

# A Management Plan for the Tequesta Field Laboratory

2018 - 2028



Martin County, Florida

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**Florida Fish and Wildlife Conservation Commission**  
620 South Meridian Street  
Tallahassee, Florida 32399-1600



## Florida Department of Environmental Protection

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March 30, 2018

Mr. Thomas Houston  
Florida Fish and Wildlife Conservation Commission  
620 South Meridian Street  
Tallahassee, FL 32399-1600

**RE: Tequesta Field Lab - Lease No. 3601**

Dear Mr. Houston:

The Division of State Lands, Office of Environmental Services, acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, hereby approves the **Tequesta Field Lab** management plan. The next management plan update is due March 30, 2028.

Pursuant to s. 253.034(5)(a), F.S., each management plan is required to "describe both short-term and long-term management goals, and include measurable objectives to achieve those goals. Short-term goals shall be achievable within a 2-year planning period, and long-term goals shall be achievable within a 10-year planning period." Upon completion of short-term goals, please submit a signed letter identifying categories, goals, and results with attached methodology to the Division of State Lands, Office of Environmental Services.

Pursuant to s. 259.032(8)(g), F.S., by July 1 of each year, each governmental agency and each private entity designated to manage lands shall report to the Secretary of Environmental Protection, via the Division of State Lands, on the progress of funding, staffing, and resource management of every project for which the agency or entity is responsible.

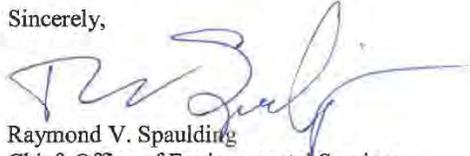
Pursuant to s. 259.036(2), F.S., management areas that exceed 1,000 acres in size, shall be scheduled for a land management review at least every 5 years.

Pursuant to s. 259.032, F.S., and Chapter 18-2.021, F.A.C., management plans for areas less than 160 acres may be handled in accordance with the negative response process. This process requires small management plans and management plan amendments be submitted to the Division of State Lands for review, and the Acquisition and Restoration

Council (ARC) for public notification. The Division of State Lands will approve these plans or plan amendments submitted for review through delegated authority unless three or more ARC members request the division place the item on a future council meeting agenda for review. To create better efficiency, improve customer service, and assist members of the ARC, the Division of State Lands will notice negative response items on Thursdays except for weeks that have State or Federal holidays that fall on Thursday or Friday. The Division of State Lands will contact you on the appropriate Friday to inform you if the item is approved via delegated authority or if it will be placed on a future ARC agenda by request of the ARC members.

Approval of this land management plan does not waive the authority or jurisdiction of any governmental entity that may have an interest in this project. Implementation of any upland activities proposed by this management plan may require a permit or other authorization from federal and state agencies having regulatory jurisdiction over those particular activities. Pursuant to the conditions of your lease, please forward copies of all permits to this office upon issuance.

Sincerely,



Raymond V. Spaulding  
Chief, Office of Environmental Services  
Division of State Lands  
Department of Environmental Protection

**A Management Plan  
for the  
Tequesta Field Laboratory**

Martin County, Florida

Owned by the Board of Trustees of the Internal Improvement Trust Fund  
Managed by the Florida Fish and Wildlife Conservation Commission



February 2018

Approved \_\_\_\_\_

A handwritten signature in black ink, appearing to be "G. McRae", written over a horizontal line.

Gil McRae  
Director, Fish and Wildlife Research Institute



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# **1 Introduction and General Information**

The Florida Fish and Wildlife Conservation Commission's (FWC) Tequesta Field Laboratory (TFL) serves an important function for FWC staff as they carry out the agency's mission. This 1.75-acre facility in southeastern Martin County contains offices, meeting space, wet and dry research labs, and equipment storage space. The TFL is managed by the FWC's Fish and Wildlife Research Institute (FWRI). However, staff from multiple divisions of the FWC use the facility, as do staff from other agencies.

## **1.1 Management Plan Purpose**

This Management Plan serves as the basic statement of policy and direction for the management of TFL. It provides information including the past usage, conservation acquisition history, and descriptions of the natural and historical resources found on TFL. Furthermore, it identifies FWC's future management intent, goals and associated short and long-term objectives, as well as identifying challenges and solutions. This Management Plan has been developed to guide each aspect of TFL's resource and operational management for the next ten years.

This Management Plan is submitted for review to the Acquisition and Restoration Council (ARC) acting on behalf of the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) of the State of Florida through the Florida Department of Environmental Protection's Division of State Lands (DSL), in compliance with paragraph seven of Lease No. 3601 (Appendix 10.1) and pursuant to Chapters 253 and 259, Florida Statutes (FS), and Chapters 18-2 and 18-4, Florida Administrative Code (FAC). Format and content were drafted in accordance with ARC requirements for management plans and the model plan outline provided by the staff of DSL. Terms (Appendix 10.2) used in this Management Plan describing management activities and associated measurable goals and objectives conform to those developed for the Land Management Uniform Accounting Council Biennial Land Management Operational Report.

### **1.1.1 FWC Planning Philosophy**

The FWC's planning philosophy includes engaging area, regional, and division agency staff, as well as other FWC staff expertise, in developing this Management Plan, thereby facilitating area biologist and manager "ownership" of the Management Plan, and thus the development of meaningful management intent language, goals with associated measurable objectives, timelines for completion, and the identification of challenges and solution strategies for inclusion in the TFL Management Plan (Sections 4 – 6).

Furthermore, the FWC maintains transparency and accountability throughout the development and implementation of this Management Plan. A "living document" concept, which is accomplished by reporting on the objectives, management activities, and projects accomplished, thereby ensuring agency accountability through time. Also, in an effort to

remain adaptive for the duration of this Management Plan, continuous input and feedback will be collected from the FWC staff, stakeholders, user groups, and other interested parties and individuals. As needed, amendments to this Management Plan will be presented to the DSL and the ARC for review and consideration.

## **1.2 Location**

The TFL is located at 19100 Southeast Federal Highway in Tequesta, Florida (Figure 1), about 20 miles north of Downtown West Palm Beach. The property is bounded by U.S. Highway 1 to the east and County Line Road to the south (Figure 2). TFL is in Township 40S, Range 43E, Section 19 (Figure 3).

## **1.3 Acquisition**

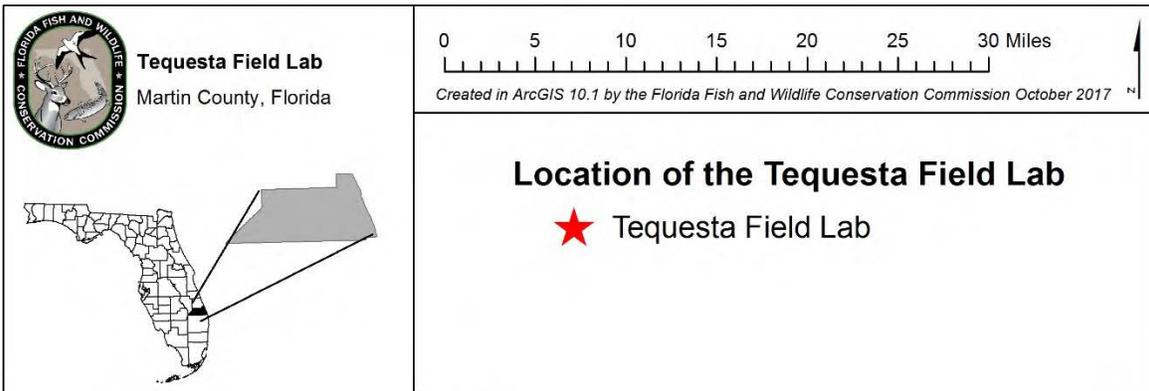
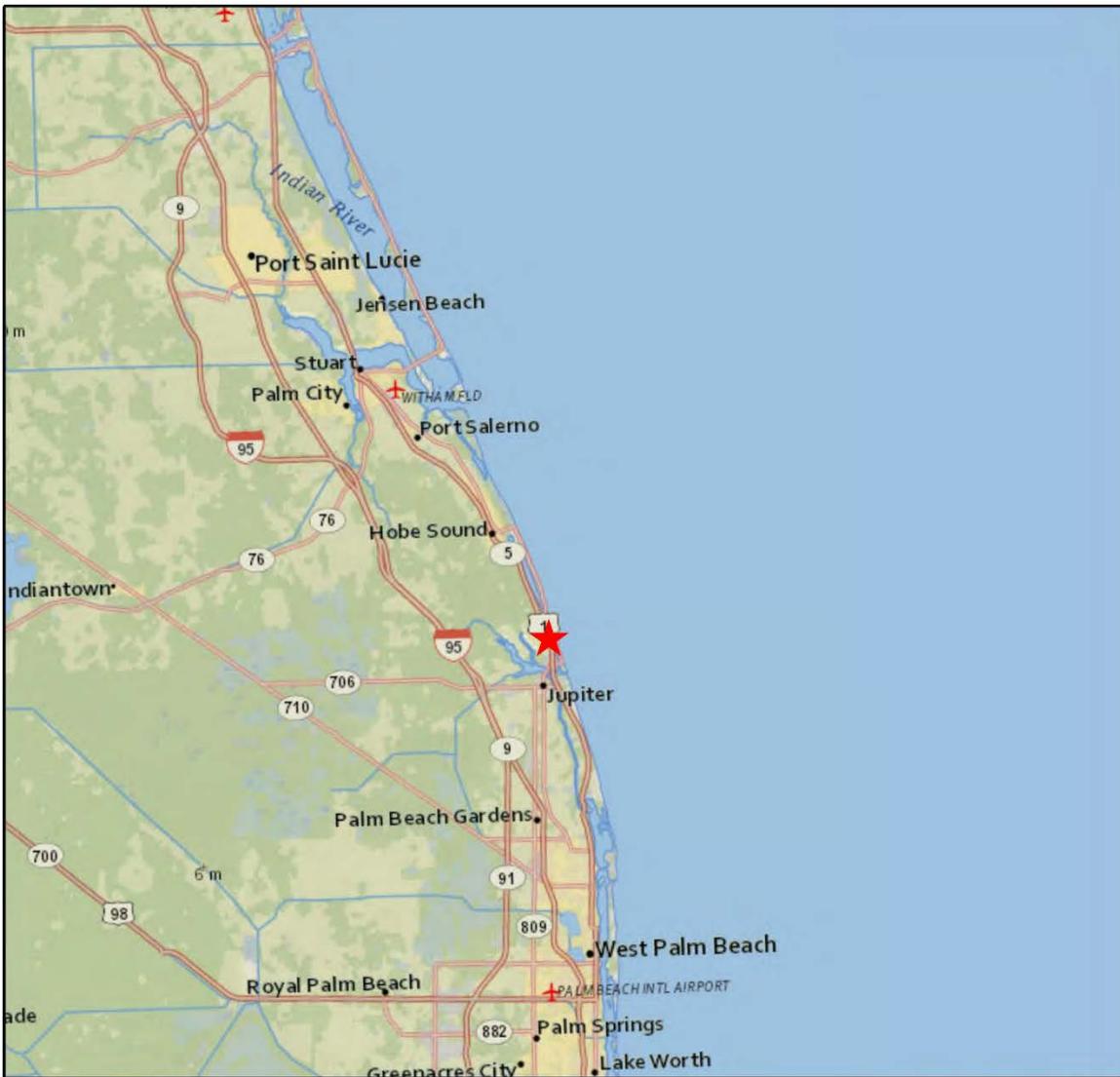
The TFL was acquired by the State of Florida in the early 1980s. The Board of Trustees issued Lease Number 3601 to the Florida Department of Natural Resources in 1989. The area was acquired for use by the division of Law Enforcement and the Division of Marine Resources. By the early 1990s, the Florida Marine Research Institute was the exclusive operator of the TFL. After the Department of Natural Resources and the Fish and Game Commission were reorganized into today's DEP and FWC, the Florida Marine Research Institute became FWC's FWRI. DEP transferred Lease Number 3601 to FWC in 2010.

## **1.4 Management Authority**

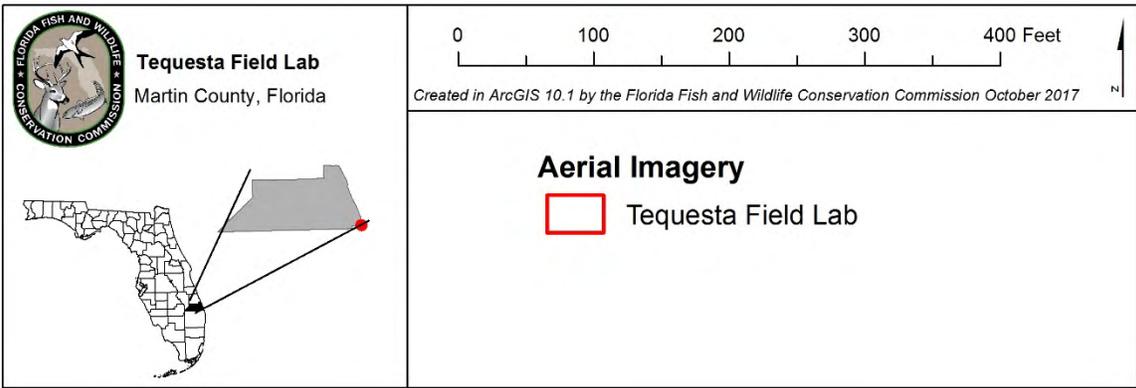
The FWC is the designated lead managing agency for TFL under the authority granted by Lease Number 3601 from the Board of Trustees agent, DSL. Further management authority derives from Article IV, Section 9 of the Florida Constitution as well as the guidance and directives of Chapters 253, 259, 327, 370, 373, 375, 378, 379, 403, 487, 597, and 870 and of the Florida Statutes. These constitutional provisions and laws provide FWC the authority to protect, conserve, and manage the State's fish and wildlife resources.

