



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Caloosahatchee Water Quality Facility

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments generally indicated respondents support retaining the property in SFWMD ownership.

Additional comments:

- The area provides important recreation
- The area is overgrown with exotics
- The property has been in agriculture for so long much of the natural resource value is gone
- Water storage and treatment are an excellent use of the property
- The property meets SFWMD core missions
- Water quality monitoring must continue to assess project success
- The area should be retained by SFWMD
- The area should be protected wilderness for wildlife
- Public lands help restrict development
- More resources and funding would improve the property
- The area is vitally necessary because of sea level rise and the inevitable increased salination of Big Cypress and southern part of Everglades
- Water releases from Lake Okeechobee damage water quality downstream, result in algal blooms, and should not be allowed. The remedy would ideally be to restore natural flow southward to the Everglades, or secondarily to strengthen the Hoover Dike to allow for higher water levels in the Lake.

Summary of SME comments:

1. The property was primarily acquired to investigate and test new strategies for reducing TN in the C-43 Canal to improve water quality in downstream estuarine ecosystems.
2. A facility to improve water quality is under development and discussed further in the response to the next question.
3. Meanwhile, the District has leased about 50% of the site until the District's planning and designing processes are finalized, and has implemented interim dispersed water management practices to hold water during Lake Okeechobee regulatory releases
4. Proposed use may meet District's core mission for natural system protection and restoration. Temporary use for water dispersion is a suitable interim use for the property.
5. There are three eagles nests within a mile of this property. Bald eagles and other protected raptors like crested caracara may forage within this property in its current state and they are even more likely use the property when it is converted to a water treatment project.
6. The original plan for this property was to build a testing facility to optimize constructed wetlands for the removal of total nitrogen. The site itself is ideal for such a purpose and supports the District Mission to improve water quality.
7. The property is currently being used as a dispersed water storage site and contributes to protection of the Natural System.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Public comments varied.

- The area could be improved by providing additional recreation, for example several respondents indicated it would be an excellent mountain biking area
- Water storage and nutrient settling are excellent goals for this property
- There is no better use of the property
- Adjacent lands should be purchased
- Don't allow it to hold pollution from Lake Okeechobee
- Area needs restoration
- Leave the area as natural habitat
- Increase public awareness

Summary of SME comments:



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

1. The Caloosahatchee Water Quality Treatment and Testing Facility, proposed at the site and currently under development, will support the District's efforts to improve water quality in the Caloosahatchee River. This project can be used to provide a water quality treatment option that would provide a complement to the C-43 Reservoir being proposed under the Comprehensive Everglades Restoration Plan (CERP). The reservoir will provide storage, while implementation of a water quality treatment a feature at the Boma site can help improve water quality improvement. The objectives of the feature(s) to be built at Boma would be the reduction of total nitrogen (TN) to improve water quality and address the adopted TMDL for the Caloosahatchee River Estuary. The preliminary design of the project was completed in 2012.
2. The property is bounded by the Caloosahatchee River (C-43) to the north and is contiguous with the Ortona Lock Campground. The District is evaluating public use potential on portions of the site.
3. Most of the road frontage area along SR 80 is intended to be made available for surplus in the near future pursuant to the terms of the acquisition.
4. As an effort to address potential economic impacts from the land acquisition in Glades County, the District and Lee County agreed to exclude a portion of the acquired lands from the footprint of any projects being proposed on the property; specifically portions of the property fronting SR80.
5. The water treatment project on this property will benefit waterfowl, wading birds, and many other species of protected species of migratory bird in this region of Florida. This property may help serve as a key corridor for endangered Florida panthers and other mammals near the Caloosahatchee River.
6. The northern area of this property, adjacent to the Caloosahatchee River, has potential to provide a hiking and fishing access link to the existing Ortona Locks Campground.
7. If its intended use is as an STA to improve water quality in the Caloosahatchee, it is too small.

Recommendation: Staff recommends that the use and management of the property continue as-is, with the exception of the road frontage along SR 80 which will be released as surplus pursuant to the terms of the acquisition.

