

MEMORANDUM

TO: Governing Board Members
FROM: Ray Palmer, Real Estate
DATE: May 14, 2026
SUBJECT: Release of Reservations

Agenda Item Background:

The District has certain reserved rights for oil, gas and mineral rights and to construct 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 TIITF-held canal reservations prior to a release being issued by DEP.

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:

Palm Beach County

- Release District canal reservations and issue a Non-Use Commitment for oil, gas and mineral reservations. Recommend release of Board of Education canal reservations and oil, gas and mineral reservations for Myers Huong Pham Trust (File No. 18977). The TIITF and District reservations were reserved in 1926 and 1947, respectively, and cover the same parcels. The two parcels contain 54.47+/- acres of Agricultural land, with a release value payment of \$40,852.50 to be paid.
- Release District canal reservations for the Gary G. Dunkley Irrevocable Trust (File No. 18978). The District reservation was reserved in 1925 and covers one parcel. The parcel contains 10.55 acres of Agricultural land, with a release value payment of \$27,352.50 to be paid.

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:

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ATTACHMENTS:

[Memorandum Exhibit A](#)

[Resolution 2026-0501 with Exhibit A](#)

[Maps](#)