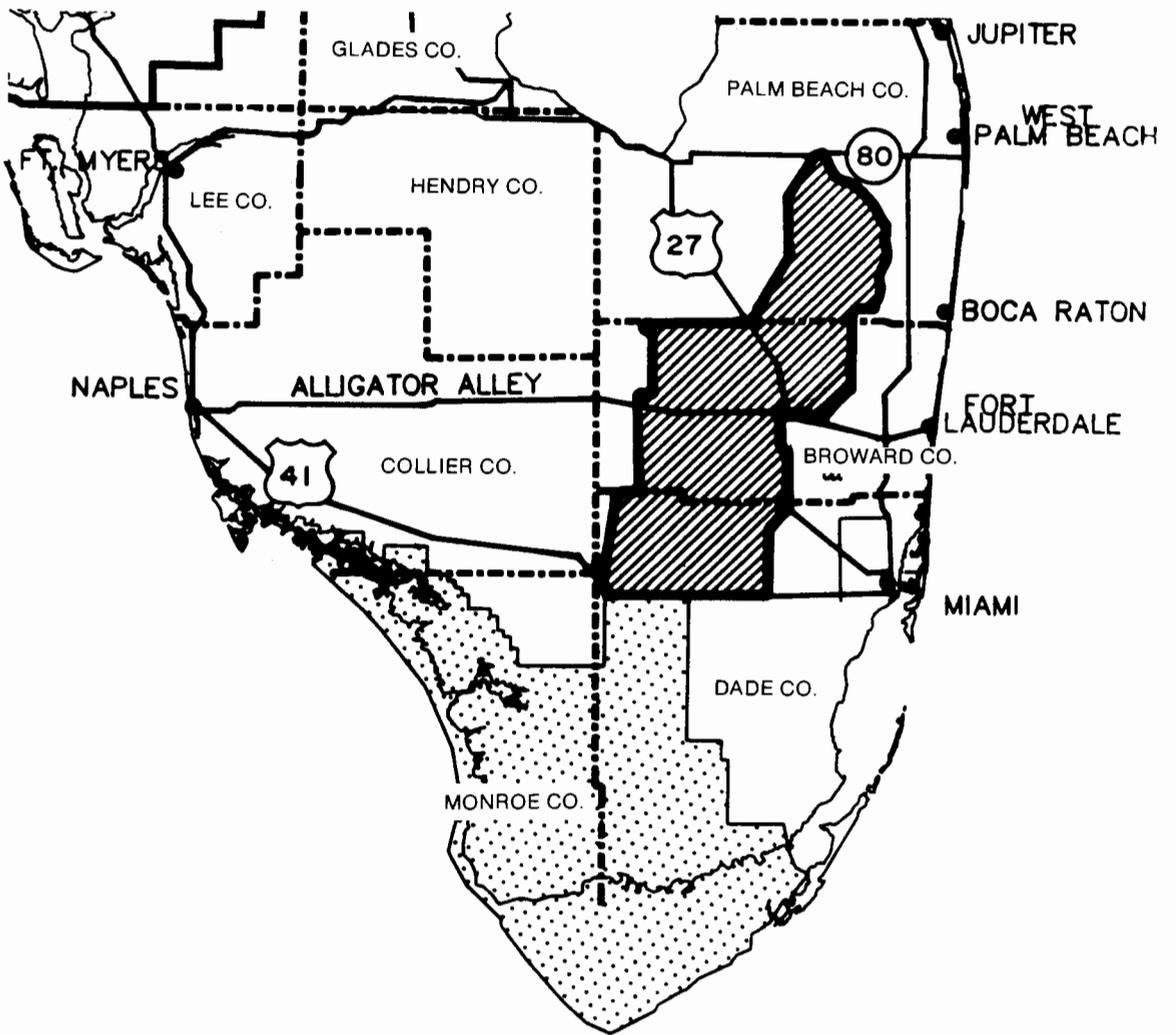
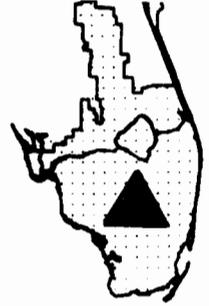
WCA 1 is managed as the Arthur R. Marshal Loxahatchee National Wildlife Refuge by the US Fish and Wildlife Service (USFWS). WCA's 2 and 3 are managed as the Everglades Wildlife Management Area by the Florida Game and Fresh Water Fish Commission (GFC) under separate cooperative and license agreements with the District. Both agencies have developed management plans and actively manage the fish and wildlife resources and public use of the areas under their charge. The District has been engaged in environmental research in the WCA's for many years, concentrating on the effects of water quantity and quality on the biota. In recent years, efforts to halt backpumping into Lake Okeechobee have resulted in increased flows from the Everglades Agricultural Area into WCA 3 and this in turn appears to be triggering certain vegetative changes of concern to environmentalists. ENP officials have expressed concern that water quality problems appearing in WCA 3 will be translocated to ENP unless remedial action is taken. All parties are actively working to find acceptable solutions to this problem.

#### C. Public Recreation:

The Water Conservation Areas are important outdoor recreation areas used heavily by the public for fishing, hunting, boating, frogging, and nature appreciation. Over the years numerous recreation sites and facilities have been provided to facilitate public access. Site development has generally followed the recommendations set forth in two published recreational plans - RECREATION PLAN, THE AREA SOUTH OF LAKE OKEECHOBEE, prepared in 1960 for the District by the Florida Development Commission and RECREATIONAL DEVELOPMENT OF THE EVERGLADES WATER CONSERVATION AREAS: FIVE YEAR PLAN 1973-1978, prepared in 1974 by the Everglades Recreational Planning Board. Both the USFWS and the GFC have established rules and regulations governing public-use of these areas.

# Water Conservation Areas

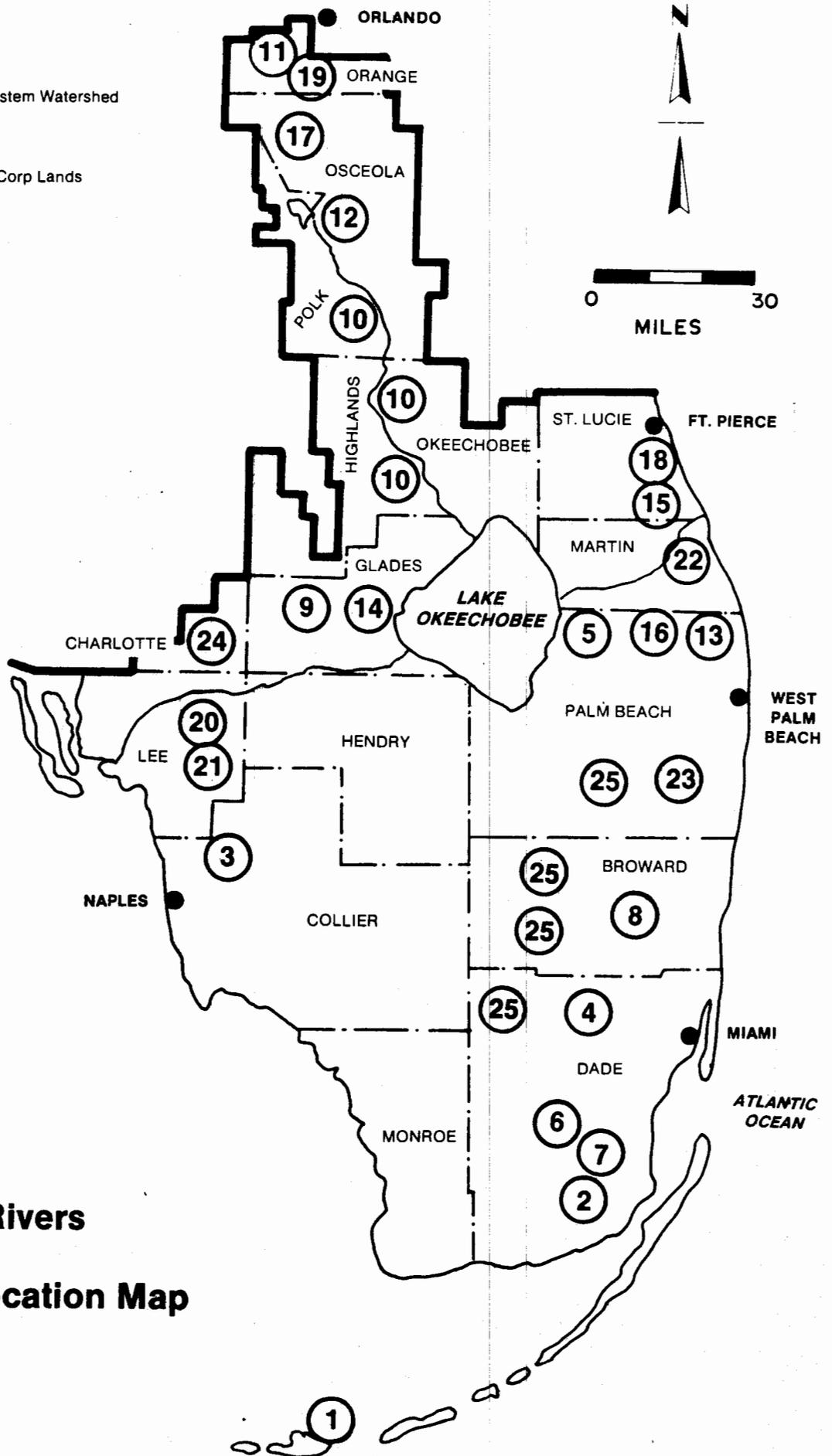
LOCATION MAP



-  EVERGLADES NATIONAL PARK
-  WATER CONSERVATION AREAS



1. Big Pine Key
2. Canal 111 Basin
3. Corkscrew Regional Ecosystem Watershed
4. Dade Broward Levee
5. DuPuis Reserve
6. East Everglades
7. East Everglades — Senior Corp Lands
8. Everglades Buffer Strip
9. Fisheating Creek
10. Kissimmee River
11. Lake Forest Preserve
12. Lake Marian Creek
13. Loxahatchee River
14. Nicodemus Slough
15. North Fork St. Lucie River
16. Pal-Mar
17. Reedy Creek Swamp
18. Savannahs
19. Shingle Creek Swamp
20. Six Mile Cypress I
21. Six Mile Cypress II
22. South Fork St. Lucie River
23. Strazzulla
24. Telegraph Swamp
25. Water Conservation Areas



**Save Our Rivers  
Projects  
General Location Map**

# *Save Our Rivers Projects*

<i>Projects Identified for Potential Acquisition</i>	<i>County or Counties</i>	<i>Total Acres</i>
<i>CATEGORY "A"</i>		
Corkscrew Regional Ecosystem Watershed <i>(formerly Bird Rookery Swamp)</i>	Lee Collier	50,000 <sup>(1)</sup>
Fisheating Creek	Glades	28,000
Lake Marion Creek	Polk	15,000
Pal Mar	Martin Palm Beach	23,000
Reedy Creek	Orange Polk	30,000
Telegraph Swamp	Charlotte	10,000
<i>CATEGORY "B"</i>		
Dade/Broward Levee	Dade	12,000
Everglades Buffer Strip	Broward	1600
North Fork St. Lucie River	St. Lucie	2,000
Shingle Creek	Osceola	3,000
Six Mile Cypress II	Lee	225

<sup>(1)</sup> Includes 10,500 acres of Corkscrew Sanctuary

## Save Our Rivers Project

# CORKSCREW REGIONAL ECOSYSTEM WATERSHED

**County:** Lee and Collier  
**Total Project Area:** 50,000 Acres ±  
**Estimated Assessed Value:** \$30,000,000  
**Number of Owners:** Numerous

### 1. General Description

Corkscrew Regional Ecosystem Watershed (formerly known as Bird Rookery Swamp) is a generic name for a vast project which covers nearly 50,000 acres in Collier and Lee Counties. The project includes Corkscrew Marsh, which is the headwaters of Corkscrew Sanctuary and Bird Rookery Swamp, Flintpen Strand in southeastern Lee County, the eastern fork of Corkscrew Swamp, known as Camp Keais Strand, and the existing Audubon Corkscrew Swamp Sanctuary.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

Corkscrew Regional Ecosystem Watershed is underlain directly by the water table aquifer, which extends from near the land surface to the upper confining layers of the Tamiami Aquifer. High recharge capabilities are expected and the potential for wellfield development in or surrounding this area appears to be very promising. The area will also provide stormwater management and will conserve water resources within the extensive marsh and swamp systems.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Corkscrew Regional Ecosystem Watershed and Flintpen Strand, in conjunction with Corkscrew Sanctuary, serve as one of the major nesting and feeding areas for the endangered wood stork. Florida panthers have been tracked through the area and are known to use this system, as well. The importance of the eastern portion of the project is recognized because of the connection it forms with Fakahatchee

Strand State Preserve and the Florida Panther and Ten Thousand Islands National Wildlife Refuges. Fakahatchee Strand covers nearly 80,000 acres and forms an unbroken corridor to the Ten Thousand Islands and Everglades National Park.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

The vastness and spread-out configuration of Corkscrew Regional Ecosystem Watershed, coupled with its proximity to and interaction with other publicly owned and managed tracts, suggests that some form of interagency management will be required. The National Audubon Society has agreed to participate in the management of the Corkscrew Regional Ecosystem Watershed portion of the project in conjunction with the Corkscrew Sanctuary. Flintpen Strand appears suitable for operation by the Florida Game and Fresh Water Fish Commission as a wildlife and environmental area. Adequate law enforcement patrol will be important to prevent illegal entry and dumping. Some exotics are present in the Lee County portion but appear to be in controllable amounts.

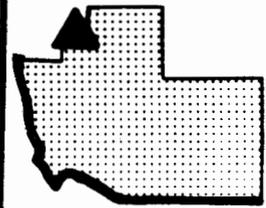
### 5. Public Recreation:

The area is of sufficient size to accommodate both active and passive recreational activities. The area in close proximity to Corkscrew Sanctuary should be limited to passive activities such as birdwatching, hiking, photography and related nature appreciation activities. Controlled hunting on other portions of the project may be feasible; however, vehicular access should be carefully regulated and limited to certain designated roads.

It is anticipated that the S.O.R. Program will purchase one-third of the project while the other two-thirds will be acquired by county initiatives and other non-profit efforts.

# Corkscrew Regional Ecosystem Watershed (Formerly Bird Rookery Swamp)

LOCATION MAP



COLLIER COUNTY



CORKSCREW SWAMP  
SANCTUARY

LEE

COLLIER



29

850

846

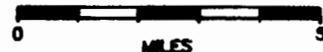
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CORKSCREW REGIONAL ECOSYSTEM  
WATERSHED AREA



## Save Our Rivers Project

# FISHEATING CREEK

**County:** Glades  
**Total Project Area:** 28,000 Acres  
**Estimated Assessed Value:** \$16,000,000  
**Number of Owners:** One

### 1. General Description

Fisheating Creek is an extensive natural riverine system flowing through Glades County. The Creek and its headwaters form an extensive water management system covering hundreds of square miles.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

Fisheating Creek is the only free flowing tributary to Lake Okeechobee. The meandering runs and associated flood plain attenuate peak discharges during heavy storm events and are important for water quality improvement prior to discharges entering Lake Okeechobee. Groundwater resources have not been quantified for this area; however, the Surficial Aquifer has suitable capacity to supply low volume users.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Much of the uplands and wetlands defined by the limits of this project remain in a relatively undisturbed state. Habitat types include cypress sloughs/mixed hardwood swamp forest, emergent marshes, willow thickets and openwater ponds and runs. Land use in and around the flood plain is mostly native range. Use by wading birds is very heavy, including endangered wood storks, white ibis and great egrets. When stages in Lake Okeechobee are high, Fisheating Creek serves as an important feeding area for birds which normally use the lake marshes.

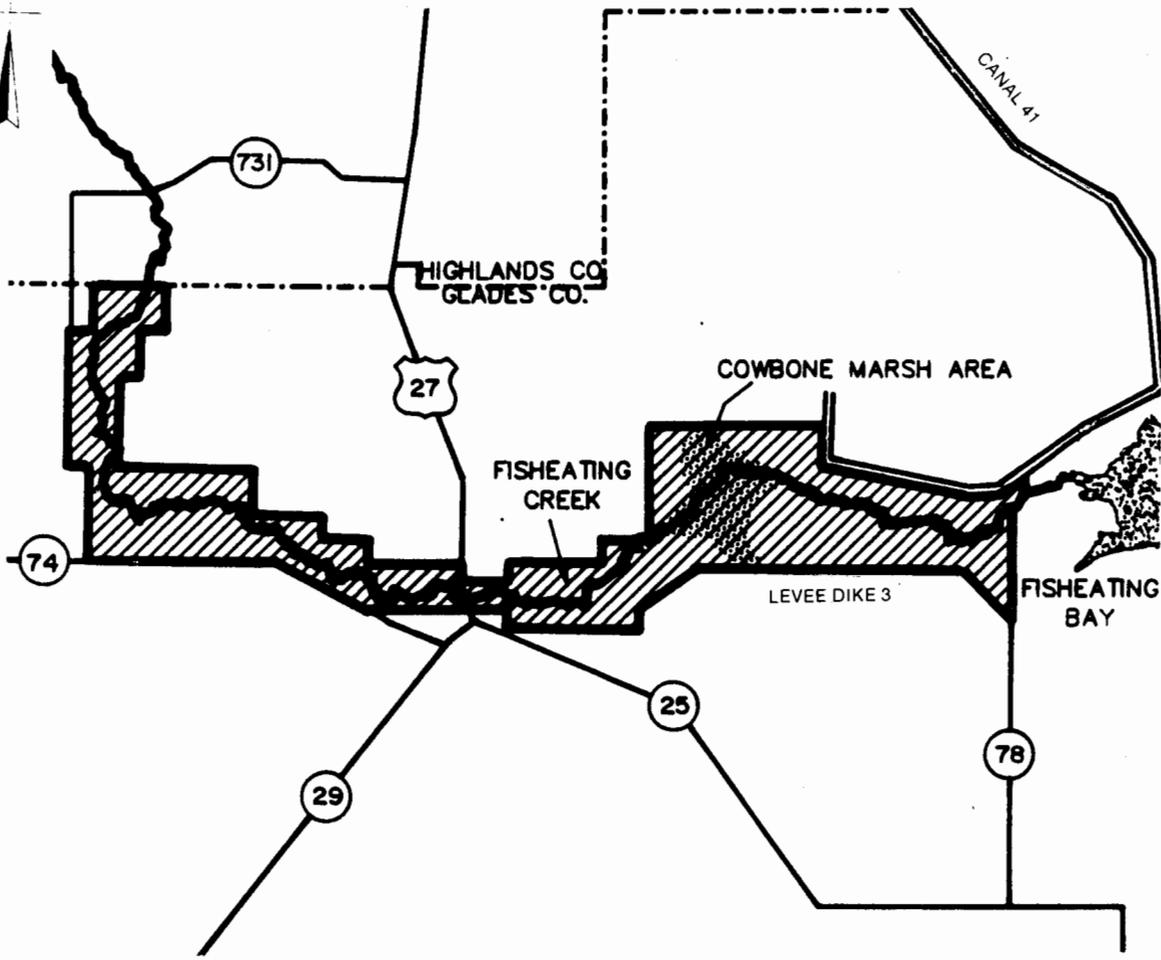
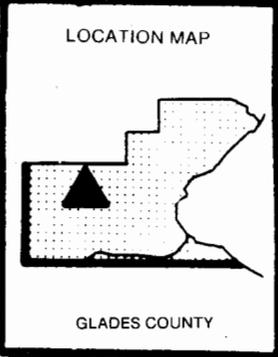
### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

Management requirements would be minimal, since the property is in its natural state. No exotic vegetation is present.

### 5. Recreation Potential:

Public use could be high, particularly by canoeists, if access points were provided. All lands adjacent to the creek are presently under one ownership

# Fisheating Creek



 FISHEATING CREEK AREA



## Save Our Rivers Project

# LAKE MARION CREEK

**County:** Polk  
**Total Project Area:** 15,000 Acres  
**Estimated Assessed Value:** \$15,000,000  
**Number of Owners:** Multiple

### 1. General Description

The Lake Marion Creek SOR project application was submitted by Polk County to both SFWMD and SWFMD. A very detailed report with numerous maps and land ownership information was submitted with the application. The project area is the entire Lake Marion-Snell Creek drainage basin. It totals approximately 17,300 acres, 3,800 acres of which are within SWFMD. As described in the report, approximately 50% of the total project area is wetlands, and most of these are within the 100 year flood plain. Lake Marion is the primary water source for Lake Marion Creek, which in turn discharges into Lake Hatchineha, a SWIM Priority water body. In addition, the watershed divide lies to the west of the project area, therefore all drainage reaches the Kissimmee River.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

Sixty percent (60%) of the Basin is in almost an unaltered state. In addition, fifty percent (50%) is in wetlands and floodplain.