## **1.5 Management Directives**

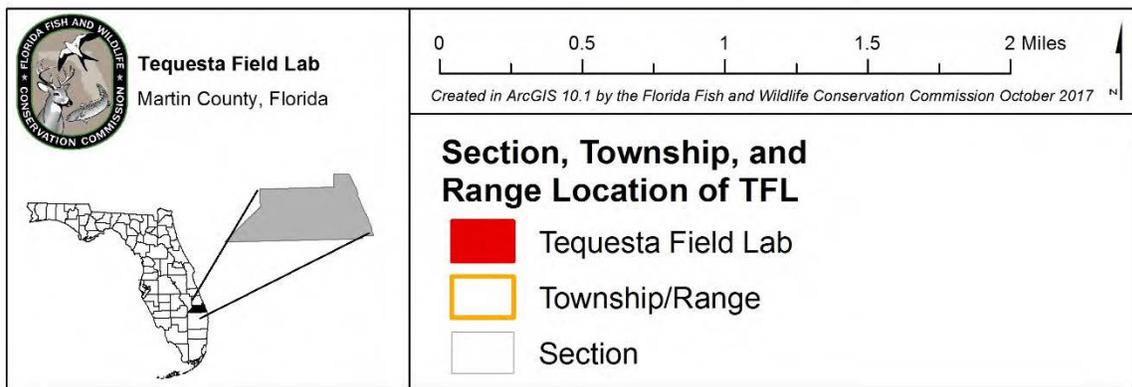
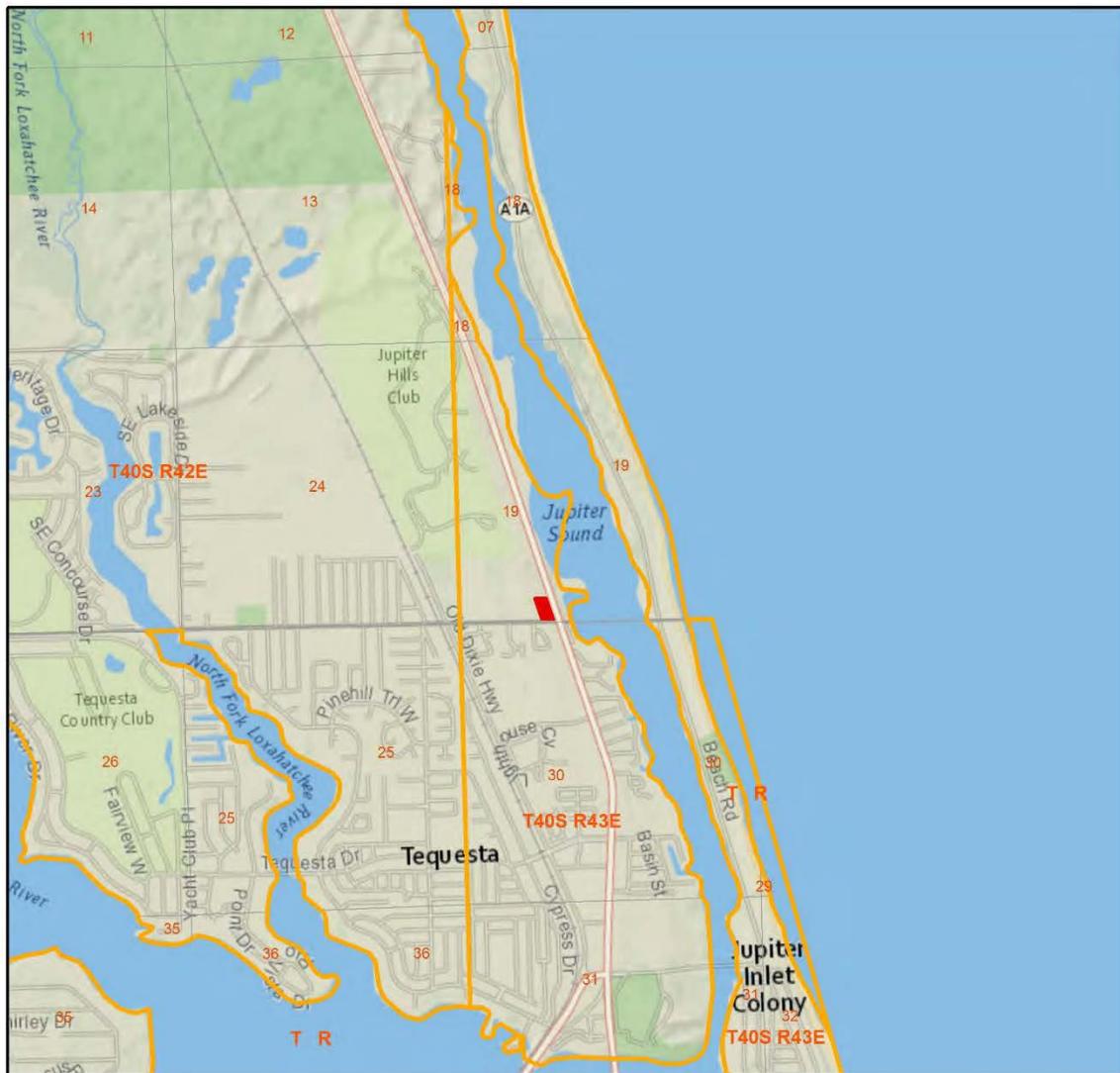
The 50-year Board of Trustees' Lease Agreement Number 3601 with FWC directs FWC to "manage the leased premises for the use and benefit of the [Fish and Wildlife Resource Institute] and the Division of Law Enforcement, along with other related uses as designated in the Management Plan...." The lease agreement further directs FWC to "implement applicable Best Management Practices for all activities under this lease in compliance with paragraph 18-2.018(2)(h), FAC, which have been selected, developed, or approved by lessor, lessee, or other land managing agencies for the protection and enhancement of the leased premises."



**Figure 1: General Location of the TFL**



**Figure 2: TFL Aerial Imagery**



**Figure 3: Section, Township, and Range Location of the TFL**

## **1.6 Title Interest and Encumbrances**

As State-owned lands, title to TFL is vested in the Board of Trustees (Governor and Cabinet). In April 1989, DSL, as staff to the Board of Trustees, entered into Lease Agreement Number 3601, a 50-year lease agreement, granting FWC management authority for TFL. There are no known encumbrances to the property.

## **1.7 Proximity to Other Public Conservation Lands**

There are 46 conservation areas located within 10 miles of TFL (Table 1, Figure 4). These conservation areas are managed by a number of entities including FWC, DEP, the South Florida Water Management District (SFWMD), Martin County, and Palm Beach County. Additionally, there are three Florida Forever projects within 15 miles of TFL (Table 2).

The established conservation lands within a 15-mile radius of TFL include lands managed by public and private entities that contribute to the conservation of natural and cultural resources within this region of Florida. Most of the conservation lands within the vicinity of TFL are owned in full-fee by a public entity. However, some of these areas fall within a less-than-fee ownership classification where the land is owned by a private landowner while a public agency or not-for-profit organization holds a conservation easement and monitoring responsibility for the land. Other areas are simply owned by the private landowner, while public agencies or not-for-profit organizations manage the land.

## **1.8 Adjacent Land Uses**

As listed in the Martin County Comprehensive Land Use Plan, the TFL parcel is currently designated for state offices. The parcel to the west of TFL is zoned for utilities, the parcel to the north is zoned for golf courses, and the parcel across U.S. 1 is zoned as commercial. A marina operates on that parcel. The land across County Line Road from TFL is zoned as commercial and contains a gas station and convenience store.

The U.S. Census Bureau estimates that there were 158,701 people living in Martin County in 2016, and 1,443,810 people living in Palm Beach County. The University of Florida's Bureau of Economic and Business Research estimates that 169,749 people will be living in Martin County by 2030, and 1,619,094 people will be living in Palm Beach County.

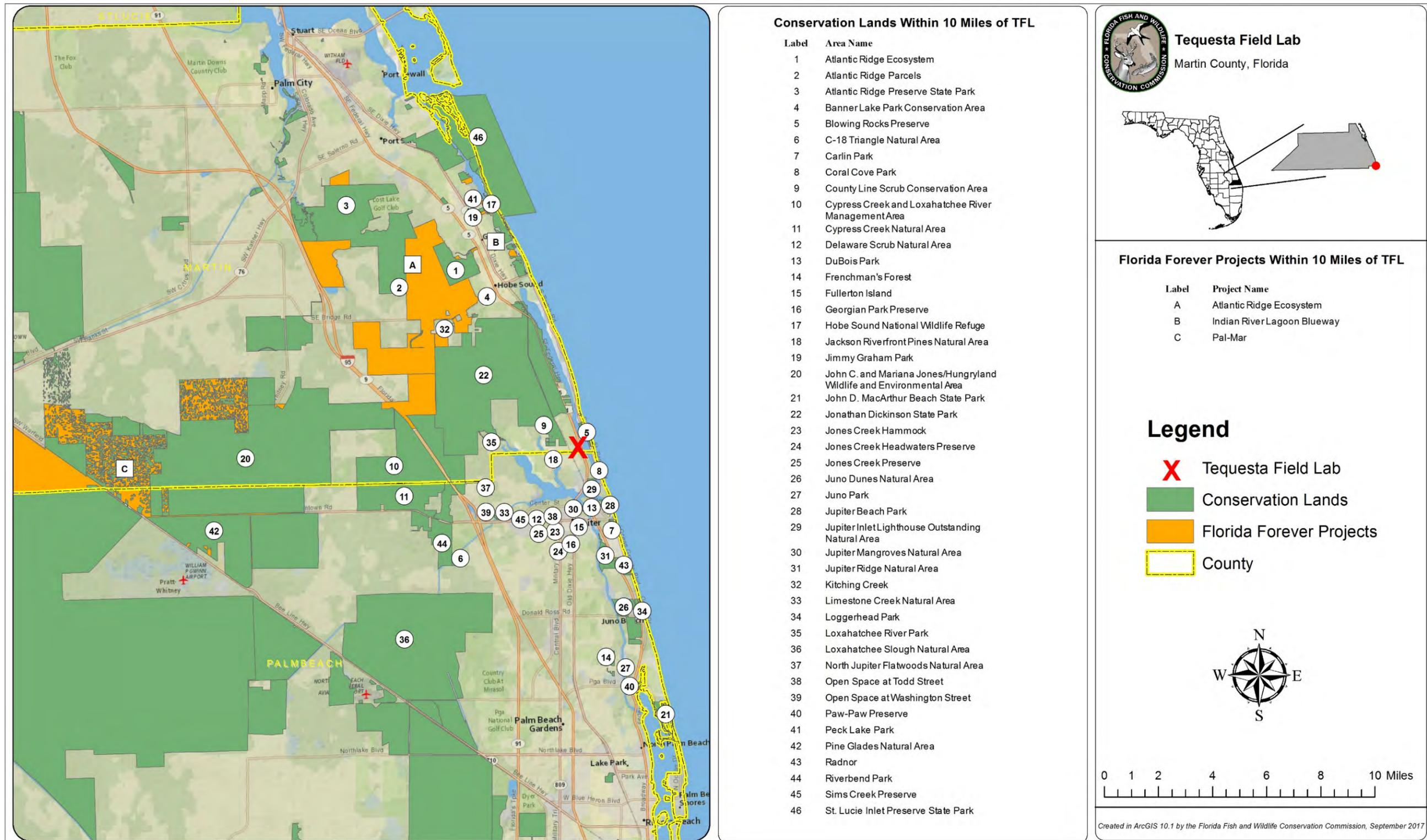


Figure 4: Nearby Conservation Lands and Florida Forever Projects



**Table 1: Conservation Lands Within 10 Miles of TFL**

<b>Federal Government</b>	<b>Managing Agency</b>
Hobe Sound National Wildlife Refuge	USFWS
Jupiter Inlet Lighthouse Outstanding Natural Area	BLM
<b>State of Florida</b>	<b>Managing Agency</b>
Atlantic Ridge Preserve State Park	DEP - DRS
John C. and Mariana Jones/Hungryland WEA	FWC
John D. MacArthur Beach State Park	DEP - DRS
Jonathan Dickinson State Park	DEP - DRS
St. Lucie Inlet Preserve State Park	DEP - DRS
<b>County and Local Government</b>	<b>Managing Agency</b>
Atlantic Ridge Parcels	Martin County
Banner Lake Park Conservation Area	Martin County
C-18 Triangle Natural Area	Palm Beach County
Carlin Park	Palm Beach County
Coral Cove Park	Palm Beach County
County Line Scrub Conservation Area	Martin County
Cypress Creek Natural Area	Palm Beach County
Delaware Scrub Natural Area	Palm Beach County
DuBois Park	Palm Beach County
Frenchman's Forest	Palm Beach County
Fullerton Island	Town of Jupiter
Georgian Park Preserve	Town of Jupiter
Jackson Riverfront Pines Natural Area	Palm Beach County
Jimmy Graham Park	Martin County
Jones Creek Hammock	Town of Jupiter
Jones Creek Headwaters Preserve	Town of Jupiter
Jones Creek Preserve	Town of Jupiter
Juno Dunes Natural Area	Palm Beach County
Juno Park	Palm Beach County
Jupiter Beach Park	Palm Beach County
Jupiter Mangroves Natural Area	Palm Beach County
Jupiter Ridge Natural Area	Palm Beach County
Kitching Creek	Martin County
Limestone Creek Natural Area	Palm Beach County
Loggerhead Park	Palm Beach County
Loxahatchee River Park	Martin County

**Table 1: Conservation Lands Within 10 Miles of TFL**

Loxahatchee Slough Natural Area	Palm Beach County
North Jupiter Flatwoods Natural Area	Palm Beach County
Open Space at Todd Street	Town of Jupiter
Open Space at Washington Street	Town of Jupiter
Paw-Paw Preserve	Palm Beach County
Peck Lake Park	Martin County
Pine Glades Natural Area	Palm Beach County
Radnor	Palm Beach County
Riverbend Park	Palm Beach County
Sims Creek Preserve	Town of Jupiter
<b>Water Management District</b>	<b>Managing Agency</b>
Atlantic Ridge Ecosystem	SFWMD
Cypress Creek and Loxahatchee River Management Area	SFWMD
<b>Other Conservation Lands</b>	<b>Managing Agency</b>
Blowing Rocks Preserve	The Nature Conservancy

**Table 2: Florida Forever Projects Within 10 Miles of TFL**

<b>Project Name</b>	<b>Remaining Acres</b>
Atlantic Ridge Ecosystem	7,927
Indian River Lagoon Blueway	19,566
Pal-Mar	8,997

## **2 Natural and Historical Resources**

### **2.1 Physiography**

The TFL is located within the Eastern Valley Physiographic Province. The Eastern Valley extends along eastern Florida from southern Palm Beach County all the way to Jacksonville.

