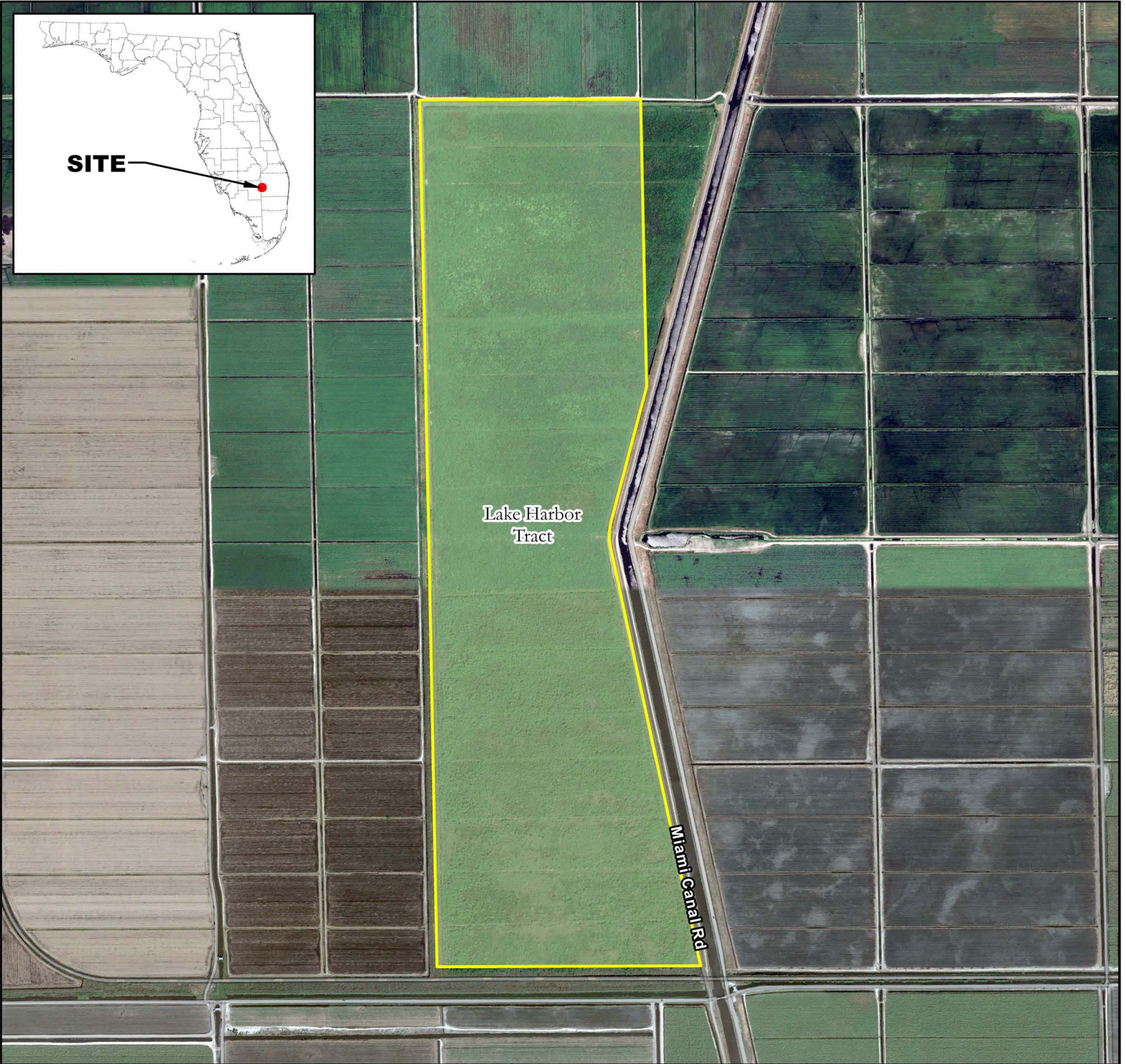


 Subject Parcel  
 State Owned Lands



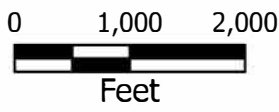
**South Florida Water Management District**  
**Lake Harbor Parcel**  
**Palm Beach County, Florida**



Lake Harbor Tract

Miami Canal Rd

 Subject Parcel  
 State Owned Lands



South Florida Water Management District  
 Lake Harbor Parcel  
 Palm Beach County, Florida

