M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: October 8, 2026

SUBJECT: Atlantic Ridge Ecosystem Project, Martin County Agreement to Exchange

Agenda Item Background:
The District manages the approximately 900-acre eastern portion of the Atlantic Ridge Ecosystem Project (Project) lands in Martin County, which is owned jointly by the District and the Board of Trustees of the Internal Improvement Fund of the State of Florida (TIITF). These lands are adjacent to the Medalist golf course. Currently, the far west portion of the Medalist golf course encroaches approximately 0.44 acres into the Project lands. As the encroachment has no adverse effect on the management of the Project lands, the Medalist golf club owners requested a revocable right of entry license agreement to continue to operate the golf course with the encroachment. The District and TIITF have an existing access easement through a portion of lands owned by Medalist Village Club, Inc. and Medalist Homeowners Association, Inc. for the purpose of access to and from the eastern portion of the Project lands. To provide improved access, the District and TIITF requested an amended access easement that contains two usable access routes though the Medalist owned lands containing a total of approximately 0.75 acres. The District, TIITF, and the Medalist owners have agreed to exchange the revocable right of entry license agreement for the amended access easement. For purposes of this exchange, the License and the Amended Access Easement are deemed to be equivalent in value.

Additional Item Background:
Core Mission and Strategic Priorities:
The Atlantic Ridge Ecosystem project conserves some of the last remaining scrub, pine flatwoods, and marshes along the St. Lucie River's south fork floodplain and contributes to the protection of the quality of water in the St. Lucie and Loxahatchee River basins. The additional usable access routes provided by the amended access easement will aid in the District's management of project areas.

Funding Source:
There is no purchase price to fund. The only closing costs the District will incur will be for recording the easement instrument. These costs will be funded by ad valorem funds.

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ATTACHMENTS:

Resolution No. 2026-1001

Maps