

**John H. Chafee Coastal Barrier Resources System Unit P10A, Blue Hole, Florida**

**Type of Unit:** System unit

**Location of Unit:** Southeast of Vero Beach on the Atlantic Coast, in Indian River and St. Lucie Counties

**Congressional Districts:** 15 and 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 land to Unit P10A and removed a small area that was developed in 1982.

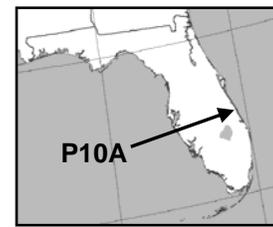
**Existing Boundary Description:** The northern and southern boundaries of Unit P10A cross the barrier roughly at the break-in-development, and then cross the Indian River. The landward boundary generally follows the wetland/fastland interface. The excluded area roughly surrounds an area of development, with the northern boundary of the excluded area bisecting several structures.

**Proposed Changes to Boundary:**

The northern boundary of Unit P10A is aligned with digital property parcel data to follow more precisely the 1982 break-in-development and is adjusted to include associated aquatic habitat. The landward boundary is adjusted to follow

more precisely the wetland/fastland interface. The boundary is adjusted to the south to include associated aquatic habitat surrounding otherwise protected area (OPA) Unit FL-14P. Some of the associated aquatic habitat is currently located within Unit FL-14P, but is proposed for reclassification from OPA to System Unit status as part of Unit P10A because Volume 14 of the Department of the Interior’s 1988 Report to Congress: Coastal Barrier Resources System. Recommendations for Additions to or Deletions from the Coastal Barrier Resources System, stated that in Florida, Aquatic Preserves and Outstanding Florida Waters do not meet the definition of “otherwise protected.” The northern and southern boundaries of the excluded area are aligned with digital property parcel data to follow more precisely the 1982 break-in-development, and the eastern and western boundaries are adjusted to follow more precisely the shoreline.

**Additional Comments:** There are three conservation areas located within Unit P10A. Avalon State Park, managed by the Florida Department of Environmental Protection was acquired in 1985. Queens Island Preserve and Indrio Blueway Buffer, both managed by the St. Lucie County Public Works



Department, were acquired in 1996 and 2003, respectively. Because these areas were acquired for conservation/recreation purposes after Unit P10A was established, they are not proposed for reclassification from System Unit to OPA status.

The proposed adjustments to the boundaries of Unit P10A add undeveloped fastland to the unit.

**Acreeage, 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	5,569.8	751.5	4,818.3	3.4	
Added to the CBRS	2,163.5	9.7	2,153.8		0
Removed from the CBRS	23.9	10.3	13.6		8
Reclassified Area	1,205.0	33.3	1,171.7	0.0	
Proposed Unit	8,914.4	784.2	8,130.2	3.6	
Net Change	3,344.6	32.7	3,311.9	0.2	(8)

<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, Indian River County property parcel information

**John H. Chafee Coastal Barrier Resources System Unit FL-14P, Pepper Beach, Florida**

**Type of Unit:** Otherwise protected area (OPA)

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

**Congressional District:** 16

**Establishment of Unit:** Coastal Barrier Improvement Act (P.L. 101-591) enacted on 11/16/1990

**Historical Changes to Unit:**

There have been no changes to the boundaries of Unit FL-14P since its designation in 1990.

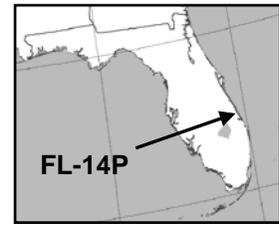
**Underlying Conservation/Recreation Area(s) in OPA:** Fort Pierce Inlet State Park owned by the Florida Department of Environmental Protection. Pepper Park, managed by the St. Lucie County Parks and Recreation Department. Wildcat Cove Natural Area, managed by the St. Lucie County Environmental Resources Department. Coon Island County Park, managed by the St. Lucie County Environmental Resources Department. Kings Island Natural Area, managed by the St. Lucie County Environmental Resources Department

**Existing Boundary Description:** The boundaries of Unit FL-14P include

Fort Pierce and Pepper Beach State Recreation Areas as they existed in 1990. The western boundary of the OPA follows the Intracoastal Waterway, and the unit is divided into two segments by the exclusion of the State Highway A1A bridge north of the inlet.