The area consists of two distinct physiographic regions--the Lake Wales Ridge and the Osceola Plain. Contained within the Lake Wales Ridge is an area called the relic sand dunes. The area is of critical importance to the recharge of the Floridan Aquifer. The dunes are particular importance because the sand allows water to infiltrate, rather than run off, and the many sinkholes and sinkhole lakes provide a more direct route for water to enter the Floridan Aquifer. The result is a very high rate of recharge.

The Osceola Plain is of lesser importance to recharge. While recharge to the Floridan Aquifer does occur in this area, it occurs at a much slower rate than in the dunes. This is caused by silt and clay layers that retard the downward movement of water, resulting in swamps and marshes at the surface. While less aquifer recharge occurs in the

Osceola Plain than in the relic sand dunes, it is still a significant amount.

Lake Marion, with very good water quality, is the headwater for Lake Marion Creek. The Creek joins with Snell Creek and then flows to Lake Hatchineha which in turn, discharges into Lake Kissimmee, then into the Kissimmee River and further to Lake Okeechobee. This water affects a number of SFWMD Surface Water Improvement and Management (SWIM) priority water bodies.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

The natural habitats are in very good condition. Exotic vegetation is not a problem. Drainage works, such as ditches and swales have not been cut; therefore, hydrologic restoration will not be a major effort. The size of the property and the deep swamps allow the interior portions to remain buffered from activities along the edge. As mentioned previously, sixty percent (60%) of the basin is basically in an unaltered state.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

The river swamp attenuates flood waters and provides year round base flow to Snell and Lake Marion Creeks. The river swamp of Snell Creek extends off the project boundary to the north and connects with the Reedy Creek Swamp SOR project.

A majority of the project site consists of a riverine hardwood swamp system. These sloughs are extensive and extend off site. In conjunction with the significant aquifer recharge capability of the adjacent sand hills, Snell and Lake Marion Creeks provide a constant supply of high quality water to Lakes Hatchineha and Kissimmee.

The site has a number of habitat types, including riverine swamps, isolated marshes, pine flatwoods and sand pine scrub. The number of diverse habitat types increases the suitability for a variety of wildlife species. Several rare, threatened and endangered species inhabit the basin, including bald eagles, scrub jays, fox squirrels and gopher tortoises.

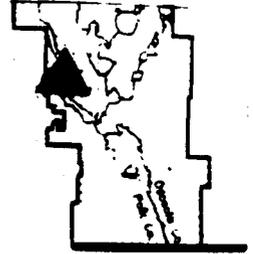
Polk County has expressed an interest in participating to manage this land.

### 5. Recreation Potential:

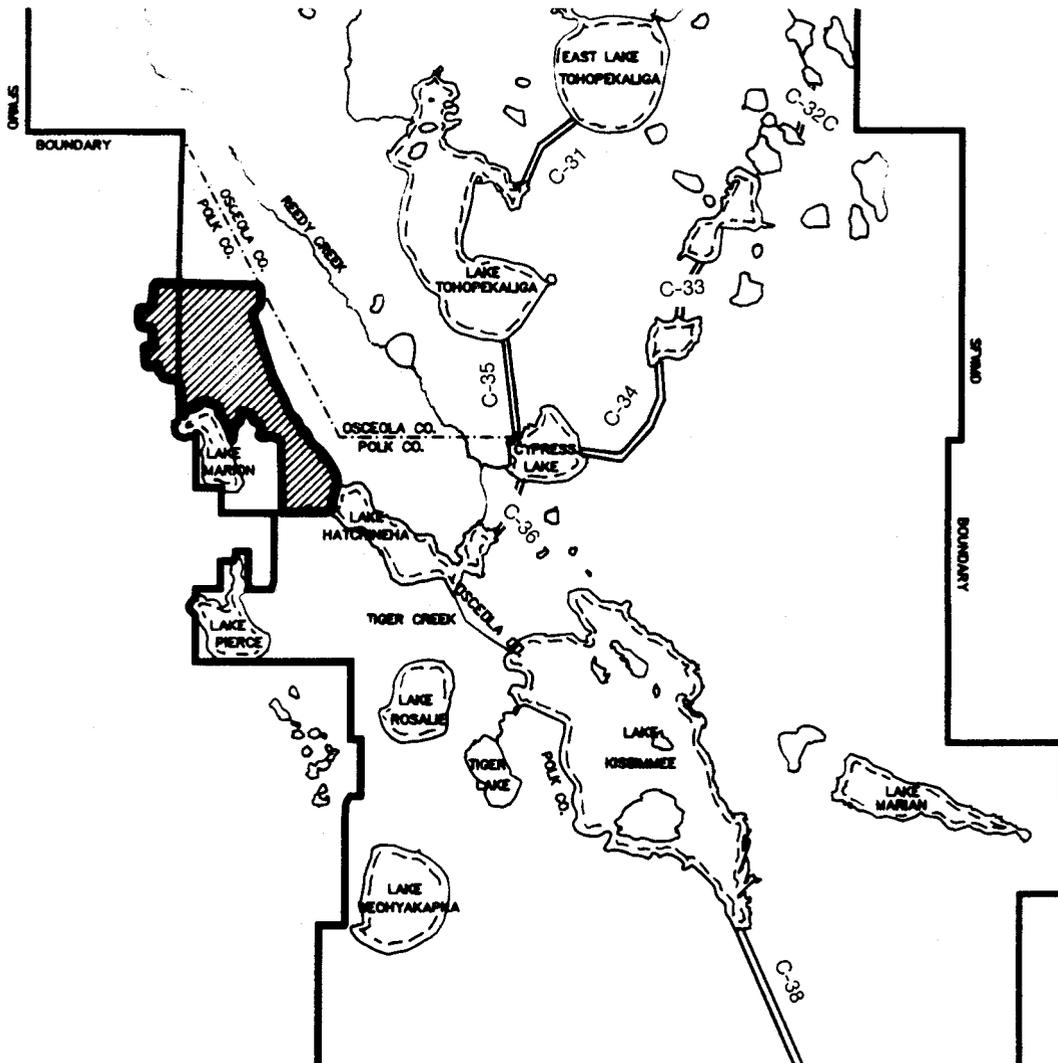
The Save Our Rivers Program allows for lands to be utilized for general public recreation purposes, considering the environmental sensitivity and suitability. The County has indicated the land may have potential for varied trail use, canoeing, camping and nature study. The area is already used for fishing and some environmental study.

# Lake Marion Creek

LOCATION MAP



OSCEOLA AND  
POLK COUNTIES



LAKE MARION CREEK AREA

0 MILES 5

## Save Our Rivers Project

# PAL-MAR

**Counties:** Palm Beach and Martin  
**Total Project Area:** 23,000 Acres  
**Estimated Assessed Value:** \$23,000,000  
**Number of Owners:** Numerous

### 1. General Description

The general location of Pal-Mar is north of the J. W. Corbett Wildlife Management Area and south of the St. Lucie Canal. Most of the property is in Martin County, with a few sections in Palm Beach County. The area is currently part of an extensive water resource management planning study by the Northern Palm Beach Water Control District and the McArthur Foundation.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

The extensive wetlands in this project provide significant conservation of surface water resources. The aquifer under the Pal-Mar area may be expected to have slow recharge due to 15-25 feet of confining sands near the surface. The estimated transmissivity shows the aquifer is adequate for small scale development and individual use.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Pal-Mar contains the largest concentration of contiguous wetlands in Martin County. Habitat diversity is relatively low, since all that exists are low pine flatwoods mixed with wet prairies. However, the quality of habitat is very good. It scores high for connectedness because it is only separated from Corbett Wildlife Management Area and DuPuis Reserve by SR 710.

If permits could be obtained to drain the area the development pressure would be very high, since it is sub-divided into many small parcels. If a wellfield were developed in the area it could have severe environmental impacts, as the confining layer is inadequate to protect wetlands from leakage.

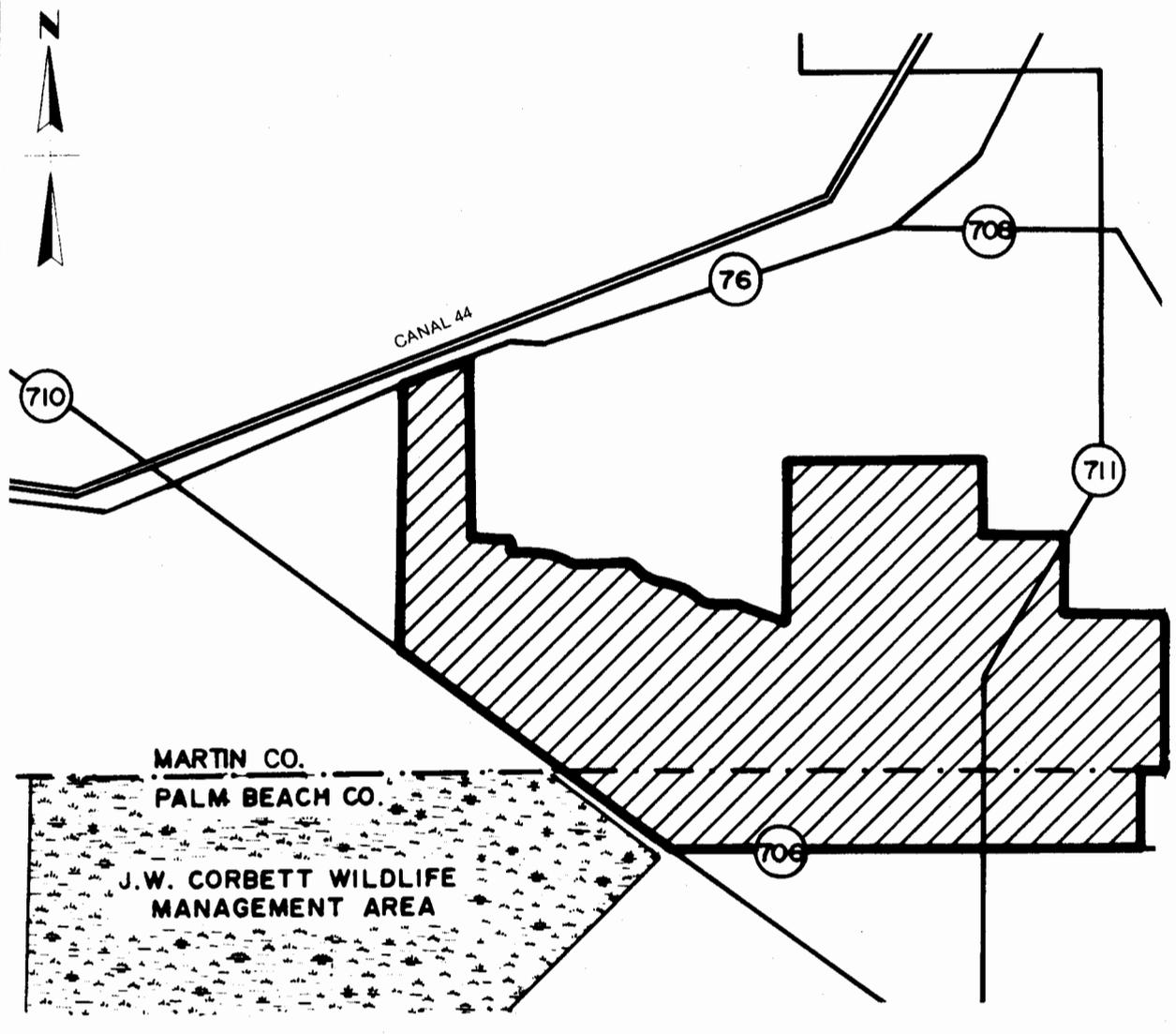
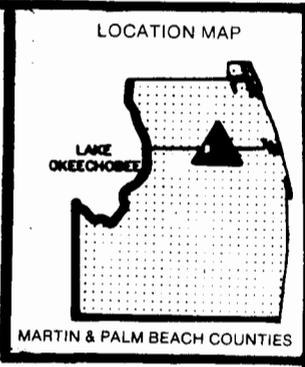
### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

The management of the area would probably depend on the type and amount of public activity allowed. It has been used for some trash dumping and controllable infestations of exotic vegetation are present.

### 5. Recreation Potential:

Recreational use would probably be high, particularly if used as a wildlife management area like Corbett Wildlife Management Area. Several deepwater canals remain from earlier attempts to drain the property. Since these have no positive outfall, they provide good fishing.

# Pal-Mar



-  PAL-MAR AREA
-  CORBETT WILDLIFE MANAGEMENT AREA



## Save Our Rivers Project

# REEDY CREEK SWAMP

**County:** Osceola  
**Total Project Area:** 30,000 Acres  
**Estimated Assessed Value:** \$15,000,000  
**Number of Owners:** Numerous

### 1. General Description

Reedy Creek is an extensive mixed hardwood/cypress swamp which runs for nearly 25 miles through western Osceola County. The project boundaries extend from Disney's Reedy Creek Improvement District to Cypress Lake.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

In most areas, Reedy Creek Swamp has a flood plain which is several miles wide. The extensive flood plain provides important water quality benefits and serves as the headwaters for two other lakes which also have excellent water quality - - Lake Russell and Cypress Lake. Like all naturally flowing streams with adjacent wetlands, peak discharges from major storm events are modified and stored within the swamps to provide year-round base flow for downstream lakes. The Floridan Aquifer is the major source of groundwater for large scale wellfield development in this area. The Surficial and Intermediate Aquifers provide water for individual domestic and small scale irrigation use. The Reedy Creek Swamp flood plain provides recharge to the Surficial Aquifer, which in turn recharges the Intermediate and Floridan Aquifers. The recharge rate from the swamps is relatively low, compared with the relic dunes of north central Polk county, but the long period of inundation provides important recharge to the Surficial Aquifer over a long period of time.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Reedy Creek Swamp is offered a high degree of protection because of its large size and inaccessibility. Unless high density urban development is proposed, the swamp should be able to buffer itself. In the early 1980's a clearcut logging

operation occurred in the swamp. Additional silvicultural activity of this sort can be expected in the future. Exotic vegetation does not appear to be a problem, nor is it likely that hydrologic restoration would be necessary.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

The size and density of the swamp would preclude any active management. Some exotic control and prescribed burning may be necessary on upland tracts.

### 5. Public Recreation:

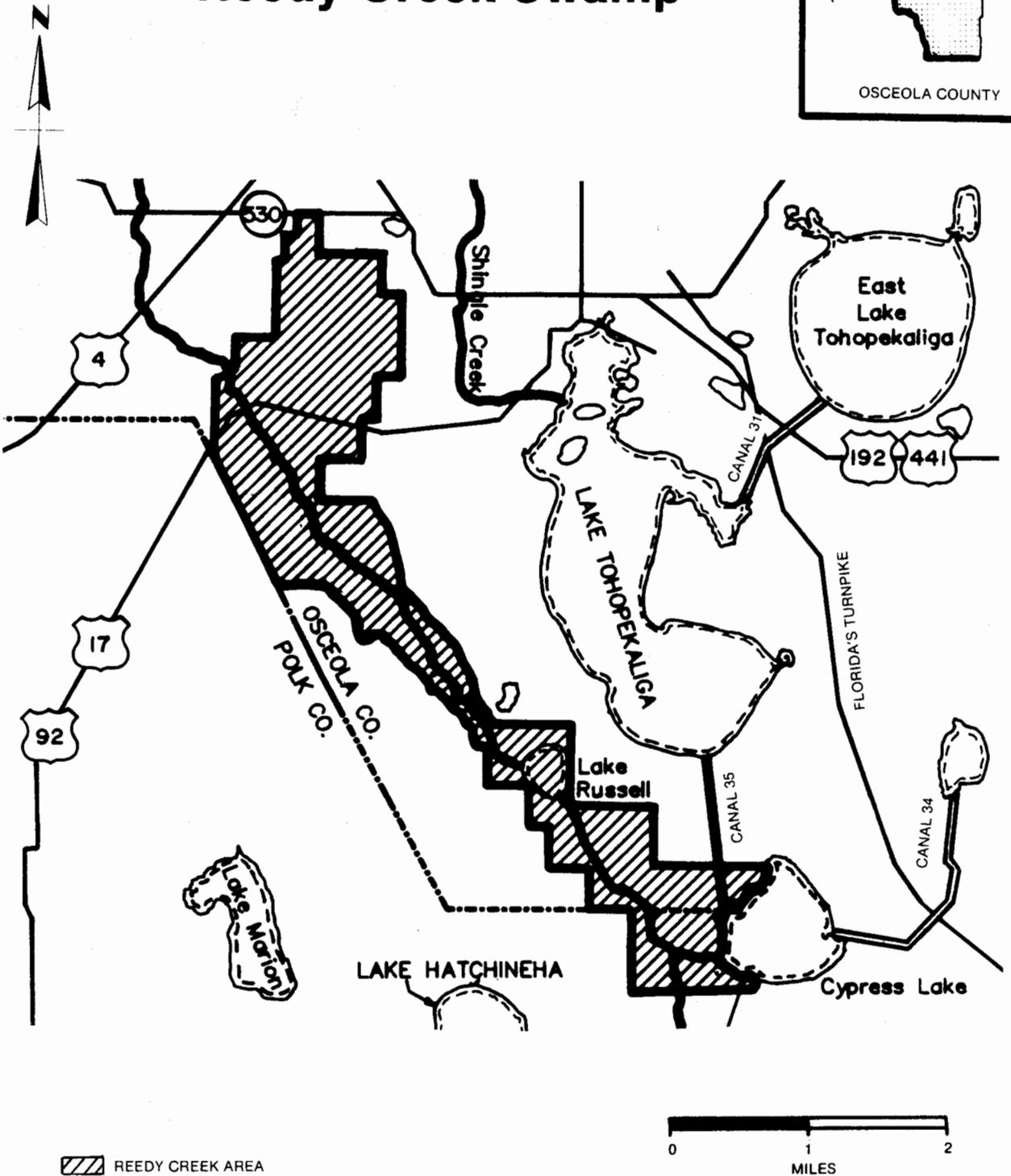
The system is very large, dense and inaccessible, except in a few locations. There is the potential for hiking and canoeing if access points were created

# Reedy Creek Swamp

LOCATION MAP



OSCEOLA COUNTY



## Save Our Rivers Project

# TELEGRAPH SWAMP

**County:** Charlotte  
**Total Project Area:** 10,000 Acres  
**Estimated Assessed Value:** \$5,000,000  
**Number of Owners:** One

### 1. General Description

Telegraph Swamp is located in Charlotte County and covers nearly 10,000 acres. It is a mixture of low pine flatwoods, cypress heads and emergent freshwater wetlands. The surrounding land uses are improved pasture and native range, as well as some row crop farming.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

This is a diverse system with a number of habitat types. It connects with the C.M. Webb Wildlife Management Area to the north, which covers an additional 65,000 acres of similar habitat. Telegraph Swamp has important water supply features. Although little hydrogeologic investigation has been done for this area, the following assumptions can be made:

- a. This part of Charlotte County is underlain by a water table aquifer which has a potential for development of large quantities of water for public supply. The aquifer is thickest beneath Telegraph Swamp.
- b. A situation in which a swamp occurs over the thickest part of an aquifer is ideal for aquifer recharge during the transition from dry to wet season.
- c. Telegraph Swamp appears to be an important resource with good aquifer recharge capability and potential for wellfield development. However, excessive withdrawals from the aquifer, particularly from poorly placed wells, will alter the hydroperiod of the wetland and adverse environmental impacts will result.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Telegraph Swamp is in excellent condition. No exotic vegetation has been observed. Hydrologic restoration would not be necessary. The size of the swamp and the single ownership of land around it provide it the highest degree of protection. -

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

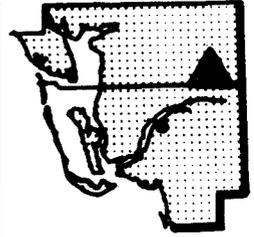
Due to the size and healthy condition of the system, management requirements are minimal.

