

# Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are less than 160 acres. It is intended to address the requirements of Chapter 253.034, 259.032 and rule 18-2.021.

Attachments to, or expansion of this form are welcome, if the space provided below is not sufficient. Please answer all of the items below and number all attachments and reference them in the appropriate location below.

You are under no obligation to use this form. Any plan format is acceptable, provided it includes all of the appropriate items from the above mentioned statutes and rule. This form is available in electronic format upon request.

## **A. General Information**

1. Common name of the property: Surfside Park Addition (aka Kimberly Bergalis Park)
2. Lease number 3394
3. Acres 2.0581
4. Name of agency that is managing the property: Ft. Pierce Public Works Department
5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.  
The 2.06 acre property is bordered by SR A1A, and directly accessible to the Atlantic Ocean (700 feet). The site is a fully developed park site that includes 4 covered picnic tables, barbeque grills, restrooms and parking for 66 vehicles. The site is primarily used as access to the adjacent swimming beach. Due to hurricane damage, the restroom was replaced, pavilions were removed, and 4 covered picnic tables were replaced.
6. Attach a map showing the location and boundaries of the property including:
  - a) The location and type of structures or improvements currently on the property:  
Attached is Exhibit D
  - b) The location and type of proposed improvements:  
None are proposed

7. A map showing the proximity of this managed area to other conservation areas within 10 miles.

Attached is Exhibit E

8. Please attach a legal description of the property.

Attached is Exhibit F

9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

The 2.06 acre site consists of the Beach Dune (0.2 ac) community. (attached is a communities map as Exhibit G) A complete list of observed species is listed in the Exhibit H. Approximately 1.8 acres consist of improved areas. The site is a fully developed park site that includes (4) covered picnic tables, restrooms, and parking for 66 vehicles.

10. A brief description of soil types, attaching USDA maps when available.

Canaveral fine sand (10) - Is a moderately well drained to somewhat poorly drained, nearly level to gently sloping soil on low dunelike ridges and side slopes that border depressional areas and sloughs near the coast. Slopes are smooth to concave in the sloughs and smooth to convex on the low dunelike ridges. The water table is between depths of 10 to 40 inches for 2 to 6 months or more and is within a depth of 60 inches for most of the rest of the year.

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern? YES \_\_\_\_\_ NO  X

12. Was the property acquired by a conservation land acquisition program?

If YES, please identify Yes. Portion of the acquisition costs were funded by a local Beach Bond program in 1983.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property? (These restrictions can frequently be found in the lease) YES  X  NO \_\_\_\_\_

If YES, please identify Lease # 3394, approved on 4/16/85, stipulates that the property is specifically to be used "for public outdoor recreation and related purposes.

14 Are there any reservations or encumbrances on the property?

YES \_\_\_\_ NO X

If YES, please identify

**B. Natural and Cultural Resources**

15. Are there any archeological or historical sites on this property?

YES \_\_\_\_ NO X

If YES,

A) How do you plan to locate, protect and preserve these resources?

\_\_\_\_\_  
\_\_\_\_\_

B) Please describe the actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological or historical sites.

A County employee is scheduled to become a certified archaeological monitor. He will be available during any potential excavation of any proposed structure.

16. Are there any buildings on the property that are fifty or more years old?

YES \_\_\_\_ NO X

If YES

A) Please identify \_\_\_\_\_

B) Have these buildings been evaluated by a historian or historic architect to determine their historical and/or architectural significance.

If YES, please identify both the building(s) and the evaluators(s)

C) Please state whether any such buildings are listed in the Florida Master Site File, National Register of Historic Places or a local register of historic places and identify such buildings.

\_\_\_\_\_  
\_\_\_\_\_

By law, the managing agency must consult with the Division of Historical Resources with regard to any proposed land clearing or ground disturbing activities or with regard to any proposed rehabilitation, restoration or demolition of structures 50 or more years old.

Please contact the Division of Historic Resources if you would like to obtain information on archeological/historical sites.

Division of Historical Resources  
Florida Department of State  
R.A. Gray Building, MS-8  
Tallahassee, Florida 32399-0250  
(850) 245-6312

17) Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory.

Beach Dune is listed as (G4) and (S2).

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site?

YES   X   NO       

If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

The Beach Dune (0.2 ac) community is considered imperiled within the state because of rarity or because of vulnerability to extinction due to some natural or human factor. These communities will be protected by managing access to the shoreline and eradication of exotics. These management activities will ensure the continued viability of these fragile communities.

If you would like further information regarding natural resources or endangered species please contact the Florida Natural Areas Inventory (FNAI)

Florida Natural Areas Inventory  
1018 Thomasville Road, Suite 200-C  
Tallahassee, Florida 32303  
(850) 224-8207

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated "Outstanding Florida Waters".

The Atlantic Ocean is located immediately adjacent to the site and is classified by DEP as a Class III state water body.

20. Are any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams, and outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site? YES  NO

If YES, please identify and provide locations on a map.

The Beach and Dunes along the Atlantic shoreline are unique natural features of the site, and the primary reason for acquisition.

21. Are there fish or wildlife resources (both game and non-game) on the property? YES  NO

If Yes- Please describe-

The Atlantic Ocean has an abundant fishery. Surf anglers commonly catch a variety of fish including pompano, whiting, and bluefish from the shore. A variety of birdlife is observed along the coastline including pelican, sandpiper and seagull.

### **C. Use of the Property**

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in s. 253.034, and the statutory authority you have for such uses.

The property was acquired through the Save Our Coast Program (SOC #005) in 1983. The City of Ft. Pierce and St. Lucie County assisted in the acquisition costs to provide recreational opportunities at the site. Lease # 3394, approved on 4/16/85, stipulates that the property is specifically to be used "for public outdoor recreation and related purposes.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

It is the intent to manage the property to provide public access to the beach and to provide public recreational facilities. To ensure proper protection of site resources, all exotics will be removed from the beach dune community.

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Single  multiple \_\_\_\_\_ use/s is/are

The site will be managed as a single use facility as defined in Section 18-4.003 (15), Florida Administrative Code. The property provides outdoor recreational opportunities such as swimming, fishing, sunbathing, and picnicking. It is anticipated that most of the recreation activities will continue to be centered on the beach.