Basis of staff recommendation:

Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: C-43 Reservoir

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments indicated respondents believe the most of the parcels meet SFWMD core missions.

Additional comments:

- Managing releases from Lake Okeechobee, to provide environmental water supply benefits to the Caloosahatchee Estuary is a very important goal for SW Florida.
- A healthy estuary is important for wildlife habitat and for recreation.
- The properties provide a buffer from development
- It could be improved
- Areas are important for conservation

Comments pertaining specifically to North of the Project parcels:

- While the 2 parcels of citrus land are modest in size and not directly needed for the project, agricultural runoff from activities necessary to operating orchards may reduce the success of the project.
- It would be better to retain these parcels, so that when their existing leases eventually run off, they can be incorporated into the wildlands associated with the Okeechobee release management regime.

Summary of SME comments:

Regarding the area outside of the project footprint, to the north of the project.

1. The C-43 Reservoir – “North of project parcels” is not included in the footprint of the Caloosahatchee River (C-43) West Basin Storage Reservoir (C-43 Reservoir) project and are not needed for reservoir project purposes.

Regarding the C-43 Reservoir project generally

1. The C-43 project on this property will benefit waterfowl, wading birds, and many other species of protected species of migratory bird in this region of Florida. There are portions of this property that fall within the foraging range of two different endangered wood stork rookeries. Several protected raptors, especially crested caracara, may forage within this property in its current state and they are even more likely use the property when it is converted to a reservoir. This property may help serve as a corridor for endangered Florida panthers and other mammals near the Caloosahatchee River.
2. The reservoir is critical to the restoration of a beneficial dry season inflows to the Caloosahatchee Estuary and thus supports the mission of Natural Systems protection and restoration. The reservoir is a CERP project and funds have yet to be appropriated. In the interim the land has been used as a dispersed water storage site to reduce high discharges to the Caloosahatchee Estuary during the wet season.
3. The planned use meets the District's core mission for water supply and natural system protection and restoration. Temporary use for water dispersion is a suitable interim use for the property.
4. Currently, the site is mostly agricultural and in its current state does not contribute to the District's core mission; however, a Comprehensive Everglades Restoration Plan (CERP) project is planned at the site which will contribute greatly to core missions.
5. The site was used for emergency water storage during a large rain event in October 2012 to help capture excess Lake Okeechobee releases. The District is working with regulatory agencies to obtain the necessary authorizations to utilize the site during this wet season, if necessary.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Public respondents varied.

- The property's current role managing water release from Lake Okeechobee meets SFWMD core missions and is the best use of the property
- No property should be release
- The area is important for conservation
- Market-based sale of lands not needed for the project or associated recreational use could be considered
- The highway frontage is extraneous and could be sold



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

Summary of SME comments:

Regarding the area outside of the project footprint, to the north of the project.

1. There are two parcels of citrus land that lie outside of the reservoir project boundary. These parcels may be considered for trade or surplus in the future.
2. These parcels were purchased with Federal Farm Bill Grant funds. The Department of Interior (DOI) grants have conditions for surplus lands no longer needed for restoration purposes. The DOI grant documents and grant regulations (43 CFR 12.71) need to be reviewed prior to consideration of trade or surplus

Regarding the C-43 Reservoir project generally

1. Upon completion of the project the District is planning on allowing nature-based public use opportunities which would be consistent with the purposes of the project.
2. The Caloosahatchee River (C-43) West Basin Storage Project will reduce the unwanted freshwater inflows to the Caloosahatchee Estuary by as much as 70% as well as providing additional minimum flows to the Caloosahatchee Estuary resulting in significant improvement to the health of the Caloosahatchee Estuary; therefore the reservoir is the best natural resource or public use for the property.

Recommendation:

Regarding the area outside of the project footprint, to the north of the project.

Staff recommends that the parcels be retained pending further assessment for District use as a water storage and/or water quality project.

Regarding the C-43 Reservoir project generally

Staff recommends that the use and management of the property continue as-is.

