

**ITEM 3:**

Consider a 10-year update to the West Lake Park Management Plan (Lease No. 3417).

**LOCATION:**

Broward County

**APPLICANT:**

Broward County Parks and Recreation Division

**STAFF REMARKS:**

*Background*

West Lake Park is located in southeastern Broward County approximately one-third mile west of the Atlantic Ocean, within the City of Hollywood. It stretches three miles from the C-10 Canal on the north to Holland Park in Hollywood on the south and is bordered on the west by the Intracoastal waterway. It is bounded by residential, commercial, and industrial land use designations as well as waters of the United States. The park consists of approximately 1,564 acres of which, 1,045 acres is under lease agreement 3417 with the Board of Trustees of the Florida Internal Improvement Trust Fund of the State of Florida (BOT) since November 1986.

West Lake Park is primarily an estuarine habitat lying along the intracoastal waterway with periodic upland areas utilized for public use and isolated remnant spoil island dominated by invasive Australian pines (*Casuarina equisetifolia*).

*Management Plan Overview*

West Lake Park contains the largest mangrove estuarine habitat remaining in Broward County. With approximately 1,500 acres, including the adjacent Dania Salt Marsh and Sheridan Street natural areas, it is the largest habitat of its kind existing in a 100-mile stretch from Biscayne Bay to the Indian River Lagoon. A wide variety of wildlife inhabits West Lake, with the greatest abundance of species being birds and fish. To date, 143 species of birds and 68 species of fish have been identified utilizing West Lake lands and waters. The mangrove wetlands have proven to be highly productive both as habitat for local wildlife and as a nursery for sport and commercial fish. West Lake supports three species of mangroves, the red (*Rhizophora mangle*), black (*Avicennia germinans*), and white (*Laguncularia racemosa*). Green buttonwood (*Conocarpus erectus*) is common in the higher elevations.

Improvements and recreational opportunities available at the park include the Anne Kolb Nature Center offering environmental education, exhibits, boardwalks and walking trails, a meeting hall, outdoor amphitheater, observation tower, canoeing/ kayaking/rowing trails, and a tour boat operation.

The Division of Historical Resources maintains a Master Site File that documents many of Florida's archaeological and historical features. A review of information obtained from the Florida Master Site File disclosed there are no known archaeological resources associated with West Lake Park.

The Florida Legislature requires that all land management plans include long and short-term (ST) goals. These goals must be measurable objectives, and short-term goals must be achievable within a two-year planning period. Pursuant to Section 253.034, F. S., the Division of State

Lands tracks the status of ST goals in each land management plan approved since July 1, 2016. The short-term goals from this management plan are included as part of this item.

*Public Involvement*

Broward County emphasized involvement of numerous stakeholder groups when drafting the plan. The advisory group meeting held on July 30, 2020, invited participants to develop a list of suggestions to be considered for incorporation in the plan. The advisory group held public meetings on September 17 and 27, 2020.

*Surplus Lands*

The evaluation of this site has determined that no portion of the West Lake Park is to be declared surplus.

*State Land Management Review Team*

This property has not been subject to a recent review by an inter-agency land management review team.

**STAFF RECOMMENDATION:**

Approve the management plan.

**ARC RECOMMENDATION:**

- APPROVE**
- APPROVE WITH MODIFICATIONS:** \_\_\_\_\_
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:** \_\_\_\_\_

**West Lake Park**  
**Land Management Plan Short Term Goals**

Goal (ST)	Details of Goal	Objective	Details of Objective	Measures
1	Maintain 5 acres of existing hammock and upland edge habitat.	1	Invasive plant removal	Less than 5 percent coverage of invasive plants.

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*Source:* Florida DEP, Office of Environmental Services, Revised 2018.

## WEST LAKE PARK LAND MANAGEMENT PLAN UPDATE

### EXECUTIVE SUMMARY

**Lead Agency:**

Florida Department of Environmental Protection (FDEP), Office of Environmental Services,  
Division of State Lands

**Property Name:** West Lake

**Common Name of Property:** West Lake Park

**Location:** Eastern BROWARD COUNTY (**Appendix A**), in Section 1, 2, 11 Township 51 South, Range 42East and Section 35, 36 Township 50 South, Range 42East

**Land Description** West Lake Park is primarily an estuarine habitat lying along the intracoastal waterway (ICW) with periodic upland areas utilized for public use and isolated remnant spoil island dominated by invasive Australian pines (*Casuarina equisetifolia*).