Multiple-use of the property was not considered due to the limited site resources. Timber harvesting is not considered due to a lack of site resources. Hunting is not allowed east of I-95. The site contains inadequate forage for livestock. There are no known mineral archaeological or historic resources on the site.

25. Were multiple uses considered but not adopted?

YES \_\_\_\_\_ NO

If YES, please describe why.

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26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

The city of Ft. Pierce will be analyzing the potential to hire a private contractor to mow this site, as well as other park lands within the city.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

Parking fees could be implemented to generate funds, but have not been considered.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

The original improvements were constructed in 1991, including: restrooms, pavilions, covered picnic shelters and parking lot. After the hurricanes of 2005, the pavilions, covered picnic tables and restrooms were replaced. No other projected uses of the property are anticipated.

29. Do the planned uses impact renewable and non-renewable resources on the property?

YES  NO

If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

There is a potential of disruption of the beach dune and coastal strand communities through public use. The existing dune walks will continue to be maintained so that the public does not walk through the communities, creating paths where storm surge could impact plant life.

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property?

YES  NO

IF YES, please attach a map of this area.

31. Are there any portions of this property no longer needed for your use?

YES  NO

IF YES, please attach a map of this area.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

Public uses and access is encouraged where their existence will not harm any listed species of plant or animal, or any potential historical/archaeological resources.

#### **D. Management Activities**

33. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be coordinated.

Fort Pierce City Public Works Department manages the site, under a lease from the state. The city's Police Department patrols the property. The Public Works Department notifies the Police Department if they notice any violation of any ordinance.

34. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

The Beach Dune community is extremely vulnerable to human impacts. A footpath over the beach dunes can damage the vegetation, giving wind and water the leverage needed to begin erosional processes. A gap, or blowout, forms and continually widens until it is slowly revegetated and stabilized. The sand from the gap moves inland, and rapidly buries vegetation, destabilizing the beach dunes and often disturbing adjacent communities. When a storm ensues, the unvegetated gap allows storm surges easy access to these communities for further disruption. Because of their vulnerability, beach dunes require protection from trampling. Dune access will continue to be monitored.

35. Identify adjacent land uses that will conflict with the planned use of this property, if any.

None are anticipated.

36. Please describe measures used to prevent/control invasive, non-native plants.

Annual treatments are employed to remove invasive, non-native plants including Brazilian pepper, Hawaiian scaevola and Australian pine. Plants are either hand-pulled or killed using a cut stump treatment with a 10% mixture of Garlon 4 and oil.

37. Was there any public or local government involvement/participation in the development of this plan?      YES   X   NO \_\_\_\_\_

If YES, please describe.

The Blueway Advisory Committee reviewed the plan at a meeting held on April 29, 2010. A public hearing was held on xxxxxxxxxxxxxxxx.

38. Management Goals -The following 8 goals may not all be applicable to your site. Write N/A where appropriate. Also please add as many additional goals, objectives and measures as you wish.

Core Objectives	Measure	Timeframe	Expenses and Manpower Budget
<b>1</b> <u>Habitat restoration and improvement</u> <u>Description- n/a. There is 0.2 acres of native habitat remaining on the 2.0 acre site. No habitat restoration and improvement are necessary.</u>			
Prescribe burn <u>N/A</u> acres per year	_____ acres burned per year	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
Maintain <u>N/A</u> acres per year within target fire return interval.	_____ acres within fire return interval target	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
Conduct habitat/natural community improvement on <u>N/A</u> acres	_____ acres with restoration underway	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
Conduct habitat/natural community restoration activities on <u>N/A</u> acres.	_____ acres restored	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
Conduct timber harvest for the purposes of habitat restoration on <u>N/A</u> acres	_____ acres harvested	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>2</b> <u>Public Access and recreational opportunities</u> <u>Description-There are 66 parking spaces that provide sufficient parking to utilize the beach and physical improvements. There are four (4) existing access points to the beach, (4) covered picnic tables and a restroom are located at the site. It is anticipated that no other additional recreational opportunities will be added in the foreseeable future.</u>			
Maintain public access and recreational opportunities to allow for a recreational carrying capacity of <u>700</u> visitors per day	<u>700</u> visitor opportunities/day	in 2 yrs, and 10 yrs	Expense \$ <u>10,000</u> Personnel \$ <u>30,000</u>
Develop additional public access and recreational opportunities to allow for a carrying capacity of <u>N/A</u> visitors/day	_____ visitor opportunities/day	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____

	Continue to provide <u>N/A</u> interpretive/education programs	_____ interpretive/education programs	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
	Develop <u>N/A</u> new interpretive/education programs	_____ interpretive/education programs	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>3</b>	<u><b>Hydrological preservation and restoration.</b></u> <u><b>Description- N/A</b></u>			
	Conduct or obtain a site assessment/study to identify potential hydrology restoration needs	Assessment conducted? y/n	in 2 yrs	Expense \$ _____ Personnel \$ _____
	Restore natural hydrologic condition and functions to _____ acres on site	_____ acres for which hydrologic restoration is underway (planning, grant writing, earth moving, etc.)	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
		_____ acres for which natural hydrologic conditions and function are restored	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>4</b>	<u><b>Sustainable forest management.</b></u> <u><b>Description- N/A</b></u>			
	Prepare& implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	Silviculture management plan complete? y/n _____ acres treated	in 2 years	Expense \$ _____ Personnel \$ _____

	Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes ( including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	Complete GIS database and reinventory all attributes every 3-5 years or as needed.	in 2 years	Expense \$ _____ Personnel \$ _____
		_____ acres of forest inventoried annually	in 2 years, and 10 years	Expense \$ _____ Personnel \$ _____
<b>5</b>	<u><b>Exotic and invasive species maintenance and control.</b></u> <u><b>Description- There are a few scattered invasive exotics on the site including cogon grass and wedelia that are encroaching into the dune system. All invasive exotics will be eliminated from the site.</b></u>			
	Annually treat <u>.2</u> acres of EPPC Category I and Category II invasive exotic plant species.	<u>.2</u> acres treated	in 2 yrs, and 10 yrs	Expense \$ <u>200</u> Personnel \$ <u>500</u>
	Implement control measures on _____ exotic and nuisance animal species	_____ nuisance and exotic species for which control measures are implemented	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>6</b>	<u><b>Capital facilities and infrastructure</b></u> <u><b>Description-Within the site are the following: (4) covered picnic tables, and (1) restroom.</b></u>			
	To maintain <u>5</u> facilities, <u>0.1</u> miles of roads, and <u>n/a</u> miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails maintained	2 yrs, and 10 yrs	Expense \$ <u>10,000</u> Personnel \$ <u>30,000</u>
	To construct <u>n/a</u> facilities. <u>N/A</u> miles of roads, and <u>N/A</u> miles of trails (as applicable)	_____ facilities, _____ miles roads, _____ miles trails constructed	2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____