LEGAL DESCRIPTION AND SKETCH OF EASEMENT

That part of the West 1/2 of Section 9, Township 45 South, Range 35 East, lying west of Miami Canal right-of-way; and part of Section 16, Township 45 South, Range 35 East, less the south 200 feet of railroad right-of-way, lying west of the Miami Canal right-of-way, being more specifically described as follows:

BEGINNING at the Northwest corner of said Section 9; thence N89°50'06"E, a distance of 2639.02 feet to the west line of Parcel 3, as recorded in Official Record Book 11851, Page 1601, of the Public Records of Palm Beach County, Florida; thence S01°12'10"E, along said west line, a distance of 3432.73 feet to the west right-of-way line of the Miami Canal (L-24); thence S14°45'13"W, along said right-of-way line, a distance of 1669.45 feet to the point of curvature of a curve with a radius of 655.00 feet, concave to the east; thence southerly along said curve to the left through a central angle of 26°54'17", a distance of 307.57 feet; thence S12°09'04"E, a distance of 5117.32 feet to a point on the north line of a 200 foot right-of-way of the Seaboard Coastline Railroad, as recorded in Official Record Book 8480, Page 683, of the Public Records of Palm Beach County, Florida; thence S89°47'35"W, along said right-of-way line, a distance of 3149.27 feet to the West line of said Section 16; thence N01°06'01"W, along said West line, a distance of 5081.82 feet to the Northwest corner of said section 16; thence N01°11'13"W, along the West line of said Section 9, a distance of 5277.75 feet to the POINT OF BEGINNING.

Containing 26,919,869 square feet or 617.99 acres, more or less.

**Surveyor's Notes:**

1. This is not a survey.
2. Distances shown hereon are the U.S. survey foot and decimals thereof.
3. North and the bearings, coordinates and distances shown hereon are grid and referenced to the 1983 North American Datum (1990 Adjustment), Florida East Zone, said bearings shown hereon are based on the West Right-of-Way line of the Miami Canal (L-24).
4. Unless it bears the original signature and seal of a Florida licensed surveyor and mapper, this drawing, sketch, map, plat or the copies thereof are not valid and are for informational purposes only.
5. This sketch and legal description have been prepared without the review of the title policy or ownership and encumbrance report and it is possible that there are easements or other instruments which could affect the subject property, in particular other easements of record that may be in conflict with the granting of this easement.
6. Neither the sketch nor the description are complete without the other.

**CERTIFICATE OF SURVEYOR:**

I hereby certify that this sketch and legal description meets the Standards of Practice set fourth in Rules 5J-17.050-.053, of the Florida Administrative Code, adopted by the Florida board of professional surveyors and mappers, pursuant to chapter 472.027 of the Florida statutes.