**West Lake Park Acreage** **1564.1 (GIS acres = 1,580.0[incl. outparcels]) (Appendix B)**

- CARL Lands 1045.4 acres
- Environmentally Sensitive Land 84.0 acres  
(*Sheridan St., Dania Salt Marsh*)
- 2000 Safe Parks & Land Preservation 7.4 acres  
(*Sheridan St. Addition, Sands Parcel*)
- Additional County Acquisitions 361.9 acres
- West Lake Regional Park 65.4 acres  
(*outside the scope of this plan*)

### Florida Natural Area Inventory (FNAI) Natural Community Classification (Appendix B)

<u>Habitat</u>	<u>Acreage</u>
Mangrove Swamp	1,119.4
Maritime Hammock	1.6
Salt Marsh	<u>1.0</u>
Total	1,122.0



**Additional land description (not covered by FNAI):(Appendix B)**

<u>Land Cover</u>	<u>Acreage</u>
Mudflat	4.6
Shorebird nesting area	4.6
Natural Rivers, stream, & waterway	14.8
Lakes and channels	346.1
Developed – regional park	33.9
Developed – nature center	7.5
Disturbed open land	10.6
Disturbed – Australian pine	<u>35.9</u>
Total	458.0

**Lease/Management Agreement Number:** #3417

**Associated Lease Acreage:** 1045.4 acres

**USE:**                      **SINGLE:**                                       **MULTIPLE:**

**Management Responsibilities:**

Leaser: Board of Trustees of the Internal Improvement Trust Fund (TIITF) of the State of Florida

Sublease: Broward Board of County Commissioners

<b>AGENCY</b>	<b>RESPONSIBILITY</b>
Broward County Parks and Recreation	Natural resource management, environmental education, and recreation division

**Designated Land Use:** Nature education and public outdoor recreation

**Sublease:** Internal Improvement Trust Fund to Broward County 12/88

**Encumbrances:** A Covenant Running with the Land was signed with FDEP in 1994 as part of mitigation activities within West Lake (Appendix G).

A Deed of Restrictive Covenant was placed on the Dania Salt Marsh parcels in 2008. This limits the use of the area for passive purposes as outlined in the Urban Wilderness Park System in Broward County Code of Ordinances Section 251/2 – 31.



Though not within the CARL boundaries, two Conservation Easements have been recorded within the property boundaries of West Lake Park and are as follows:

Deed of Conservation Easement recorded on November 13, 2012 for the habitat restoration areas completed as Segment 1 located south of Sheridan Street and west of the ICW.

Deed of Conservation Easement recorded on December 10, 2019 for approximately 1,789 feet along western boundary of Dania Salt Marsh.

**Type of Acquisition:**

Conservation and Recreation Lands (CARL)

**Unique Natural Features:**

West Lake Park contains the largest mangrove estuarine habitat remaining in Broward County. With approximately 1,500 acres, including the adjacent Dania Salt Marsh and Sheridan Street natural areas, it is the largest habitat of its kind existing in a 100-mile stretch from Biscayne Bay to the Indian River Lagoon.

A wide variety of wildlife inhabits West Lake, with the greatest abundance of species being birds and fish. To date, 143 species of birds and 68 species of fish have been identified utilizing West Lake lands and waters. Numerous endangered or threatened wildlife species are common to the site including the, least tern (*Sterna antillarum*), wood stork (*Mycteria Americana*), and West Indian manatee (*Trichechus manatus*). At least one crocodile (*Crocodylus acutus*) has occasionally been observed within West Lake, since early 1995; however, the population size remains very low in the region.

The mangrove wetlands have proven to be highly productive both as habitat for local wildlife and as a nursery for sport and commercial fish. West Lake supports three species of mangroves, the red (*Rhizophora mangle*), black (*Avicennia germinans*), and white (*Laguncularia racemosa*). Green buttonwood (*Conocarpus erectus*) is common in the slightly higher elevations and two species of sea ox-



eye daisy (*Borrchia frutescens* and *Borrchia arborescens*) populate the western marshy portions of the site.

