

2013 SFWMD Land Assessment Recommendations Summary

Region 5 - Everglades

Exh	<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
Exchange or Surplus			
1	East Coast Buffer Palm Beach County Ag. Reserve Reservoir	Determine if there is an interest on the part of Palm Beach 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.	This property includes a lease to Palm Beach County, it is also near the entrance to the Loxahatchee Wildlife Refuge, therefore staff recognizes that there may be an interest by either of those entities to acquire the property from the District. The District no longer has an interest in the property for water management purposes, and has no other plans for the property.
2	East Coast Buffer 8 ½ SMA	<p>Regarding the 8 ½ SMA Staff recommends that the use and management of the property continue as-is.</p> <p>Regarding the small parcels that lie outside of the project boundary (152nd St, 205th Ave, 213th Ave, 208th Ave, 202nd Ave, 212th Ave) Staff recommends that the parcels be approved for exchange or surplus.</p>	<p>Regarding the 8 ½ SMA Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments.</p> <p>Regarding the small parcels that lie outside of the project boundary (152nd St, 205th Ave, 213th Ave, 208th Ave, 202nd Ave, 212th Ave) The District no longer has an interest in the property for project purposes, and has no other plans for the property.</p>

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Exchange or Surplus (continued)			
3	East Coast Buffer – Broward WPA	<p>Regarding the Broward WPA parcels generally Unless otherwise addressed below, staff recommends that the use and management of the property continue as-is.</p> <p>Regarding the Griffin Road Parcel Staff recommends that the parcels be approved for exchange or surplus.</p>	<p>Regarding the Broward WPA parcels generally Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments</p> <p>Regarding Site 1 Staff recognizes that the land needs for Phase 2 of the project has not yet been determined.</p> <p>Regarding the Miramar Parkway parcels Staff recognizes that these properties have been acquired for regulatory reasons and mitigation purposes.</p> <p>Regarding the Holly Lake parcel Staff recognizes that these parcels are not needed for the seepage management project, but it still needs to be determined whether they will be impacted by the project.</p> <p>Regarding the Griffin Road Parcel The District no longer has an interest in the property for project purposes, and has no other plans for the property.</p>
Exchange			
4	Unassociated Parcels L-8 Parcel	Staff recommends that the parcels be approved for exchange or surplus to facilitate the expansion of STA1W stormwater treatment facilities.	This was part of the U.S. Sugar land acquisitions. The intent for these properties has always been to hold as a land asset in the EAA until project planning determined where the optimal location for water quality and storage properties would be. An expansion to the stormwater treatment facilities in STA 1W provides a better location and project purpose that will contribute greatly to the District’s core missions.
5	East Coast Buffer Strazzulla	Staff recommends continuing negotiations with the Department of Interior for an exchange of this property for lands within the EAA that will better support the District’s core mission objectives while ensuring that this property remain in conservation.	Staff recognizes the benefits that the property has contributed towards the District’s core missions, as evident from the comments. A proposed exchange of lands on terms acceptable to both parties would be beneficial to both the Department of the Interior and to the District’s core mission objectives.

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		No Change in Use	
6	East Coast Buffer Chingos Parcels	Seek a mutually beneficial transfer of the property to Palm Beach County or the U.S. Fish and Wildlife Service for use of the properties for a public purpose. Otherwise, further evaluation of the property's contribution to the District's core mission.	Determine if there is an interest on the part of Palm Beach County or the U.S. Fish and Wildlife Service to acquire the site for a public purpose. If not, reassessment of the property's contribution to the District's core mission would be appropriate.
7	East Coast Buffer Loxahatchee Mitigation Bank	Staff recommends that the use and management of the property continue as-is.	Staff recognizes the benefits that the properties have contributed towards the District's core missions, as evident from the comments.
8	Stormwater Treatment Areas	<p>Regarding the STAs in general Staff recommends that the use and management of the properties continue as-is.</p> <p>Regarding the STA 1W outparcel Staff recommends retaining ownership of the property for spoil storage in support of the STAs and/or vegetative debris staging areas in support of emergency operations. If future evaluation indicates that retention of the site is does not contribute to the District's core mission then further evaluation of a potential transfer to another governmental entity for a public purpose may be considered.</p>	<p>Regarding the STAs in general Staff recognizes the benefits that the properties have contributed towards the District's core missions, as evident from the comments.</p> <p>Regarding the STA 1W outparcel Retention of the site for spoil/vegetation disposal purposes may benefit the District in the future if excavation and/or clearing activities become necessary to enhance the operation of the STA or to respond to a storm event.</p>
9	Unassociated Parcels SR 827 Parcel	Staff recommends that the use and management of the property continue as-is.	Staff recognizes the benefits that the property will contribute towards the District's core missions, as evident from the comments.
10	C-139 Annex	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.
11	Unassociated Parcels Deer Fence Parcel	Staff recommends that the use and management of the property continue as-is.	Staff recognizes the high potential for benefits that the property may contribute towards the District's core missions, as evident from the comments.

