

# Pal-Mar

Partnerships and Regional Incentives  
Palm Beach and Martin Counties

<i>Year Added to Priority List</i>	<i>1992</i>
<i>Project Acres</i>	<i>35,603</i>
<i>Acquired Acres</i>	<i>28,563</i>
<i>Remaining Project Acres</i>	<i>7,040</i>
<i>2025 Assessed Value of Remaining Acres</i>	<i>\$55,582,714</i>

## Purpose for State Acquisition

The Pal-Mar project will protect one of the largest, high-quality natural areas left in southeast Florida that was once a transition zone between uplands dominated by pine flatwoods and the sawgrass marshes of the Everglades. This project will ensure habitat for rare and imperiled species and protect the Loxahatchee River (a federally designated National Wild and Scenic River). Additionally, the project will provide critical connectivity between the J.W. Corbett Wildlife Management Area, Jonathan Dickinson State Park and other public conservation lands and supply outdoor recreational opportunities to the public in this fast-growing region.

## General Description

The Pal-Mar project is within 100 miles of the three most populous counties in the state and includes some of the highest quality, most intact pine flatwoods in southern Florida. The project also protects an ecotone between these flatwoods and the treeless Everglades. The project includes high-quality examples of basin marsh, depression marsh, wet prairie, dome swamp, and mesic and wet flatwoods (all with exceptional ground-cover diversity). The project provides habitat for at least eight federally endangered or threatened animals including the Everglade snail kite (*Rostrhamus sociabilis plumbeus*), red-cockaded woodpecker (*Picoides borealis*) and wood stork (*Mycteria americana*). The project area includes Pine Glades Natural Area and Hungryland Wildlife and Environmental Area and is contiguous with J.W. Corbett Wildlife Management Area, the private Pratt-Whitney Preserve and Cypress Creek conservation lands (owned by the South Florida Water Management District (SFWMD), Martin County and Palm Beach County); Pal-Mar also includes a mile-wide connector to Jonathan Dickinson State Park and a segment of the historic Jupiter-Indiantown Road. Urbanization is rapidly impacting the surrounding public conservation lands.

---



Florida Natural Areas Inventory (FNAI) Element Occurrence Summary

<u>FNAI Elements</u>	<u>Score</u>
Snail kite	G5/S2
Florida sandhill crane	G5T2/S2
Round-tailed muskrat	G2/S2
<i>Many-flowered grass-pink*</i>	G3/S2S3
<i>Piedmont jointgrass*</i>	G3/S3
Wood stork	G4/S2
Bachman's sparrow	G3/S3
<i>Celestial lily*</i>	G3/S3
<i>Meadow jointvetch*</i>	G4T3/S3
<i>Banded wild-pine*</i>	G5/S3
Glossy ibis	G5/S3
Limpkin	G5/S3
<i>*Plant species are in italics</i>	

Public Use

Most of this project has been designated for use as a wildlife management and environmental area. Plans are for the easternmost portion of the project area to be added to Jonathan Dickinson State Park. Public uses allowed within the wildlife and environmental area include hunting, fishing, hiking, bicycling, horseback riding, environmental education and nature appreciation. The project area south of Indiantown Road is part of the Pine Glades Natural Area which is managed by Palm Beach County. Public use permitted within Pine Glades Natural Area includes hiking, fishing, canoeing, environmental education and nature appreciation.

Acquisition Planning

Phase I of this project consisted of approximately five larger ownerships, including tracts adjacent to J.W. Corbett Wildlife Management Area, Federal Deposit Insurance Corporation (acquired by SFWMD and Martin County), MacArthur (acquired by Palm Beach County), Pal-Mar Water Control District (acquired), Lara (acquired by Palm Beach County) and Florida National Bank. The MacArthur lands north of Indiantown Road were sold to the state by Palm Beach County. Phase II consists of subdivided areas and a corridor to Jonathan Dickinson State Park.

**1992**

In 1992, the MacArthur Settlement Agreement (100 acres) in the Pine Glades Natural Area (6,646 acres total; 5,992 acres within the project boundary) is recorded.

**1994**

On July 20, 1994, the Land Acquisition Advisory Council added 1,992 acres to the project boundary.





## **1999**

On March 30, 1999, the MacArthur Tract (6,844 acres) and WCI Tract (399.05 acres of outparcels) are acquired in the Pine Glades Natural Area (6,646 acres total; 5,992 acres within the project boundary).

On October 21, 1999, the Land Acquisition and Management Advisory Council added 1,280 acres to the project boundary as essential parcels.

