

A N N U A L R E P O R T

of the
Conservation and Recreation Lands
Selection Committee

Dr. Elton J. Gissendanner
Executive Director
Department of Natural Resources
- Chairman -

Prepared by the Division of State Lands
and the Liaison Staff of the Selection Committee
December, 1980.

CARL
Office Copy

TABLE OF CONTENTS

	<u>PAGE</u>
I. Introduction - - - - -	1
II. Priority List - - - - -	3
III. Summary of Public Meetings - - - - -	5
IV. Project Analyses - - - - -	36
Rookery Bay - - - - -	37
Lower Apalachicola River Addition - - - - -	42
Charlotte Harbor Additions - - - - -	47
Cayo Costa/North Captiva - - - - -	52
ITT Hammock - - - - -	57
West Lake - - - - -	62
Spring Hammock - - - - -	67
Latt Maxcy Tract - - - - -	72
St. George Island - Unit 4 - - - - -	77
Green Swamp - - - - -	82
South Savannas - - - - -	87
Double Branch Bay - - - - -	92
Little Gator Creek - - - - -	97
Fakahatchee Strand Addition - - - - -	102
The Grove - - - - -	107
Cockroach Key - - - - -	111
San Felasco Addition - - - - -	116
Three Lakes Ranch Addition - - - - -	121
Shell Island - - - - -	126
Six Mile Cypress Swamp - - - - -	131
Paynes Prairie Additions - - - - -	136
New Mahogany Hammock - - - - -	141
Josslyn Island - - - - -	146
Ponce de Leon Springs - - - - -	151
The Oaks - - - - -	155
Horton Property - - - - -	160
Big Shoals - Suwannee River Corridor - - - - -	165

I. Introduction

The 1979 Legislature, by enacting Chapter 79-255, Laws of Florida, created the Conservation and Recreation Lands Program and Fund, providing for the acquisition of lands for the protection of environmental values, important archaeological or historical sites, fish and wildlife, to restore altered ecosystems, or to provide outdoor recreational opportunities. The program is guided by the Land Selection Committee, consisting of the Secretary of the Department of Environmental Regulation, the Executive Director of the Department of Natural Resources, the Director of the Division of Forestry of the Department of Agriculture and Consumer Services, the Executive Director of the Game and Freshwater Fish Commission, the Director of the Division of Archives, History and Records Management of the Department of State, and the Secretary of the Department of Administration, or their respective designees. The Secretary of DOA has appointed the Secretary of the Department of Community Affairs to sit on the Committee. The Chairmanship of the Committee rotates annually in the above order.

As specified by law, the Division of State Lands has provided primary staff support and coordination for the program. In addition, liaison staff from each agency have assisted in preparing field reports, evaluating projects, and coordinating the general activities of the Committee.

Following initial meetings of staff and agency personnel in late 1979 and January - February of 1980, an administrative rule, Chapter 16Q-2, F.A.C. was compiled and adopted by the Governor and Cabinet on March 4, 1980. This rule specified procedures for the screening, evaluation, selection, and management of lands acquired pursuant to the program.

The Committee directed that a general, widespread call be made soliciting acquisition proposals in writing from the entire state. As a result, the Division received, logged, and distributed 120 applications to the Committee and staff until a processing deadline of May 14, 1980, for new projects and June 13, 1980, for old E.E.L. projects was reached. A copy of each proposal was provided to all six Committee members, whose staff carried out an initial screening of the projects. Following this initial review, the Selection Committee met on July 9, 1980, to select those projects which would be subject to a full review and evaluation. A total of 43 proposals received the necessary three votes from Committee members for further evaluation.

During the ensuing two month period, Committee staff field-inspected all 43 sites, compiled written assessments and evaluations of each project, and met with their respective superiors to discuss recommendations. On September 10 and 12, 1980, the Selection Committee met to compile a preliminary acquisition list based on criteria specified by law. Twenty seven projects were selected and placed in priority order on this list.

Following widespread notice and publicity, a series of public meetings were held statewide, October 20-24, 1980, in order to provide an opportunity for public opinion to be heard. The results of these meetings were made available to the Committee and considered when making their final decision on November 12, 1980, when the final priority list was compiled.

By unanimous consent, the Committee adopted a voting procedure for determining both preliminary and final priority recommendations. Each member gave the proposals a numerical priority ranking, from 1 to 27. The project with the lowest total numerical ranking was then the highest priority. Ties were allowed on the preliminary list, but not on the final list, where ties were broken by a separate vote. In one instance, a tie could not be broken and the final decision was made by lot.

Although not specified by law, the Selection Committee recommends that no more than \$5 million be spent on any single project in the next year. This recommendation results from a concern that large, expensive projects with a high priority might soon exhaust the fund.

II. 1980 C.A.R.L.
RECOMMENDED PRIORITY LIST

<u>Project Name</u>	<u>Approximate Acreage</u>	<u>Estimated Acquisition Cost*</u>	<u>Estimated Development Cost</u>
1. Rookery Bay	3,100	\$ 1,303,570 State 1,500,000 Fed	\$
2. Lower Apalachicola River Addition	12,600	1,600,000 State 1,900,000 Fed	
3. Charlotte Harbor	2,272	1,931,820	
4. Cayo Costa/North Captiva	885	13,000,000	
5. I.T.T. Hammock	644	15,000,000	
6. West Lake	1,300	32,500,000	
7. Spring Hammock	1,850	1,274,180	
8. Latt Maxcy Tract	26,388	15,832,920	307,000
9. St. George Island Unit 4	86	1,400,000	
10. Green Swamp	4,859	3,900,000	
11. South Savannas	1,150	3,281,487	
12. Double Branch Bay (Bower Tract)	1,549	2,500,000	
13. Little Gator Creek Wood Stork Rookery	560	1,200,000	
14. Fakahatchee Strand	35,000	15,400,000	
15. The Grove	10	1,392,000	25,000
16. Cockroach Key	10	16,430	
17. San Felasco	625	3,125,000	
18. Three Lakes Ranch Addition	490	539,000	
19. Shell Island	1,500	5,500,000	
20. Six Mile Cypress Swamp	1,613	4,056,740	

II. 1980 C.A.R.L.
 Recommended Priority List
 Page Two

<u>Project Name</u>	<u>Approximate Acreage</u>	<u>Estimated Acquisition Cost*</u>	<u>Estimated Development Cost</u>
21. Paynes Prairie Additions	1,170	\$2,727,000	\$
22. New Mahogany Hammock	137	2,000,000	
23. Josslyn Island	48	225,000	
24. Ponce de Leon	55	2,000,000	50,000
25. The Oaks	582	5,800,000	366,000
26. Horton Property	17	51,000	
27. Big Shoals Suwannee River Corridor	296	660,000	
	Total	<u>\$138,216,147</u>	Total <u>\$748,000</u>
	Estimated Acquisition Cost*		Estimated Development Cost

General Considerations: The Committee recommends that no more than \$5 million be expended on any single project during the first year (1981).

*Estimated cost for acquisition is based on staff opinions of fair market value of each proposal. Actual value must be determined by appraisal (s), which could vary considerably from estimates.

Status of the Conservation and Recreation Lands
 and Environmentally Endangered Lands Trust Funds

Conservation and Recreation Lands	\$ 6,196,557
Environmentally Endangered Lands	24,342,616**
Total Funds	<u>\$30,539,173</u>

**All of these funds must be spent on EEL qualified lands.

III. SUMMARY OF PUBLIC MEETINGS

Prepared by the Staff of the
Division of State Lands
Department of Natural Resources

For the Conservation and
Recreation Lands Selection Committee

As a result of the state's concern for preserving valuable and irreplaceable environmental, recreation, archeological, and historical resources, the 1979 Florida Legislature created the Conservation and Recreation Lands (CARL) Program. Guided by the Land Selection Committee and administered by the Division of State Lands, the program receives annual funding from a portion of severance taxes on solid minerals, oil and gas.

Procedures for the receipt, evaluation, and selection of land acquisition proposals are specified by Chapter 16Q-2, F.A.C. Pursuant to this direction, the Selection Committee compiled a preliminary acquisition list on September 10 and 12, 1980. Following that committee meeting, a series of public meetings were held in centrally located regional sites of the greatest population near proposed projects (see attachment). Pursuant to Chapter 16Q-2.04-8 (c), meetings were advertised in the September 19, 1980 Administrative Weekly. Additionally, legal ads were placed in the Miami Herald, St. Petersburg Times, Orlando Sentinel-Star, and the Tallahassee Democrat on September 19 or 20, 1980.

Division staff also sent copies of the meeting dates to a comprehensive mailing list, including project applicants, environmental groups, and regional planning councils. The Department prepared a news release for statewide distribution concerning the meetings, which was widely carried by the media. All five meetings had representatives from the press present and were also covered by television stations.

Public participation was generally good, with a total attendance estimated at 700 . 250 speakers made comments at the five meetings. Details follow for each location.

NOTICE OF PUBLIC MEETING

The Conservation and Recreation Lands Selection Committee, as defined in Section 259.035, Florida Statutes, announces a series of public meetings to which all interested parties are invited. The purpose of these meetings is to take oral and written testimony in response to those projects on the acquisition list proposed for presentation to the Governor and Cabinet.

DATE: October 20, 1980
TIME: 6:00 p.m. (Eastern Time)
PLACE: City Council Chambers
North Miami City Hall
776 N.E. 125th Street
North Miami, Florida

DATE: October 21, 1980
TIME: 6:00 p.m. (Eastern Time)
PLACE: Commission Room
Lee County Court House
2115 2nd Street
Ft. Myers, Florida

DATE: October 22, 1980
TIME: 6:00 p.m. (Eastern Time)
PLACE: Hillsborough County Courthouse
3rd Floor Auditorium
Madison Street
Tampa, Florida

DATE: October 23, 1980
TIME: 6:00 p.m. (Eastern Time)
PLACE: Seminole County Courthouse
Room 203
North Park Avenue
Sanford, Florida

DATE: October 24, 1980
TIME: 6:00 p.m. (Central Time)
PLACE: City Commission Chambers
2nd Floor
9 Harrison Avenue
City Marina
Panama City, Florida

Copies of the Preliminary Acquisition List and the agenda may be obtained by writing to: Mr. Ed Conklin, Division of State Lands, Department of Natural Resources, 3900 Commonwealth Boulevard, Tallahassee, Florida 32301.

PUBLIC MEETING
OF THE
CONSERVATION AND RECREATION LANDS PROGRAM

DATE: October 20, 1980
TIME: 6:00 PM
PLACE: City Council Chambers
North Miami City Hall
776 N. E. 125th Street

The meeting began at 6:00 p.m. with a brief statement describing the Conservation and Recreation Lands Program. Dr. Gissendanner was introduced as the Executive Director of the Department of Natural Resources (DNR) and as Chairman of the Selection Committee.

The significance of the meeting was related to the final priority list and a general time schedule for the possible adoption of the priority list by the Trustees was presented.

The format of the meeting was described giving each project and its proponents the initial opportunity for a 20 minute presentation. This was to be followed by giving any one present the opportunity to speak. The speakers were also directed to emphasize any recent information concerning the project and information that may have been overlooked by the Selection Committee. Negative comments on the individual projects were also solicited. Additionally, written and graphic materials were asked to be submitted to the hearing officer.

There were approximately 200 people in attendance inside the meeting room and more outside who could not find a place in the standing-room-only crowd.

Projects, Summary of Presentations

ITT, Dade County

Speakers:

- 1) Elected Officials - Commissioner Ruth Shack, officially representing the Dade City Commission
- 2) Agencies - Stacey Horstein, County Manager's Office.
- 3) Organized Groups - Jean Norton, Dade League of Women Voters; Maureen Harwitz, Chairman, Izaak Walton League, Mangrove Chapter; Harvey Abrams, President, Tropical Audubon Society; Peggy Johnson, Florida Wildlife Federation; W. R. Lazarus, South Florida Coalition of Conservation Civic and Sports Clubs; Alice Wainwright, National Audubon; Mary-Therese, President, Miami Sierra Club; Howard Teas, Professor of Biology, University of Miami.

- 4) Four (4) additional speakers spoke in favor of ITT.

Summary:

The County submitted a detailed package of material describing and supporting the project. The Attorney for ITT Realty, the owners, stated that they would be willing to sell over a number of years. The major points in favor of the project are: the complimentary value to the Biscayne Bay Aquatic Preserve and National Park, best White Mangrove forest, 50 bird species, manatees, 2 U.S. Championship trees, Dade's second most outstanding archeology site, historic Cutler Road and pioneer picnic grounds, recreational opportunities include: canoeing, fishing, interpretive nature trails, bike and hiking trails, sandy beach on original shoreline, Dade County is first in population. The tract offers a perfect combination of upland and wetlands to facilitate active and passive recreation.

West Lake, Broward County

Speakers:

- 1) Elected Officials - Howard Forman, Chairman County Commission; John T. Williams, Hollywood City Commission; Scott Cowan, Mayor of Davie; Doug Parrish, Vice Mayor, Cooper City; Ken Jenne, Senator; David Keating, Mayor of Hollywood; Fran Gross, County Commissioner, City of Danice.
- 2) Agencies - Bob Cauthorn, Director, Department of Community Services; Gil McAdams and Don Stone, Broward County Parks; Charles Finkel, Nova University Institute of Coastal Studies; Carol Houck, Broward County Schools; Yetta Gould, Hollywood Planning and Zoning Board.
- 3) Organized Groups - J. H. Sears, Director, District XI, Florida Federation of Garden Clubs; Gary Tortorce, Broward League of Conservation Voters; Steve Werthman, Environmental Coalition of Broward; Marge Zapoleon, Friends of the Everglades; The Nature Conservancy; John Judy, Audubon Society; Florida Trails Association; Roe L. Swope, President, Broward County Board of Realtors; Elise Judy, CTA; Wesley Sarvis, Florida Wildlife Federation; Robert Avagh, Florida Orchid Society; Tom Drilling, Concerned Democrats of Broward County; Janet Chase, League of Women Voters of Broward; Patricia Smith, Hollywood Historical Society; Hank August, Central Council of Improvement Association; Ernest Bonath, South Beach Civic Association; Alfred Griffin, Broward Audubon; Brian Blockwelder, Environmental Coalition of Broward; Ron Rothchild, Citizens Advisory Board of Hollywood; Harold Bowen, Audubon; Ken Borrett, Evening Garden Club; H. Z. Small, Hallandale United Citizens; Lori Parrish, Cooper City Womens Club; Molly Lebon, Holly Hills Homeowners Association; Helen Hirschfield, Broward Audubon; Marilyn Kemper, Historic Broward County Preservation Board; Ronald Shuford,

West Lake Project Coordinator; May Morton, Castle Gardens Homeowners and Lauderhill Democrat Club; Ann Murray, Broward Council of PTA; Jack Milber, President Friends of West Lake; Lamorce Mickelson, Hollywood Art Guild; Ted Wilson, President, Ft. Lauderdale High School Ecology Club.

- 4) Eighteen (18) additional private citizens spoke in favor of West Lake.

Summary:

The major points made in favor of West Lake are: County has already put up 7.5 million dollars, it is the only viable mangrove community in Broward, Broward has not gotten any EEL funds, recreational opportunities include canoeing, biking, fishing, hiking, bird watching, camping, the only major project left in urbanized Broward, environmental educational opportunities are vast, nursery grounds for commercial and sport fishing, endangered species habitat, it is of regional significance, it will be focus of urban estuary field trip at Coastal Zone '80, one-third of Florida's population lives within one hour of West Lake.

Various supporting resolutions from municipalities and the County were submitted along with other graphic and written materials.

West Lake is not pristine - was Rotenberger pristine? How about other cattle ranches bought under EEL.

West Lake does have exotics - but so do most parts of Florida including ITT tract. With raising fuel prices, we should concentrate on Urban Recreation. Parks in North Dade and South Broward are over crowded. There are four other parks that surround West Lake, it is the Keystone. The legislature demanded that urban recreation be given a priority.

Latt Maxcy Ranch, Okeechobee, Indian River Counties

Speakers:

- 1) Organized Groups - Victor Knight, Indian River Citrus League; Richard Graves, Jr., Member Florida Citrus Commission District Five.

Summary:

The major points made in support of the Maxcy project were: it would provide storage capacity and facilitate drainage for citrus growers that if bought under this program it would not have to be condemned, land can be left in a semi-natural state that will benefit the public.

Mr. M. M. Buck Miller in speaking in favor of Little Gator Creek commented that Water Management projects (Latt Maxcy and Green Swamp) should be bought with Water Management funds.

Little Gator Creek, Pasco County

Speakers:

- 1) Organized Groups - Barbara Patty and Alice Wainwright, National Audubon Society.
- 2) Three (3) additional speakers appeared.

Summary:

The major points in favor of the project are: it is a major rookery for the endangered wood stork which have declined from 40,000 in 1930 to 3,500 today; there is a lack of suitable nesting sites such as Little Gator Creek, where 10% of the world's population nests, the rookery is critical to the species survival, many other species of wading birds breed here.

Savannahs

Speakers:

- 1) Elected Officials - Maggie Hurchalla, Chairman of Martin County Commission; Marjorie Alder, St. Lucie County Commission.
- 2) Organized Groups - Dr. Walter Stokes, Chairman Martin County Conservation Alliance.

Summary:

Major points in favor of project: the Savannahs is truly a unique part of Florida environment; it is the last stretch of coastal back dune marsh. This ecosystem once extended into Broward County and except for the Savannahs has been drained. Why should the state embark on new acquisitions until it has finished up the existing projects, particularly those projects which are outstanding examples of Florida's original environment. Unless the State commits itself to acquiring a manageable boundary, the money spent will be wasted. What is the point of identifying the best area then leaving them vulnerable. The development pressure is great right now, today, and we may not have the opportunity for a second chance in rapidly growing Martin County. The Savannahs are an exemplary water resource. The State needs a comprehensive acquisition plan rather than proceeding in a haphazard fashion buying bits and pieces of projects here and there. We can round out the boundaries and preserve the projects integrity for the benefit of future generations - the sellers are willing.

This report was prepared by:

Richard P. Ludington, Director
Division of State Lands
Department of Natural Resources

FORT MYERS 6:00 P.M. Tuesday, October 21, 1980

Lee County Courthouse, Fort Myers, Florida

The meeting was convened at 6:00 P.M. by Carol Forthman of the Department of Natural Resources. Dr. Elton Gissendanner, Executive Director of DNR, was present as a member of the Selection Committee. Speakers were signed in and priority lists distributed. Speakers were heard in a rotation of 20 minutes per project. Comments for each speaker were summarized and written statements were accepted for the record. A list of speakers and a summary of comments are attached. The meeting was adjourned at 10:00 P.M. The following projects were addressed:

No. 14	Cayo Costa/Upper Captiva	(Lee County)
No. 11	Six Mile Cypress	(Lee County)
No. 4	Charlotte Harbor	(Charlotte County)
No. 18	The Oaks (Palmer Estate)	(Sarasota County)
No. 20	Josslyn Island	(Lee County).

CAYO COSTA (No. 14)

Twenty-two persons spoke in support. All comments were favorable, supporting the raising of the priority for the project. Principal points addressed were:

1. The project is partially completed, is several years old, and previously had a high EEL priority (No. 1).
2. Ecological and scientific importance of it as an undeveloped, barrier island.
3. Development pressures and management problems due to house building and attendant damage to State-owned land.
4. Landowners are willing to sell to the State, but are impatient.
5. Local interests feel that Cayo Costa should have higher priority than Six-Mile Cypress.

Resolutions in support of upgrading Cayo Costa were submitted by:
City Council, City of Sanibel;
City Council, City of Cape Coral;
Southwest Florida Regional Planning Council.

Groups represented were:

Lee County Commission
Florida Audubon Society
Sierra Club (Calusa Group)
Gasparilla Islands Conservation & Improvement Association
Sanibel-Captiva Conservation Foundation
Barrier Islands Coalition
Organized Fishermen of Florida.

SIX-MILE CYPRESS (NO. 11)

Four speakers. All favorable. Principal points emphasized were:

1. Ecological, hydrological importance;
2. Local commitment of money for purchase.

Groups represented were:

Lee County Commission
Sierra Club
Barrier Island Coalition.

Fort Myers Meeting
Page Two
October 21, 1980

CHARLOTTE HARBOR (NO. 4)

Three speakers. All favorable. Principal points emphasized were:

1. Nearly completed project from old EEL list;
2. Strong local support.

Resolutions presented from Charlotte Soil and Water Conservation District (letter) and Charlotte County Commission (letter).

Groups represented:
Charlotte County Conservation Council, Inc.

THE OAKS (PALMER ESTATE) (NO. 18)

Six speakers. All favorable. Principal points emphasized were:

1. Ecological and coastal stabilization value;
2. Severity of development pressure;
3. Local support.

Resolution* presented from Sarasota County Commission.

Groups represented:
Save Our Bays
Barrier Island Coalition.

JOSSLYN ISLAND (NO. 20)

One speaker. Favorable. Points emphasized were:

1. Archeological value;
2. Willingness of owner to sell at low price with partial donation.

* Resolution, dated August 26, 1980, appears to have been superseded by a Commission vote on September 16, 1980, in which the Commission decided to not submit the bond issue to referendum.

SUMMARY OF STATEMENTS AT PUBLIC HEARING, FORT MYERS, FLORIDA
October 21, 1980

CAYO COSTA

Don Moody for State Representative Franklin Mann:

Read statement for record from Representative Mann.
The statement emphasized the prior commitment and the amount of land already in public ownership and that there is strong, local support for the project and that there is a willing, seller commitment.

Jim Siford for State Representative Paul Nuckolls:

Submitted letter to Committee which emphasized prior State commitment and that it should be given higher priority for completion.

Truman Wilson LaCosta Corporation

There are several large land holders among the many smaller ones. We are willing to sell, but are pressured by time and financial considerations. If we buy from large holders, others will fall in line.

Nat Hughs, Jr.

Owner of property on Cayo Costa feels that project should be given priority since it is 2/3 complete rather than have State move to new project.

Thomas Geary Calusa Group of Sierra Club

Sierra Club recommends upgrading of Cayo Costa and Upper Captiva. These islands are important for protection of endangered species and as protective storm barriers.

B.G. Olson Sanibel-Captiva Conservation Foundation

We have been following this project for several years and are concerned over the low ranking now given to it. Several million dollars have already been invested, as well as considerable local effort. We want to see this vestige of coastal system preserved.

Harry Rodda, Lee County Commissioner

Lee County Commission urges upgrading of Cayo Costa on priority list. This is project of regional and statewide significance. Barrier island protection is important for many reasons. We are under great development pressures. It would be most efficient to finish old projects first. Cayo Costa should have higher priority than Six-Mile Cypress.

Dr. Michael Hansinger Cayo Costa Land, Inc.

I speak for groups of owners on Cayo Costa and support upgrading. Although large numbers of lots exist, many are in block ownership, e.g., Cayo Costa Land, Inc. has 90+ acres, La Costa Corp. 120 acres, La Costa Isles (Gresham) 70 acres, Cayo Costa Subdivision 20 acres. A large number of owners are willing to sell and if these blocks sold, we would have most of the land complete.

Duane White City of Sanibel

I'm presenting two resolutions from the City of Sanibel (one in 1974 and one 1980) asking for upgrading of Cayo Costa/Upper Captiva. Basically, we feel barrier islands should not be developed.

Artie Kelchner City Council of Cape Coral

I'm reading resolution from Cape Coral into the record seeking upgrading of Cayo Costa's priority. We need beach and recreation area.

Cayo Costa (continued)

Bob Donaghue S.W. Florida Regional Planning Council
I'm submitting written resolution from SWFRPC supporting upgrading of Cayo Costa's priority.

William L. Webb Sanibel-Captiva Conservation Foundation
We should raise the priority of Cayo Costa because of its value for research, teaching and scientific status. Given the principle of preserving unique natural areas, Cayo Costa should be preserved.

Guy Batsel Gasparilla Island Improvement & Conservation Assoc.
Represent property owners on Gasparilla Island. The partial purchase of Cayo Costa has raised land values and will produce a "rich man's paradise" if not acquired. Owners are willing to sell. Therefore, Cayo Costa should be upgraded.

Barbara Cummings Lee County Conservation Association
Submitted letter for the record in support of raising priority of purchase of Cayo Costa, emphasizing rapidly increasing costs.

Dinesh Sharma Barrier Island Coalition
The Coalition represents 27 organizations. Cayo Costa is of unique scientific and anthropological value. Recent significant scientific research has been done showing island's importance because of especially old sediments. We're concerned over low priority given, because several building permits have been issued.

S. Stedman Venice Area Waterways Society
Please upgrade priority of Cayo Costa.

John King Organized Fishermen of Florida
Estuarine system and Barrier Islands are important in food chain of commercial species. Preservation of the natural habitat is important to our economic health.

Travis Gresham
I'm a property owner on Cayo Costa and feel that it should have a higher priority. I've taken land off the market for 7-8 years for sale to State and have had no contact from DNR since 1978. The land is economically endangered; if the State waits, it will be sold.

Frances Gresham
In 1978 there was a commitment to purchase from the State of several lots at \$2,800 per lot. Last week I got an offer of \$5,000 for a lot if they could get electricity. I need to sell for financial reasons and can't wait much longer.

Martin Gunderson LaCosta Corporation
We purchased 600 lots in the early sixties. We've withheld property from sale for several years. We still own 492 lots in reasonably intact and contiguous blocks. There are large parcels available for purchase.

Mike Roeder Former Lee County Planner
I believe Cayo Costa should be upgraded. Research may show it to be oldest barrier island in Florida. If State would upgrade priority, the County could discourage development.

Also present in support of Cayo Costa, but not speaking were:

Glenn Gresham
Euncie Pepper
Peter Veal
John De Angelis
Helen S. Webb
Bob Simmons
Jim Conway.

FORT MYERS - October 21, 1980
Summary of Statements

SIX MILE CYPRESS

Ed Chapin Calusa Group, Sierra Club

The area is in a unique location, is a natural filter and acts as a flood control area. The County has acquired 180 acres of 1600 acres targeted with \$1.5 million of \$2 million left. We feel if State money comes in, then the prices should be carefully scrutinized. Submitted written statement.

Dinesh Sharma Barrier Island Coalition

This swamp is 1/4 mile wide and 12-13 miles long and is the life-blood of Estero Bay Preserve. The Southern portion has already been eliminated from the project by the Lee County Jetport. We are concerned over the change (slowing) of acquisition and feel the State could give impetus.

Harry Rodda Lee County Commission

Lee County voters passed tax for purchase of Six Mile Cypress. It is of hydrologic significance, important to the Estero Bay and essential to shellfish survival. We have a very important fishing industry here. Lee County is trying to acquire the area and it is important that we acquire the area before we lose it.

Peggy Kashire Lee County

In response to Dr. Gissendanner's question about County acquisition procedures, we do not have the answer yet as to how the procedure will work.

CHARLOTTE HARBOR

Jim Kelly Charlotte Co. Conservation Council, Inc.

This project started in 1972 in EEL Program and has a lot of local support. About 2,000 of the original 20,000 acres remain. We would like to urge completion of the project. I am submitting a letter from State Representative Fred Burrall in support of the project, a statement from the Board of Commissioners of Charlotte County and from the Conservation Council.

Robert McQueen Charlotte Soil & Water Conservation District

I'm submitting a letter expressing District support for completion of this project.

Michael D. Best Charlotte County-Punta Gorda Planning Commission

Expressed the support of all local governments for this project.

THE OAKS (PALMER ESTATE)

Tom Cross S.W. Florida Barrier Islands Coalition

Presented slides describing overall tract and ecological values including diverse habitats, beach stabilization, endangered species. They feel the site is historically and ecologically significant. The present status is that the County has been allotted 125 acres in law suit settlement. Public pressure has led to resolution (submitted) to have hearing and referendum. Now deeded to National Trust of Sarasota. They understand they are willing to sell. Reported selling price \$5.8 million.

Fred C. Duisberg Save Our Bays Association

Submitted written statement that The Oaks is keystone for area preservation and that it is under immediate threat of development.

J. Anthony Buzzelli Casey Key Environmental Livability Concerns Com.

General statement of need to preserve natural areas and The Oaks in particular.

THE OAKS (PALMER ESTATE) (continued)

Charles Covert Manasota Key Association

I want to stress that because of development pressures, the public interest is great. The advantages are that it is well preserved because of the interest of the previous owner and is, therefore, a unique opportunity.

Frank Dorsett

In the last six months Save Our Bays sued to prevent rezoning of tract. The tract is endangered by the County Commission's complacency. The priority should be raised because of pressure for development.

JOSSLYN ISLAND

Michael Hansinger

Submitting letter to Varn from the owner of Josselyn offering to sell at low price if can get credit for donation with it.

HEARING OFFICER'S REPORT

ON TAMPA PUBLIC HEARING

The hearing, held in the Hillsborough County Courthouse, began at approximately 6:15 p.m., on Wednesday, October 22, 1980. At the door, members of the public were provided with a speaker's sign-up sheet and the list of proposed acquisitions passed by the Selection Committee on September 12, 1980.

Upon commencement of the hearing, after introduction of myself and Dr. Gissendanner, the public was briefly instructed in the Conservation and Recreation Lands Program, the Selection Committee--Governor and Cabinet selection process, and the enabling legislation and administrative rules for the program and the hearing itself. The group was also informed that the list circulated at the hearing was a preliminary list and that a final list would be made by the Selection Committee after the results of the hearing are subsequently reported. The list was then read aloud and the speaking format was explained: five minutes maximum speaking time with a four-minute warning, if necessary. Then, after everyone had an opportunity to speak on a five-minute basis, anyone so desiring would be allowed to speak as long as he or she wished. It was emphasized that questions would be handled later, in the second session, or after adjournment. The public was encouraged to speak its mind without fear of argument or undue questioning by the State. During the opening introduction, and at the conclusion of the meeting, members of the audience were given a mailing address for written comments. The entire 2½-hour session was tape-recorded with speakers being advised, in advance, of the recording. Approximately 100 people attended the meeting, and 46 persons spoke with some addressing more than one project.