Basis of staff recommendation:

While the reservoir project will contribute greatly to the District's mission, planned mission-related uses for the parcels of land that lie to the north of the project are being assessed for possible water storage and/or water quality projects.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Okaloacoochee Slough

In your opinion, how well does the *current* use of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments indicated the Okaloacoochee Slough meets SFWMD core missions.

Additional comments:

- Areas like the Slough can absorb a lot of water during the rainy season which might otherwise be adversely impacting more developed areas.
- Historically, this ponding was what recharged the state's drinking water aquifers and this function continues to be available in places like OK Slough.
- The ability of the water to be filtered by natural processes insures a high quality of water in the aquifers from which most of us draw our water.
- Retaining water on the land for this recharge also continues to insure a steady supply of high quality water in our aquifers at all levels. This is true not only for the OK Slough but also Fakahatchee Strand to which OK Slough is connected hydrologically.
- The OK Slough is a popular destination for birders, campers, hikers, photographers and the more user groups you can engage, the broader is your base of financial support for these facilities

Summary of SME comments:

1. The current use meets the District's core mission for natural system protection and restoration.
2. The Okaloacoochee Slough furthers the District's core missions for natural systems protection and provides a critical portion of the flow-way to the Big Cypress Swamp and publically owned lands to the south. The Okaloacoochee Slough is recognized in the Southwest Florida Comprehensive Watershed Plan as a critical landscape corridor and is one of the largest intact pine flatwoods and herbaceous wetlands remaining in southwest Florida.
3. This is one of the premier natural sites in South Florida. It provides recreational opportunities for the public, provides water storage, preventing flooding during the wet season and provides critical habitat and habitat connectivity for charismatic species (panther, bears etc). Supports the District mission of protection and restoration of Natural Systems.
4. This property benefits waterfowl, wading birds, and many other species of protected species of migratory bird in this region of Florida. There are portions of this property that fall within the foraging range of multiple endangered wood stork rookeries. Several protected raptors may forage and nest within this property. This property serves as a key corridor for endangered Florida panthers and other mammals near the Caloosahatchee River.

In your opinion, is there a *better* use of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments indicated respondents did not believe there is a better use for the property.

Summary of SME comments:

1. There may be opportunities for Dispersed Water Management and/or water quality enhancements to the area.

Recommendation: Staff recommends that the use and management of the property continue as-is.

Basis of staff recommendation:



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments, and the value as a popular public use area.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Six Mile Cypress Slough

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments indicated the Six Mile Cypress Slough meets SFWMD core missions.

Additional comments:

- The area provides important recreation
- The area should remain in public ownership
- The area helps prevent development
- The area provides important wildlife habitat
- The area plays an important role in water treatment and flood protection

Summary of SME comments:

1. Six Mile Cypress Slough is a regionally significant flow-way running through a densely developed area of western Lee County. The slough is an important water quality feature that helps buffer and clean urban stormwater run-off before it enters Estero Bay.
2. Lee County has recently purchased additional property north of SR 82 which consists of the original headwaters of the slough.
3. The Dispersed Water Management team is currently assisting Lee County with the North Six Mile Cypress Slough Restoration. This project will return historic flows back south away from the Caloosahatchee River diverting and retaining stormwater.
4. These wetlands continue to play an important role in Water Supply, Flood Control, and Natural Systems protection and restoration.
5. It provides attenuation and water quality benefits to Estero BAY and should be retained in its current use. Land supports water quality and natural system missions.
6. This property benefits a wide variety of protected species including several protected mammals and migratory birds in this region of Florida. This property falls within the foraging range of multiple endangered wood stork rookeries in southwest Florida. Several protected raptors likely forage and nest within this property. Several eagles nests are located either on or near the property.
7. This is a very popular site which provides a great opportunity for the public to appreciate and learn about Florida's ecosystems within this region. The current management partnership with the County for this site should continue.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments indicated respondents generally did not believe there is a better use for the property.

