

2013 SFWMD Land Assessment Recommendations Summary

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

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	<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
		Partial Exchange or Surplus	
4	Indian River Lagoon South (CERP) – C23/24 Component	Regarding the property within the project footprint: Staff recommends that the use and management of the property continue as-is. Regarding the tracts that lie outside project footprint: Staff recommends that these parcels be approved for exchange or surplus	Regarding the property within the project footprint: 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. Regarding the tracts that lie outside project footprint: Staff recognizes that the continued ownership of these parcels do not support any District mission objective because they are areas of agricultural production (citrus and improved pasture) and a former field station that have been determined to not be necessary for the development of the reservoir/STA project.
5	Indian River Lagoon South (CERP) – C-44 Component	Regarding the property within the project footprint: Staff recommends that the use and management of the property continue as-is. Regarding tract JE100-065 that lies outside project footprint: Staff recommends that the parcels be approved for exchange or surplus with such deed restrictions as necessary to be compatible with its proximity to the reservoir and the County facility on Citrus Blvd.	Regarding the property within the project footprint: 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. Regarding tract JE100-065 that lies outside project footprint: Staff recognizes that the C-44 project is currently under construction, and this area was left out of the project development plans. There are opportunities for dispersed water management activities that could benefit the District’s core mission objectives, but the property does not need to be in private hands to accomplish this end; rather it could be accomplished as a condition of the exchange, sale, or disposal.

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

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

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

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

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	<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
	No Change in Use		
16	L-8 Reservoir	Staff recommends that the use and management of the property continue as-is.	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.
17	10 Mile Creek – Gordy Road Recreation Area	Continue the use and management of the property as-is	The site is under a long-term lease with the County, who manages it as a public use area with several developed recreation facilities.
18	10 Mile Creek – Reservoir/STA	Staff recommends continuing the use and management of the property as-is, for now.	Staff recognizes that the property has the potential to contribute to the District's core missions through the completion of the water storage and treatment facilities. These potential uses are currently being evaluated through the development of a feasibility study.
19	10 Mile Creek – 10 Mile Creek Oxbow	Staff recommends continuing the use and management of the property as-is, for now.	Staff recognizes that the property has the potential to contribute to the District's core missions through its restoration and management. It is unclear whether this can or should be accomplished as part of the larger project or by pursuing public or private partnerships. These potential uses are currently being evaluated through the development of a feasibility study.
20	Indian River Lagoon South (CERP) – Allapattah Complex	Staff recommends that the use and management of the property continue as-is.	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
21	Indian River Lagoon South (CERP) – Cypress Creek (Trail Ridge) Complex	Staff recommends continuing the use and management of the property as-is, for now.	This was the first parcel acquired pursuant to the Indian River Lagoon South CERP project component that was originally conceived to provide more than 32,000 acres of restoration. This component is rather far out in the implementation sequencing of CERP. The mechanism through which the 32,000 acres of restoration will be achieved, such as public land acquisition or public-private partnerships, has not been determined. This 1200 acre parcel, on its own, is insufficient provide significant restoration as conceived by CERP since a large drainage ditch cuts through the property and provides drainage for the privately-owned land to the west.
22	Loxahatchee River / Cypress Creek – Cypress Creek	Staff recommends that the use and management of the property continue as-is.	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.