	To improve or repair <u>n/a</u> facilities. _____ miles of roads, and _____ miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails improved or repaired	2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>7</b>	<b><u>Cultural and historical resources</u></b> <b><u>Description-</u></b> <p style="text-align: center;"><b>N/A</b></p>			
	Ensure all known sites are recorded in the FL Division of Historical Resources Master Site file	_____ of recorded sites	in 2yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
	Monitor _____ recorded sites and send updates to DHR Master Site file as needed	_____ of sites monitored	in 2yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
	Bring ___ of ___ recorded sites/cultural resources into good condition	_____ of sites in good condition	in 2yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
<b>8</b>	<b><u>Imperiled species habitat maintenance, enhancement, restoration, or population restoration.</u></b> <b><u>Description-</u></b> n/a. There is 0.2 acres of native habitat that exist on the site, the remaining 1.8 acres is improved. Though no listed species were observed at the time of inventory, a baseline inventory will be initiated.			
	Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete y/n	in 2 yrs, and 10 yrs	Expense \$ <u>50</u> Personnel \$ <u>100</u>
	Develop monitoring protocols for _____ selected imperiled species	_____ imperiled species for which monitoring protocols are developed	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
	Implement monitoring protocols for _____ imperiled species	_____ species for which monitoring is ongoing	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____

[If applicable, provide additional measurable objective(s) for new or ongoing species-specific management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]	Examples: Project-specific quantity, _____ of nestboxes, # of individuals introduced or translocated, etc.	in 2 yrs, and 10 yrs	Expense \$ _____ Personnel \$ _____
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39. Costs

<u>Activity</u>	<u>Yearly Estimated Cost</u>		
	<u>Priority Cost</u>	<u>Other Management Cost</u>	<u>Cost Effective Methods</u>
<u>Resource Management</u>	<u>700</u>		
<u>Administration</u>	<u>\$1,000</u>		
<u>Support</u>			
<u>Capital Improvements</u>			
<u>Recreation Visitor Services</u>	<u>\$30,000</u>		
<u>Law Enforcement Activities</u>	<u>\$5,000</u>		

40. A finding regarding whether each planned use conforms with the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at \_\_\_\_\_, or by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784. Does this plan conform to the State Lands Management Plan.  
 YES \_\_\_\_\_ NO \_\_\_\_\_

41. Contact person and address.

Steve Fousek, Environmental Lands Coordinator, St. Lucie County Environmental Resources, 2300 Virginia Avenue, Ft. Pierce, FL 34982

Nick Mimms, Director, Ft. Pierce Public Works Department, P.O. Box 1480, Ft. Pierce, FL 34954

Please send this form to:

[avis.lockett@dep.state.fl.us](mailto:avis.lockett@dep.state.fl.us)

