

M E M O R A N D U M

TO: Governing Board Members

FROM: Jill S. Creech, P.E, Regulation

DATE: October 9, 2025

SUBJECT: Florida Department of Transportation's Compensatory Mitigation Plan for Moving I-4 Forward and Partial Release of Certain Conservation Easements

Agenda Item Background:

The Florida Department of Transportation (FDOT) is advancing a project known as Moving I-4 Forward along SR 400 (I-4) that includes widening I-4 from west of the US 27 interchange to the SR 536 interchange and a new SR 538 corridor to the south. The proposed roadway corridor for the project will impact up to 64.87 acres of conservation easements that were granted to the District, and recorded in Official Records of Osceola County, Florida. However, the project is still in the design build phase; therefore, it is still undergoing revisions that may reduce its impacts to the conservation easements.

FDOT has identified and is under contract to purchase a 406-acre property known as Boggy Marsh. Approximately 80 acres of the 406-acre parcel will be preserved to offset the conservation easement impacts. The remaining 326 acres will be preserved and utilized to offset additional direct and secondary wetland impacts associated with future FDOT needs for the Moving I-4 Forward Project. Boggy Marsh is approximately 406-acres, is located within the St. Johns River Water Management District, and is within both the Reedy Creek Basin and Southern Ocklawaha Basin. Boggy Marsh offers high-quality habitats and strategic connectivity to existing conservation lands. Boggy Marsh is bordered by Lake Louisa State Park to the north, land owned by Audubon Florida to the north/east, and lies near the Hilochee Wildlife Management Area to the west and south. This strategic location enhances landscape-scale conservation objectives by maintaining regional ecological connectivity and contributing to hydrological stability within the basin. Residing within the "Last Green Thread" boundary established by the Florida Wildlife Corridor Program, the property plays a key role in maintaining functional wildlife corridors between Everglades Headwaters to the Green Swamp.

Staff has determined that this compensatory mitigation plan is sufficient to fully offset up to 64.87 acres of conservation easement impacts associated with the project. To accommodate the accelerated schedule of the project, staff requests the Board approve FDOT's compensatory mitigation plan to offset up to 64.87 acres of impacts to the conservation easements and approve the partial release of up to 64.87 acres of the conservation easements.

Additional Item Background:

Core Mission and Strategic Priorities

This Governing Board item supports the District's core mission and strategic goals by supporting ecosystem restoration efforts.

Funding Source:

This item does not require the expenditure of District funds.

Staff Contact and/or Presenter:

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ATTACHMENTS:

[Resolution No. 2025-1002](#)

[Exhibit A](#)

[Exhibit B](#)