

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

of the
Conservation and Recreation Lands
Selection Committee

Dr. John DeGrove
Secretary
Department of Community Affairs
- Chairman -

Prepared by the Division of State Lands
and the Liaison Staff of the Selection Committee
July 2, 1985

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I. INTRODUCTION

The 1979 Legislature created the Conservation and Recreation Lands Program and Trust Fund, providing for the selection and acquisition of: 1) Environmentally Endangered Lands (EEL); 2) lands for use and protection as natural floodplain, marsh, or estuary, if the protection and conservation of such lands is necessary to enhance or protect water quality or quantity or to protect fish and wildlife habitat which cannot otherwise be accomplished through local and state regulatory programs; 3) for use as state parks, recreation areas, public beaches, wilderness areas, or wildlife management areas; 4) for restoration of altered ecosystems to correct environmental damage that has already occurred; or 5) for preservation of significant archaeological or historical sites. The program is guided by the Land Acquisition Selection Committee, consisting of the Secretary of the Department of Community Affairs (Current Chairperson), 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 Fresh Water Fish Commission, and the Director of the Division of Archives, History, and Records Management of the Department of State, or their respective designees. The Chairmanship of the Committee rotates annually in the above order.

The Division of State Lands provides staff support and coordination for the program. In addition, invaluable assistance has been provided by the Liaison Staff of each Committee agency in the general activities and specific work elements of the selection process.

On December 16, 1980 the Trustees approved the first program priority list of 27 projects submitted by the Committee. Following that decision, the Division began acquisition procedures on this list. During each legislative session subsequent to approval of the first C.A.R.L. Priority List, amendments have been enacted which provide for considerable technical program improvements.

Following a call for projects during 1984 and 1985, the Division received, logged, and distributed 55 Acquisition proposals to the Committee until a processing deadline of September 1, 1984 was reached. In addition to the new projects were 38 projects on file whose sponsors requested be reconsidered. The existing list of 47 projects was also actively reconsidered bringing the total to 140. A copy of each proposal was provided to all six Committee members, who carried out an initial review of the projects. Additionally, public presentation meetings were held by the Committee during October, 1984 which provided an opportunity for presentations by project applicants.

Following these meetings, the Committee met on November 20, 1984 to select those new projects which would be subject to a full review. A total of 34 proposals received the necessary three affirmative votes. An additional three projects were selected for full review at a Selection Committee Meeting on January 29, 1985, bringing the total number of projects under full review to 37. During the period from November 1984 to March 1985 Committee staff performed field inspections, drafted written assessments for each project, and prepared Resource Planning Boundaries (RPB's) in accordance with the Comprehensive Acquisition Plan, proposed by the Committee to the Governor and Cabinet.

On April 19, 1985 the Committee met to consider project assessments and RPB's for projects receiving full review. The Committee adopted the project assessments, including the RPB's, pending subsequent incorporation of approved amendments. The Committee then compiled a Preliminary Priority List consisting of two parts: (1) the existing list consisting of 46 ranked

projects already approved by the Board; (2) an unranked list of 20 new projects selected for future acquisition. The Committee subsequently recommended release of C.A.R.L. funds to complete the required boundary maps and project designs in accordance with the proposed Comprehensive Acquisition Plan. On May 21, 1985 the Board approved the requested release of these funds.

Following widespread notice and publicity, a series of four public meetings for taking testimony in response to the preliminary priority list were held statewide during May of 1985. The results of these meetings were made available to the Committee and considered when the final priority list was compiled on June 5, 1985.

Each project on the list includes the best estimate of land value available to the department, a boundary map and description, preacquisition planning and budgeting, a preliminary statement of the extent and nature of public use, and designation of a management agency or agencies.

Sixty-four projects were included on the recommended list compiled on June 5, 1985. The Committee met again and held a Public Meeting on June 25, 1985, after which they replaced Consolidated Ranch with Wakulla Springs at position #11 on the overall priority list. However, 10 projects did not have the required boundary map completed and were therefore eliminated before submission to the Board of Trustees. The Selection Committee has directed the Division staff to secure the necessary boundary maps and to complete the project designs for new projects as soon as possible, so that these projects can be added to the priority list in the positions of their previously designated ranks. Ten of the eleven new projects added to the present list have boundary maps, but not project designs. (Only the Crystal River State Reserve, #47, has both completed.) Therefore, the project boundaries on these ten projects will be amended to coincide with the project designs, when those designs are completed.

