

MEMORANDUM

TO: Governing Board Members
FROM: Ray Palmer, Real Estate
DATE: July 9, 2026
SUBJECT: Release of Reservations

Agenda Item Background:

The District has reservations to construct road and canal rights of way. Applications requesting release of these reservations are received as they constitute a cloud on title which must be resolved prior to a property sale, especially when financing is involved. Applications are reviewed to determine if there is a present or future need for the reservations. If it has been determined there is no present or future need, the reservations may be released for a reasonable and appropriate payment based on the value of the land and may require such other terms and conditions determined by the Board. For canal reservations held by the Board of Trustees of the Internal Improvement Trust Fund (TIITF), the Florida Department of Environmental Protection (DEP) requires a recommendation from the District that there is no District or local need for canal reservations held by TIITF prior to a release being issued by DEP. For reservations held by the State Board of Education (BOE), the BOE requires a recommendation from the District that there is no District or local need for the BOE held canal reservations.

Staff evaluated the size and location of the properties for future flood control and reclamation purposes related to water storage and conveyance. After review by internal subject matter experts and affected external agencies, it has been determined that there is no present or apparent future need for the reservations listed below, therefore staff asks the Board to consider approval of the following:

Broward County

Recommend Approval of the release of the TIITF canal reservations for CB 4300 NW 124th Avenue, LLC, a Florida limited liability company. The TIITF reservations were reserved in deed No.16896, Deed Book 40, Page 42, dated December 14, 1912. (File No.18983). The property contains 2.68 acres, more or less, of canal reservation, covering the entire parcel.

Palm Beach County

Release District canal reservations for Thomas E. and Rachael Lowe. The District reservations were reserved in the Trustees of the Internal Improvement Fund (TIIF) Deed No. 1785, Deed Book 307, Page 116, dated August 15, 1925. (File No. 18984) and North of the C18 W canal and Northeast of State Road 710 (Beeline Hwy.) The property contains 11.34 acres, more or less, of canal reservation, covering the entire parcel. No release value payment due, as the property is classified as Homestead. (Policy No. 140.86)

Additional Item Background:

See Memorandum Exhibit "A" and maps attached hereto and made a part hereof, which contain the details and location of the releases and recommendations to be issued.

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

Staff Contact and/or Presenter:

Ray Palmer, rpalmer@sfwmd.gov, 561-682-2246

ATTACHMENTS:

[Memorandum Exhibit A](#)

[Resolution No. 2026-0701 with Exhibit A](#)

[Maps](#)