Along the eastern buffer with the Intracoastal Waterway (ICW) and Whiskey Creek, seagrass beds are also considered to be an important natural feature providing significant habitat. Seagrasses in varying densities and species makeup remain present in nearly the entire length of the area. Caribbean seagrass (*Halophila decipiens*) remains the dominant species present. Johnson's seagrass (*Halophila johnsonii*), a threatened species, and shoalweed (*Halodule wrightii*) also continue to be present. The West Indian manatee routinely uses Whiskey Creek and adjacent ICW during its winter migration.

**Archaeological / Historical Features:**

A Cultural Resource Information Request was performed in 1989 and again in 2020 with the Division of Historical Resources and found there are no known archaeological resources associated with West Lake. (**Appendix I**)

**Management Needs:**

The management of the property through parks staff and the proposed mitigation include measures such as the following:

- 1) Preservation of existing facilities and resources through proper maintenance and controlled public access.
- 2) Control and elimination of invasive vegetation on an ongoing basis.
- 3) Site enhancement through techniques such as scrapedown of past ICW dredging spoil pile and revegetation, the creation of new mudflats and tidal pools, the restoration of upland hammocks, and the rip-rapping of the ICW shoreline to prevent erosion.
- 4) Preservation of the vitally important freshwater delivery system from the adjacent urban areas in cooperation with neighboring municipalities.



- 5) Prevention of habitat damage by the boating community through signage. (Note: With the exception of patrol craft and a single tour boat, fossil-fueled craft are prohibited by ordinance from the interior West Lake)
- 6) Enhancement of nesting/breeding opportunities for ground nesting birds such as the least tern (*Sternula antillarum*) and Wilson's plover (*Charadrius wilsonia*).
- 7) Provision of appropriate recreational, habitat and wildlife observation opportunities such as canoe and hiking trails, fishing areas, guided tours, and interpretive programs.

**Acquisition Needs / Acreages:**

**See Item 18.** Roughly 3.8 acres of private outparcels remain throughout the park from parcellation of the area in the 1940s which have been identified for purchase by the County. (**Appendix C**)

**Surplus Land / Acreage:**

**See Item 19.** The entire CARL property was leased in 1988 and all portions contribute to the conservation and educational purposes for which the lease was intended. No portions shall be considered surplus. An amendment to the original lease was issued in March 2020 for the addition of two parcels totaling 6.37 acres to the lease. (**Appendix B and F**)

