

M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: August 14, 2025

SUBJECT: Release of Reservations

Agenda Item Background:

The District has certain reserved rights to construct canal and road rights of way. Applications requesting release of these reservations are received as they constitute a defect 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.

On December 9, 2004, the City of Coconut Creek initiated the MainStreet Design Standard Document, which established the vision for the mixed-use (commercial, business, residential) development. The District negotiated releases to retain reservations within the Florida Power and Light Transmission easement corridor for potential future canal use. The four parcels proposed for release are non-contiguous.

Staff evaluated the property size and location for future flood control and reclamation purposes related to water storage and conveyance. 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

- Release District canal and road reservations for the Main Street at Coconut Creek Development by Johns Family Partners, a Florida limited liability partnership. (File No. 18950) (10.35+/- acres); subject to payment of release value of \$84,534.00.

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 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:

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ATTACHMENTS:

Memorandum Exhibit A

Resolution No. 2025-0801

Maps