The following projects were commented upon orally and by letter:

1. The Oaks (all comments were favorable)

Number of speakers: 13

Number of letters: 21*

Petition with approximately 3,000 signatures entitled, "WE ENVIRONMENTALLY CONCERNED CITIZENS PETITION THE BOARD OF COMMISSIONERS OF SARASOTA COUNTY TO PASS A RESOLUTION IMMEDIATELY, SUPPORTING ACQUISITION OF THE OAKS PROPERTY BY THE STATE OF FLORIDA UNDER THE ENDANGERED LANDS PROGRAM, AND/OR BY SARASOTA COUNTY VIA PUBLIC REFERENDUM VOTE". Note: On September 16, 1980, the Sarasota County Commission voted 4-1 against placing a bond issue on the ballot for a voter referendum. The bond issue was to be for one-half of the purchase price of The Oaks.

Summary of Oral Comments: The Oaks has been a proposed acquisition for either the State or County since the early '70's. It was categorized as a park under the County's Milo Smith Plan. Sarasota County has passed three resolutions in favor of preserving The Oaks. The area is valued for its historical, archeological significance; also as an endangered ecology and wildlife habitat--including the bald eagle and fox. The Oaks are threatened by development. The developers were stopped once by the public. Green space between Sarasota and Naples is quickly disappearing.

*One letter contained 35 signatures in support of The Oaks as a state acquisition.

Groups or Officials Who Attended or Were Represented:

1. Sarasota-area State Legislators
2. County Commission
3. Sarasota Taxpayers Association
4. Sarasota Audubon
5. Environmental Confederation of Southwest Florida
6. Myakka Audubon
7. Save Our Bays Association
8. Marine Advisory Council - Sarasota
9. Sierra Club

2. Little Gator Creek (all comments favorable)

Number of speakers: 17

Number of letters: 2

Summary of Oral Comments: Area should be preserved for wood stork rookery because stork population has been on the decline. The effects of development in West Central Florida are going to endanger the stork and the rookery. The site is needed for future research and as the "last hope" for the wood stork. The rookery has received much local, regional and nationwide publicity.

Groups or Officials Who Attended or Were Represented:

1. St. Pete Audubon
2. Florida Audubon
3. Zephyrhills Newspaper
4. Attorney for owner
5. Tampa Bay Audubon
6. National Audubon

3. Double Branch Bay (all comments favorable)

Number of speakers: 14

Number of letters: 1

Summary of Oral Comments: Acquisition urged by legislative delegation because 1,550-acre parcel under threat of development. Property zoned CU and R-1. Upland canals excavated and bridge construction completed. Residential developments underway all over Hillsborough County. Area is valuable for recreation, wildlife, hunting, water sports, and as estuarine nursery. Roseate spoonbills present. Need for coastline protection.

Groups or Officials Who Attended or Were Represented:

1. Florida Senate
2. Hillsborough County Planning Commission
3. Hillsborough County Environmental Protection Commission
4. Florida Wildlife Federation
5. Tampa Port Authority
6. Hillsborough Community College
7. Sierra Club

4. Islands From Little Manatee River to Cockroach Bay (all comments favorable)

Number of speakers: 11

Number of letters: 0

Summary of Oral Comments: Acquisition needed due to threats by Bayport Colony Development. Area is pristine and has archeological and historical value in addition to being an aquatic preserve.

Groups or Officials Who Attended or Were Represented:

1. Hillsborough Environmental Coalition
2. Hillsborough Community College
3. Audubon Society
4. Friends of the Environmental Studies Center at Cockroach Bay
5. Tampa Port Authority
6. Hillsborough County School Board
7. Sierra Club

5. Green Swamp (all comments favorable)

Number of speakers: 3

Number of letters: 1

Summary of Oral Comments: Green Swamp once qualified under the Environmentally Endangered Lands Program. Green Swamp is designated "critical concern" and is source of water for peninsula Florida. Serves as food supply area for wood stork. Good for recreation and of archeological value. Property is under threat of condemnation. Owner has kept water level up.

Groups or Officials Who Attended or Were Represented:

1. Southwest Florida Water Management District
2. National Audubon
3. Tampa Bay Audubon
4. Florida Wildlife Federation

6. Fakahatchee Strand (all comments favorable)

Number of speakers: 2

Number of letters: 0

Summary of Oral Comments: Strand should be acquired due to diminishing green space in Southwest Florida.

Groups or Officials Who Attended or Were Represented:

1. Environmental Confederation of Southwest Florida
2. Audubon Society

7. Miscellaneous

Other projects mentioned and supported during the hearing were:

- | | |
|-------------------------------|---------------------|
| 1. Latt Maxcy | 5. Cayo Costa |
| 2. Lower Apalachicola | 6. Six-Mile Cypress |
| 3. I.T.T. Hammock | 7. Charlotte Harbor |
| 4. Three Lakes Ranch Addition | 8. Big Shoals |

Prepared by:

Lee R. Rohe
Lee R. Rohe, Land Acquisition Agent
Division of State Lands

Date: November 4, 1980

(See attachments for summary of each speaker's comments)

SUMMARY OF SPEAKERS'

COMMENTS AT TAMPA

PUBLIC HEARING

Representative Tom Danson: Supports acquisition. Has had a long-standing interest, since 1973, in The Oaks.

Robert Anderson: The Sarasota Taxpayers Association Supports acquisition of The Oaks.

Mabry Carlton: Republican nominee for Sarasota County Commission, but speaking in support of The Oaks as an individual.

Jerry Hente: Sarasota County Commissioner-elect, but speaking in support as a "concerned citizen." Cites Oaks importance to public and tourism.

Jeff Lincer: County Environmentalist who supports The Oaks. Cites Sarasota County Resolution of December 21, 1971, May 8, 1973, and August 26, 1980.

Jeanne McElmurray: Speaking for Sarasota Audubon (1,000 members). Supported acquisition under EEL Program. Oaks proposed as a park since 1970's also under County Milo Smith Plan. Cites historical, archeological, bald eagle and fox habitat, "green-belt," and fragility of ecosystem. Read letter into record and submitted by mail archeological study of "The Palmer Site" by Ripley and Adelaide Bullen.

H. Allan Powell: Supports Oaks as much-needed green space for Tampa-Naples "megalopolis" which has 1 million population. Refers to conservation easement on Casey Key.

Jonathan Miller: Endangerment should rank Oaks higher. Says tourism attracted to Southwest Florida according to parks, but these areas too far from Sarasota.

Julie Morris: Says her group, Environmental Confederation of Southwest Florida, supports The Oaks. Only 7 tidal passes out of 30 are undisturbed by dredging.

John R. Buckley: As President of Myakka Audubon, supports entire list including The Oaks. Oaks threatened by development. Developers stopped once. Also cites "Year of the Coast."

Jim Hunter: Fears encroaching development will engulf The Oaks before the State can act.

Bill McAfee: Returns to Sarasota every winter and is alarmed at the decrease in open space. He supports The Oaks.

Emily Rodgers: Supports The Oaks. Presented letters for the record.

Lorraine Gramm: Urges acquisition of Little Gator Creek due to endangered rare plants and animals. Says bird breeding population on the increase. Site needed for future research.

B. H. Durham: As President of St. Pete Audubon and board member of Florida Audubon Society, he says rookery is the last hope for the wood stork.

Glenn Rowell: Supports Little Gator acquisition to maintain the rookery.

Anita Sharf: Concerned about development in Bower Tract and says roseate spoonbills are present.

Earl Whitlock: Supports Bower Tract and Cockroach as a science teacher. Says 5,000 students have gone through program at Cockroach Bay. Curriculum based upon sites with \$10,000 grant for studies. Bower also part of studies.

Douglas McDowell: Supports Bower Tract and Cockroach as a businessman and Audubon member. Concerned about pollution and how natural area cleans water.

Tony Tantimonaco: Supports Bower Tract and Cockroach as Sierra Club member. Read statement into record. Cites need for coastline protection.

Sally Thompson: Read statement on behalf of Hillsborough Environmental Coalition. Supports Cockroach acquisition and says Bay itself a State Aquatic Preserve. Fears threat by Bayport Colony Development.

Ken Schields: Says Cockroach is last pristine area and has educational, historical and archeological value.

Frederick Webb: Read Resolution by Hillsborough Community College Trustees which supports acquisition of Cockroach.

John R. Wehle: Employed with Southwest Florida Water Management District. Says Green Swamp once qualified under old EEL Program. Swamp is source of water for peninsula Florida. Lies within "critical concern area."

Dr. Herbert Kale: Associated with Florida Audubon. Speaker Cody read Kale's statement into record. Says stork population in 1930's was 100,000 and now 12,000. Supports Little Gator acquisition.

Paul Shick: Administrator of W. E. Wells Trust, Exchange Bank in Tampa, who calls for acquisition of Wells property near Little Manatee River.

J. T. Griffiths: Associated with Florida Citrus Market--15,000 members. Supports "Polk County acquisitions" including Latt Maxcy.

C. M. Overstreet: Attorney spoke on behalf of. See comments by Straske.

PUBLIC MEETING

Seminole County Courthouse
Room 203
North Park Avenue
Sanford, Florida
6:00 p.m.

Upon arriving at the Courthouse at 5:55 p.m., copies of the preliminary acquisition list and sign-up sheets for speakers were distributed. The CARL selection process and schedule was briefly described and Dr. Gissendanner was introduced. The meeting was conducted as follows:

Each project with speakers present was allowed a total of 20 minutes per round. Projects were discussed in turn. Following each cycle for all projects, the audience was asked if there were any additional speakers for other projects present. One 10-minute break was called at 8:30 p.m. The meeting began at 6:10 p.m. and ended at 9:15 p.m. Approximately 125 people attended the meeting and 62 speakers made presentations.

Elected officials or their representatives present were: Senator Maxwell Clark, Senator John Vogt, Commissioner Bill Kirchhoff, Commissioner Bill Mitchell.

A summary of projects supported is as follows:

Spring Hammock

Oral or written testimony of support received from:

- 1) Elected Officials - Senator Maxwell Clark, Senator John Vogt, Commissioner Bill Kirchhoff, Seminole County; Commissioner Bill Mitchell, City of Longwood.
- 2) Governing Bodies - Seminole County Commission, City of Winter Springs, City of Lake Mary, City of Longwood, East Central Florida Regional Planning Council.
- 3) Agencies - Seminole County Nature Center; Seminole County Parks and Recreation Department; Branch Office, Department of Environmental Regulation; Local Forester, Division of Forestry; Orange County Parks and Recreation.
- 4) Organized Groups - Seminole League of Civic Associations, Friends of the St. Johns, Highlands Residents Civic Association, Central Florida Sierra Club, League of Women Voters of Seminole County, Loch Arbor Homeowners Association, Seminole Audubon Society, Artists League of Orange County, Palm Springs Homeowners Association.

A total of 36 people spoke in favor of Spring Hammock. In addition, 12 written documents were submitted in favor of this project. Petitions containing approximately 150 names were received, along with essays of support from 64 school children. There were no negative comments received.

Significant Points of Testimony

Spring Hammock has high environmental value, archeological significance, is in an urban area, and has wide public support. Priority should be raised.

Written documents and speaker comments are attached.

Ponce De Leon Springs

Oral or written testimony of support received from:

- 1) Elected Officials - Bud Fleuchaus, Clyde Mann, Volusia County Council.
- 2) Governing Bodies - Volusia County Council, City of New Smyrna Beach.
- 3) Agencies - Volusia County Environmental Control Office, Orange County Parks and Recreation Department.
- 4) Organized Groups - Save Our Springs, Inc.; Environmental Council of Volusia County.

A total of 15 people spoke in favor of Ponce De Leon Springs. In addition, 2 written documents were submitted in favor of this project. Petitions containing over 13,000 signatures were received supporting public acquisition. There were no negative comments.

Significant Points of Testimony

Ponce De Leon Springs has high recreational and archeological value. Additional nearby land could be purchased to increase the project size. Volusia County pledges \$200,000 matching funds. Public support, as evidenced by 13,000 signatures, is high. Priority should be raised.

Written documents and speaker comments are attached.

Little Gator Creek

Oral or written testimony of support received from Florida Audubon Society and four others for a total of five. There were no negative comments received.

Significant Points of Testimony

Little Gator Creek is a nesting site for 10% of U.S. population of Endangered Wood Stork and other long-legged wading birds. It is the top priority of Florida Audubon Society. Priority should be raised.

Speaker comments are attached.

Three Lakes Ranch Addition

Oral or written testimony of support received from Osceola County Sportsmen's Association and two others for a total of three. A petition containing approximately 100 signatures was delivered. There were no negative comments.

Public Meeting
Seminole County Courthouse
Page three

Significant Points of Testimony

Three Lake Ranch Addition is critical for effective water management of Lake Jackson and the Three Lakes Wildlife Management Area.

Maxcy Tract

Oral or written testimony of support received from two persons, one of which delivered a petition with approximately 82 signatures. One person opposed this project.

Significant Points of Testimony

Maxcy Tract is important for St. Johns River quality and to provide public recreational opportunities, especially hunting. In opposition, water management projects should not be bought with CARL or EEL funds.

Paynes Prairie Addition

Oral testimony of support from one person.

Significant Points of Testimony

A vital project that should be completed. Exchange of land and bargain sale is suggested.

Fakahatchee Strand

Oral and written testimony of support received from the Florida Chapter of the Wildlife Society.

Significant Points of Testimony

Fakahatchee is the top priority of the Wildlife Society. This area is essential habitat for the endangered Florida panther.

Other Testimony

Florida Audubon Society supports the completion of existing EEL projects as well as Spring Hammock, ITT tract, Westlake, and Shell Island.

One person suggested that less than fee simple acquisition be used.

This report was prepared by:

Edwin J. Conklin
Environmental Administrator
Division of State Lands

ATTACHMENT

Roger Neiswender - Spring Hammock has major environmental significance, is in an urban area, and has wide public support.

Bill Kirchhoff - Lived in county for 41 years - endorses Spring Hammock. Commercial areas surround this area. We are an urban area, this is the chance to save this. Move up on list.

Glenn Vause - District Manager supports and encourages the acquisition of Spring Hammock. Important to Lake Jessup. Perhaps the last chance to save the lake. Hammock is ecologically significant and unique. Large concentrations of endangered plants. Involved in regulatory process, regulations do not adequately protect.

Michael J. Martin - Supports Spring Hammock, which harbors many endangered plant species. Environmental study area located nearby.

Elizabeth Barr - Preserve Spring Hammock.

J. R. Hattaway - Spring Hammock is a unique natural area that should be acquired, not regulated.

Bill Bivins - Supports Spring Hammock.

Dr. Don Tillery - Supports acquisition of Spring Hammock. Impressed with how important such a project is in an urban area. Likes remote unique areas, but also special urban areas. High priority.

Chester L. Brown - Seminole and Orange Counties are experiencing a population explosion. Unless lands such as Spring Hammock are preserved the quality of life as we know it will be degraded.

Beverly Mason - Supports acquisition of Spring Hammock.

James L. Cole - Supports the acquisition of Spring Hammock. It is the "kidney" for Lake Jessup. Very important, should be high priority.

Bill Mitchell - 8,000 residents, resolution of support for Spring Hammock.

Jenny Thomson - Been going to the Spring Hammock area since third grade. More useful as a park than as a parking lot.

Karl Wollam - Senator John Vogt supports acquisition of Spring Hammock. Great educational resource, great benefit as natural area.

Karen Rentz - Lives across from Spring Hammock. Would like to see it remain natural. See names.

Phillip R. Storch - Born in Pittsburg, but lived in the South for 25 years. Supports Spring Hammock. Chance to use foresight. Can preserve a natural area in an urban center. Association behind this project.

Mrs. Peggy Thomson - Lived here for 25 years, brings children to see the natural area. Spring Hammock should be a high priority project.

Shirley Miller - Representing Hopper Elementary School. Children enjoy Spring Hammock area and would like to see it preserved.

Philip A. Kulbes - Spring Hammock is last natural resource area in Seminole County. Stormwater retention area. Aquifer recharge. Move to top priority.

Raymond E. Bowers - Seminole Audubon strongly supports Spring Hammock.

Brian Osburn - Eastbrook Elementary School supports Spring Hammock.

Frieda Gielow - Audubon Society supports Spring Hammock.

Jack Weible - Loch Arbor Homeowners Association represents 250 families. Endorses the acquisition of Spring Hammock.

Kathy Coughlin - Supports Spring Hammock.

Susie Warren - The League of Women Voters supports Spring Hammock acquisition. Encourage this project as top priority.

Alexander K. Dickison - Supports Spring Hammock acquisition, both for Central Florida Sierra Club and Seminole Community College. Lake Jessup needs quality water. If Spring Hammock is purchased, restoration could be done. The Hammock is environmentally unique and is used as a natural laboratory. Recreational potential for passive type use is high. Should be high priority.

Dixie Sansom - Senator Clark Maxwell supports the acquisition of Spring Hammock. Opportunity to buy unique natural area. Existing parks already overcrowded.

Jacqueline Koch - City of Winter Springs supports the acquisition of Spring Hammock by resolution. Permanent natural buffer would then be in place.

Carrie Payne - Supports acquisition of Spring Hammock.

Pat Burkett - Identified Spring Hammock for preservation long ago. Existing county park is very important and widely used. Seminole County Parks also supports for recreation and natural values. Shore-line preservation would also protect bird nesting sites. Children use this area, it is highly endangered by industrial use. Park is zoned industrial. Make top priority.

Melvin Glickman - Supports Spring Hammock.

Hugh Pain - Member of Audubon and Friends of the St. Johns. Lake behind us is stagnant, support protection and acquisition of Spring Hammock. Will not further protect water flow (improve), but will not let it get any worse.

Jan Leikin - Supports Spring Hammock - speaking for Seminole League of Civic Association. Land use plan of County recommends acquisition. My family has also worked to protect natural areas in this county for our children. Should have a higher priority.

Rhoda Rollin - Supports acquisition of Spring Hammock - speaks for the wildlife residents. They need help.

Henry O. Whittier - Supports Spring Hammock. The Hammock has many endemic species, besides rare and endangered species. As college professor, sees Spring Hammock as special and biologically famous.

Louise B. Elliott - Represents 237 households - the Palm Springs Homeowners Association. Strongly supports Spring Hammock. One of the fastest growing areas of the state. Strongly urge support and acquisition.

Cliff Guillet - East Central Florida Regional Planning Council realizes that this area is of top priority for acquisition as an urban buffer. Ask for top priority.

Karen Russi - Supports Ponce de Leon Springs. European interests are buying up Volusia County, may buy up the Springs. Pottery shards are evidence of very early history. Divers will donate collection of artifacts.

Bud Fleucheus - Supports Ponce de Leon Springs. Very viable project. Volusia County offers \$200,000 match in 1981. Feels very strong for preservation of EEL.

Jean Beers - Supports Ponce de Leon Springs. 1800 people in Volusia County support purchase. Great historical value, very early Indian culture. Many artifacts have been collected from the Springs. Early European settlers were here.

Keith Hansen - Supports Ponce de Leon Springs. Qualifies as public recreation lands - camping, hiking, picnicking. One of 47 second magnitude springs. Mesic hammock, slash pine flatwoods. Concern that 55 acres is too small, but 550 and 1100 acre parcels are nearby. Qualifies as natural floodplain and marsh.

Gigi Butts - Supports Ponce de Leon Springs. Lived in county for 45 years. Would be criminal to allow area to be developed. Need to preserve all fresh waters. Petitions containing over 13,000 names.

Patty Clausen - Dived in Ponce de Leon Springs - it is lovely and should be preserved. Teach divers in the Springs.

James Buck - Endorses Spring Hammock and Ponce de Leon Springs.

Marjorie Schwarge - Supports Ponce de Leon Springs.

Meg Johnson - Supports Ponce de Leon Springs. Glad to have taxing power for preservation. Outstanding recreation area and is near Lake Woodruff National Wildlife area. Only 84 ppm chlorides.

Cynthia Jones - Travel twice a week to dive in Ponce de Leon Springs. Nearby Blue Springs is overfilled for scuba diving on weekends.

Clyde R. Mann - Believes he speaks for all of Volusia County. The state should aid those who help themselves. Volusia County will do all that is necessary to help the state to ensure the preservation of Ponce de Leon Springs.

Jim Storey - Supports Ponce de Leon Springs.

Sylvia Fisher - Supports the acquisition of Ponce de Leon Springs. Should be higher priority and is revenue producing.

Nancy Goldberg - Supports acquisition of Ponce de Leon Springs. Nearby Blue Springs is easily filled - would save gas to go to De Leon Springs. Please preserve the Springs.

Walter S. Boardman - Supports De Leon Springs. People are ready to put up funds to support the acquisition.

C.M. Overstreet - Like to thank all who have supported Little Gator Creek. Many types of people have worked for this project and spoken at each meeting.

B. E. Wooten - 33 years in the state. Traveled everywhere. Interest and concern for our bird population. Ideal nesting spot, location most important. Near very many people. Scouts have had a chance to see it. Small acreage but very important. Can't transplant birds. Should be number one. Supports Little Gator.

Mark Overstreet - Foreman of part of this ranch. A beautiful sight, hard to get into but worth it. Been part of my life, I would like to see it protected. Supports Little Gator.

Earli Sullivan - Supports Little Gator Creek. Resident of Polk County and a state wildlife officer. Everything else dry now but the Rookery. The state should buy it.

Mrs. Charles Steele - Supports Three Lakes Ranch acquisition. This small addition would give state entire ownership of Lake Jackson. Has cypress swamps, etc.

Edward F. Rieg - Supports Three Lakes and Latt Maxcy.

Clara Nell Moser - Proposed two parcels for inclusion in Paynes Prairie. Opportunity for completion of a vital project begun long ago. Exchange of land is suggested with a bargain sale. Many expert supporters for this project.

I. Jack Stout - Supports Fakahatchee Strand additions.

Charles Lee - Supports Little Gator - important for Wood Stork. Nesting site of 10% of all wood storks in the U.S. Should be among the top priorities of CARL. Also supports Spring Hammock, ITT, Westlake, Shell Island, Fakahatchee and Cayo Costa.

William Leffler - Very familiar with all projects. Mistake to deal in only fee simple. Water projects should be bought with Water Management projects, no CARL or EEL. Family owns in Spring Hammock and would like to deal in less than fee simple.

PUBLIC MEETING

City Commission Chambers
City Hall
Panama City, Florida
6:00 p.m. CDT

Hearing Officer - Virginia A. Vail

At 6:00 p.m. I officially opened the meeting by reading a modified version of the "standardized" introduction used by hearing officers at this specific series of C.A.R.L. meetings. The introduction stated the legal bases, purpose and procedural format for the meeting. The preliminary priority list of projects proposed for acquisition was also read; the preliminary status of the ranking order was stressed and copies of the list were available for interested persons. Members of the audience were strongly urged to register their interest and attendance by signing in on a legal tablet near the main chamber door. Persons wishing to speak at the meeting were requested to fill out "intent-to-speak" forms, which I proceeded to pass out. A brief recess was used to pass out and re-collect these forms.

After organizing the returned forms according to project title I again explained the procedures in effect for the meeting. The three projects located in the Panhandle area would be addressed first, with presentations given in alphabetical order according to project (i.e., Lower Apalachicola River Additions, Shell Island, Unit 4-St. George Island). Each project was initially allotted 20 minutes for commentaries; the number of speakers per time limit was highly variable. After each of the regional projects had had their initial presentations, 20 minutes was allotted for comments on any other projects on the list. The 20 minute project rotation cycle would be repeated as long as necessary.

A minimum of 83 persons attended this public meeting (as indicated by the sign-in sheets). Twenty one people spoke, including Representative Leonard Hall and representatives for Senator Dempsey Barron, Congressman Earl Hutto, Representative Ron Johnson and Don Hankla (U.S. Dept. of Interior). Organizations represented were Bay County Commission, Franklin County Commission, Bay County Audubon Society, League of Women Voters, Panama City Junior Womens Club, Bay County Environmental Council and the Panama City Chamber of Commerce.

Only three persons spoke in favor of the state acquiring Unit 4 on St. George Island: no one spoke against such an acquisition. Seventeen persons spoke urging state purchase of the center section of Shell Island; one person (an Island landowner) spoke against this acquisition (or at least of his land). No one addressed the proposed acquisition of the Lower Apalachicola River Addition project. (See attachment A).

Written support for the acquisition of Shell Island was provided by five persons in addition to the resolutions and letters to the Committee read into the record. One person supported the acquisition of the Lower Apalachicola River lands in writing; no one provided written support for acquisition of Unit 4. (See attachments B and C). No written statements opposing any acquisitions were submitted.

The audience appeared to be there to register their support of the Shell Island acquisition project (as indicated by comments on the sign-in sheets).

No new evidence either for or against the state acquisition of the Lower Apalachicola River Additions, Shell Island or Unit 4- St. George Island was presented. Supporters cited environmental, ecological and economical bases for supporting acquisition. Opponents didn't want to sell their own land to any one.

ATTACHMENT A

Speakers: Shell Island

Bob Hughes speaking for Senator Dempsey Barron - For acquisition. The Senator feels Shell Island is most worthy of preservation and will assist in aiding purchase. Current federal and state ownership patterns on Shell Island should make it a high priority item.

Earl Hadaway speaking for Congressman Earl Hutto - For acquisition. Strongly encourages state purchase of Shell Island.

Representative Leonard Hall - For acquisition. Suggests committee reprioritize Shell Island; it should be in the top 10-12 projects. He'll work with city and state to preserve the Island.

Joe Harbison speaking for Representative Ron Johnson - For acquisition. Supports a higher priority status for Shell Island.

Ray Wagner of Bay County Commission - For acquisition. Urges a higher priority ranking on final list. Lots of support for and little opposition to acquisition (except from some of the land-owners).

Russell Oltz - For acquisition. Public beaches and barrier islands fast disappearing; need preservation of those remaining - especially Shell Island.

John Robert Middlemas - For acquisition. Strongly urges an increase in priority status for project since Jake Varn said projects below priority 14 level probably wouldn't be acquired. Preserve Island for economic as well as environmental reasons.

Michael Brim speaking for Don Hankla - For acquisition. Supports acquisition for environmental and ecological reasons plus 2/3 of area already publically owned so finish purchase.

Frederick B. Jones - For acquisition. Purchase Island for posterity.

Billy Danfort - Against acquisition. A landowner wanting to retain his investment. Pointed out discrepancies - no one opposing condominiums going up adjacent to state park. Complains of litter left on pristine beach by the public.

Tim Smith - For acquisition. Endorses purchase for ecological benefits.

Jean Tucker representing Panama City Junior Womens Club - For acquisition. Read resolution in favor of acquisition into record. Contained 53 signatures.

Jerry L. Girvin representing Bay County Audubon Society - for acquisition. Supports preservation because of environmental, economic and recreational value of Shell Island.

Annette Trujillo representing Bay County League of Women Voters - For acquisition. Endorse acquisition through the CARL program for environmental, economic and recreational benefits.

Phyllis Reppen, Secretary-Treasurer of the Environmental Council - For acquisition. Feels Shell Island is just what the government intended to preserve when establishing the EEL program.

Mike Cain, Recreation Committee Chamber of Commerce - For acquisition. Supports acquisition; fears further loss of public access to beaches and waters.

Mary Ola Miller - For acquisition
Feels once private section of Island developed the people, by virtue of their presence, will take over adjacent public lands and make further use of Island difficult for visitors.

Rayford Lloyd - For acquisition
Urges purchase of Island to protect existing public access to natural beaches.

Speakers: Unit 4 - St. George Island

Mason Bean - For acquisition
"Buy the land while it is still available".

James T. Floyd representing Franklin County Commission - For acquisition. Submitted resolution from commission into record; commission urges purchase.

Marilyn Bean - For acquisition.

ATTACHMENT C

Written Comments: Shell Island

Audrey Parker - For acquisition.

Development would hasten natural process of erosion at middle of Island.

Jim Haisten, N.W. Florida Chapter, Fla. Anthropological Society President
The 120 members support purchase of Shell Island.

James D. Trompeter - For acquisition.

Protect remaining natural area.

Dr. & Mrs. A. R. Monaco - For acquisition.

Keep Island natural.

Apalachicola River

Audrey Parker - For acquisition

Preserve one of our last frontiers.

IV. Project Analyses

The following materials represent detailed Project Analyses prepared for each proposal recommended by the Selection Committee on the final priority list. The information is presented as follows:

1. Summary of Project Evaluation - as presented to and adopted by the Selection Committee
2. Location Map
3. Merits
 - a. Favorable
 - b. Unfavorable
4. Public Purpose - acquisition is recommended as Environmentally Endangered Lands or Other Lands in the Public Interest
5. Recommended Management Agency(s) and Guidance
6. Conformance with Management Plans (as appropriate)
 - a. EEL Plan
 - b. Conceptual State Lands Management Plan
 - c. Unavailability of Suitable State-Owned Lands
7. Project Costs
8. Sales History(six year)

NOTE

This information represents only a brief summary of all materials prepared in writing pursuant to assessment and evaluation of each project. Staff reports regarding these 27 projects are in excess of 1,000 pages, and therefore have not been included in the Annual Report. However, all documents and reports are available on request from the Division of State Lands.