#### **2.1.1 Climate**

The climate of Martin County, like most of peninsular Florida, is humid and subtropical. Between October and May, cold fronts regularly sweep through the state which keeps conditions dry, particularly over the peninsula. In winters where an El Niño climate cycle exists, rainfall increases while temperatures are cooler statewide. There is a defined rainy season from June through September, which are also the months with the greatest likelihood of tropical cyclone landfall in Florida. Easterly winds off the warm waters of the Gulf Stream running through the Florida Straits keep temperatures moderate across the peninsula year-round.

The average annual maximum temperature in Juno Beach, Florida, which is located about six miles southeast of TFL, is 91°F. The average minimum annual temperature is 57°F. Historically, the lowest average temperatures have occurred in January and the highest average temperatures have occurred in July and August. Annually, Juno Beach experiences an average total rainfall of 65 inches, with roughly half of that total rain falling from June through September.

#### **2.1.2 Topography**

The topography of coastal areas in southeastern Florida has been heavily altered by development. Nonetheless, coastal dunes and ridges still dot the region. These features are not present at TFL. TFL features a gentle rise, from approximately 15 feet above mean sea level in the southeast corner of the parcel to approximately 30 feet mean sea level in the northwest corner.

#### **2.1.3 Soils**

The United States Department of Agriculture's Natural Resources Conservation Service (NRCS) data were used to identify the TFL's soil types and soil depth to water table. One soil type, a blend of Paola and St. Lucie sands with 0 to eight percent slopes, is found at TFL as shown in Figure 5. Analysis of the depth to water table for soils units occurring within the TFL are also provided in Figure 6.

The Paola series consists of excessively drained deep sandy soils on nearly level to moderately steep uplands. In a representative profile, the surface layer is dark gray sand three inches thick, and the subsurface layer is light gray sand 22 inches thick. It is underlain by yellowish-brown and light yellowish-brown sand to 80 inches or more. They formed in thick deposits of marine sand.

The St. Lucie series consists of excessively drained deep sandy soils on nearly level to strongly sloping dune-like ridges. In a representative profile, the surface layer is gray sand about three inches thick. Next is 57 inches of light gray sand and then white sand to depths greater than 80 inches. These soils formed in marine or eolian sand.

#### **2.1.4 Geologic Conditions**

The Anastasia Formation, named by Sellards (1912), is composed of interbedded sands and coquinaoid limestones. The most recognized facies of the Anastasia sediments are an orangish brown, unindurated to moderately indurated, coquina of whole and fragmented mollusk shells in a matrix of sand often cemented by sparry calcite. Sands occur as light gray to tan and orangish brown, unconsolidated to moderately indurated, unfossiliferous to very fossiliferous beds. The Anastasia Formation generally is recognized near the coast but extends inland as much as 20 miles in St. Lucie and Martin Counties.

## **2.2 Vegetation**

All 1.8 acres of TFL have been improved. There are no natural communities remaining on the area. Vegetation on the area are maintained by mowing and other landscaping operations.

### **2.2.1 Forest Resources**

There are no substantial timber resources on the TFL. As a result, the FWC has determined that a professional forest assessment for the TFL is unnecessary. The FWC will cooperate with the Florida Forest Service (FFS) or a qualified professional forestry consultant regarding any forest management activities should they become necessary or appropriate.

## **2.3 Fish and Wildlife Resources**

All 1.8-acres of TFL have been improved. There are no fish or wildlife habitat, and no fish or wildlife resources occur on the area.

### **2.3.1 Integrated Wildlife Habitat Ranking System**

The FWC has developed the Integrated Wildlife Habitat Ranking System (IWHRS) as a Geographic Information Systems (GIS)-based assessment tool that incorporates a wide variety of land cover and wildlife species data. The IWHRS evaluates the Florida landscape based upon the habitat needs of wildlife as a way to identify ecologically significant lands in the state, and to assess the potential impacts of management and land-use changes. The IWHRS was developed to provide technical assistance to various local, regional, state, and federal agencies, and entities interested in wildlife needs and conservation in order to: (1) determine ways to avoid or minimize project impacts by evaluating alternative placements, alignments, and transportation corridors during early planning stages, (2) assess direct, secondary, and cumulative impacts to habitat and wildlife resources, and (3) identify appropriate parcels for public land acquisition for wetland and upland habitat mitigation

purposes. The IWHRS (2009) indicates that TFL has a low mean wildlife value of 1.2 (Figure 7).

### **2.3.2 Imperiled Species**

For the purposes of this Management Plan, the term “Imperiled Species” refers to plant and animal species that are designated as Endangered, Threatened, or a Species of Special Concern by FWC, or that are designated as Endangered or Threatened by the U.S. Fish and Wildlife Service. This designation is also commonly known as “listed species.”

At its November 2016 Commission meeting, FWC approved Florida’s Imperiled Species Management Plan (<http://myfwc.com/wildlifehabitats/imperiled/plan/>), which included changes to the listing status for many wildlife species. Subsequent rule changes (68A-27.003 and 68A-27.005 FAC) reflecting changes came into effect in January 2017. All federally listed species that occur in Florida are included in Florida’s Endangered and Threatened Species list (<http://myfwc.com/media/1515251/threatened-endangered-species.pdf>) as federally-designated Endangered or federally-designated Threatened. Species that are not federally listed, but which have been identified by FWC as being at some level of risk of extinction, are listed as state-designated Threatened. Additionally, FWC continues to maintain a separate Species of Special Concern category. This category was reviewed as part of Florida’s Imperiled Species Management Plan, with the majority of the species previously contained within the category either being removed from Florida’s Endangered and Threatened Species list due to conservation success, or had their status changed to state-designated Threatened.

FWC has not documented any imperiled species at the TFL. As described above, there are not any natural communities at TFL. Thus, there is no habitat available at TFL for wildlife, including imperiled species.

## **2.4 Native Landscapes**

As described above, all of TFL has been improved and does not contain native landscapes.

## **2.5 Water Resources**

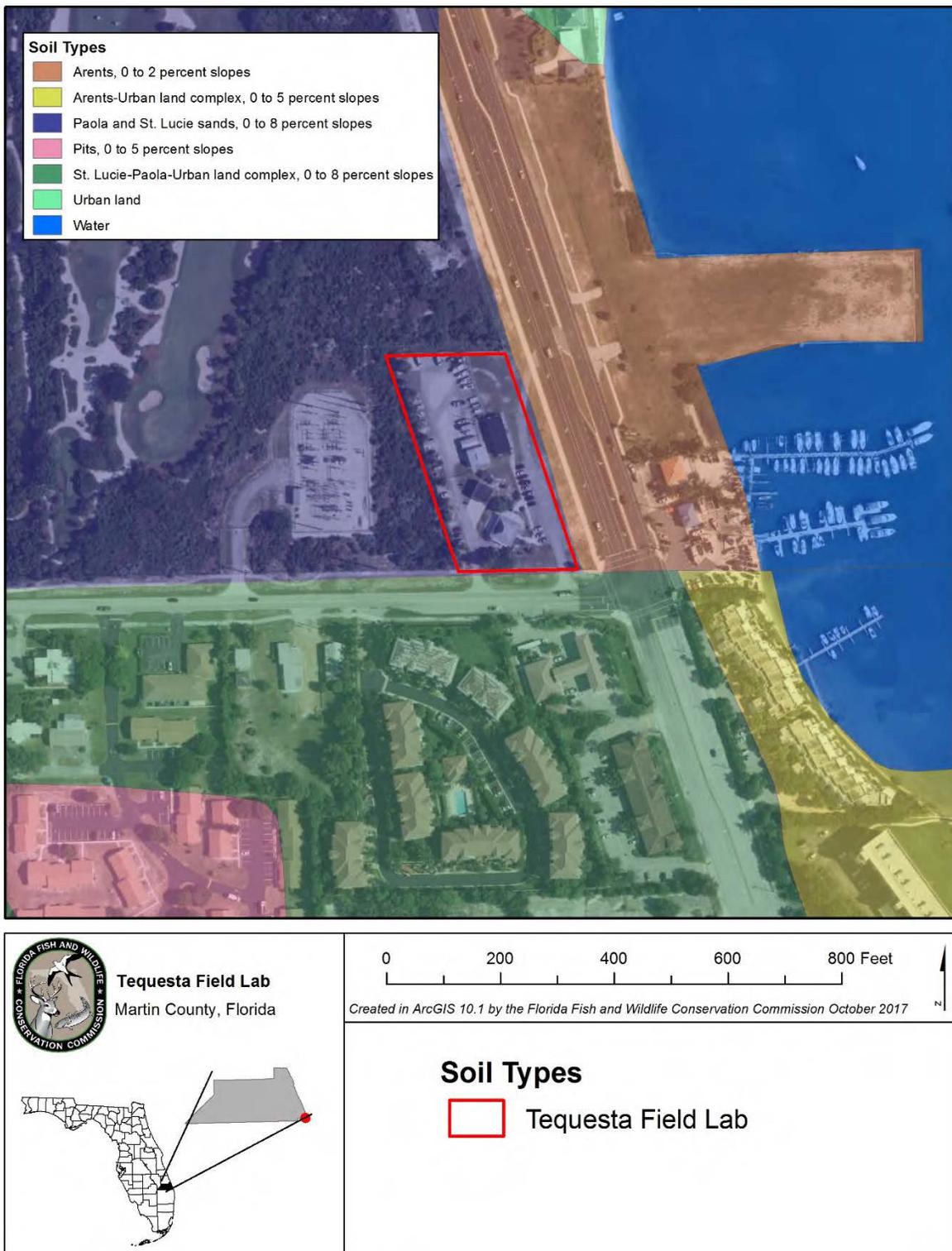
All surface waters of the State are classified by DEP according to designated uses as described in Chapter 62-302.44 FAC. The TFL does not contain any Outstanding Florida Waters or any other surface waters. The TFL is located within the Jonathan Dickinson drainage basin, and runoff from the site drains to the Indian River.

## **2.6 Beaches and Dunes**

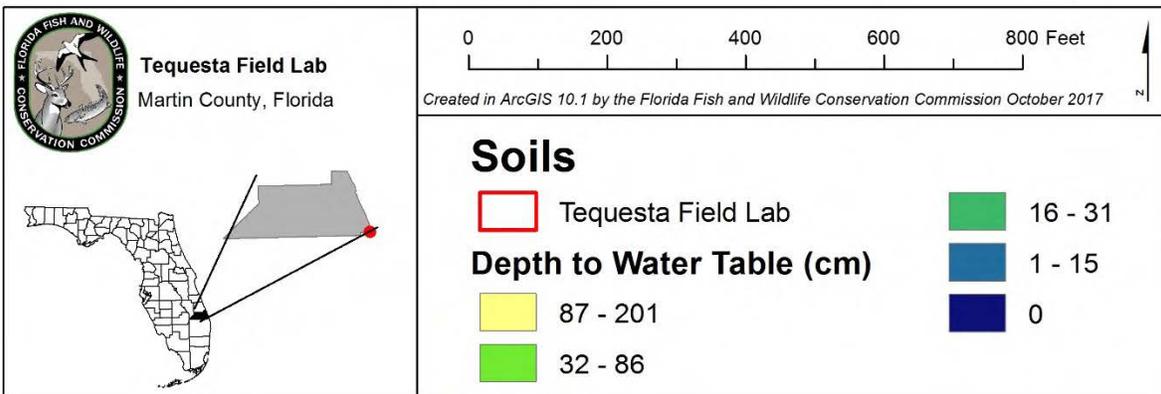
There are no beach or dune resources at TFL.

## **2.7 Mineral Resources**

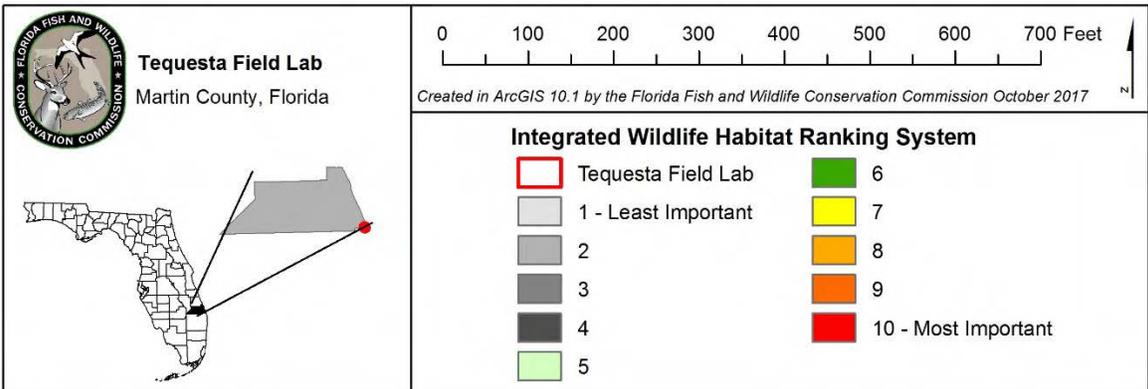
There are no known commercially viable mineral deposits at TFL.



