

## **RELEASE OF RESERVATIONS EXECUTIVE SUMMARY**

**BACKGROUND INFORMATION:** Canal reservations evolved from efforts to provide infrastructure, without cost to the taxpayers, to carry out drainage and reclamation projects, and provide roads. Many, but not all, conveyances of land by the State of Florida through the Trustees of the Internal Improvement Trust Fund (TIITF) and the Everglades Drainage District (EDD), a predecessor to the South Florida Water Management District, reserved rights to construct future water control works, percentages of the mineral rights, together with the right of ingress, egress and exploration, and reservations for State and County road rights-of-way.

The District routinely receives applications for releases of these reservations from landowners, attorneys, title companies and lending institutions, who consider the reservations to be title defects; applications are processed by the Real Estate Section. Applications are reviewed by appropriate District personnel and applicable local governmental agencies to determine that there is no present or future need for the canal reservation. Also, TIITF requires the District to review and issue a written approval to the Department of Environmental Protection (DEP) prior to releasing TIITF canal reservations.

**CONSIDERATIONS:** See Exhibit "A" attached hereto and made a part hereof, which contains the details of releases and approvals to be approved and issued.

**AUTHORIZATION:** Pursuant to Section 373.096 of the Florida Statutes, the Governing Board of the District may release any reservation for which it has no present or apparent use under terms and conditions determined by the Board.

**FISCAL IMPACT:** None; the reservations were acquired at no cost to the District

**RECOMMENDATION:** A Resolution of the Governing Board of the South Florida Water Management District approving release of District canal reservations and release of Trustees of the Internal Improvement Trust Fund canal reservations; providing an effective date.

**Prepared by:** \_\_\_\_\_  
Kathleen Massey, Senior Closing Specialist  
Title and Closing Unit, Real Estate Section  
Date \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
Marcy Zehnder, Section Leader  
Title and Closing Unit, Real Estate Section  
Date \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
Ray Palmer, Section Administrator  
Real Estate Section  
Date \_\_\_\_\_

**Reviewed by:** \_\_\_\_\_  
Ruth Clements, Chief Real Estate Specialist  
Executive Office  
Date \_\_\_\_\_

**Approved by:** \_\_\_\_\_  
Tommy B. Stowd, P.E., Director  
Operation, Maintenance and Construction Division  
Date \_\_\_\_\_

**EXHIBIT "A"**

File No(s): 18490  
Applicant: SunTrust Bank, as Trustee under Land Trust Agreement  
Reserving Deeds: T-1152, DB 43-137, dated December 20, 1925  
Fee paid: \$250.00  
Action: Release of District canal reservations  
Acres: 27.20, more or less  
Brief Legal: Portion of Parcel "A", PEMBROKE PINES CITY CENTER, PB 176-86  
Location: Section 18, Township 51 South, Range 41 East, Broward County  
Address: Palm Avenue, South of Pines Blvd., Pembroke Pines, Florida  
Reviewed by: Water Supply Development Section, Right of Way Section, Environmental Resource Permitting Bureau, Survey Section, Office of Everglades Policy and Coordination



File No.: 18491  
Applicant: GH Savannah Lake, LLC, a Florida limited liability corporation  
Reserving Deed: T-2229, DB 372-252, dated October 15, 1925  
Fee paid: \$250.00  
Action: Release of District canal reservations  
Acres: 5.00, more or less  
Brief Legal: Tract 77, Block 43, PALM BEACH FARMS CO. PLAT NO. 3, PB 2-45  
Location: Section 7, Township 45 South, Range 42 East, Palm Beach County  
Address: 7570 State Road 7, Lake Worth, Florida  
Reviewed by: Water Supply Development Section, Right of Way Section, Environmental Resource Permitting Bureau, Survey Section, Office of Everglades Policy and Coordination, Lake Worth Drainage District



File Nos.: 18492 and 18493  
Applicant: Coral Ridge Presbyterian Church, Inc., a Florida not-for-profit corporation  
Reserving Deeds: T-5924, DB 222-121, dated March 11, 1931  
T-6075, DB 226-230, dated July 1, 1931  
Fee paid: \$500.00  
Action: Release of District canal reservations  
Acres: 72.15, more or less  
Brief Legal: Portion Parcels "A" and "B", HEADWAY OFFICE PARK, PB 125-49;  
portion of the Southwest one-quarter (SW ¼) of Section 18, Township 49  
South, Range 42 East  
Location: Section 18, Township 49 South, Range 42 East, Broward County  
Address: 3701 NW 44<sup>th</sup> Street, Lauderdale Lakes, Florida  
Reviewed by: Water Supply Development Section, Right of Way Section, Environmental  
Resource Permitting Bureau, Survey Section, Office of Everglades Policy  
and Coordination



File No(s): 9-11-1  
Applicant: SunTrust Bank, as Trustee under Land Trust Agreement  
Reserving Deed: TIITF 16160, DB 49-213 (Dade), dated June 4, 1909  
Fee paid: \$250.00  
Action: Approval of release of TIITF canal reservations  
Acres: 27.20, more or less  
Brief Legal: Portion of Parcel "A", PEMBROKE PINES CITY CENTER, PB 176-86  
Location: Section 18, Township 51 South, Range 41 East, Broward County  
Address: Palm Avenue, South of Pines Blvd., Pembroke Pines, Florida  
Reviewed by: Water Supply Development Section, Right of Way Section, Environmental Resource Permitting Bureau, Survey Section, Office of Everglades Policy and Coordination