Or to

Division of State Lands

D.E.P. M.S. 140

3900 Commonwealth Blvd.

Tallahassee Fl. 32399-3000

850-245-4562

# Exhibit A Location Map

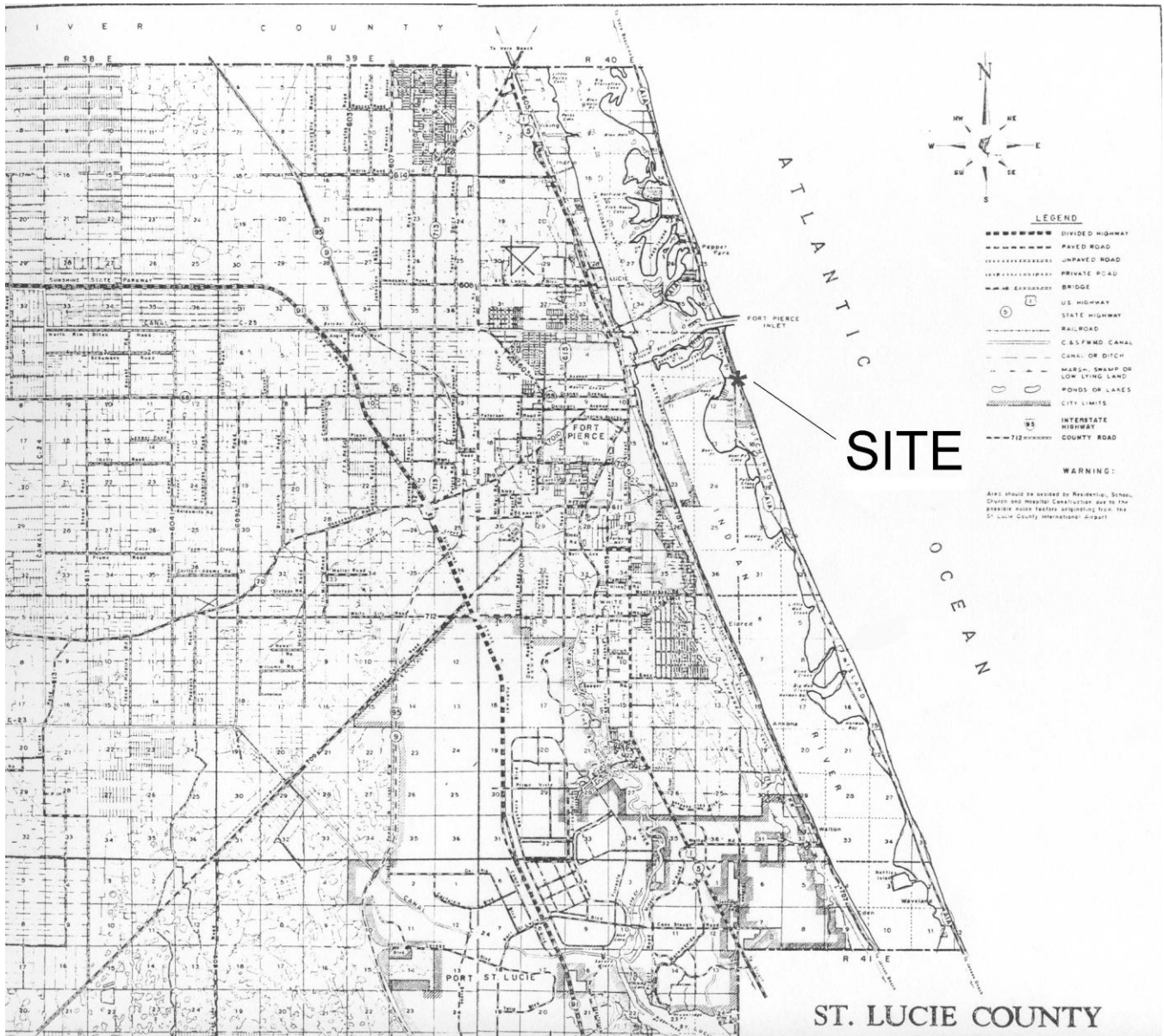


Exhibit B  