**Figure 5: TFL Soils**



**Figure 6: Soil Depth to Water Table**



**Figure 7: Integrated Wildlife Habitat Ranking System**

## **2.8 Historical Resources**

Currently, no historical resources have been identified at TFL according to the Florida Department of State's Division of Historical Resources (DHR) Master Site File. The DHR observations and recorded site files are divided into five categories: archaeological sites, resource groups, historic structures, historic bridges, and historic cemeteries. It should be noted that within a one-mile radius of TFL, one archaeological site (MT01278), three historic structures (PB01766, PB06181, PB06200), and five resource groups (PB12192, MT01577, MT01450, PB12102, PB13330), are recorded in the site file.

## **2.9 Scenic Resources**

As described above, there are no natural communities found at TFL. However, the area offers a scenic view of the Indian River

# **3 Uses of the Property**

## **3.1 Previous Use and Development**

Prior to being acquired by the state, the parcel that now houses the TFL was home to a welcome center for Palm Beach County. The welcome center provided free orange juice to motorists entering the county along U.S. 1 in the years preceding the construction of Interstate 95. As described in Section 1.3, the parcel served as a law enforcement office before becoming the Tequesta Field Lab.

## **3.2 Current Use of the Property**

The TFL is managed to support FWC's mission by providing staff with office, meeting, and research space. A wide range of operational and resource management actions are conducted at TFL each year including activities such as imperiled species management, monitoring and protection; facilities and infrastructure maintenance and repair; conservation stewardship activities; and research related activities. Due to the proximity of population centers in Martin and Palm Beach counties, public use can be expected to increase as public awareness of opportunities increases.

### **3.2.1 Visitation and Economic Benefits**

The TFL is a field laboratory, and therefore visitation and public use is limited. Further revenue generating potential of the TFL will depend upon future uses described in this Management Plan. Additional revenue from environmental lands such as the TFL might include sales of various permits and recreational user fees and ecotourism activities, if such projects could be feasibly developed.

## **3.3 Single- or Multiple-use Management**

The TFL will be managed under the single-use concept as a field laboratory. TFL will provide fish and wildlife resource based research opportunities. Any natural and historical

resources of TFL will be managed under the guidance of ARC, the Conceptual State Lands Management Plan, and as outlined in the original purposes for acquisition.

### 3.3.1 Analysis of Multiple-use Potential

The following actions or activities have been considered under the multiple-use concept as possible uses to be allowed on TFL. Uses classified as “Approved” are considered to be in accordance with the purposes for acquisition, as well as with the Conceptual State Lands Management Plan, and with the FWC agency mission, goals and objectives as expressed in the Agency Strategic Plan (Appendix 10.3). Uses classified as "Conditional" indicate that the use may be acceptable but will be allowed only if approved through a process other than the management plan development and approval process (e.g., special-use permitting, managed-area regulation and rule development). Uses classified as “Rejected” are not considered to be in accordance with the original purpose of acquisition or one or more of the various forms of guidance available for planning and management. It should be noted that the TFL’s location, small size, and lack of natural communities may limit the feasibility of conducting the activities listed here, even those listed as “approved”:

	<u>Approved</u>	<u>Conditional</u>	<u>Rejected</u>
Apiaries		✓	
Astronomy	✓		
Bicycling	✓		
Cattle grazing			✓
Citrus or other agriculture			✓
Ecosystem services and maintenance	✓		
Ecotourism		✓	
Environmental Education	✓		
First-responder training		✓	
Fishing		✓	
Geocaching		✓	
Hiking	✓		
Horseback riding		✓	
Hunting		✓	
Linear facilities			✓
Military training		✓	
Preservation of historical resources	✓		
Primitive camping		✓	
Protection of imperiled species	✓		
Off-road vehicle use			✓
Shooting sports park		✓	

	<u>Approved</u>	<u>Conditional</u>	<u>Rejected</u>
Soil and water conservation	✓		
Timber harvest		✓	
Wildlife observation	✓		

### **3.3.2 Incompatible Uses and Linear Facilities**

Consideration of incompatible uses and linear facilities on TFL are made in accordance with the requirements of Section 253.034(10) FS, and other applicable Florida constitution, statute, rule, and policy requirements, as well as other provisions governing applications for proposed incompatible uses or linear facilities on state-owned conservation lands. Upon approval and implementation of this management plan, any proposed future uses that have been classified herein as Rejected, or other proposed future uses that are determined to be incompatible with the purposes of acquisition or other management authorizations and guidance, will be forwarded for review and approval consideration to the DEP-DSL, the ARC and the Board of Trustees prior to any incompatible use or linear facility being authorized on the TFL.

### **3.3.3 Assessment of Impact of Planned Uses of the Property**

To communicate FWC’s planned uses and activities, specific management intentions, long- and short-term goals and with associated objectives, identified challenges, and solution strategies have been developed for TFL (Sections 4 – 6). A detailed assessment of the benefits and potential impacts of planned uses and activities on natural and historical resources was an integral part of the development of the management activities and intent, goals, objectives, challenges, and strategies sections of this Management Plan.

### **3.4 Acreage Recommended for Potential Surplus Review**

On conservation lands where FWC is the lead manager, FWC evaluates and identifies recommended areas for a potential surplus designation by DSL, ARC, and the Board of Trustees. This evaluation consists of GIS modeling and analysis, aerial photography interpretation, analysis of fish and wildlife resources, a review of resource and operational management needs, and a review of public access and recreational use of the area. Also, FWC considers recommendations for surplus lands as they relate to Florida’s “No Net Loss of Hunting Lands” legislation (Ch. 379.3001 F.S.), as well as surplus restrictions for lands acquired through the Federal Aid in Wildlife Restoration Act (Pittman-Robertson) or through other federal grant programs.

The evaluation of TFL by FWC has determined that all portions of the area are being managed and operated for the original purposes of acquisition, and remain integral to the continued conservation of important fish and wildlife resources. Therefore, no portion of the TFL is recommended for potential surplus review.

## **4 Management Activities and Intent**

The following section provides a description of agency plans to locate, identify, protect, preserve or otherwise use natural resources and nonrenewable historical resources. In general, the FWC management intent for TFL is to aid in sustaining ecological processes and biological diversity in Florida, especially fish and wildlife resources. The FWC will utilize the best available data, guidelines, natural resource management practices, and recreational management practices to achieve this outcome in accordance with the original purposes for acquisition. Furthermore, as noted earlier, the management activities described in this section are in compliance with those of the Conceptual State Lands Management Plan.

### **4.1 Land Management Review**

Pursuant to Chapter 259.036, FS, the DEP-DSL is required to “cause periodic management reviews to be conducted” on Board of Trustees conservation lands to determine if they “are being managed for the purposes for which they were acquired and are in accordance with a land management plan adopted pursuant to s. 249.032.” However, TFL is exempt from this statute due to its small size.

### **4.2 Habitat Restoration and Improvement**

#### **4.2.1 Prescribed Fire and Fire Management**

Currently, there are no fire adapted communities at TFL.

#### **4.2.2 Habitat Restoration**

Due to the limited size the TFL, there are currently no habitat restoration activities occurring on the area. However, there are periodic exotic treatments that are implemented on the TFL, which are further described in Section 4.5.

### **4.3 Fish and Wildlife Management, Imperiled and Focal Species Habitat Maintenance, Enhancement, Restoration, or Population Restoration**

Imperiled species are not present at TFL due to the lack of natural communities on the area.

### **4.4 Exotic and Invasive Species Maintenance and Control**

The FWC will continue efforts to control the establishment and spread of Florida Exotic Pest Plant Council (FLEPPC) Category I or II plants on TFL. Control technologies may include mechanical, chemical, biological, and other appropriate treatments. Treatments utilizing herbicides will comply with instructions found on the herbicide label and employ the Best Management Practices for their application.

A few exotic and invasive plant species are known to occur on the TFL, including Brazilian pepper. Exotic and invasive plant species have been identified as occurring at varying densities on approximately one acre of the TFL. However, the FWC's methodology for determining the number of acres "infested" with invasive exotic plants only represents a cumulative acreage, and does not reflect the degree of the invasive exotic occurrence. The degree of infestation among areas identified with invasive exotic plant occurrences often varies substantially by species, level of disturbance, environmental conditions, and the status of ongoing eradication and control efforts. The FWC will continue to focus treatments on areas identified as having invasive exotic plant occurrences, as well as treating any new occurrences as they are identified through continued monitoring.

Currently, maintenance and control of invasive exotic plant species continues to be a management challenge at TFL. During the previous 10-year planning period, FWC continued to implement exotic and invasive species control and maintenance activities on the area. These included exotic plant species treatments on a total of one acre within areas classified as infested, resulting in an overall 100% of TFL currently being in a maintenance condition. No portion of TFL remains classified in an infested condition, but continued periodic treatments may be necessary. Ongoing exotic plant species objectives and challenges for TFL are further detailed in Sections 5 and 6 below.

## **4.5 Public Access and Recreational Opportunities**

### **4.5.1 Americans with Disabilities Act**

When public facilities are developed on areas managed by FWC, every effort is made to comply with the Americans with Disabilities Act (Public Law 101-336). As new facilities are developed, the universal access requirements of this law are followed in all cases except where the law allows reasonable exceptions. Recreation facilities in semi-primitive or primitive zones will be planned to be universally accessible to the degree possible except as allowed by the ADA<sup>4</sup> where:

1. Compliance will cause harm to historical resources, or significant natural features and their characteristics.
2. Compliance will substantially alter the nature of the setting and therefore the purpose of the facility.
3. Compliance would not be feasible due to terrain or prevailing construction practices.
4. Compliance would require construction methods or materials prohibited by federal or state statutes, or local regulations.

#### **4.5.2 Wildlife Viewing**

Wildlife viewing opportunities are limited at TFL due to its small size and the lack of natural communities on the area.

#### **4.5.3 Hunting**

Due to its small size and the lack of natural communities on the area, there is no hunting at TFL.

#### **4.5.4 Fishing**

As described in Section 2.5, there are no waterbodies on TFL.

#### **4.5.5 Trails**

TFL does not contain any hiking, biking, or equestrian trails.

#### **4.5.6 Camping**

Camping is prohibited at TFL.

#### **4.5.7 Geocaching**

Geocaching, also known as Global Positioning System (GPS) Stash Hunt and GeoStash, is a contemporary combination of orienteering and scavenger hunting generally utilizing a GPS receiver unit. Geocache websites routinely promote good stewardship. However, the potential exists for resource damage, user conflicts, or safety issues caused by inappropriately placed caches and/or links that do not provide adequate information about the area.

It is the policy of the FWC to allow placement of geocaches only in those locations that do not present the potential for resource damage, user conflicts, or threats to the safety of the activity participants. The placement of geocaches on FWC-managed lands is governed by specific guidelines. These guidelines may be found on the following FWC website: [http://myfwc.com/media/1074886/FWC Geocache Guidelines.pdf](http://myfwc.com/media/1074886/FWC_Geocache_Guidelines.pdf).

#### **4.5.8 Environmental Education**

There are currently no public outreach or educational programs at TFL. However, interpretive materials are distributed to the public upon request.

The FWC will continue to implement public access, recreational, and educational opportunities on TFL as appropriate and feasible.

### **4.6 Hydrological Preservation and Restoration**

The TFL does not contain any surface or natural bodies of water, however the FWC will continue to work with the SFWMD and DEP on monitoring groundwater resources and water quality. The FWC will also continue to utilize data from ground water monitoring wells and surface water monitoring locations near TFL.

## **4.7 Historical Resources**

Procedures outlined by DHR will be followed to preserve any historical sites that may be found at TFL. The FWC will consult with DHR in an attempt to locate any additional historical features on the area. In addition, FWC will ensure management staff has DHR Archaeological Resources Monitoring training. The FWC will refer to and follow DHR's Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties for management of these resources, and prior to any facility development or other ground disturbing activities. Furthermore, as appropriate and necessary, FWC will contact professionals from DHR for assistance prior to any ground-disturbing activity on TFL.

To date, the DHR Master Site File indicates no known historic sites on TFL. The FWC will submit subsequently located historic sites on TFL to DHR for inclusion in their Master Site File.

## **4.8 Capital Facilities and Infrastructure**

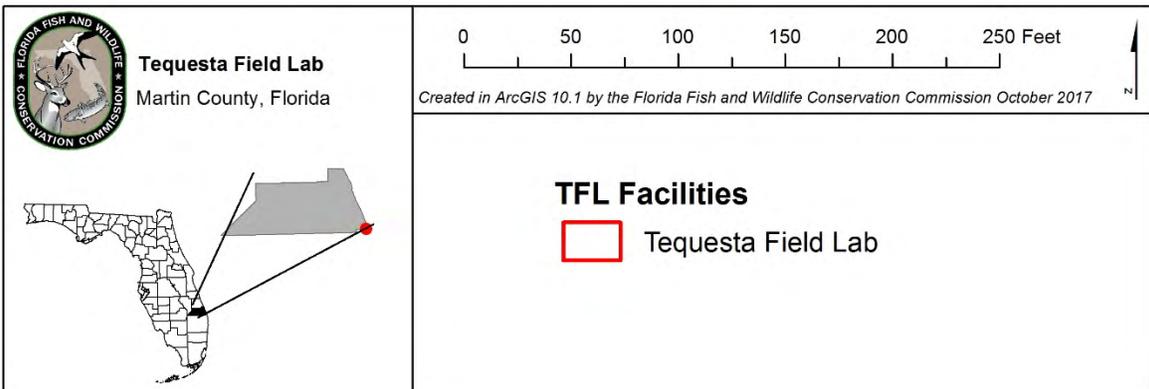
The FWC's land management philosophy is designed to conserve the maximum amount of wildlife habitat while providing the minimal number of capital facilities and infrastructure necessary to effectively conduct operational and resource management activities, and provide ample opportunities for fish and wildlife resource based public outdoor recreation. For these reasons, planned capital facilities and infrastructure will focus on improving access, recreational potential, hydrology, or other resource and operational management objectives.