**Thomas E Whidden**

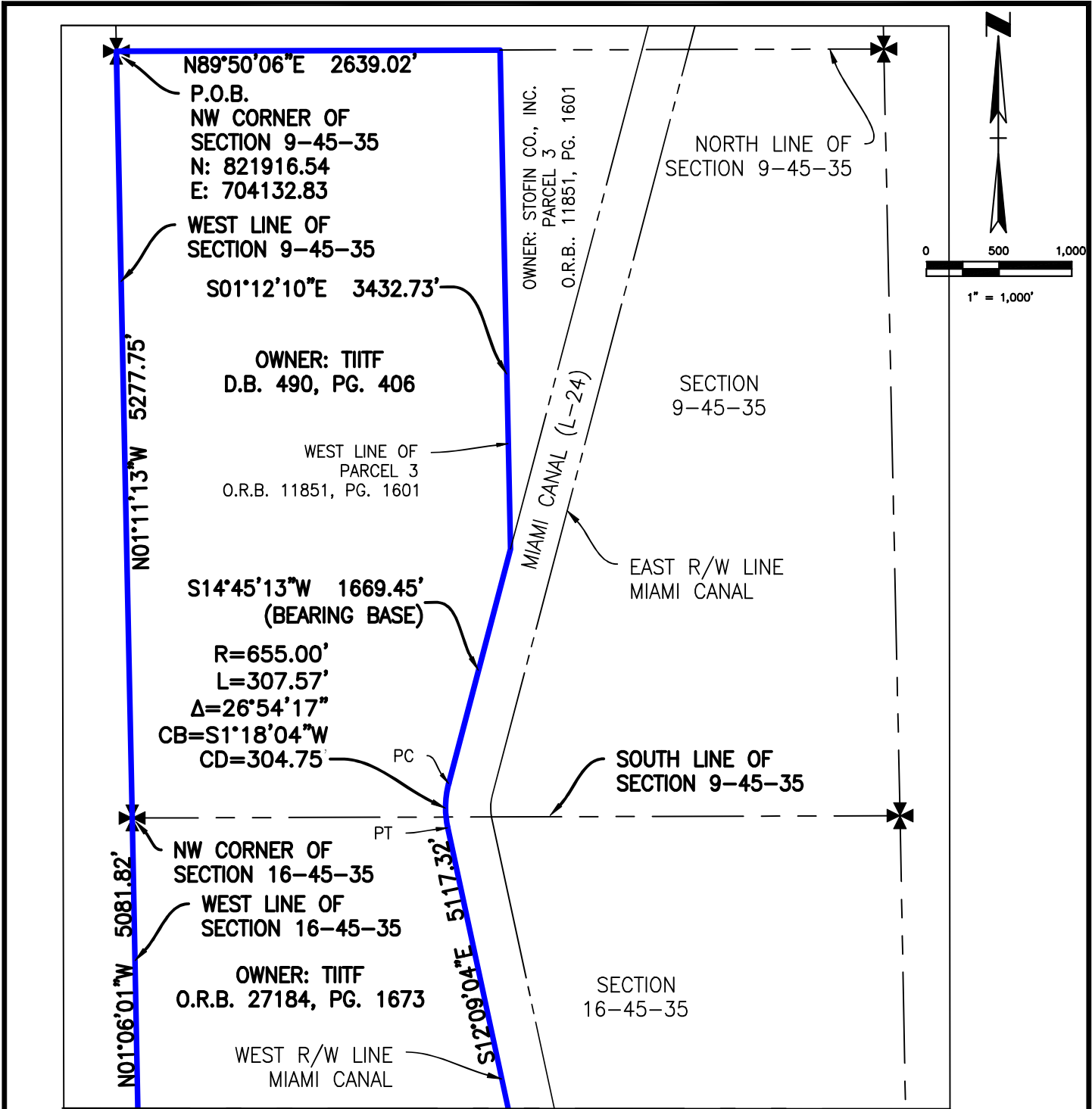
Digitally signed by Thomas E Whidden  
Date: 2023.09.27 10:37:33 -04'00'

Thomas E. Whidden  
Professional Surveyor and Mapper  
Florida Certification Number 6225



Whidden Surveying & Mapping, Inc.  
9200 Belvedere Road, Ste 114  
Royal Palm Beach, FL 33411  
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Licensed Buisness No. 7232

DRAWN DJI	CHECKED TEW	DATE 27SEPT23	SCALE N/A	DRAWING NUMBER 23-1465	SHEET 1 OF 3
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**MATCH LINE**

**ABBREVIATIONS:**

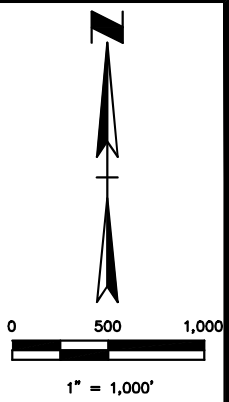
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- N = NORTHING
- E = EASTING
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- SFWM = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- TIIF = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF FLORIDA