Boundary Map

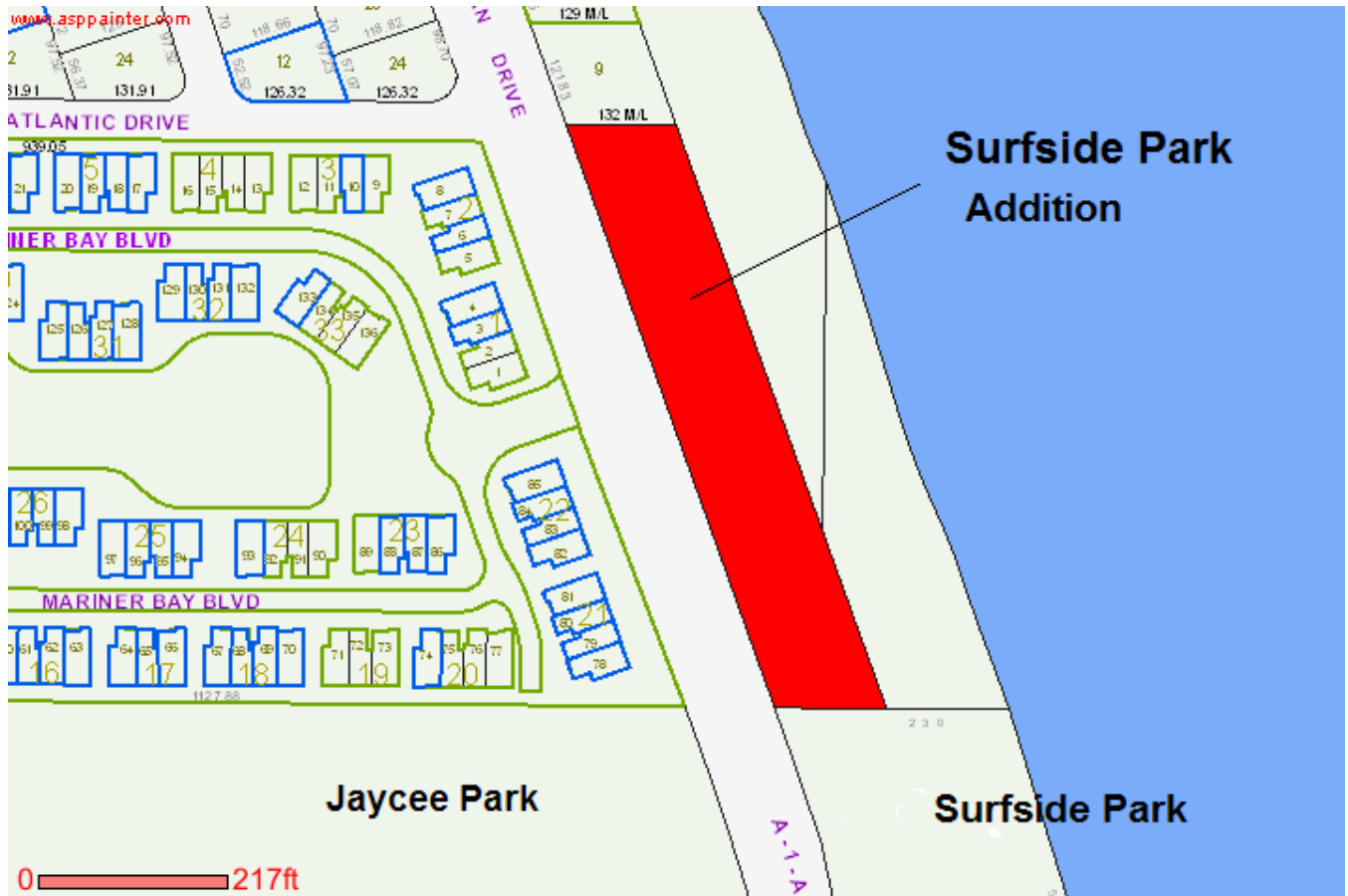


Exhibit C  
Aerial



# Exhibit D Existing Improvements

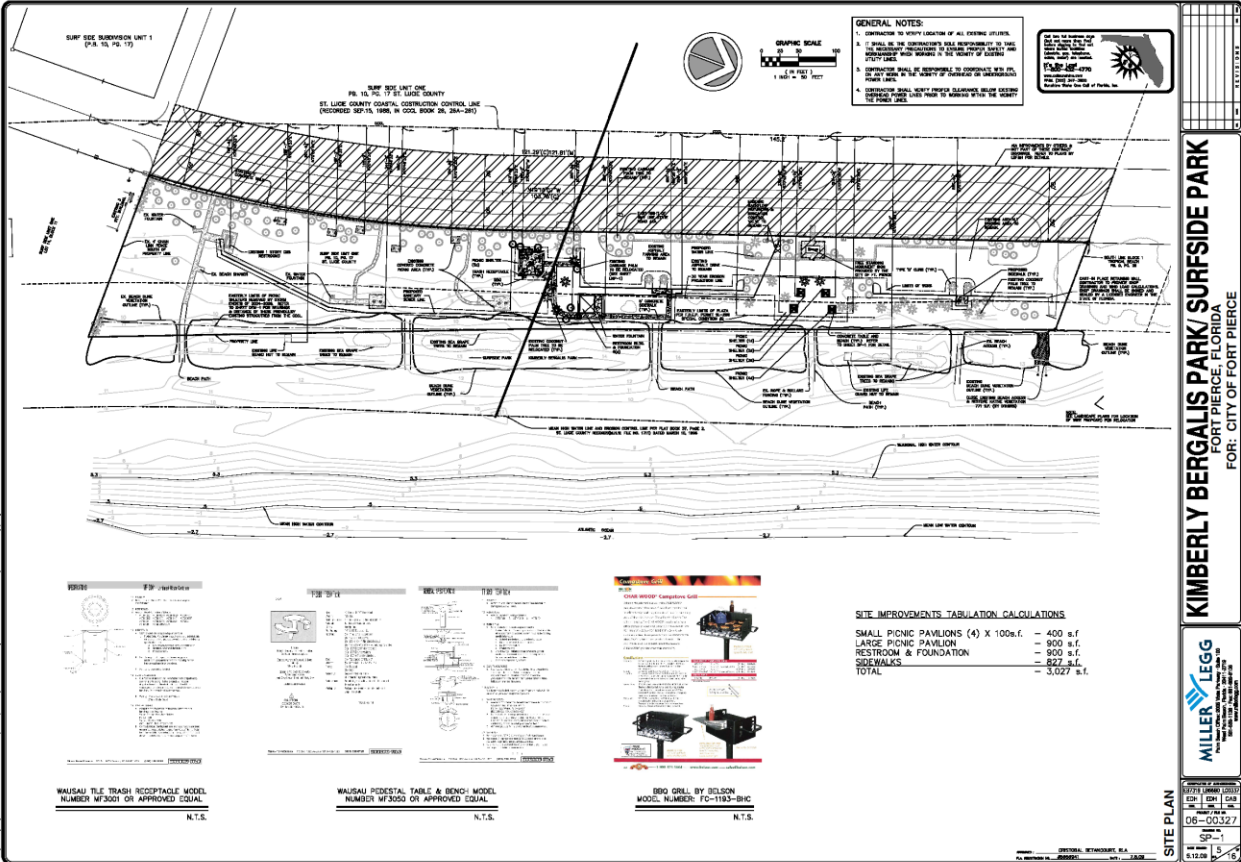
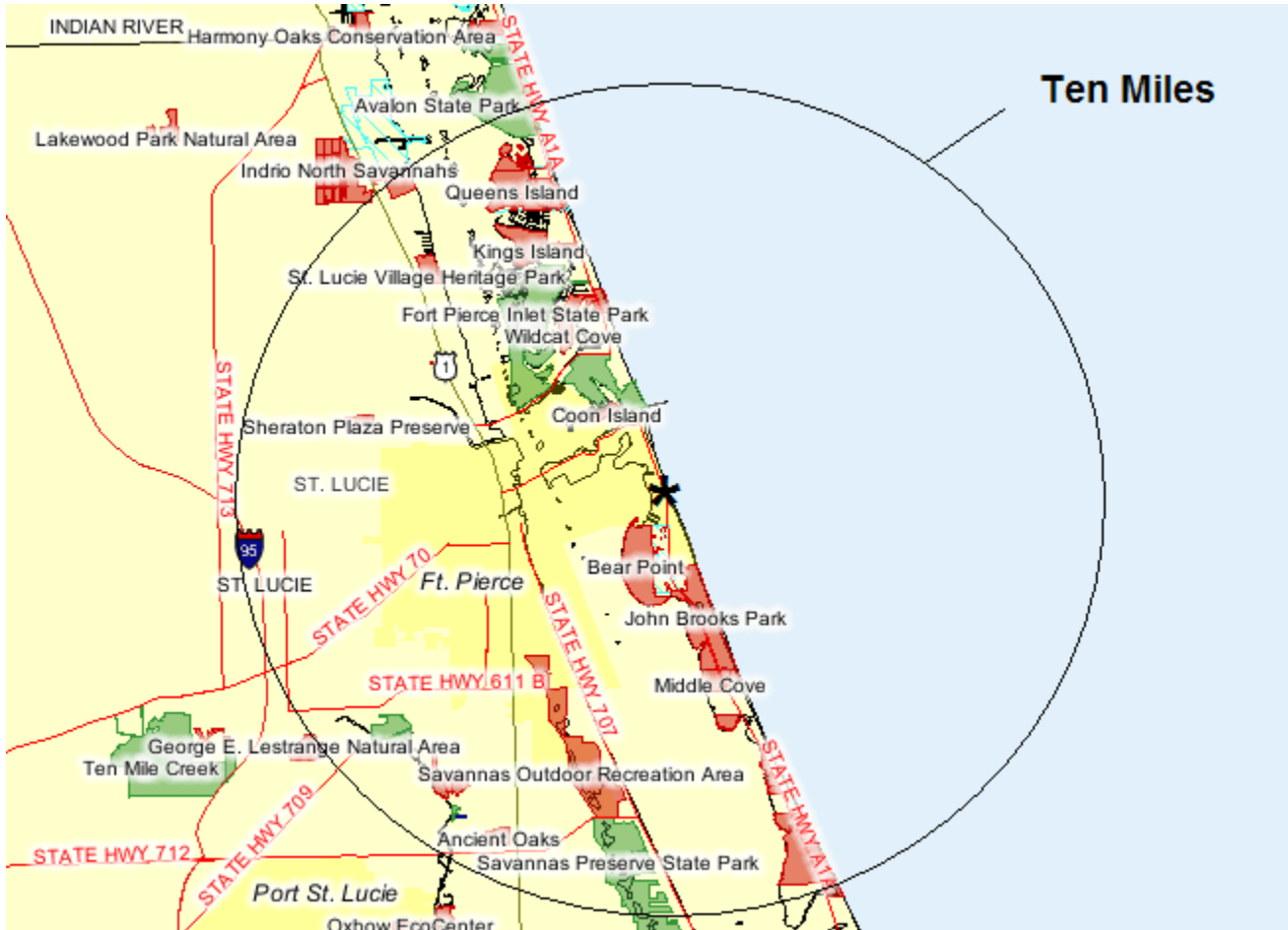