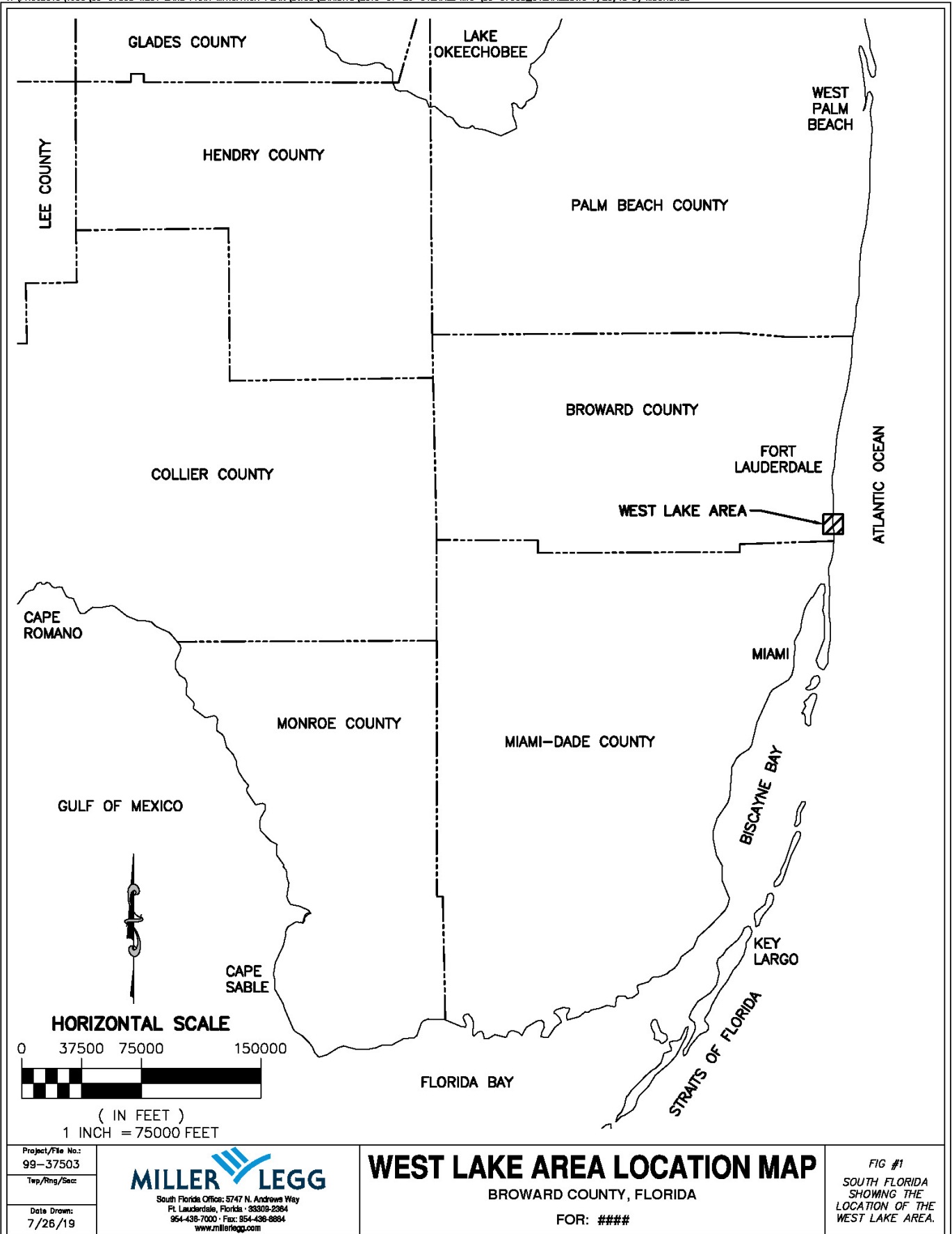
**Public Involvement:**

The Advisory Committee members for West Lake Park have been updated. The same framework was adopted for selecting members by including both public and local governments as well as local organizations with a vested interest in the long-term goals of West Lake Park. A list of the Advisory Committee Group members and their affiliations is included in Appendix Q as well as date and location of the most recent Advisory Group meetings. A public hearing was online on September 17, 2020. Notice of the public hearing was advertised in the local paper with general circulation and announced at a scheduled meeting before the actual public hearing. See advertisements, announcements, and meeting minutes included in **Appendix Q**.



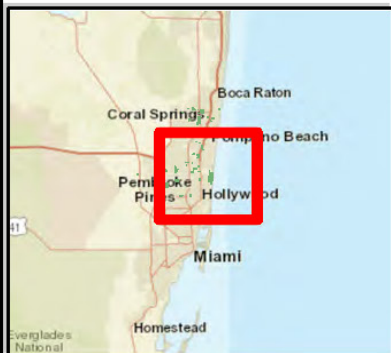


V:\PROJECTS\1999\99-37503 WEST LAKE PARK MITIGATION PLAN\DWGS\EXHIBITS\2019-07-26-OVERALL MAP\99-37503\_OVERALL.DWG 7/26/19 by MDUNSHIEE



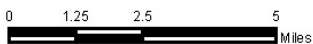
**Parks & Recreation  
Geographic Information System**

Broward County Board of County Commissioners  
Parks and Recreation Division  
Natural Resources and Land Management Section