R O O K E R Y B A Y

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Rookery Bay	Collier	3100	1,500,000 (state) 1,500,000 (federal) 3,000,000 TOTAL	904 (last appraisal)

Recommended

Public Purpose: EEL - established as a National Estuarine Sanctuary of the West Indian biogeographic type.

Value: VERY HIGH ecological value - virtually undisturbed mangrove estuarine shoreline system. Highly productive shallow water habitat for species of marine life as well as wading birds and small mammals. HIGH recreational value for sports fishing, bird watching, excellent educational opportunities.

Ownership Pattern:

Management feasibility should be very high. Sanctuary already established by private conservation organizations and agreements for management approved by the Governor and Cabinet. An existing Sanctuary manager is already on assignment for the Department of Natural Resources.

Vulnerability:

MODERATE TO HIGH - mangrove shoreline systems are partially protected by dredge and fill regulations but are very susceptible to human activity.

Endangerment:

HIGH - recent problems with a dredge and fill application in the area points out that this tract is endangered by development.

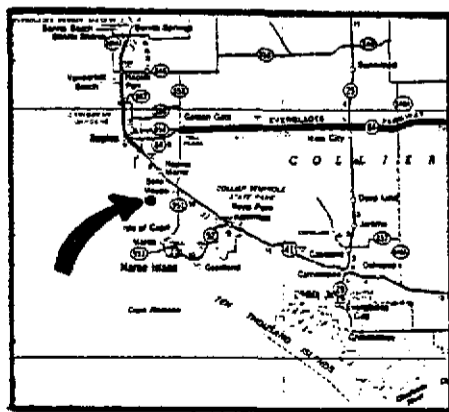
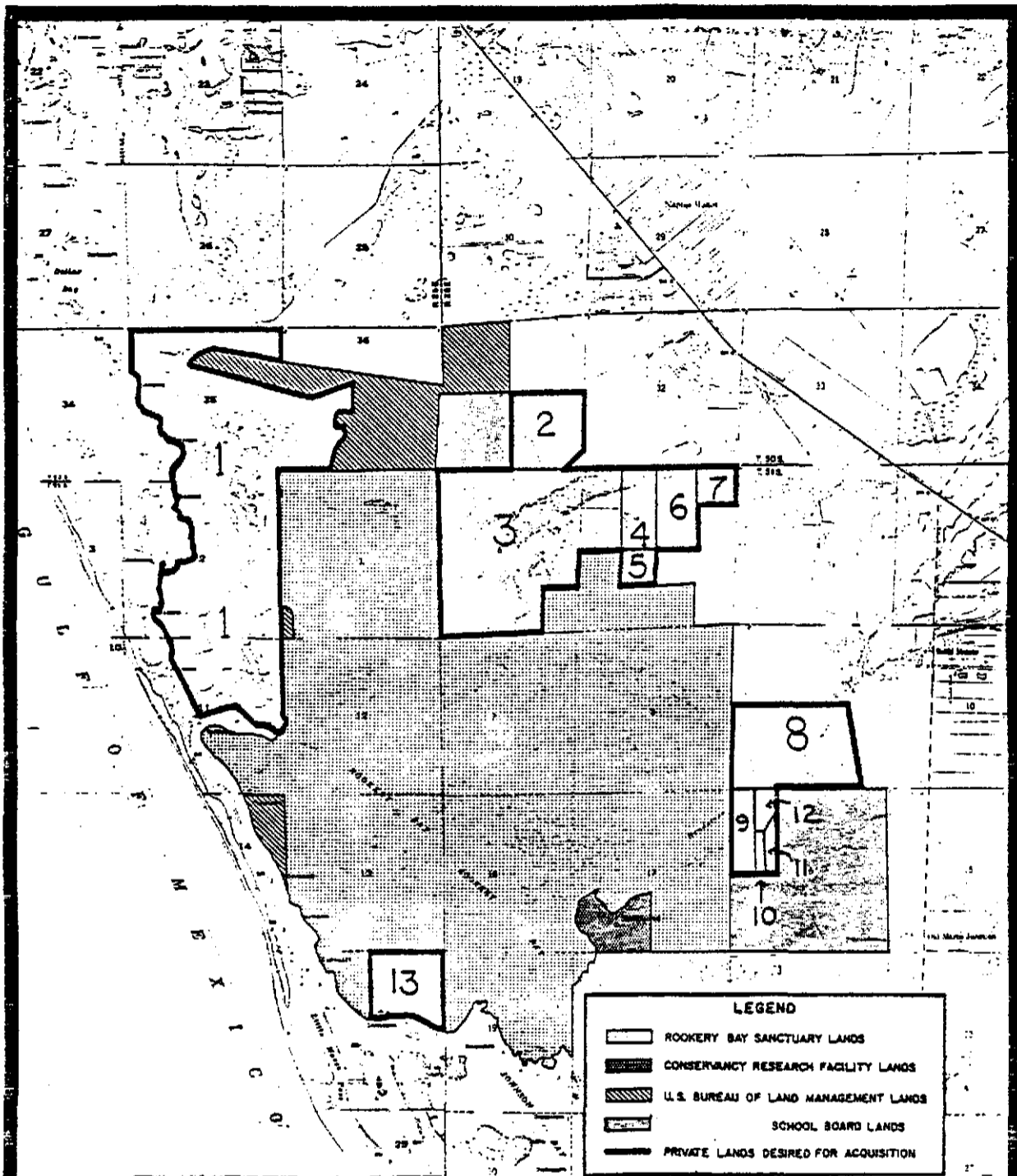
Location:

Near Floridas fast growing Southwest Coast. Access by roads to the Sanctuary research area; by boat to the rest of the tract. The project is of statewide and national significance.

Cost:

Parcels are generally available for purchase. Federal funding of 1.5 million is available as match. Cost for development and management will be moderate and federal funds are also available to offset some of these costs.

Other Factors:



ROOKERY BAY C.A.R.L. PROJECT

3. Merits

a. Favorable

1. High ecological value; virtually undisturbed, highly productive mangrove estuary area.
2. Federal Funds (matching, 1:1) are available to assist in the purchase of this national estuarine sanctuary.
3. It will augment and compliment the existing sanctuary lands.

b. Unfavorable

A portion of the project area is already partially protected by state and federal wetland regulatory authority.

4. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Rookery Bay is a National Estuarine Sanctuary whose purpose is to provide for research and education in a natural setting. Passive and compatible uses such as boating, fishing, and picnicking will be allowed. Management by the Sanctuary Management Committee, consisting of the Collier County Conservancy, Florida Audubon, and the Department of Natural Resources is recommended.

6.a. Conformance with EEL Plan

Rookery Bay has been designated an EEL project and it is in conformance with the EEL plan.

Rookery Bay qualifies under the EEL plan's definition of environmentally endangered land because:

1. the naturally occurring relatively unaltered flora and fauna can be preserved by acquisition; and
2. the area is of sufficient size to materially contribute to the natural environmental well-being of a larger area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Rookery Bay complies with the second category.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-Owned Lands

The Rookery Bay project will complete the boundary of the Rookery Bay National Estuarine Sanctuary. Although other somewhat similar wetlands are already in state ownership, no others are of the same quality or vital location for effective resource protection or management.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,303,570 state;
\$1,500,000 federal.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

LOWER APALACHICOLA
RIVER EEL ADDITION

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Lower Apalachicola River EEL Addition	Franklin	12,600-14,367	\$1,700,000 State \$1,800,000 Federal	\$278

Recommended

Public Purpose: Recommended for purchase as E.E.L. Also qualifies as Outdoor Recreation Land and use and protection as a Natural Floodplain, Marsh, or Estuary.

Value: Rates very high for ecological and archaeological value.
Rates high for recreation value.

Ownership Pattern: Manageability and usability rate high. Proposal is adjacent to existing E.E.L. property and access is available by land and by several boat landings.

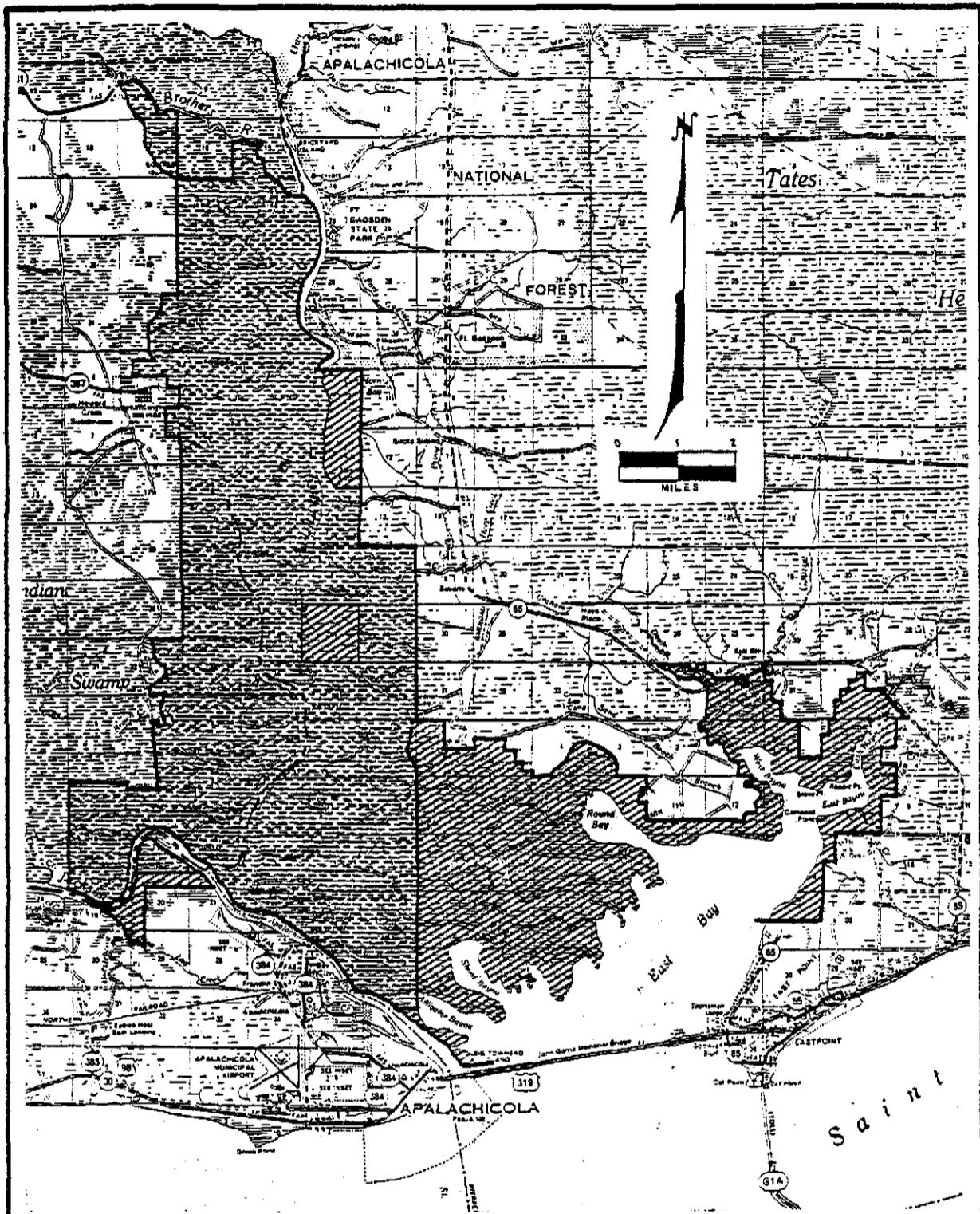
Vulnerability: This entire proposal is part of a fragile and delicate balance of ecosystems and is extremely vulnerable.

Endangerment: Endangerment rates moderate. There are no known developments planned for this tract but the potential for logging in fringe areas does exist.

Location: Has high value for statewide, regional, and local significance. The largest major riverine ecosystem in Florida.

Cost: Owners expressed willingness to sell in past; no recent contacts however.
\$1.8 million federal grant is available to help with purchase. Leaving approximately \$1.7 million for State funds.
Management as part of the existing E.E.L. tract should cost approximately \$8,000 per year.

Other Factors: Purchase of this tract is necessary for the completion and proper management of the existing E.E.L. area.



VICINITY MAP

— PROJECT BOUNDARY

STATE LAND

AREA PROPOSED FOR ACQUISITION

FLORIDA DEPARTMENT OF NATURAL RESOURCES

**PROPOSED ADDITION TO
LOWER APALACHICOLA
E.E.L. PROJECT**

FRANKLIN

COUNTY

3. Merits

a. Favorable

- 1) Adjacent to an existing E.E.L. tract thereby facilitating management.
- 2) One of the largest riverine systems in Florida.
- 3) Important to protection of Apalachicola Bay Fisheries Industry.
- 4) Contains a wide variety of archeological sites.
- 5) Federal matching funds are available for acquisition and management

b. Unfavorable - A portion of the project is already partially protected by state and federal wetland regulatory authority.

4. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Lower Apalachicola River Addition will be part of the Apalachicola River and Bay National Estuarine Sanctuary whose purpose is to provide for research and education in a natural setting. Compatible recreational uses including hunting, sport and commercial fishing, and hiking will be permitted, as well as forest management and archaeological and historic study. Management by the Sanctuary Management Committee, consisting of Franklin County, the Game and Freshwater Fish Commission, the Department of Environmental Regulation, and the Department of Natural Resources is recommended.

6.a. Conformance with EEL Plan

The Lower Apalachicola River Additions has been designated an EEL project, and it is in conformance with the EEL plan.

The Lower Apalachicola River Additions qualify under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora, fauna and geologic conditions can be preserved by acquisition;
2. the area is of sufficient size to materially contribute to the natural environmental well-being of a large area (especially in conjunction with the adjacent existing EEL lands);
3. the area, if preserved by acquisition, is capable of affording significant protection to natural resources of both regional and statewide importance (i.e., the oyster industry); and
4. human activity (i.e., lumbering, draining, etc.) in the area will result in irreparable damage to the inherent natural integrity.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems
2. Freshwater and saltwater wetlands
3. Unique and outstanding natural areas
4. Natural ocean and gulf beach systems
5. Areas that protect or enhance the environmental values of significant natural resources
6. Wilderness areas

The Lower Apalachicola River Additions project qualifies in the first, second and fifth categories with only marginal exclusion from the sixth.

In summary the Lower Apalachicola River Additions, including portions of the Apalachicola River floodplain and Apalachicola Bay marsh, contributes significantly to the water quality in both the river and the bay.

b. Conformance with State Land Management Plan

This project conforms with the conceptual state lands management plan.

c. Unavailability of Suitable State-owned Lands

The lands in this project are adjacent to similar presently state-owned lands. If acquired, this project would be incorporated into the present public lands to enhance the management and preservation of water quality in the Apalachicola Bay and River.

7. Project Costs

a. Acquisition

Acquisition cost is estimated at \$1,600,000 state and \$1,900,000 federal.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to research the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

CHARLOTTE HARBOR

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Charlotte Harbor	Charlotte	2272 a.	\$1.9 million	\$850/a.

Recommended

Public Purpose: The purpose of acquiring these lands is to complete the land acquisition project begun under the old EEL Program and thereby help preserve the very productive Charlotte Harbor estuary.

Value: The Charlotte Harbor estuary is one of the most biologically productive and least disturbed estuaries in Florida. Its ecological value is high, and the project lands contribute greatly to this value. The project also has moderate recreational value.

Ownership Pattern: The proposed configuration has been carefully drawn and is suitable for the purpose.

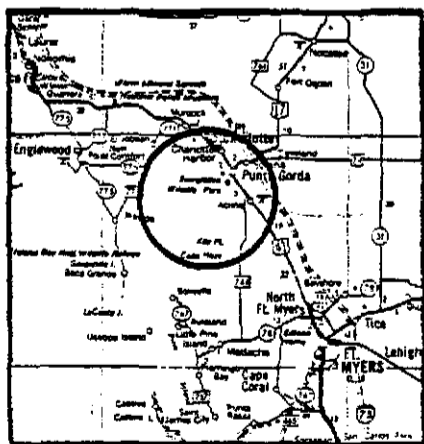
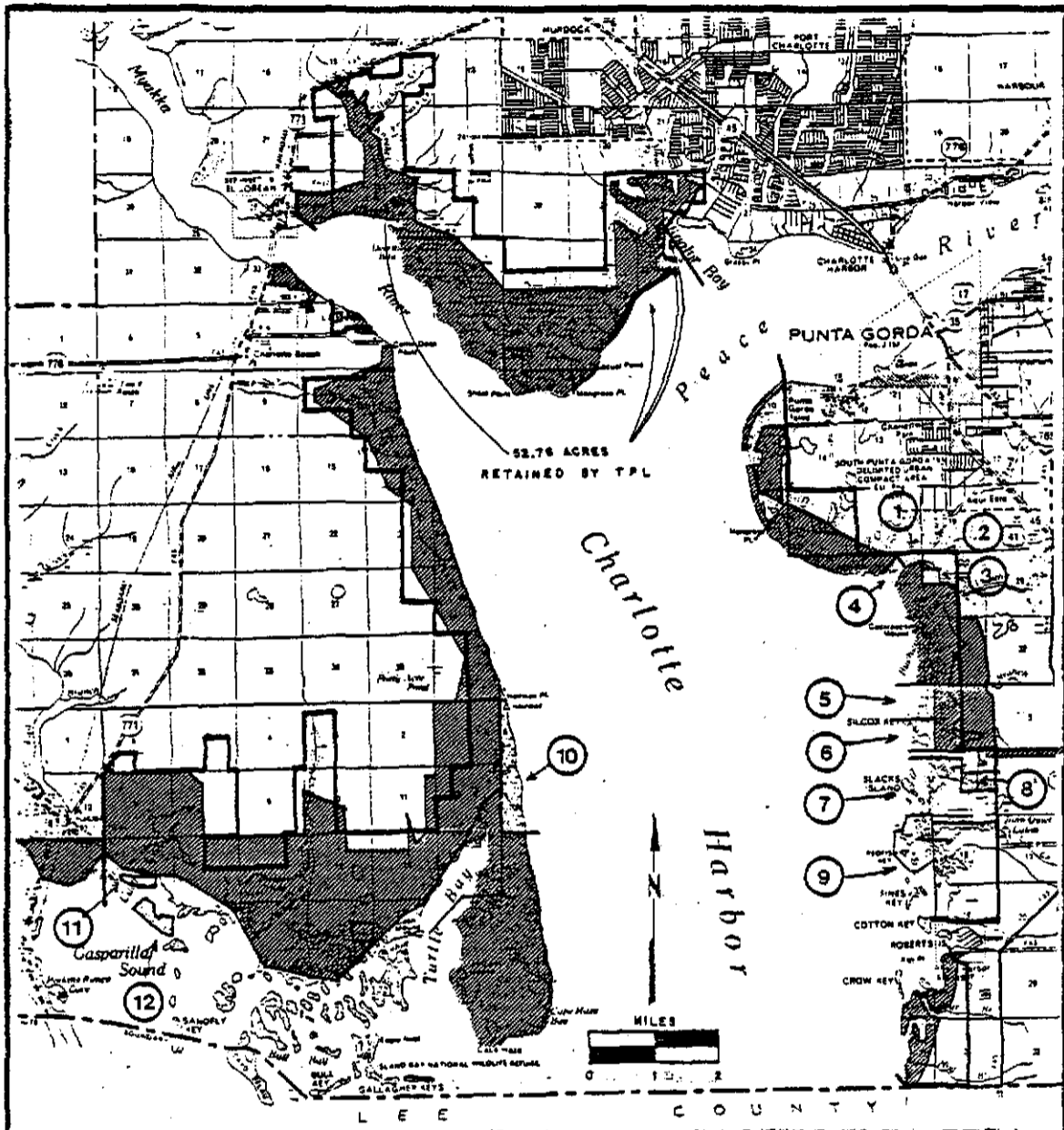
Vulnerability: The project lands are moderately vulnerable compared with other types of ecosystems in the State. They are vulnerable to nearby dredging, interference with the flow of water and nutrients from adjacent uplands, and, of course, bulkheading and filling

Endangerment: State and Federal regulatory agencies are currently doing a reasonable job of protecting coastal wetlands, but it is very unlikely that they could preserve the Charlotte Harbor mangrove fringe, as the acquisition project would, in the face of the intense development pressures occurring there.

Location: In the three surrounding counties of Sarasota, Charlotte, and Lee there are 450,000 people and an additional 850,000 platted lots, most of which are near Charlotte Harbor.

Cost: The cost is estimated at approximately \$1.9 million. The project comprises 12 separate parcels.

Other Factors: The Charlotte Harbor Committee was appointed by the Governor under the authority of Chapter 380, Florida Statutes, for the purpose of resolving the growth management issues that have arisen because of the conjunction of Charlotte Harbor's high environmental values and the rapid development occurring in the surrounding area. The Committee has endorsed State acquisition of the project lands.



- NOW IN STATE OWNERSHIP
- PARCELS PROPOSED FOR PURCHASE

FLORIDA DEPARTMENT OF NATURAL RESOURCES

**CHARLOTTE HARBOR
PROPOSED ACQUISITION**

CHARLOTTE

COUNTY

3. Merits

a. Favorable

- 1) Acquisition of this project would complete the Charlotte Harbor acquisition project begun under the old EEL program. A total of 15,582 acres have already been acquired.
- 2) By completing the original acquisition project most of the shoreline of Charlotte Harbor will be in State ownership and much protection will be afforded the estuary from the adverse effects of coastal development. The estuary is one of the most biologically productive and least disturbed in Florida.
- 3) The coastal wetlands making up most of this project have important natural values of their own, beyond their importance to the estuary as nutrient sources and pollution filters. Mangrove swamps and salt marshes provide habitat and nursery areas for numerous estuarine species.
- 4) The project is also believed to contain important archeological sites.
- 5) Acquisition of this project would help accomplish the objectives of the Charlotte Harbor Committee, which was appointed by the Governor under authority given in Chapter 380, Florida Statutes, for the purpose of resolving critical growth management issues in the three-county area around Charlotte Harbor.

b. Unfavorable

A large portion of the project area is already partially protected by state and federal wetland regulatory authority.

4. Public Purpose

The Charlotte Harbor project qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Charlotte Harbor will be a preserve whose purpose will be resource protection and water quality protection. Management by the Division of Resource Management and the Division of Archives, History, and Records Management is recommended.

6.a. Conformance with EEL Plan

The Charlotte Harbor outparcels necessary to complete the original Charlotte Harbor purchase have been designated an EEL project, and it is in conformance with the EEL plan.

The Charlotte Harbor project qualifies under the EEL plan's definition of environmentally endangered land because:

1. the naturally occurring, relatively unaltered flora and fauna can be preserved by acquisition; and
2. the area is capable of providing significant protection to natural resources of recognized statewide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Charlotte Harbor parcels conform to the second and fifth categories.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

The several tracts comprising this project are very similar to the adjacent state-owned lands bordering Charlotte Harbor. Their acquisition would complete the purchase of the Charlotte Harbor project.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,931,820.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

Nar
Ca
No
Is
(c
Re
Pu
ar

Al

Va
is
ar
HI
qu
MC

Ov
I:
al
e:
i:

C A Y O C O S T A / N O R T H C A P T I V A

V
E

I
I
i

Merits

a. Favorable

1. An undisturbed barrier island, much of which is already in public ownership.
2. It's virtually unspoiled condition gives it a high ecological and recreational value as well as enhancing the quality of adjacent state aquatic preserves and lands. The adjacent estuary, Pine Island Sound, is also a national wildlife refuge.

b. Unfavorable

1. Unit cost for this proposal is high.
2. Large number of landowners will make acquisition difficult.

Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

Management, Guidance and Agency(s)

Cayo Costa will be an addition to the existing state preserve whose purpose will be resource protection of natural barrier islands. Passive recreation, including swimming and picnicing will be permitted. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended.

1. Conformance with EEL Plan

The Cayo Costa barrier island outparcels comprise a designated EEL project which is in conformance with the EEL plan.

The Cayo Costa tract qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, unaltered flora, fauna and geologic conditions can be preserved intact by acquisition;
2. the area, overall, is of sufficient size to contribute to the natural environmental well-being of a large area;
3. the flora, fauna and geologic conditions there are characteristic of the original domain of Florida and unique to the state;
4. the area, if protected by acquisition, is an important natural state resource; and
5. extensive human technological activity on the island will irreparably damage this natural resource.

Criteria for the establishment of priorities among the candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Cayo Costa qualifies under the second, third, fourth, fifth, and possibly the sixth categories.

In summary, Cayo Costa is a large, virtually pristine Gulf barrier island highly qualified for acquisition in accordance with the EEL plan.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-Owned Lands

The state already owns part of this barrier island; acquisition of the lands in this project would fulfill the previously made decision to place the entire island into state ownership.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$13,000,000.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

I T T T R A C T

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
ITT Tract	Dade	644	15,000,000	23,292

Recommended
Public Purpose: EEL

also would qualify for outdoor recreation area and area of historical significance.

Value: HIGH TO VERY HIGH ecological value - mature, well developed mangrove forest with a tropical hardwood transition zone and uplands. An excellent, nearly pristine natural area.
MODERATE TO HIGH recreational value of a passive nature.
MODERATE TO HIGH archaeological value - the best preserved prehistoric indian village in Dade County.

Ownership Pattern:

Centrally located in Dade County, just south of Matheson Hammock. Tract has high potential for development as an ecological and recreational resource. Boundary as proposed is recommended, although mean high water survey should be carried out.

Vulnerability:

MODERATE TO HIGH - mangroves are partially protected by dredge and fill regulations but development pressure in this area is very high.

Endangerment:

VERY HIGH - urban expansion will soon take this tract.

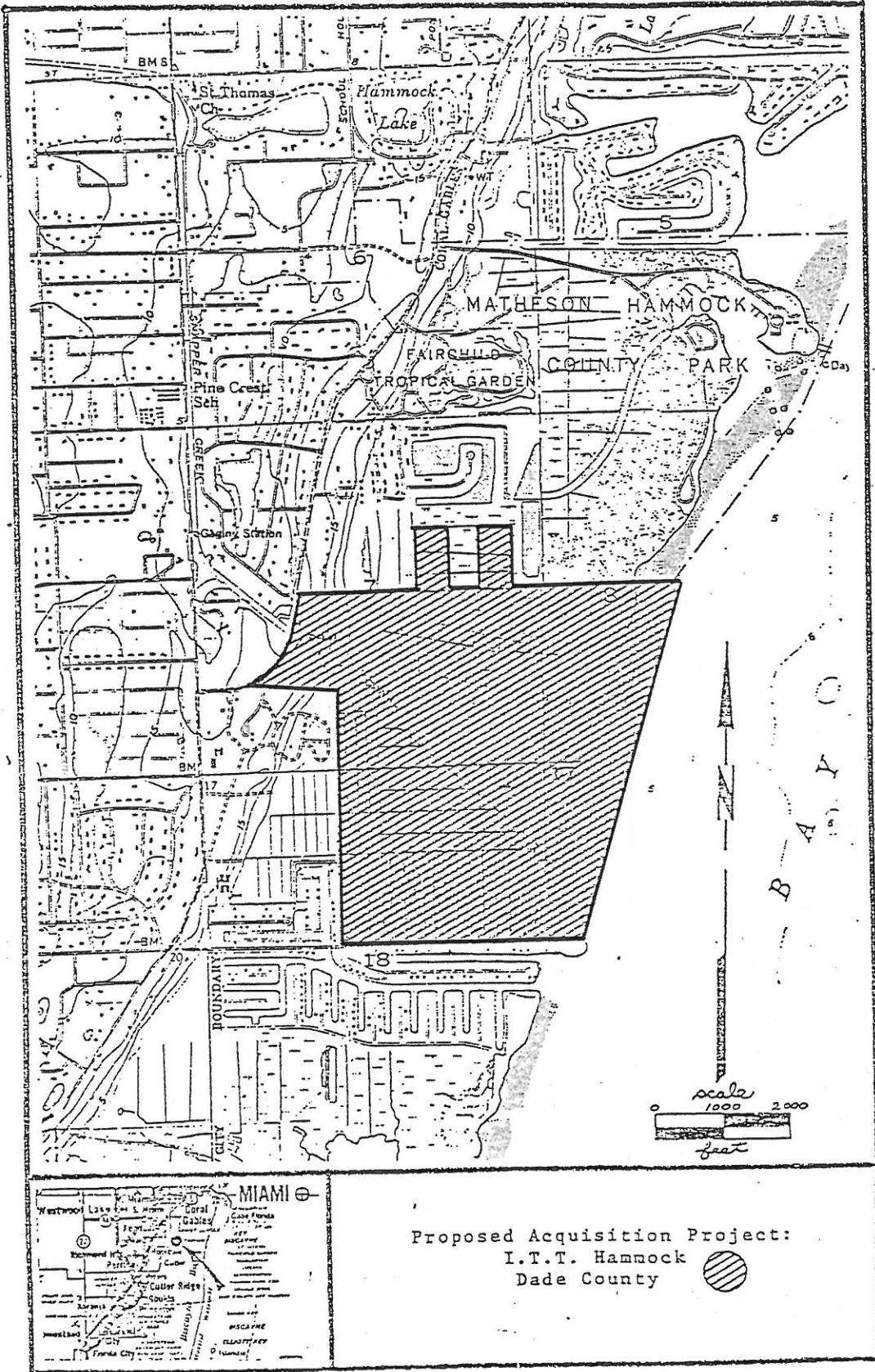
Location:

This proposal is a unique example of a relatively undisturbed mangrove tropical hardwood coastal ecosystem of statewide importance. In addition, it is located within thirty minutes drive of the South Florida urban area.