Other comments included:

- Other uses might include passive recreation
- Wildlife corridors

Summary of SME comments:



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

1. There may be opportunities for additional Dispersed Water Management and/or water quality enhancements to the area.
2. Those parcels that are owned by the District could be considered for exchange with lands that are located in the CREW area that are owned by Lee County which would help to consolidate ownership and management of both the CREW areas. The result of the exchange would be to consolidate ownership and management of both the Six-Mile Cypress Slough (Lee County would be the owner and manager) and the CREW area (SFWMD would be the owner and manager).
3. These properties should continue to remain in conservation but should be considered for potential exchange with Lee County for conservation lands Lee County owns within the CREW project boundary. The exchange would help consolidate County ownership of lands within Six-Mile Cypress and District ownership of lands within the CREW area.
4. Management of the property should continue. However it might be better for the District to transfer/trade/sell all of it's titled land in Six Mile Slough to Lee County. Lee County is currently responsible for the management of these District lands, I believe it would be beneficial to both parties if Lee County acquired the Districts interest in the property.
5. This site may provide an opportunity to exchange this property to the County for other District mission related properties which may be needed.

Recommendation: Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Lee County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County in exchange for County interests within CREW.

Basis of staff recommendation:

Staff recognizes the many contributions of Six Mile Cypress Slough to the District's core missions, and further recognizes that those contributions would continue and would not be diminished if the property were owned and managed by the County subject to a conservation and flowage easement in favor of the District, rather than the current long-term lease under which the property is currently managed.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: CREW

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments indicated the CREW area meets SFWMD core missions and respondents highly value the recreation and wildlife the area supports.

Additional comments:

- The area helps prevent development
- Important area for equestrians
- CREW is an outstanding example of multiple project benefits. The parcels that make up CREW serve as the headwaters for a watershed that stretches from Corkscrew Rd in Lee county, south through Audubon Corkscrew Preserve and Florida Panther National Wildlife Refuge to the Gulf of Mexico.
- Some parcels that adjoin CREW are part of the density reduction/groundwater recharge area of Lee County, and CREW provides additional buffers to those areas.
- The limited development also insures additional water quality protection to a large number of public utility customers.
- Listed species occur on the property; including black bear, Wood Stork, and the Florida panther
- The area should remain in public ownership
- The area provides important wildlife habitat
- The area plays an important role in water treatment and flood protection

Summary of SME comments:

1. The current use of the property for natural systems protection and restoration is consistent with the intended use of the property as a regional mitigation area. Since 1995 the SFWMD has accepted funds as a form of mitigation to offset impacts to wetlands. Mitigation funds have provided funding for land acquisition, and various restoration and management activities over the years.
2. CREW is an outstanding resource for providing nature-based recreation including hiking, hunting, and environmental education. The management partnership with FWC, the CREW Trust, and the current allowable public use and recreation on this property should continue and is consistent with District policy, statutory requirements, and the purposes for which the property were acquired.
3. This property plays an extremely important role in protecting multiple watersheds of Lee and Collier County. It provides quality habitat for numerous threatened and endangered species.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments indicated respondents generally did not believe there is a better use for the property.

Other comments included:

- The CREW Trust is a model for public private partnership resulting in great benefit for our S.W. Florida community
- A few trails; Too many trails will create hardpack soil and the water won't seep in.
- The best use would be to continue land acquisition and restoration to provide better flood protection and improve water quality for downstream areas
- Expand equestrian trails

Summary of SME comments:

1. The protection of the property is required in order to maintain the amount of mitigation that the SFWMD is obligated to provide, otherwise mitigation for the mitigation will need to be provided.
2. The Camp Keais Parcels may be good candidates for exchange with Collier County.
3. Additional nature-based recreation access is planned for the areas of Southern CREW which are currently proposed for restoration.
4. The CREW lands further the District's core missions for flood control, water quality protection and improvements, water supply and natural systems protection and restoration. The area is vital habitat for woodstorks, Florida Panthers and Black Bear.