Exhibit E  
Proximity Map



LEGAL DESCRIPTION

That part of the South ½ of Government Lot 9, Section 1, Township 35 South, Range 40 East, City of Ft. Pierce, St. Lucie County, Florida lying easterly of State Road A-1-A; LESS AND EXCEPT the land deeded into St. Lucie County Erosion District by deed recorded in O.R. Book 178, Page 1997, public records of St. Lucie County, Florida; AND, that part of FORT PIERCE BEACH SUBDIVISION as per plat thereof recorded in Plat Book 2, Page 6, public records of St. Lucie County, Florida, that lies westerly of the following described line: for a point of reference, commence at the Southeast corner of Section 1, Township 35 South, Range 40 East; thence proceed on an assumed bearing of East along the extended South line of said Section a distance of 89.76 feet to the point of beginning; thence proceed on a bearing of North 20 degrees 27' 40" West a distance of 702.0 feet to a point, said point being on a bearing of South 89 degrees 32' 20" West and a distance of 131.23 feet to the Southwest corner of Block 1, Plat Book 9, Page 26.

Exhibit G  
Natural Communities Map

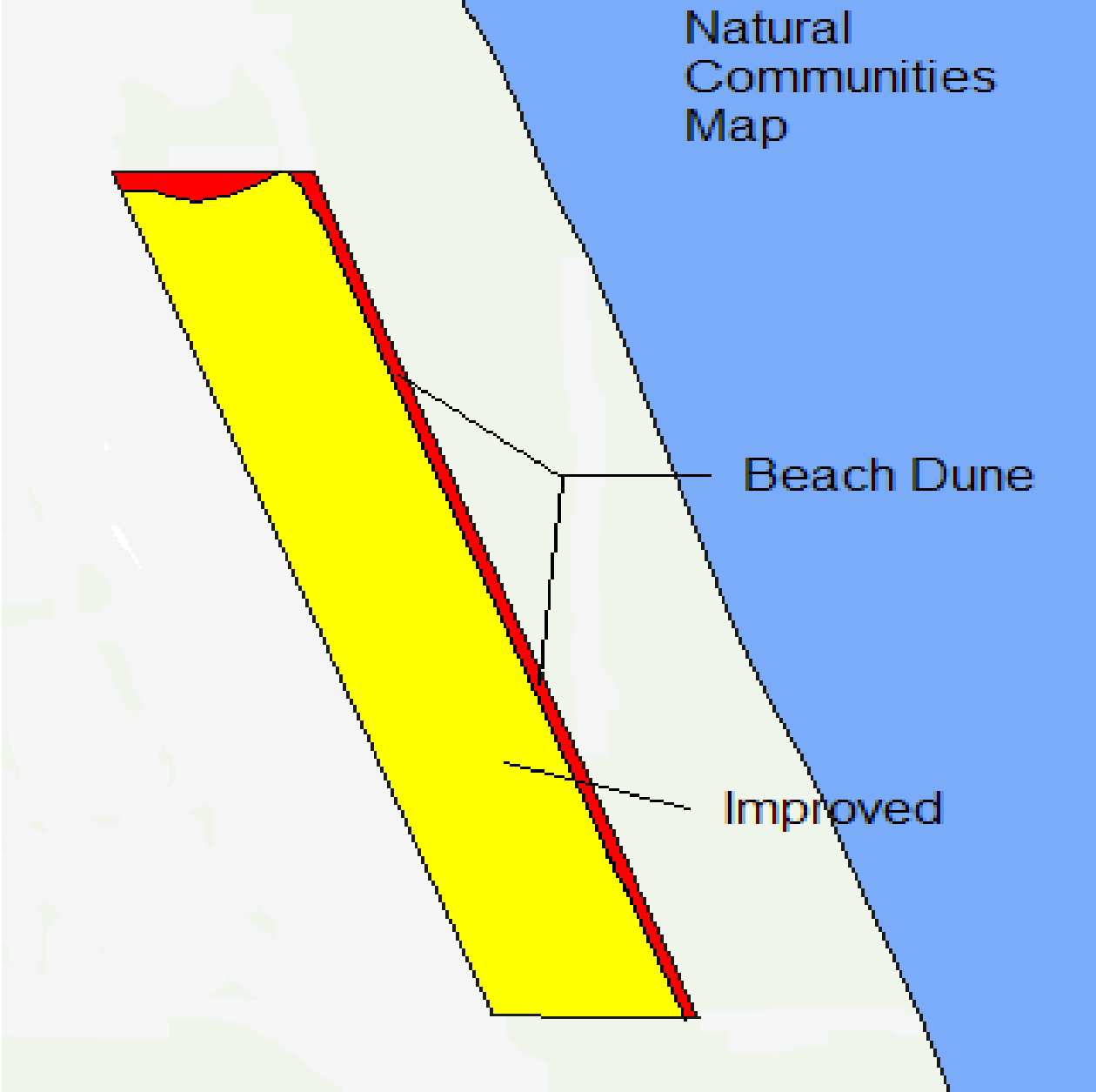


Exhibit H  
Species List

Plants

<u>Scientific Name</u>	<u>Common Name</u>	<u>Global Rank</u>	<u>State Rank</u>	<u>Federal Status</u>	<u>State Status</u>
<i>Baccharis halimifolia</i>	Saltbush				
<i>Canavalia rosea</i>	Beach pea				
<i>Cenchrus spp.</i>	Sandspur				
<i>Centella asiatica</i>	Dollar weed				
<i>Chamaesyche cumulicola</i>	Sand-dune spurge				
<i>Coccoloba uvifera</i>	Seagrape				
<i>Cocos nucifera</i>	Coconut Palm	NN			
<i>Comelinaerectata.</i>	Day flower				
<i>Crotolaria spp.</i>	Rattlebox				
<i>Cynodon dactylong</i>	Bermuda grass	NN			
<i>Dalbergia ecastophyllum</i>	Coinvine				
<i>Erythrina herbacea</i>	Coralbean				
<i>Helianthus debilis</i>	Dune Sunflower				
<i>Imperata brasiliensis</i>	Cogon grass	NN(1)			
<i>Ipomoea pes-caprae</i>	Railroad-vine				
<i>Iva imbricata</i>	Beach elder				
<i>Myrsine cubana</i>	Myrsine				
<i>Panicum amarum</i>	Beach panicum				
<i>Parthenocissus quinquefolia</i>	Virginia creeper				
<i>Peltophorum pterocarpum</i>	Yellow Poinciana	NN			
<i>Poinsettia cyathophora</i>	Wild Poinsettia				
<i>Randia aculeate</i>	Indigo berry				
<i>Roystonea regia</i>	Cuban Royal Palm	NN			
<i>Sabal palmetto</i>	Cabbage Palm				
<i>Scaveola sericea.</i>	Hawaiian Scaevola	NN(1)			
<i>Schinus terebinthifolius</i>	Brazilian pepper	NN(1)			
<i>Serenoa repens</i>	Saw palmetto				
<i>Stenotaphrum secundatum</i>	St. Augustine grass	NN			
<i>Tribulus cistoides</i>	Puncture vine	NN			
<i>Uniola paniculata</i>	Sea oats				
<i>Wedelia trilobata</i>	Wedelia	NN(2)			
<i>Yucca aloifolia</i>	Spanish bayonet				

