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Conservation Easement Provides Unique Opportunity

There are a number of potential conservation properties along the Indian River Lagoon that landowners may want to permanently protect, but not necessarily by selling or donating them outright to the Land Trust.

One such landowner is long-time Vero Beach resident, Tom Collins. Tom owns 22 acres of Lagoon shoreline that he not only wanted to keep in the family, but that he did not want to see over-developed. One of the parcels was zoned to allow for an eight unit – multifamily building, and another parcel for a large single family home on the Indian River Lagoon.

To solve this conservation conundrum, he donated a conservation easement to the Indian River Land Trust. Now

the property, which adjoins both the historic Jungle Trail and the Indian River Lagoon, is protected in perpetuity. The conservation easement, completed in December 2017, was a unique opportunity to limit the development of the property so the adjoining Lagoon and the property's wetlands and scenic value are not negatively impacted.

Under the terms of the easement, future development of the home site area along the Lagoon edge has been extinguished, and the 8-unit development has been reduced to one small guest cottage with a requirement to connect it to a sewer line rather than install a septic system. The sewer connection idea was Tom's. He noted, "I want to see (Continued)



Tom Collins (right) with Ken Grudens on Tom's property.

What is a Conservation Easement

The Indian River Land Trust accepts conservation easements on land. As a legal tool, a conservation easement allows landowners to retain ownership and management responsibilities for their land, but requires that they (and all future owners) observe certain prohibitions and limitations on development and use in order to protect the land's conservation values. Landowners may sell or lease the land, but the easement placed on the property remains in perpetuity. As holder of a conservation easement, the Indian River Land Trust is responsible for monitoring and legally enforcing the terms of the easement. The donation of an easement may result in a charitable deduction for federal income and other tax purposes.

(Continued Page 1)

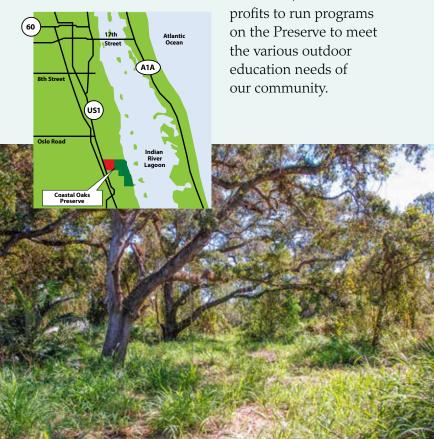
septic systems eliminated along the Lagoon, not increased, so I suggested the idea, even if it adds to the cost."

Additionally, the fragile wetland portion of the property will have more restrictions than those imposed by state and federal regulations. For example, all native vegetation must be kept intact; the red and black mangroves cannot be removed or trimmed under any circumstance, and boat docks will not be permitted anywhere on the property. According to Executive Director, Ken Grudens, this easement is a win-win for both the landowner and for the general public."Tom Collins' generosity in donating the easement will allow him to maintain ownership of his natural property while the residents of Vero Beach are assured its fish and wildlife habitat is protected forever."

Preserve Master Planning

In late 2017, the IRLT board and staff began a master planning process to create a vision for the Land Trust's 220-acre Coastal Oaks Preserve. This ecologically diverse property, situated on US Hwy 1 in south Vero, contains a mile of Lagoon shoreline, extensive mangrove forests, ancient oak hammocks and pristine pine flatwoods. With this exceptional diversity, the property could provide potential opportunities for research, education and habitat restoration experiences in a wild, natural setting.

To help bring these potential opportunities to life, an anonymous donor is underwriting the planning process which is being led by the award-winning landscape architecture design firm, Dix Hite & Partners, based in Orlando. The planning process will continue into the spring and include a three-day intensive workshop with the Dix Hite design team. The Land Trust hopes to collaborate with a number of successful, local non-



Coastal Oaks Preserve

Pand Mater Mildlife 2017

























SAVE THE DATE: NOVEMBER 8, 2018

The Indian K

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Indian River Land Trust's

Gator Gallop - 5K Trail Run/Walk Saturday, February 24, 2018 Race Begins at 7:30 AM Lagoon Greenway

Course: Begins and ends at IRLT Lagoon Greenway with one water station. Professionally timed by Run Vero

Proceeds to Benefit Indian River Land Trust

Entry Fee: \$25 in advance

\$35 on race day

T-Shirts guaranteed to the first 125 registered

Race Day Entries will begin at 6:15 AM ending 7:15 AM

Register online - https://runsignup.com/Race/FL/VeroBeach/GatorGallop

Custom Medals will be awarded to top Overall male/female finishers and Overall Masters: male/female, and top 3 males/females in the following categories:

Runners: (14 & Under)(15-19)(20-29)(30-39)(40-49)(50-59)(60-69)(70 & over).