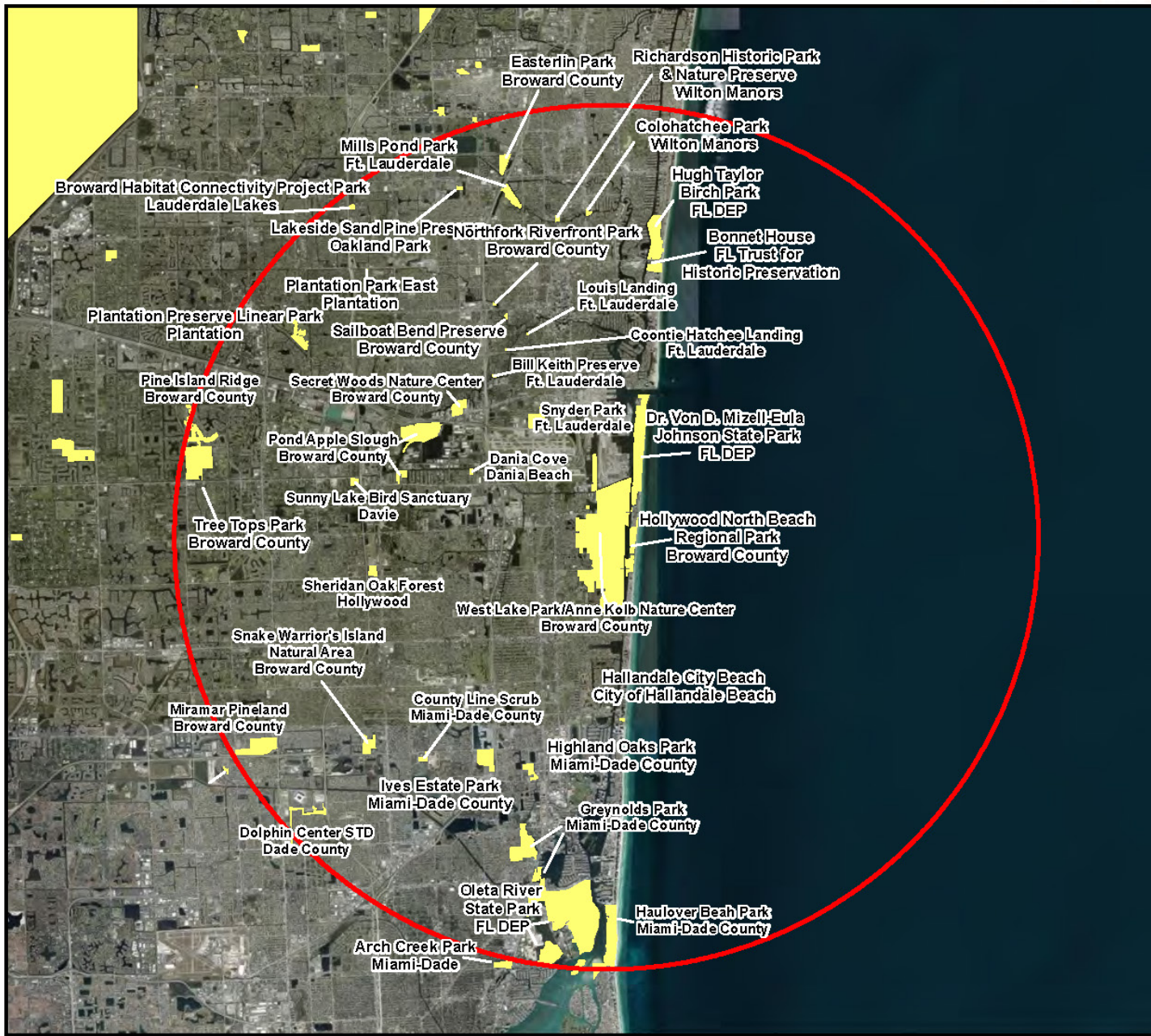


**West Lake Park  
Conservation Areas  
within 10 Miles**

- 10 mile Radius