II. C. A. R. L. P R O J E C T L I S T S

A. 1985 C.A.R.L. Recommended Priority List

Project and County	Approximate Acreage	Best Estimate of Value Remaining to be Bought	Estimated Management & Maintenance Cost (\$)
1. Westlake ** (Broward)	515	\$ 5,994,300	\$ ---
2. Rookery Bay**† (Collier)	2,704	7,397,300	47,007
3. Fakahatchee Strand**+ (Collier)	37,570	15,900,000	---
4. Charlotte Harbor** (Charlotte)	2,767	2,556,900	23,172
5. Lower Apalachicola (Franklin)	7,800	2,732,500	---
6. Guana River (St. Johns)	9,500	24,550,000	184,062
7. South Savannahs (Martin/St. Lucie)	1,643	4,000,000	171,619
8. North Key Largo Hammocks (Monroe)	436	4,117,000	---
9. Spring Hammock (Seminole)	1,800	2,000,000	---
10. North Peninsula (Volusia)	192	4,523,560	144,000
11. Wakulla Springs† (Wakulla)	3,000	8,000,000	---
12. Escambia Bay Bluffs (Escambia)	3	70,000	---
13. Cayo Costa Island** (Lee)	600	4,500,000	21,500
14. Crystal River II (Citrus)	2,294	2,400,000	119,322
15. Chassahowitzka Swamp** (Hernando/Citrus)	5,631	4,272,000	10,000
16. Emerald Springs (Bay)	979	1,657,734	84,000
17. Julington/Durbin Creeks* (Duval)	3,305	9,100,000	111,000
18. Gateway** (Pinellas)	124.33	255,300	---
19. Josslyn Island** (Lee)	48	150,000	---
20. Lake Arbuckle (Polk)	13,511	5,000,000	20,445
21. St Johns River Forrest Estates (Lake)	2,280	1,254,000	43,656
22. Paynes Prairie/Murphy- Deonna (Alachua)	1,144	3,300,000	---
23. Withlacoochee E.E.L. Inholding (Sumter)	324.1	210,576	11,560
24. Bower Tract * (Hillsborough)	1,549	2,890,000	---
25. Andrews Tract (Levy)	2,347	3,000,000	---
26. Deering Hammock (Dade)	347	19,216,625	---
27. Horrs Island/Barfield Bay (Collier)	143	850,000	---
28. Lochloosa Wildlife (Alachua)	31,000	15,000,000	147,000

Project and County	Approximate Acreage	Best Estimate of Value Remaining to be Bought	Estimated Management & Maintenance Cost (\$)
29. Silver River (Marion)	2,600	10,400,000	---
30. Windley Key Quarry (Monroe)	32.88	900,000	---
31. "Save Our Everglades"+ (Collier)	201,076	6,000,000 (CARL) (80,430,000 total)	---
32. Cooper's Point (Pinellas)	333	650,000	---
33. Peacock Slough (Suwannee)	350	525,000	---
34. Fechtel Ranch (Lake)	8,270	5,000,000	43,656
35. Tsala Apopka Lake (Citrus)	16,443	6,577,000	---
36. Cotee Point (Pasco)	81	1,800,000	---
37. Goodwood (Leon)	20	2,000,000	250,000
38. Rotenberger/Holey Land*** (Palm Beach)	13,981	11,000,000	50,000
39. Cedar Key Scrub II Addition (Levy)	2,614	800,000	71,019
40. Stoney-Lane (Citrus)	2,000	600,000	---
41. Big Mound Property (Palm Beach)	265	500,000	---
42. Crystal Cove (Citrus)	300	300,000	---
43. Owen-Illinois Property (Dixie)	27,236	29,900,000	---
44. Gasparilla Island Port Property (Lee)	39	3,000,000	---
45. Big Shoals Corridor/Brown Tract† (Columbia & Hamilton)	2,560	3,954,000	5,000
46. Lower Wacissa River and Aucilla River Sinkst (Jefferson)	13,800	6,900,000	---
47. Crystal River State Reserve (Citrus)	8,500	7,700,000	119,322
48. Estero Bay Aquatic Preserve Buffert (Lee)	5,520	1,534,314	80,000
49. Galt Island† (Lee)	43.5	322,000	---
50. Manatee Estecht (Manatee)	10,524	9,970,000	---
51. Homosassa Springst (Citrus)	155	3,657,000	---
52. Canaveral Industrial Park† (Brevard)	5,674	8,511,000	---
53. Lake Forest† (Orange)	430	1,834,000	---
54. Sandpiper Cove† (Lee)	2,450	2,638,000	91,000
<u>TOTAL ACQUISITION COST ESTIMATE</u>		<u>281,870,109</u>	