Current capital facilities and infrastructure on TFL include the Modular Building, the Firehouse Building, the Administration Building, the Dean Building, a dry lab, and a storage shed (Figure 8).

As described in Section 4.6.1 of this Management Plan, for any public facilities that are developed on areas managed by FWC, every effort is made to comply with the Americans with Disabilities Act (Public Law 101-336).

### **4.8.1 FWC Florida Forever Additions and Inholdings Acquisition List**

Currently, FWC has not identified any acres of potential additions or privately held inholdings for TFL. In addition, there are no nearby Florida Forever projects that remain to be acquired.



**Figure 8: TFL Facilities**

## **4.9 Research Opportunities**

The FWC intends to cooperate with researchers, universities, and others as feasible and appropriate. For TFL, the FWC will continue to assess and identify research needs, and pursue research and environmental education partnership opportunities as appropriate. Research proposals involving the use of the area are evaluated on an individual basis. All research activities on TFL must have prior approval by FWC.

## **4.10 Cooperative Management and Special Uses**

### **4.10.1 Cooperative Management**

The FWC is responsible for the overall management and operation of TFL as set forth in the lease agreements with the Board of Trustees. In keeping with the lease agreements, and in order to conduct its management operations in the most effective and efficient manner, the FWC cooperates with other agencies to achieve management goals and objectives described in this management plan. These include cooperating with DHR to ensure the requirements of the Management Procedures Guidelines - Management of Archaeological and Historical Resources document (Appendix 10.4) are followed with regard to any ground-disturbing activities. Also, FWC cooperates and consults with the SFWMD and DEP for the monitoring and management of both ground and surface water resources and the overall management of TFL.

### **4.10.2 First Responder and Military Training**

First-responder (public governmental police department or agency, fire and emergency medical service personnel) training and military training are conditionally allowed on TFL. Such activities are considered allowable uses only when undertaken intermittently for short periods of time, and in a manner that does not impede the management and public use of TFL, and causes no measurable long-term impact to the natural resources of the area. Additionally, FWC staff must be notified and approve the training through issuance of a permit prior to any such training taking place on TFL. Any first-responder or military training that is not low-impact, intermittent and occasional would require an amendment to this management plan, and therefore will be submitted by FWC to DSL and ARC for approval consideration prior to authorization.

## **5 Resource Management Goals and Objectives**

The management goals described in this section are considered broad, enduring statements designed to guide the general direction of management actions to be conducted in order to achieve an overall desired future outcome for TFL. The objectives listed within each management goal offer more specific management guidance and measures, and are considered the necessary steps to be completed to accomplish the management goals. Many of the objectives listed have specific end-of-the-calendar-year target dates for completion and all of them are classified as having either short-term (less than two years) or long-term (up to ten years) timelines for completion.

### **5.1 Habitat Restoration and Improvement**

**Goal: Improve extant habitat and restore disturbed areas.**

Due to the limited habitat found at TFL, this goal does not apply to the area.

### **5.2 Imperiled and Focal Species Habitat Maintenance, Enhancement, Restoration, or Population Restoration**

**Goal: Maintain, improve, or restore imperiled species populations and habitats.**

Due to the limited habitat found at TFL, this goal does not apply to the area.

### **5.3 Other Wildlife (Game and Non-game) habitat maintenance, enhancement, restoration, or population restoration.**

**Goal: Monitor, maintain, improve, or restore game and non-game species populations and habitats.**

#### **Short-term**

5.3.1 Continue to collect opportunistic wildlife occurrence data.

#### **Long-term**

5.3.2 Continue to collect opportunistic wildlife occurrence data.

### **5.4 Exotic and Invasive Species Maintenance and Control**

**Goal: Remove exotic and invasive plants and animals and conduct needed maintenance- control.**

#### **Short-term**

5.4.1 Continue opportunistic monitoring for exotic plant and animal species.

#### **Long-term**

5.4.2 Continue opportunistic monitoring for exotic plant and animal species.

## **5.5 Public Access and Recreational Opportunities**

**Goal: Provide public access and recreational opportunities.**

### **Short-term**

5.5.1 Continue to identify partnerships that could provide for environmental educational programs and outreach.

5.5.2 Continue to provide brochures and website for education and interpretation.

### **Long-term**

5.5.3 Continue to identify partnerships that could provide for environmental educational programs and outreach.

5.5.4 Continue to provide brochures and website for education and interpretation.

## **5.6 Hydrological Preservation and Restoration**

**Goal: Protect water quality and quantity, restore hydrology to the extent feasible, and maintain the restored condition.**

### **Short-term**

5.6.1 Continue to cooperate with the South Florida Water Management District for the monitoring of surface and ground water quality and quantity as necessary.

### **Long-term**

5.6.2 Continue to cooperate with the South Florida Water Management District for the monitoring of surface and ground water quality and quantity as necessary.

## **5.7 Forest Resource Management**

**Goal: Manage timber resources to improve or restore natural communities for the benefit of wildlife.**

This goal does not apply to TFL due to the lack of forest resources found on the area.

## **5.8 Historical Resources**

**Goal: Protect, preserve and maintain historical resources.**

### **Short-term**

- 5.8.1 Ensure all known sites are recorded in the Florida Division of Historical Resources Master Site file.
- 5.8.2 Coordinate with DHR to assess the need for identifying historical resources on the area.
- 5.8.3 As necessary, cooperate with DHR in designing site plans for development of infrastructure.
- 5.8.4 Continue to follow DHR's Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties for the management of historic resources.

### **Long-term**

- 5.8.5 Cooperate with DHR in designing site plans for development of infrastructure.
- 5.8.6 Continue to follow DHR's Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties for the management of cultural and historic resources.

## **5.9 Capital Facilities and Infrastructure**

**Goal: Develop the capital facilities and infrastructure necessary to meet the goals and objectives of this Management Plan.**

### **Short-term**

- 5.9.1 Continue to maintain six facilities. (Administrative building, Modular building, Dry Lab, Dean Building, Firehouse/Garage, Storage Shed)
- 5.9.2 Maintain driveway and parking facilities.
- 5.9.3 Maintain and repair perimeter fencing.
- 5.9.4 Construct new dry lab facility.

### **Long-term**

- 5.9.5 Explore the feasibility of constructing new office/lab complex, solar shield, manatee enclosure, and cool room.
- 5.9.6 Continue to maintain, improve, or repair six facilities.
- 5.9.7 Continue to maintain or improve driveway and parking facilities.
- 5.9.8 Explore the feasibility of installing an automatic compound gate.

## **5.10 Land Conservation and Stewardship Partnerships**

**Goal: Enhance fish and wildlife conservation, resource, and operational management through development of an optimal boundary.**

### **Short-term**

- 5.10.1 Identify potential important operational/resource management needs.
- 5.10.2 Identify and develop conservation stewardship partnerships.
- 5.10.3 Identify potential non-governmental organization partnerships and grant program opportunities.
- 5.10.4 Determine efficacy of conducting an adjacent landowner's assistance/conservation stewardship partnership workshop.
- 5.10.5 Identify potential conservation easements donations.
- 5.10.6 Evaluate and determine if any portions of TFL are no longer needed for conservation purposes, and therefore may be designated as surplus lands.

### **Long-term**

- 5.10.7 Continue to identify and develop conservation stewardship partnerships.
- 5.10.8 Continue to identify potential conservation easements donations.
- 5.10.9 Continue to evaluate and determine if any portions of TFL are no longer needed for conservation purposes, and therefore may be designated as surplus lands.

## **5.11 Cooperative Management and Special Uses**

**Goal: Provide access and use of the TFL to current cooperative managers and continue collaborative management efforts.**

### **Short-term**

- 5.11.1 Continue to cooperate with other FWC HSC, Law Enforcement, NOAA, Martin County, FAU, and others to provide site use, research facilities, and office space as feasible.

### **Long-term**

- 5.11.2 Continue to cooperate with other FWC HSC, Law Enforcement, NOAA, Martin County, FAU, and others to provide site use, research facilities, and office space as feasible.

## **5.12 Research Opportunities**

**Goal: Explore and pursue cooperative research opportunities.**

### **Long-term**

- 5.12.1 Explore and pursue cooperative research opportunities through universities, NOAA, and others.
- 5.12.2 Continue to cooperate with researchers, universities, and others as appropriate.
- 5.12.3 Continue to assess the need for and pursue research and environmental education partnership opportunities as appropriate.

## **6 Resource Management Challenges and Strategies**

The following section identifies and describes further management needs and challenges associated with TFL and provides solution strategies that will address these challenges. These specific challenges may not be fully addressed in the broader goals and objectives section above, and are thereby provided here.

### **6.1 Challenge: Vegetation from neighboring properties can encroach on perimeter fence.**

- 6.1.1 Strategy: Work with adjacent land owners to maintain fence lines.

### **6.2 Challenge: Structures on the area have outlived their useful life and are in need of renovation, remodeling, or replacement.**

- 6.2.1 Strategy: Explore funding opportunities to repair or replace aging buildings.
- 6.2.2 Strategy: Continue regular maintenance of existing facilities to extend the building lifespan.
- 6.2.3 Strategy: Explore adding a shared facility maintenance position.

### **6.3 Challenge: In the past, vandalism and theft have occurred at TFL.**

- 6.3.1 Strategy: Work with FWC's Division of Law Enforcement and local law enforcement agencies to increase law enforcement presence and surveillance at the TFL.
- 6.3.2 Strategy: Install a new automatic compound gate to enhance security.
- 6.3.3 Strategy: Maintain perimeter fence and barbed wire, and replace as necessary and feasible.

6.3.4 Strategy: Explore the feasibility of installing security cameras.

## **6.4 Challenge: Parking can be limited at this time**

6.4.1 Strategy: Explore the feasibility of improving the parking area to add more parking spaces.

## **7 Cost Estimates and Funding Sources**

The following represents the actual and unmet budgetary needs for managing the lands and resources of TFL. This cost estimate was developed using data developed by FWC and other cooperating entities, and is based on actual costs for land management activities, equipment purchase and maintenance, and for development of fixed capital facilities. Funds needed to protect and manage the property and to fully implement the recommended program are derived primarily from the Land Acquisition Trust Fund and from State Legislative appropriations. However, private conservation organizations may be cooperators with the agency for funding of specific projects. Alternative funding sources, such as monies available through grants and potential project-specific mitigation, may be sought to supplement existing funding as needed.

The cost estimate below, although exceeding what FWC typically receives through the appropriations process, is estimated to be what is necessary for optimal management, and is consistent with the current and planned resource management and operation of TFL. Cost estimate categories are those currently recognized by FWC and the Land Management Uniform Accounting Council.

**Tequesta Field Laboratory Management Plan Cost Estimate**

***Maximum expected one year expenditure***

<b><u>Resource Management</u></b>	<b><u>Expenditure</u></b>	<b><u>Priority</u></b>	<b><u>Priority schedule:</u></b>
Exotic Species Control	\$279	(1)	(1) Immediate (annual)
Prescribed Burning	\$0	(1)	(2) Intermediate (3-4 years)
Cultural Resource Management	\$0	(1)	(3) Other (5+ years)
Timber Management	\$0	(1)	
Hydrological Management	\$0	(1)	
Other (Restoration, Enhancement, Surveys, Monitoring, etc.)	\$17,676	(1)	
<b>Subtotal</b>	<b>\$17,955</b>		
<b><u>Administration</u></b>			
General administration	\$57,478	(1)	
<b><u>Support</u></b>			
Land Management Planning	\$11,235	(1)	
Land Management Reviews	\$2,688	(3)	
Training/Staff Development	\$1,394	(1)	
Vehicle Purchase	\$20,129	(2)	
Vehicle Operation and Maintenance	\$3,167	(1)	
Other (Technical Reports, Data Management, etc.)	\$3,980	(1)	
<b>Subtotal</b>	<b>\$42,593</b>		
<b><u>Capital Improvements</u></b>			
New Facility Construction	\$1,177,696	(2)	
Facility Maintenance	\$71,842	(1)	
<b>Subtotal</b>	<b>\$1,249,538</b>		
<b><u>Visitor Services/Recreation</u></b>			
Info./Education/Operations	\$1,803	(1)	
<b><u>Law Enforcement</u></b>			
Resource protection	\$0	(1)	
<b><u>Total</u></b>	<b>\$1,369,367</b>	*	

\* Based on the characteristics and requirements of this area, two FTE positions would be optimal to fully manage this area. All land management funding is dependent upon annual legislative appropriations.

**Tequesta Field Laboratory Management Plan Cost Estimate**

***Ten-year projection***

<b><u>Resource Management</u></b>	<b><u>Expenditure</u></b>	<b><u>Priority</u></b>	<b>Priority schedule:</b>
Exotic Species Control	\$2,450	(1)	(1) Immediate (annual)
Prescribed Burning	\$0	(1)	(2) Intermediate (3-4 years)
Cultural Resource Management	\$0	(1)	(3) Other (5+ years)
Timber Management	\$0	(1)	
Hydrological Management	\$0	(1)	
Other (Restoration, Enhancement, Surveys, Monitoring, etc.)	\$155,303	(1)	
<b>Subtotal</b>	<b>\$157,753</b>		
<b><u>Administration</u></b>			
General administration	\$505,007	(1)	
<b><u>Support</u></b>			
Land Management Planning	\$98,709	(1)	
Land Management Reviews	\$7,694	(3)	
Training/Staff Development	\$12,248	(1)	
Vehicle Purchase	\$70,836	(2)	
Vehicle Operation and Maintenance	\$27,827	(1)	
Other (Technical Reports, Data Management, etc.)	\$34,970	(1)	
<b>Subtotal</b>	<b>\$252,283</b>		
<b><u>Capital Improvements</u></b>			
New Facility Construction	\$3,401,761	(2)	
Facility Maintenance	\$631,211	(1)	
<b>Subtotal</b>	<b>\$4,032,972</b>		
<b><u>Visitor Services/Recreation</u></b>			
Info./Education/Operations	\$15,844	(1)	
<b><u>Law Enforcement</u></b>			
Resource protection	\$0	(1)	
<b><u>Total</u></b>	<b>\$4,963,859</b>	*	

\* Based on the characteristics and requirements of this area, two FTE positions would be optimal to fully manage this area. All land management funding is dependent upon annual legislative appropriations.