**Proposed Changes to Boundary:**

Volume 14 of the Department of the Interior’s 1988 Report to Congress: Coastal Barrier Resources System, Recommendations for Additions to or Deletions from the Coastal Barrier Resources System states that in Florida, Aquatic Preserves and Outstanding Florida Waters do not meet the definition of “otherwise protected”; therefore, all the open water on the protected side of the coastal barrier in Unit FL-14P, which was in the Indian River Aquatic Preserve at the time it was established within the OPA, is proposed for reclassification as part of System Unit P10A. Remaining OPA boundaries are aligned to park boundary lines. The Kings Island Natural Area property was sold to St. Lucie County for conservation or recreation purposes in 1998 and is managed by the St. Lucie County Environmental Resources Department. The park is not currently within Unit FL-14P, but is



proposed for inclusion in this OPA unit.

**Additional Comments:** There are no known private inholdings within the proposed boundaries of Unit FL-14P. Pepper Beach State Recreation Area was removed from the Florida State park system after 1990; the property was then subdivided into three county-owned conservation and recreation areas. No development has occurred as a result of the change in ownership.

**Acreeage, 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	2,578.0	231.6	2,346.4	0.7	
Added to the CBRS	215.3	15.7	199.6		1
Removed from the CBRS	17.7	8.9	8.8		3
Reclassified Area	(1,205.0)	(33.3)	(1,171.7)	0.0	
Proposed Unit	1,570.6	205.1	1,365.5	0.7	
Net Change	(1,007.4)	(26.5)	(980.9)	0.0	(2)

<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

**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.))

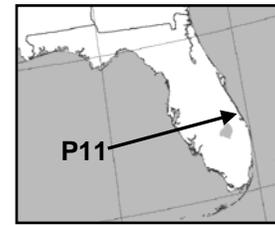
10/12/1998: P.L. 105-277 reinstated the map modifying Unit P11 that was previously invalidated.

**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

## Appendix D: Pilot Project Unit Summaries and Maps

### John H. Chafee Coastal Barrier Resources System Unit P11P, Hutchinson Island, Florida

**Type of Unit:** Proposed new otherwise protected area (OPA)

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

**Congressional District:** 16

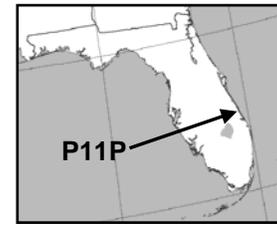
**Current CBRS Status:** The proposed new OPA Unit P11P is located entirely within the boundaries of existing Unit P11.

**Otherwise Protected Area Criteria:** The proposed new Unit P11P meets the Coastal Barrier Improvement Act definition of an OPA. Frederick Douglass Memorial Park, owned

by the St. Lucie County Parks and Recreation Department, has been maintained for conservation purposes since approximately 1940.

**Proposed Boundaries:** The proposed boundaries of Unit P11P follow the boundaries of Frederick Douglass Memorial Park.

**Additional Comments:** There are no known private inholdings within the proposed new Unit P11P. Frederick Douglass Memorial Park is proposed for reclassification from System Unit P11 to proposed new OPA P11P because this land was held for conservation or recreation when it was first added to Unit P11 in 1982.



### Acreeage, 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	0.0	0.0	0.0	0.0	
Added to the CBRS	0.3	0.0	0.3		N/A
Removed from the CBRS	0.0	0.0	0.0		N/A
Reclassified Area	16.2	7.7	8.5	0.2	
Proposed Unit	16.5	7.7	8.8	0.2	
Net Change	16.5	7.7	8.8	0.2	N/A

<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 not conducted; no fastland added or removed