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		No Change in Use (continued)	
12	Flow Equalization Basins	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.
13	Water Conservation Areas	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.
14	Central and Northern Lakebelt	Staff recommends that the use and management of the properties continue as-is for now.	Staff recognizes the benefits that the most of the properties contribute towards the District's core missions, as evident from the comments. It is also understood that some of the properties may better serve the District's core missions if exchanged for lands with higher contributory value to mission critical objectives.
15	East Coast Buffer Pennsuco Wetlands	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.
16	East Coast Buffer C-4 Impoundment	Staff recommends that the use and management of the properties continue as-is.	Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments.
17	East Coast Buffer L-31 N/ Rocky Glades and Frog Pond	Staff recommends that the use and management of the property continue as-is.	Staff recognizes the benefits that the properties have contributed towards the District's core missions, as evident from the comments.

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		No Change in Use (continued)	
18	South Dade Wetlands	<p>Regarding Southern Glades specifically Staff recommends that the use and management of the property continue as-is.</p> <p>Regarding Model Lands specifically Staff recommends that the use and management of the property continue as-is.</p> <p>Regarding the Biscayne Bay Coastal Wetlands generally Staff recommends that the use and management of the property continue as-is.</p> <p>Regarding the SW 184th St. parcel within Biscayne Bay Coastal Wetlands Staff recommends that the use and management of the property continue as-is and continue to coordinate efforts with Miami-Dade County, the Town of Cutler Bay, and the National Park Service regarding opportunities to restore and maintain the coastal wetlands.</p> <p>Regarding the SW 107th Ave. parcel within Biscayne Bay Coastal Wetlands Staff recommends that the use and management of the property continue as-is for now with continued coordination with Miami-Dade County regarding opportunities to restore and maintain the site.</p>	<p>Regarding Southern Glades specifically Staff recognizes the benefits that the properties have contributed towards the District's core missions, as evident from the comments</p> <p>Regarding Model Lands specifically Staff recognizes the benefits that the properties have contributed towards the District's core missions, as evident from the comments</p> <p>Regarding the Biscayne Bay Coastal Wetlands generally Staff recognizes the benefits that the property has contributed towards the District's core missions, as evident from the comments.</p> <p>Regarding the SW 184th St. parcel within Biscayne Bay Coastal Wetlands The use of this property to meet the freshwater-distribution goals of the CERP project may not be practical or feasible. The site has substantial frontage on Biscayne Bay, and the coastal wetlands should be protected, restored, and maintained with the assistance of a willing partner.</p> <p>Regarding the SW 107th Ave. parcel within Biscayne Bay Coastal Wetlands The property lies within the current boundary of the project but may have limited use as part of the proposed project objectives. The District prefers to see the property remain in public use of some type.</p>

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Exh	<u>Location</u>	<u>Recommendation</u>	<u>Basis of staff recommendation:</u>
		Defer Recommendation Pending Further Analysis	
19	East Coast Buffer Bird Drive Basin	Any recommendation on this property has been deferred to a future date to give the District an opportunity to research additional information from all available sources relative to potential alternative uses and land consolidation opportunities to better meet District mission objectives.	Staff recognizes that although the property will not be needed for CERP purposes, there is significant local interest in the properties that have been acquired to date.