## 8 Analysis of Potential for Contracting Private Vendors for Restoration and Management Activities

The following management and restoration activities have been considered for outsourcing to private entities. It has been determined that items selected as “approved” below are those that FWC either does not have in-house expertise to accomplish or which can be done at less cost by an outside provider of services. Those items selected as “conditional” items are those that could be done either by an outside provider or by the agency at virtually the same cost or with the same level of competence. Items selected as “rejected” represent those for which FWC has in-house expertise and/or which the agency has found it can accomplish at less expense than through contracting with outside sources:

### Approved Conditional Rejected

- Exotic species control ✓
- Mechanical vegetation treatment ✓
- Public contact and educational facilities development ✓
- Vegetation inventories ✓

## 9 Compliance with Federal, State, and Local Governmental Requirements

The operational functions of FWC personnel are governed by the agency’s Internal Management Policies and Procedures (IMPP) Manual. The IMPP Manual provides internal guidance regarding many subjects affecting the responsibilities of agency personnel including personnel management, safety issues, uniforms and personal appearance, training, as well as accounting, purchasing, and budgetary procedures.

When public facilities are developed on areas managed by FWC, every effort is made to comply with Public Law 101 - 336, the Americans with Disabilities Act. As new facilities are developed, the universal access requirements of this law are followed in all cases except where the law allows reasonable exceptions (e.g., where handicap access is structurally impractical or where providing such access would change the fundamental character of the facility being provided).

Uses planned for TFL are in compliance with the Conceptual State Lands Management Plan and its requirement for “balanced public utilization,” and are in compliance with the

mission of FWC as described in its Agency Strategic Plan (Appendix 10.3). Such uses also comply with the authorities of the FWC as derived from Article IV, Section 9 of the Florida Constitution as well as the guidance and directives of Chapters, 253, 259, 327, 370, 379, 403, 870, 373, 375, 378, 487, and 597 FS.

Martin County is responsible for arthropod control activities at TFL. Due to the TFL's small size and lack of natural communities, and the area's close proximity to residential and commercial developments, the FWC has determined that Martin County should exercise its judgement and expertise when conducting arthropod control activities at TFL. This Management Plan is also in conformance with the Local Government Comprehensive Plan as approved and adopted for Martin County, Florida, (Appendix 10.6).

## **10 Appendices**

### **10.1 Lease Agreement**

DIVISION LOG # \_\_\_\_\_ AGREEMENT NUMBER 10010

**AGREEMENT ROUTING REVIEW FORM**

CONTRACTOR FL DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 VENDOR ID NO. 596007353 PROCUREMENT METHOD\*/BID/RFP NO. N/A  
 PROJECT TITLE TEQUESTA FIELD LAB STATE LANDS LEASE 3601  
 ORIGINATOR/CONTACT: DARLYN STOCKFISCH PHONE (727) 896-8626 2012 DIV./OFFICE/MAIL FWRI/RESEARCH OPERATIONS  
 NEW\*\*  AMENDMENT  RENEWS OR EXTENDS PURCHASING USE ONLY: POSTING - 7 DAY: 72 HR  
 EXPENDITURE\*\*  REVENUE  AGREEMENT  EASEMENT/DEED  LEASE (INCLUDES WMA OR FMA LEASES)  
 AGREEMENT BEGINNING DATE/EXECUTION 4/27/2010 END DATE 4/27/2039 OPTION FOR \_\_\_\_\_ YEARS  
 TOTAL CONTRACT AMOUNT \$ \_\_\_\_\_ PAYMENT AMOUNT \$ 300/ANNUALLY  
 BILLING PERIODS:  MONTHLY  QUARTERLY  ANNUALLY  OTHER \_\_\_\_\_  
 BUILDING INSURANCE TO BE INCURRED BY THE COMMISSION(LEASES)  NO  YES (Notify Property Administrator)

**\*\*NEW EXPENDITURE:** (1) Attach a copy of the State Project checklist or, for Existing State Projects, show the CSFA No. \_\_\_\_\_  
**CONTRACTS** (2) Vendor/Recipient Checklist: Attached?  Yes  No - not a State Project per (1) Checklist

ORG. CODE	E.O.	OBJECT CODE	CATEGORY	AMOUNT	PROJECT ID			FY
7765-5060-200	10	433010	040000	\$300.00	9001	785	1000	FY10/11

Certified Minority:  Yes  No  Not Available  Not Appl. Minority Category \_\_\_\_\_ (See reverse side for options)

Commodity Code \_\_\_\_\_ Federal Funds: Agency \_\_\_\_\_ CFDA \_\_\_\_\_

Routing Order for Approval	Approval (Signature)	Date	Comments
1. Project Leader	<i>Tom Reinert</i> <i>Della Anderson</i>	04/16/10	Budget Sheet is available upon request by external sources: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Budget Director (Expenditure Only)	<i>Doug Robertson</i>	04/16/10	Budget Authority: <input type="checkbox"/> Existing <input type="checkbox"/> New
3. Div./Reg./Inst./Off. Dir./Section Leader	<i>[Signature]</i>	4/26/10	
4. Contracts Administrator	<i>[Signature]</i>	4/26/10	
5. Legal	<i>[Signature]</i>	4/21/10	
6. Accounting	<i>[Signature]</i>	4/23/10	Funds Availability: <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>
7. Exec./Div./Reg./Inst./Off. Dir. review (check below)			
<input type="checkbox"/> Expenditure Contracts: Return to Originator for Contractor signature. <input type="checkbox"/> Other documents: Send to (circle) Exec./Div./Reg./Inst./Off. Dir. for signature.			Expenditure Contracts: After Contractor signs, send to Exec./Div./Reg./Inst./Off. Director for signature and dating
8. Exec./Div./Reg./Inst. Dir. execute			
Originator Copy to Accounting*			Send a complete copy of the Contract & Routing Form
Originator to Contracts Administrator*	<i>[Signature]</i>	4/30/10	Send executed Original Contract & Original Routing Form
Originator to OIG FSAA Originals			Send to OIG: Mail Code IE

FWC 167/rev. 01/08 \SHARE\FORMS\CONROUTE.167

\*See reverse for Codes/Definitions/Distribution

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APR 30 2018

FWC CONTRACT  
ADMINISTRATOR

**RECEIVED**  
APR 30 2018  
FWC CONTRACT  
ADMINISTRATOR

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**FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION**  
**MEMORANDUM**

**TO:** Contract Reviewers

**THRU:** Felicia Robinson *FR*  
FWRI Contracts Office

**FROM:** Darlyn A. Stockfisch *DS*  
Research Operations

**DATE:** April 16, 2010

**SUBJECT:** FWC Tequesta Field Lab State Lands Lease 3601

Attached is the FI Department of Environmental Protection's Assignment of Lease 3601. The agreement is authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the people of the State of Florida. This lease was originally with DEP/Division of Marine Resources (1989 FWRI was under this Division then), Office of Aquatic Coastal Managed Areas and is now transferring to FWC (where FWRI is now). This is a 50-year land lease that was originally signed back in April 1989 and extends until April 2039. The DEP state lands fee is \$300 annually.

Exhibit "A"

SALS101

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

LEASE AGREEMENT

(1) 3601

Lease No. 3601

WHEREAS, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA holds title to certain lands and property being utilized 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 is authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the people of the State of Florida;

NOW, THEREFORE, this lease is made and entered into this 27<sup>th</sup> day of April, 1989, between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR", and the STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, hereinafter referred to as "LESSEE",

WITNESSETH:

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

1. DELEGATIONS OF AUTHORITY: LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, Department of Natural Resources.
2. DESCRIPTION OF PREMISES: The property subject to this lease is situated in the County of Martin, State of Florida and is more particularly described in Exhibit A attached hereto and hereinafter referred to as the "leased premises".
3. TERM: The term of this lease shall be for a period of fifty (50) years, commencing on April 27, 1989 and ending on

Page 1 of 18

Exhibit "A"

April 27, 1939, unless sooner terminated pursuant to the provisions of this lease.

4. PURPOSE: LESSEE shall only manage the leased premises for the use and benefit of the Division of Marine Resources and the Division of Law Enforcement, along with other related uses as designated in the Management Plan required by Paragraph 7 of this lease.

5. QUIET ENJOYMENT AND RIGHT OF USE: LESSEE shall have the right of ingress and egress to, from, and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.

6. UNAUTHORIZED USE: LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformity with this lease.

7. MANAGEMENT PLAN: The Division of Marine Resources shall prepare and submit a Management Plan for the leased premises, in accordance with Section 253.034, Florida Statutes, and Chapters 18-2 and 18-4, Florida Administrative Code, within 12 months of the effective date of this lease. The Management Plan shall be submitted to LESSOR for approval through the Division of State Lands. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises until the Management Plan is approved, without the prior written approval of LESSOR. The Management Plan shall emphasize the original management concept as approved by LESSOR on the effective date of this lease which established the primary public purpose for which the leased premises are to be managed. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR at least every five (5) years. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written approval of LESSOR. The Management Plan prepared under this lease shall identify management strategies for exotic species, if present. The

Page 2 of 10  
LEASING NO. 3500

Exhibit "A"

introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

8. RIGHT OF INSPECTION: LESSOR or its duly authorized agents shall have the right at any and all times to inspect the leased premises and the works and operations thereon of LESSEE, in any matter pertaining to this lease.

9. INSURANCE REQUIREMENTS: LESSEE shall procure and maintain adequate fire and extended risk insurance coverage for any improvements or structures located on the leased premises in amounts not less than the full insurable replacement value of such improvements by preparing and delivering to the Division of Risk Management, Department of Insurance, a completed Florida Fire Insurance Trust Fund Coverage Request Form immediately upon erection of any structures as allowed by paragraph 4 of this instrument. A copy of said form and immediate notification in writing of any erection or removal of structures or other improvements on the leased premises and any changes affecting the value of the improvements shall be submitted to the following: Bureau of Uplands Management, Division of State Lands, Department of Natural Resources, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399.

10. LIABILITY: LESSEE shall assist in the investigation of injury or damage claims either for or against LESSOR or the State of Florida pertaining to LESSEE'S respective areas of responsibility under this lease or arising out of LESSEE'S respective management programs or activities and to contact LESSOR regarding the legal action deemed appropriate to remedy such damage or claims.

11. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the Division of Historical Resources of the Department of State. The Management Plan prepared pursuant to

Page 3 of 10  
Lease No. 3601

Exhibit "A"

Section 253.034, Florida Statutes, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

12. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of LESSOR. Any easements not approved in writing by LESSOR shall be void and without legal effect.

13. SUBLEASES: This lease is for the purposes specified herein and subleases of any nature are prohibited, without the prior written approval of LESSOR. Any sublease not approved in writing by LESSOR shall be void and without legal effect.

14. SURRENDER OF PREMISES: Upon expiration or termination of this lease, LESSEE shall surrender the leased premises, to LESSOR. In the event no further use of the leased premises or any part thereof is needed, LESSEE shall give written notification to the Bureau of Uplands Management, Division of State Lands, Department of Natural Resources, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399, at least six (6) months prior to the release of any or all of the leased premises. Notification shall include a legal description, this lease number and an explanation of the release. The release shall only be valid if approved by LESSOR through execution of a release of lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon expiration or termination of this lease, all improvements, including both physical structures and modifications to the leased premises, shall become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination of this lease shall be at LESSOR's sole discretion. Prior to surrender of all or any part of the leased premises, a representative of the Division of State Lands shall perform an on-site inspection and the keys to any

Page 4 of 10  
LEASING NO. 2604

Exhibit "A"

buildings on the leased premises shall be turned over to the Division. If the leased premises do not meet all conditions as set forth in paragraphs 18 and 20 herein, LESSEE shall, at its expense, pay all cost necessary to meet the prescribed conditions.

15. BEST MANAGEMENT PRACTICES: LESSEE shall to implement applicable Best Management Practices for all activities conducted under this lease in compliance with paragraph 18-2.004(1)(d), Florida Administrative Code, which have been selected, developed, or approved by LESSOR or other land managing agencies for the protection and enhancement of the leased premises.

16. MINERAL RIGHTS: This lease does not cover petroleum or petroleum products or minerals and does not give the right to LESSEE to drill for or develop the same, and LESSOR specifically reserves the right to lease the leased premises for purposes of exploring and recovering oil and minerals by whatever means appropriate; provided, however, that LESSEE shall be fully compensated for any and all damages that might result to the leasehold interest of LESSEE by reason of such exploration and recovery operations.

17. DUPLICATE ORIGINALS: This lease is executed in duplicate originals each of which shall be considered an original for all purposes.

18. UTILITY FEES: LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having all utilities turned off when the leased premises are surrendered.

19. ASSIGNMENT: This lease shall not be assigned in whole or in part, without the prior written consent of LESSOR. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

20. MAINTENANCE OF IMPROVEMENTS: LESSEE shall maintain the real property contained within the leased premises and any improvements located thereon, in a state of good condition

Page 5 of 10  
Lease No. 3601

Exhibit "A"

working order and repair including, but not limited to, maintaining the planned improvements as set forth in the approved Management Plan, meeting all building and safety codes in the location situated, keeping the leased premises free of trash or litter and maintaining any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be at the date of this lease.

21. ENTIRE UNDERSTANDING: This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

22. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty (60) days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty (60) days of receipt of written notice, LESSOR may either terminate and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

23. NO WAIVER OF BREACH: The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms and conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any one of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.

24. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the leased premises is held by LESSOR. LESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or

Page 6 of 10  
Lease No. 3691

Exhibit "A"

against any interest of LESSOR therein.

25. CONDITIONS AND COVENANTS: All of the provisions of this lease shall be deemed covenants running with the land included in the leased premises, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

26. DAMAGE TO THE PREMISES: LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises, any act which may result in damage or depreciation of value to the leased premises, or any part thereof.

27. PAYMENT OF TAXES AND ASSESSMENTS: LESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the leased premises or to the improvements thereon, including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against the leased premises.

28. RIGHT OF AUDIT: LESSEE shall make available to LESSOR all financial and other records relating to this lease and LESSOR shall have the right to audit such records at any reasonable time. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to Chapter 119, Florida Statutes.

29. NON-DISCRIMINATION: LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.

30. COMPLIANCE WITH LAWS: LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable

Page 7 of 10  
Lease No. 2000

Exhibit "A"

permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

31. **TIME:** Time is expressly declared to be of the essence of this lease.

32. **ASSENT TO LEASE AGREEMENT TERMS AND CONDITIONS:** LESSEE joins in this lease for the purpose of indicating its assent to all terms and conditions hereof, and agrees to be bound hereby.

33. **GOVERNING LAW:** This lease shall be governed by and interpreted according to the laws of the State of Florida.

34. **SECTION CAPTIONS:** Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

35. **SPECIAL CONDITIONS:** The following special conditions shall apply to this lease: this lease agreement supercedes and replaces Lease Number 2916, dated January 12, 1977, between the Board of Trustees of the Internal Improvement Trust Fund and the Department of Natural Resources, Division of Law Enforcement.

IN WITNESS WHEREOF, the parties have caused this lease to be executed on the day and year first above written.

*Sylvia Scott*  
Witness  
*Bernard Knight*  
Witness

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE  
STATE OF FLORIDA  
BY: *Roberta Hest* (SEAL)  
CHIEF, BUREAU OF UPLANDS  
MANAGEMENT, DIVISION OF  
STATE LANDS, DEPARTMENT  
OF NATURAL RESOURCES

"LESSOR"

Exhibit "A"

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this  
27th day of April, 1989, by Salvador A. Vaz  
as Chief, Bureau of Lands Management, Department of Natural  
Resources.

Winston R. Cook (SEAL)  
NOTARY PUBLIC

My Commission Expires: Notary Public, State of Florida  
My Commission Expires July 14, 1992  
Revised Due They File - Insurance Inc.

Approved as to Form and Legality

By: Lucretia M. Chappin Jr  
DNR/Attorney

STATE OF FLORIDA DEPARTMENT OF  
NATURAL RESOURCES

BY: Myra D. Williams (SEAL)

Its: Director, Division of Administration

"LESSEE"

Rudolf X. Mueller  
Witness

Oliver Harris  
Witness

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this  
30th day of April, 1989, by Myra D. Williams  
as Director, Division of Administration.

Alice O'Keefe (SEAL)  
NOTARY PUBLIC

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Dec. 9, 1989  
Revised Due They File - Insurance Inc.

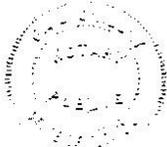


Exhibit "A"

EXHIBIT A

LEGAL DESCRIPTION OF THE LEASED PREMISES

THAT PART OF SECTION 19, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (200' R/W) AND THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (100' R/W); THENCE NORTH 89°20'31" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD A DISTANCE OF 200.00 FEET; THENCE NORTH 16°50'13" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, 400.00 FEET; THENCE SOUTH 89°20'31" EAST, 200.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 16°50'03" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.75 ACRES, MORE OR LESS.

LESS AND EXCEPT:

THAT PART OF SECTION 19, LYING WEST OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD; THENCE NORTH 89°20'31" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A DISTANCE OF 179.69 FEET TO THE APPROXIMATE CENTER OF AN EXISTING ENTRANCE DRIVE; THENCE NORTH 05°02'43" EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 60.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28°16'37" EAST, 96.40 FEET, THENCE NORTH 61°43'23" WEST, 50.05 FEET; THENCE SOUTH 28°16'37" WEST, 52.54 FEET; THENCE SOUTH 20°29'39" EAST, 66.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 3727 SQUARE FEET, MORE OR LESS.

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BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA  
ASSIGNMENT AND ASSUMPTION  
OF

Lease Number 3601

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF COASTAL AND AQUATIC MANAGED AREAS ("ASSIGNOR"), for value received, subject to written consent of the Board of Trustees of the Internal Improvement Trust Fund of The State of Florida ("Board"), does hereby assign, transfer and convey 100% of its right, title and interest vested under Lease Number 3601 dated April 27, 1989 (the "Lease") attached hereto as Exhibit "A", by and between the Board as lessor and ASSIGNOR, as lessee, to the FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ("ASSIGNEE"), for and during the remainder of the term of the Lease and all renewals thereof, subject to the full payment of fees and the performance of all covenants, conditions, and provisions required to be performed by the lessee under the terms of the Lease, and subject to the conditions and provisions therein set forth.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION,  
OFFICE OF COASTAL AND AQUATIC MANAGED AREAS

By: Lee Edmiston  
Lee Edmiston  
Print/Type Name  
Title: Director

"ASSIGNOR"

Perry Eason  
Witness  
Perry Eason  
Print/Type Witness Name

Sherry G. Ervin  
Witness  
Sherry G. Ervin  
Print/Type Witness Name

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 7th day of April, 2010, by Lee Edmiston as Director of the State of Florida Department of Environmental Protection, Office of Coastal and Aquatic Manged Areas. He/ She is personally known to me or has produced \_\_\_\_\_ as identification.

Shannon Franklin  
Notary Public, State of Florida  
Shannon Franklin  
Print/Type Notary Name



ACCEPTANCE OF ASSIGNMENT AND ASSUMPTION OF LEASE NUMBER 3601

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ("ASSIGNEE"), in consideration of the foregoing Assignment, subject to written consent of the Board, does hereby accept assignment of the Lease and assumes and agrees for the benefit of the lessor to make all payments and perform all covenants, agreements, conditions and provisions of the Lease. Further, ASSIGNEE agrees that its successors and assigns shall be bound for the due performance herein in the same manner as was the ASSIGNOR, as the original lessee named in the Lease, for and during the remainder of the term of the Lease and all renewals thereof.

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

By: [Signature]  
Gil McKee  
Print/Type Name  
Title: Director

[Signature]  
Witness  
Michelle S. Mitchell  
Print/Type Witness Name  
[Signature]  
Witness:  
Betty Heath  
Print/Type Witness Name

"ASSIGNEE"

STATE OF FLORIDA  
COUNTY OF ~~LEON~~ Pinellas

The foregoing instrument was acknowledged before me this 26TH day of APRIL, 2010, by Gil McKee as FWRI Director of the Florida Department of Florida Fish and Wildlife Conservation Commission. He/She is personally known to me, or ~~has produced~~ as identification.

Kathy D. Kulaas  
Notary Public, State of Florida  
KATHY D. KULAAS  
Print/Type Notary Name

Commission Number:  
Commission Expires:



APPROVED AS TO FORM AND LEGAL SUFFICIENCY -  
[Signature]  
Commission Attorney

CONSENT TO ASSIGNMENT AND ASSUMPTION OF LEASE  
Lease Number 3601

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, the lessor of the property described in the Lease consents to the foregoing Assignment and Assumption of Lease this 27<sup>th</sup> day of April, 2010.

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

[Signature]  
Witness  
Kathy J Smith  
Print/Type Witness Name  
Dave Fewell  
Witness  
Dave Fewell  
Print/Type Witness Name

By: Gloria C. Barber  
GLORIA C. BARBER, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION STATE LANDS, STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

"Board"

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by Gloria C. Barber, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, acting as agent on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.



Dave L Fewell  
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

By: [Signature]  
DEP Attorney

## 10.2 Terms and Definitions

### Management Plan Goals and Objectives

#### Terms and Definitions

**Assessment:** Assessment—when a historic resource professional determines the possible effects—positive or negative—that an action or inaction may have on a historical resource (e.g., site, building, object or structures) by analyzing its current condition and documenting any modifications and changes to its original state as well as identifying any potential human or natural threats to its existence.

**Capital Improvement:** Capital improvement" or "capital project expenditure" means those activities relating to the acquisition, restoration, public access, and recreational uses of such lands, water areas, and related resources deemed necessary to accomplish the purposes of this chapter. Eligible activities include, but are not limited to: the initial removal of invasive plants; the construction, improvement, enlargement or extension of facilities' signs, firelanes, access roads, and trails; or any other activities that serve to restore, conserve, protect, or provide public access, recreational opportunities, or necessary services for land or water areas. Such activities shall be identified prior to the acquisition of a parcel or the approval of a project. The continued expenditures necessary for a capital improvement approved under this subsection shall not be eligible for funding provided in this chapter.

**Desired future condition:** Desired Future Condition is a description of the land or resource conditions that are believed necessary if management goals and objectives are fully achieved. Desired Future Condition varies by specific habitat and ecosystem. It can also vary, based upon a specific agency's management goals.

**Evaluation:** Review by a professional in archaeology, history or architecture as to the integrity and significance of the site, building or structure. The criteria of the National Register of Historic Places will be applied.

**Facility:** all developed structures and improvements provided for a specific purpose or contained within a clearly defined area.

**Fire management plan:** An element of the land management plan or an independent document that outlines the goals and objectives of a fire management program (prescribed and wildfire) for a predetermined period of time.

**Historic:** An object, site or structure that is 50 years or older.

**Hydrological assessment:** A documented, systematic evaluation by a qualified professional of the existing and historical quantity, quality, movement and function of water resources (e.g., computer modeling).

**Imperiled species:** A species or subspecies that is listed by the U.S. Fish and Wildlife Service as Endangered or Threatened; Florida Fish and Wildlife Conservation Commission (FWC) as Endangered, Threatened, or Special Concern; Florida Department of Agriculture and Consumer Services (FDACS) as Endangered or Threatened; or is tracked by Florida Natural Areas Inventory (FNAI) as globally or state Critically Imperiled or Imperiled. Imperiled Species does NOT refer to species that are on the FDACS list of commercially exploited plants that are not Endangered or Threatened.

**Improve:** the enhancement or expansion of facilities, roads and trails.

**Maintenance:** the daily or regular work of keeping facilities, roads and trails in proper condition.

**Monitoring:** Periodic examination of the site, building or structure to determine the current condition and threats such as erosion, structural deterioration, vegetation intrusion, poaching or vandalism. An updated Florida Master Site File form is used to complete this assessment.

**Natural community/habitat/ecological improvement:** Similar to restoration but on a smaller less intense scale. Typically includes small scale vegetation management activities, spot treatments of exotic plants, or minor habitat manipulations. Any habitat alteration that increases the diversity of a habitat or increases the population of a particular species.

**Natural community/habitat/ecological restoration:** The process of assisting the recovery and natural functioning of degraded natural communities to desired future condition, including the re-establishment of biodiversity, ecological processes, vegetation structure, and physical characters. Activities may include vegetative treatments (e.g., hardwood removal, mechanical treatment, pine tree thinning, etc.), groundcover establishment, non-commercial tree plantings, erosion control, hydrological manipulation (filling ditches), and beach management.

**Not in maintenance condition:** Species composition and/or structure is outside the targeted range. The natural community is in need of more frequent or recurring management treatments that are beyond maintenance activities. Examples include natural communities with exotic plant or animal infestations that are at levels requiring significant treatment, natural communities that have exceeded maximum targeted fire return intervals, and natural communities in need of restoration treatments.

**Poor, fair, good condition:** Evaluating the condition of cultural resources is accomplished using a three-part evaluative scale, expressed as good, fair and poor. These terms describe the present condition, rather than comparing what exists against the ideal. “Good” describes a condition of structural stability and physical wholeness, where no obvious deterioration other than normal occurs. “Fair” describes a condition in which there is a discernible decline in condition between inspections, and the wholeness or physical integrity is and continues to be threatened by factors other than normal wear. A “fair” assessment is cause for concern. “Poor” describes an unstable condition where there is palpable, accelerating decline, and physical integrity is being compromised quickly. A resource in poor condition suffers obvious declines in physical integrity from year to year. A poor condition suggests immediate action is needed to reestablish physical stability.

**Population survey:** Using broadly accepted methodologies to detect changes in population trends over time.

**Public access:** access by the general public to state lands and water, including vessel access made possible by boat ramps, docks, and associated support facilities, where compatible with conservation and recreation objectives.

**Recorded:** A Florida Master Site File form has been completed and filed with the Florida Department of State, Division of Historical Resources.

**Recreational/visitor opportunity:** measure of potential number of users based on existing resource conditions and developed facilities.

**Repair (major):** the restoration of facilities, road and trails to proper condition after damage or failure.

**Restoration underway:** restoration planning/design, executing, evaluating and reporting.

**Restored/Maintenance condition:** (refers to natural community) - within the range of target species composition and structure such that no significant, non-recurring alterations to structure or species composition are needed for ecological restoration. Invasive exotic plants or animals are absent or at levels requiring minimal recurring treatments, and prescribed fire rotations are within target intervals. Refers to Natural Communities. Includes NCs that meet DFC, and NCs that have received restoration action (such as thinning, clear-cut and native species planting) and only require time and recurring maintenance actions such as prescribed fire, maintenance level exotics control, or sustainable forestry practices if applicable.

**Road:** a paved or unpaved motor vehicle route unless identified and managed as a trail.

**Significant:** Listed in or determined eligible for listing in the National Register of Historic Places as an individual property, element of a multiple listing or in an historic district.

Cultural resource professionals are able to make the determination, but final determination rests with the Director of the Division of Historical Resources.

**Sustainable forestry:** The stewardship and harvest of forest products in a way, and at a rate, that maintains their biodiversity, productivity, regeneration capacity, vitality, and potential to fulfill, now and in the future, relevant ecological, economic, and social functions at local, national and global levels, and that does not cause damage to other ecosystems.