There is very little property remaining to acquire in the Palm Beach County side of the project. Martin County and SFWMD have acquired most of the property on the Martin County side of the project.

## **2003**

On January 9, 2003, the RG Reserve Mitigation Bank (638 acres) was issued.

On February 25, 2003, SFWMD established Phase I (168 acres) of a conservation easement on the RG Reserve Mitigation Bank.

## **2007**

In July 2007, SFWMD acquired a 427-acre parcel from Indiantown Realty Partners LP. The parcel is part of the John C. and Mariana Jones/Hungryland Wildlife and Environmental Area.

## **2011**

On December 9, 2011, the Acquisition and Restoration Council (ARC) placed this project in the Partnerships and Regional Incentives category of Florida Forever.

## **2019**

On March 27, 2019, SFWMD established Phase II (470 acres) of a conservation easement on the RG Reserve Mitigation Bank.

On November 18, 2019, the RG Reserve Mitigation Bank was withdrawn.

## **2025**

In February 2025, ARC approved the removal of approximately 168 acres from the project boundary that were deemed unsuitable for state acquisition.

### Coordination

SFWMD, Palm Beach County and Martin County are acquisition partners in this project. Most of the larger ownerships have been acquired. Palm Beach County has acquired several smaller parcels, totaling 223.63 acres, that are located north of Indiantown Road.





## Management Policy Statement

The primary goals of management of the Pal-Mar Florida Forever project are to: conserve and protect lands that contain native, relatively unaltered species representing a natural area unique to, or scarce within, a region of this state or a larger geographic area; conserve and protect significant habitat for native, rare and/or imperiled species; conserve, protect, manage or restore important ecosystems, landscapes and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources; and provide areas, including recreational trails, for natural resource-based recreation.

## Manager(s)

The Florida Fish and Wildlife Conservation Commission (FWC) manages west of I-95 and north of Indiantown Road (John C. and Mariana Jones/Hungryland Wildlife and Environmental Area). The Florida Department of Environmental Protection's Division of Recreation and Parks (DRP) manages east of I-95. Palm Beach County manages south of Indiantown Road.

## Management Prospectus

### **Qualifications for State designation**

Preventing isolation of natural lands is important in enabling genetic interchange among plant and animal populations. This project is a large natural area connecting the J.W. Corbett Wildlife Management Area on the west with SFWMD/Palm Beach County Cypress Creek lands and Jonathan Dickinson State Park on the east. The size, quality of wildlife resources and location next to J.W. Corbett Wildlife Management Area qualify it as a wildlife management area. The part that lies south of Indiantown Road is part of Palm Beach County's Pine Glades Natural Area. The portion of the project east of I-95 is adjacent to Jonathan Dickinson State Park and is a logical addition.

### **Conditions Affecting Intensity of Management**

For the project area west of I-95 and north of Indiantown Road, no known conditions would result in the need for intensive management. The land could be managed as a normal component of the wildlife management area system. The portion of the project east of I-95 will be added to Jonathan Dickinson State Park, which is a high-need management area. The portion of the project south of Indiantown Road is being managed by Palm Beach County (who also completed a multi-year restoration program within this portion of the project).

### **Management Implementation, Public Access, Site Security and Protection of Infrastructure**

Initial management of the area west of I-95 involved posting and otherwise securing the tract against trespassing and vandalism, preparing roads and other infrastructure for public





recreation, performing resource inventories and initiating the planning process. Subsequent resource and recreation management have occurred since the portion of the project north of Indiantown Road has been added to the existing John C. and Mariana Jones /Hungryland Wildlife and Environmental Area. Management activities (after acquisition of the eastern part) were concentrated on site security, natural and cultural resource protection, and the development of a long-term plan for public use and resource management. Most of the remaining lands to be acquired would represent an addition to J.W. Corbett Wildlife Management Area or John C. and Mariana Jones/Hungryland Wildlife and Environmental Area.

**Revenue-generating Potential**

Revenue potential for the western part (excluding the lands owned by Palm Beach County) would be moderate-to-low since it does not contain significant upland (timber) resources. However, some revenue could be generated from recreational use (over and above licenses and permits sold by FWC) if the Legislature could approve user fees for non-consumptive recreational activities. The eastern part will be added to Jonathan Dickinson State Park. No significant revenue is expected to be generated by these lands on their own.

**Cooperators in Management Activities**

Palm Beach County manages the property south of Indiantown Road called the Pine Glades Natural Area.