- Conservation Lands

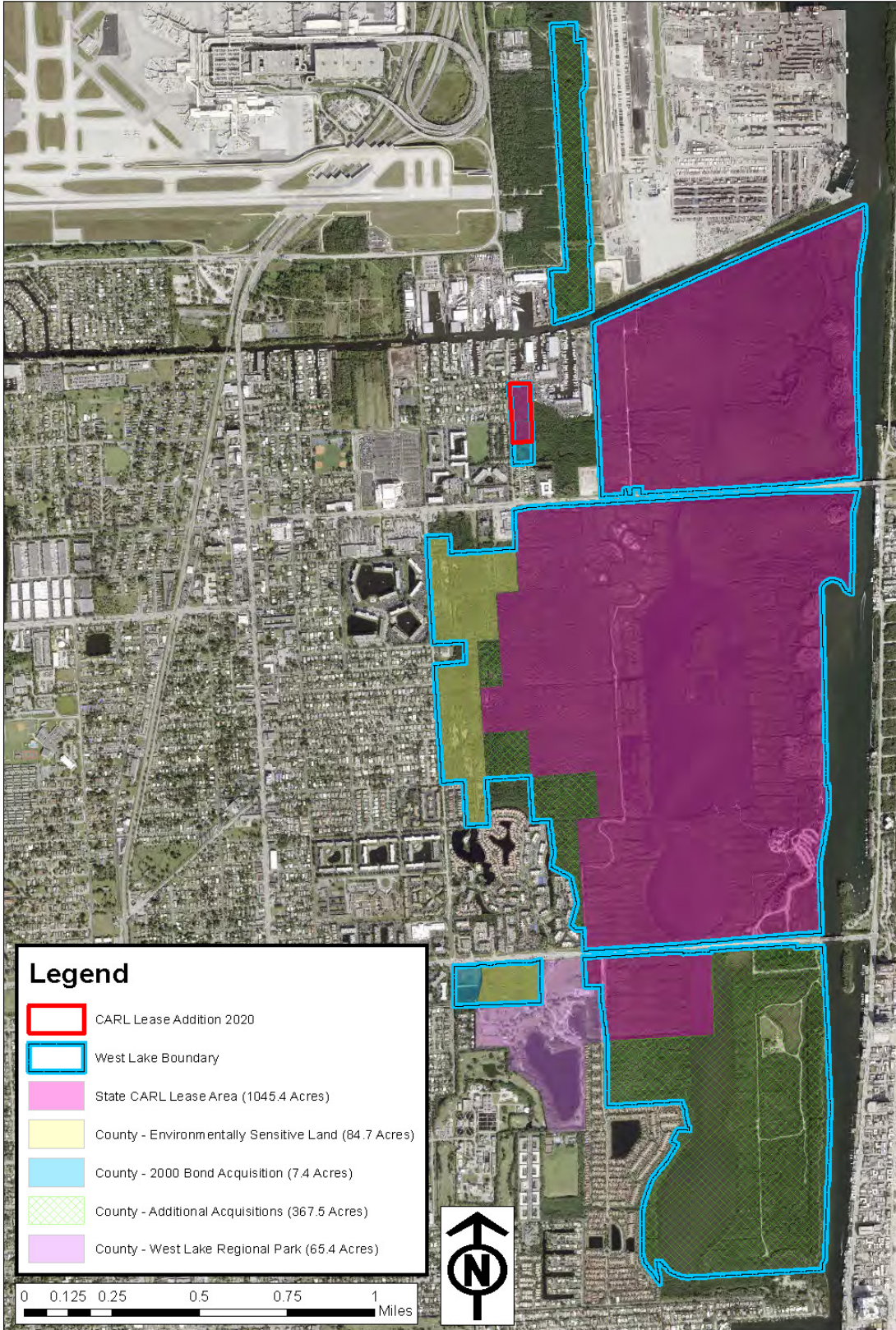


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