

**2013 SFWMD Land Assessment Results Summary  
Region 1 - Upper Lakes**

	<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
1	<b>Shingle Creek - Shingle Creek Management Area</b>	<p><b><u>NO CHANGE</u></b> Staff recommends that the use and management of the property continue as-is.</p>	<p>Staff recognizes the contributions of the property towards the District's core missions, and the dramatic improvement to the ecological health of the swamp and pinelands since the District took over management, and the improvement achieved in in water quality by routing urban runoff through the swamp before it enters the Creek. Staff also recognizes the public use value of the site to local residents, to the many visitors of the greater Orlando area whose only impression of a natural Florida landscape may be Shingle Creek (the site is very close to SeaWorld), and to the students of Hunters Creek Middle School who enjoy access to the site from their back door.</p>
2	<b>Shingle Creek - Osceola County 70 acre parcel</b>	<p><b><u>NO CHANGE (WITH POTENTIAL ENHANCEMENTS)</u></b> Staff recommends that the site continue to be used and managed as a natural area pursuant to its wetland mitigation function, either through an amendment to the management agreement between the District and Osceola County, or, if the County is willing and would find it beneficial, by negotiating a transfer of the underlying fee-title to the County subject to an acceptable conservation easement in favor of the District.</p> <p>If the County is not interested in taking over management, staff would then recommend seeking another suitable management partner.</p> <p>If no management partner is willing to take over the management of the site, staff would recommend retaining the property under District management and seeking an opportunity to develop public use on the site consistent with a regional greenway/blueway concept.</p>	<p>Staff recognizes the contributions of the property by virtue of being acquired for mitigation to offset wetland impacts, and by virtue of falling within the Shingle Creek floodplain. Staff further recognizes the potential value as a wildlife corridor link between the Reedy Creek floodplain and Shingle Creek. At the same time, the site is small and isolated in relation to other lands managed by the District, and effective land management activities could be better handled by an entity whose base of operations are closer to the site.</p> <p>The District has partnered with the City of Kissimmee, the Florida Communities Trust, and Osceola County on several other Shingle Creek properties that fall within Osceola County. The District's interest in these properties has been a conservation easement written in favor of the District. The District is also a party to a management agreement with Osceola County who manages those properties, while the District contributes up to \$100,000 annually as a match for resource management activities. Finally, during the course of this assessment it was determined that the District had been made the beneficiary of an access easement from Poinciana Boulevard.</p> <p>Therefore staff believes it would be in the best interest of the site to amend the current management agreement to add this parcel as one that they manage. In addition, if the County would find it beneficial, staff recommends negotiating a transfer of the underlying fee-title to the County subject to an acceptable conservation easement in favor of the District. This would be consistent with the other parcels in the Osceola County portion of Shingle Creek.</p>
3	<b>Tibet-Butler Preserve</b>	<p><b><u>NO CHANGE (WITH OWNERSHIP/MANAGEMENT OPTIONS)</u></b> Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Orange County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County subject to an acceptable conservation and flowage easement in favor of the District.</p>	<p>Staff recognizes the many contributions of the Tibet-Butler Preserve 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.</p>