**EXHIBIT A**

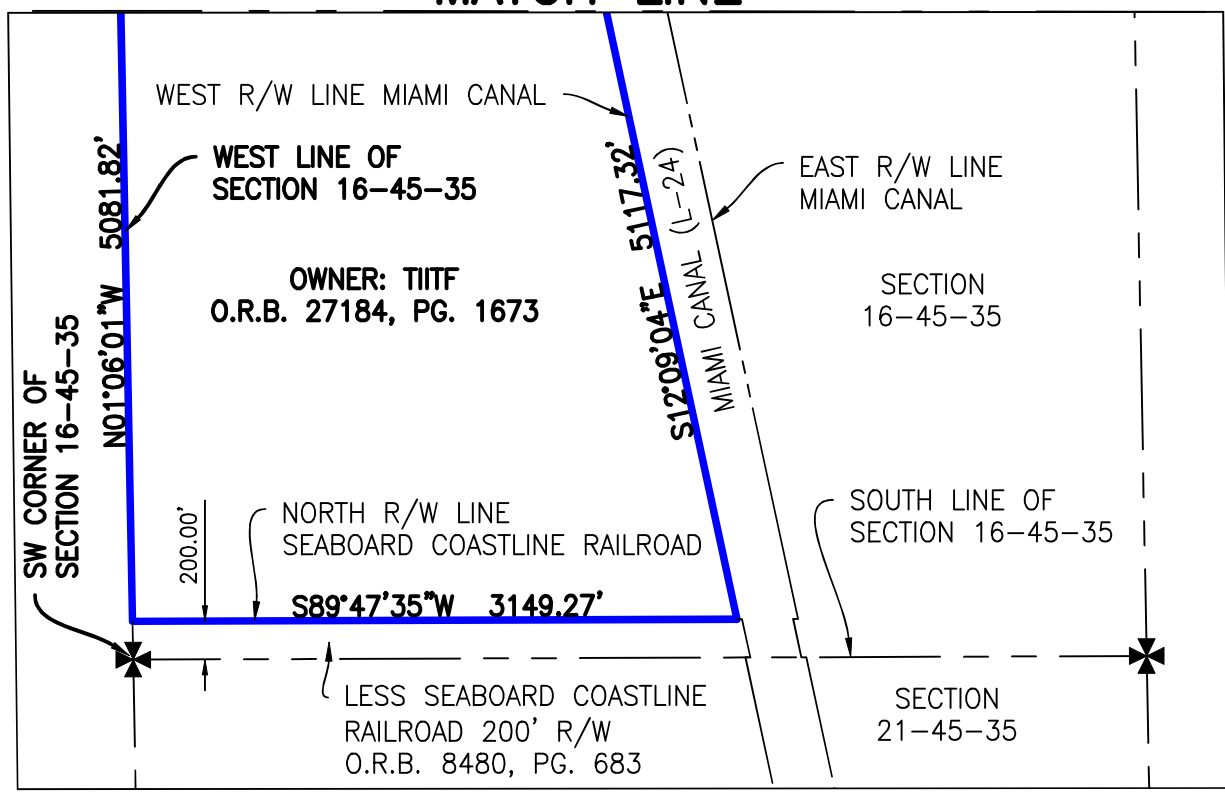


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 Licensed Business No. 7232

<b>DRAWN</b> DJI	<b>CHECKED</b> TEW	<b>DATE</b> 27SEPT23	<b>SCALE</b> 1" = 1,000'	<b>DRAWING NUMBER</b> 23-1465	<b>SHEET</b> 2 OF 3
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# MATCH LINE



**ABBREVIATIONS:**  
 $\Delta$  = DELTA ANGLE  
 CB = CHORD BEARING  
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## EXHIBIT A



Whidden Surveying & Mapping, Inc.  
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DRAWN DJI	CHECKED TEW	DATE 27SEPT23	SCALE 1" = 1,000'	DRAWING NUMBER 23-1465	SHEET 3 OF 3
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# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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May 6, 2024

Brad Richardson, Chief  
Bureau of Public Land Administration  
Division of State Lands  
Florida Department of Environmental Protection  
3800 Commonwealth Blvd., MS 125  
Tallahassee, Florida 32399

**Subject: Conveyance of Lake Harbor Parcel to South Florida Water Management District**

Dear Mr. Richardson:

The South Florida Water Management District (District), as the Non-Federal sponsor for the Comprehensive Everglades Restoration Plan (CERP), respectfully requests the Board of Trustees of the Internal Improvement Trust Fund (TIITF) convey ownership of the 618 +/- acre Lake Harbor Parcel to the District for use in the Central Everglades Planning Project (CEPP) EAA Phase, which was authorized by Congress in accordance with Public Law 114-322 and the Water Resources Development Acts of 2016, 2018, and 2020. In 2017, the Florida Legislature passed Senate Bill 10 in support of the CEPP EAA Phase, which was codified in Chapter 373.4598 of the Florida Statutes.

The CEPP EAA Phase includes a 10,500-acre above ground Reservoir, a 6,500-acre Stormwater Treatment Area (STA), and conveyance improvements to the Miami Canal and North New River Canal, collectively intended to benefit more than 1.5 million acres in the St. Lucie and Caloosahatchee estuaries, Water Conservation Areas 3A and 3B, Everglades National Park, and Florida Bay.