The Land Acquisition Selection Committee voted the following ten projects to have the indicated ranks on the Recommended Priority List. However, because boundary maps will not be completed until later on this year, these projects cannot be part of the approved C.A.R.L. Priority List at this time. The Committee has directed that these projects be inserted at their assigned priorities when the C.A.R.L. Priority List is amended in 5 - 6 months:

47. North Key Largo
Hammocks Addition
(Monroe)
48. Big Pine Key/Coupon
Bight Aquatic Preserve
Buffers
(Monroe)
50. White Belt Ranch
(Palm Beach)
51. Tropical Hammocks of
the Redlands
(Dade)
55. Bluehead Ranch
(Highlands)
58. Mondello/Cacciatore/
Jumper Creek
(Sumter)
59. Emeralda Marsh
(Lake)
60. B.M.K. Ranch
(Lake)
62. Saddle Blanket
Lakes Scrub
(Polk)
64. Samson Point
(Marion)

* Eminent domain authority granted by 1984 Legislature

** Previous eminent domain authority renewed by 1985 Legislature

*** Eminent domain authority granted by 1985 Legislature

+ Eminent domain authority under Chapter 380, Florida Statutes

† The approved boundary maps for these projects may represent only a portion of the total project area, and may require adjustments to conform with the final project designs.

B. 1984 C.A.R.L.
PRIORITY LIST AS AMENDED

<u>PRIORITY</u>	<u>COUNTY</u>
1. Westlake	Broward
2. Rookery Bay	Collier
3. Fakahatchee Strand	Collier
4. Charlotte Harbor	Charlotte
5. Lower Apalachicola	Franklin
6. Guana River	St. Johns
7. The Grove	Leon
8. South Savannahs	Martin/St. Lucie
9. North Key Largo Hammocks	Monroe
10. Spring Hammock	Seminole
11. North Peninsula	Volusia
12. Consolidated Ranch II	Orange
13. Escambia Bay Bluffs	Escambia
14. Cayo Costa Island	Lee
15. Crystal River II	Citrus
16. M. K. Ranch	Gulf
17. Chassahowitzka Swamp	Hernando/Citrus
18. Emerald Springs	Bay
19. Julington/Durbin Creeks	Duval
20. Gateway	Pinellas
21. Josslyn Island	Lee
22. Lake Arbuckle	Polk
23. St. Johns River Forrest Estates	Lake
24. Paynes Prairie/Cook-Deonna	Alachua
25. Withlacoochee E.E.L./Inholding	Sumter
26. Bower Tract	Hillsborough
27. Andrews Tract	Levy
28. Deering Hammock	Dade
29. Horrs Island/Barfield Bay	Collier
30. Lochloosa Wildlife	Alachua
31. Silver River	Marion
32. Windley Key Quarry	Monroe
33. "Save Our Everglades"	Collier
34. Cooper's Point	Pinellas
35. Peacock Slough	Suwannee
36. Fachtel Ranch	Lake
37. Tsala Apopka Lake	Citrus
38. Cotee Point	Pasco
39. Goodwood	Leon
40. Rotenberger/Holey Land	Palm Beach
41. Cedar Key Scrub II Addition	Levy
42. Stoney-Lake	Citrus
43. Big Mound Property	Palm Beach
44. Largo Narrows	Pinellas
45. Crystal Cove	Citrus
46. Owen Illinois Property	Dixie
47. Gasparilla Island Port Property	Lee