Cost:

Available for sale. No other funding source appears to be appropriate for this site. Unit price is high but not unusual for land of this nature and urban proximity. Cost for management should be moderate.

Other Factors:



Proposed Acquisition Project:
 I.T.T. Hammock
 Dade County



Attachment _____
 Page _____

3. Merits

a. Favorable

- 1) A virtually undisturbed area of mangrove forest, tropical hardwood hammock and uplands.
- 2) A region of highly significant ecological, archeological and recreational values in a highly developed, urban area; i.e. Dade county.

b. Unfavorable

- 1) Cost per acre is high
- 2) A portion of the project area is already partially protected by state and federal wetland regulatory authority.

4. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

I.T.T. Hammock will be a preserve whose purpose will be resource protection of a unique hardwood hammock and mangrove community. Allowable uses include picnicing, nature appreciation, boating, and walking for pleasure. Management by Dade County and the Division of Archives, History and Records Management is recommended.

6a. Conformance with EEL Plan

The I.T.T. Hammock has been designated an EEL project, and it is in conformance with the EEL plan.

The I.T.T. Hammock qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora, fauna and geologic conditions can be preserved if acquired by the state; and
2. the area contains flora, fauna and geologic resources characteristic of the original domain of Florida and they are unique and scarce both regionally and state-wide.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands
3. Unique and outstanding natural areas
4. Natural ocean and gulf beach systems
5. Areas that protect or enhance the environmental values of significant natural resources
6. Wilderness areas.

The I.T.T. Hammock fits into the second and third categories.

In summary, the I.T.T. Hammock is a fine example of mature mangrove forests and tropical hardwood hammock with some coastal prairie lands also present.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

Adjacent or nearby state-owned lands include Gables-by-the-Sea and Matheson Hammock. The I.T.T. tract, however, offers higher quality, more diverse habitat than these.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$15,000,000.

8. Sales History

The current owner, South Florida Development Corporation, acquired the property from the Miami Corporation in November of 1969. There have been no sales in the past six years.

WEST LAKE

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
West Lake	Broward	1300	\$32,500,000	25,000

Recommended EEL - would also qualify as outdoor recreation
Public Purpose: land as a state urban park or for protection of
a floodplain, marsh, or estuary. West Lake is
the last relatively undisturbed mangrove area in Broward County.

Value:

HIGH recreational value - a unique opportunity for urban residents to view and appreciate the value of a functioning mangrove wetland community.

MODERATE to HIGH ecological value - provides habitat for various important aquatic and marine species, as well as numerous wading birds and raptors. Also provides benefits as a natural filter of run off and other materials resulting from human activity.

Ownership Pattern:

Management feasibility should be excellent - Broward County is willing to cooperate in this area and is acquiring an adjacent park. Cost to develop facilities such as boardwalks, interpretive displays, and primitive camping, should be moderate. All areas not acquired by the County should be approved boundary, consisting of approximately 1300 acres. Because much of the project is tidally influenced, a survey should be done to determine if any of the land is already in public ownership.

Vulnerability:

MODERATE TO HIGH - mangroves are susceptible to surrounding development and changes in water levels.

Endangerment:

HIGH - although there is some level of protection from state dredge and fill regulations, development pressure in this urban center is very high.

Location:

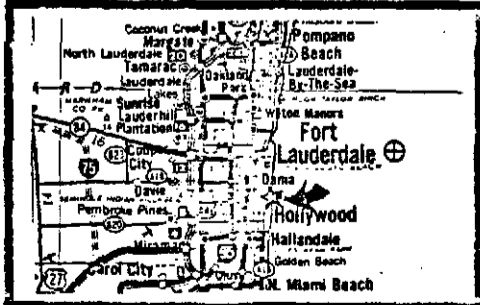
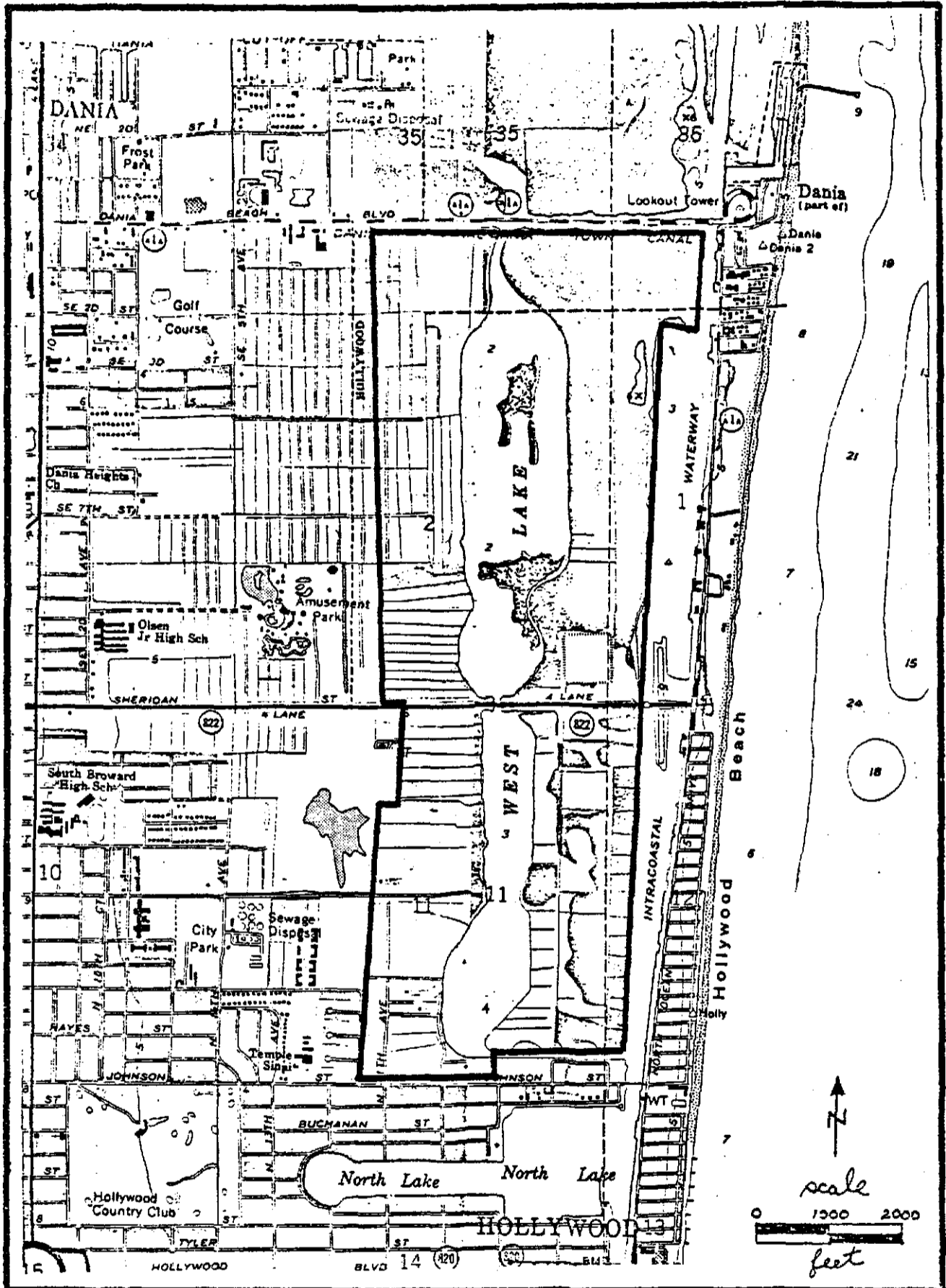
In the center of one of the largest urban areas of the State - easily reached by 1 to 5 million people in South Florida. Road access is good.

Cost:

Although the principal owners have been contacted by the state and the project applicant, they have not made any firm indication of their willingness to sell. Cost for this area would be high but considering the location not above that for comparable acreage.

Other Factors:

There is overwhelming public support for this project.



Proposed Acquisition Project
 West Lake
 Broward County

3. Merits

a. Favorable

1. It is an undeveloped region of mangroves in a heavily developed, generally altered portion of the Florida coast.
2. It's shallow waters and mud flats provide ideal habitat for various wading and shore birds all of which are, at the least, classified as species of special concern.
3. It can be used by the public for canoeing, bird watching and/or crabbing.
4. Overwhelming public support; county has contributed money toward area's purchase.

b. Unfavorable

1. West Lake was historically a freshwater marsh. The present mangrove community is a result of dredging in the 1920's.
2. As nearly all of the proposal is wetlands, state and federal regulatory authority already provides partial protection.

4. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

West Lake will be a preserve whose purpose will be estuarine resource protection, water quality protection and as a bird sanctuary. Limited recreation, including nature appreciation and canoeing will be permitted. Management by Broward County, the Game and Freshwater Fish Commission, and the Division of Recreation and Parks is recommended.

6.a. Conformance with EEL Plan

West Lake has been declared an EEL project and it is in conformance with the EEL plan.

West Lake is qualified under the EEL plan's definition of environmentally endangered lands because:

1. the flora and fauna can be preserved by acquisition, and
2. the area is of sufficient size to contribute to the environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

West Lake fits perfectly into the second category. In short, West Lake is an urban example of coastal flora.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no state-owned lands comparable to West Lake in its vicinity or the urban southeastern portion of the state.

7. Project Costs

a. Acquisition

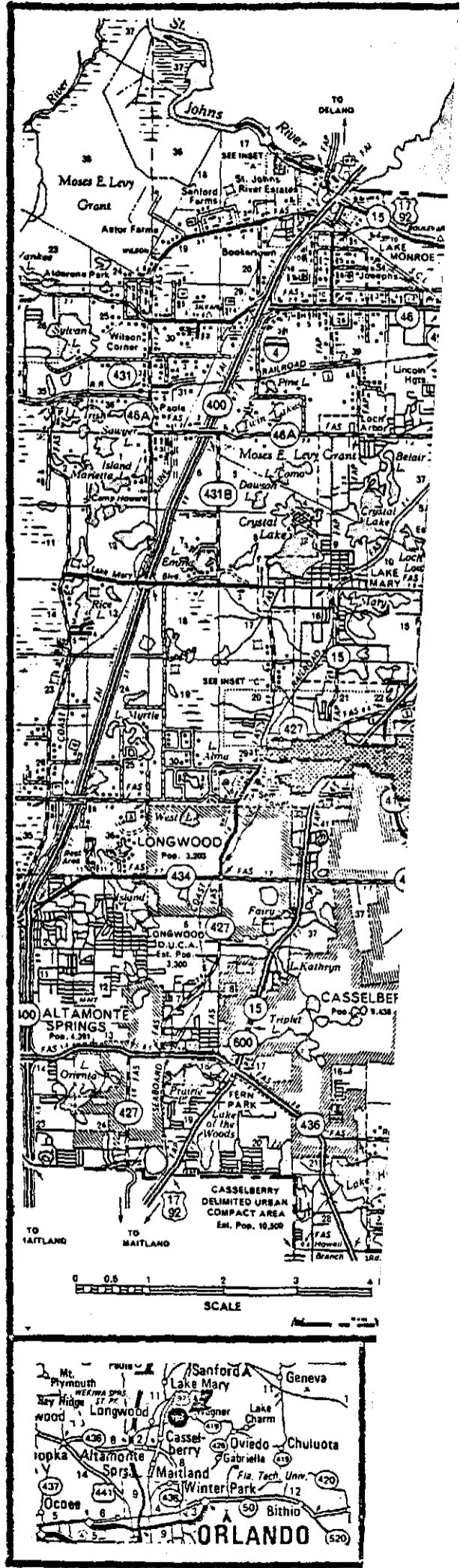
Estimated cost for acquisition is \$32,500,000.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

SPRING HAMMOCK

Name	County	Acres
Spring Hammock	Seminole	1,850



Recommended Public Purpose: Recommended for public Land. Also qualifies for Floodplain, State

Value: Excellent ecological and recreational value. hydric hammock in Seminole County

Ownership Pattern: High value for urban development. to public and is

Vulnerability: Delicate ecosystem; high

Endangerment: No development planned is in an area of rapid growth from developers.

Location: High rating for local and regional accessibility from major population centers

Cost: Landowners are aware of possible no opposition to date. Alternate funding through Land Outdoor Recreation Funds is possible. Cost appears to be appropriate. Development and management costs

Other Factors: Will provide for the

3. Merits

a. Favorable

1. Last major undisturbed hydric hammock in Seminole County.
2. Close to a major urban area.
3. Highly accessible to the public.

b. Unfavorable

1. Wetness limits recreational use.
2. County has acquired much of the area and the state's participation would be contributory to the county's ownership. A local matching land and water grant may be the most suitable acquisition program for this project.

4. Public Purpose

Spring Hammock qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Spring Hammock will be a preserve whose purpose will be resource protection and water quality protection as well as passive recreation, forest management and environmental education. Management by Seminole County and the Division of Archives, History and Records Management is recommended.

6a. Conformance to EEL Plan

Spring Hammock has been designated an EEL project, and it is in conformance with the EEL plan.

Spring Hammock qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora and fauna can be preserved intact through acquisition; and
2. the tract is of sufficient size to significantly contribute toward the overall natural environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Spring Hammock qualifies under categories 1, 2, and 5.

In summary, Spring Hammock is a fine example of hydric hammock, the last remaining habitat of this type in the county.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no State lands presently available as an alternative to purchasing this hydric hammock.

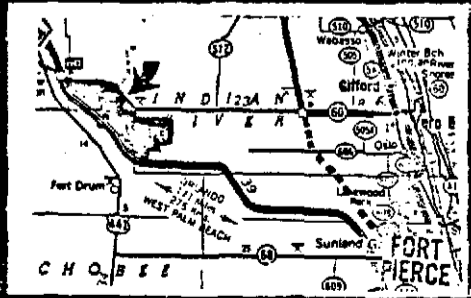
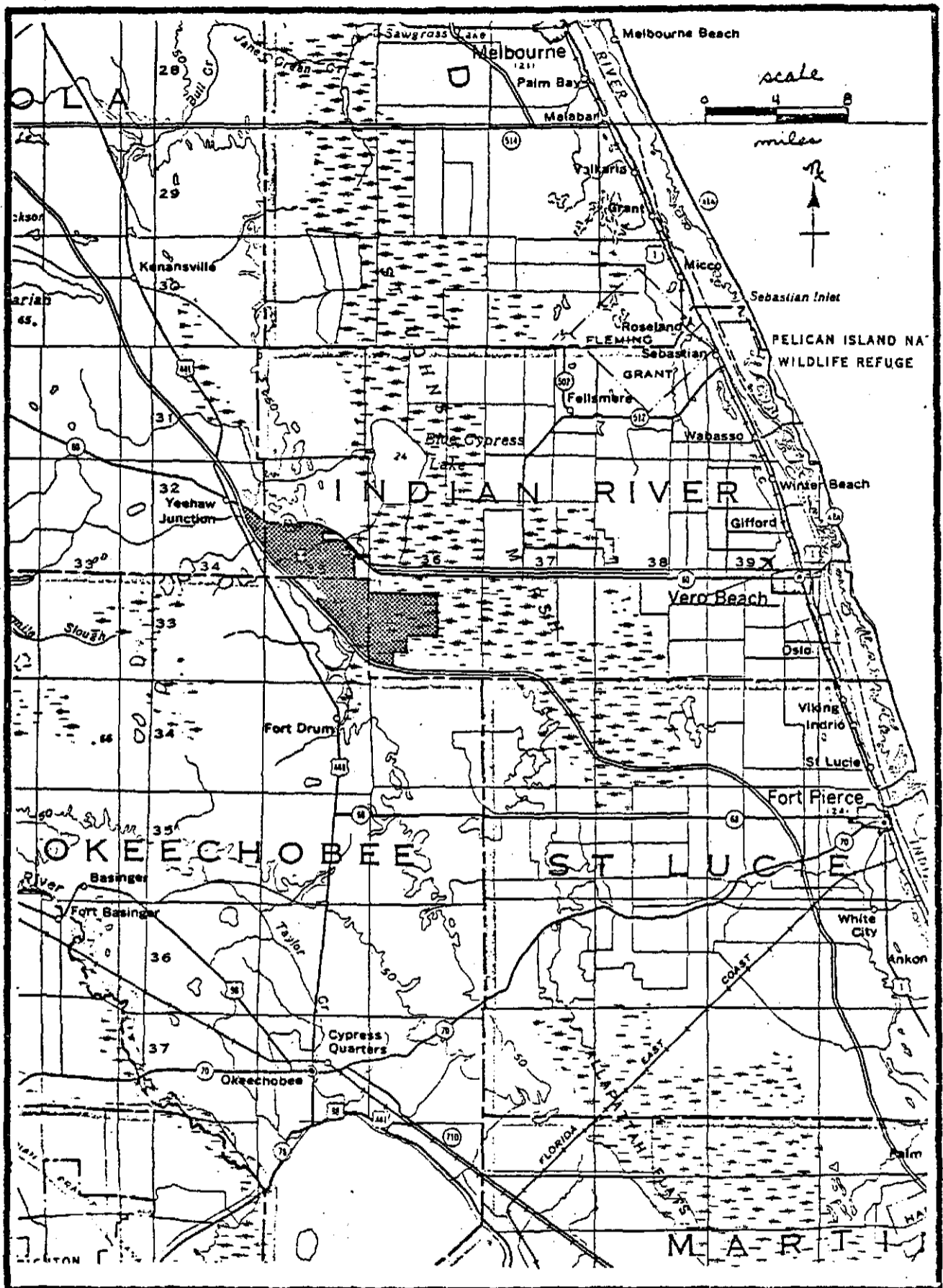
7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,274,180.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to research the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.



Proposed Acquisition Project:
 Latt Maxcy Tract
 Indian River County



3. Merits

a. Favorable

- 1) Purchase would provide protection for the Ft. Drum Swamp and prevent further development of adjacent uplands.
- 2) Restoration of marsh and historical sheet flow would improve water quality in the Upper St. Johns River.
- 3) Purchase would ensure public ownership of potential habitat for a large number of endangered species.
- 4) Purchase would provide an opportunity for public hunting and other outdoor recreation where recent studies have indicated need is greatest.

b. Unfavorable

- 1) Restoration of marsh and sheet flow would be expensive - first year costs estimated at \$307,000.
- 2) Over 50% of the 26,388 total acres is in a disturbed condition or is in a common Florida community type (such as pine flatwoods).

4. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Latt Maxcy Tract will be acquired to enhance and protect fish and wildlife resources, especially rare and endangered species; to provide for outdoor recreation; and to protect water quality and quantity. Wildlife management and forest management including hunting, will be allowed. Management by the Game and Freshwater Fish Commission, the Division of Forestry, the St. Johns River Water Management District, and the Division of Archives, History and Records Management is recommended.

6a. Conformance with EEL Plan

The Latt Maxcy tract has been designated an EEL project, and it is in conformance with the EEL plan.

The Latt Maxcy tract qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. it contains naturally occurring flora and fauna which can be essentially preserved intact by acquisition; and
2. the area is sufficiently large enough to contribute to the overall well-being of a large area.

1. PROJECT SUMMARY

County	Acres	Total Estimated Price	Estimated Price/Acre
Alachua	86 a.	\$1.4 million	\$16,512

The purpose of acquiring this tract is to prevent development which could degrade water quality in Apalachicola Bay and seriously impact the oyster fishery in the bay.

Apalachicola Bay is perhaps the most biologically productive estuary in Florida. Its biological value is very high. Though Unit 4 has only minimal value, it is nevertheless important because of its potential impact on bay water quality and the nearby oyster beds.

Concern: Unit 4 appears to be the most dangerous (to the bay) single tract around the bay, but the necessary studies to determine whether other lands would also jeopardize the bay's oyster fishery have not been completed. Therefore we cannot say whether other lands around the bay are required.

The threat to the bay is associated with the use of individual small lots composing Unit 4.

Unit 4 is valued highly because of the likelihood that the lots in Unit 4 are developed with septic tanks.

Tracts across the bay from the small communities of Apalachicola are within two hours or less by car from both Tallahassee and St. George Island is being developed for seasonal and retirement homes.

Public Lands, is willing to sell.

Unit 4 and Apalachicola Bay are within the study area for the Apalachicola Bay Committee, appointed by the Governor under the authority of the Florida Statutes, to resolve growth management issues in the

Criteria for
 dates for
 These crit
 eleven ge
 priority
 the best
 but not t
 chance in

1. Lands for
2. Fresh
3. Uniqu
4. Natu
5. Area of s
6. Wild

Criteria
 Latt Ma

In sum
 Drum Sw
 St. Joh

- b. Conform
 This pr
 Lands

- c. Unavai
 This 2
 of two
 and Bu
 Maxcy
 benefi

7. Project

a. A

b. I

8. Sale

No
 wit
 own

La
 Bo
 Fr

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural areas.
6. Wilderness areas.

Criteria 1, 2, and 5 could be considered applicable to the Latt Maxcy Tract.

In summary, the Latt Maxcy tract, which includes the Fort Drum Swamp, encompasses a significant portion of the old St. Johns River headwaters marsh.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

This 27,000 acre tract lies within 50 miles (straight distance) of two state wildlife management areas (i.e., Three Lakes and Bull Creek) of somewhat similar flatwoods habitat. The Maxcy tract, however, provides other important water quality benefits that are unique to the area.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$15,832,920.

b. Development

Estimated cost for development is \$307,000.

3. Merits

a. Favorable

Development of this site as platted, with individual septic tanks, would very likely have an adverse effect on Apalachicola Bay, especially its oyster fishery. Apalachicola Bay may be the most biologically productive bay in Florida; its oyster fishery is by far the most important in the State. Acquisition of Unit 4 would remove this major threat to the bay and its oyster fishery.

b. Unfavorable

- 1) Acquisition of Unit 4 may not, by itself, be sufficient to protect the bay fishery. An effective planning and regulatory program is also necessary, and possibly other land acquisitions.
- 2) An unresolved question regarding acquisition of Unit 4 is whether or not Franklin County could regulate the development of Unit 4 so that it would not impact the bay. This question is difficult to answer; it is possible, in fact, that it could not be answered by anything short of a court decision.

4. Public Purpose

Unit 4 on St. George Island qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

St. George Island (Unit 4) will be acquired to protect water quality and estuarine resources. Management by the Division of Resource Management as part of the Apalachicola River Bay National Estuarine Sanctuary or the Division of Recreation and Parks as part of the Dr. Julian Bruce State Park is recommended.

1
an
Par
hom

6a. Conformance with EEL Plan

Unit 4 on St. George Island has been designated an F project and it is in conformance with the EEL plan.

Unit 4 qualifies under the EEL plan's definition of environmentally endangered land in that the flora and fauna are naturally occurring and reasonably unaltered, and are served by acquisition.

Cost:

Criteria for the establishment of priorities and for acquisition are also provided in the EEL plan. The criteria consist of six land priority categories and other considerations. The Plan directs that highest priority acquisition be given to areas representing the highest concentration of values inherent in the six categories, with the exclusion of areas having overriding significance in any one category. The six categories are:

Other Part
Apalachicola
of Chapter 38
Apalachicola

1. Lands of critical importance to supplies of water for domestic use and natural resources.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values or significant natural resources.
6. Wilderness area.

Unit 4 would comply with the fifth criterion if the off-shore, productive oyster bar is also taken into consideration.

b. Conformance to State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

St. George State Preserve and St. George Cape Island State Park are notable nearby state lands. Although they are superior in recreational potential or quality of habitat, they do not provide for the protection of the Bay's resources to the same degree.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,400,000.

8. Sales History

That part of Saint George Island/Unit-4 which is under consideration was purchased by the Trust for Public Land from Leisure Properties, Inc., on December 31, 1979. No other sales concerning the property have occurred during the past six years.

GREEN SWAMP

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Green Swamp Project	Polk	4,859	\$3,900,000	\$802

Recommended

Public Purpose: E.E.L.

The Green Swamp Project proposal is considered a critical watershed for the Hillsborough, Withlacoochee, Oklawaha, Peace and Kissimmee Rivers. Project may also qualify as: lands within an Area of Critical State Concern under Chapter 380.05, F.S.; and, an Outdoor Recreation Lands; Natural Floodplain to enhance water quality and quantity and wildlife habitat; parcel also exhibits potential for Recreation Trail, Wildlife Management Area, Wilderness Area categories.

Value:

High Ecological Values - primarily for water resource and wildlife habitat protection. Moderate to High Recreational Values - potential for recreation trail, Wildlife Management Area, primitive camping.

Ownership Pattern:

Management Feasibility would be excellent due to the adjoining 45,000 acre Green Swamp tract previously purchased by the Southwest Florida Water Mangement District for the purpose of protecting the quality and quantity of this region's water supply.

Vulnerability:

As a segment of the Green Swamp "hydrologic high", this parcel is vulnerable to alterations via mining, road building, residential development, silvaculture, and agricultural activities.

Endangerment:

The natural benefits provided by this watershed for flood storage; wildlife habitat; as a water source for 5 major river systems; and, the Floridan Aquifer are relatively endangered by the potential for such activities as listed above.

Location:

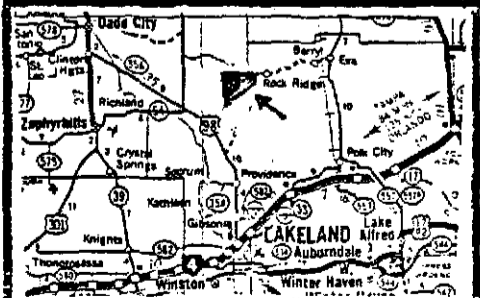
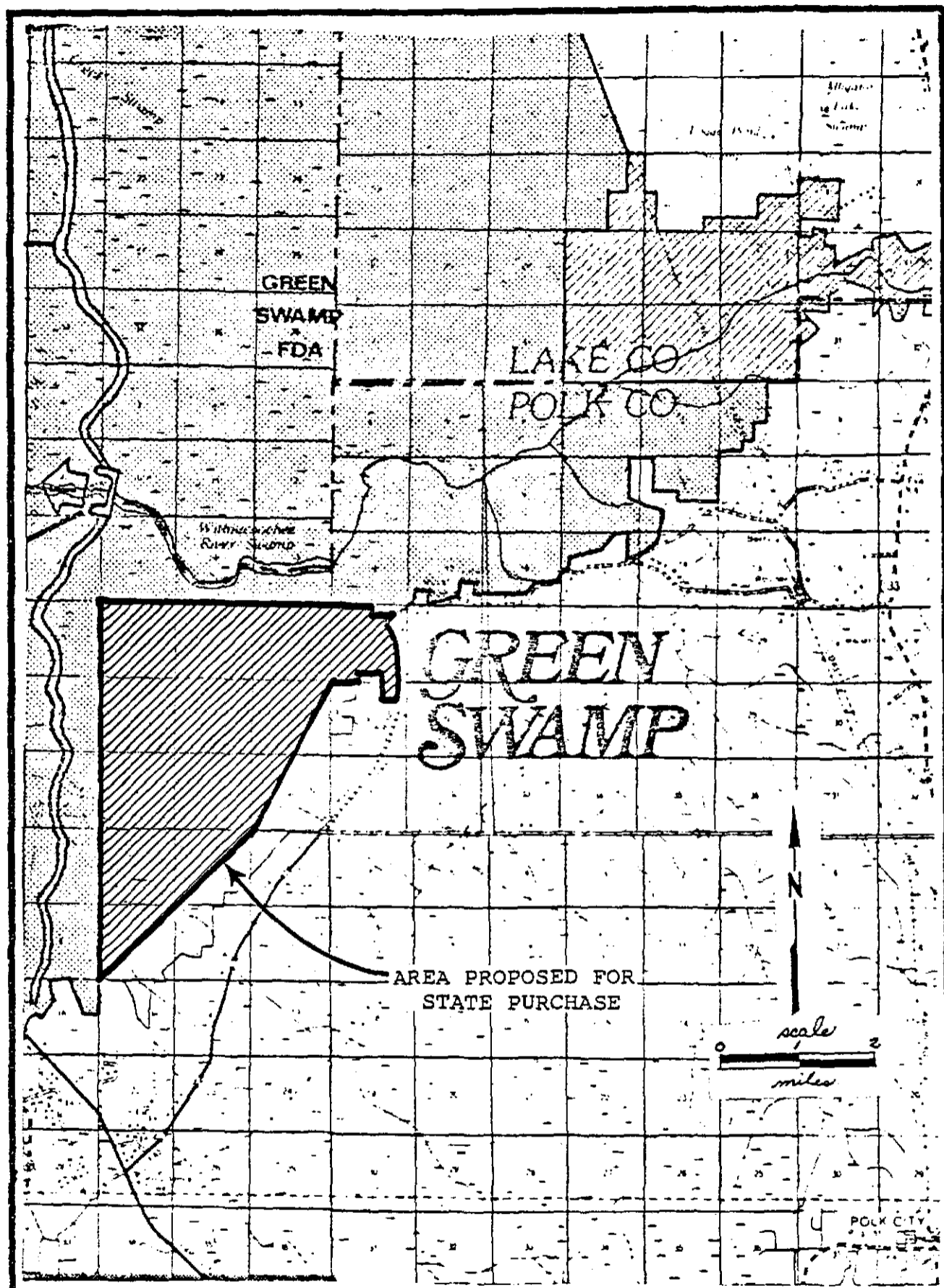
Access to property is readily available from U.S. 98, and State Roads 33, 54 and 471. The area is within two hours drive of such cities as: Tampa, St. Petersburg, Orlando and Lakeland.