Packet Pickup: Friday (Feb 23) 10:00 AM - 5:00 PM at Runner's Depot – 436 21st Street, Vero Beach

Entry Form

Please Print Legibly: Make Checks payable to Indian River Land Trust Please add phone number to check

Cash or Check only accepted on day of Race

No Pets or rollerblades permitted

Forms may be mailed or returned to Runner's Depot

Name:	_Sex: □M □F Birsthday:	T-Shirt Size: □S □M □L □XL
Address:	Email:	□Runner □Walker
City & State:	Zip Code:	Phone: ()
Total Amount Enclosed: \$		
By signing of this application, I, for myself, my executors, administrators and assigns, do hereby discharge and release Indian River Land Trust and Run Vero and all cooperating businesses and organizations from all claims of damages, actions and whatsoever, in any manner arising or growing out of my participation or that of my child in this event. I also give my full permission to use my name and photograph in connection with this event.		
Signature X		Date:
(Parent or guardian signature is mandatory if participant is under 18)		
For more information:		

Visit: irlt.org or Run Vero: runvero.com or email info@runvero.com, or call: 772-643-7010

Engage Participate and Learn!

Upcoming Land Trust Events Available Free of Charge:

There is no need to RSVP (except as noted)
Please check our website for weather cancellations prior to the event.
Questions? Call the office: 772-794-0701

Bee Gum Point:

February 21, 9:00 a.m. | March 28, 9:00 a.m.

Situated on the Atlantic Flyway, this 111-acre property is part of an important block of conservation lands acquired by the Land Trust along the Indian River Lagoon in 2011.

Toni Robinson Waterfront Trail:

March 2, 9:00 a.m.

This 50-acre block of conservation lands contains oak trees, scrub forest, mangroves, and beautiful views of the Indian River Lagoon.

Birding - Bee Gum Point:

March 10, 7:00 a.m.

Amateurs and experienced birders are invited to grab a cup of coffee and head to the Land Trust's conservation land for a morning walk.

Lagoon Greenway:

March 13, 9:00 a.m.

This exciting property boasts an ecologically diverse three-mile trail system for hiking, jogging or bike riding.

Kayaking with Adventure Kayaks – McWilliams Park All equipment is provided. This special tour is limited to 15 participants Please RSVP.

North Oslo River Front Conservation Area (ORCA):

March 24, 9:00 a.m.

(In Partnership with Pelican Island Audubon Society)

Located on the north side of East Oslo Road, ORCA is comprised of approximately 300 acres of varied tropical habitats including mesic hammock, scrubby pine flatwoods, and coastal wetlands.

Oyster Bar Marsh Trail:

April 6, 9:00 a.m.

(In Partnership with Pelican Island Audubon Society)

Oyster Bar Marsh consists of a 155-acre mangrove forest located on the lagoonside of the barrier island, one-half mile north of the St. Lucie County Line.

Padgett Creek Ranch:

March 16, 9:00 a.m. | March 17, 9:00 a.m.

This 1,600-acre Florida preserved ranchland property contains the Padgett Branch, an old-Florida waterway which is part of the freshwater feeder system to Blue Cypress Lake. You may choose to embark on one of the Padgett Ranch buggies or take a walking tour — you may want to participate in both!

Spoonbill Marsh:

March 9, 9:00 a.m.

This 45-acre property is a man-made wetland designed and managed by the County to cleanse well-water brine and enhance wading bird habitat. It directly adjoins IRLT's Winter Beach Salt Marsh, a 51-acre conservation area containing one of the last remaining high salt marshes in our county

Check our website www.irlt.org for more great events!

Volunteer Opportunities - Meet at 8:30 am on various properties.

Join friends for a couple of hours and volunteer to help eliminate invasive plants, pick-up trash and help our properties stay pristine. If you are interested in volunteering, there are many opportunities both in the office and on the land.

Look on our Website or Contact us 772.794.0701.



Saturday February 24, 2018

Race Begins at 7:30 a.m.

Lagoon Greenway

Only Trail Run in Vero Beach Proceeds to benefit the Indian River Land Trust

- Course begins and ends at IRLT Lagoon Greenway
- Professionally timed by Run Vero

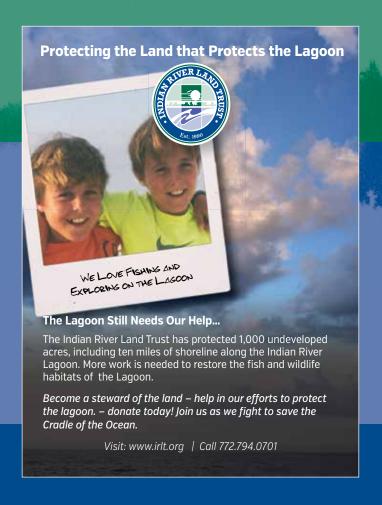
Entry Fee: \$25 in advance

\$35 on race day

T-Shirts guaranteed to the

first 125 registered

FOR MORE INFORMATION visit www.irlt.org



Special thanks to:

Adventure Kayaking

Complete Cleaning

Clements Pest Control

Visit our website!
For more information on the projects and events described in this newsletter, visit us at www.irlt.org.



Indian River Land Trust

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Phone: 772.794.0701 Fax: 772.794.0795

Info@IRLT.org www.IRLT.org

Mark Your Calendar!

Open House at the Lagoon Greenway April 7, 9:00 a.m. - 11:30 a.m.