

**John H. Chafee Coastal Barrier Resources System Unit P11, Hutchinson Island, Florida**

**Type of Unit:** System unit

**Location of Unit:** East of Port St. Lucie on the Atlantic Coast, in St. Lucie County

**Congressional District:** 16

**Establishment of Unit:** Coastal Barrier Resources Act (P.L. 97-348) enacted on 10/18/1982

**Historical Changes to Unit:**

11/16/1990: P.L. 101-591 added associated aquatic habitat and undeveloped coastal barrier areas to Unit P11 and removed a small area that was developed in 1982.

11/12/1996: P.L. 104-333 modified the northern boundary of the southernmost excluded area to remove private property from Unit P11. The map was later invalidated through a lawsuit brought against the U.S. Fish and Wildlife Service by Coastal Alliance. (Civil Action No. 97-1344 (D.D.C.))

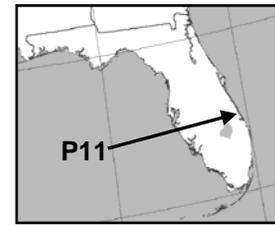
10/12/1998: P.L. 105-277 reinstated the map modifying Unit P11 that was previously invalidated.

**Existing Boundary Description:**

The northern boundary of Unit P11 roughly follows the break-in-development, extends around Hook Point, and cuts west across the Indian River to the mainland. The landward boundary follows the shoreline of the mainland. The southern boundary crosses the Indian River across from Nettles Island, follows the center of a waterway between Nettles Island and Hutchinson Island, and generally follows the wetland/fastland interface as it crosses Hutchinson Island, passing

through development before turning east to extend into the Atlantic Ocean. The boundary of the northern excluded area roughly encircles the Hutchinson Island Nuclear Power Plant. The middle excluded area roughly surrounds an area of development containing condominiums, but bisects structures on the north and south. The southern excluded area roughly surrounds an area of development containing condominiums, single family homes, and a golf course.

**Proposed Changes to Boundary:** The northern boundary of Unit P11 is aligned with digital property parcel data to follow more precisely the 1982 break-in-development and is adjusted to include associated aquatic habitat in Jennings Cove to the east of Hook Point. The landward boundary is adjusted to follow the shoreline more precisely. The southern boundary is adjusted to include associated aquatic habitat in the channel between Nettles Island and Hutchinson Island, follow the wetland/fastland interface more precisely, and remove development that was on the ground in 1990 when this area was added to Unit P11. The northern, eastern, and southern boundaries of the middle excluded area are aligned with digital property parcel data to remove development that was on the ground in 1982 when Unit P11 was established. The western boundary is extended to the north and south to follow the 1982 break-in-development. The northern boundary of the southern excluded area is aligned with digital property parcel data of the properties that were intended to be excluded by P.L. 105-277. The western boundary is adjusted to follow the Indian



River shoreline and the 1990 break-in-development. The eastern boundary is aligned with digital property parcel data that follows the Atlantic Ocean shoreline. The southern boundary is aligned with digital property parcel data to remove development that was on the ground in 1982 when Unit P11 was established.

**Additional Comments:** There are numerous conservation or recreation areas located within Unit P11, but only Frederick Douglass Memorial Park was held for conservation or recreation when the area was added to Unit P11. This park, owned by the St. Lucie County Parks and Recreation Department, has been maintained for conservation or recreation since approximately 1940. Thus, Frederick Douglass Memorial Park is proposed for reclassification from System Unit P11 to new otherwise protected area Unit P11P.

## Appendix D: Pilot Project Unit Summaries and Maps

### John H. Chafee Coastal Barrier Resources System P11, Hutchinson Island, Florida (continued)

#### Acreage, Shoreline, and Structures:

	<i>Total Acres</i>	<i>Fastland Acres<sup>1</sup></i>	<i>Associated Aquatic Habitat Acres<sup>2</sup></i>	<i>Shoreline (Miles)</i>	<i>Structures<sup>3</sup></i>
Existing Unit	16,124.2	676.9	15,447.3	9.2	
Added to the CBRS	66.6	3.1	63.5		0
Removed from the CBRS	72.2	25.5	46.7		18
Reclassified Area	(16.2)	(7.7)	(8.5)	(0.2)	
Proposed Unit	16,102.4	646.8	15,455.6	9.0	
Net Change	(21.8)	(30.1)	8.3	(0.2)	(18)

<sup>1</sup> Land above mean high tide

<sup>2</sup> Includes adjacent wetlands, marshes, estuaries, inlets, and nearshore waters

<sup>3</sup> Structure count derived from 1999 and 2004 aerial photography, and 2005 St. Lucie County property parcel information