### 5. Public Recreation:

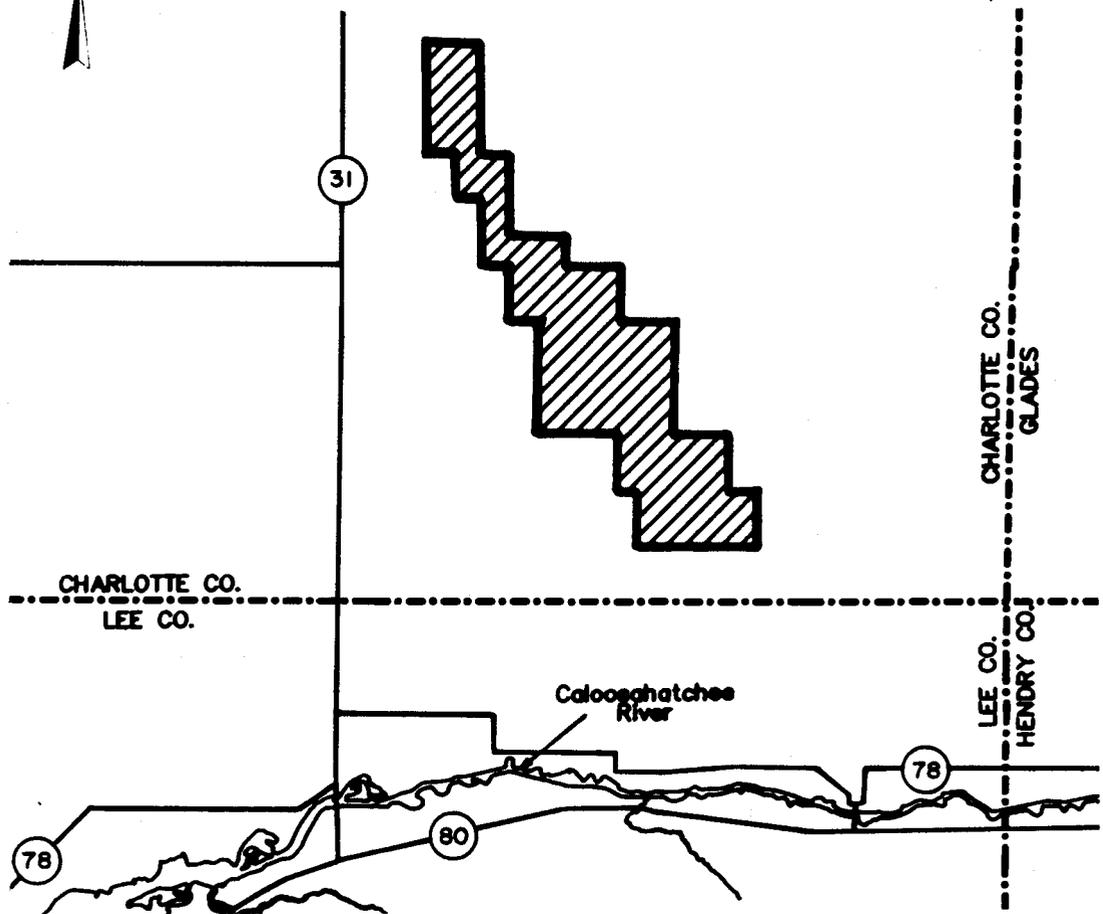
The potential for public use is uncertain. It provides excellent opportunities for hunting, but the fact that it is totally surrounded by private land and has minimal access probably limits its public use potential.

# Telegraph Swamp

LOCATION MAP



LEE & CHARLOTTE COUNTIES



 TELEGRAPH SWAMP AREA



## Save Our Rivers Project

# DADE BROWARD LEVEE

County: Dade  
Total Project Area: 12,000 Acres  
Estimated Assessed Value: \$30,000,000  
Number of Owners: Numerous

### 1. General Description

The property is located directly north of the Tamiami Canal (C-4), with Levee 30/US 27 forming the western boundary and the Dade Broward Levee the eastern boundary.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

The project provides water supply benefits by maintaining groundwater levels to the east and may help support proposed well fields. The land lies within the cone of influence of Dade County's Northwest Wellfields. The project is anticipated to have a positive impact upon the area designated as 'urban water conservation area'. The project also provides recharge to the Snapper Creek wellfield located south of Tamiami Trail and east of Florida's turnpike.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Dade County has shown interest in assisting to restore and maintain the property. Exotic invasion has occurred, primarily concentrated in the southern one-half of the property. Overdrainage by the Tamiami Canal has seriously degraded the southern portion. It is unlikely that this area could be restored.

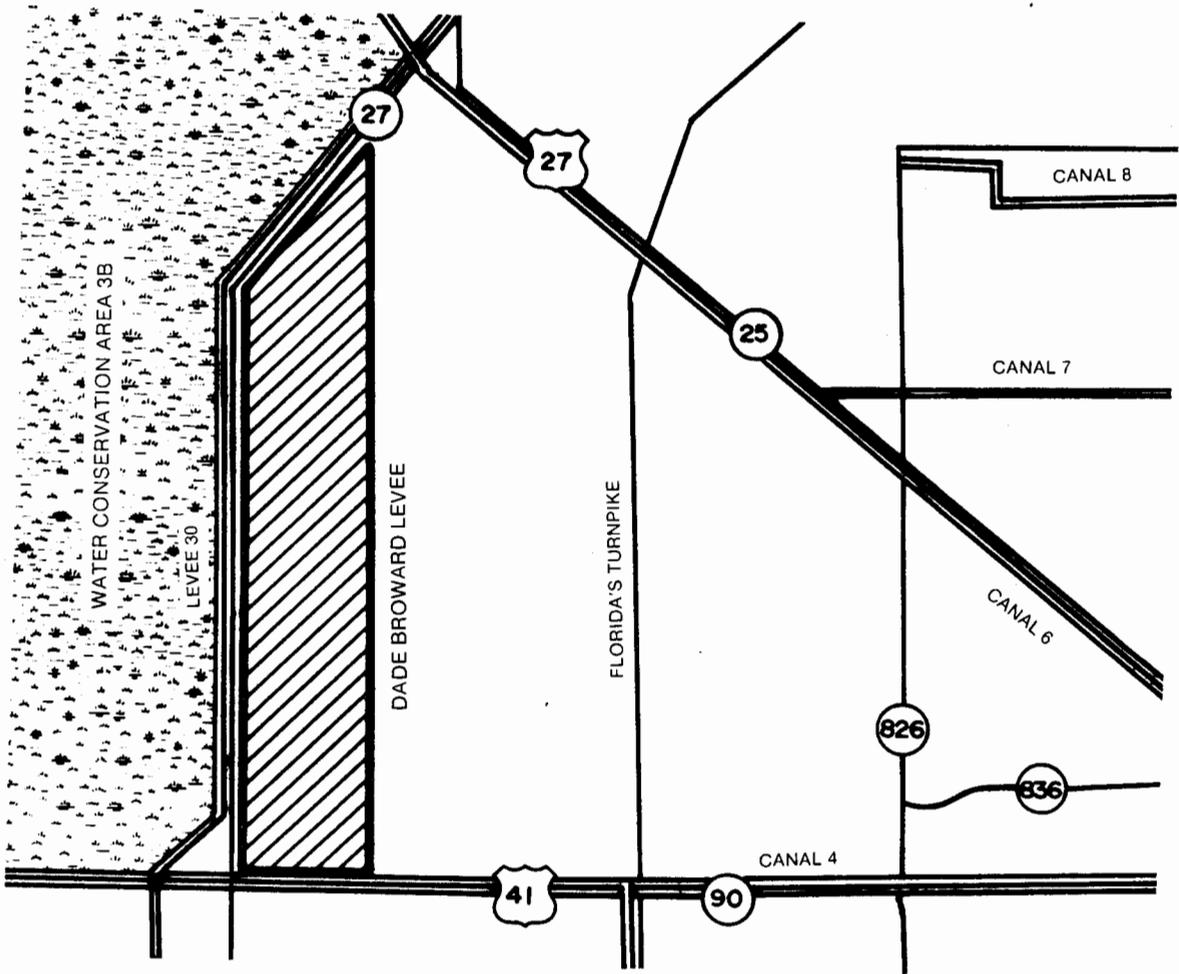
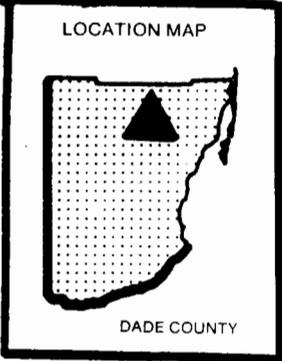
### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

Management needs would be basically directed toward control of Melaleuca and coordination with the Dade County Water and Sewer Authority.

### 5. Recreation Potential:

Public use of this property is anticipated to be low due to the lack of recreational opportunities.

# Dade Broward Levee



DADE BROWARD LEVEE AREA

0 5 MILES

## Save Our Rivers Project

# EVERGLADES BUFFER STRIP

**County:** Broward  
**Total Project Area:** 1,600 Acres  
**Estimated Assessed Value:** \$1,600,000  
**Number of Owners:** Multiple

### 1. General Description

Everglades Buffer Strip totals approximately 4000 acres. It exists as a one-half mile wide strip which lies between the District's L-37 and L-33 levees and U.S. Highway 27 in Broward County. It extends from State Road 84 to the Dade County line.

The project application includes a 1,600 acre portion which extends from SR 84 to C-11 canal.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

Conservation Areas 3A and 3B leak large amounts of water through the L-37 and L-33 levees, due to the high head differential that presently exists. District ownership of the Buffer Strip could allow higher control elevations to be maintained, thus reducing leakage from the Conservation Areas.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

The project area has been impacted by rock mining and exotic plant invasion, primarily *Melaleuca*. There appears to be a number of constraints to restoration: The existing FP&L service road, the elevation of the sub-grade for U.S. 27, the relative elevation of lands and levees and the long narrow shape of the project.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

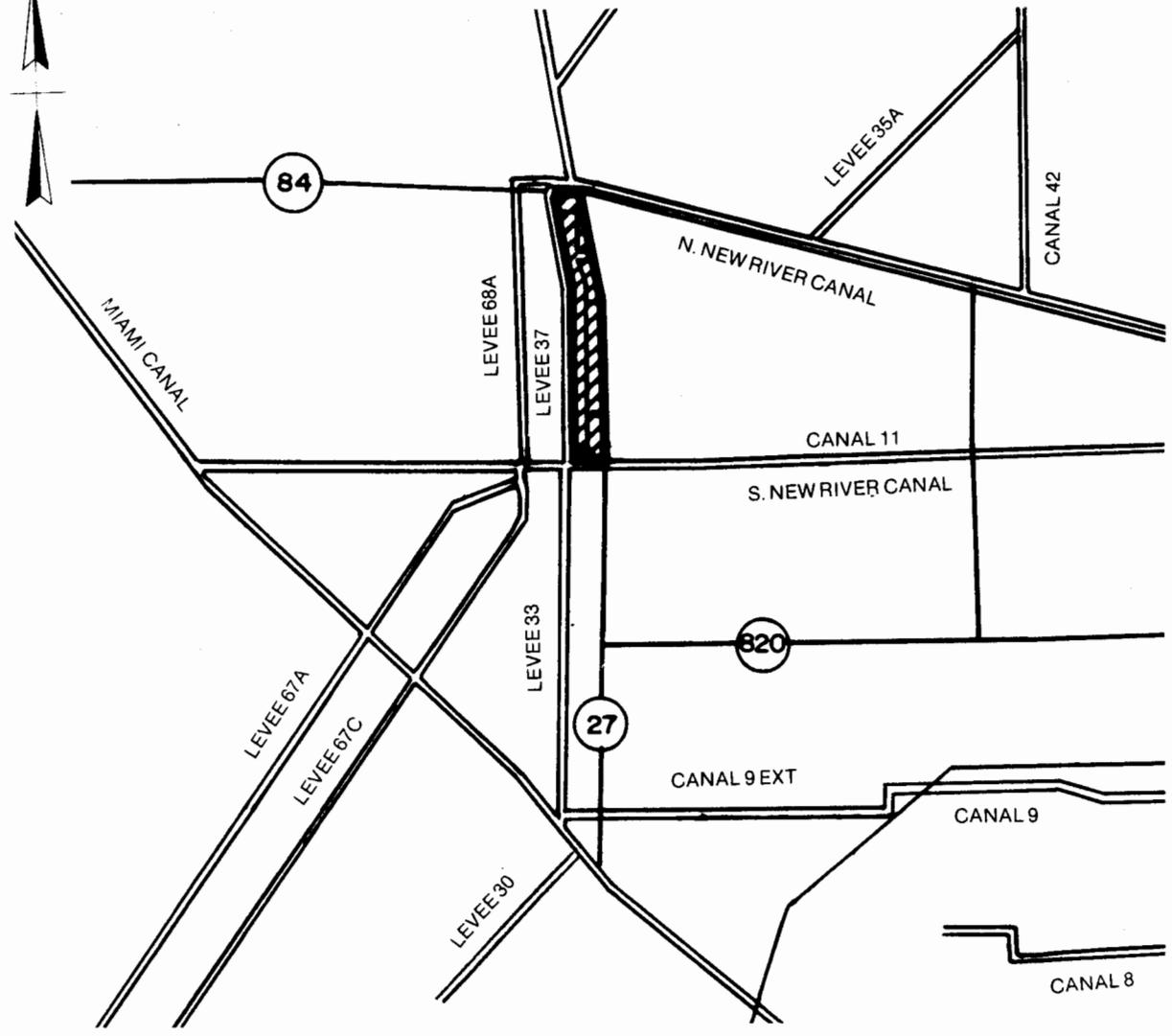
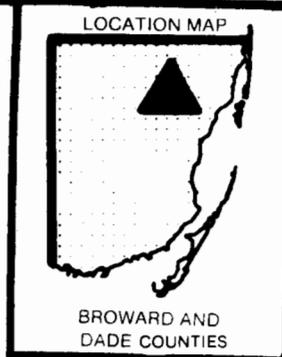
Broward County has indicated significant interest in the entire 4000 acres of buffer strip, which includes the 1600 acres submitted as a Save Our Rivers project. The County is already participating in research for controls to inhibit the spread of *Melaleuca*. They have indicated an interest in monetary programs to help in acquisition of the land and to assist in *Melaleuca* removal and control. Early management tasks will include a program to

inform the public about the importance of the Buffer Strip and an exotic removal/control effort.

### 5. Recreation Potential:

Broward County has indicated the Buffer Strip lands offer potential for public recreation which take advantage of its abundant open-space. Recreational activities could include fishing, canoe trails, and environmental education/interpretive facilities.

# Everglades Buffer Strip



 EVERGLADES BUFFER STRIP AREA



## Save Our Rivers Project

# NORTH FORK ST. LUCIE RIVER

County:	St. Lucie
Total Project Area:	2,000 Acres
Estimated Assessed Value:	\$5,600,000
Number of Owners:	Numerous

### 1. General Description

The stretch of North Fork under consideration is approximately six miles long, and extends from the White City bridge to Canal C-24.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

More than 80% of the project area is comprised of wetlands within the river flood plain. The wetland types include hardwood swamp, low hammock, sawgrass marsh and mangrove forest. The mangroves are limited to approximately the lower one-third of the project. The flood plain wetlands help lower current velocities in the river, thereby attenuating and gradually releasing the flood waters. This action also facilitates recharge of the surficial aquifer, and filters out nutrients, pollutants and suspended solids.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

This stretch is included within the North Fork St. Lucie River Aquatic Preserve and is also an Outstanding Florida Water. In addition to the river flood plain, the project includes approximately 175 acres of high quality uplands, such as high hammock, pine flatwoods and sand pine scrub.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

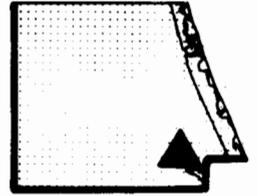
Encroaching urban development proves the greatest threat. No flood plain restoration or structure replacement appears necessary. Some exotic vegetation is present, but in controllable amounts. Both St. Lucie County and the City of Port St. Lucie have agreed to manage the property and commit funds for management should it be acquired.

### 5. Public Recreation:

Due to its proximity to the rapidly expanding areas of St. Lucie County, the property is readily accessible to potential users. Boating, fishing and canoeing are actively pursued on this part of the river at this time. The willingness of local government to participate in management increases the likelihood of riverfront parks and other passive recreational facilities.

# North Fork St. Lucie River

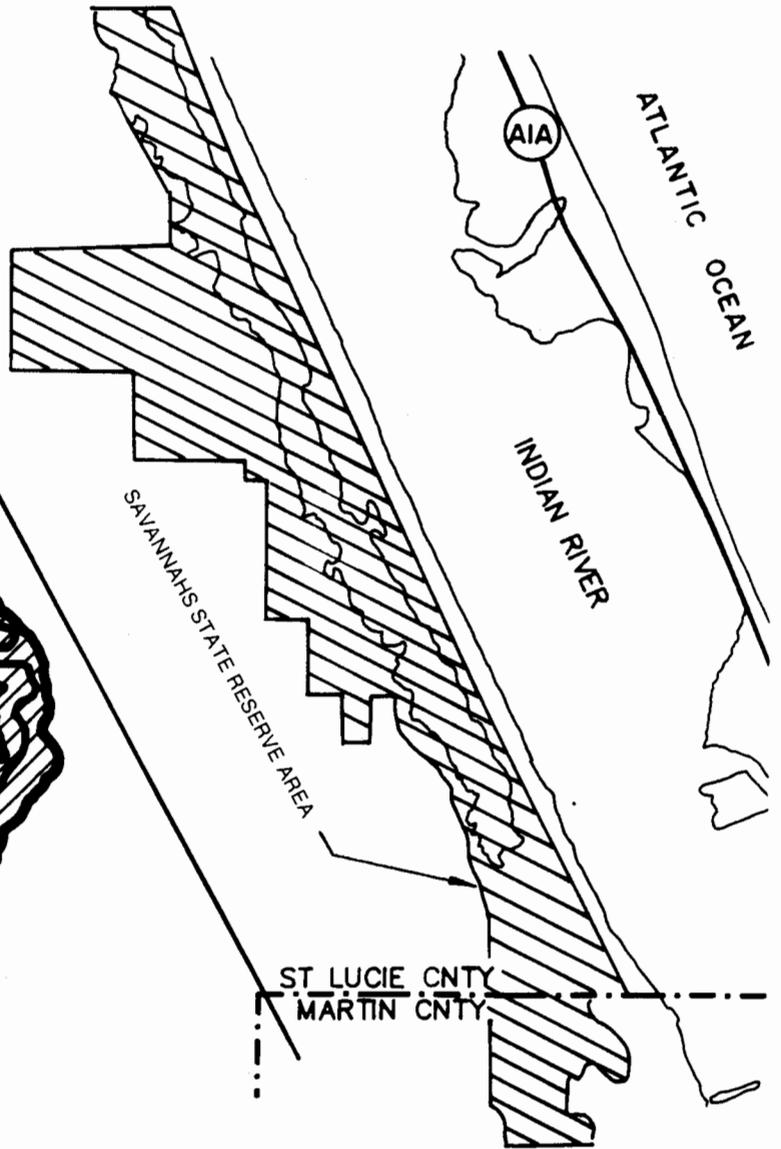
LOCATION MAP



ST. LUCIE COUNTY



NORTH FORK  
ST. LUCIE RIVER



FLORIDA'S TURNPIKE

SAVANNAH STATE RESERVE AREA

ATLANTIC OCEAN

INDIAN RIVER

ST. LUCIE CNTY  
MARTIN CNTY

 NORTH FORK ST. LUCIE RIVER AREA



## Save Our Rivers Project

# SHINGLE CREEK

**County:** Orange  
**Total Project Area:** 3,000 Acres  
**Estimated Assessed Value:** \$2,000,000  
**Number of Owners:** Numerous

### 1. General Description

Shingle Creek Swamp covers nearly 3,000 acres in Southern Orange County. It is a major receiving body for much of the storm water runoff from areas south and southwest of the City of Orlando. The U.S. Army Corps of Engineers' proposed Shingle Creek project could cause environmental problems by restricting the flow of water into the eastern portion of the swamp and adding excess water to the western portion.

### 2. Importance of Water Management, Water Supply, and Conservation and Protection of Water Resources:

Shingle Creek Swamp is largely isolated, except for its connection with Shingle Creek, which flows along the eastern border of the swamp. It plays a very important water management role because it receives the stormwater from most of Valencia Water Control District (VWCD). The swamp has several wetland habitat types, but it has been divided by two powerline easements and their associated service roads. The swamp plays major roles in flood attenuation and water quality improvement.