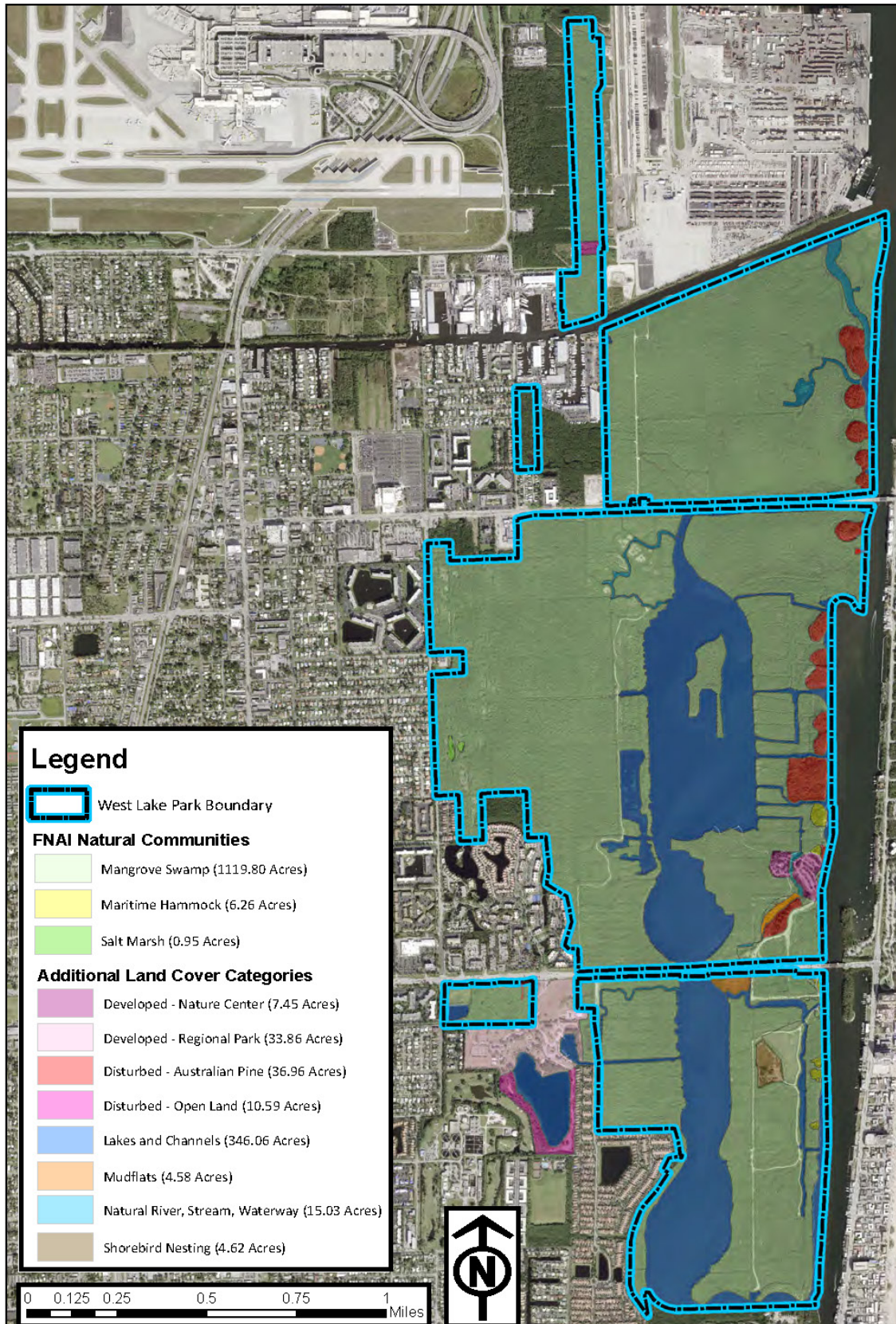


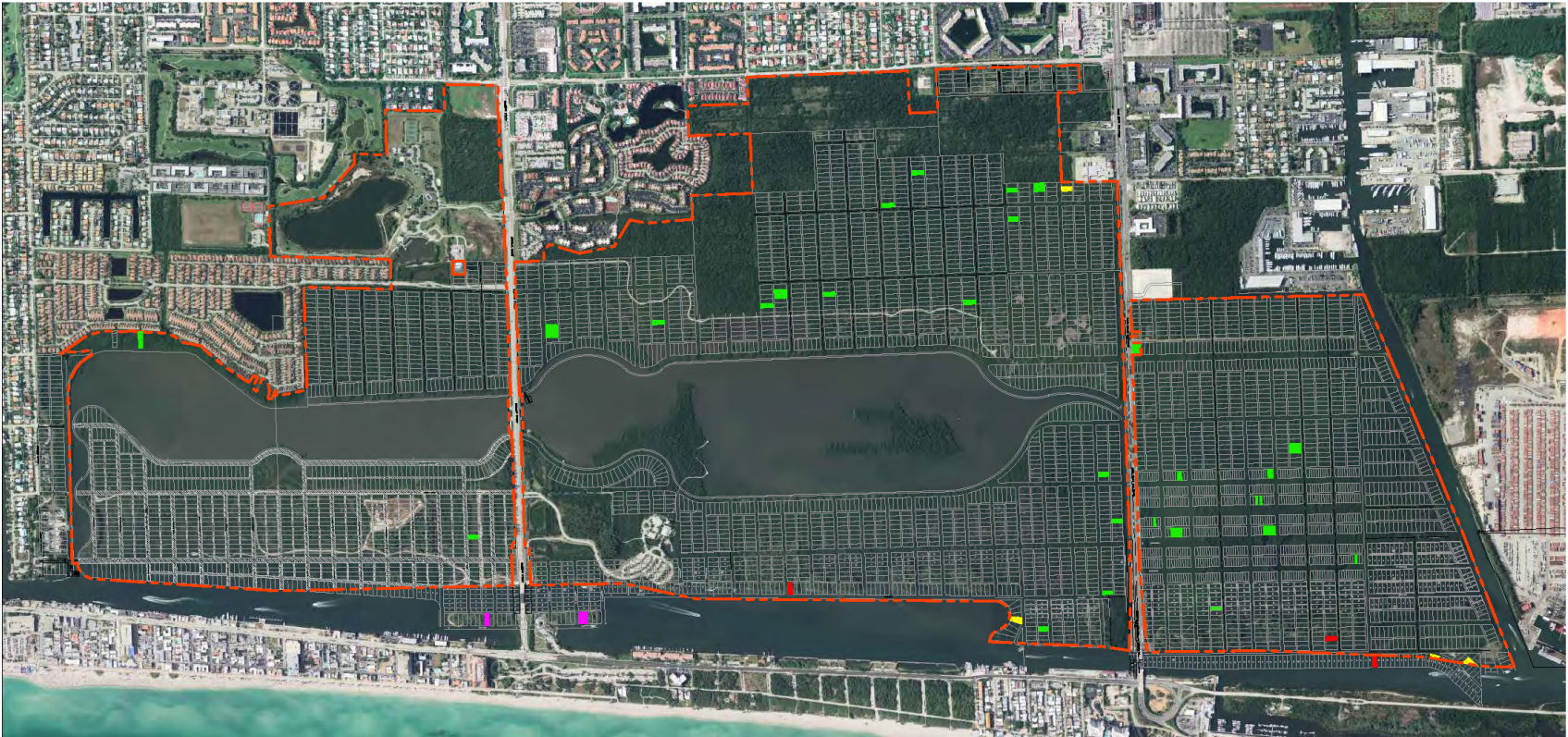
Parks and Recreation  
Geographic Information Systems