C. CARL PROJECTS APPROVED

FY 84/85

Thru 4/4/85

<u>Projects</u>	<u>Acres</u>	<u>Amount</u>
Cayo Costa Island	46.94	\$ 778,239
Crystal River	1,401.17	3,482,650
Chassahowitzka Swamp	7,577	1,471,190
North Key Largo Hammock	222.25	2,480,816
The Grove	10.35	2,285,000
Fakahatchee Swamp	3,610.8	1,147,300
Consolidated Ranch	41.07	41,605
Gateway	27.14	57,000
Grayton Dunes	800	2,404,151
North Peninsula	700.94	3,941,185
Rookery Bay	250	168,080
Guana River	4,800.91	25,000,000
Lake Arbuckle	13,746	3,933,242
Westlake	294	25,994,300
MK Ranch	8,792.6	2,923,153
Escambia Bay Bluffs	9.6	190,000
Andrews Tract	<u>3,177.6</u>	<u>5,876,537</u>
Total	<u>45,508.37</u>	<u>\$ 62,174,448</u>

CARL PROJECTS APPROVED

April 16, 1985 - June 18, 1985

Cayo Costa	8.08	\$ 231,850
North Peninsula	103.2	3,193,667
Bower	1,596	5,566,000
Lake Arbuckle	4,504	1,966,605
Deering Hammock	<u>347.216</u>	<u>19,216,625</u>
Total	<u>6,558.496</u>	<u>\$ 30,174,747</u>
Donations FY 84/85	1,161.45	\$ 1,102,140

D. New or Resubmitted Proposals Evaluated for
1985 C.A.R.L. List

BAY COUNTY

1. Merial Lake

BRADFORD COUNTY

2. Santa Fe Swamp

BREVARD COUNTY

3. Mullet Creek Islands
4. Canaveral Industrial Park, Inc.

CHARLOTTE COUNTY

5. Dunwoody Property
6. Herta J. Doltzer
7. Dooley Tract
8. Chadwick Beach

CITRUS COUNTY

9. Crystal River Additions
10. Hollins Corporation
11. Homosassa Springs
12. Mullet Key
13. Fort Island Mounds

CLAY COUNTY

14. Valldejuli Ranch

COLLIER COUNTY

15. Cape Romano
16. Naples Cay (Clam Pass Park)
17. Barefoot Beach
18. Golden Gate Estates

COLUMBIA COUNTY

19. Big Shoals Corridor

DADE COUNTY

20. Biscayne Bay Mangrove Preserve
21. East Everglades
22. Highleyman-Shenstone Property
23. Oleta River State Recreation Area/Terama Tract
24. Oleta River State Recreation Area/Bessemer Tract
25. Arch Creek Park Addition
26. Tropical Hammocks of The Redlands
27. Lemburg Property (Addition to ITT Hammock/Snapper Creek)

DESOTO COUNTY

28. Peace River Estates

DUVAL COUNTY

29. Pablo Creek Site
30. Metropolitan Park Addition
31. Nassau Valley Marshes
32. N. G. Wade Tract
33. McGirts Creek Valley Park

ESCAMBIA COUNTY

34. N. E. Shore Perdido Bay

FLAGLER COUNTY

35. River Oaks

FLAGLER & PUTNAM COUNTIES

36. Bear Island

FRANKLIN COUNTY

- 37. Eastpoint Timber Company
- 38. Sheip Mill Site

GULF COUNTY

- 39. Six Kids Ranch

HAMILTON COUNTY

- 40. Brown Tract

HERNANDO COUNTY

- 41. Rattlesnake Island

HIGHLANDS COUNTY

- 42. Bluehead Ranch

HILLSBOROUGH COUNTY

- 43. Conyers Property

HOLMES COUNTY

- 44. Choctawatchee River Basin

JEFFERSON COUNTY

- 45. Lower Wacissa River and Aucilla River Sinks

LAKE & ORANGE COUNTIES

- 46. BMK Ranch

LEE COUNTY

- 47. Pine Island Tract
- 48. Galt Island
- 49. Six Mile Cypress Swamp
- 50. Estero Bay Trust
- 51. Seger Property
- 52. Sandpiper Cove
- 53. Windsor-Stevens/Estero Bay Aquatic Preserve Buffer