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4	<b>SUMICA</b>	<b><u>NO CHANGE</u></b> (WITH OWNERSHIP/MANAGEMENT OPTIONS) Staff recommends that the use and management of the property continue as-is, either through a continuation of the existing long-term lease with Polk County, or, if the County would find it beneficial, by negotiating a transfer of the underlying fee-title to the County subject to an acceptable conservation and flowage easement in favor of the District.	Staff recognizes the many contributions of the SUMICA 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.  Additionally, staff recognizes that the District is managing land within Lake Marion Creek for the County under a long-term agreement. It may be beneficial to both the District and the County to exchange the underlying fee-simple interest in the Lake Marion Creek property and SUMICA so that each entity owns the land that they manage.
5	<b>Lake Marion Crk/Reedy Crk - Intercession City - 6 acre parcel south of US 17</b>	<b><u>NO CHANGE</u></b> Staff recommends that the use and management of the properties continue as-is.	Staff recognizes the contributions that the property has provided towards the District's core missions, as evident from the SME comments, and the value to wildlife from a grassy short-hydroperiod prairie with a deep pond lying on the edge of a large cypress swamp. Staff further recognizes that the site is lower than the adjacent land and inundates both seasonally and following heavy rain events, and is therefore unsuitable for most other purposes.
6	<b>Lake Marion Crk/Reedy Crk - Intercession City - 16 acre strip between Old Tampa Hwy and US 17</b>	<b><u>NO CHANGE</u></b> Staff recommends that the use and management of the properties continue as-is, for now.	Staff recognizes the value that this site could have as a wildlife corridor between the Reedy Creek and Shingle Creek floodplain. The continued utility for this purpose depends upon whether or how the property to the north is ultimately developed. If the link between the floodplains is protected, either through a thoughtful development plan, restrictive covenants, or some other method, then this parcel will continue to be a critical link in that corridor. This property should be re-evaluated if the property to the north is developed in a manner that effectively cuts off that link.
7	<b>Lake Marion Crk/Reedy Crk - Lake Russell and Poinciana Blvd tracts</b>	<b><u>NO CHANGE</u></b> (WITH POTENTIAL ENHANCEMENTS) 1. Staff recommends that the use and management of the properties continue as-is. 2. Staff further recommends that the boundary between the Lake Russell Unit and the Nature Conservancy's wilderness preserve be evaluated for realignment potential for the benefit of the natural resources and management continuity.	Staff recognizes the property's contribution towards the District's core missions, as evident from the comments, and the value as an earth-science educational facility through the partnership with the Osceola County School Board.  Staff also recognizes the comments received from the Nature Conservancy that there may be restoration and management advantages to a realignment of the boundary between the Lake Russell tract and their wilderness preserve that lies immediately to the west.
8	<b>Lake Marion Crk/Reedy Crk - Avatar Scrub</b>	<b><u>NO CHANGE</u></b> (WITH POTENTIAL ENHANCEMENTS) Staff recommends that the use and management of the properties continue, and to enhance such use and management by seeking to have the area incorporated as part of the Lake Marion Creek Wildlife Management Area.	Staff recognizes the property's contribution towards the District's core missions following acceptance of the land by the District as mitigation for impacts to other water resources, and as evident from the comments received. Staff further recognizes its value as a rare plant community upon which many rare or endemic animal species are dependent, and the potential benefit to those species from the added protection of FWC wildlife Management Area rules.
9	<b>Lake Marion Crk/Reedy Crk - Huckleberry Island / Snell Creek</b>	<b><u>NO CHANGE</u></b> Staff recommends that the use and management of the properties continue as-is.	Staff recognizes the contributions that the property has provided towards the District's core missions, as evident from the SME comments, and the dramatic improvement to the ecological health of the pinelands since the District took over management and the value to the greater Kissimmee/Orlando/Poinciana/Celebration area as a popular public use area.

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10	<b>Lk Marion Crk/Reedy Crk - Lake Marion</b>	<b><u>NO CHANGE</u></b> Staff recommends that the use and management of the property continue as-is.	Staff recognizes the contributions that the property has provided towards the District's core missions, as evident from the comments, and the value as a popular public use area.
11	<b>Shingle Creek - Munger Tract</b>	<b><u>DEFER RECOMMENDATIONS PENDING FURTHER ANALYSIS</u></b> Staff recommends deferring a recommendation on this property to a future date to give the District an opportunity to seek additional partnership and land consolidation opportunities to better meet wetland mitigation requirements and management needs.	Staff recognizes the contributions that the individual parcels provide towards the District's core missions, and the additional benefits that would be possible with a consolidated block of ownership. There are a number of parcels within the Tract that are currently listed as being for sale. The District manages a fund from the Central Florida Beltway that may be spent on land acquisition within the Shingle Creek area to offset wetland impacts elsewhere in the basin. The fund and the District's current ownership present an opportunity to aggregate a consolidated area that could benefit from restoration and sound land management activities. If these District resources can be leveraged with local, state, or federal resources, then there is potential to acquire much of the remaining area within the entire tract, if willing sellers can be identified and agreeable terms reached.  However, the central and south Florida region has a number of locations that are like the Munger tract. They were subdivided and sold off decades ago, especially in the real estate boom of the 1920s. Speculation at that time was so rampant that properties were bought and sold sight unseen. Most did not have practical vehicular access or available utilities, but the sales were driven by market speculation. Decades later, many of these properties have had their property interests divided several times over. Owners may be found all over the world. Therefore, assembling willing sellers within the area who will agree to reasonable terms, even with the leveraged resources, is a challenge. Opportunities and constraints for the Munger Tract, and similar properties characterized by noncontiguous public and private ownership, must be studied in greater detail before an informed recommendation can be advanced.