NN - Non-native (\*)

\* denotes EPPC Category

Exhibit H  
Species List

**ANIMALS**

<u>Scientific Name</u>	<u>Common Name</u>	<u>Global Rank</u>	<u>State Rank</u>	<u>Federal Status</u>	<u>State Status</u>
<i>Caretta caretta</i>	Loggerhead Turtle	G3	S3	LT	LT
<i>Chelonia mydas</i>	Green turtle	G3	S2	LE	LE
<i>Columba liva</i>	Rock dove				
<i>Larus delawarensis</i>	Ring-billed gull				
<i>Procyon lotor</i>	Raccoon				
<i>Sylvilagus palustris</i>	Marsh Rabbit				

G3 - Either very rare and local throughout its range, or found locally in a restricted range, or vulnerable to extinction from other factors

G5 - Demonstrably secure globally

LE – Listed Endangered

LS – Listed Species of Special Concern

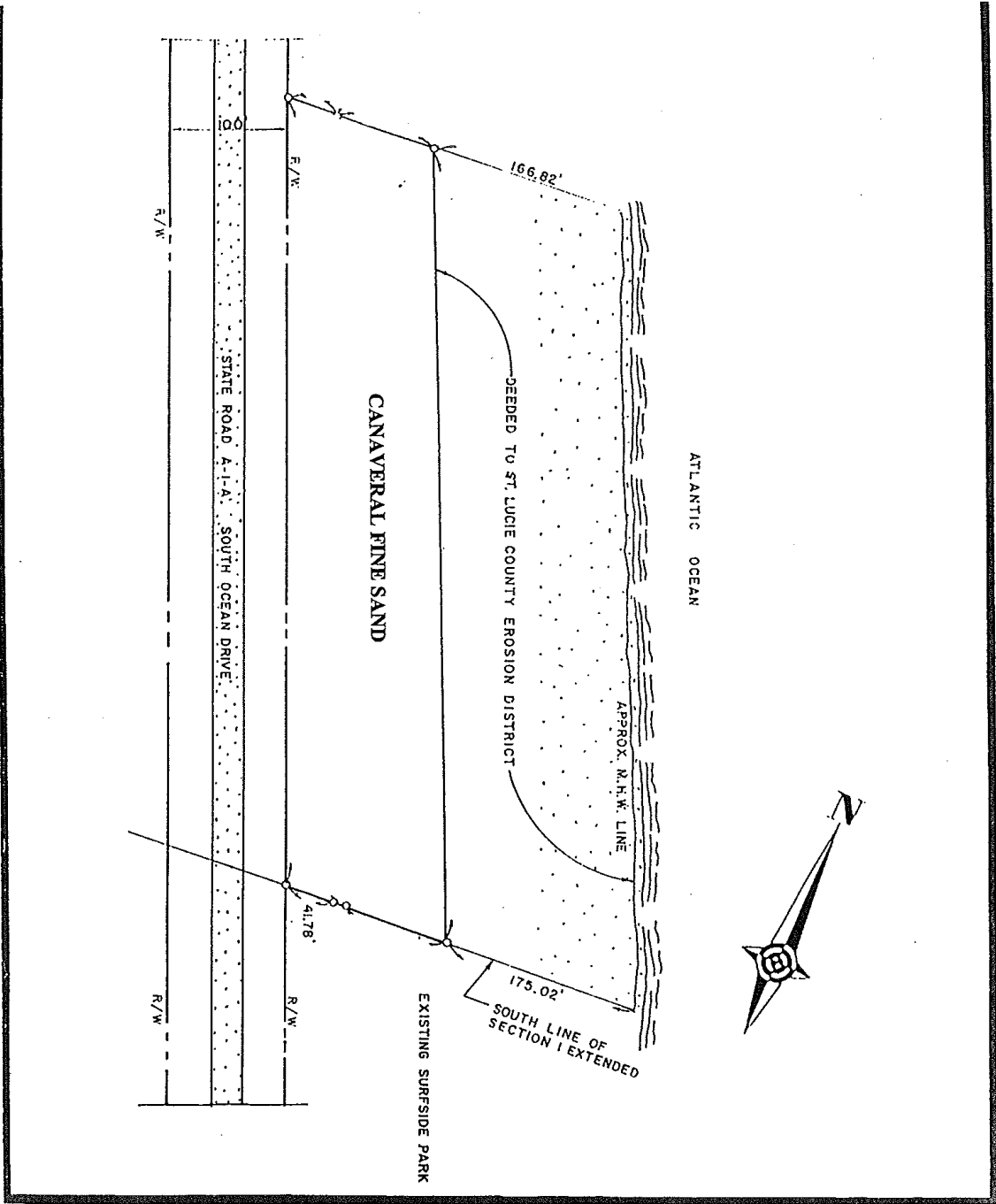
LT – Listed Threatened

S2 – Imperiled statewide because of rarity or because of vulnerability to extinction due to some natural or human factor

S3 - Either very rare and local throughout its range, or found locally in a restricted range, or vulnerable to extinction from other factors

S4 – Apparently secure statewide (may be rare in parts of range).