Cost:

Parcel is available for purchase at an approximate cost of \$3,900,000 for 4,859 acres.

Other Factors:

This proposed acquisition would compliment previous SWFWMD area purchases of over 75,000 acres (at a cost of nearly \$11 million) in this region for the protection and preservation of natural watershed floodplain, wildlife habitat, outdoor recreation and acquifer and riverine water supply.



Proposed Acquisition Project:
Green Swamp
Polk County

3. Merits

a. Favorable

- 1) Will provide natural benefits for flood storage and aquifer recharge.
- 2) Is within a designated Area of Critical State Concern.
- 3) Would complement previous SWFWMD purchases of over 75,000 acres.
- 4) Would be available for outdoor recreation.

b. Unfavorable

The adjacent 75,000 acres owned by SWFWMD are managed principally for flood control and aquifer recharge. As an addition to that tract, this land could be flooded during storm events and may cause conflicts because of different management objectives.

4. Public Purpose

This area is qualified for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

The Green Swamp Tract will be acquired to enhance and protect water quality and quantity; to provide for outdoor recreation, including hunting; and to ensure critical aquifer recharge. Management by the Southwest Florida Water Management District, the Game and Freshwater Fish Commission, the Division of Forestry, and the Division of Archives, History and Records Management is recommended.

6.a. Conformance with EEL Plan

The Hart and Strand Hammocks in the Green Swamp have been designated an EEL project, and it conforms to the EEL management plan.

The project qualifies for acquisition under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring flora and fauna can be preserved by acquisition, and
2. the area is capable of contributing toward the protection of a natural resource of state-wide importance, (i.e. water).

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Hart and Strand Hammocks qualify in categories 1 and 5.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

These hammocks lie adjacent to Southwest Florida Water Management District lands in the Green Swamp region of Florida. Acquisition would help to complete boundaries of the water management area.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$3,900,000.

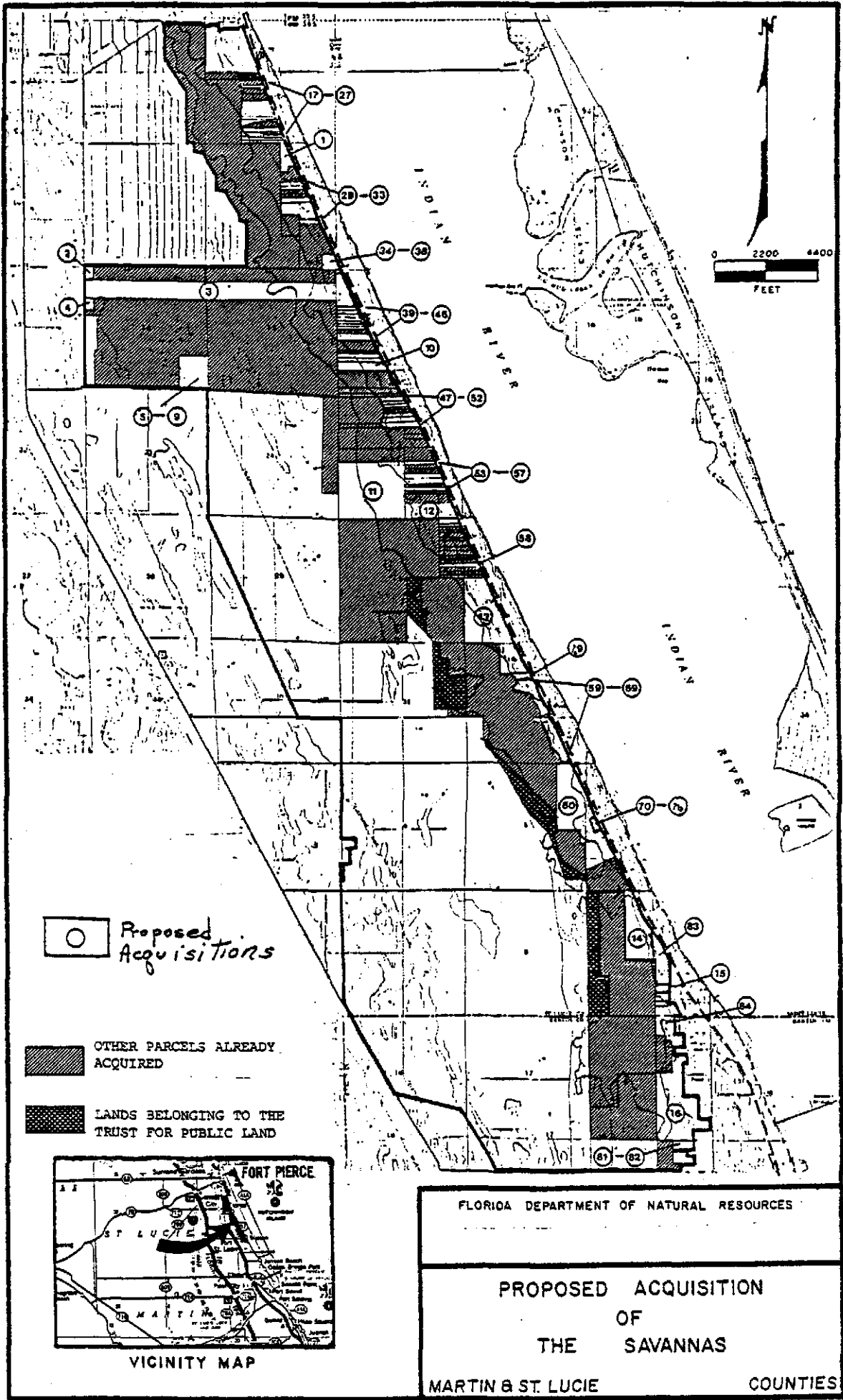
8. Sales History

There have been no sales involving the subject property during the last six years. The current owners are:

Marshall Hampton
Winter Lake Road
Lakeland, FL

E. L. Kinsinger
No. 44 Lake Morton Drive
Lakeland, FL

SOUTH SAVANNAHS



DOUBLE BRANCH BAY
(BOWER TRACT)

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Double Branch Bay	Hillsborough	172 Uplands 1377 Wetlands 1549 Total Acres	\$2.5 million	Approx. \$1614/acre

Recommended Public Purpose : E.E.L.

In addition to qualifying as an E.E.L., this proposal could also qualify as: an Outdoor Recreation Land; as Natural Floodplain, as a State Park site; as a Recreation Trail site; as a Wilderness Area; to protect significant archaeological sites.

Value:

High ecological values - extensive marsh, mangrove, tidal creeks, salt barrens, tidal ponds, mud flats, and some uplands with slash pines, oaks and cabbage palms. Represents significant feeding and breeding areas for fish and wildlife resources.

Ownership Pattern:

Extremely high management feasibility, primarily due to county ownership and management of adjacent 600+ parcel and County Environmental Education Center. Parcel is currently under single ownership. Public Access would be very good, due to adjacent SR 580 (Hillsborough Avenue) and developing county park.

Vulnerability:

This proposal represents a unique segment of coastal wetlands habitat reminiscent of historical Old Tampa Bay. As such, these resource areas are quite vulnerable to development for residential/commercial purposes.

Endangerment:

The uplands portion represents a choice developable coastal site less than 10 minutes from Downtown Tampa. This factor makes this project very endangered, as the development of these uplands would undoubtedly have an adverse ecological impact on the adjoining wetlands.

Location:

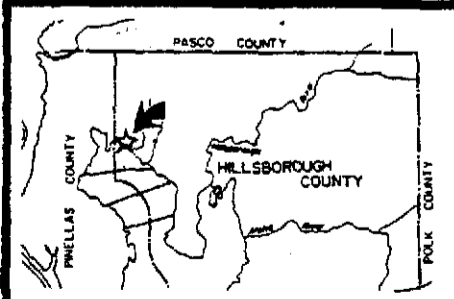
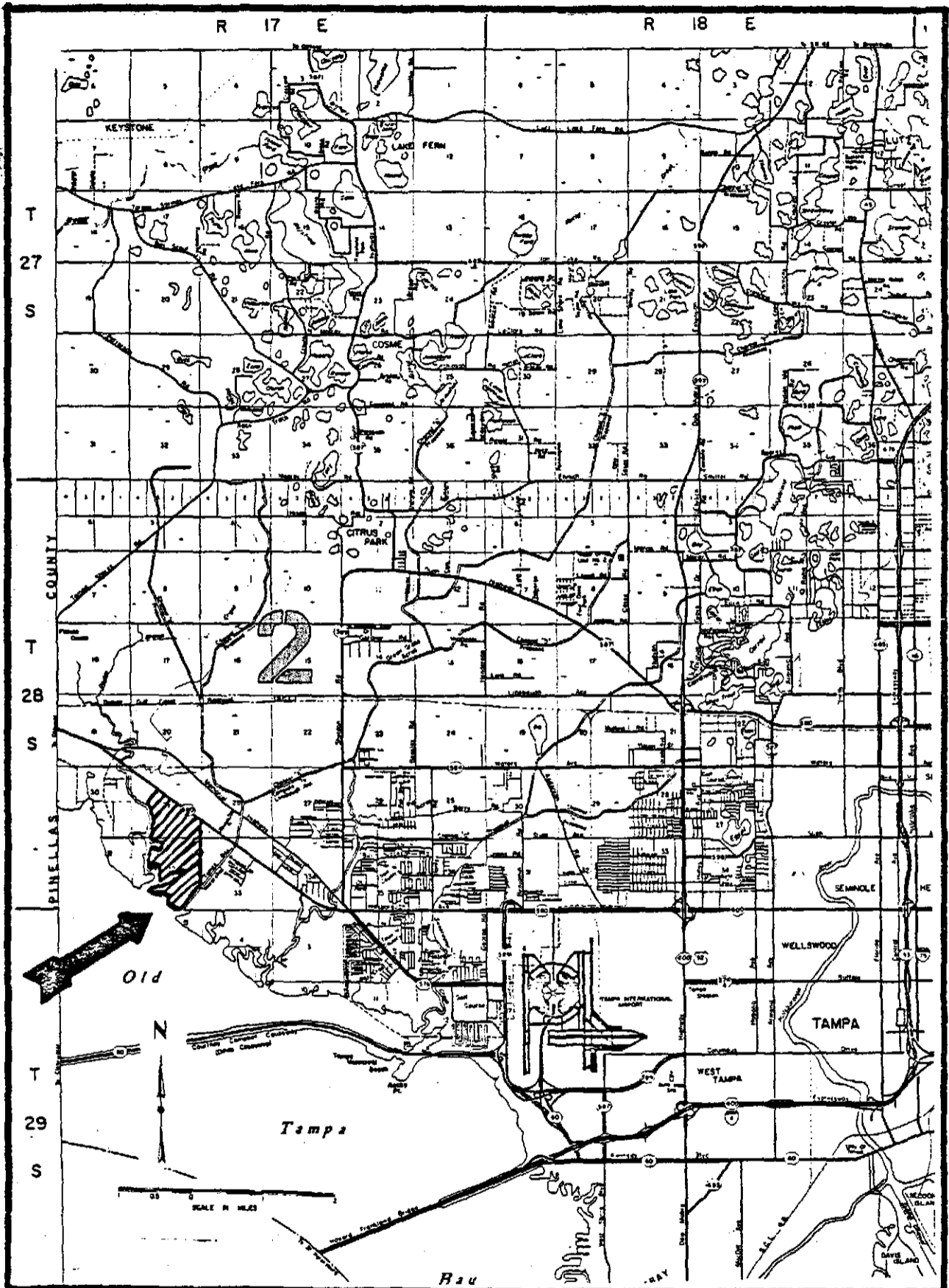
Property lies within a 45 minute drive of at least 1 million persons, or roughly half-way between the Tampa-St. Pete SMSA's.

Cost:

Estimated to be in the range of \$2.3 to \$2.5 million. Owners are willing to sell at a negotiated price.

Other Factors:

Proposed project tract would compliment adjoining 600 acre Hillsborough County Park and Environmental Education Center.



Proposed Acquisition Project:
 Double Branch Bay/Bower Tract
 Hillsborough County

3. Merits

a. Favorable

- 1) Highly diverse, unaltered habitat that is reminiscent of historical Tampa Bay.
- 2) Adjacent to a large urban area.
- 3) Compliments existing county park that adjoins this proposal.

b. Unfavorable

Although privately owned, perhaps half of the tract is below mean high water and therefore partially protected by state and federal wetland regulatory authority.

4. Public Purpose

Double Branch Bay qualifies for acquisition as Environmentally Endangered Land (EEL).

5. Management, Guidance and Agency(s)

The Bower Tract will be a preserve whose purpose will be environmental education, resource protection and passive recreation. Management by Hillsborough County and the Division of Archives, History and Records Management is recommended.

6.a. Conformance with EEL Plan

The Bower Tract, also known as Double Branch Bay, has been designated an EEL project, and it is in conformance with the EEL plan.

The Bower Tract qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively undisturbed flora and fauna can be preserved intact by acquisition; and
2. the tract is sufficiently large enough to significantly contribute to the natural environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Bower Tract qualifies under the second and third categories.

In summary, the Bower Tract is an excellent example of the diversity of Florida's gulf coastal habitats.

b. Conformance to State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

No similar, suitable State lands are in the vicinity of the Bower Tract in old Tampa Bay.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$2,500,000.

8. Sales History

There have been no sales involving the subject property during the last six years. The trustee of the Bower Estate is:

Si Collins
5315-A, White Oak Avenue
Encino, California 91316

LITTLE GATOR CREEK

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Little Gator Creek	Pasco	560	\$1,200,000	\$2,143

Recommended

Public Purpose: EEL

This project should be brought into state ownership for the protection and proper management of the endangered wood stork and associated species. The site could also be used for outdoor recreation compatible with the management of the rookery, and for environmental education.

Value:

The Little Gator Creek project is extremely valuable since it presently supports an estimated 9 percent of the population of breeding wood storks and 25 percent of the storks known to nest in ten central Florida colonies. The wood stork is listed by the Florida Game and Fresh Water Fish Commission as an endangered species.

Ownership Pattern:

The property is in single-ownership and the owner is willing to sell.

Vulnerability:

The area is highly vulnerable to limerock mining and drainage activities which would reduce or destroy the viability of the site as a woodstork rookery.

Endangerment:

Low - The hydrology of the area could be adversely affected by limerock mining which is expanding into areas adjacent to the property. The owner is interested in preserving the area however.

Location:

The property is close to three metropolitan centers. It is within 20 miles of Lakeland, 30 miles of Tampa, and 50 miles of Orlando.

Cost:

Although the asking price of \$2,143 per acre is considerably higher than the cost of comparable land in the area, this price considers the value of the limerock resource. The economic value of the rookery itself is incalculable.

Other Factors:

There has been a question as to whether the rookery can be maintained permanently. It is believed by experts in the field that with proper management the rookery can be maintained. The owner has already taken steps to assure that the present water regime responsible for the development of the rookery will be perpetuated.

3. Merits

a. Favorable

1. The relative ease of management of the property if acquired.
2. The landowner has shown interest in preserving the property and has made expenditures to assure the perpetuation of the present water regimes important to the viability of the colony. He is presently seeking authorization from the Southwest Florida Water Management District to drill a 12 foot well to maintain a constant supply of water, and has already constructed a berm to retain water in the swamp. These structures will be available for management purposes, which would save the State management expenses.
3. Although the project is relatively small, it is sufficiently large to provide a buffer for the rookery to protect it from outside disturbance.

b. Unfavorable

1. The present asking price is higher than the appraised value although the appraisal may not adequately consider the value of the limerock resources. Since the state cannot legally pay more than the appraised value for the property, this may become a problem.
2. The rookery itself was created and is maintained by artificial means.

4. Public Purpose

The Little Gator Creek Woodstork Rookery qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Little Gator Creek will be acquired to protect the area's rare and endangered species, especially woodstorks, and for cypress research. Management by the Game and Freshwater Fish Commission is recommended.

6.a. Conformance with EEL Plan

The Little Gator Creek Woodstork Rookery has been designated an EEL project, and it is in conformance with the EEL plan.

The Little Gator Creek Rookery qualifies under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring flora and fauna can be preserved through acquisition; and
2. the area contains flora and especially fauna characteristic of the original domain of Florida but which are now rare.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Little Gator Creek Woodstork Rookery complies with the second and third categories.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no suitable state lands available in the area of Little Gator Creek which provide similar benefits.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,200,000.

8. Sales History

There have been no sales involving the subject property during the past six years. The current owner, C.M. Overstreet, received title in 1947 and 1948.

FAKAHATCHEE STRAND ADDITIONS

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Fakahatchee Strand Additions	Collier	35,000	15,400,000	440

Recommended
Public Purpose: EEL

Value: VERY HIGH ecological value - the largest stand of endangered plant species in the United States and the largest concentration of native orchids in North America. The only area proven to support populations of the Florida Panther. The Strand contains many unique associations of plants and animals found no where else in Florida and the nation.

Ownership Pattern:

Easy access is available from several major highways. Management of the existing preserve depends on the acquisition of critical inholdings and buffer areas. Boundary as proposed is recommended.

Vulnerability:

HIGH - very vulnerable to changes in water levels and inappropriate public use.

Endangerment:

HIGH - problems of piecemeal public ownership create endangerment from current unmanaged uses within the Strand.

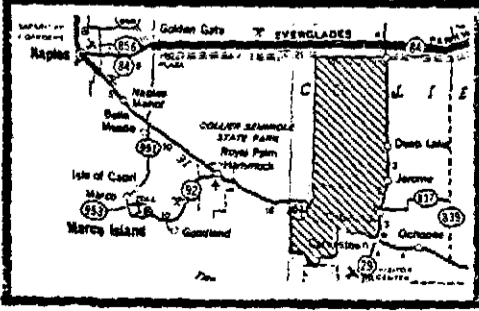
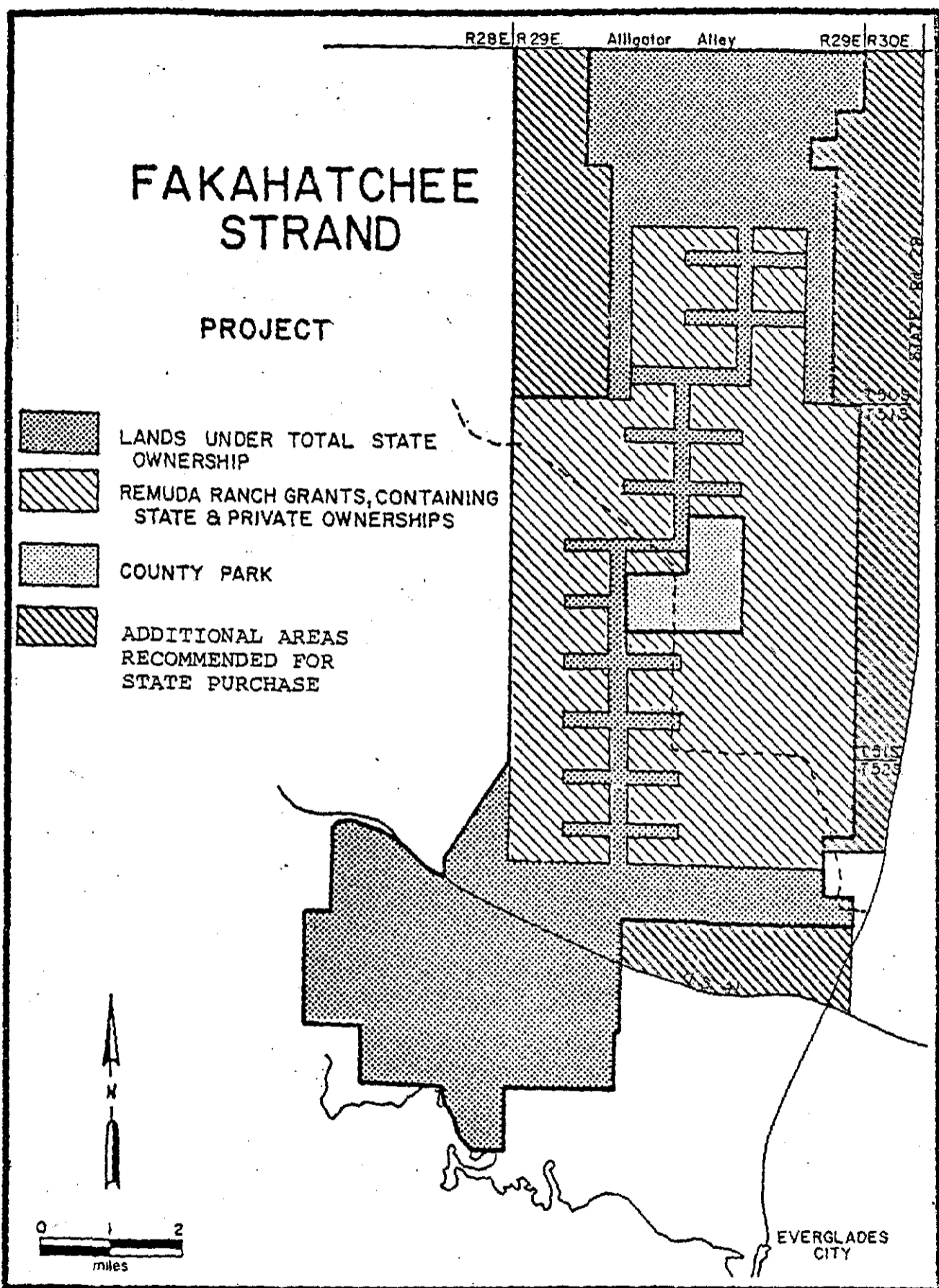
Location:

The Strand is within one to two hours driving time from the Miami/Dade urban area. The Strand is of statewide and even national significance.

Cost:

Parcels are generally available for purchase, but very large number of landowners (over 10,000) will require several years to complete acquisition. The Conservation and Recreation Lands Program is the most appropriate funding source. As these parcels would be managed as part of the existing state preserve, cost for management should be moderate.

Other Factors:



Proposed Acquisition Project:
Fakahatchee Strand
Collier County

3. Merits

a. Favorable

1. A very ecologically unique tract with many endemic plants, rare and endangered plants, high native orchid density and diversity and the only area proven to support the Florida Panther. This is the only breeding population of this critically needed predator east of the Mississippi River.
2. Contains plant and animal associations found nowhere else in Florida, the nation or the world.
3. Very susceptible to changes in water quality and quantity incurred by development; thus needs the protection of public ownership. Over-collection of native plants, particularly orchids and royal palms is a problem. Off-road vehicle abuse is extensive.

b. Unfavorable

The large number of individual land owners in this area, by necessity makes this a long-term acquisition project.

4. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, -Guidance and Agency(s)

Fakahatchee Strand will be added to the existing state preserve and managed for resource protection of rare and endangered species, especially plants and the Florida Panther. Management by the Division of Recreation and Parks, the Game and Fresh-water Fish Commission, and the Division of Archives, History and Records Management is recommended.

6.a. Conformance with EEL Plan

The Fakahatchee Strand has been designated an EEL project, and it is in conformance with the EEL plan.

Fakahatchee Strand is a qualified EEL project under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring relatively unaltered flora and fauna could be preserved intact by acquisition;
2. the Strand is large enough to significantly contribute toward the natural environmental well-being of a large area;
3. the Strand contains flora and fauna which are characteristic of the original domain of Florida but now scarce and of state and international significance; and
4. the Strand is capable of providing significant protection to natural resources of recognized statewide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories, but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to the supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Fakahatchee Strand is covered by the first, second, third, fifth and the sixth categories. In summary, the Fakahatchee Strand is an internationally unique floral and faunal association which is well qualified for acquisition under the EEL program.

b. Conformance with State Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

The lands in this project constitute a long-term acquisition; they are contiguous with some similar state-owned lands in the Fakahatchee Strand in Collier County. Acquisition of all would complete the preserve boundary and provide for effective management.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$15,400,000.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to research the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

THE GROVE

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
The Grove	Leon	10.21	1,392,000	136,336.92

Recommended

Public Purpose: Recreation: Use as a historic house museum. The Grove lends itself well to depicting the antebellum history and political history of the territory and State of Florida.

Value: Highest possible historic value. The structure is unique in the state. It was the home of Richard Keith Call, one of Florida's leading territorial politicians, statesmen, and military leaders. Because of its early date of construction (ca. 1830), its substantial size, its structural fabric (brick), and its remarkable architectural integrity, the Grove is one of Florida's most significant buildings. It was listed in the National Register of Historic Places in 1972.

Ownership Pattern: Management feasibility is high. Costs will range in accordance with the age and use of the structure.

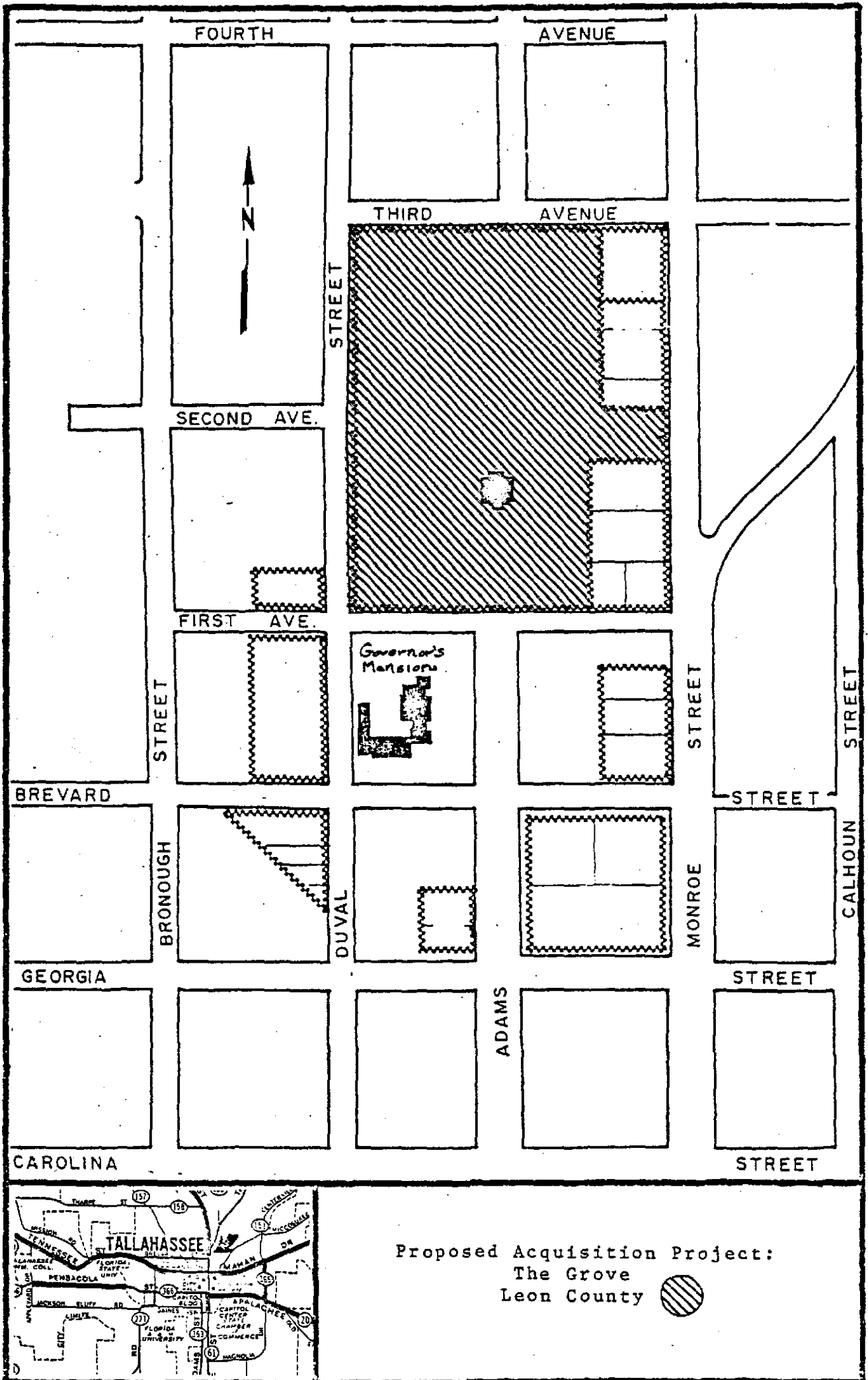
Vulnerability: Not presently vulnerable because Governor and Mrs. Collins have been concerned to protect the house and surrounding property as a valuable historic site; however, the property's highly desirable location and size make it particularly attractive for eventual subdivision or commercial development.

Endangerment: Not presently endangered, current ownership and zoning have protected the Grove to the present time; however, should it change hands it could come into the possession of persons unsympathetic to its historic and architectural value.

Location: Within the Capitol City, Tallahassee, and within a rapidly growing metropolitan area of more than 100,000 persons. The Grove is easily accessible from a major east-west link in the interstate road system.

Cost: Present owners have indicated their willingness to sell. Development cost is estimated to be \$25,000.

Other Factors: High historical significance and scarcity. The Grove is the only structure of its age, historical background, and design excellence existing in this state. The fact of its availability should weigh heavily in considerations about acquiring the property.



Proposed Acquisition Project:
 The Grove
 Leon County

3. Merits

a. Favorable

The Grove is a unique portion of the material heritage of all Floridians. It is the last remaining important house structure dating from the territorial days of middle Florida. The Grove is therefore the physical embodiment of the style of life and the aspirations of politically prominent territorial Floridians, especially of Richard Keith Call, whose role in bringing the territory along the road to statehood was particularly significant.