### 3. Potential for Restoring and/or Protecting Natural State and Condition:

Some modifications may have to be made to the U.S. Army Corps of Engineers Water Management plan to restore more sheet flow to the eastern portion of the swamp. VWCD has begun to eliminate canal berms and restore sheetflow to parts of the swamp. The intense development pressure around the swamp would probably increase the need for exotic control, fencing and posting.

### 4. Potential for Managing and Maintaining in an Environmentally Acceptable Manner:

Some hydrologic restoration will be needed, similar to those activities already started by VWCD.

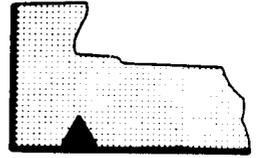
Breaches in the levee of Shingle Creek should be made to force sheetflow back into the swamp. Exotic control along the powerline easements may be necessary in the future. Other than the above listed items, Shingle Creek Swamp is in relatively good condition.

### 5. Public Recreation:

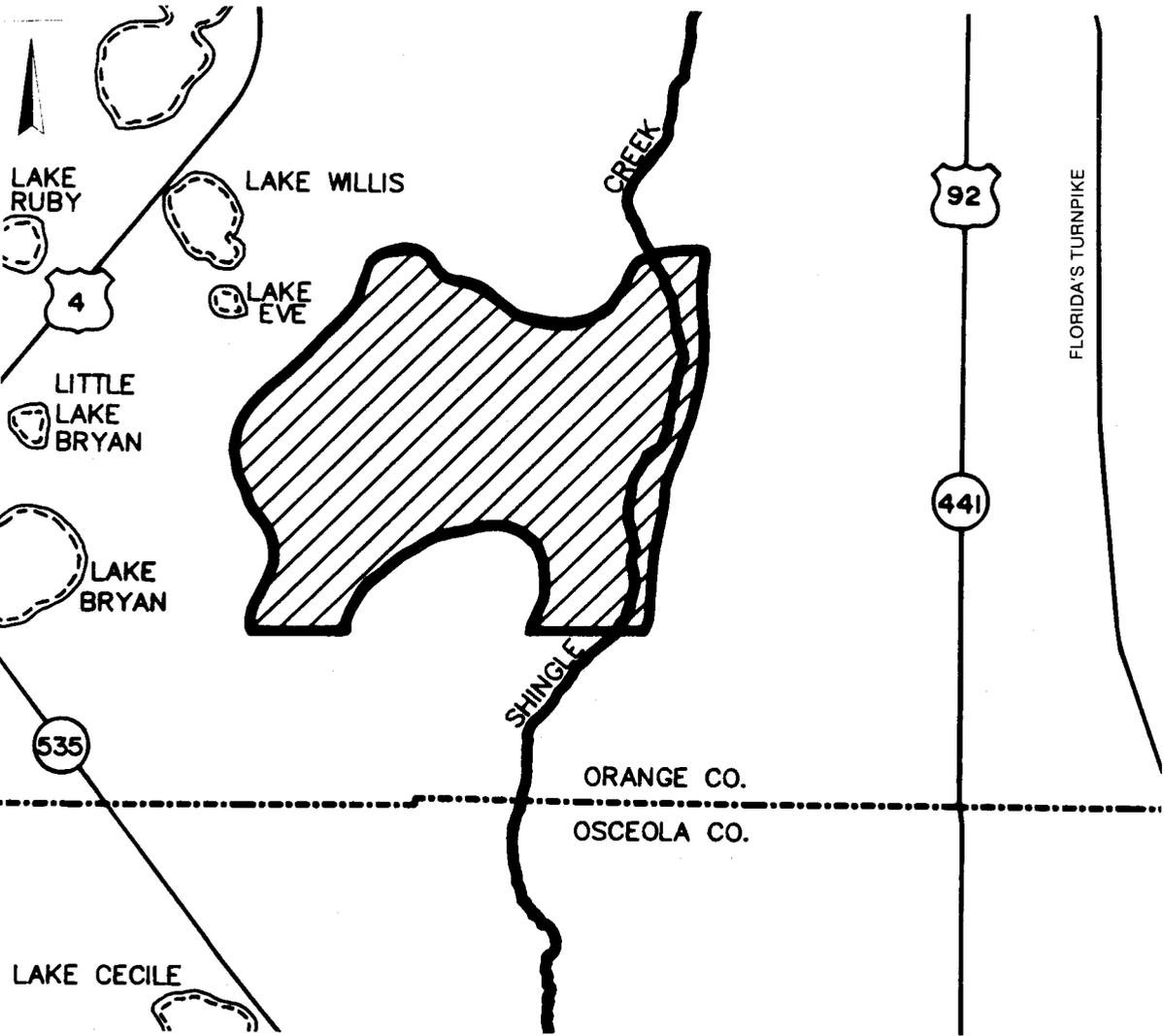
Canoeing in Shingle Creek is a popular activity. If public access could be obtained along the powerline easements, hiking trails or boardwalks could be established. The dense nature of the swamp will probably prohibit extensive recreational use.

# Shingle Creek Swamp

LOCATION MAP



ORANGE COUNTY



 SHINGLE CREEK AREA



## Save Our Rivers Project

# SIX MILE CYPRESS II

County:	Lee
Total Project Area:	225 Acres <sup>1</sup>
Estimated Assessed Value:	\$2,000,000
Number of Owners:	Multiple

### 1. General Description

Six Mile Cypress Slough occupies approximately 2000 acres in Lee County southeast of the City of Ft. Myers. It extends from State Road 82 southwesterly for approximately nine miles to Ten Mile Canal. The slough averages 1,500 feet in width. This project (Six Mile Cypress II), locally known as the "North Arm", covers approximately 225 acres and appears to be a transitional arm of the main slough. It extends to the east for approximately two miles and varies in width from 400' - 1000'. The arm collects runoff from the north and areas east of I-75. Box culverts under the interstate direct runoff through the arm and into the main strand of Six Mile Cypress. The Slough consists of cypress swamp, interspersed with numerous open ponds. It is fringed with pine flatwoods, transitional hardwoods, wet prairies, and Melaleuca.

### 2. Land Stewardship Activities:

#### A. Restoring and/or Protecting Natural State and Condition:

Lee County has agreed to develop, operate and maintain the slough as a nature preserve under an agreement with the District. A detailed description of the slough is contained in the Six Mile Cypress Slough Management Plan prepared by the County in 1986. Specific actions to implement the plan are set forth in the Six Mile Cypress Slough Preserve Land & Water Management Plan prepared by the County and approved by the District in 1988.

Six Mile Cypress Basin is being studied as part of the Lee County Surface Water Management Master Plan. It will recommend design criteria to prevent further degradation and slough enhancement. A principal objective will be to restore a more natural hydroperiod to aid in wetland revitalization.

The District, through its local Government Assistance Program, is working with Lee County to develop a Surface Water Management Master Plan for Six Mile Basin. The plan will propose management strategies, such as revitalization of flow ways to restore flows to the North Arm and main strand of the slough.

Melaleuca and Brazilian pepper are problem exotics that have proliferated in certain portions of the slough. Native vegetation has been completely replaced by Melaleuca in approximately 200 acres. A vigorous eradication/control program involving chemical and mechanical applications is planned to halt the future spread of these species. Reforestation with native species will be undertaken where large stands of exotics are removed.

#### B. Managing and Maintaining in an Environmentally Acceptable Manner:

The entire perimeter of the slough is being posted to prevent unauthorized access, and problem areas are being fenced and/or barricaded. Routine patrol will be provided by preserve personnel and the Lee County Sheriff's Department.

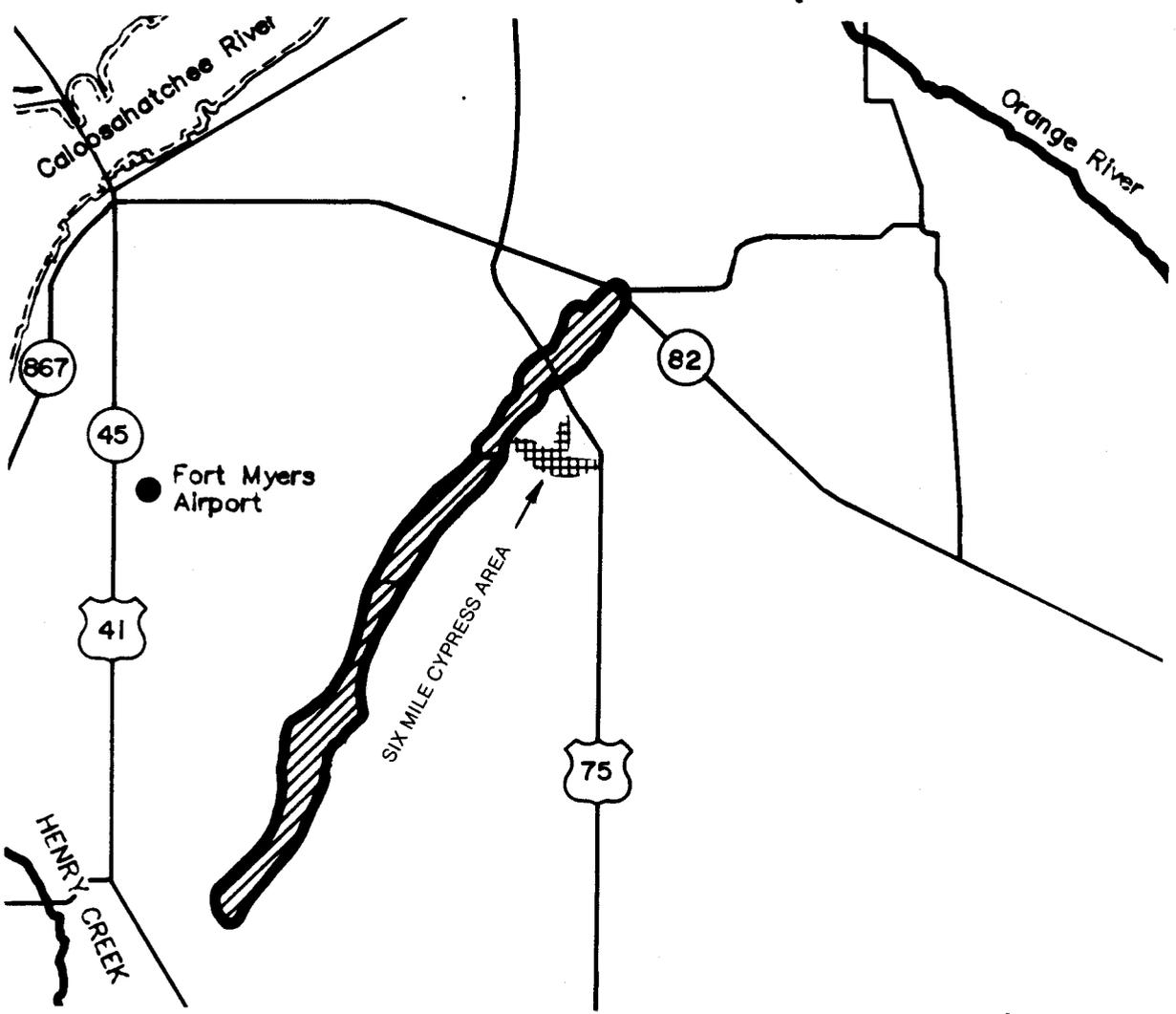
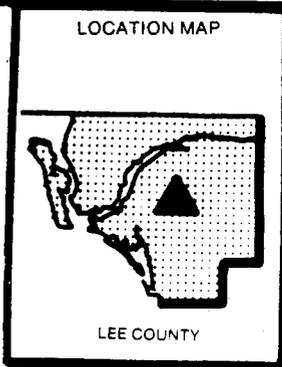
A prescribed burning program is proposed for the pine flatwoods north of Penzance Road to maintain the species composition of this community and prevent the buildup of fuels that could result in damaging wildfires. Fire lanes will be constructed to facilitate the burns and to protect sensitive cypress and hardwood areas. Wildfires will be suppressed only when considered necessary to protect adjacent lands and highway travel or when preserve resources would be subject to irreparable damage.

#### C. Public Recreation:

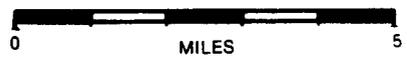
The slough has been used informally for both active and passive recreational activities for many years. The continuation of passive activities such as fishing, picnicking, photography and nature observation will be encouraged in appropriate locations within the preserve. Interpretive facilities consisting of an elevated boardwalk, covered amphitheater and parking area will be developed by Lee County to enhance visitor appreciation of the preserve. Special programs will be conducted by the Lee County Parks and Recreation Department. The Lee County School Board Department of Environmental Education will continue its past practice of conducting field trips to the slough.

<sup>1</sup> See Six Mile Cypress I

# Six Mile Cypress II



 SIX MILE CYPRESS AREA



**APPENDICES**

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**APPENDIX B** - 17.42 F.A.C.  
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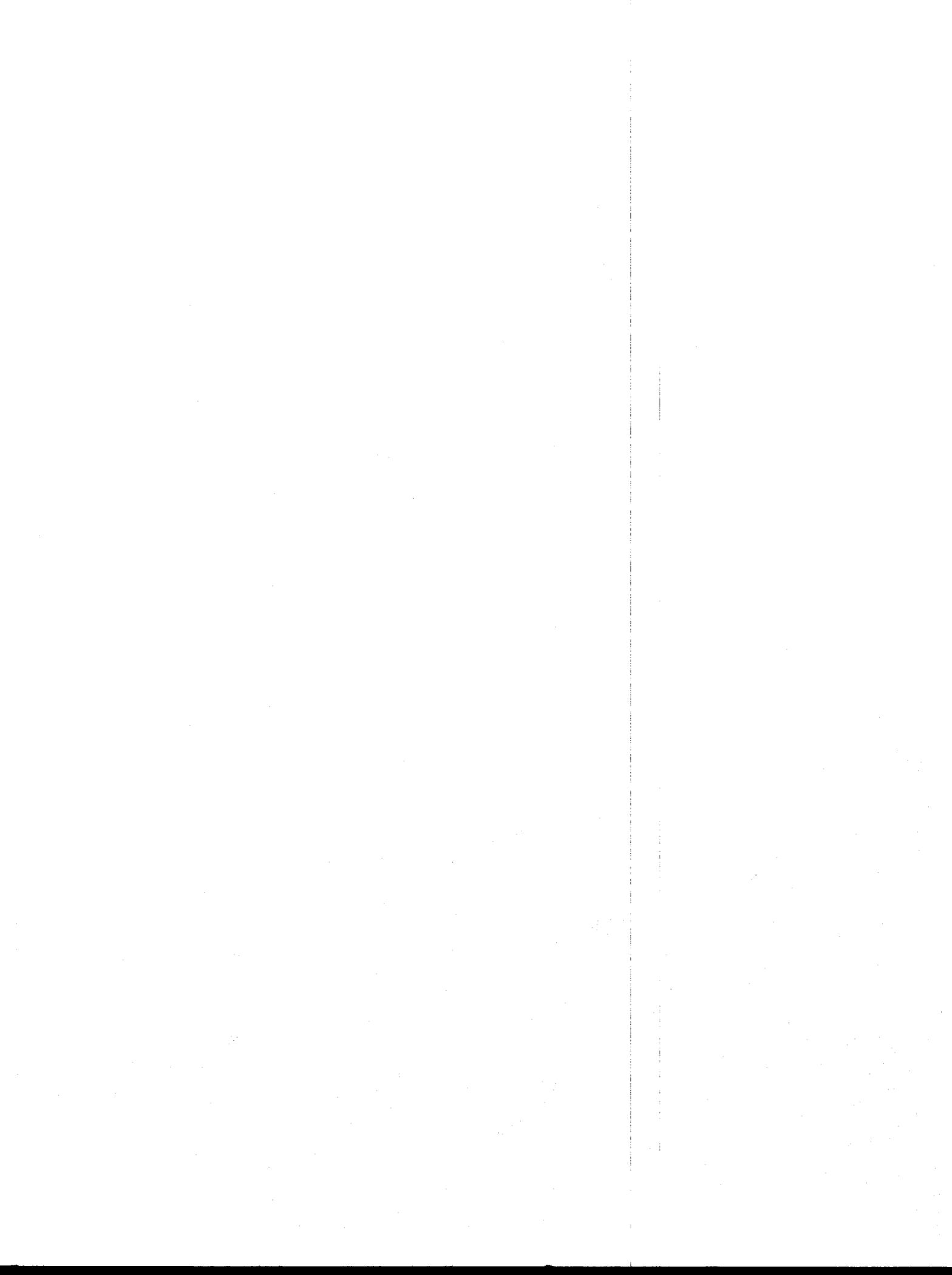
**APPENDIX D** - Save Our Rivers  
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**APPENDIX E** - District Administrative Policies and Procedures  
4.100 - SOR Land Selection & Acquisition Policy ..... 4.1 pl  
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**1990 SAVE OUR RIVERS  
FIVE YEAR PLAN**

**APPENDIX A      -    FLORIDA RESOURCES  
RIVER ACT F.S. 373.59**



**373.59 Water Management Lands Trust Fund.--**

(1) There is established within the Department of Environmental Regulation the Water Management Lands Trust Fund to be used as a nonlapsing fund for the purposes of this section. The moneys in this fund are hereby continually appropriated for the purposes of land acquisition, management, maintenance, and capital improvements in accordance with the provisions of this section. Up to 10 percent of the moneys in the fund may be allocated annually to the districts for management, maintenance, and capital improvements pursuant to subsection (7). The districts may contract with state agencies to provide the management and maintenance services.

(2) (a) Subsequent to public hearings, similar to those held pursuant to s. 120.54, each district shall file a 5-year plan for acquisition with the Legislature and the Secretary of Environmental Regulation by January 15, 1982. Annually thereafter, each district shall file with the Legislature and the secretary a report of acquisition activity together with modifications or additions to its 5-year plan of acquisition. The report shall also include a description of land management activity. Expenditure of moneys from the Water Management Lands Trust Fund shall be limited to the costs for acquisition, management, maintenance, and capital improvements of lands included within the plan as filed by each district; however, no such acquisition of lands shall occur without a public hearing similar to those held pursuant to the provisions set forth in s. 102.54.

(b) Moneys from the fund shall be used for continued acquisition, management, maintenance, and capital improvements of the following lands and lands set forth in the 5-year land acquisition plan of the district:

1. By South Florida Water Management District--lands in the water conservation areas and areas adversely affected by raising water levels of Lake Okeechobee in accordance with present regulation schedules, and the Savannahs

Wetland area in Martin County and St. Lucie County.

2. By Southwest Florida Water Management District--lands in the Four River Basins areas, including Green Swamp, Upper Hillsborough and Cypress Creek, Anclote Water Storage Lands (Starkey), Withlacoochee and Hillsborough riverine corridors, and Sawgrass Lake addition.

3. By St. Johns River Water Management District--Seminole Ranch, Latt Maxey and Evans properties in the upper St. Johns River Basin.

4. By Suwannee River Water Management District--lands in Suwannee River Valley.

5. By Northwest Florida Water Management District--lands in the Choctawhatchee and Apalachicola River Valleys.

(3) Moneys from the Water Management Lands Trust Fund shall be used for acquiring the fee or other interest in lands necessary for water management, water supply, and the conservation and protection of water resources, except that such moneys shall not be used for the acquisition of rights-of-way for canals or pipelines. Such moneys shall also be used for management, maintenance, and capital improvements. Lands acquired with moneys from the fund shall be managed and maintained in an environmentally acceptable manner and, to the extent practicable, in such a way as to restore and protect their natural state and condition. The secretary of the Department of Environmental Regulation shall release acquisition moneys from the Water Management Lands Trust Fund to a district following receipt of a resolution adopted by the governing board identifying the lands being acquired and certifying that such acquisition is consistent with the plan of acquisition and other provisions of this act. The governing board shall also provide to the Secretary of Environmental Regulation a copy of all certified appraisals used to determine the value of the land to be purchased. If the purchase price is greater than the appraisal price, the governing

board shall submit written justification for the increased price. The Secretary of Environmental Regulation may withhold moneys for any purchase that is not consistent with the 5-year plan or the intent of this act or that is in excess of appraised value. The governing board may appeal any denial to the Land and Water Adjudicatory Commission pursuant to s. 373.114. The secretary of the Department of Environmental Regulation shall release to the district moneys for management, maintenance, and capital improvements following receipt of a resolution and request adopted by the governing board which specifies the designated managing agency, specific management activities, public use, estimated annual operating costs, and other acceptable documentation to justify release of moneys.