SOIL TYPE MAP



**LEASES AND SUBLEASES**

LEASE AGREEMENT

SURFSIDE ADDITIONS

Lease No. 3394

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida holds title to certain lands and property for use by the State of Florida for public purposes, and

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida may enter into leases for the use, benefit and possession of public lands for the benefit of the State;

NOW, THEREFORE, this agreement made between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as LESSOR, and the DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, as LESSEE, to provide for the Division of Recreation and Parks to sublease the lands to local government for outdoor recreation and related purposes and to represent the State in matters requiring coordination of local management of the lands.

WITNESSETH:

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenants and agree as follows:

1. The lessor does hereby lease to the lessee the following described lands in the County of St. Lucie, State of Florida, together with the improvements thereon (if applicable), viz:

(Exhibit A - attached)

TO HAVE AND TO HOLD the above described lands for a period of fifty (50) years, for the purpose of subleasing to local government and representing the State in coordination of local management for public outdoor recreation and related purposes, or until termination of the sublease agreement with local government, whichever occurs first.

2. The lessee shall have the right to enter upon said lands for all purposes necessary to the full enjoyment of the rights herein conveyed to it, and shall do all within its power to prevent the unauthorized use of said lands or any use thereof not in conformity with this lease.

3. This Lease Agreement shall terminate at the sole option of the lessor, except as provided in paragraph 4 below, and the lessee shall surrender up the premises to the lessor when and if said premises, including land and improvements, shall cease to be used for public outdoor recreation and related purposes.

4. Upon termination or expiration of the sublease agreement with local government as provided for herein, this Lease Agreement shall terminate and the lessee shall surrender up the premises to the lessor.

5. In the sublease of the property, the lessee herein shall require the sublessee to agree to investigate all claims of every nature at its own expense and to indemnify, protect, defend, hold and save harmless the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of the agreement allowing for its use of the lands, to the extent allowable by law.

6. The lessor warrants that it has the right to lease the hereinafter described lands and property; however, this Lease Agreement does not convey fee simple title.

7. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the subsequent sublessee in any matter pertaining to this agreement, following coordination with the lessee herein.

8. The lessee herein and its sublessee are hereby authorized to grant utility easements which will be necessary to service authorized facilities located within the leased premises. Copies of any such easements granted shall be filed timely with the lessor.

9. This agreement is for the purposes specified herein, and subleases of any nature excepting utility easements incident to authorized facilities (Provision 8), are prohibited, unless previously authorized by the lessor. It is provided, however, that the lessee is authorized to sublease the lands to an appropriate body of local government or public agency for development and management for public outdoor recreation and related purposes.

10. The lessor herein shall require the sublessee directly responsible for the lands to prepare a management plan in accordance with Section 253.034, Florida Statutes, within twelve (12) months of the execution date of a sublease agreement and it shall be submitted, through the lessor, to the Board and Land Management Advisory Committee, when applicable, for approval. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by the lessee and the Board at least every five years. The lessee or its sublessee shall not use or alter the property except as provided for in the approved Management Plan.

11. Upon the sublessee's cessation of occupation of said property, the lessee herein shall require the sublessee to agree to leave all fixed improvements for the use of the lessor and to put no claim upon said fixed improvements; or, at the option of the lessor, the lessee shall require the sublessee to agree to remove any or all improvements on the property at the sublessee's expense.

12. Execution of this agreement in no way affects the lessee's obligations pursuant to Chapter 267, Florida Statutes.

IN TESTIMONY WHEREOF, the lawfully designated agents of the Board of Trustees of the Internal Improvement Trust Fund, has hereunto subscribed his name and has caused the official seal of said Board to be hereunto affixed, in the City of Tallahassee, Florida, on the 16 day of April, A.D., 1985, and the Department of Natural Resources, Division of Recreation and Parks, has duly executed same this 16 day of April, A.D., 1985.

(SEAL)  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

BY: *Edley G. ...*  
\* DIRECTOR, DIVISION OF STATE LANDS  
AGENT FOR THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)  
STATE OF FLORIDA  
DEPARTMENT OF NATURAL RESOURCES

BY: *Edley G. ...*  
EXECUTIVE DIRECTOR  
DEPARTMENT OF NATURAL RESOURCES

This instrument prepared and reviewed by:

*Tracy B...*

Approved as to form and legality by:

*William G. ...*

DEED

626996  
Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:  
BRENNAN, McALLEY,  
HAYSEAR & McALLEY  
Post Office Box 1779  
FORT PIERCE, FLORIDA 33450

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 7th day of October, 1983, Between  
RICHARD W. CONWAY, individually and as Trustee

of the County of Cheshire State of New Hampshire, grantor, and  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF  
THE STATE OF FLORIDA

whose post office address is 3900 Commonwealth Boulevard, Tallahassee, Florida,

of the County of Leon State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of Ten Dollars,  
(\$10.00)

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

That part of the South 1/2 of Government Lot 9, Section 1, Township 35 South, Range 40 East, City of Ft. Pierce, St. Lucie County, Florida lying easterly of State Road A-1-A; LESS AND EXCEPT the land deeded into St. Lucie County Erosion District by deed recorded in O.R. Book 178, Page 1997, public records of St. Lucie County, Florida; AND, that part of FORT PIERCE BEACH SUBDIVISION as per plat thereof recorded in Plat Book 2, Page 6, public records of St. Lucie County, Florida, that lies westerly of the following described line: for a point of reference, commence at the Southeast corner of Section 1, Township 35 South, Range 40 East; thence proceed on an assumed bearing of East along the extended South line of said Section a distance of 89.76 feet to the point of beginning; thence proceed on a bearing of North 20° 27' 40" West a distance of 702.0 feet to a point, said point being on a bearing of South 89° 32' 20" West and a distance of 131.23 feet to the Southwest corner of Block 1, Plat Book 9, Page 26.

Together with all timber rights, water rights, mineral rights, including oil and gas, all development rights and littoral rights and easements.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

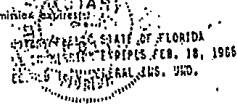
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

*Richard W. Conway* (Seal)  
*Richard W. Conway, individually and as Trustee* (Seal)  
626996 (Seal)  
1983 OCT -7 PM 1:06 (Seal)

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared RICHARD W. CONWAY, individually and as Trustee

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of October, 1983.

My commission expires: *1984*  
*John E. Hayskar* Notary Public



FOR BOOK 413 PAGE 1800