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

Recommendation: Staff recommends that the use and management of the property continue as-is. Those few small lots lying outside the project boundary should be considered for exchange or surplus.

Basis of staff recommendation:

Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments, and the value as a popular public use area. Those few scattered parcels lying outside the project boundary should be considered for exchange or surplus with proceeds used for area core mission purposes.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Corkscrew Regional Mitigation Bank

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments indicated the area meets SFWMD core missions.

Additional comments:

- The area helps prevent development
- Restoration of natural functions is important
- The area should remain in public ownership
- The area provides important wildlife habitat
- The area has a problem with littering/ dumping
- There has been a declining number of nesting wading birds over the past 10 years, some of it caused by poor water management and also by climate change. Restoring natural flows and improving the quality of the water all improve the conditions for endangered species.

Summary of SME comments:

1. The current use meets the District's core mission for natural system protection and restoration.
2. This property benefits waterfowl, wading birds, and many other species of protected species of migratory bird in this region of Florida. There are portions of this property that fall within the foraging range of multiple endangered wood stork rookeries. Several protected raptors likely forage and nest within this property. This property serves as a key area for endangered Florida panthers and other protected mammals in this region of Florida.
3. The current use of the property for natural systems protection and restoration is consistent with the current use of the property as a mitigation bank. The SFWMD is implementing the mitigation bank in public-private contract, a conservation easement has been filed over the property to protect the use and restoration is in process.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments indicated respondents generally did not believe there is a better use for the property than to be maintained in public ownership and conservation.

Summary of SME comments:

1. The protection of the property is required in order to maintain the amount of mitigation that the SFWMD is obligated to provide, otherwise mitigation for the mitigation will need to be provided.
2. The Corkscrew Regional Mitigation Bank consists of 633 acres, situated along the southern edge of the Imperial Marsh Mitigation Project. The goal is to restore historic wetland functions through hydro period restoration, exotic removal, and controlled burn. These efforts are currently on-going.

Recommendation: Staff recommends that the use and management of the property continue as-is.

Basis of staff recommendation:

Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Caloosa Shores

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. It is primarily Brazilian pepper and cabbage palms with a little creek that runs through the northeast corner. In its current state, it does not further the District's core missions.
3. The property has moderate value for Rare Species Habitat Priorities.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Center Street

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. A portion of the property is ranked high for Rare Natural Communities (G2-imperiled) and Strategic Habitat Conservation.
3. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Duke Highway

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments included:

- The Duke Hwy property has no direct use for the district. All the land sits between the river and the home owners. It has been maintained by the home owners for decades. Some have docks and most hold a natural shoreline with oaks and lawns.
- The parcel is land locked from the general public and would be virtually impossible to develop.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deers and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has limited value for Habitat Conservation.
4. The parcel appears to have river access and could be used for passive recreation such as the Caloosa Blue-Way.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments included:

- Each land owner that fronts this parcel should be given the right to vacate their frontage to the river.
- If there is a disposition of the land, adjacent property owners should be able to purchase it instead of going up for public auction

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: The further evaluation of these tracts will consider the exchange or surplus of the District's fee-simple interest in some of the lands to the adjacent property owners, provided that the adjacent property owners are willing to pay appraised value and accept the ownership of the portion of the parcel that abuts their property. Further evaluation will consider the exchange or surplus of the District's fee-simple interest in the remaining portion of these tracts.

Basis of staff recommendation:

The District no longer has an interest in the properties as spoil management sites, and has no other plans for them. The parcel is a narrow strip that lies between the river and private homes. It would be mutually beneficial for the property to be acquired by the adjacent homeowners; however it may be detrimental if only a portion of the strip went to some of the owners, leaving the District with even smaller and more isolated interests. The preferred sale and transfer should be implemented with the objective to get the adjacent owners to collectively agree to accept the parcel abutting their individual lots. The remaining portion could be sold as individual home sites.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Goggin Rd.