(4) Water management land acquisition costs shall include payments to owners and costs and fees associated with such acquisition.

(5) If a district issues revenue bonds or notes under s. 373.584, the district may pledge its share of the moneys in the Water Management Lands Trust Fund as security for such bonds or notes. The Department of Environmental Regulation shall pay moneys from the trust fund to a district or its designee sufficient to pay the debt service, as it becomes due, on the outstanding bonds and notes of the district; however, such payments shall not exceed the district's cumulative portion of the trust fund. However, any moneys remaining after payment of the amount due on the debt service shall be released to the district pursuant to subsection (3).

(6) Any unused portion of a district's share of the fund shall accumulate in the trust fund to the credit of that district. Interest earned on such portion shall also accumulate to the credit of that district to be used for land acquisition, management, maintenance, and capital improvements as provided in this section. The total moneys over the life of the fund available to any district under this section shall not be reduced except by resolution of the district governing board stating

that the need for the moneys no longer exists.

(7) Moneys from the Water Management Lands Trust Fund shall be allocated to the five water management districts in the following percentages:

(a) Thirty percent to the South Florida Water Management District.

(b) Twenty-five percent to the Southwest Florida Water Management District.

(c) Twenty-five percent to the St. Johns River Water Management District.

(d) Ten percent to the suwannee River Water Management District.

(e) Ten percent to the Northwest Florida Water Management District.

(8) Beginning in fiscal year 1986-87, each district may use up to 10 percent of its allocation under subsection (7) for management, maintenance, and capital improvements. Capital improvements shall include, but need not be limited to, perimeter fencing, signs, firelanes, access roads and trails, and minimal public accommodations, such as primitive campsites, garbage receptacles, and toilets.

(9) Moneys in the fund not needed to meet current obligations incurred under this section shall be transferred to the State Board of Administration, to the credit of the fund, to be invested in the manner provided by law. Interest received on such investments shall be credited to the fund.

(10) Lands acquired for the purposes enumerated in this section shall also be used for general public recreational purposes. General public recreational purposes shall include, but not be limited to, fishing, hunting, horseback riding, swimming, camping, hiking, canoeing, boating, diving, birding, sailing, jogging, and other related outdoor activities to the maximum extent possible considering the environmental sensitivity and suitability of those lands. These public lands shall be evaluated for their resource value for the purpose of establishing which parcels, in whole or part, annually or seasonally, would be conducive to general public recreational purposes. Such findings shall be included

in management plans which are developed for such public lands. These lands shall be made available to the public for these purposes, unless the district governing board can demonstrate that such activities would be incompatible with the purposes for which these lands were acquired.

(11) A district may dispose of land acquired under this section, pursuant to s. 373.089 or s. 373.056. However, revenue derived from such disposal may not be used for any purpose except the purchase of other lands meeting the criteria specified in this section or payment of debt service on revenue bonds or notes issued under s. 373.584, as provided in this section.

(12) No moneys generated pursuant to this act may be applied or expended subsequent to July 1, 1985, to reimburse any district for prior expenditures for land acquisition from ad valorem taxes or other funds other than its share of the funds provided herein or to refund or refinance outstanding debt payable solely from ad valorem taxes or other funds other than its share of the funds provided herein.

*History.--ss. 3, 5, ch. 81-33; s. 36, ch. 83-218; s. 5, ch. 85-347; s. 4, ch. 86-22; s. 8, ch. 86-294.*



CHAPTER 17-42  
WATER MANAGEMENT LANDS TRUST FUND

- 17-42.001 Scope.
- 17-42.020 Definitions.
- 17-42.030 Release of Funds.
- 17-42.040 District Share of Acquisition Costs.
- 17-42.050 Financial Reports.
- 17-42.060 Water Management District Lands Trust Fund Bond Issues.

17-42.001 Scope.

This chapter provides the requirements and procedures for the release of moneys from the Water Management Lands Trust Fund to the water management districts for use in acquiring lands necessary for water management purposes.  
Specific Authority: 373.026, 373.043, F.S.  
Law Implemented: 373.016, 373.026, 373.043, 373.59, F.S.  
History: New 3-24-82; Previously numbered as 17-42.01.

17-42.020 Definitions.

- (1) "Acquisition Costs" shall mean direct costs actually incurred by a water management district in the acquisition of the fee or other legal interest in lands and payments to owners.
  - (2) "Bonds" shall mean any revenue bonds or notes for which a district has pledged its share of the funds in the Water Management Lands Trust Fund as security.
  - (3) "Debt Service" shall mean payments for principal and interest due on any bonds issued by the district.
  - (4) "Department" shall mean the Department of Environmental Regulation.
  - (5) "District" shall mean any one of the five water management districts listed in Subsection 373.59(6), Florida Statutes.
  - (6) "Funds" shall mean moneys in the Water Management Lands Trust Fund.
  - (7) "Lands" shall mean the real property in which the fee or other legal interest has been acquired or is intended to be acquired according to the provisions of Section 373.59, Florida Statutes.
  - (8) "Year" shall mean the State fiscal year.
- Specific Authority: 373.026, 373.043, F.S.  
Law Implemented: 373.016, 373.026, 373.043, 373.59, F.S.  
History: New 3-24-82; Previously numbered as 17-42.02. Amended 9-17-86.

17-42.030 Release of Funds.

(1) Funds may be released to the districts for payment of land acquisition costs as provided in (2)-(6) below; for payment of debt service on land acquisition bond issues as provided in Rufe 17-42.060, FAC, and for other purposes where specified by state law.

(2) A formal resolution adopted by the district governing board, together with a copy of all certified appraisals obtained by the district to determine the value of the land to be purchased, shall be submitted to the Department for release of funds requested by a district. Except as provided in subsections (5)-(7), below, the Department shall release funds to a district within a reasonable time, not to exceed 30 days, after the receipt of the governing board resolution or, for lands acquired by eminent domain, after the receipt of a subsequent request from the district's legal counsel for the release of funds.

(3) The governing board resolution shall certify the following:

- (a) The amount of funds being requested or, for lands acquired by eminent domain, that the district governing board has formally authorized condemnation proceedings and has delegated to its legal counsel the authority to request the release of funds sufficient to pay the acquisition costs of the district and the amount contained in any court orders awarding acquisition costs;
- (b) The legal interest acquired or sought to be acquired in lands for which funds are requested;
- (c) A legal description of the lands being acquired, along with a general visual representation on a map, and the total amount of acreage being acquired;
- (d) That the acquisition of lands or interests therein for which funds are requested is consistent with the five-year plan of acquisition filed with the Legislature and the Department or, in the case of lands acquired prior to July 15, 1982, is consistent with Section 373.59(2)(a), Florida Statutes.
- (e) That the requested funds will only be used for the acquisition costs of lands;
- (f) That lands acquired pursuant to this Chapter shall be made available for general public recreational uses which are not inconsistent with their water management purposes;
- (g) That lands acquired pursuant to this Chapter shall be maintained in an environmentally acceptable manner, and to the extent practicable, in such a way as to restore and protect their natural state and conditions; and
- (h) That should the district dispose of any lands or interests acquired pursuant to this Chapter, all revenues derived therefrom will be used to acquire other lands for water management, water supply and the conservation and protection of water resources.
- (i) That the purchase price of the lands to be acquired is:
  - 1. less than or equal to the appraised value, based on the certified appraisals that were used to determine the value of lands to be purchased or
  - 2. greater than the appraised value, based on the certified appraisals that were used to determine the value of the lands to be purchased. The resolution shall state the justification for the increased price.
- (4) All lands to be acquired shall be appraised by at least one independent real estate appraiser.

(5) Upon receipt by the Secretary of the Department of the resolution specified in Rule 17-42.030(2), F.A.C., the Department shall review the acquisition for consistency with the district's five year plan and the intent of Chapter 373, Florida Statutes, and shall evaluate the justification for any purchase price in excess of appraised value. The Department shall also determine whether there are sufficient funds allocable to the district, in excess of funds reserved for bond issue debt service or reserve accounts, to pay the acquisition costs. Within 20 days of receipt of the resolution, the Secretary shall notify the district in writing if the funds will or will not be released, and shall specify the reasons for withholding the moneys requested. If no notice is given, the release of funds shall be deemed to have been approved.

(6) Upon receipt of notice that the Secretary of the Department is withholding funds, the district governing board may, within 45 days, appeal such denial of funds to the Land and Water Adjudicatory Commission. Notice of such appeal shall be provided in writing to the Secretary of the Department at the time such appeal is filed with the Commission.

(7) Funds for acquisition of lands shall not be requested by the districts more than 60 days prior to the anticipated closing date, or the anticipated date of deposit in the registry of the court in the case of eminent domain proceedings.

Specific Authority: 373.026, 373.043, F.S.  
Law Implemented: 373.016, 373.026, 373.043, 373.590, F.S.  
History: New 3-24-82. Previously numbered as 17-42.03. A mended 9-17-86.

#### 17-42.040 District Share of Acquisition Costs.

Specific Authority: 373.026, 373.043, F.S.  
Law Implemented: 373.016, 373.026, 373.043, 373.59, F.S.  
History: New 3-24-82. Repealed 9-17-86.

#### 17-42.050 Financial Reports.

The Department shall provide financial reports to the districts on a periodic basis and upon special request by a district.

Specific Authority: 373.026, 373.043, F.S.  
Law Implemented: 373.016, 373.026, 373.043, 373.59, F.S.  
History: New 3-24-82. Previously numbered as 17-42.05.

#### 17-42.060 Water Management Lands Trust Fund Bond Issues.

A district that issues revenue bonds pursuant to Section 373.584, Florida Statutes, shall comply with the provisions of this section.

(1) Prior to issuance of bonds, the district shall submit to the department a resolution authorizing issuance of such bonds.

(2) At least 14 days prior to issuance of bonds, including issuance of additional bonds authorized under a previous resolution, the district shall enter into a written agreement with the Department that shall set forth the following:

17-42.030(5) -- 17-42.060(2)

(a) the debt service schedule which contains the actual amounts of the payments for principal and interest to be paid and the dates for payment, and

(b) the name and address of the registrar and paying agent and the terms for transfer of funds to the paying agent, and

(3) The debt service schedule shall be structured in a manner to provide reasonable assurance that required payments will not exceed anticipated revenues for that purpose.

(4) After receipt of the district's resolution authorizing issuance of bonds, and the signed written agreement, the Department shall, commencing on the date of issuance of the bonds, or such prior date as may be agreed to by the Department and the district set aside and escrow from the first available fund in the Water Management Lands Trust Fund that are allocable to the district, sufficient funds to pay the principal and interest on the bonds that shall become due for the 12 month period commencing with the date of issuance, or more if required by the Bond Agreement. The Department shall similarly set aside and escrow funds for each following 12 month period in accordance with the agreement until the entire issue is retired.

(5) In the event that in any one year the funds in the Water Management Lands Trust Fund allocable to the district are insufficient to pay the debt service on the bonds as it becomes due, the Department shall make up such deficiency first from reserve funds from bond proceeds and then from the next available funds in the Water Management Lands Trust Fund allocable to the district until the debt service payments are brought current. If any reserve funds from bond proceeds are used to pay such deficiencies, the reserve funds from bond proceeds shall be replenished to the level set forth in the bond agreement before additional funds are accrued for debt service payments.

(6) The district shall notify the Department if it purchases, redeems or refunds bonds from any surplus or other account; makes any modifications to the terms of the bonds that may affect the debt service payment amounts or schedule; or makes an assignment of its registrar or paying agent agreement. Where appropriate, the district shall submit an amended debt service schedule to the Department to reflect such modifications. Any change in the debt service schedule shall be submitted to the Department at least 45 days prior to the date first payment on the amended schedule is due.

(7) Any moneys in the Water Management Lands Trust Fund allocable to the district in excess of the amounts set aside for payment of debt service on the bond issue, or for other accounts as provided in Rule 17-42.060(2)(c), F.A.C., may be utilized and withdrawn in accordance with Rule 17-42.030, F.A.C.

17-42.060(2)(a) -- 17-42.060(7)

(8) After the district has issued the bonds and the Department has undertaken payment of the debt service on such bonds, the district shall submit to the Department a separate formal resolution adopted by the governing board for each individual land acquisition that is made using proceeds from the bonds or interest earned on such proceeds. Such resolution shall conform to the requirements set forth for land acquisitions in Rule 17-42.030(3), F.A.C., and shall have a copy of all certified appraisals obtained by the district to determine the value of the land to be acquired attached. The district shall not disburse funds for the acquisition prior to the expiration of the 20 day review period set forth in Rule 17-42.030(5), F.A.C. and in the event the Secretary of the Department disapproves such purchase pursuant to Rule 17-42.030(5), F.A.C., the district shall not disburse funds for an acquisition unless and until the Secretary's decision is reversed on appeal by the Land and Water Adjudicatory Commission.

(9) The creation by the Department of any district accounts in the Water Management Lands Trust Fund for payment of debt service on bonds or for other purposes shall not require actual segregation of funds for those purposes so long as adequate accounting is made for funds reserved for each purpose.  
Specific Authority: 373.016, 373.026, 373.043, 373.139, 373.589, 373.59, F.S.  
Law Implemented: 373.016, 373.139, 373.589, 373.59, F.S.  
History: New 9-17-86.

17-42.060(8) -- 17-42.060(History)



**Rules of the South Florida Water Management District  
MISCELLANEOUS PROVISIONS  
Chapter 40E-7**

**PART I WATER MANAGEMENT LANDS TRUST FUND**

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**PART I  
WATER MANAGEMENT LANDS  
TRUST FUND**

**40E-7.111 General.**  
 The purpose of the rule in this part is to implement the legislative intent expressed in Section 373.59, Florida Statutes, and therefore, to establish District policies and procedures regarding a five year plan for the selection of land, and provide procedures for the acquisition and management of land, title to which shall vest in the District. It is also the intent of these rules to provide uniform acquisition procedures in order

to effectuate efficient legal methods in accordance with sound business practices.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.046, 373.056, 373.083, 373.084, 373.086, 373.089, 373.099, 373.103, 373.139, 373.59, Chapters 73 and 74, F.S.

*History--New* 7-18-82, Amended 8-14-88.

**40E-7.121 Definitions.**  
 When used in this chapter:  
 (1) "Department" means Florida Department of Environmental Regulation.  
 (2) "Secretary" means the Secretary of the Florida Department of Environmental Regulation.  
 (3) "District" means the South Florida Water Management District or its successor agency.  
 (4) "Board" means the South Florida Water Management District Governing Board.  
 (5) "Fund" means the Water Management Lands Trust Fund.  
 (6) "Plan" means the five year plan as approved by the Governing Board of the South Florida Water Management District.  
 (7) "Project" means a parcel or parcels of land in a discrete unit of purchase.  
 (8) "Survey" means a certified survey signed by a licensed land surveyor authorized to practice surveying in the State of Florida.  
 (9) "Acquisition" means the reduction of the title to land to be acquired to fee or such other legal interest necessary for water management, water supply and the conservation and protection of water resources.  
 (10) "Capital improvement" shall mean those improvements including but not limited to perimeter fencing, signs, firelanes, access roads and trails, and minimal public accommodations, such as primitive campsites, garbage receptacles, and toilets.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.046, 373.056, 373.083, 373.084, 373.086, 373.089, 373.099, 373.103, 373.019, 373.139, 373.59, Chapters 73 and 74, F.S.

*History--New* 7-18-82, Amended 8-14-88.

**40E-7.131 Selection of Lands - Five Year Plan.**  
 (1) The District shall adopt a five year plan designating the areas of land to be acquired, which shall be filed with the legislature and the Secretary by January 15, 1982. Annually

thereafter, modifications or additions to the five year plan shall be filed with the legislature and the Secretary.

(2) Prior to the adoption, amendment or modification of the five year plan, the District shall hold one or more public hearings.

(3) Acquisition activity for the preceding fiscal year shall be reported annually to the legislature and the Secretary by January 15 of each year.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.139, 373.59, F.S.  
*History--New* 7-18-82.

**40E-7.141 Acquisition Procedures - Negotiations.**

(1) Upon determination of land requirements, descriptions and maps sufficient to identify the lands to be acquired shall be prepared.

(2) Ownership information shall be obtained and reviewed in order to determine the title to the land being acquired.

(3) The District shall obtain at least one written appraisal pursuant to Rule 40E-7.171.

(4) The District shall attempt to acquire each parcel through voluntary negotiation prior to commencement of proceedings in eminent domain.

(5) All contracts to purchase shall be reduced to writing and shall be contingent upon approval by the Board.

(6) The District shall attempt to negotiate the acquisition of desired parcels in accordance with the following procedure:

(a) Each owner or authorized representative shall be contacted with an offer to acquire based on the appraised value of the property.

(b) A "Negotiation Report" may be prepared and forwarded to Office of Counsel, which shall summarize such negotiations, including the amount of offer made by the District, and any counter-offer made by the property owner.

(c) In the event an offer is accepted by an owner or a counter-offer is accepted by the District, the District shall:

1. Arrange for the proper execution and recording of all necessary documents, and
2. Request Office of Counsel to prepare a resolution requesting the Board to approve the necessary funds pursuant to Rule 17-42.03.

(d) When a negotiated settlement cannot be readily attained, an authorized officer shall send a memorandum to Office of Counsel which shall include:

1. A request for a resolution to institute eminent domain proceedings,

2. Identification of parcels by title memorandum number, and

3. Legal interest or estate considered for acquisition.

(e) In the event a property owner, or authorized representative, makes an offer to the District prior to the District obtaining an appraisal, the District may accept such offer or make a counter-offer subject to obtaining such appraisal.

(7) The District may accept donations of land. In such event the provisions of subsection (6) shall be followed, except that appraisals may be waived upon concurrence of both the landowner and the District.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.056, 373.083, 373.086, 373.099, 373.103, 373.139, 373.59, F.S.  
*History--New* 7-18-82, Amended 8-14-88.

**40E-7.151 Acquisition Procedures - Condemnation.**

(1) Proceedings in eminent domain shall not be commenced until authorized by the Board, with the advice and consent of the appropriate Basin Board whenever Basin funds will be utilized for such acquisition.

(2) The Board may adopt a resolution authorizing the institution of eminent domain proceedings, which shall include the following when applicable:

(a) identification of the project for which the property is being acquired and its location,

(b) a statement by the Board finding that the project is necessary and in the public interest,

(c) a statement that acquisition of lands for the project by eminent domain is necessary,

(d) a statement of the legal authority for the project and the acquisition of lands,

(e) identification of the lands to be acquired, the nature of the legal interest sought, and adoption of project maps, if available, and

(f) a statement authorizing and directing Office of Counsel to institute eminent domain proceedings and proceedings by way of Declaration of Taking.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.59, Chapters 73 and 74, F.S.  
*History--New* 7-18-82.

**40E-7.161 Surveys.**

(1) In order to determine the location, acreage and legal description of land to be acquired, the District may obtain a survey.

(2) In the event a survey is not obtained, the District shall then use the best available data

in order to arrive at the boundaries and acreage of the land to be acquired.

(3) All surveys shall meet the minimum technical standard for land surveying in the State of Florida as adopted by the Florida State Board of Land Surveyors.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.056, 373.083, 373.086, 373.099,  
 373.139, 373.59, F.S.  
*History--New* 7-18-82.

**40E-7.171 Appraisals.**

(1) All lands to be acquired shall be appraised by at least one real estate appraiser, except as provided in Section 40E-7.141(7).

(2) Prior to contracting with the District, each appraiser selected shall submit an affidavit substantiating that such appraiser has no vested or fiduciary interest in the property to be appraised, except for the professional fee.

(3) After a contract between the District and the appraiser has been executed, the District shall transmit all pertinent data to the appraiser regarding the assignment.

(4) An appraisal shall be approved by the Governing Board prior to use of that appraisal in negotiations with a landowner, provided however, the Executive Director may approve appraisals for negotiation, subject to the condition that such approval be ratified by the Board at its next meeting.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.083, 373.139, 373.59, F.S.  
*History--New* 7-18-82.

**40E-7.181 Funding.**

(1) For lands acquired by negotiation and purchase, the Board shall request the Department to release monies from the fund by adopting a resolution which shall comply with Chapter 17-42, Florida Administrative Code.