LEON COUNTY

- 54. E. L. White House (Grove Addition)

LEVY COUNTY

- 55. Anchorage Marine Tract

MANATEE COUNTY

- 56. Manatee Estech
- 57. Sister Keys

MARION & LAKE COUNTIES

- 58. Emerald Marsh
- 59. Silver River Addition
- 60. Samson Point

MARTIN COUNTY

- 61. South Fork St. Lucie River

MONROE COUNTY

- 62. Key West Salt Ponds
- 63. Palo Alto Key
- 64. Chastain Hammock
- 65. Little Half Moon Key
- 66. Thronburgh Tract
- 67. Brothers Big Pine Key
- 68. Ramrod Key
- 69. Coral Reef (Key Largo)
- 70. Coupon Bight Aquatic Preserve Buffer

ORANGE COUNTY

- 71. Lake Forest

PALM BEACH COUNTY

- 72. Strazzula Property
- 73. Fox Properties
- 74. Yamato Scrub (Kovens Tract)
- 75. White Belt Ranch

PASCO COUNTY

- 76. Wetstone Property
- 77. Baileys Bluff Road Tracts

PINELLAS COUNTY

- 78. Camp Soule
- 79. Brooker Creek Tract

POLK COUNTY

- 80. Saddle Blanket Scrub
- 81. Florida Sand Corporation

PUTNAM COUNTY

- 82. Government Lot 1

ST. JOHNS COUNTY

- 83. Rattlesnake/Hernandez Island

ST. LUCIE COUNTY

- 84. Lakela's Mint Habitat

SARASOTA COUNTY

- 85. John Ringling Parkway Tract
- 86. City Island Road Tract

SUMTER COUNTY

- 87. Mondello
- 88. Cacciatore/Jumper Creek
- 89. Withlacoochee River/Princess Lake

VOLUSIA COUNTY

- 90. St. Johns River College Property
- 91. Cason Groves
- 92. Cedar Island
- 93. Little Haw Creek
- 94. Woody Property

WAKULLA COUNTY

- 95. Piney Island
- 96. Wakulla Springs

III. C.A.R.L. Selection
Committee Members
and Staff

<u>DEPARTMENT</u>	<u>MEMBER</u>	<u>STAFF</u>
Director, Division of Archives, History and Records Management, State	Mr. Randall Kelley	Mr. Daniel Clayton
Executive Director, Game and Fresh Water Fish Commission	Col. Robert M. Brantly	Mr. Douglas Bailey
Secretary, Community Affairs	Dr. John DeGrove, Chairman	Mr. Paul Darst
Secretary, Environmental Regulation	Ms. Victoria Tschinkel	Mr. Jim Carnes
Executive Director, Natural Resources	Dr. Elton J. Gissendanner	Dr. Leo Minasian Mr. Billy Kahn Ms. Donna Ruffner
Director, Division of Forestry, Agriculture and Consumer Services	Mr. John M. Bethea	Mr. James Grubbs

IV. Status of C.A.R.L. Trust Fund

C.A.R.L.

Balance on May 31, 1985	=	\$ 8,918,742
Anticipated Interest Earnings for May / June 1985	=	131,104
Additional 1985-1986 Funds	=	35,000,000
- less \$188,674 for Natural Areas Inventory		-188,674
- less \$50,481 for acquisition position in the Bureau of Survey and Mapping		- 50,481
Total C.A.R.L. Anticipated Funds Through June 30, 1985	=	43,810,691
		<hr/>
		<hr/>
GRAND TOTAL of All Anticipated	=	\$43,810,691

V. PUBLIC PRESENTATION MEETINGS
1985

Following the receipt of all new and reconsidered proposals, the Land Acquisition Selection Committee scheduled two meetings for hearing presentations by project applicants. Both meetings were held in Tallahassee on consecutive evenings.

Each applicant was notified by mail of the meeting dates and asked to schedule fifteen minute presentations at their option. Speakers were heard by the Committee or their representatives on October 25 and 26, 1984. Both meetings were held in Room 302 of the Marjory Stoneman Douglas Building (Department of Natural Resources). The October 25 meeting commenced at 7:00 p.m., and entertained presentations by ten speakers; the October 26 meeting commenced at 9:00 a.m., and included presentations by twenty-one speakers.