**Systematic survey:** A sampling protocol designed to assess the occurrence or population status of a species or a suite of species (e.g., presence/absence, mark and recapture, transect survey, etc.).

**Trail:** a linear route or path which has been specifically prepared or designed for one or more recreational functions such as hiking, biking, horseback riding or multiple use. In many cases, unimproved service roads are also designated as trails.

**Treatment:** A mechanical, chemical, biological or manual action that changes the structure or composition of an area in order to facilitate restoration or improvement.

**Visitor carrying capacity:** An estimate of the number of users a recreation resource or facility can accommodate and still provide a high quality recreational experience and preserve the natural values of the site.

**Wildlife activities:** wildlife-associated recreation such as birdwatching, fishing, hunting, etc.

## 10.3 FWC Agency Strategic Plan

### Florida Fish and Wildlife Conservation Commission Agency Strategic Plan 2014 – 2019

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#### Theme One – Florida’s Fish and Wildlife Populations and Their Habitats

##### Goal 1: Ensure the sustainability of Florida’s fish and wildlife populations.

###### Strategies:

1. Manage listed species so they no longer meet Florida’s endangered and threatened listing criteria.
2. Manage species to keep them from meeting Florida’s endangered and threatened listing criteria.
3. Anticipate and address fish and wildlife species’ conservation needs in light of adaptation to long-term environmental changes.
4. Develop, acquire and apply the appropriate biological and sociological science to inform fish and wildlife conservation decisions.
5. Inform and guide partners regarding how their regulations, policies, procedures and other actions affect fish and wildlife conservation.
6. Protect fish and wildlife species through effective outreach and enforcement.

##### Goal 2: Ensure sufficient habitats exist to support healthy and diverse fish and wildlife populations.

###### Strategies:

1. Use science to determine quantity, quality and location of the habitats most critical to sustain healthy and diverse fish and wildlife populations.
2. Protect lands and waters critical to sustaining healthy and diverse fish and wildlife populations through diverse incentive programs.
3. Manage habitats to sustain healthy and diverse fish and wildlife populations.

## **Theme Two – Interactions with Fish and Wildlife, including Fishing, Hunting, Boating and Wildlife Viewing Opportunities**

**Goal 1: Provide residents and visitors with quality fishing, hunting, boating and wildlife viewing opportunities that meet their needs and expectations while providing for the sustainability of those natural resources.**

Strategies:

1. Develop, acquire and use the appropriate biological and sociological science necessary to provide sustainable fishing, hunting, boating and wildlife viewing opportunities that meet the needs and expectations of user groups while providing for the sustainability of those resources.
2. Manage fish and wildlife populations to provide sustainable fishing, hunting, and wildlife viewing opportunities.
3. Develop and maintain widely available, diverse and accessible fishing, hunting, boating and wildlife viewing opportunities that meet the needs and expectations of residents and visitors while providing for the sustainability of those resources and emphasizing partnerships with both public and private landowners.
4. Recruit and manage sustainable levels of resident and visitor participation in fishing, hunting, boating and wildlife viewing.
5. Provide targeted fishing, hunting, boating and wildlife viewing programs for youth, the disabled and veterans.

**Goal 2: Enhance the safety and outdoor experience of those who hunt, fish, boat and view wildlife.**

Strategies:

1. Provide and promote opportunities for residents, and visitors to learn safety practices for fishing, hunting, boating and wildlife viewing.
2. Enhance the boating safety and waterway experience of residents and visitors through improved access, management, education and enforcement.
3. Promote Florida's outdoor environment as a safe and healthy recreational option for residents and visitors.
4. Address the growing disconnect between people and nature by marketing and providing opportunities and education for diverse age, race, gender, ethnic and other demographic sectors.

**Goal 3: Use minimal regulations to manage sustainable fish and wildlife populations, manage access to fish and wildlife resources, and protect public safety.**

Strategies:

1. Continually evaluate proposed and existing regulations, based on resource management benefits, public safety concerns, and economic and social impacts, to improve or eliminate regulations as warranted.
2. Coordinate with partners and stakeholders to ensure that appropriate authorities and regulations exist to maintain sustainable fish and wildlife populations.
3. Implement and enforce regulations in an informative, proactive and influential manner to enrich resident and visitors' outdoor experience while safeguarding the natural resources.

**Goal 4: Minimize adverse environmental, social, economic and health and safety impacts from fish, wildlife and plants that are known, or have a potential, to cause adverse impacts.**

Strategies:

1. Manage species and their habitats, as well as species and human interactions, to eliminate or reduce the adverse environmental, social, economic and health and safety impacts from native and non-native fish, wildlife and plants.
2. Effectively communicate to residents, visitors and businesses how to be safe and act responsibly when interacting with or possessing fish, wildlife and plants.
3. Manage captive and non-native wildlife movement and trade through proactive and responsive enforcement, regulation and education, with an emphasis on species that pose a high risk to our native fish and wildlife.
4. Enhance partnerships to address adverse environmental, social, economic and health and safety impacts from fish, wildlife and plants and ensure a consistent and integrated approach with FWC.

**Theme Three – Sharing Responsibility for Fish and Wildlife Conservation and Management with an emphasis on developing conservation values in our youth**

**Goal 1: Ensure current and future generations support fish and wildlife conservation.**

Strategies:

1. Expand and promote the Florida Youth Conservation Centers Network through leveraging FWC programs and staff, and developing public and private partnerships and sponsorships.

2. Develop and deliver standardized youth conservation curricula and fishing, hunting, boating and wildlife viewing outdoor activity programs, and assist with adapting programs and curricula to meet the needs of diverse communities.
3. Foster stewardship and shared responsibility for fish and wildlife conservation through conservation education programs.
4. Expand marketing and outreach to reach diverse audiences and engage all staff in priority outreach initiatives.

**Goal 2: Ensure residents, visitors, stakeholders and partners are engaged in the processes of developing and implementing conservation programs.**

Strategies:

1. Foster a common vision among partners and the FWC to maintain and enhance fish and wildlife populations and their habitats through interagency coordination, mutually beneficial goals and initiatives.
2. Engage residents, visitors, stakeholders and partners to understand their perspectives, develop and implement conservation programs, and implement fishing, hunting, boating and wildlife viewing management activities.
3. Use citizen science to enhance conservation programs.

**Goal 3: Increase opportunities for residents and visitors, especially youth, to actively support and practice fish and wildlife conservation stewardship.**

Strategies:

1. Inform residents and visitors about conservation stewardship and encourage their active involvement in achieving conservation of fish and wildlife.
2. Provide and promote opportunities for residents and visitors, especially youth, to participate in conservation stewardship activities, including FWC volunteer opportunities.

**Goal 4: Encourage communities to conserve lands and waters critical to sustaining healthy and diverse fish and wildlife populations.**

Strategies:

1. Provide communities with the necessary assistance to help them obtain the social and economic benefits of local conservation lands.
2. Provide residents and visitors with relevant information on the social and economic benefits of conservation, fishing, hunting, boating, and wildlife viewing.

3. Support community events and programs that promote fish and wildlife conservation.

## **Theme Four – Responsive Organization and Quality Operations**

### **Goal 1: Integrate our commitment to benefit the community and enhance the economy through our conservation efforts and public service.**

#### Strategies:

1. Identify and implement ways to support Florida businesses and job growth while managing fish and wildlife.
2. Identify and promote opportunities for staff to benefit local communities through participation in approved activities where FWC resources can be used (for example, the Florida State Employees' Charitable Campaign, the Guardian ad Litem Program, mentoring programs, FWC Disaster Response Teams, and American Red Cross Disaster Services).
3. Provide residents and visitors with reliable and current information on Florida's fish and wildlife.
4. Continue to attract visitors by providing top-quality fishing, hunting, boating and wildlife viewing opportunities.

### **Goal 2: Provide resources and support for the safety and protection of residents and visitors, our natural and cultural resources, and for emergency responses to critical incidents and environmental disasters.**

#### Strategies:

1. Identify existing and emerging risks to the safety of residents and visitors and foster internal collaboration and external partnerships necessary to effectively manage, reduce or eliminate those risks.
2. Provide immediate and effective disaster response and recovery through mutual-aid efforts with local, state and federal partners.
3. Provide search, rescue, and recovery services in coordination with local, state and federal entities to ensure the safety of residents and visitors.
4. Protect natural and cultural resources through proactive and responsive enforcement efforts.

### **Goal 3: Ensure the FWC has highly effective and adaptive business practices.**

#### Strategies:

1. Address emerging biological, social and economic trends, anticipate impacts and take advantage of opportunities to accomplish FWC's mission.
2. Expect each employee to be an ambassador for FWC and its mission to Florida's diverse residents and visitors.
3. Provide efficient and effective service to Florida's diverse residents, visitors, and FWC staff.
4. Foster a diverse, accountable, responsive and skilled workforce who effectively serves Florida's residents and visitors.
5. Manage existing and secure additional resources necessary to achieve fish and wildlife conservation and meet residents, visitor and stakeholder needs.
6. Create and maintain an effective business model that supports the FWC's mission by using continuous improvement approaches that foster a collaborative and professional culture.

## 10.4 Management Procedures Guidelines - Management of Archaeological and Historical Resources

### Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised March 2013)

These procedures apply to state agencies, local governments, and non-profits that manage state-owned properties.

#### A. General Discussion

Historic resources are both archaeological sites and historic structures. Per Chapter 267, Florida Statutes, *'Historic property' or 'historic resource' means any prehistoric district, site, building, object, or other real or personal property of historical, architectural, or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.'*

#### B. Agency Responsibilities

Per State Policy relative to historic properties, state agencies of the executive branch must allow the Division of Historical Resources (Division) the opportunity to comment on any undertakings, whether these undertakings directly involve the state agency, i.e., land management responsibilities, or the state agency has indirect jurisdiction, i.e. permitting authority, grants, etc. No state funds should be expended on the undertaking until the Division has the opportunity to review and comment on the project, permit, grant, etc.

State agencies shall preserve the historic resources which are owned or controlled by the agency.

Regarding proposed demolition or substantial alterations of historic properties, consultation with the Division must occur, and alternatives to demolition must be considered.

State agencies must consult with Division to establish a program to location, inventory and evaluate all historic properties under ownership or controlled by the agency.

#### C. Statutory Authority

Statutory Authority and more in-depth information can be found at:

<http://www.flheritage.com/preservation/compliance/guidelines.cfm>

D. Management Implementation

**Even though the Division sits on the Acquisition and Restoration Council and approves land management plans, these plans are conceptual. Specific information regarding individual projects must be submitted to the Division for review and recommendations.**

Managers of state lands must coordinate any land clearing or ground disturbing activities with the Division to allow for review and comment on the proposed project. Recommendations may include, but are not limited to: approval of the project as submitted, cultural resource assessment survey by a qualified professional archaeologist, modifications to the proposed project to avoid or mitigate potential adverse effects.

Projects such as additions, exterior alteration, or related new construction regarding historic structures must also be submitted to the Division of Historical Resources for review and comment by the Division's architects. Projects involving structures fifty years of age or older, must be submitted to this agency for a significance determination. In rare cases, structures under fifty years of age may be deemed historically significant. These must be evaluated on a case by case basis.

Adverse impacts to significant sites, either archaeological sites or historic buildings, must be avoided. Furthermore, managers of state property should make preparations for locating and evaluating historic resources, both archaeological sites and historic structures.

E. Minimum Review Documentation Requirements

In order to have a proposed project reviewed by the Division, certain information must be submitted for comments and recommendations. The minimum review documentation requirements can be found at: [http://www.flheritage.com/preservation/compliance/docs/minimum\\_review\\_documentation\\_requirements.pdf](http://www.flheritage.com/preservation/compliance/docs/minimum_review_documentation_requirements.pdf).

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Questions relating to the treatment of archaeological and historic resources on state lands should be directed to:

Deena S. Woodward  
Division of Historical Resources  
Bureau of Historic Preservation  
Compliance and Review Section  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Phone: (850) 245-6425  
Toll Free: (800) 847-7278  
Fax: (850) 245-6435

## **10.5 Martin County Letter of Compliance with Local Government Comprehensive Plan**



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
 2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: 772-288-5931  
 Email: [iszedlma@martin.fl.us](mailto:iszedlma@martin.fl.us)

February 28, 2018

**DOUG SMITH**  
 Commissioner, District 1

**ED FIELDING**  
 Commissioner, District 2

**HAROLD E. JENKINS II**  
 Commissioner, District 3

**SARAH HEARD**  
 Commissioner, District 4

**EDWARD V. CIAMPI**  
 Commissioner, District 5

**TARYN KRYZDA, CFM**  
 County Administrator

**SARAH W. WOODS**  
 County Attorney

Lance Jacobson  
 Conservation Planner  
 Florida Fish and Wildlife Conservation Commission  
 Division of Habitat and Species Conservation  
 Land Conservation and Planning

**RE: Tequesta Field Laboratory**

Dear Mr. Jacobson:

You have requested a letter confirming that the Tequesta Field Station, located on southbound SE Federal Highway and westbound SE County Line Road, is in compliance with the Martin County Comprehensive Growth Management Plan.

The future land use designation for the property is General Institutional and the zoning district is Public Services. The General Institutional Future Land Use category is intended to accommodate public and not-for-profit facilities. Permitted uses in the Public Services zoning district include administrative offices for not-for-profit organizations area, government buildings, community centers, marine education and research, bioscience research, educational institutions, management, scientific and technical services, professional, scientific and technical services, scientific and technical consulting services, and active and passive public parks and recreation areas. The use of the site by the Florida Fish and Wildlife Conservation Commission appears to be consistent with these permitted uses.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

  
 Irene A. Szedlmayer  
 Senior Planner

TELEPHONE  
 772-288-5400

WEB ADDRESS  
<http://www.martin.fl.us>