The Miami Canal Conveyance Improvements Project (MCCIP) will be constructed in two (2) phases, totaling 14.6 miles in length. The MCCIP will include canal dredging and embankment reshaping to increase the conveyance capacity of the Miami Canal by 1,000 cubic feet per second. The phase 1 canal work will dredge approximately 6 miles of the canal and is anticipated to generate approximately 1.6-million cubic yards of dredge material. Phase 2 canal work will dredge over 8 miles of the canal and generate approximately 2.5-million cubic yards of dredge material.

Brad Richardson, Chief  
May 6, 2024  
Page 2

The Lake Harbor Parcel has been identified as being necessary for use as a Dredged Material Management Area (DMMA) for MCCCIP. Although significant quantities of material will be utilized within the Miami Canal right of way to construct the levee and levee benches, there simply exists no reasonable alternative capable of storing up to 4.1 Million Cubic Yards (MCY) of surplus material that is anticipated to be generated by the two phases of planned canal improvements. There are no District owned parcels along the MCCIP corridor that are sufficiently sized to handle any meaningful portion of the material anticipated to be generated by the project and the District lacks the funding and condemnation authority to acquire adjacent farmlands. The Lake Harbor Parcel is uniquely positioned adjacent to the western right of way of the Miami Canal, roughly centered on the Miami Canal's inflection point, which also serves as the boundary between phase 1 and phase 2 of the MCCIP.

Pursuant to Chapter 373.4598(4)(c), Florida Statutes, the Legislature directed the Board of Trustees of the Internal Improvement Trust Fund to "provide to the district, through direct acquisition in fee or by a supplemental agreement, any land, the title to which is vested in the board, that the district identifies as necessary to construct the EAA reservoir project."

Chapter 373.4598(2)(i) defines the EAA reservoir project as "the Everglades Agricultural Area storage reservoir, known as *Component G* of CERP". Appendix A-4 of the *Comprehensive Everglades Restoration Plan, April 1999*, describes *Component G* as follows:

"Conveyance capacity of the Miami and North New River Canals between Lake Okeechobee and the storage reservoir(s) is increased to convey additional Lake Okeechobee flood control releases that would have otherwise been discharged to the Caloosahatchee and St. Lucie Estuaries".

The Lake Harbor Parcel can accommodate the stockpile of organic soil to be removed and the dredge spoil basin; has space for the fill-grade material processing, sorting and stockpiles, and a hydraulic dredge storage area, and has adequate room for equipment staging. Access to and from the DMMA site is unimpeded and no additional infrastructure such as bridges or roadways are necessary to utilize the Lake Harbor Parcel.

The Lake Harbor Parcel was historically utilized for sugar cane production. Currently in a fallow state, the parcel is heavily infested with invasive and nuisance vegetation including Brazilian pepper (*S. terebinthifolius*), Carolina willow (*S. caroliniana*), Elephant grass (*P. purpureum*), Torpedo grass (*P. repens*) and Taro (*Colocasia esculenta*).

Brad Richardson, Chief  
May 6, 2024  
Page 3

As currently envisioned the District will fully dedicate use of the Lake Harbor Parcel for both phases of the MCCIP through the period of construction currently estimated to last through May 2027, after which surplus materials would be relocated off-site for use within other nearby Everglades Restoration and/or District Civil Works Projects. Although some surplus material may be allowed to remain for future projects, the District will explore more permanent uses for the site including flood control, water management, conservation, recreation, environmental restoration, water storage, and/or water quality.

In conclusion, the South Florida Water Management District respectfully requests the Board of Trustees of the Internal Improvement Trust Fund consider gifting ownership of the 618 +/- acre Lake Harbor Parcel to the District. Both as a Dredged Material Management Area and in perpetuity, the District is uniquely qualified to ensure that the site will be secure, and that invasive and nuisance vegetation will be managed. The District believes that conveyance of the parcel for the CEPP EAA Phase provides a greater benefit to the public than its retention in state ownership.

Please contact me should you require any additional information or have questions. I can be contacted at (561) 682-2246 or via email at [rpalmer@sfwmd.gov](mailto:rpalmer@sfwmd.gov) .

Sincerely,



Ray Palmer, Chief  
Real Estate Bureau  
Ecosystem Restoration Division

RP/maz