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments included:

- The property looks like it is currently unused

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deers and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has limited value for Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments included:

- Build a narrow path for cycling

Summary of SME comments:

Regarding this parcel in particular

1. At present, there are no plans for the property that would further the missions of the District. Due to the location of the property and lack of water conveyance in the area a Dispersed Water Management project is not feasible.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – I-75 Parcels

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is currently listed as Fee, is not actively managed and contains primarily exotic species. In its current state, it does not further the District's core missions. No known current use or management activities associated with the property.
3. The property has limited value for Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This parcel was identified in the Southwest Florida Comprehensive Watershed Plan as a component of Functional Group 29T - Tidal Caloosahatchee Creeks as one of the parcels that could be used to restore natural hydrology, water quality, and habitat continuity and could be used to recreate a series of oxbows to slow flows and provide littoral habitat in the tidal portion of the Caloosahatchee River. There is no known funding for this project.
2. Lee County's Caloosahatchee Creeks Regional Park System is located on both the east and west sides of the parcel. The District entered into a management agreement with Lee County for potential use by the park system.
3. The property may be a good candidate for exchange or surplus as it does not contribute to the District's core missions and is surrounded by Lee County's Caloosahatchee Creeks Preserve. It would provide a link to East and West Caloosahatchee Creeks Preserve. Waterways surround the parcel.
4. Possible component to the Caloosahatchee Blue Trails-Way.
5. This site is adjacent to the Caloosahatchee National Wildlife Refuge; recommend donating to Caloosahatchee National Wildlife Refuge.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Determine if there is a bona fide interest on the part of Lee County or the U.S. Fish and Wildlife Service to acquire the site for a public purpose; if there is not, staff recommends exchange or surplus of the property.

Basis of staff recommendation:



sfwmd.gov

West Coast Region Land Assessment Evaluation/Recommendation Form

As the SME comments point out, this property is adjacent to a County preserve, and to a USFWS refuge. The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Kirby Thompson Road

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. In its current state, the property does not further the District's core missions.
3. The property has moderate value for Rare Species and moderate value for Strategic Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Linwood Rd.

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Comments were received from representatives of neighboring landowners requesting that the property either remain in SFWMD ownership or that SFWMD consider transfer of the property to abutting landowners. The comments additionally request that rather than selling the property at auction, if determined to be surplus, the parcel be subject to the process for the release of excess right of way or canal easement to the adjacent landowner.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deers and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has limited value for Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments included:

- Allow bicycling
- Building single-track mountain bike trails on this spoil would benefit the community.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for sale and transfer to the adjacent property owners, provided that the adjacent property owner is willing to pay appraised value and accept the ownership of the portion of the parcel that abuts the property.

Basis of staff recommendation:

The District no longer has an interest in the properties as spoil management sites, and has no other plans for them. The parcel is a narrow strip that lies between the river and private homes. It would be mutually beneficial for the property to be acquired by the adjacent homeowners, however it would be detrimental if only a portion of the strip went to some of the owners, leaving the District with even smaller and more isolated interests. The sale and transfer should only be implemented if all of the adjacent owners agree to accepting the parcel abutting their individual lots.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Lippincott Road

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. A majority of the property is ranked high for Strategic Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. A potential recreational facility or park could be created on site.
2. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
3. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Lyndhurst Ln

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has high value for Strategic Habitat Conservation. Lee County has approached the District in the past requested use of the property as a gopher tortoise relocation property.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. The parcel is located some distance north of the Caloosahatchee River. There is no conveyance system near the property and it does not appear suitable for dispersed water storage.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.
3. Perhaps investigating the possibility of selling it to Lee County as a gopher tortoise relocation property is still an option.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – North River Road

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has limited value for Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. At present, there are no plans for the property that would further the missions of the District. However, Lee County and Hendry County are constructing three regional projects in the adjacent areas and the parcel could be used to further these projects. Soil borings and samples were taken from the previously from the spoil area and deemed to be sufficient for construction materials. There is a large amount of potential material on site. The property could be retained by the District until it is decided whether the property can be used by Lee and/or Hendry Counties to further their efforts.
2. Dispersed Water Management may be a viable option for this site.
3. The property may be a good candidate for exchange with Lee County for other Lee County lands that may further the core missions of the District.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Quail Run

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has limited value for Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Robb Rd.