**Management Cost Summary**

<u>Florida Fish and Wildlife Commission</u>	<u>Startup</u>	<u>Recurring</u>
Source of Funds	Conservation and Recreational Lands (CARL) Program	CARL
Salary	\$45,000	\$100,000
OPS	\$5,000	\$5,000
Expense	\$30,000	\$65,000
OCO	\$30,000	\$15,000
FCO	\$0	\$40,000
TOTAL	\$110,000	\$225,000

*Source: Management Prospectus as originally submitted*



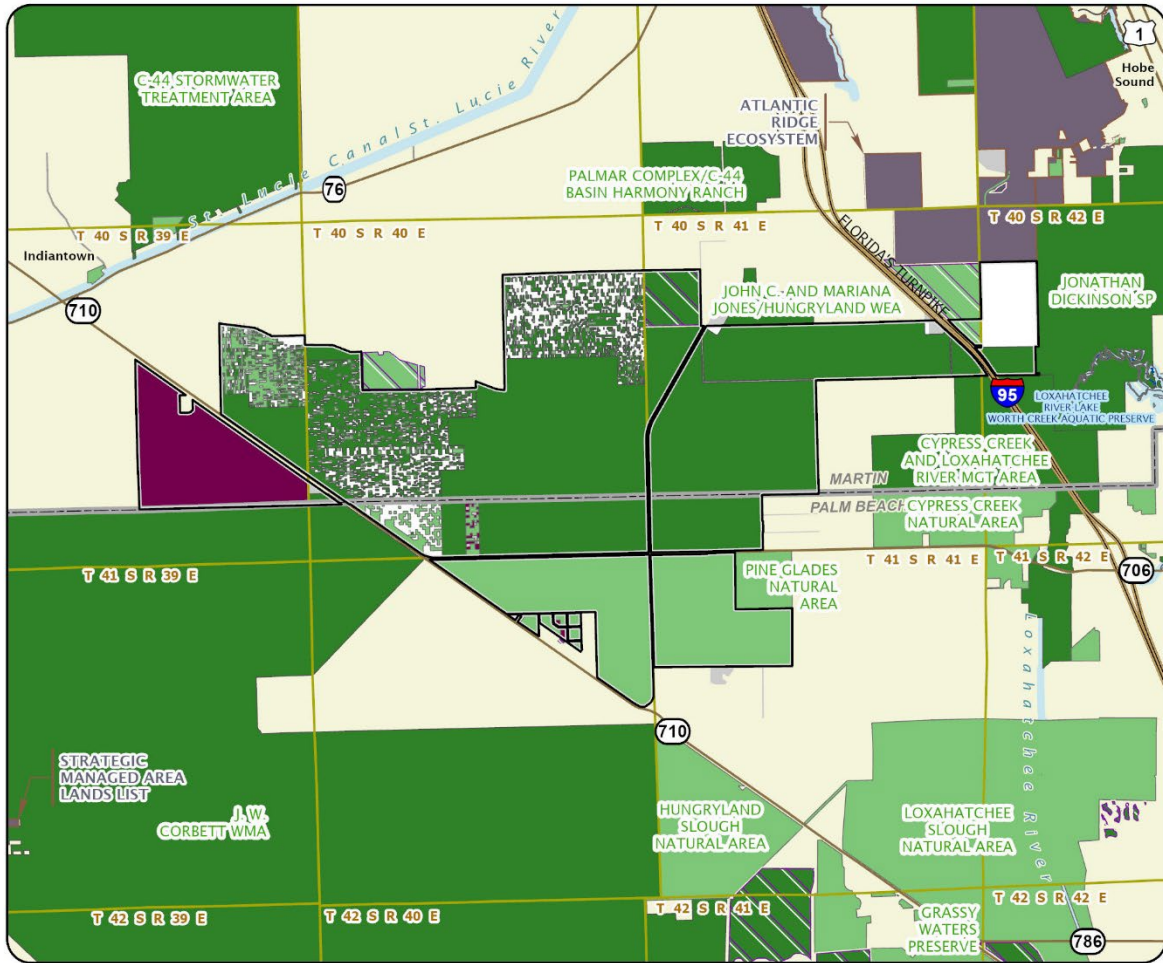


### Management Cost Summary

<u>DRP</u>	<u>Startup</u>	<u>Recurring</u>
Source of Funds	CARL	CARL
Salary	\$0	\$0
OPS	\$12,000	\$12,000
Expense	\$0	\$0
OCO	\$20,000	\$1,000
FCO	\$60,000	\$5,000
TOTAL	\$92,000	\$18,000

*Source: Management Prospectus as originally submitted*





### PAL-MAR

#### MARTIN AND PALM BEACH COUNTIES