The fact that the Grove may be purchased at this time makes the purchase worthy of consideration. It is not often that a property of this historical significance is offered.

Acquisition of the Grove will afford the Tallahassee-Big Bend-Panhandle area a historic house museum/recreational facility within an urban setting. Besides serving as an important recreational asset, the Grove would be of great interest to visitors from other parts of the state and the nation. State acquisition of the Grove would serve to inform all segments of the public that the people of Florida are interested in their heritage and will work to preserve it for all to enjoy.

b. Unfavorable

The Grove is not presently in danger of being lost.

4. Public Purpose

Other Lands in the Public Interest - Significant historical site.

5. Management, Guidance and Agency(s)

The Grove will be a park or historic site whose purpose will be historical interpretation. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended.

III. 6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-owned Lands

There are no comparable, suitable state-owned lands in the vicinity of the Grove.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$1,392,000.

b. Development

Estimated cost for development is \$25,000.

8. Sales History

There have been no sales involving the subject property for the last six years. The current owners are:

Leroy and M.C.D. Collins
The Grove
Tallahassee, Fla. 32302

COCKROACH KEY

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Cockroach Key	Hillsborough	10	\$16,430	\$1,643

Recommended

Public Purpose: non-EEL-This project fulfills the following criteria for state acquisition under the C.A.R.L. program guidelines: 1) the need to preserve significant archaeological and historical sites, 2) continued use as recreation lands; and 3) use and protection of a natural estuary and shoreline

Value: HIGH ARCHAEOLOGICAL VALUE - one of the few sites in Hillsborough County inhabited by the prehistoric ancestors of the Calusa Indians of South Florida and in the historic past by the Calusa themselves. This is in contrast to many sites inhabited by the prehistoric ancestors of the Timucua Indians. Knowledge contained in this site would allow analysis of two different prehistoric political systems, subsistence patterns, settlements, etc.

Ownership Pattern: Due to reduction of this project to one island, management feasibility is vastly improved. Cost to develop as passive recreation area would be minimal. Security of state ownership would protect this irreplaceable archaeological resource by controlling access.

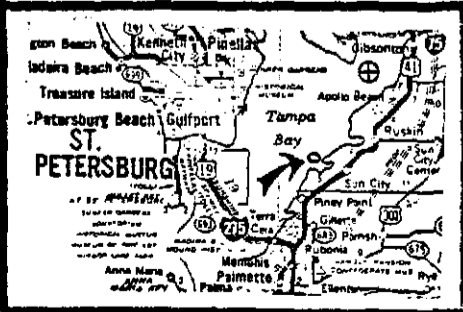
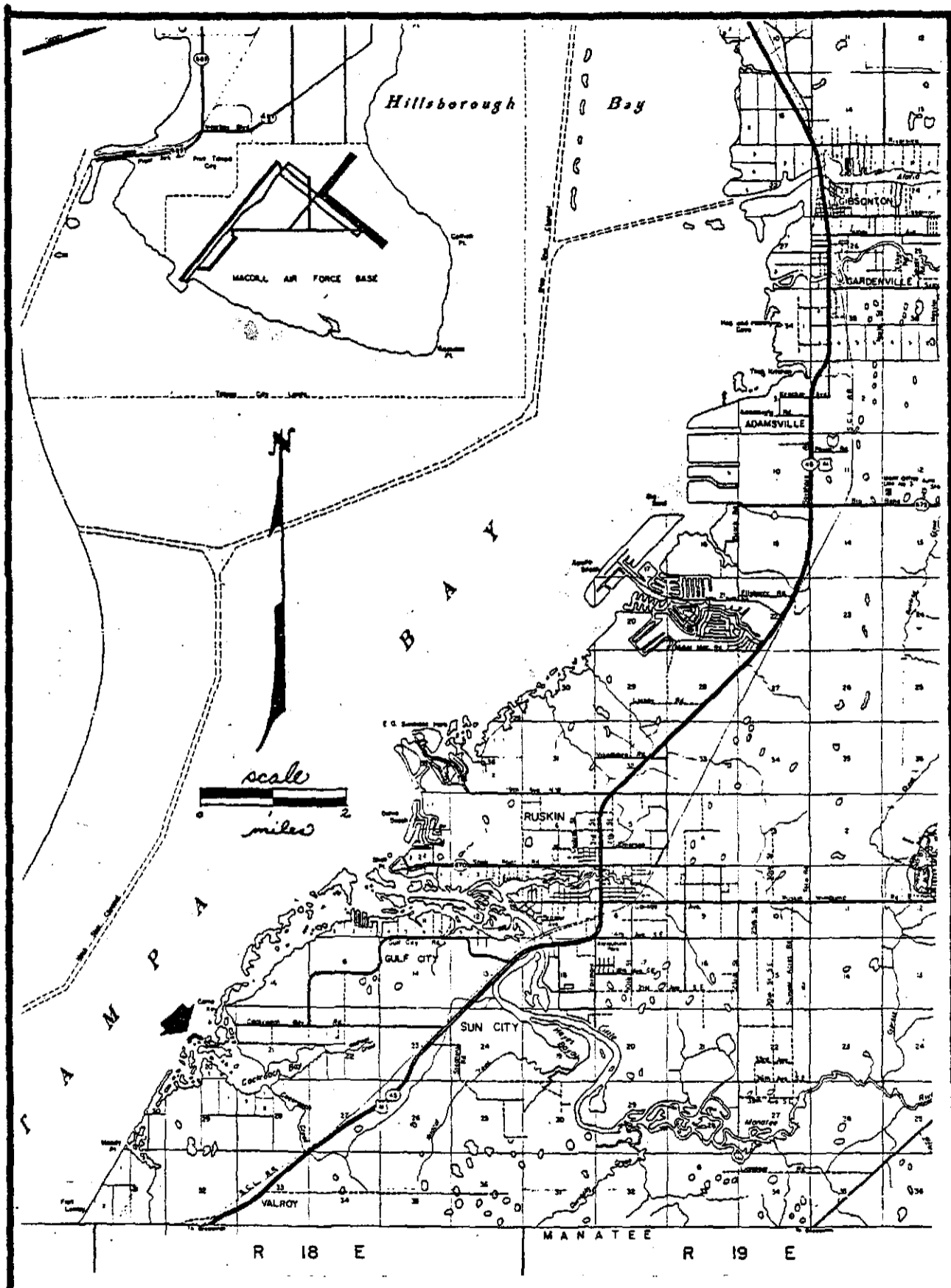
Vulnerability: High - Big Cockroach Key is now being destroyed by relic hunters. This destruction can be significantly reduced by state acquisition of this property.

Endangerment: Moderate to High - while relic hunters are a danger, there seems to be no eminent threat of commercial development, although it is a possibility. Should this property be commercially developed, the loss of scientific knowledge is judged to be very great. State acquisition could protect against such loss.

Location: Midway between two large urban centers - Tampa/St. Petersburg and Bradenton/Sarasota. At the mouth of the Little Manatee River easily accessible by boaters.

Cost: Since Big Cockroach would probably be managed passively for conservation of its archaeological resources, no significant development or management costs should be incurred.

Other Factors: This project has been scaled down from many islands to one (Big Cockroach Key), thereby significantly reducing the cost of acquisition.



Proposed Acquisition Project:
Cockroach Key
Hillsborough County

3. Merits

a. Favorable

The primary merit of the acquisition of this property lies in the resulting protection of highly valuable archeological resources. Big Cockroach Key is the site of a portion of a larger prehistoric/historic Indian village inhabited by peoples associated with the Glades Culture, the Calusa of South Florida and their prehistoric ancestors. It is for the most part intact. This is in contrast to most sites in the Tampa Bay area which were inhabited by the Timucua Indians and their prehistoric ancestors, the Weeden Island and Safety Harbor peoples. Both of these groups (Timucua and Calusa) have been described by early 16th century Spanish explorers.

Acquisition and protection of this site would afford the scientific community of the state a rare opportunity to obtain comparative material on two different intersecting potential groups with different languages, settlement patterns, religious beliefs, etc. Archeological work in the past has revealed that the population was decimated by disease. The effects of this epidemic (should it prove to be the case) can be further elucidated and evaluated by scientific investigation at Big Cockroach Key.

Since this project has been significantly reduced in scope from many islands to the one, cost of acquisition has likewise been reduced. Compared to other projects this one is relatively inexpensive.

b. Unfavorable

Management of this property is viewed as being somewhat difficult. This difficulty is based on the accessibility-inaccessibility of Big Cockroach Key.

On the one hand the island's location makes it easily accessible to literally thousands of people from the Tampa/St. Petersburg - Bradenton/Sarasota area. The fact that the property is an island limits this accessibility somewhat but not enough to adequately protect the archeological resources; since it is still visited by hundreds of boaters and fishermen every year. This very same inaccessibility except by boat makes management difficult. In addition the island's size seems to preclude stationing any state employees for security purposes. So, from a preservation/conservation standpoint, the relative inaccessibility is desirable; the fewer people who visit the island, the better protection is afforded the cultural resources. From the standpoint of public utilization of the property for continued recreation purposes, some problems will have to be overcome. That is, a plan for further controlling access will have to be developed.

4. Public Purpose

Big Cockroach Key qualifies for acquisition under the Conservation and Recreation Lands (CARL) program guidelines for purchasing state archeological sites.

5. Management, Guidance and Agency(s)

Cockroach Key will be an archaeological preserve. Management by the Division of Archives, History, and Records Management and the Division of Resource Management is recommended.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-owned Lands

There are no state-owned lands comparable to the Cockroach Key Indian mound available as an alternative to project acquisition.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$16,430.

8. Sales History

There have been no sales involving the subject property during the last six years. The current owner is:

Lewis F. Symmes, et al
Post Office Box 21
Riverview, Florida 33569

SAN FELASCO ADDITIONS

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
San Felasco Additions	Alachua	625	3,125,000	5000

Recommended

Public Purpose: EEL - critical to the natural hydrologic cycle in the adjacent San Felasco State Preserve. Is an outstanding example of mesic (hardwood) hammock. In addition, could qualify for outdoor recreation lands and has high historical value.

Value: HIGH ecological value - diverse assemblages of important hardwoods mixed with other important features.
MODERATE to HIGH recreational value
HIGH historical value - evidence of mission period activity found on tract.

Ownership Pattern:

Management costs should be minimal as management is recommended as part of the preserve. Project boundary as proposed is recommended.

Vulnerability:

HIGH- water management is key to the integrity of this tract and of the surrounding preserve. Development would threaten this integrity.

Endangerment:

HIGH- owners already have development plans, a Planned Unit Development has been approved.

Location:

Within one half hour from the Gainesville area.

Cost:

Two owners only. Owners are willing to negotiate with the State for at least the northern two thirds of the tracts.

Other Factors:

Development of these tracts would have a serious impact on the adjacent San Felasco State Preserve. Drainage and associated erosion, decrease in water quality and quantity, and uncontrolled human impacts would result.

3. Merits

a. Favorable

- 1) An outstanding example of mesic hammock.
- 2) A key inholding in the San Felasco watershed.
- 3) It's acquisition is critically important to the successful protection and management of the adjacent San Felasco State Preserve (i.e., this property is a peninsular intrusion into extant state lands).
- 4) It is in imminent danger of development.

b. Unfavorable

4. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

San Felasco Hammock will be an addition to the existing state preserve whose purpose will be resource protection and passive recreation. Management by the Division of Recreation and Parks and the Division of Archives, History, and Records Management is recommended.

6.a. Conformance with EEL Plan

The Hodor-Marks outparcel in the San Felasco Hammock State Preserve has been designated an EEL project, and it is in conformance with the EEL plan.

The Hodor-Marks tract is qualified according to the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring and relatively unaltered flora, fauna and geologic conditions can be preserved by acquisition;
2. the area is of sufficient size to significantly contribute to the overall natural environmental well-being of a large area;
3. the area contains flora, fauna and geologic resources characteristic of the original domain of Florida which are unique within the state, and
4. the area, if purchased, will significantly augment the means to protect a natural resource of recognized state-wide importance (i.e., the San Felasco Hammock State Preserve).
5. Development of this area, as currently planned, would have a dramatic impact on the natural integrity of this tract as well as adjacent state-owned lands.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. The criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories, but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Hodor-Marks tract embodies the significance of categories 1, 3, and 5.

In summary, the Hodor-Marks tract is a fine example of hardwood forest, red oak forest and unique geological condition. However, its acquisition is critically important to the preservation and protection of the ecological and hydrological integrity of the entire area.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

Acquisition of this project would complete the purchase of the San Felasco Hammock, most of which is already a State Park Preserve.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$3,125,000.

8. Sales History

There have been no sales involving the subject property during the past six years. The current owners are:

Schwartz, A.H., et al
5600 Collins Avenue
Miami Beach, Florida 33139

and

Howard Hodor
1240 N.W. 11th Avenue
Gainesville, Florida 32601

THREE LAKES RANCH ADDITION

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Three Lakes Ranch Addition	Osceola	490	\$539,000	\$1,100.

Recommended EEL purchase of this property would complete the Three Lakes Public Purpose: Ranch EEL project and allow the management of Lake Jackson. This management capability would help: (a) maintain water quality and quantity; (b) maintain historic habitats and indigenous fish and wildlife species; and (c) control noxious aquatic vegetation.

Value: The site has moderate ecological value in itself, but is highly valuable to the Three Lakes Ranch project as a whole because it will give complete control over Lake Jackson.

Ownership Pattern: The property is in single-ownership.

Vulnerability: High - the area is critical to the management of Lake Jackson and is easily disturbed by activities such as clearing, drainage and conversion to improved pasture.

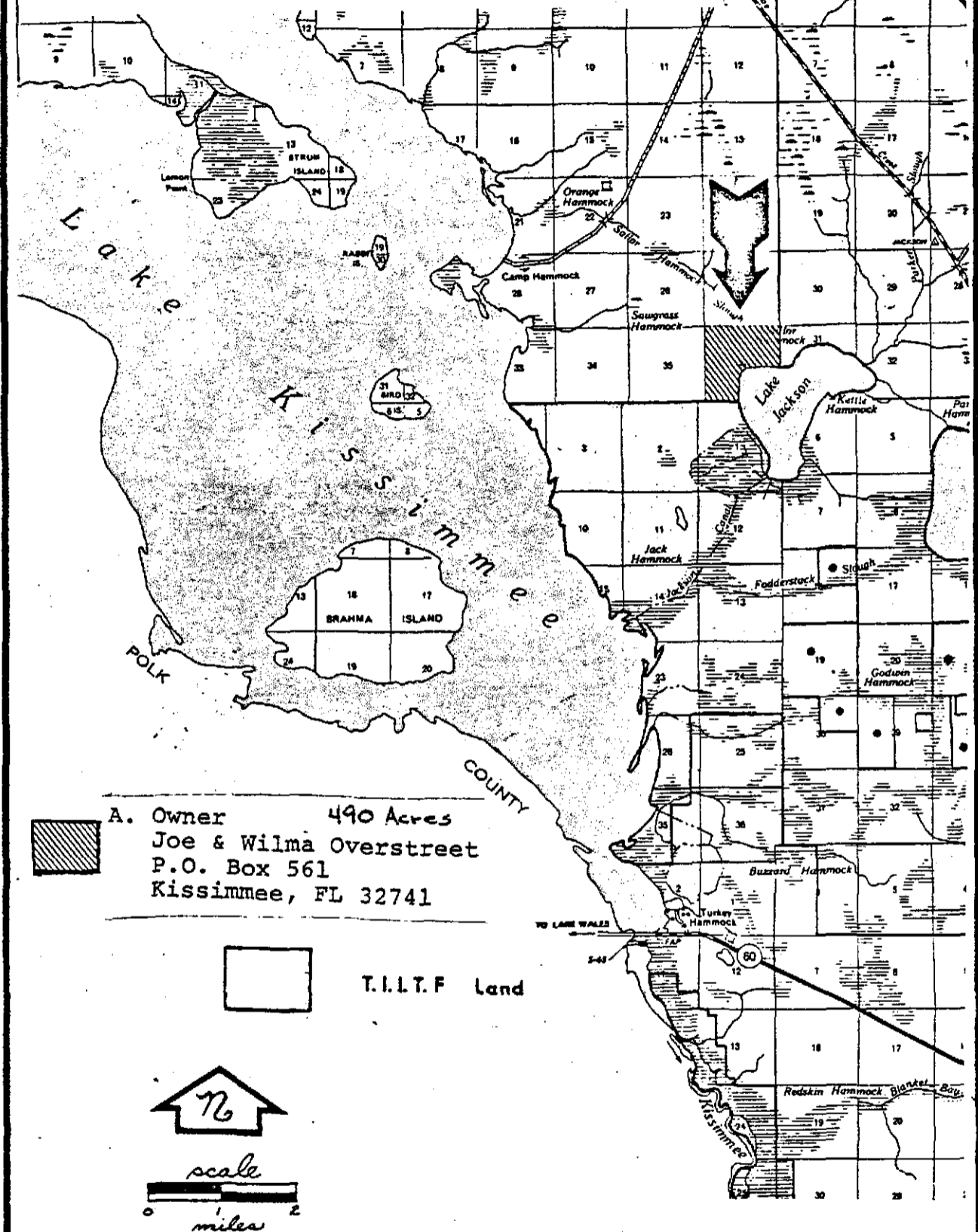
Endangerment: Moderate - There are no known plans to develop the property although it is extremely doubtful whether existing regulations could prevent it.


Location: The project is within an 80-mile radius of large metropolitan areas of Orlando and Lakeland, and smaller cities such as Winter Haven, Melbourne, and Vero Beach.


Cost: The owner is willing to sell at \$1,100 per acre. Very little increase in management funds will be needed since this would be a small addition to a 43,000 acre area already managed by the Game and Fresh Water Fish Commission.

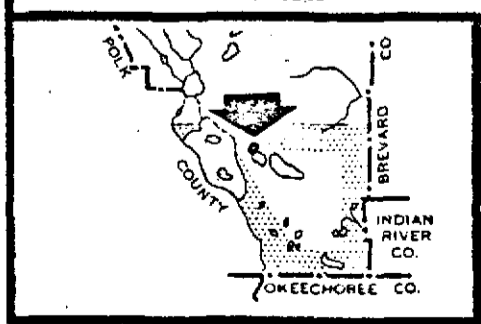
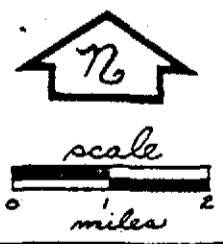
Other Factors:

OSCEOLA COUNTY




A. Owner 490 Acres
 Joe & Wilma Overstreet
 P.O. Box 561
 Kissimmee, FL 32741


T.I.L.T.F Land



Proposed Acquisition Project:
Three Lakes Ranch Addition
Osceola County

3. Merits

a. Favorable

1. Acquisition of this property would complete the Three Lakes Ranch Environmentally Endangered Lands Project and would help protect the \$20 million investment the state has already made.
2. This project would give the state complete control over Lake Jackson so that hydrologic management of the area could be pursued.
3. The area could be easily incorporated into the overall management of the Three Lakes Ranch Wildlife Management Area and would not require significant additional funds for management.
4. The owner is willing to sell the property for \$1,100 per acre making the total price approximately \$500,000, a relatively cheap project compared to others on the list.

4. Public Purpose

The Three Lakes Ranch Addition tract qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Three Lakes Ranch Addition will be acquired as an addition to the existing Wildlife Management area. Outdoor recreation including hunting, will be allowed. Management by the Game and Freshwater Fish Commission and the Division of Archives, History and Records Management is recommended.

6.a. Conformance with EEL Plan

The Three Lakes Addition parcel has been designated an EEL project, and it is in conformance with the EEL plan.

The Three Lakes Addition parcel qualifies under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring, relatively unaltered flora and fauna could be preserved intact by acquisition; and
2. the area is of sufficient size to contribute to the overall environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Three Lakes Ranch Addition complies with the first and second criteria.

b. Conformance with the State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Similar State Lands

This tract lies near three presently owned state parcels; the Three Lakes Wildlife Management Area, the Lake Kissimmee State Park and the Bull Creek Wildlife Management Area. This acquisition would be an addition to the Three Lakes area and would provide for public ownership and management of a significant outparcel.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$539,000.

8. Sales History

There have been no sales involving the subject property for the past six years. The current owner is:

Joe Overstreet
Post Office Box 561
Kissimmee, Florida 32741

SHELL ISLAND

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Shell Island	Bay	1,500	\$5,500,000	\$3,667

Recommended

Public Purpose: EEL - a virtually undisturbed portion of a barrier island. All other portions of the island are already in public ownership. In addition, would qualify for outdoor recreation lands.

Value: HIGH ecological value - typical of a virtually undisturbed, highly dynamic barrier island. All component systems of the island, including the offshore and inshore waters, are in very good condition and are very productive.

HIGH recreational value - adjacent to a portion of St. Andrews State Park. Physical separation (no bridge) from the mainland dictates a lower intensity of use but quality of experience would be high.

Ownership Pattern:

No management problems are anticipated - management through the state park is recommended. As there is no bridge to the island, access would have to be by boat. Approximately two thirds of the Island is already in public ownership; the center third is in private hands. There is a dispute over ownership of one parcel, but this could be resolved prior to any sale.

Vulnerability:

HIGH - barrier islands are especially sensitive and vulnerable to mans activities.

Endangerment:

HIGH - present owners have development plans before local government officials.

Location:

Within easy driving distance from three urban areas: Panama City, Pensacola, and Tallahassee. Public access would have to be by boat.

Cost:

Owners are willing to sell. Acquisition of these parcels would enhance all public ownerships nearby.

Other Factors:

3. Merits

a. Favorable

1. A virtually undisturbed eastern Gulf of Mexico barrier island
2. Barrier islands disrupted by development
3. High value as an amenity, and, as such, highly valued by the public.

b. Unfavorable

1. Owner would like to develop the island, and its value.
2. Access is limited

4. Public Purpose

This property qualifies as Endangered Lands (EEL).

5. Management, Guidance and Control

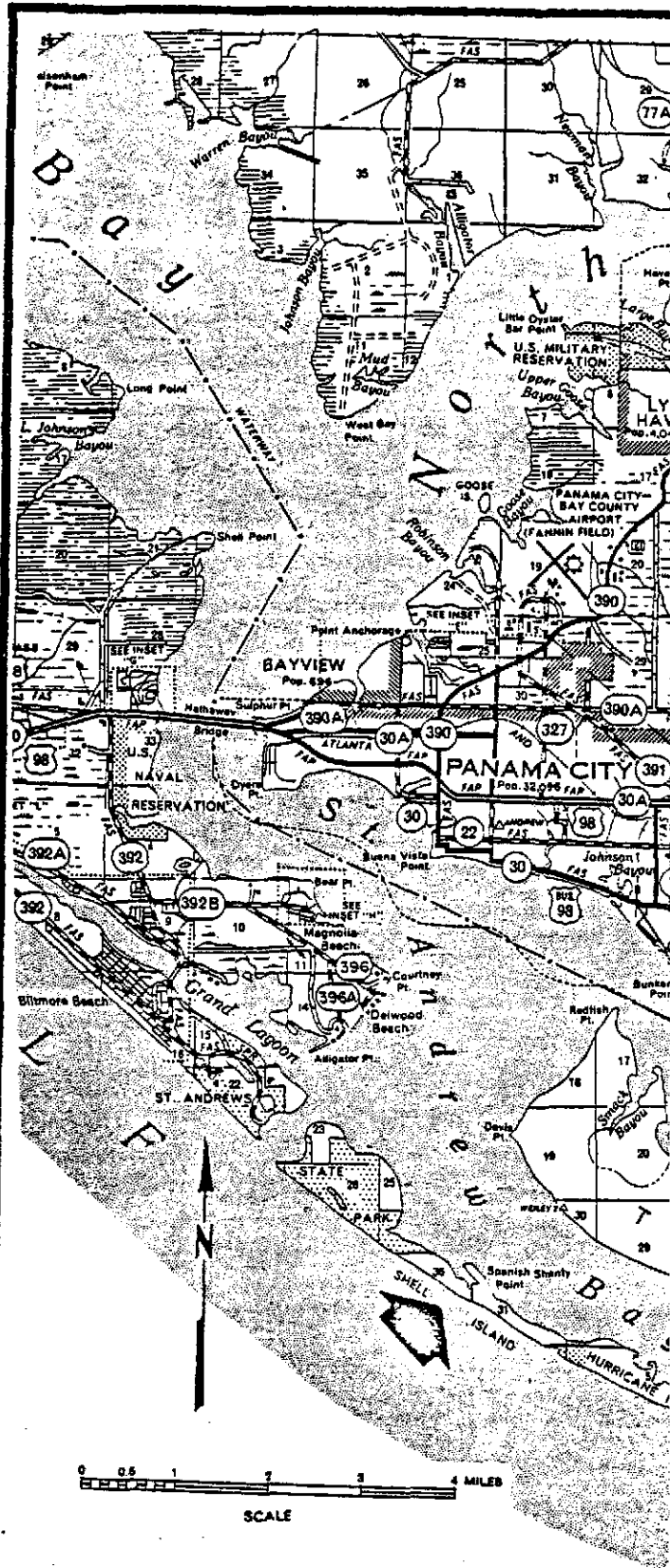
Shell Island will be an Area whose purpose will be to preserve unaltered barrier island habitat. Management by the Division of Environmental and Freshwater Fish Commission. History and Records Management.

6.a. Conformance with EEL

The Shell Island tract is in conformance with EEL and it is in conformance with EEL.

Shell Island qualifies as environmentally sensitive because

1. the naturally occurring habitat can be preserved
2. the tract is of significant value to the overall environment of a larger area
3. the flora and fauna are in the domain of Florida



Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Shell Island qualifies under priority categories 2,3,4, and possibly 6.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Land

The portion of Shell Island now under consideration lies adjacent to lands in the St. Andrews State Recreation Area. The addition of the proposal would complete public ownership of the entire island.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$5,500,000.

8. ~~Sales History~~

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to research the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

SIX MILE CYPRESS SWAMP

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Sixmile Cypress Swamp	Lee	1,613- 2,500	\$4,056,740	\$2,515

Recommended
Public Purpose: Recommended for purchase as Environmentally Endangered Land.
Also qualifies for Outdoor Recreation, Natural Floodplain, Recreation Area or Trail, and/or a State Park.

Value: Primary value is ecological which rates very high.
Rates moderately high recreational value.
The last major cypress strand in Lee County; also part of a major county watershed.

Ownership Pattern: Rates high for manageability and moderately high for usability.
Close to urban Ft. Myers and accessible to public.

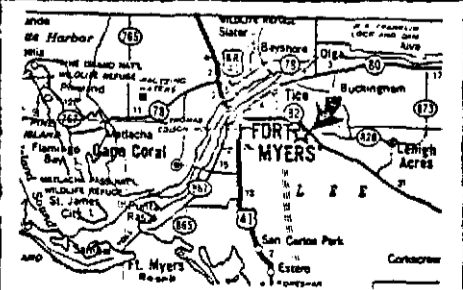
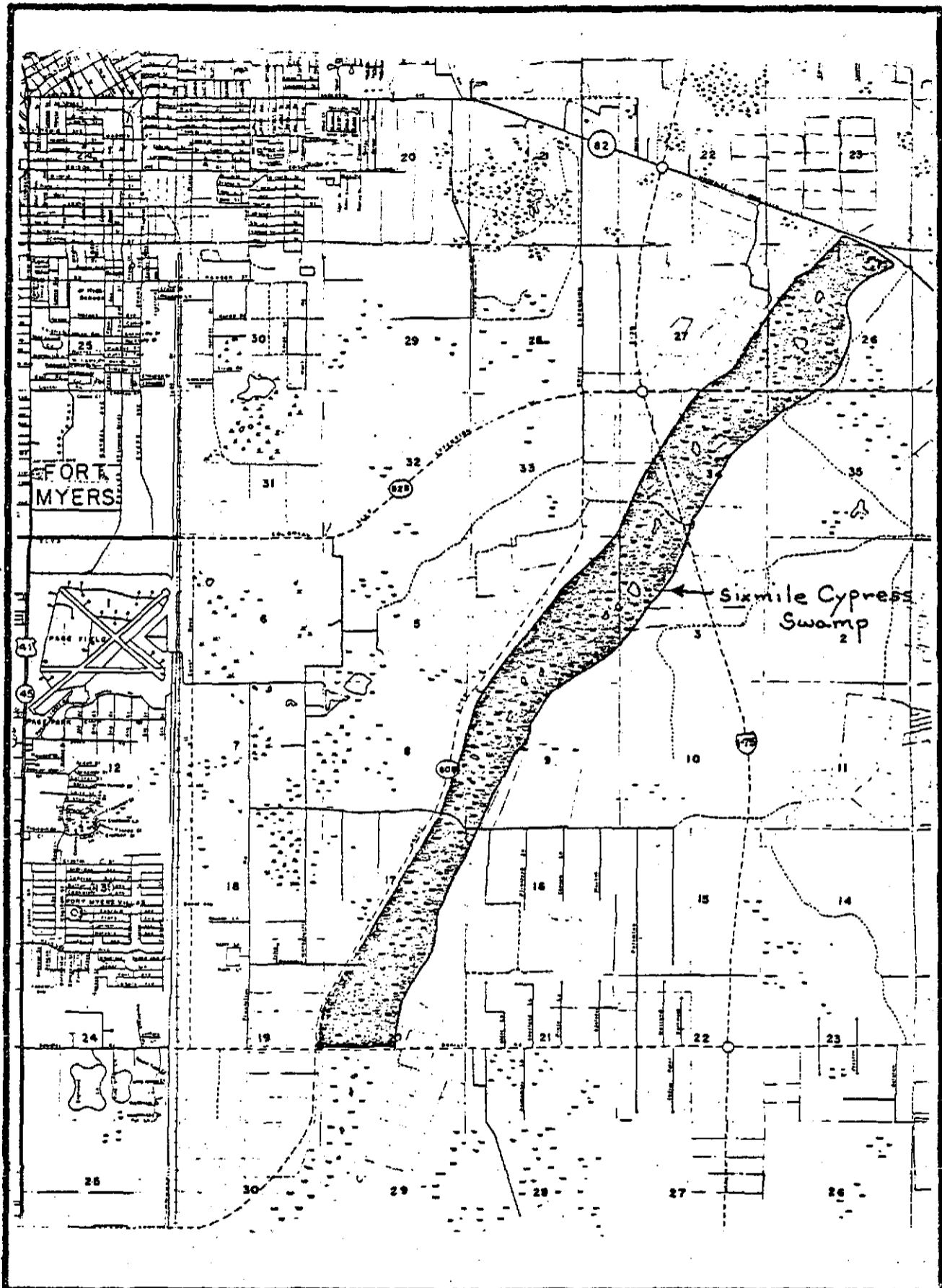
Vulnerability: Rates high for vulnerability. Comprised of a complex and delicate balance of components.