# West Lake Park Boundary Map

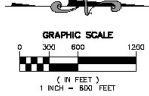


### West Lake: Florida Natural Areas Inventory Communities and Additional Land Cover Categories





NOTE: OUTPARCEL INFORMATION OVERLAYED ON 2014 AERIAL PHOTOGRAPHY FROM BROWARD COUNTY PROPERTY APPRAISER'S OFFICE



- LEGEND:
- Priority 1 Parcels
  - Priority 2 Parcels
  - Priority 3 Parcels
  - Priority 4 Parcels
  - Park Boundary

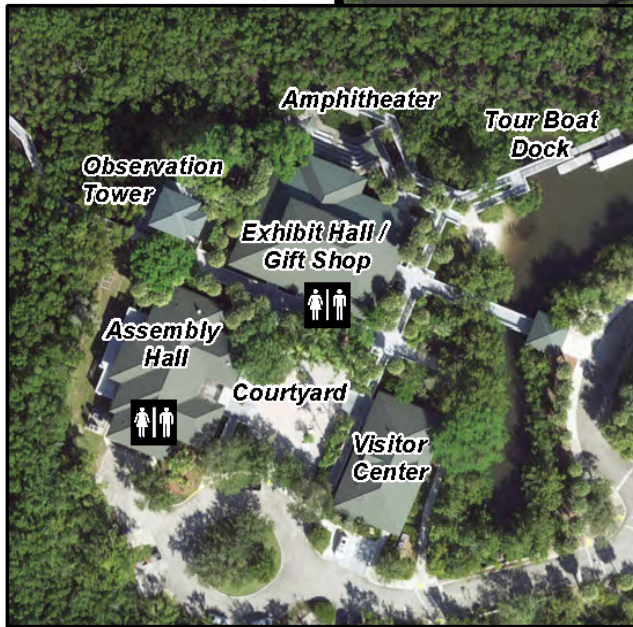
OVERALL OUTPARCEL OWNERSHIP MAP - 2015 UPDATE

**WEST LAKE PARK - OUTPARCELS**  
 BROWARD COUNTY, FLORIDA  
 FOR: BROWARD COUNTY PARKS & RECREATION DIVISION









OFFICE OF ADMINISTRATION		
E87318	L86680	L00337
JS	EHM	CL
DR	SM	SK
PROJECT / FILE NO		
99-37503		
DRAWING NO.		
OPM-1		
DATE ISSUED		
05/05/16		

# Anne Kolb Nature Center and West Lake Park



## Legend

-  Boundary
-  Boardwalk
-  Bike Path / Walkway
-  Walkway
-  Boat Dock / Fishing Pier
-  Overlook



This map is for planning purposes only. For more information please contact the Planning and Development Section of BC Parks and Recreation Division.