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments included:

- Most of these parcels are either themselves or adjacent to current Conservation 2020 preserves in Lee County. All of the C2020 preserves go through an extensive review process prior to acquisition, and the criteria are largely the core missions of the District. The cooperation between C2020 and the District has been a good one, as each can further the objectives of the other. Additional protection to any of the C2020 preserves benefits both entities.
-

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a wide variety of protected species in this region of Florida. Species include several mammals, such as white-tailed deer and bobcats, as well as many species of protected migratory bird. Several protected raptors likely forage and nest within this property. There appears to be good possibility that this property is also used by protected crested caracara
2. The property, in its current state, does not further the District's core missions.
3. The property has limited value for both Rare Species and Strategic Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments included:

- There is no better use for this property
- The area should remain in protection/ conservation
- More off-road bicycling trails should be considered and would bring in many users from out of the area

Summary of SME comments:

Regarding this parcel in particular

1. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation:

The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Spanish Creek Drive

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

Public comments included:

- It appears people are using the land here without permission – there are impromptu horse trails, no signs, and a feeder for hunting.
- The property looks like ACOE spoil
- The area has the potential to provide a lot of recreation, including hiking and biking
- The area needs exotic vegetation removed

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deers and bobcats, as well as many species of protected migratory bird.
2. The property has moderate value for both Rare Species and Strategic Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

Comments included:

- There is no better use for this property
- The area should remain in protection/ conservation
- Several respondents indicated that more off-road bicycling trails are needed in the state and this area would be ideal and would bring recreational users to the area
- Suggestions were provided to work with local off-road biking organizations to coordinate exotic plant removal projects
- More hiking trails are needed
- Open for public use

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Staff recommends that the parcels be approved for exchange or surplus.

Basis of staff recommendation: The District no longer has an interest in the property as a spoil management site, and has no other plans for the property.



West Coast Region Land Assessment Evaluation/Recommendation Form

Region Being Reviewed: West Coast Region

Select Area Name: Unassociated Parcels – Trout Crk. and Havens Isl.

In your opinion, how well does the *current use* of the property further the District's core missions of Flood Control, Water Quality protection/improvements, Water Supply, and Natural Systems protection and restoration?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. This property may benefit a variety of protected species in this region of Florida. Species may include several types of mammal, such as white-tailed deer and bobcats, as well as many species of protected migratory bird.
2. The property is not actively managed and, in its current state, does not further the District's core missions.
3. The property has moderate value for Strategic Habitat Conservation.

Regarding the unassociated parcels in general

1. Some of these properties appear to have been acquired for potential spoil areas that are no longer needed for this purpose.

In your opinion, is there a *better use* of the property that would provide more effective support for the District's core missions?

Summary of Public comments:

No public comments were submitted specifically for this property via the web form. Additional public comments can be found in their entirety on the SFWMD Land Assessment website.

Summary of SME comments:

Regarding this parcel in particular

1. There are no plans for the property that would further the missions of the District. There are no feasible options for Dispersed Water Management on site.
2. The property may be good candidate for exchange or surplus as it does not contribute to the District's core missions and lies outside any planned Project Footprint.
3. There is potential for passive recreational use such as the Caloosahatchee Blue-Ways Trail.

Regarding the unassociated parcels in general

1. If no longer needed for spoil, the properties should be evaluated for surplus with the generated revenue used to acquire additional in-holdings within the CREW area.

Recommendation: Determine if there is a bona fide interest on the part of Lee County or the U.S. Fish and Wildlife Service to acquire the site for a public purpose; if there is not, staff recommends exchange or surplus of the property.

Basis of staff recommendation:

Staff recognizes that the location and character of these properties may fit well with Lee County's park system or the USFWS refuge. The District no longer has an interest in the properties as spoil management sites, and has no other plans for them.