(2) For lands acquired by eminent domain, subsequent to the adoption of a resolution authorizing eminent domain proceedings, the Board shall adopt a resolution pursuant to subsection (1), which in addition shall authorize the Executive Director or other staff officer to request monies from the Fund as follows:

(a) A request from the District for funds sufficient to pay the owner the amount specified in the final judgment or the stipulation and order,

(b) A request from the District for funds sufficient to pay the amount specified in the court's order or the stipulation and order for any

costs and fees of the owner, whether incurred in the trial court or an appeal, and

(c) A request from the District for reimbursement of all costs and fees incurred by the District associated with such acquisition.

(3) The District shall request the Department to release funds specified in subsection (2) within a sufficient time to allow the District to comply with section 73.111, Florida Statutes.

(4) For the management, maintenance and capital improvements to lands acquired, the Board shall request the Department to release monies from the Fund by adopting a resolution which specifies the designated managing agency, specific management activities, public use, estimated annual operating costs, and other acceptable documentation to justify the release of monies. The District may contract with state agencies to provide the management and maintenance services.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.056, 373.083, 373.086, 373.099,  
 373.139, 373.59, F.S.  
*History--New* 7-18-82, Amended 8-14-88.

**40E-7.191 Disposition of Surplus Land.**

(1) The District may sell or exchange District lands which have been acquired with funds from the Water Management Lands Trust Fund. District lands are considered surplus when:

(a) They are not required for District or project purposes pursuant to section 373.590, Florida Statutes,

(b) They have no apparent present or future utility in the land management program of the District, and

(c) They have been declared surplus by the Board.

(2) Surplus land shall be disposed of in accordance with the procedures set forth in Rule 40E-9.955.

(3) All funds received from the sale of surplus lands shall be used to purchase other lands meeting the criteria specified in section 373.59, Florida Statutes.

(4) All lands exchanged shall be in return for other lands meeting the criteria specified in section 373.59, Florida Statutes.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 373.056, 373.083, 373.089, 373.099,  
 373.139, 373.59, F.S.  
*History--New* 7-18-82, Amended 8-14-88.

**PART II  
PROCEDURES FOR CONTRACTING OF  
PROFESSIONAL AND CONTRACTUAL SERVICES**

**40E-7.201 Policy and Purpose.**

(1) The rules in this part provide procedures for the selection of firms to provide professional services, and contractual services, and provide procedures for negotiating contracts.

(2) Definitions

(a) "Compensation" means the total amount paid by the District for professional or contractual services.

(b) "Committee" means the Proposal Evaluation Committee.

(c) "Contractual service" means the rendering by a contractor of its time and effort rather than furnishing specific commodities and does not include professional services.

(d) "Firm" means any individual, firm, partnership, corporation, association, or other entity permitted by law to do business in the State of Florida.

(e) "Project" means that fixed capital outlay project, study, or planning activity described in the notice published by the District.

(f) "Professional services" means those services within the scope of practice of architecture, engineering, landscape architecture, or registered land surveying, as defined by an architect, engineer, landscape architect, or registered land surveyor, in connection with his professional employment or practice.

(3) The District will publish notice in a newspaper of general circulation in the appropriate areas whenever competitive bidding is required in professional or contractual services. The notice will include a general description of the project and will indicate the method by which interested firms may apply for consideration.

*Specific Authority* 287.055(3)(d), 373.044, 373.113 F.S.  
*Law Implemented* 287.055 F.S.  
*History--New* 9-3-81, Amended, 10-19-87.  
*Formerly* 16K-1.18.

**40E-7.203 Qualifying Procedures.**

(1) By January 1 of each year, firms desiring to provide professional services to the District should submit current statements of qualifications and performance data. The District's Division of Procurement and Contract Administration will review this data and determine if the firm is qualified to perform the required professional service.

(2) The District's Division of Procurement and Contract Administration may prequalify firms desiring to provide contractual services through a

request for qualifications or by the requirements of the individual projects.

*Specific Authority* 287.055(3)(d), 373.044, 373.113 F.S.  
*Law Implemented* 287.055 F.S.  
*History--New* 9-3-81, Amended 10-19-87.  
*Formerly* 16K-1.18(1).

**40E-7.205 Competitive Selection.**

(1) For each District project requiring professional services the Committee will follow the procedures outlined in 287.055(4), F.S. The Committee will report its written selections to the Executive Director, or his designee, with a recommendation to authorize District Staff to negotiate a contract in full accordance with procedures set forth in this rule.

(2) For each District project requiring contractual services, the Committee will evaluate the current statements of qualifications and performance data as required by the proposal. The Committee may require a public presentation by no less than three firms regarding their qualifications, approach to the project, and ability to furnish the required service. In the event the District receives less than three proposals or the Committee determines that less than three firms are qualified for the project, the Committee shall advise the Executive Director in writing of the conditions and circumstances surrounding the proposal. After review the Executive Director or his designee may authorize negotiations at terms most favorable to the District.

(a) Following the review of the public presentations, if any, the Committee shall select and list, in order of preference, the firms most highly qualified to perform the required contractual services.

Criteria may include, but not be limited to:

1. the ability of the professional personnel,
2. past performance,
3. willingness to meet time and budget requirements,
4. location of the firm in relation to the project,
5. recent, current and projected work loads of the firm, and
6. the volume of work previously awarded to the firms by the District, with the purpose of equitable distribution of contracts among qualified firms,
7. minority business enterprise status of the firm. The distribution shall not violate the principal of selection of the most highly qualified firm.

(b) The Committee will present its selection in writing, to the Executive Director or his designee with a recommendation to authorize

District staff to negotiate a contract according to the procedures set forth in this rule.

*Specific Authority* 287.055(3)(d), 373.044, 373.113 F.S.  
*Law Implemented* 287.055 F.S.  
*History--New* 9-3-81, Amended 10-19-87.  
*Formerly* 16K-1.18(2).

**40E-7.207 Competitive Negotiations.**

(1) When the Executive Director or his designee approves the proposals for professional services, the Executive Director or his designee shall authorize negotiations pursuant to the procedures set out in 287.055(5), F.S. When so authorized, District staff shall proceed with contract negotiations for professional services with the designated firms in rank order for fair, competitive, and reasonable compensation. Should District staff be unable to negotiate a satisfactory contract with any of the selected firms, the Committee will select additional firms consistent with the requirements of this section and negotiations shall continue consistent with District rules until a satisfactory contract results. Subsequent to successful negotiations, District staff will recommend that the Governing Board award the contract.

(2) The Committee will review proposals for contractual services for compliance with the specifications set forth in the Request for Proposals. When authorized by the Executive Director, or his designee, District staff shall negotiate for contractual services on terms most favorable to the District. Staff shall recommend to the Board that the contract be awarded to the most responsible offeror. The most responsible offeror is the firm whose offer is the most advantageous to the District, taking into consideration the price and other criteria set forth in the District's solicitation for contractual or professional services.

(a) If the District receives no response or only one response to a request for proposals for contractual services, the District may proceed with the procurement of contractual services without further competition.

(b) If the Executive Director or his designee determines in writing that an immediate danger to the public health, safety, welfare or other substantial loss to the public requires emergency action, the District may proceed with the procurement of the services necessitated by this emergency without competition, provided that the Executive Director makes such determination of emergency with the advice and concurrence of the Governing Board.

*Specific Authority* 287.055(3)(d), 373.044, 373.113 F.S.  
*Law Implemented* 287.055 F.S.  
*History--New* 9-3-81, Amended 10-19-87, 4-24-88.  
*Formerly* 16K-1.18(3)(1).

**40E-7.208 Inconsistency with Section 287.055, Florida Statutes.**

To the extent that any inconsistency may exist between the provisions in this chapter relating to professional services and Section 287.055, Florida Statutes, the provisions of Section 287.055, Florida Statutes, shall prevail.

*Specific Authority* 120.53(1), 373.044, 373.113, F.S.  
*Law Implemented* 287.055, F.S.  
*History--New* 10-19-87.

**40E-7.209 Prohibition Against Contingency Fees.**

Each contract for professional services shall contain a prohibition against contingency fees, as required by Subsection 287.055(6), Florida Statutes.

*Specific Authority* 120.53(1), 373.044, 373.113, F.S.  
*Law Implemented* 287.055(6), F.S.  
*History--New* 10-19-87.

**40E-7.210 Reservation of Rights.**

The District reserves the right to reject all bids, proposals, or other offers to furnish professional or contractual services. The District shall indicate this reservation in all solicitations for contractual or professional services. The District also reserves the right to waive minor irregularities in any bids or proposals. A minor irregularity is a variation from the solicitation which does not affect the price of the contract, or does not give the bidder an advantage or benefit not enjoyed by other bidders, or does not adversely impact the interests of the District. The District shall not waive irregularities that are not of a minor nature. A bidder may not modify its bid after bid opening. The District may correct mistakes that are clearly evident on the face of the bid documents, such as computation errors.

*Specific Authority* 373.044, 373.113, F.S.  
*Law Implemented* 120.53, F.S.  
*History--New* 10-19-87.

**40E-7.211 Resolution of Contract Bidding Protest.**

(1) The District shall provide notice of its decision or intended decision concerning a bid solicitation or a contract award as follows:

(a) For a bid solicitation, the District shall provide notice of a decision or intended decision by United States mail or by hand delivery.

(b) For any other decision, the District shall provide notice of a decision or intended decision by posting the bid tabulation at the location of the bid opening or by certified United States mail, return receipt requested.

The notice required by this section shall contain the following statement: "Failure to file a protest within the time prescribed in this rule,

shall constitute a waiver of proceedings under Chapter 120, Florida Statutes."

(2) Any person adversely affected by the District's decision or intended decision shall file with the District a written notice of protest within 72 hours after the posting of the bid tabulation or after receipt of the notice of the agency decision or intended decision. A formal written protest in the form of a petition in compliance with rule 40E-1.521 shall be filed within 10 days after the date of filing the notice of protest. Failure to file a notice of protest or failure to file a formal written protest shall constitute a waiver of proceedings under Chapter 120. The formal written protest shall state with particularity the facts and law upon which the protest is based.

(3) Upon receipt of a timely filed notice of protest, the District shall stop the bid solicitation process or the contract award process until the protest is resolved by final agency action, unless the Governing Board sets forth in writing particular facts and circumstances which require the continuance of the bid solicitation process or the contract award process without delay in order to avoid an immediate and serious danger to the public health, safety, welfare.

(4) On its own initiative or upon the request of a protester, the District shall provide an opportunity to resolve the protest by mutual agreement between the parties within 7 days, excluding Saturdays, Sundays, and legal holidays, of receipt of the formal written protest.

(a) If the subject of a protest is not resolved by mutual agreement within 7 days, excluding Saturdays, Sundays, and legal holidays, of receipt of the formal written protest and if there is no disputed issue of material fact, an informal proceeding shall be conducted pursuant to section 120.57(2), Florida Statutes, and Chapter 40E-1, Florida Administrative Code.

(b) If the subject of a protest is not resolved by mutual agreement within 7 days, excluding Saturdays, Sundays, and legal holidays, of receipt of the formal written protest and if there is a disputed issue of material fact, the District shall refer the protest to the division for proceedings under section 120.57(1), Florida Statutes, and Chapter 40E-1, Florida Administrative Code.

*Specific Authority* 120.53(5), 373.044, 373.113, F.S.  
*Law Implemented* 120.53, F.S.  
*History--New* 10-19-87.

services and section 120.53(5), Florida Statutes, the provisions of section 120.53(5), Florida Statutes, shall prevail.

*Specific Authority* 120.53(5), F.S.  
*Law Implemented* 120.53(5), 373.044, 373.113, F.S.  
*History--New* 10-19-87.

**40E-7.212 Inconsistency with Section 120.53(5), Florida Statutes.**

To the extent that any inconsistencies may exist between the provisions in this rule relating to the resolution of bid protests for professional

**1990 SAVE OUR RIVERS  
FIVE YEAR PLAN**

**APPENDIX D      -    SAVE OUR RIVERS PROJECT  
EVALUATION MATRIX**

**SAVE OUR RIVERS  
PROJECT EVALUATION MATRIX**

The Save Our Rivers Division has developed a two part Evaluation Matrix for the purpose of screening and prioritizing prospective additions to the Five Year Plan. Based on the Project Ranking Criteria and Guidelines for Site Priority Ranking, each project will be scored on a 1--5 scale for each parameter. In addition, weighting factors, or multipliers, have been added to certain high priority parameters. The first phase, or Category I parameters, deal strictly with water resource related issues.

**CATEGORY I**

<u>PARAMETER</u>	<u>WEIGHTING FACTOR</u>
1. WATER MANAGEMENT	5
2. WATER SUPPLY	5
3. CONSERVATION AND PROTECTION OF WATER RESOURCES	5

Each project will be screened by the parameters in Category I first. If passing scores are not attained, the project will be dropped from the list and will be given no further consideration. After the initial screening is complete, seven additional factors in Category II will be evaluated. Those include:

**CATEGORY II**

<u>PARAMETER</u>	<u>WEIGHTING FACTOR</u>
4. MANAGEABILITY	2
5. HABITAT DIVERSITY	2
6. SPECIES DIVERSITY	1
7. CONNECTEDNESS	2
8. RARITY	2
9. VULNERABILITY	1
10. NATURE ORIENTED HUMAN USE	1

It is intended that project scoring be conducted by a team of reviewers, each of whom is familiar with all the projects. In this manner, any personal biases will carry through all the projects, rather than only being reflected in one or two. All projects will be rated against each other so comparisons can be made among parcels, rather than adhering to a strict set of criteria for scoring purposes.

**PROJECT RANKING CRITERIA**

The following items are intended to be used for consideration when scoring. The reviewer is not bound to only these categories. Personal knowledge of additional factors should be included.

**1. WATER MANAGEMENT**

- A. Floodplains
- B. Flow ways
- C. Peak discharge attenuation
- D. Water quality improvement
- E. Aquifer recharge

This section deals with the physical water management parameters of the site. Does the project area lie within the floodplain or flow way of a river or stream? Does it provide basin storage for a surrounding watershed? Does ponding in low lying uplands or wetlands reduce peak discharge rates and recharge groundwater aquifers? Is water quality improved or maintained by allowing overland sheetflow and ponding? What properties, areas and activities can be protected by the site's flood retention/detention capacity?

**2. WATER SUPPLY**

- A. Existing wellfield
- B. Proposed wellfield on local comprehensive plan
- C. Reduced threshold area
- D. Aquifer source--is it hydraulically connected to water table
- E. Class I surface water

This category discusses all water supply issues. Are wellfields present or proposed on a local government's comprehensive plan? What impact would construction of a wellfield have on the water table aquifer and associated wetlands. Is the project within a reduced threshold area? Does

Class I surface water flow through project or receive runoff from it?

### 3. CONSERVATION AND PROTECTION OF WATER RESOURCES

- A. Area of critical state concern
- B. Aquatic Preserve/Outstanding Florida Water
- C. Quantity and quality of major wetland systems

Has the project site been declared an Area of Critical State Concern? Is it adjacent to or within the watershed of an Aquatic Preserve or Outstanding Florida Water? Does the site contain major slough or other wetland systems which are significant water resources? Has the site been recommended for protection by a state or local program?

### 4. MANAGEABILITY

- A. Restoration ability/cost

This is an assessment of long term viability. Is the site large enough? Are degraded habitats in restorable condition? Is control burning as a management tool necessary or feasible? Is reflooding for water management or water quality improvement necessary or feasible? Will there be trespass or vandalism problems? How expensive will it be to properly manage the land?

### 5. HABITAT DIVERSITY

- A. Variety of viable natural habitat types/plant communities present
- B. All factors present for perpetuation of the population (food/foraging, cover/nesting, water)
- C. Degree of exotic plant infestation or disturbance from introduced animals
- D. Degree of human disturbance
- E. Could rare species of plants or animals be relocated to this site?
- F. Size

Is the site large enough to support a variety of communities? Does the site provide the necessary habitat factors, including food, cover and water, for the perpetuation of wildlife populations within the project boundaries? Do exotic plants or introduced

animal species present long term problems for the site. Can they be controlled? Has the site been overdrained or impacted by off-road vehicles? Is there suitable habitat/carrying capacity to support re-introduced native plants or animals.

### 6. SPECIES DIVERSITY

- A. Can the area support and maintain stable wildlife populations
- B. Bird rookery present
- C. Suitable habitat for migratory or transient wildlife species

Are most or all of the wildlife species normally associated with that habitat type present? Is the area large enough to maintain a breeding population, rather than just a number of individuals? Is the area used or suitable for use by migratory species?

### 7. CONNECTEDNESS

- A. Proximity to protected lands
- B. Wildlife corridor

This criteria concerns how the site links with other protected lands or large parcels of undisturbed lands. Does it lie within or will its protection create a wildlife corridor? How do the habitats relate to those nearby?

### 8. RARITY

- A. Endangered - threatened - rare - species of special concern present?
- B. Endangered - threatened - rare - species of special concern habitat?
- C. Unique ecological habitat
- D. Free flowing river or stream

This criteria incorporates the rarity or uniqueness of each of the site's community types and the rarity of the species it provides habitat for. The term "RARE" is considered to include endangered, threatened and species of special concern. Is the site unique by containing a major free flowing river or stream?

### 9. VULNERABILITY

- A. Urban development pressure

- B. Agricultural development pressure
- C. Is the site large enough to shield itself from adjacent development

This addresses the likelihood of events which might degrade or destroy the site through urban or agricultural development.

#### 10. NATURE ORIENTED HUMAN USE

- A. Recreation potential
- B. Proximity of site to recreational users
- C. Game species present (harvestable resource)
- D. Suitability for scientific research
- E. Educational/Interpretive value

This concerns the site's suitability for human activities when consistent with the environmental sensitivity of those lands, and when such activities are compatible with the purposes for which the lands were acquired.

#### GUIDELINES FOR SITE PRIORITY RANKING

##### WATER MANAGEMENT

1. Property never floods; is not associated with a river, stream or other watercourse. Provides minimal flood storage for the watershed. No wetlands or other ponded areas.
2. Property occasionally floods during major storm events, but drains quickly. Provides basin storage during heavy storm events. Sparsely vegetated shallow wetlands.
3. Property is mostly low uplands or partially within floodplain of river or stream. Intermittent wetland sloughs. Short term ponding allows some aquifer recharge.
4. Within floodplain. Major wetland sloughs extending offsite. Numerous isolated wetlands. Seasonal inundation maintains groundwater aquifer.

5. Property is normally inundated during wet season. Within flow way of river or stream. Large interconnected marshes or sloughs. Serves as storage "sink" for upstream basin. Extensive groundwater aquifer recharge occurs due to year round standing water in wetlands.

##### WATER SUPPLY

**NOTE:** WHERE WELLFIELD DEVELOPMENT IS UNLIKELY AND NO OTHER SCORE IS APPROPRIATE, ASSIGN A VALUE OF "2.5".

1. Salt water intrusion present in wells. Contains connate water. Under wellfield protection ordinance. Wellfield is directly connected with water table aquifer. All project wetlands will be constantly drained by wellfield pumping.
2. Surface wetlands will remain wet only following heavy rain events. Degree of confinement inadequate to protect wetlands from induced leakage.
3. Water levels in wetlands will be lowered, but shallow standing water will still remain. Cone of depression minimized by linear distance separating wellfield and wetlands. Pumping will adversely affect wetlands only during extended drought.
4. Well-drained sandy soil, suitable for local aquifer recharge" coastal ridge. Within Reduced Threshold Area. Existing wellfield inadequately protected by local ordinance. Water supply aquifer separated from water table by confining layer of very low permeability with low leakage. Project discharges to Class I surface water.
5. Delineated on comprehensive plan for wellfield development. Class I surface water flows through project. Existing wellfield not under wellfield protection ordinance. Water supply aquifer is well below ground or not hydraulically connected and will have no adverse impact on water table.

## CONSERVATION AND PROTECTION OF WATER RESOURCES

1. Development prohibited by state or local program. All uplands. No significant water resource areas.
2. Development restricted by state or local program. Viable natural area isolated by development. Minimal wetland areas or irreparably altered wetlands.
3. Within the watershed of an Outstanding Florida Water (OFW), Aquatic Preserve (AP) or Area of Critical State Concern (ACC). Strong public support exists for protection. Isolated, seasonal wetlands. Restorable wetland systems.
4. Buffers lands adjacent to OFW, AP or ACC. Strong local government support for protection. Considerable portion of the site consists of mixed upland/wetland system, with a diversity of habitat types. Minimal restoration needed.
5. Property is adjacent to OFW, AP or ACC. A significant natural community exists with no regulatory protection. Large contiguous wetland sloughs exist totally on site or extend onto adjacent lands. Habitat in extremely good condition, showing little or no signs of stress or disturbance.