Endangerment: Rates high for endangerment. Parcel is located in a rapidly expanding area.

Location: Has very high value for local significance and a moderate value for regional and statewide significance.

Cost: Availability is unknown; owners are waiting for offers.
County has raised \$2.8 million to help with purchasing.
Purchase price should be comparable to similar land in the area.
Management cost is unknown.

Other Factors:



Proposed Acquisition Project:
Sixmile Cypress Swamp
Lee County

3. Merits

a. Favorable

1. Last major cypress strand in Lee County.
2. Close to an urban area.
3. County has \$2.8 million to help with purchase.
4. Part of a major watershed in Lee County, acquisition would protect water quality and quantity.

b. Unfavorable

Any state participation in this project would be on an ad hoc opportunistic basis resulting in a patchwork of county and state ownership. The county is currently actively negotiating with all landowners and has proceeded to condemnation in some cases. This project may be more appropriately pursued under a matching land and water grant.

Acquisition of the Swamp will not guarantee water quality protection unless areas outside it's boundaries are protected through regulation. Unless an effective program is carried out outside the Swamp, the acquisition itself may have served little purpose in water protection.

4. Public Purpose

Six Mile Cypress Swamp qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Six Mile Cypress Swamp will be a preserve whose purpose will be resource protection and water quality and quantity enhancement. Passive recreation, including canoeing, fishing, and nature appreciation will be permitted. Management by Lee County and the Division of Archives, History and Records Management is recommended.

6.a. Conformance with EEL Plan

Six Mile Cypress Swamp was designated an EEL project, and it is in conformance with the EEL plan.

Six Mile Cypress qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora and fauna might be preserved intact by acquisition.
2. The area is sufficiently large enough to contribute toward the natural environmental well-being of a large area, and
3. the area contains flora and fauna characteristic of the original domain of Florida which are locally rare.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Six Mile Cypress Swamp fits into the first and second categories and somewhat in category six.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-Owned Lands

No similar suitable state-owned cypress lands are available in Lee County.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$4,056,740.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.

PAYNES PRAIRIE ADDITION

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Paynes Prairie Additions	Alachua	1170	2,727,000	2331

Recommended Public Purpose: EEL the Cook/DeConna tracts are considered critical as major water sources for the adjacent state owned preserve. Also qualifies as natural wetlands, outdoor recreation lands, and as a historical area. Other parcels proposed would be beneficial as buffer areas but are of secondary importance.

Value: HIGH ecological value - contains a diversity of habitats ranging from freshwater ponds and marshes to upland pinewoods and hardwoods. MODERATE to HIGH recreational value - controlled passive activities such as hiking, picnicing, and primitive camping.

Ownership Pattern:

Management feasibility is high, cost would be minimal due to inclusion with adjacent Paynes Prairie Preserve. Cook/DeConna tracts are recommended as first priority for acquisition while all additional buffer area tracts should be deferred.

Vulnerability:

HIGH - this area is critical to the water quality and quantity of the adjacent state preserve and is easily disturbed by human activity.

Endangerment:

HIGH- development pressure in rapidly growing Alachua County is increasing, upland portions of these tracts are prime areas for development and will probably be sold to a private developer if not purchased by the state.

Location:

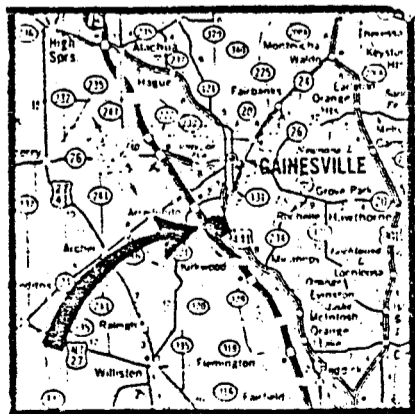
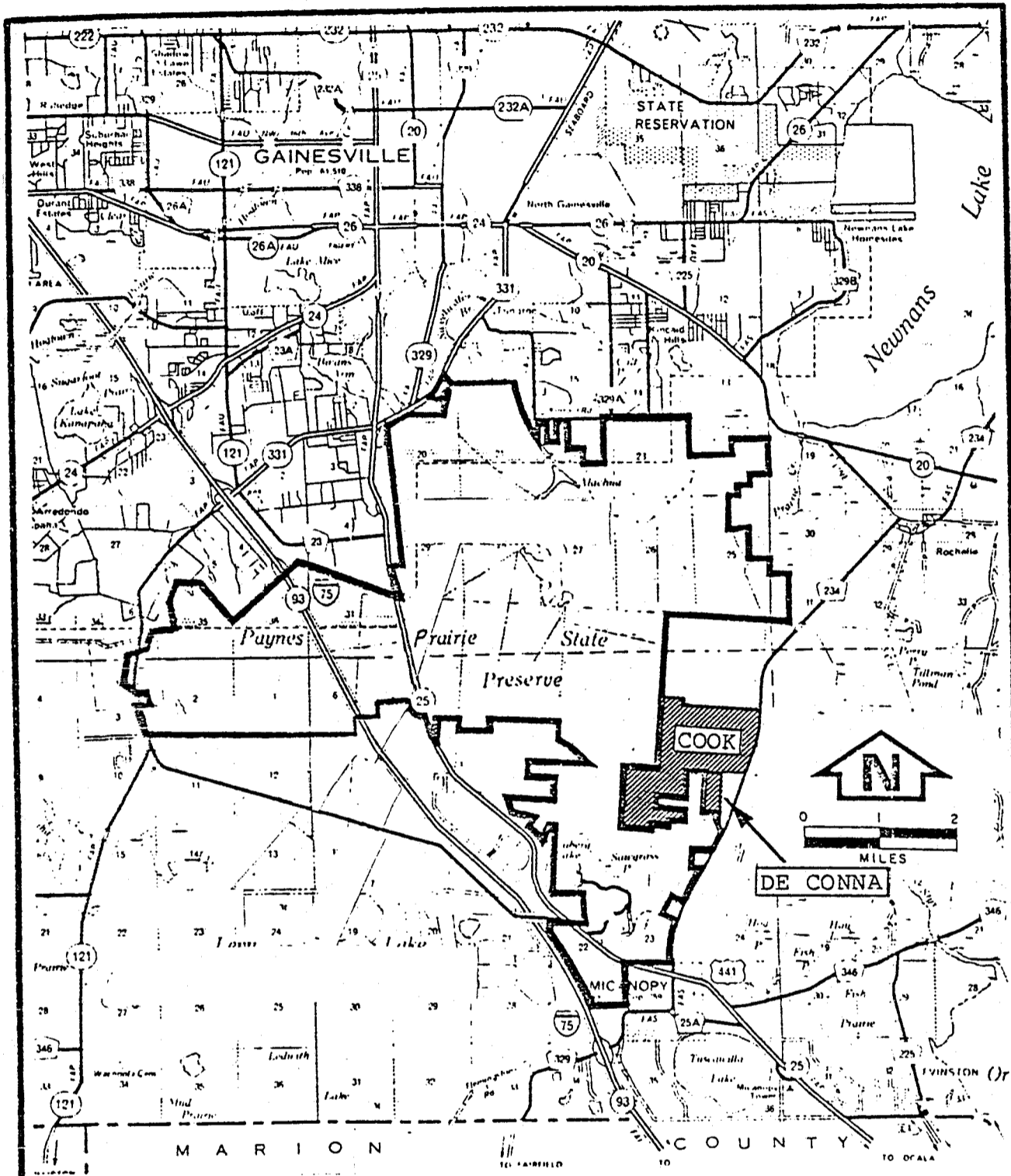
Near a moderately sized urban area: Gainesville.

Cost:

Recommended tracts have only two owners and both have indicated a willingness to sell.

Other Factors:

A possible value for value land swap has been suggested by the owner's agent.



VICINITY MAP

- PRESENT BOUNDARY OF STATE OWNED LAND
- PROPOSED ACQUISITIONS

FLA. DEPT. OF NATURAL RESOURCES
DIVISION OF RECREATION AND PARKS

**PROPOSED ACQUISITIONS
AT PAYNES PRAIRIE
STATE PRESERVE**

ALACHUA COUNTY

3. Merits

a. Favorable

1. Contains Chacala Pond, a major link in current water supply to existing state prairie preserve lands. Control of this pond is critical to the well-being of the entire preserve.
2. It enhances the habitat diversity of the preserve, and thus the faunal diversity.
3. It serves as an upland corridor for upland species to move around the Prairie.
4. It increases the area available for public utilization of the Preserve; upland areas ideal for nature centers and/or walkways.
5. Would insure the integrity of the existing preserve and facilitate management of the entire Prairie.

b. Unfavorable

Owners seem to be more willing to trade these parcels, or parts thereof, for other lands than to sell outright.

4. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

Paynes Prairie Addition will be an addition to the existing state preserve. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended with assistance by the Game and Freshwater Fish Commission regarding endangered species management.

6.a. Conformance with EEL Plan

The Cook-Deonna outparcel addition to Paynes Prairie State Preserve has been designated an EEL project and it is in conformance with the EEL plan.

The Cook-Deonna tract qualifies under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring, relatively unaltered flora, fauna and geologic conditions can be preserved by acquisition;
2. the tract is of sufficient size to significantly contribute to the overall natural environmental well-being of a large area;
3. the tract contains flora, fauna and geologic resources characteristic of the original domain of Florida which are scarce within the state; and
4. the area, if preserved by acquisition, would provide significant protection to natural resources of recognized statewide importance (i.e., Paynes Prairie).

Criteria for the establishment of priorities among the candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Cook-DeConna tract, because of Chacala Pond, qualifies for compliance with the first, second, third, and fifth criteria.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

The land under consideration here lies adjacent to the Paynes Prairie State Preserve and, if acquired, would become an addition. It also has attributes distinct from the currently state-owned lands and would contribute toward the completion of the state preserve purchase.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$2,727,000.

8. Sales History

There have been no sales involving the subject property for the past six years. The current owners are:

Mary E. Cook
1324 Edgewood Avenue
Jacksonville, Florida

and

Don and Louise DeConna
Rt. 1, Box 27
Micanopy, Florida 32608

NEW MAHOGANY HAMMOCK

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
New Mahogany Hammock	Monroe	140 a.	\$2 million	\$14,286

Recommended EEL -

Public Purpose: To preserve an outstanding remnant tropical hardwood hammock. NMH is the best hammock remaining in private ownership in the Keys. There are very few examples of this unique ecosystem in public ownership. NMH contains many rare and unusual species. Acquisition would also further the goals of the Keys Area of Critical State Concern.

Value: NMH has high value as a refuge for the rare and unusual plants and animals contained within it and as a healthy example of the tropical hardwood hammock ecosystem which is found in the United States only in extreme southern Florida.

Ownership Pattern: The configuration is determined by roads, the ocean, and Ocean Reef Club property. It is adequate as drawn.

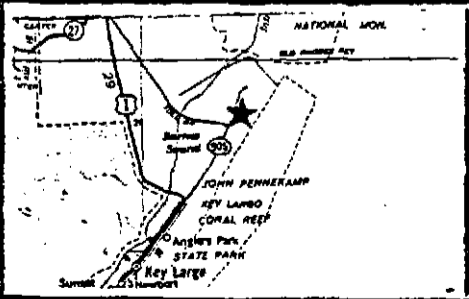
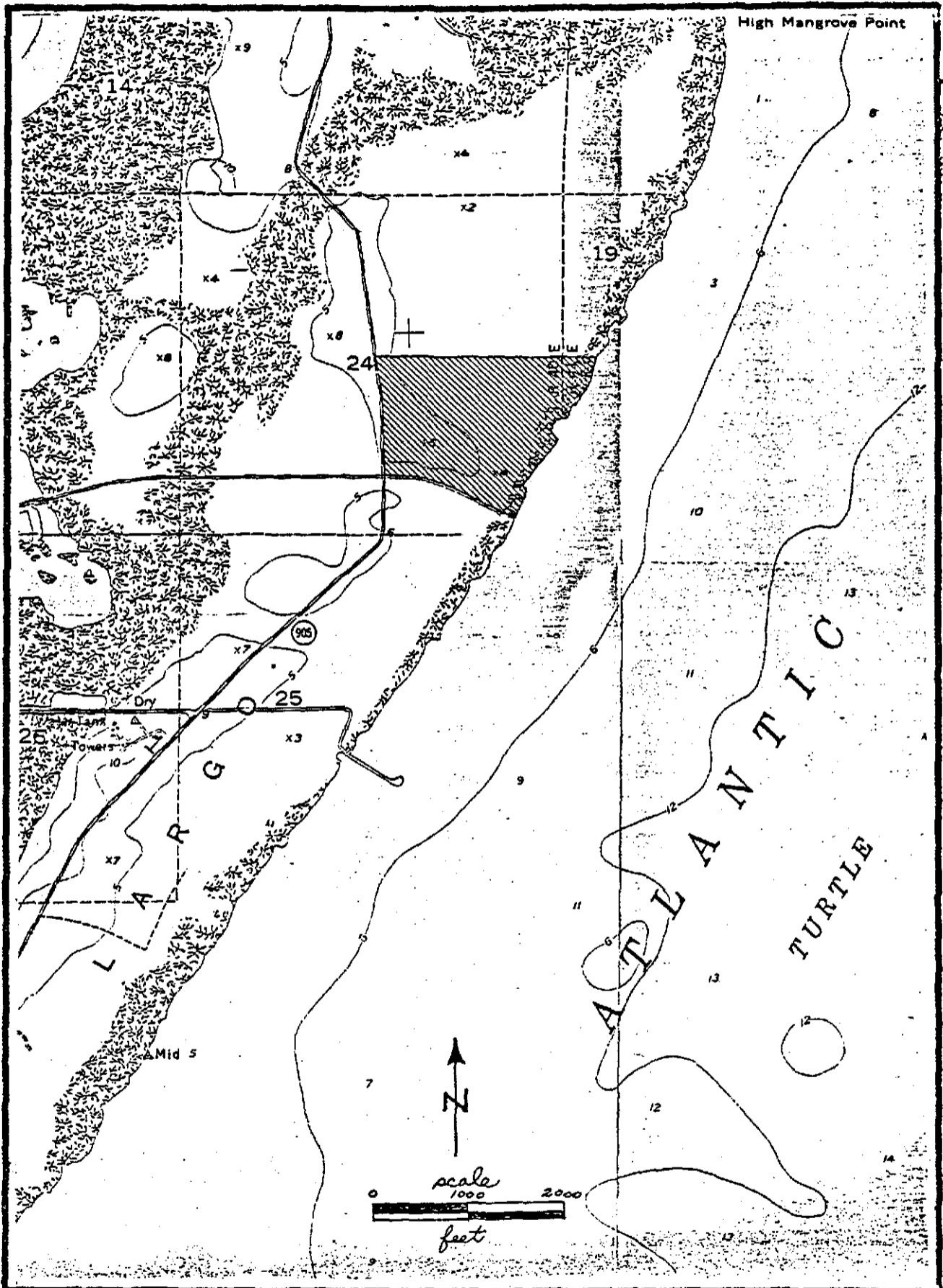
Vulnerability: NMH is vulnerable to residential or other development and to fire. Its value is being diminished by wood poachers.


Endangerment: Few sites are as endangered as upland in the Keys. Even the Area of Critical State Concern regulations cannot protect it.

Location: On northern Key Largo, 20 miles south-southeast of Homestead and 40 miles south of Miami.

Cost: The NMH project has two owners. Their willingness to sell is unknown.

Other Factors: NMH fits into a category of lands defined in Section 259.03 (2)(d), Florida Statutes, as included among the environmentally unique and irreplaceable lands whose conservation and protection is the purpose of State acquisition projects for environmentally endangered lands. This particular category comprises those lands within an Area of Critical State Concern which cannot be adequately protected by the ACSC regulations.



Proposed Acquisition Project:
New Mahogany Hammock 
Monroe County

3. Merits

a. Favorable

1. The project is the best remaining example of tropical hardwood hammock in private ownership. Only a very few sites in public ownership are at all comparable to New Mahogany Hammock.
2. Tropical hardwood hammocks are found in the United States only in extreme southern Florida. This unique ecosystem is rapidly disappearing because it occupies scarce developable uplands in an area of population growth. Few of these hammocks are in public ownership.
3. New Mahogany Hammock contains many rare and unusual plants and animals and many large individual trees. The largest mahogany tree in the United States is here (recently mutilated).
4. New Mahogany Hammock may have archeological and historic significance (see the report on cultural resources).
5. New Mahogany Hammock is recommended by the State land planning agency (DCA) as a valuable natural area that cannot be protected by the regulations promulgated under the Florida Keys Area of Critical State Concern designation. If this judgment is confirmed by the CARL selection committee, then New Mahogany Hammock should receive additional priority for acquisition because it would then qualify under an additional category in Section 259.03(2), Florida Statutes, which defines the environmentally unique and irreplaceable lands whose conservation and protection is the purpose of State acquisition projects for environmentally endangered lands.

4. Public Purpose

New Mahogany Hammock qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

New Mahogany Hammock will be a preserve whose purpose will be the protection of rare and endangered species, especially plants. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management and the Division of Forestry is recommended.

6.a. Conformance with EEL Plan

New Mahogany Hammock has been designated an EEL project and it is in conformance with the EEL plan.

New Mahogany Hammock falls within the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring and relatively unaltered flora and fauna could be preserved by acquisition;
2. the flora, fauna and geologic resources are characteristic of the original domain of Florida and unique to the region; and
3. the tract is capable, if acquired, of providing protection to natural resources of recognized regional and state-wide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

New Mahogany Hammock fits perfectly into the third category, especially considering that the EEL plan specifically mentions tropical hardwood hammocks as an example for this category. This particular hammock has the highest canopy layer in the Keys and one of the densest concentrations of Key Largo wood rat nests. This acquisition will contribute to the adjacent John Pennecamp Park and the proposed Crocodile Lakes National Wildlife Refuge. Besides the hammock itself, the transition zone to the Atlantic Ocean is in pristine condition. This area is located within one hour of Miami.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no similar, equally suitable state-owned lands available in the vicinity of the New Mahogany Hammock tract.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$2,000,000. A land trade has been proposed by one of the major owners, and if approved would reduce the cost of this proposal.

8. Sales History

No indications of sales involving the subject property within the past six years have been found. The current owners are:

Riley Field Company
1434-A-1 Dupont Building
Miami, Florida 33134

Walter J. Driscoll
2901 S. Bayshore Drive
Apartment 2-C
Miami, Florida 33133

Key Largo Foundation
c/o Frank Gardner
2901 S. Bayshore Drive, Apt. 2-C
Miami, Fla. 33133

J O S S L Y N I S L A N D

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Josslyn Island	Lee	48	\$225,000	approx. \$4,500

Recommended

Public Purpose: Non EEL

The purpose of acquisition of Josslyn Island is the preservation of a significant archaeological site. Neighboring island sites with similar features have been all but destroyed.

Josslyn Island could also serve as an outdoor recreation area that would be designed to complement the prehistoric and historic archaeological mounds and features.

Value:

There is a high archaeological value. Josslyn Island contains a 12 acre ceremonial and village complex of the historic Calusa Indians and their ancestors that dates back from the 1400's. It represents perhaps the last undisturbed archaeological mound site in Pine Island Sound. Water-logged areas contain artifacts made of wood, fabric and fiber that are rare for all ancient sites throughout Florida.

Ownership Pattern:

At present the Island is privately owned and under the management of the Caloosa Mound Grove Inc.

Management of Josslyn Island could be handled through the Department of Parks and Recreation and it could serve as an outdoor public recreational area in addition to a scientific preserve for research and study of native Floridians.

Alternately, a cooperative agreement between the state and local governments could be set up to manage a recreational and scientific area.

Vulnerability:

Vulnerability is high. The recreational and residential development of Pine Island Sound mark Josslyn Island as a prime spot for building secluded residences or condominium complexes. Any development on the island would destroy its high archaeological value.

Endangerment:

Endangerment is low at present. The current owners are protecting the area and the absence of easy road access to the island keeps it relatively free from pothunters and other trespassers.

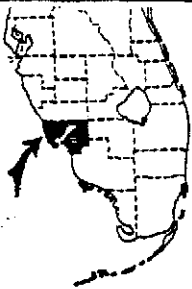
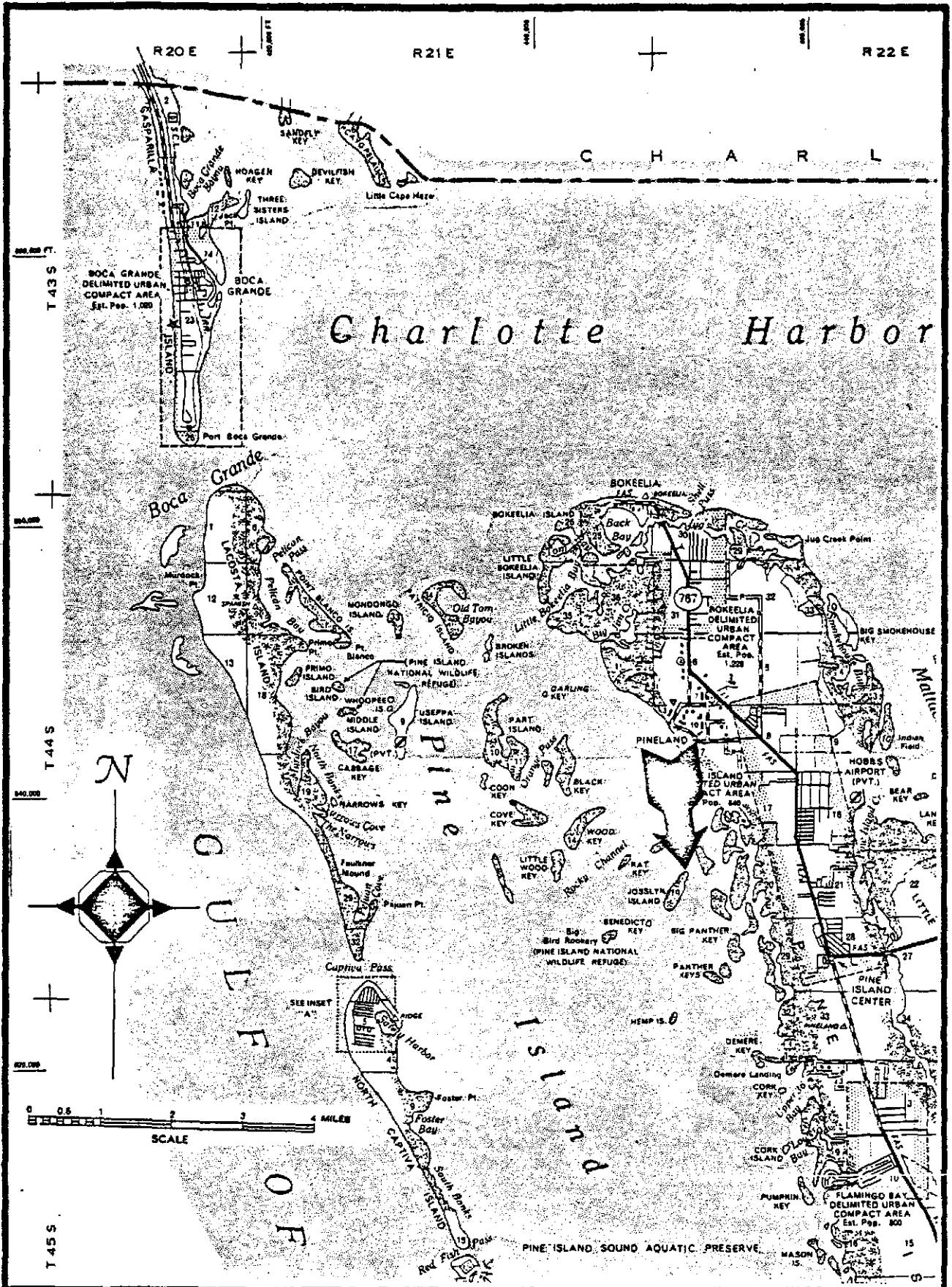
Location:

Located two miles offshore from Pine Island, Josslyn Island lies in close relation to Boca Grande, Sanibel Island, and Charlotter Harbor. The closest major urban center is Fort Myers.

Cost:

The cost of developing public facilities would be minimal. A clearing effort for viewing the mounds and for recreational areas would be necessary as would a security patrol. Security is recommended to protect the valuable archaeological and historical remains.

Other Factors:



Proposed Acquisition Project:
 Josslyn Island
 Lee County

3. Merits

a. Favorable

The acquisition of Josslyn Island would insure the preservation of a unique archaeological site. It could serve as an on-site exhibit of the prehistoric and historic settlements in southeastern Florida and detail the life ways of native Floridians before the arrival of the European settlers. The excellent preservative qualities of the sunken plaza areas in the archaeological site could yield rare articles of wood, fabric and fiber that are extremely rare in all archaeological sites in the state. Artifacts made of these fragile materials could lend insight into the culture of many prehistoric and historic Indians of Florida, adding to the materials that are already known but which are normally only stone and shell items that do not easily deteriorate. Characteristics of the religious, social, political and technological lifeways of the historic Calusa Indians and their ancestors are important and could be compiled through a scientific excavation and study of the archaeological features present on Josslyn Island.

In addition to its valuable scientific aspects, the island could be managed in a style similar to Cayo Costa to the north, where primitive camping facilities and small docks are available for campers and boaters. An outdoor recreational area such as this could serve the needs of the Ft. Myers urban area. The recreational area would be designed to complement the cultural resources on Josslyn Island.

b. Unfavorable

No vehicular access is available to the island, therefore, public use of the island would be limited to boaters and waders. It would be necessary to build a small dock system to accomodate visitors.

Also, clearing of the mangrove and underbrush would be necessary in selected areas to allow access to the public facilities and the archaeological sites. It would not be necessary however to completely clear the vegetation, because the natural beauty of the island should be preserved. Pothunters should be discouraged where ever possible from disturbing the archaeological features; and the vegetation acts as an erosional stabilizer for the artificially raised mounds.

Any clearing of wetland vegetation would require permits from state and federal regulatory agencies. In addition, the surrounding water areas are so shallow that access channels would have to be dredged some distance from shore.

4. Public Purpose

Josslyn Island qualifies for acquisition as "Other Lands", specifically as a significant archaeological site.

5. Management, Guidance and Agency(s)

Josslyn Island will be an archaeological preserve. Management by the Division of Archives, History, and Records Management and the Division of Resource Management is recommended.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no equivalent state-owned lands available in the vicinity of Josslyn Island. The primary value of this tract is archaeological (an example of Calusa Indian earthenworks) and, as such, is distinctly unique.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$225,000.

8. Sales History

There have been no sales involving the subject property during the past six years. The current owner is:

Caloosa Mound Grove, Inc.
c/o Donald H. Randell
Pineland, Florida 33945

P O N C E D E L E O N S P R I N G S

1. PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Total Estimated Price</u>	<u>Estimated Price/Acre</u>
Ponce De Leon Springs	Volusia	55	2,000,000	36,364

Recommended
Public Purpose: OUTDOOR RECREATION AREA or
SIGNIFICANT ARCHEOLOGICAL/HISTORICAL AREA

Value: MODERATE to HIGH recreational value as a regionally significant freshwater swimming area.
HIGH archaeological value as a site that has been occupied on and off from 8000 B.C. to the present.

Ownership Pattern:

The Springs are currently managed for public recreation but may pose some problems if purchased because of limited size and potential high public use demand. Project is of regional significance as a recreational resource. Boundary as proposed is recommended.

Vulnerability:

HIGH - development would result in the entire loss of the recreational resource and possible degradation of the archaeological resource.

Endangerment:

HIGH - owner has property on the market now.

Location:

Near the Deland/Daytona urban region. Nearby Blue Spring State Park is often overloaded, and therefore there is a regional need for additional fresh water swimming opportunity.