## MANAGEABILITY

1. Too small or degraded for restoration. Expense of restoration not justified by end result. Highly vulnerable to external impacts, making management nearly impossible.
2. Location and/or extent of degradation would make management difficult and expensive. Questionable whether restoration programs would be successful. Historic trespass/vandalism problems.
3. Could be restored to good condition, but would require vigilant management. Exotic plant

removal/hydrologic restoration necessary. Control burning will be difficult due to external land uses. Trespass/vandalism correctable, but will be expensive.

4. Habitats in good condition, but will require regular attention, such as burning. Size of area permits extensive restoration or manipulation of hydrologic regime without impacting offsite property owners.
5. How maintenance habitats in excellent condition. Control burning can be conducted without fear of impacting offsite interests. No restoration of natural systems required. Location minimizes problems with trespassers and vandalism.

## HABITAT DIVERSITY

1. How species and community diversity. Seriously degraded by human activity, "overdrained, wetlands denuded by off-road vehicle use. Exotic plant infestation beyond control. Site too small/isolated to maintain normal flora and fauna.
2. Fair habitat. Moderate species and community diversity. Might be capable of supporting populations of relatively tolerant species. Most animal species will probably have to leave site to obtain all factors necessary for survival. Exotics controllable with great effort and expense.
3. Good habitat. Good diversity of species and communities. Capable of supporting populations of most typical species. Food/forage, cover/nesting and water generally present. Exotics controllable with some expense. Minimal human disturbance.
4. Excellent habitat. Large enough to support diverse species, communities and successional stages. Exotics minimal and isolated. Good potential

as relocation site for rare plants or animals.

5. Outstanding habitat. Contains large and diverse communities which extend offsite. Varying stages of succession present. Large enough to maintain long term disturbance/succession cycle. No exotics present.

### **SPECIES DIVERSITY**

1. Little or no wildlife present. Habitat not suitable for migratory species.
2. Few varieties of wildlife present. Most are associated with disturbed sites. No bird rookeries on site.
3. Good diversity of wildlife. Size and diversity of populations limited by project area.
4. Large diverse site. Most varieties of wildlife present, except for large predators. Breeding populations present. Habitat diverse enough to support migratory or transient wildlife species.
5. Many diverse species present, including large predators and rare species. Large gene pools present due to size/links to similar habitat types. Breeding colonies of birds present. Excellent potential as relocation site for rare species.

### **CONNECTEDNESS**

1. Isolated from other protected lands by an impenetrable barrier or large expanse of unsuitable/unrestorable habitat. No significant connecting corridors. Project isolated by urban development.
2. Isolated from other protected lands of significant size by a moderate expanse of unsuitable habitat, such as an interstate highway. Wildlife movement between protected lands restricted essentially to avian fauna.
3. Isolated from other protected lands of significant size by an expanse of

marginally suitable habitat. Possible to connect with or create a wildlife corridor suitable for terrestrial species, but will require restoration.

4. Connected with protected areas, but not over a wide expanse. Connecting corridors in good condition or easily restorable. Good potential for creating wildlife corridor simply by acquisition.
5. Directly contiguous with protected lands over a large boundary. Acquisition will create an extensive wildlife corridor.

### **RARITY**

1. Common community types in poor to average condition. Habitat types widespread throughout region. No rare plants or animals. No unique ecological habitat.
2. Typical community types still represented by extensive acreages throughout region. A few uncommon species, but no significant occurrences. Poor habitat for rare species.
3. Good examples of natural communities. Habitat types well represented statewide, but rare locally. A few rare species present. Good habitat exists for rare species, but limited in amount.
4. Excellent examples of natural communities. Rare habitat available. A number of rare species present, but none dependent on this site for survival. Unique ecological habitat types or old growth present. One of last remaining free flowing streams or rivers in region.
5. Extraordinary example of a natural community. Abundant unique ecological habitat. Critical habitat for a globally endangered specie. Nationally significant geological feature or wildlife site. Cited by state or federal government as a Wild and Scenic river.

## VULNERABILITY

1. Due to remoteness and surrounding land use it is highly unlikely this tract will be proposed for agricultural or urban development in the foreseeable future. Size of the tract allows it to buffer critical internal habitats from offsite impacts.
  2. How intensity agricultural use, such as native range, currently exists or is proposed. Low intensity development would not impact critical internal habitats, but buffers would be affected.
  3. More intensive agricultural development, such as improved pasture, is proposed. More intensive agricultural development, such as citrus, has occurred on similar parcels, but more suitable land still remains undeveloped. Low intensity urban development, such as rural ranchettes, is proposed on local land use plan. Portions of buffer areas would be remain undisturbed, but development activities, such as drainage, would shorten the hydroperiod of internal wetlands.
  4. Located in good development site. Potential for urban development is high. Conversion to intensive agriculture, such as citrus, is occurring on surrounding parcels. Wetlands would remain undeveloped, but upland buffers would be developed as sub-division or orange grove.
  5. Prime real estate, presently for sale. Last remaining tract suitable for agricultural development in area. Development for urban or agricultural purposes will destroy the natural value of the site.
2. Suitable for limited passive recreation, but special management might be necessary to prevent adverse impacts. Pleasant setting. Useful site for school or nature center field trips or student research. Proximity of surrounding users prohibits use of high powered weapons. Sport fishing would require removal of rough fish and restocking.
  3. Suitable for limited passive recreation. Attractive environment. Ecologically interesting enough to be a good outing destination for local groups like Sierra Club, Audubon, etc. Useful site for scientific research. Limited hunting with carefully set bag limits.
  4. Good for several types of passive recreation. Large enough to allow limited camping without adversely affecting more sensitive parts of the site. Scenic. Suitable for nature trails and/or environmental center. Valuable site for scientific research. Special enough to be a regional recreation destination. With proper game management, hunting with primitive weapons could be allowed on an annual basis. Many areas suitable for fishing.
  5. Outstanding site for a variety of passive recreational uses. Excellent for nature trails and/or environmental center. Could support a campground as well as back country camping.  
  
Important, well documented scientific study site. Features so exceptional the site could attract national/international visitors. Could be operated as a wildlife management area by GFC. Offers excellent sport fishing. Easily accessible.

## NATURE ORIENTED HUMAN USE

1. Unsuitable for passive recreation. Aesthetically unappealing. Little scientific or educational value. Not suitable for hunting or fishing. Site inaccessible.

**1990 SAVE OUR RIVERS  
FIVE YEAR PLAN**

**APPENDIX E**

**- RULES AND POLICIES**

**4.100      SOR AND SELECTION AND  
             ACQUISITION POLICY**

**4.200      NEGOTIATING STRATEGY FOR  
             LAND ACQUISITION PROGRAM**

**5.001      LAND MANAGEMENT POLICY**



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#### A. STATEMENT OF POLICY

1. The Governing Board recognizes a need to provide guidelines for selecting projects to be considered under the Resource Rivers Act (Section 373.59 Florida Statutes), which is also known as the Save Our Rivers Program. These guidelines include procedures for project selection and land acquisition and are intended as an addition and complementary to Rule 40E-7, Florida Administration Code.
2. It is the Governing Board's intention to implement the Save Our Rivers Program in a manner that will provide long-term benefit to the citizens living within the District as well as the water resources of the District.
3. The Governing Board recognizes that the Program's resources are limited and that land acquisition under the Program will primarily be on a willing seller basis.
4. It is the goal of this Program to identify, prioritize and acquire necessary interests in lands for water management, water supply, conservation and protection of water resources.
5. In compliance with Section 373.59, Florida Statutes, the District will file an annual five-year plan with the Department of Environmental Regulation and the Florida Legislature.
6. Funding for the Save Our Rivers Program is derived from revenue collected from the documentary stamp tax and it is administered by the Department of Environmental Regulation as provided for by Rule 17-42, Florida Administration Code.
7. To most effectively administer the Save Our Rivers Program, the District will closely coordinate with all other public land acquisition programs.
8. Through its regulatory programs, the District shall apply the same regulatory criteria to lands being considered for acquisition/protection under the SOR program, as it does to similar lands not being considered for acquisition/protection.



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The District's regulatory program shall not be used solely to reduce or control value of lands to be considered for acquisition/protection under the SOR Program, notwithstanding normal effects of regulations on land values.

9. It is the policy of the Governing Board that inclusion of a property in the Five-Year Plan, pursuant to Section 373.59, F.S., does not reflect a definite intention by the South Florida Water Management District to acquire said property. Inclusion in the Five-Year Plan indicates that the subject property has acquisition potential depending upon further investigation as to its water resources, environmental and management features and negotiation of a mutually acceptable acquisition price.
10. The acquisition cost shall be the purchase price plus ancillary cost as listed below.

#### SOR Ancillary Cost

1. Appraisal Contract
2. Risk Assessment Contract
3. Title Insurance
4. Closing Cost
5. Boundary Survey and Legal Descriptions
6. Staff Time for Direct Negotiations
7. Management and Review of Appropriate Contracts and Title Insurance Contracts
8. Management and Review of Risk Assessment Contracts
9. Staff Time for Legal Support
10. Travel (Directly connected with a specific acquisition)

#### B. SCOPE

This policy will apply to all projects selected under the Save Our Rivers Program.

#### C. GENERAL GUIDELINES

##### 1. DEFINITIONS

- a. Acquisition - acquiring title to land in fee; or in the discretion of the District, such other legal interest necessary for water management, water supply, or the conservation and protection of water resources.



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- b. Board - the Governing Board of the South Florida Water Management District.
  - c. Department - the Florida Department of Environmental Regulation.
  - d. District - the South Florida Water Management District.
  - e. Plan - the Five Year Plan as approved by the.
  - f. Secretary- the secretary of the Department.
  - g. Selection- the process of identifying and evaluating proposed projects for inclusion in the plan..
  - h. SOR - the Save Our Rivers Program as provided under Section 373.59 F.S.
  - i. SOR Project- a geographical area possessing unique features necessary for water management, water supply, and the conservation and protection of water resources.
2. SELECTION COMMITTEE: A committee shall be established and composed of the following District staff members to make recommendation to the Board for selection of projects for inclusion in the plan:
- a. Director, Department of Planning
  - b. Director, Department of Regulation
  - c. Director, Department of Research and Evaluation
  - d. Director, Department of Operations and Maintenance
  - e. Director, Department of Land Management
  - f. Deputy Executive Director
  - g. District Counsel
  - h. Director, Department of Construction Management
  - i. Director, Department of Finance and Administration

Each committee member may designate a specific staff member to function as the representative on all committee work.

The Committee Chairman will be the Deputy Executive Director and Vice Chairman will be the Director of Land Management.



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The committee shall be responsible for receiving and evaluating all suggestions for selection of projects under the Save Our Rivers Program. All proposals to the Board for selection shall originate from the committee; all suggestions for selection shall be submitted to the committee. The committee shall meet at least twice a year to consider all suggestions for selection and to prepare a plan of proposed projects. In order for a suggested project to receive approval for consideration on the plan proposed by the committee, it must be nominated by one committee member and have votes of approval by at least five committee members. Should any members of the committee have a direct or indirect, present or contemplated future interest in a parcel proposed or could personally benefit from the acquisition of the parcel, the member shall not participate in discussion, vote or other action in regard to that parcel. The Board may consider appeals on any project proposed to the committee but not recommended to the Board by the committee.

The public meetings of the Selection Committee shall be widely publicized. Minutes summarizing all comments made at the meetings shall be prepared and distributed to all committee members.

#### D. PROJECT SELECTION GUIDELINES

1. TYPES OF PROJECTS: Projects considered necessary for water management, water supply and the conservation and protection of water resources and thus eligible for selection include but are not limited to:
  - a. river and stream flood plains
  - b. river and stream flood ways
  - c. river and stream flood hazard areas
  - d. river and stream littoral areas
  - e. springs
  - f. lakes including littoral zones
  - g. aquifer recharge area
  - h. wetlands,
  - i. well fields,
  - j. unique water features,
  - k. appropriate buffer zones qualifying for a - j
  - l. lands needed to retain or store water, or
  - m. remainders of land ownerships included in a - l
  
2. SOR PROJECT PROPOSAL: The SOR Projected Proposal Form shall be completed and submitted to the District for consideration of any proposed project.



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#### 3. GENERAL GUIDELINES FOR SELECTION OF PROPOSED PROJECTS: The committee shall evaluate and weigh each proposed project using the following criteria:

- a. The proposed SOR project is within the jurisdictional boundaries of the District.
- b. The proposed SOR project is necessary for water management, water supply and/or the conservation and protection of water resources.
- c. The proposed SOR project is part of a river system, lake, wetland, groundwater recharge area or water storage area or associated with the recharge of a water body.
- d. The proposed SOR project should contain lands that are primarily in their natural state, or be susceptible to restoration, or have significant environmental values which should be conserved and protected.
- e. The proposed SOR project is consistent with all state, regional and local adopted plans.
- f. The proposed SOR project includes available management alternatives.
- g. The proposed project has ecological value, including unique species of fish and wildlife and viable habitat.
- h. The proposed SOR project has unique geological features.
- i. The proposed SOR project has unique water management features, including opportunities for water quality and quantity protection and enhancement.
- j. The proposed SOR project contributes to the viability and protection of adjacent sensitive area.
- k. The proposed project shall be evaluated for historical and archaeological value.
- l. The proposed SOR project is located in a manner which considers the need for a balance of available resources and proximity to urban areas.

#### 4. EVALUATION MATRIX

The project Evaluation Matrix is used to screen and categorize prospective additions to the Five Year Plan. Based on the Project Ranking Criteria and Guidelines for Site Priority Ranking, each project will be scored on a 1-5 scale for each parameter. In addition, weighting factors, or multipliers, have been added to certain high priority parameters. The first phase, or Category I parameters, deal strictly with water resource related issues.



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#### CATEGORY I

<u>PARAMETER</u>	<u>WEIGHTING FACTOR</u>
1. Water Management	5
2. Water Supply	5
3. Conservation and Protection of Water Resources	5

Each project will be screened by the parameters in Category I first. After the initial screening is complete, seven additional factors in Category II will be evaluated. Those include:

<u>PARAMETER</u>	<u>WEIGHTING FACTOR</u>
4. Manageability	2
5. Habitat Diversity	2
6. Species Diversity	1
7. Connectedness	2
8. Rarity	2
9. Vulnerability	1
10. Nature Oriented Human Use	1

It is intended that project scoring be conducted by a team of reviewers, each of whom is familiar with all the projects. In this manner, any personal biases will carry through all the projects, rather than only reflect in one or two. All projects will be rated against each other so comparisons can be made among parcels, rather than adhering to a strict set of criteria for scoring purposes.



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Based on this matrix, the SOR projects have been separated into two categories:

- 1) **Category A Projects:** Category A projects are those lands which received the highest relative scores when compared with all parcels evaluated for consideration for the Five Year Plan. These projects represent the best examples of lands within the District necessary for water management, water supply and conservation and protection of water resources.
- 2) **Category B Projects:** Category B projects are those parcels that meet the qualifications of the Save Our Rivers Program but ranked lower in relative score to all projects evaluated for consideration in the Five Year Plan. Should landowners contact the District regarding the sale of their lands in these project areas, an attempt will be made to secure those rights as a gift or a bargain sale.
- 3) **Legislatively Mandated Projects:** In 1981, when Florida Resources Rivers Act was passed, the Florida Legislature specified that three projects within the South Florida Water Management District be considered for purchase with the monies from the Water Management Lands Trust Fund.
  - a. Water Conservation Areas
  - b. Nicodemus Slough
  - c. Savannahs

### E. LAND ACQUISITION GUIDELINES

#### 1. GENERAL CRITERIA

- a. All projects on the plan shall be evaluated to determine the nature and extent of land interests that are necessary for acquisition in order to achieve the purposes for which the project was included in the plan.
- b. In order to maximize the overall benefits of the SOR Program, the District shall seek to acquire only the quality of the title necessary to achieve project purposes.

2. **NOTIFICATION OF OWNERS:** As owners are identified in an approved Five Year Plan project, a notification letter will be mailed to them. The letter will briefly describe the program objectives and provide a focal point for future questions and discussion.



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#### F. NEGOTIATION GUIDELINES

1. Negotiation strategies for SOR acquisitions are detailed in Administrative Policy and Procedures 4.200.
2. CONSIDERATION OF APPRAISALS
  - a.) After review and approval by the District's Real Estate Division, the Executive Director or his designee authorizes the use of a District appraisal for purchase negotiations with the appropriate land owners.
  - b.) If approved by the Executive Director or his designee, appraisals from other government agencies or non-profit organizations cooperating with the District on acquisition may also be used to establish just compensation values after review and approval by the District's Real Estate Division to establish just compensation.
  - c.) Two approved appraisals are required for all SOR acquisitions parcels which exceed \$500,000 based on preliminary value estimates by the District's chief real estate review appraiser. However, the Director of the Land Management Department or his designee may require two appraisals for any parcels estimated at less than \$500,000 to establish just compensation value in complex situations or for other extenuating circumstances.
  - d.) The District's review appraisal report determines the just compensation value for all proposed acquisitions and resolves differences among two or more appraisals on any specific land parcel.
  - e.) An updated appraisal(s) is required every two years to account for long delays in the negotiating process. Updates in less than two years should be utilized by negotiators to account for rapidly changing values or other market conditions. Updates are recommended by the land acquisition negotiator and approved by the Appraisal Selection Committee. Authorization to proceed with negotiations using the updated appraisal is the same as a first appraisal.
  - f.) When a fee simple estate is acquired subject to outstanding interests such as a mineral interest, life estate, easement or lease, the purchase price shall be reduced in accordance with the affect the outstanding interests have upon the market value of the lands.



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2. PURCHASE: SOR Director shall present a recommendation to the Board for approval of an offer to purchase according to Rule 40E 7.181.
3. EMINENT DOMAIN: When efforts to acquire lands through negotiation have been unsuccessful, the Board may authorize the use of eminent domain, where applicable.
4. RECORDS: Records of all contacts with property owners shall be retained in the Department of Land Management.

#### **G PREPARATION OF FIVE YEAR PLAN:**

An Acquisition Plan and Status Report shall be prepared by the committee and presented to the Governing Board annually, or more frequently, if considered necessary by the Board or the committee.

1. The Acquisition Plan shall include a written report of the favorable and unfavorable merits of each project selected for acquisition consideration and shall consider and evaluate in writing:
  - a. an assessment of the projects water management, water supply and conservation values including ecological values, vulnerability, endangerment and any other related environmental information.
  - b. the public purpose of the project, including the statutory authority;
  - c. an assessment of management cost, utilization, ownership, and appraised value estimates;
  - d. the determination whether the project conforms with local and state comprehensive plans or any other adopted governmental plans and
  - e. potential management options.

The Five Year Plan report will include a detailed summary of acquisition activity, modification or additions to the acquisition plan and a description of all land management activity.

2. **BOARD CONSIDERATION OF THE FIVE YEAR PLAN:** As a minimum, the Board shall review all proposed projects and current projects on an annual basis. The Board shall annually adopt an update on the Five-Year Plans and after adoption, the projects approved shall be incorporated in a report and it will be made available to the public. The Board recognizes that the Five Year Plan is a list of projects that qualify for the program. Projects included on the Five Year Plan will not necessarily be acquired.



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### SOR PROJECT PROPOSAL FORM

Please return ten copies of this form with ten copies of all referenced attachments to:

Director, Save Our Rivers  
South Florida Water Management District  
P.O. Box 24680  
West Palm Beach, Florida 33416-4680

Please complete every question on this form. If necessary, designate N/A where a question is not applicable. Complete applications will receive more prompt and complete attention.

1. Name and Location

Property Name (commonly known as) \_\_\_\_\_

County (or counties) \_\_\_\_\_

Within Municipal Boundaries - Yes  No  Please attach a location map (8 1/2 by 11") specifying the property location and include a north arrow (map drawn to scale if possible); also please provide with any additional property maps or aerial photography which may further clarify the suggested project.

2. Size

Estimated Number of Acres \_\_\_\_\_ Estimated Number of Parcels \_\_\_\_\_

Estimated Acreage per parcel \_\_\_\_\_

3. Access

Does the property front on a public road? Yes  No

If not, describe type of legal access? \_\_\_\_\_



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#### 4. Ownership Information

Identify the property owner and the contact address and telephone number

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#### 5. Survey Information

Are surveys and/or legal descriptions available? \_\_\_\_\_

If so, attached or specify where they may be obtained. \_\_\_\_\_

#### 6. Title Information

Are abstracts available from owner(s)? Yes \_\_\_ No \_\_\_

Do/Does owner(s) have title insurance policies? Yes \_\_\_ No \_\_\_

#### 7. SOR Qualifications

Provide detailed information concerning the qualifications of the property for water management, water supply or the conservation and protection of water resources. \_\_\_\_\_

#### 8. Natural Characteristics

Provide a description of the natural characteristics of the property, including the predominant plant and animal life; specify types of trees and percentage of coverage, types of animal life, any rare, or endangered or threatened species, identified by Federal or State programs (specify) historical or archaeological sites, other geological features, etc. \_\_\_\_\_

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Also provide information on reports prepared by any other agencies on the physical characteristics of the property; if possible, attach a copy of the report.

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9. General History Influences

Provide a description of general history of the property; include the identification of significant past disturbances, both natural and human; include dates of storm damage, fires, floods, exotic infestations, farming, grazing, mowing, or other site disturbances; also describe any structures, roads, rails, fences etc.; is land involved in litigation (if yes, specify); is land on other public land acquisition lists (if yes, specify program and agency)

---

10. BUILDINGS

Describe types and occupancy, if any: \_\_\_\_\_

---

11. Future Impacts

Identify the anticipated future impacts which may have a negative affect on this property and whether the impacts are in the near future or are long range \_\_\_\_\_



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#### 12. Zoning and Land Use Designation

Indicate local zoning and land use designation (from future land use map) on each parcel \_\_\_\_\_

Identify any other adopted governmental plans that may affect the project; is it compatible with the State Water Use Plan?

\_\_\_\_\_

#### 13. LOCAL PARTICIPATION

Will the local government participate the funding? Yes \_\_\_\_\_ No \_\_\_\_\_

Provide in-kind services? Yes \_\_\_ No \_\_\_

Assist the management? Yes \_\_\_ No \_\_\_

If yes, to what extent? \_\_\_\_\_

#### 14. Attachments

Identify and label each attachment: (with boundaries noted) Suggested attachments may include: zoning maps, soil maps, ownership maps, aerial photographs, vegetative maps, water resource maps, endangered species maps, on site photographs and U.S.G.S. Quadrangle maps.



## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 4.100

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Effective: 11/85

Revised: 12/89

**SUBJECT: SOR LAND SELECTION AND ACQUISITION POLICY**

Attachment A: \_\_\_\_\_

Attachment B: \_\_\_\_\_

Attachment C: \_\_\_\_\_

Attachment D: \_\_\_\_\_

Attachment E: \_\_\_\_\_

It is the policy of the Governing Board that inclusion of a property within the Five Year Plan pursuant to Section 373.59 ,F.S. does not reflect a definite intention by the South Florida Water Management District to acquire said property. Inclusion within the Five Year Plan indicates that the subject property has acquisition potential, depending upon further investigation as to its environmental and management features and the negotiation of a mutually acceptable acquisition price.

**ADMINISTRATIVE POLICY AND PROCEDURE**

**Policy No. 4.100**

**Page 16 of 16**

**Effective: 11/85**

**Revised: 12/89**

**SUBJECT: SOR LAND SELECTION AND ACQUISITION POLICY**

**FORM COMPLETED BY:**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone Number: (    )** \_\_\_\_\_

**Please state affiliation to owner(s)** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DELEGATION OF AUTHORITY**

DELEGATION OF AUTHORITY		TYPE OF AUTHORITY
FROM	TO	
GOVERNING BOARD	EXECUTIVE DIRECTOR OR DESIGNEE	Authority to Negotiate Land Purchase for SOR Parcels.



# ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 4.200

Page 1 of 4

Effective: 11/85

Revised: 11/89

**SUBJECT: NEGOTIATING STRATEGY FOR LAND ACQUISITION PROGRAM**

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## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 4.200

Page 2 of 4

Effective: 11/85

Revised: 11/89

**SUBJECT: NEGOTIATING STRATEGY FOR LAND ACQUISITION PROGRAM**

### A. STATEMENT OF POLICY

1. The District's efforts in land acquisition must be timely, effective and cost efficient.
2. The District bases its land acquisition program on accepted appraisal reports according to Policy No. 4.300.
3. The District's acquisition program includes a policy of identifying, surveying, legally describing, assessing for environmental risks and appraising the desired land. Offers are then made to the landowners based on appraisal values. If the negotiations are unsuccessful, the District may proceed to use the power of eminent domain where applicable.
4. In the District's project program, acquisitions are made at not less than the minimum appraised value.
5. In the Save Our Rivers Program, acquisitions for less than minimum appraised value are authorized.



## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 4.200

Page 3 of 4

Effective: 11/85

Revised: 11/89

**SUBJECT: NEGOTIATING STRATEGY FOR LAND ACQUISITION PROGRAM**

### **B. SCOPE**

1. This policy shall apply to all real property acquisitions in the District.

### **C. PROCEDURES AND GUIDELINES**

1. The South Florida Water Management District presently has two (2) programs which involve land acquisition.
2. The first program is the South Florida Water Management District and/or Army Corps of Engineers projects for flood control or water storage. This land acquisition program allows the District to exercise its right to eminent domain, if an amicable settlement cannot be reached.
3. The second program of land acquisition is the Save Our Rivers (SOR) Program. Under the SOR Program condemnation when authorized by law is appropriate:
  1. When the seller is willing in order to determine value.
  2. To complete a project for which the majority of the land has been acquired.
  3. When the land is determined to be critical to the success of the project.
4. In both acquisition programs, the District employs an appraiser, or in some cases two (2) appraisers, to prepare a report determining the market value of the owner's interest in the land desired. The appraisers will include, when applicable, an indication of damages and/or cost to cure to the remainder.



## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 4.200

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### SUBJECT: NEGOTIATING STRATEGY FOR LAND ACQUISITION PROGRAM

5. When appraisers are engaged to determine market value, they may use three (3) approaches to determine value. Those approaches are the Market Data or Comparable Sale Approach, the Income Approach and the Cost Approach.
6. The Market Data or Comparable Sale Approach is widely accepted by the courts and actually supports its conclusion directly from the market itself.
7. The other two approaches are often used as support for the Market Data Approach but are rarely used alone.
8. The District reviews each appraisal report, and the compensation offered is based on the accepted appraisal reports.
9. With regard to acquisitions under the District and/or Corps of Engineers Program, offers made to the landowners are always not less than the minimum appraised value.
10. The District actively seeks donations or partial donations of land it finds important to its needs.
11. The Save Our Rivers Program seeks to acquire land from willing sellers on a negotiated basis. The policy is to negotiate with any willing seller and to pay no more than the maximum appraised value for the high priority lands.
12. When negotiating with owners whose property is of a lower priority, the District may notify the owners of the appraised value but explain that the District may pay less than the appraised value to purchase. In addition, the District will provide information to the owners concerning potential tax benefits of selling land to the District for less than the market value.
13. The District will continue its policy of offering minimum appraised value to owners whose property is needed for District projects or when the District is acting as local sponsor for the U.S. Army Corps of Engineers.





## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 5.001

Page 1 of 9

Effective: 06-12-87

SUBJECT: Land Management Policy

### SAVE OUR RIVERS LANDS

#### I. PURPOSE AND SCOPE

- A. The policies, procedures, and guidelines contained herein are established to provide for the management of lands acquired under the Save Our Rivers program in a manner consistent with the District's mission and the legislative directives set forth in Chapter 373.59 Florida Statutes.
- B. These policies, procedures, and guidelines shall apply to all property acquired under the Save Our Rivers program.
- C. Nothing in these policies, procedures, and guidelines shall negate any statute, administrative rule, or other policy requirement.
- D. These policies, procedures, and guidelines will be reviewed at five (5) year intervals or earlier, if necessary, and updated as required. Public review and comment will be solicited as part of the review process.

#### II. DEFINITIONS

- A. Cooperative Management Agreement - An agreement between two or more agencies setting forth the respective duties and responsibilities of each agency in the management of a specific tract of land.
- B. Lead Agency - Agency designated as the prime managing entity for a given tract of land; generally provides the on-site staff required for public use management.
- C. Cooperating Agencies - Two or more agencies working together to operate a specific management unit.
- D. Management Unit - A single tract or combination of tracts under one management program.
- E. Wildlife Corridor - Two or more contiguous tracts of land forming a natural linkage for wildlife populations.



## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 5.001

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- F. Primary Resource Lands - Lands having high water resource, fish and wildlife, and recreational values requiring acquisition by gift or purchase.
- G. Buffer Lands - Those adjacent lands that can sustain some development provided sufficient control is maintained to prevent adverse impacts to the primary resource lands.
- H. Remainder Lands - Lands protected by local zoning that do not need to be placed in public ownership.

### III. SELECTION OF LAND MANAGERS

- A. The District shall strive to obtain the expertise and assistance required for the management of specific tracts of land by entering into cooperative management agreements with other state and federal agencies, units of local government, and private non-profit organizations. The cooperative management agreement will designate a lead agency for management purposes.
- B. Where appropriate, the private sector will be encouraged to furnish certain management related facilities and services through the execution of real estate leases, agreements, and/or licenses.
- C. The District is charged by law with the responsibility for management of all lands acquired under the Save Our Rivers Program and therefore must act as the final arbiter of disputes arising between cooperating agencies.

### IV. MANAGEMENT PLANS

#### A. Conceptual Management Plan

1. The preparation of a conceptual management plan (CMP) may be required for each major tract of land prior to acquisition. The CMP shall be prepared by or at the direction of the District.



## ADMINISTRATIVE POLICY AND PROCEDURE

Policy No. 5.001

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SUBJECT: Land Management Policy

2. Each CMP shall set forth a recommended management proposal and contain general background data on the property including but not limited to:
    - a. size, location, and access
    - b. history
    - c. existing land use and improvements
    - d. soils
    - e. topography
    - f. hydrology
    - g. vegetation
    - h. fish and wildlife resources
    - i. recreational potential
    - j. water quality, and
    - k. existing and potential impacts from adjacent areas
  
  3. The process utilized by the District in developing the CMP shall solicit the comments and recommendations of individuals, organizations, local governments, and those regional, state, and federal agencies having a stake in the management of the tract.
- B. Operational Management Plan**
1. An operational management plan (OMP) shall be developed by the lead agency in consultation with the cooperating agencies for each major tract of land (or group of tracts) to be operated as a single management unit.
  2. The OMP shall contain detailed information on the status of the area's critical resources, set forth general and specific management goals, objectives, and guidelines for each, and outline the specific procedures, funding requirements, and activities necessary for their accomplishment.
  3. The OMP shall be reviewed periodically and updated as necessary.



## ADMINISTRATIVE POLICY AND PROCEDURE

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### C. Annual Work Plans

1. An annual work plan shall be developed by each of the agencies participating in the management of a given unit.
2. Each work plan shall set forth the staffing levels, equipment and materials, funding requirements, and work activities proposed by the respective agency for implementation of the OMP.
3. The cooperating agencies shall meet at least once each year to discuss the status of the management unit and their planned activities for the upcoming year.

## V. GENERAL POLICIES AND GUIDELINES

### A. Water Resources

1. Management activities on Save Our Rivers tracts shall be directed toward conservation and protection of the unit's water resources.
2. The District shall not support or encourage any activities or development that would significantly alter the natural (undisturbed) movement and/or degrade the quality of surface or groundwater on management units.
3. Where feasible, an attempt shall be made to restore a more natural hydroperiod on tracts where the drainage patterns have been substantially altered.
4. Visitor programs shall inform and educate the public relative to the importance of the area in maintaining adequate supplies of good quality water for the South Florida area.

### B. Fish and Wildlife Resources

1. Management activities on Save Our Rivers tracts shall seek to establish and maintain an appropriate number and variety of indigenous game and non-game species.



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2. Particular emphasis shall be placed on the identification and management of critical habitat for endangered or threatened species residing on or frequenting the management units.
3. On areas where hunting will be allowed, consideration shall be given to the need for the establishment of sanctuary areas or "no hunting zones" to provide additional protection for endangered species and facilitate passive observation of wildlife.
4. Activities that may contribute to a decline in water quality and/or a reduction in critical wildlife habitat shall not be encouraged on management units.

### C. Native Plant Communities

1. Management practices on Save Our Rivers tracts shall seek to restore and maintain an appropriate variety and distribution of native plant communities.
2. Particular emphasis shall be placed on the identification and protection of rare and endangered species.
3. The planting of exotic plant species shall be prohibited on all management units. Management practices will strive to identify existing infestations and to develop and implement appropriate control and/or eradication measures.
4. Management of the forest resources on select tracts shall be undertaken in consultation with the Division of Forestry.
5. Forest management practices shall strive to maintain age-class diversity and where appropriate species diversity.

### D. Archeological and Historical Resources

1. The identification of sites within the management units that have unique archeological and/or historical significance shall be undertaken in consultation with the Florida Bureau of History and Archives.



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2. Management practices shall strive to protect these unique resources and in appropriate situations allow for the provision of access and interpretive facilities to enhance their appreciation and enjoyment by the public.

### E. Recreational Use

1. Public use of management units for appropriate resource based outdoor recreational activities such as hunting, fishing, camping, horseback riding, hiking, boating, canoeing, and nature study shall be permitted and encouraged where such use does not interfere with protection and management of the area's critical water and environmental resources.
2. Management practices shall determine the mix of activities and level of use appropriate for each management unit. Activities that are considered highly disruptive to other recreational uses or those that are clearly or potentially destructive of the area's critical resources will be prohibited.
3. The use of airboats, swamp buggies, tracked vehicles, motorcycles, and other types of off road vehicles on most management units shall be prohibited. Where authorized, motorized access will be limited to the greatest extent possible to the use of four-wheeled vehicles licensed for street use on certain designated roads.
4. Recreational development on most management units shall be limited to the greatest extent possible to the provision of basic facilities for access, health and safety, and interpretation. The provision of certain facilities and services through the awarding of appropriate concession contracts may be authorized on some areas.
5. Rules and regulations governing the public use of all management units shall be established and enforced by the lead agency.



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6. The construction and maintenance of private camps and campsites on management units shall be prohibited.
7. Consideration may be given to the development and implementation of a permit/fee system on management units.
8. Programs shall be developed and implemented to inform and educate visitors with respect to water resource management issues and the critical resources found on each management unit.

### F. Agricultural Use

1. Agricultural activities conducted on Save Our Rivers lands shall be limited to the grazing of livestock on native range and farming practices contributing to the production of food and cover for wildlife.
2. The conversion of native range to improved pasture shall be prohibited on all management units.
3. To the extent practical, management practices shall seek to convert existing improved pastures to native range.
4. The development and implementation of livestock grazing programs on management units shall be undertaken in consultation with the Soil Conservation Service.
5. Managing agencies shall implement measures to reduce potential conflicts between livestock grazing operations and concurrent recreational use.

### G. Bee Leases and Apiaries

1. Consideration may be given by the District to the establishment of apiaries on management units through the development and awarding of appropriate leases.



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2. Current state of Florida Statutes, guidelines and standards regarding fees, distance between sites and from property boundaries, and related matters will be utilized in developing lease specifications.
3. Leases shall not be transferrable or assignable in whole or in part without the written consent of the District.
4. If an existing annual lease is not renewed, the former lease holder shall have thirty (30) days from the expiration of the lease to remove all of his/her capital improvements from the area. Future leasing of this site shall then be determined through a publicly announced drawing conducted by the District.

### H. Other

1. District shall support those research and academic endeavors on management units by qualified agencies, educational institutions, and public and private conservation organizations that will contribute to more effective management and use of these areas.
2. Requests from government and/or private sources for permission to place signs, billboards, roads, power lines, pipelines, and similar items on or through Save Our Rivers property shall be approved by the District only when the applicant has affirmatively demonstrated that the proposed use is consistent with preservation and enhancement of the area's critical resources and use of the area by the public for recreational purposes.
3. Management decision making shall consider whether the lands are primary resource lands, remainder lands, or buffer lands.
4. Local government support shall be encouraged throughout the management process particularly with respect to the regulation of buffer areas and the creation of wildlife corridors.



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5. Where necessary, to protect the resources of the property, law enforcement assistance will be requested from the appropriate agency.
6. Detailed procedures to implement this policy are identified in the Land Acquisition/Management Procedures flow chart.

### OTHER DISTRICT LANDS. (Not To Include SOR Lands)

#### I. MANAGEMENT OF OTHER DISTRICT LANDS

- A. The management of these lands shall be in accordance with the existing statutes and rules which include the following:
  1. The District may lease any lands, or interests in lands in accordance with Section 40E-9.957, Florida Administrative Code and Section 373.093, Florida Statutes.
  2. The District may convey any interest in lands to other governmental entities for management in accordance with Section 40E-9.961, Florida Administrative Code and Section 373.056, Florida Statutes.
  3. The District may permit the usage or occupancy of right of way, works, or lands in accordance with Chapter 40E-6, Florida Administrative Code and Section 373.085, Florida Statutes.

**1990 SAVE OUR RIVERS  
FIVE YEAR PLAN**

**APPENDIX F**

**- SAVE OUR RIVERS  
COOPERATIVE MANAGEMENT  
AGREEMENTS**

**SAVE OUR RIVERS**  
**COOPERATIVE MANAGEMENT AGREEMENTS**

**Project:** BIG PINE KEY

**Cooperating Agency:** The Nature Conservancy and U.S. Fish and Wildlife Service

**Planned Activities:** Plant Control                      Prescribed Burning  
Exotic Plant Control                      Environmental Education  
Hydrologic Restoration                      Nature Study

**Status:** Preliminary Development

---

**Project:** DUPUIS RESERVE

**Cooperating Agency:** Florida Game and Fresh Water Fish Commission

**Planned Activities:** Hydrologic Restoration                      Prescribed Burning  
Exotic Plant Control                      Environmental Education  
Hunting                      Backpacking  
Horseback Riding                      Nature Study

**Status:** Memorandum of Agreement (MOA)  
since February, 1988\*  
\*DNR has withdrawn

---

**Project:** EAST EVERGLADES WILDLIFE AND ENVIRONMENTAL AREA

**Cooperating Agency:** Florida Game and Fresh Water Fish Commission

**Planned Activities:** Exotic Plant Control                      Prescribed Burning  
Hunting                      Fishing  
Boating                      Nature Study

**Status:** Cooperative Agreement since November, 1985  
Cooperative SOR Management Agreements, June, 1989

**Project:** KICCO Wildlife Management Area  
**Cooperating Agency:** Florida Game and Fresh Water Fish Commission  
**Planned Activities:** Water Resource Restoration Projects  
Exotic Plant Control  
Wildlife Management Area Prescribed Burning  
Turkey Hunting Backpacking  
**Status:** Under Agreement since January, 1987  
Conceptual Management Plan being drafted

---

**Project:** LAKE FOREST NATURE PRESERVE  
**Cooperating Agency:** Orange County  
**Planned Activities:** Passive Recreational Use  
Nature Center  
**Status:** Under Agreement since January, 1987  
Conceptual Management Plan being drafted

---

**Project:** LOXAHATCHEE RIVER  
**Cooperating Agency:** Florida Division of Recreation and Parks (pending)  
Palm Beach County (pending)  
**Planned Activities:** Prescribed Burning Exotic Control  
Environmental Education Nature Study  
Canoeing  
**Status:** MOA being reviewed by DNR. Project

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**Project:** SIX MILE CYPRESS SLOUGH PRESERVE  
**Cooperating Agency:** Lee County  
**Planned Activities:** Passive Recreational Use  
Nature Center  
**Status:** Under Agreement since January, 1988  
RFQ for a consultant in progress.

**Project:** SOUTH FORK ST. LUCIE  
**Cooperating Agency:** Martin County  
**Planned Activities:** Passive Recreational Use  
Green Space Park  
  
**Status:** Preliminary proposal from Martin County

---

**Parcel:** STRAZZULLA TRACT  
**Cooperating Agency:** U.S. Fish and Wildlife  
(Loxahatchee Wildlife Refuge)  
**Planned Activities:** Exotic Plant Control  
Birding and General Nature Study  
  
**Status:** Amendment to existing lease for WCA 1 being developed.

---

**Project:** ASSORTED WATER CONSERVATION AREA TRACTS  
**Cooperating Agency:** Florida Game and Fresh Water Fish Commission  
**Planned Activities:** General Boating      Air Boating  
Hunting                      Fishing  
Nature Study  
  
**Status:** Existing management lease