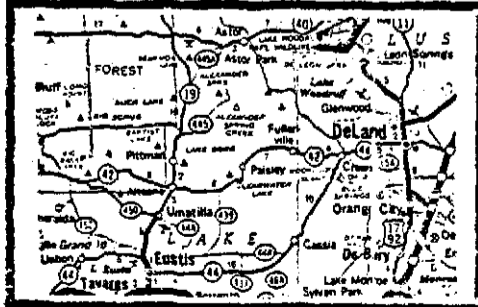
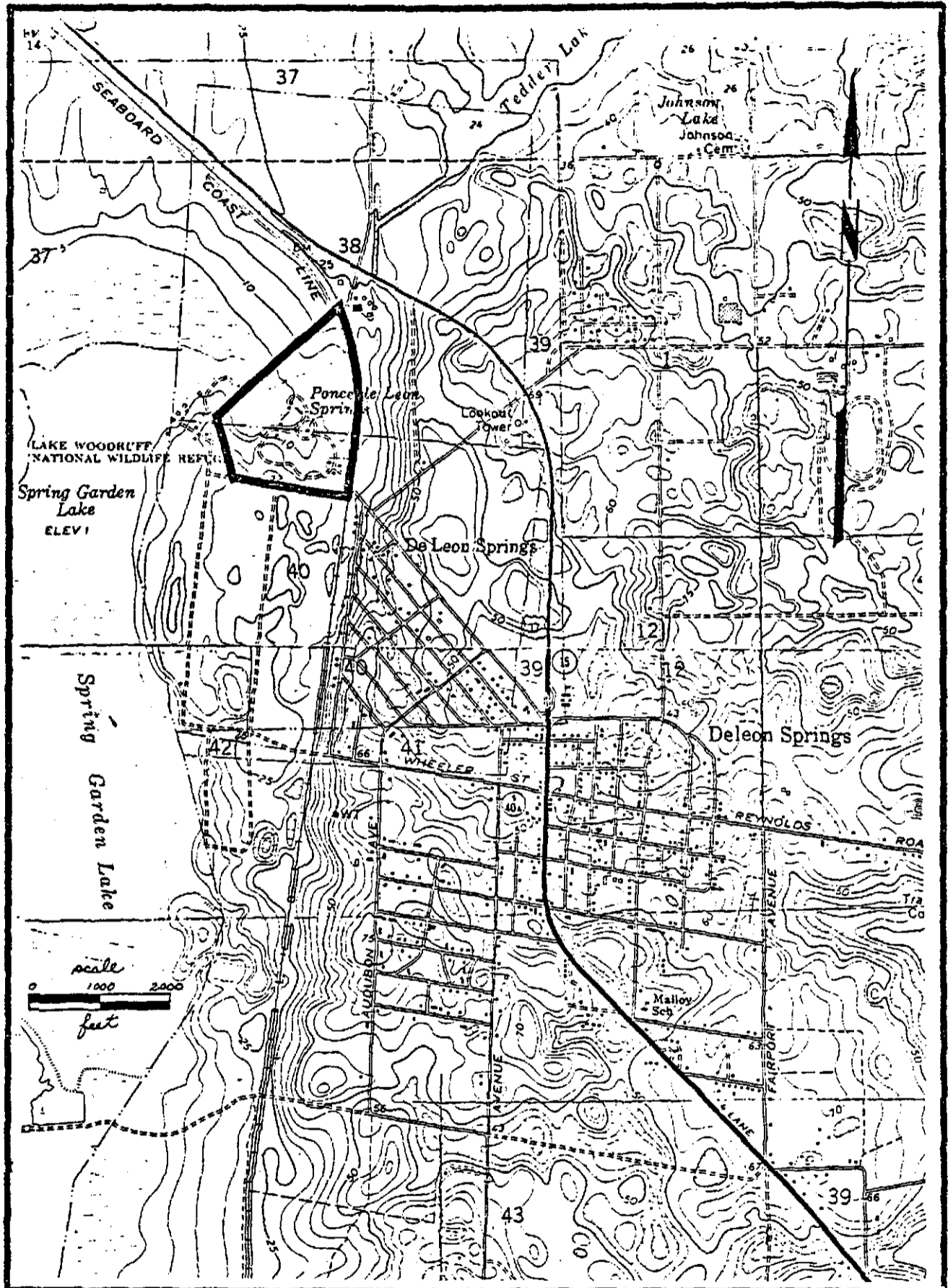
Cost:

The Springs are available for purchase. They would qualify under other funding sources but none are known to be available at present. Unit cost is high for the region but equal to that for similar property. There would be some high initial costs for restoration of the property if purchased by the State. Management costs would be average for a State Park of this size.

Development cost is estimated at \$50,000.

Other Factors:

There is strong public support for this purchase in the Volusia County area.



Proposed Acquisition Project:
Ponce de Leon Springs
Volusia County

3. Merits

a. Favorable

1. Has high freshwater recreational value.
2. It is an area of significant Florida archeological and historical value.
3. Already a regionally significant private recreation area; there is strong public support for state acquisition.

b. Unfavorable

1. Project, as it now is, may not fulfill state criteria for becoming a state park. It (the private facilities) may require extensive renovation and/or replacement.
2. The limited area may not adequately supply public demand for use.
3. The demand for intensive recreational swimming use may conflict with preservation goals.

4. Public Purpose

This property qualifies for acquisition as "Other Lands", specifically as an outdoor recreation area.

5. Management, Guidance and Agency(s)

Ponce de Leon Springs will be a park whose purpose will be water-oriented recreation and water quality management. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-owned Lands

Presently no state-owned lands offering freshwater recreational opportunities are available in the immediate vicinity of Ponce de Leon Springs. However, in that same general area there are several recreation areas and state parks (i.e., Wekiva Springs, Blue Springs).

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$2,000,000.

b. Development

Estimated cost for development is \$50,000.

8. Sales History

There have been no sales involving the subject property during the past six years. The current owner is:

George Thofern
Ponce de Leon Springs
DeLeon Springs, Florida

PALMER ESTATE
(THE OAKS)

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Palmer's Oaks	Sarasota	582	5,800,000	9,966

Recommended

Public Purpose: Other Lands -

State Park or Recreation Area

Value: HIGH ecological value on some of the tract, although a great deal of the project area is plantation like. Surrounding outareas, however, are diverse and represent good unspoiled systems; ranging from high energy beach to salt marsh and hardwood hammock. HIGH recreation value - swimming, hiking, fishing, and other outdoor activities in a quality setting. HIGH historical value - Palmer estate of particular interest.

Ownership Pattern:

Management potential should be very good. Boundary as proposed is recommended, with the understanding that the owners have recently donated some of the environmentally sensitive portions to the county.

Vulnerability:

MODERATE TO HIGH

Endangerment:

HIGH - an agreement to develop and rezone the property has recently be agreed to by the county and owners.

Location:

Accessible to Sarasota/Bradenton and Tampa/St. Pete urban areas. Proposal is of regional or statewide significance.

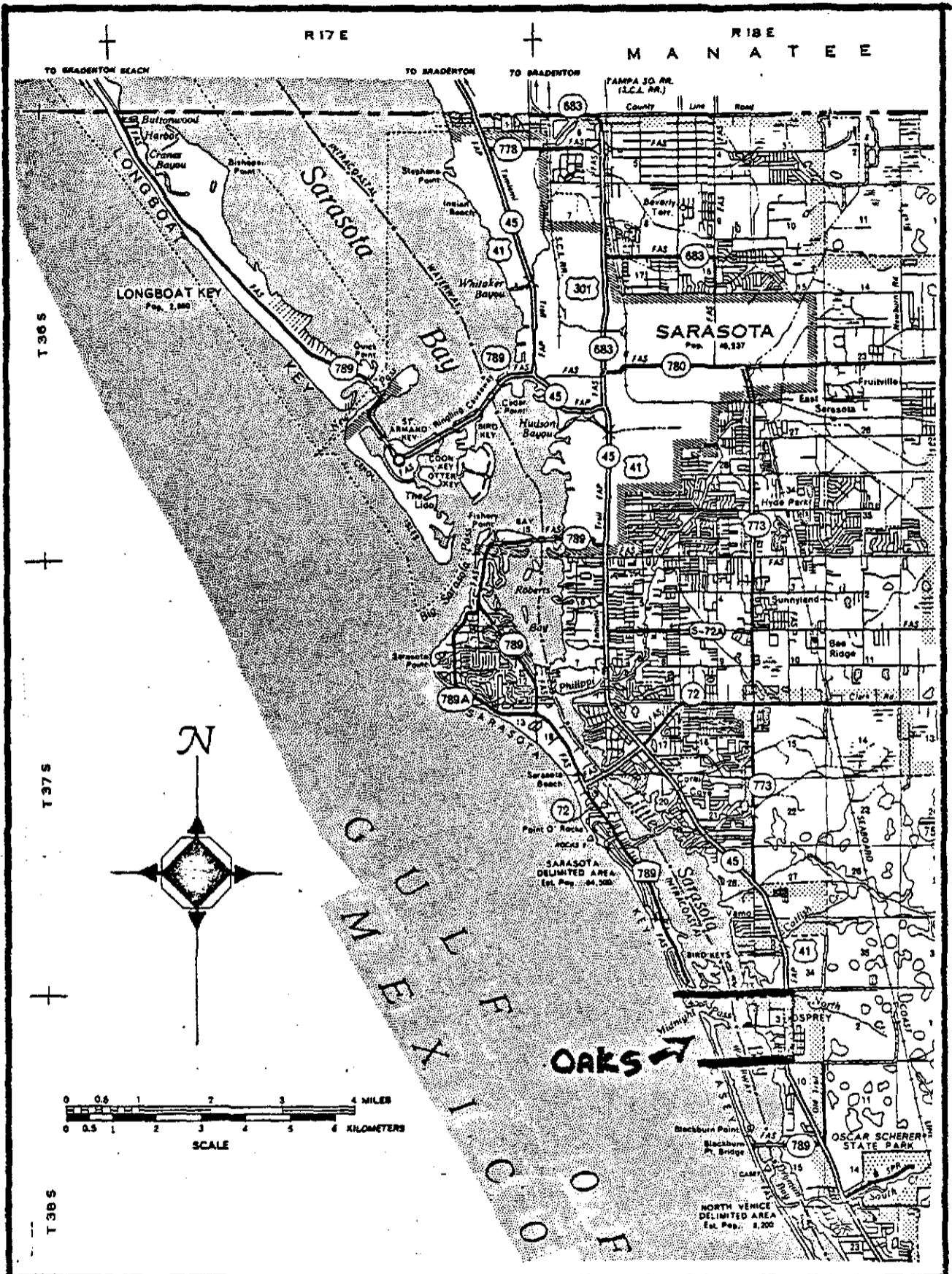
Cost:

Availability of property is in question. Recent agreement between the owners and the county involves a complicated consent order that would make purchase of land more difficult. Owners, however, have stated that they are willing to sell, but not eager. Local interest groups, including the county commission, have stated their desire to providing partial acquisition funds if necessary.

Development costs are estimated at \$366,000.

Other Factors:

There is tremendous public support for public acquisition of this property in the Sarasota area. It is also very controversial and involves local land use decisions.



Proposed Acquisition Project:
 The Oaks/Palmer Estate
 Sarasota County

3. Merits

a. Favorable

1. Would make an excellent state park or outdoor recreation area.
2. Is an area of local (and state) historical importance.
3. Overall environmental quality of property is excellent, ecological communities diverse.
4. Strong public support for State acquisition.

b. Unfavorable

Land is the subject of a local land use dispute and is under litigation. Ownership is changing rapidly.

4. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

5. Management, Guidance and Agency(s)

The Oaks will be a park whose purpose will be recreational activities including boating, picnicing, camping, nature study, and historical interpretation. Management by the Division of Recreation and Parks in conjunction with the Division of Archives, History, and Records Management is recommended.

6.a. Conformance with EEL Plan

The Palmer Estate, also known as the Oaks, has been designated an EEL project, and it is in conformance with the EEL plan.

The Palmer Estate qualifies under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring, reasonably unaltered flora and fauna plus the historical and archeological resources can be preserved by acquisition; and
2. the area is of sufficient size to contribute to the overall natural environmental well-being of a large area.
3. Development of the tract, as presently planned, would result in irreparable damage to the area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Palmer Estate qualifies under categories 2, 4 and 5.

b. Conformance with the State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands.

There are no equivalent, suitable state lands available in the vicinity of the Palmer Estate tract for consideration as an alternative to a new acquisition.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$5,800,000.

b. Development

Estimated cost for development is \$366,000.

8. Sales History

There have been no sales involving the subject property during the last six years. A purchase option agreement with developers was under consideration at the time research on this proposal was being done but apparently no conclusion has yet been reached. The current owner is:

The Palmer Estate
Gordon Palmer, Trustee
Palmer Properties, Inc.
Post Office Box 2018
Sarasota, Florida 33578

HORTON PROPERTY / SNEAD ISLAND

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Horton Property Snead Island	Manatee	17+	51,000	3000

Recommended

Public Purpose: non-EEL Acquisition of the 17 acre Horton Property would meet criterion - preservation of significant archaeological or historical sites.

Value: HIGH archaeological value - This is last remanent of a much larger Indian village that once covered Snead Island. It may have been the village visited by DeSoto, shortly after his landfall in Florida.

Ownership Pattern: management FEASIBILITY HIGH - Development by DNR could include small interpretive exhibit-visitor center and facilities for passive recreation-fishing-boating-picnicking.

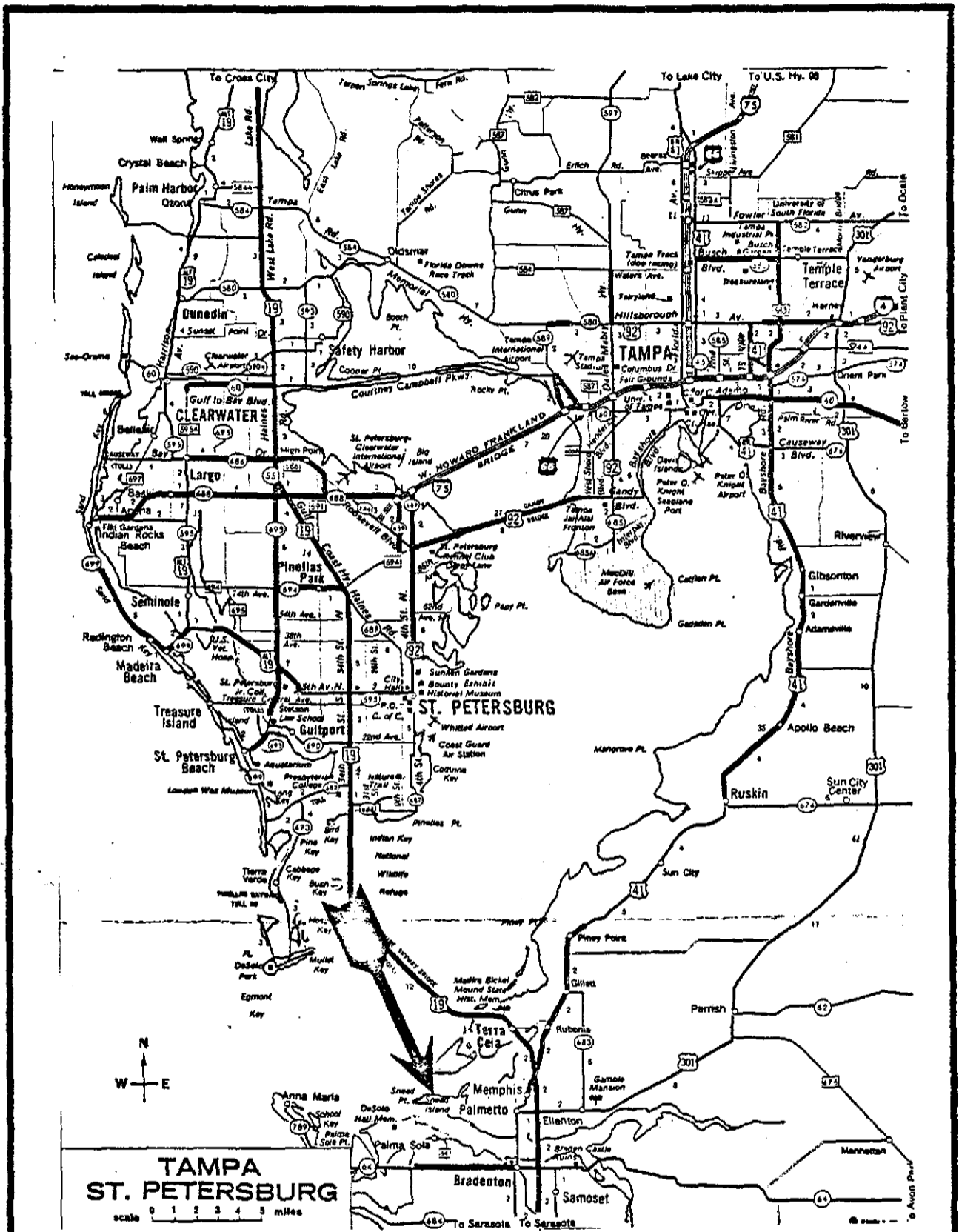
Vulnerability: The degradation of irreplaceable archaeological resources is ongoing now. Loss of knowledge contained in this site would be very great. This vandalism can be halted by state acquisition and resultant access control.

Endangerment: Commercial or residential development seems a real threat, even though no plans for such exist at this time.

Location: The property's central location in the Lower Gulf Coast Region between Tampa/St. Petersburg - Bradenton/Sarasota attracts many visitors. The site is easily accessible by automobile.

Cost: Owners wish to develop or sell - state's development cost would be minimal - fencing for access control to avoid vandalism - perhaps small visitor center/interpretive exhibit.

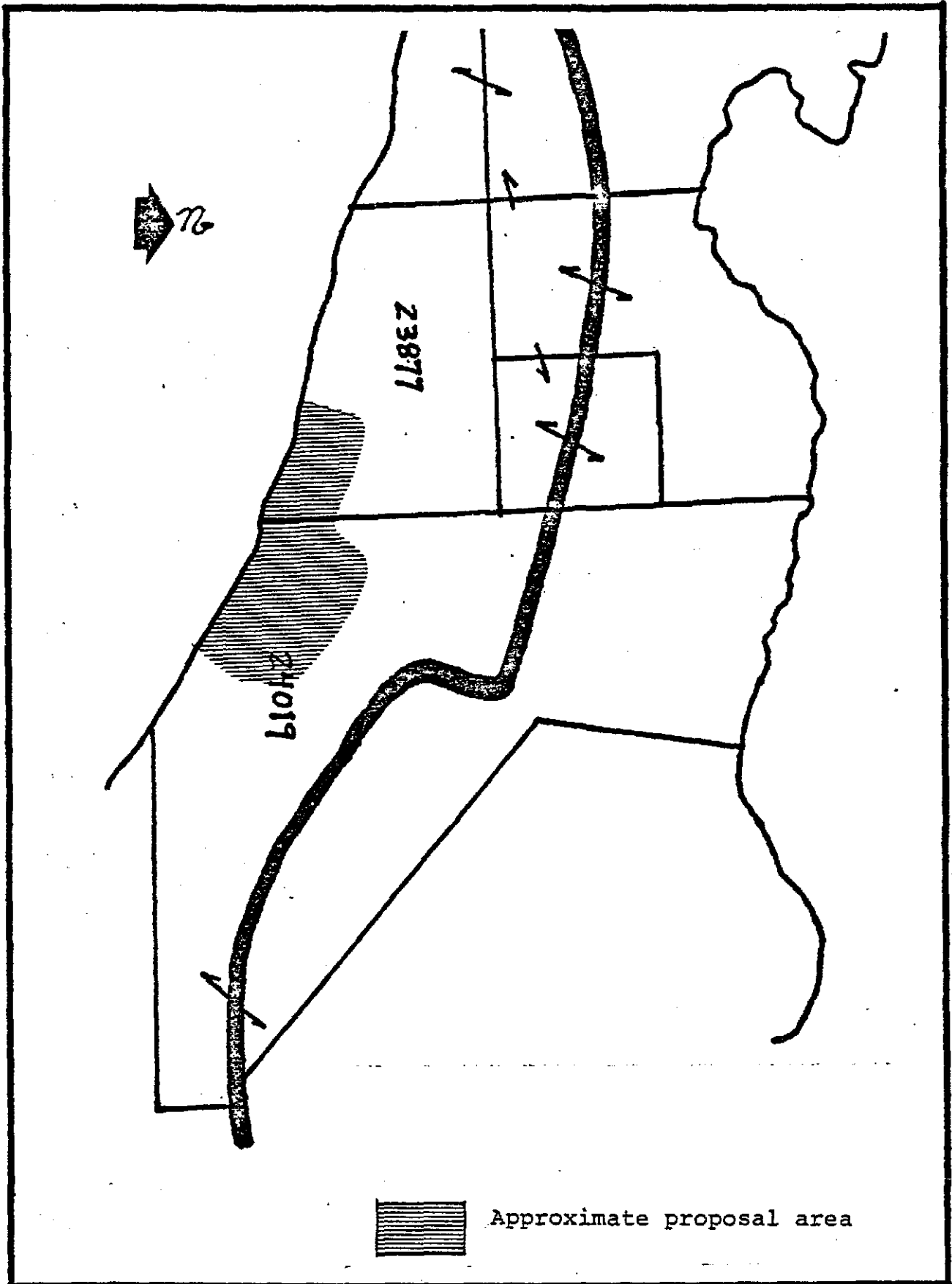
Other Factors:




MAP NO. 1

Proposed Acquisition Project:
 Horton Property/Sned Island
 Manatee County

1164



 Approximate proposal area

MAP NO. 2

Proposed Acquisition Project:
Horton Property/Snead Island
Manatee County

3. Merits

a. Favorable

Acquisition by the state would protect this valuable, irreplaceable archeological resource. The 17 acre Horton property contains the last remnant of an immense prehistoric/historic Indian village; which once covered the peninsula called Snead Island. There are some who would argue that it was the village visited by DeSoto. Should this contention be substantiated by scientific investigation, the site would take on incomparable historic value; not to be found at any other archeological site in Manatee County.

The site's location just north of Bradenton/Sarasota on the mainland makes it easily accessible to thousands of area residents and seasonal visitors. This accessibility would assure the necessary visitation should the development of a small interpretive exhibit - visitor or center be completed as recommended. Compared to other projects, the Horton property is very inexpensive to acquire. This acquisition would insure the protection of a highly valuable resource.

b. Unfavorable - none.

4. Public Purpose

The Horton Property under consideration qualifies for acquisition as "Other Lands", specifically to protect a significant archeological resource.

5. Management, Guidance and Agency(s)

Horton Property/Snead Island will be an archeological preserve. Management by the Division of Archives, History and Records Management and the Division of Resource Management is recommended.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

Similar, suitable (i.e., example of Calusa earthenworks) state lands are not available in the region of Snead Island.

7. Project Cost

a. Acquisition

Estimated cost for acquisition is \$51,000.

8. Sales History

There have been no sales involving the subject property during the past six years. The current owner is:

Freeman H. Horton Estate
Post Office Box 958
Bradenton, Florida 33506

B I G S H O A L S

1. PROJECT SUMMARY

Name	County	Acres	Total Estimated Price	Estimated Price/Acre
Big Shoals	Hamilton and Columbia	296*	\$660,000	\$2,230

Recommended

Public Purpose: Other Lands -
State park or recreation area

Value: Rates high for ecological and recreational value. The largest stretch of white water in Florida. Archeological value is moderate.

Ownership Pattern: Limited public access results in a moderate rating for manageability and usability.

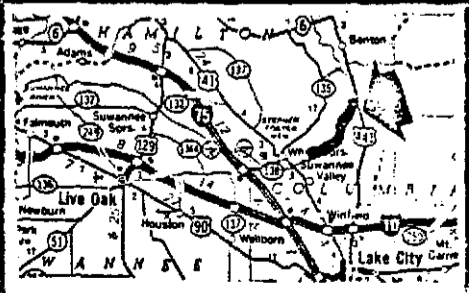
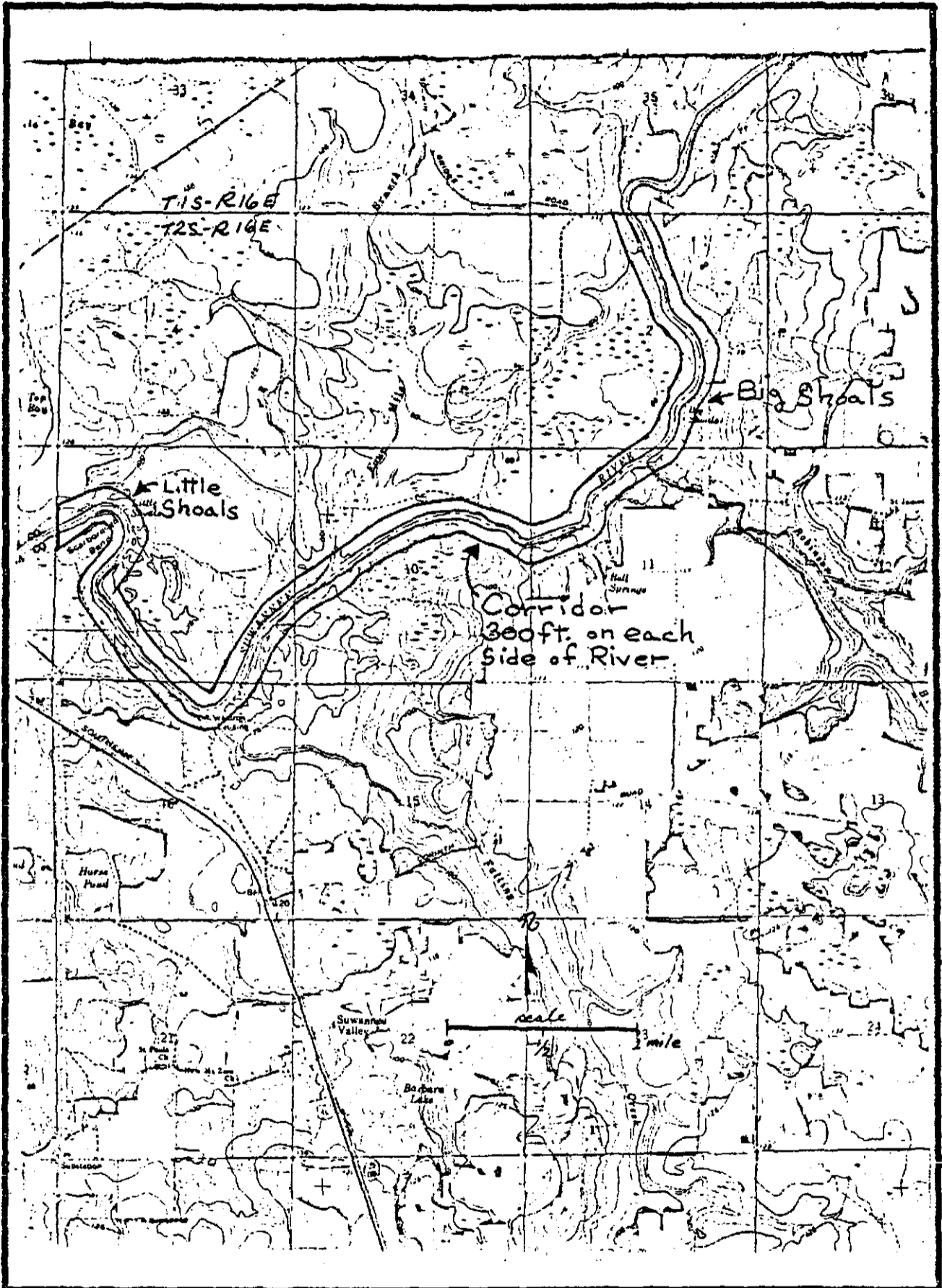
Vulnerability: Ecological and archeological resources are highly vulnerable to intensive site disturbance.

Endangerment: Danger of logging or phosphate mining is high. Logging is currently taking place on portions of the tract.

Location: Has a very high value for local, regional, and state-wide significance.

Cost: Availability is unknown.
C.A.R.L. funds appear to be the only public funds available for purchase.
River frontage might be slightly higher than the average price for uplands.
Management cost should be low.

Other Factors: *This proposal failed under the original boundary configuration. The borders were then changed to obtain a 600-foot corridor (300 feet on each side of the river) starting at the north end of Section 2 and running downstream to the west end of Section 9, Township 2 South, Range 16 East. The rearranged proposal, containing 291 acres at an estimated total cost of \$648,930, was approved by the Selection Committee on September 12, 1980. The amended configuration increased the environmental and archeological value of the tract by including an additional stretch of white-water and additional Indian flint quarries.



Proposed Acquisition Project:
Big Shoals/Suwannee River Corridor
Columbia and Hamilton Counties

3. Merits

a. Favorable

1. Only major stretch of white water in Florida.
2. Contains significant flint quarries.
3. One of the most scenic stretches of the Suwannee River.

b. Unfavorable

1. Has limited public access.
2. Only the aesthetic resource is endangered, the geologic formation is not.

4. Public Purpose

The Big Shoals project qualifies for acquisition as "Other Lands", specifically as an outdoor recreation area.

5. Management, Guidance and Agency(s)

Big Shoals will be a park or recreation area whose purpose will be resource protection of a unique geological resource. Permitted uses will include picnicing, boating, and scenic appreciation. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended.

6.b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no state lands suitable as an alternative to acquiring the Suwannee River Corridor along the Big Shoals white water area.

7. Project Costs

a. Acquisition

Estimated cost for acquisition is \$660,000.

8. Sales History

Due to the complexity of this multi-owner project as well as staff and time limitations, it was not possible to re-search the title data for the last six years. However, Chapter 253.025, Florida Statutes, requires title insurance or an abstract of title with title opinion prior to approval by the Board of Trustees of any final agreement for purchase. Chapter 375.031, Florida Statutes, requires the seller to provide a disclosure containing a list of financial transactions dating back to January 1, 1970. A complete sales history, therefore, will be completed on each parcel before it is acquired.