NOTICE OF PUBLIC MEETING

The Conservation and Recreation Lands Selection Committee, as defined in Section 259.035, Florida Statutes, announces two Selection Committee meetings, to which all interested parties are invited.

DATES AND TIMES: October 25, 1984; 7:00 p.m. - 10:00 p.m. and
October 26, 1984; 9:00 a.m. ET

PLACE: Marjory Stoneman Douglas Building
Room 302
3900 Commonwealth Boulevard
Tallahassee, Florida 32303

PURPOSE: To gather additional information relating to public purpose as defined in Sections 253.023, Florida Statutes on both new and reconsidered C.A.R.L. application sponsors in the form of a brief, oral presentation.

To obtain copies of the lists of new and resubmitted projects or reserve a place on the Agenda, please write to: Dr. Leo L. Minasian, Jr., Environmental Administrator, Division of State Lands, Department of Natural Resources, 3900 Commonwealth Boulevard, Tallahassee, Florida 32303, or call at (904)487-1750.

PRESENTATIONS

Public of New and Reconsidered Projects
for 1984-1985

THURSDAY, OCTOBER 25

7:00	Introductory Remarks	
7:15	Steve Lewis	Sister's Key (Manatee County)
7:30	Joe Nahoom	Rattlesnake Island (Hernando County)
7:45	Rich Walton Orange County Planning Department	Lake Forest (Orange County)
8:00	Sandra Kay Barrett	Big Pine Brothers Key (Monroe County)
8:15	Steve Gatewood (FNAI)	Silver River Addition (Marion County) Pine Island Tract (Lee County) Merial Lake (Bay County)
8:30	Steve Gatewood (FNAI)	Lakela's Mint Habitat (St. Lucie County) Saddle Blanket Lakes Scrub (Polk County)
8:45	Linda Lapel T.A. Herbert Associates	Sandpiper Cove (Lee County)
9:00	Linda Lapel T.A. Herbert Associates	Windsor Stevens/Estero Bay (Lee County)
9:15	Representative Carol Hanson	Yamato Scrub (Palm Beach County)
9:30	Jimmy Barker	St. Johns River College (Volusia County)
9:45	Agenda Items	

FRIDAY, OCTOBER 26

9:00	George Willson The Nature Conservancy	Brown Tract (Hamilton County) Choctawhatchee River (Holmes County)
9:15	Casey Gluckman	Estero Bay (Lee County)
9:30	Craig Hunter County Administrator of Citrus County	Homosassa Springs (Citrus County)
9:45	Nan Perry	Wetstone (Pasco County)
10:00	Nan Perry	Florida Sand Corporation (Polk County)
10:15	Steve Gatewood (FNAI)	Lower Wacissa River and Aucilla River Sinks (Jefferson County)

Presentations
New and Reconsidered Projects
Page Two

FRIDAY, OCTOBER 26

10:30	<u>BREAK</u>	
10:45	Lowell Steigler	Millet Key (Citrus County)
11:00	Marshall Cassidy	Hollins Corporation (Citrus County)
11:15	Marvin Cassel	Piney Island (Wakulla County)
11:30	Larry Fitzgerald	Golden Gate Estates (Collier County)
11:45	Mike Best Charlotte County Planning Department	Chadwick Beach Durwoody Property Dolzer Property (all in Charlotte County)
12:00 - 1:15	<u>LUNCH</u>	
1:15	Teresa Krane Brevard Planning Department	Millet Creek (Brevard County)
1:30	Raymond Assner	Woody Property (Volusia County)
1:45	Diana Gonzales Office of the County Manager	Redlands Tropical Hammocks Lemberg Tract Arch Creek Addition (all in Dade County)
2:00	Doug Bailey Game and Fish	Emeralda Marsh (Marion County)
2:15	Doug Bailey Game and Fish	White Belt Ranch (Palm Beach County)
2:30	David Buchanan	Oleta River (Terama Tract) (Bessemer Tract) (Dade County)
2:45	Dr. Virginia Vail	Coral Reef/Key Largo (Monroe County) BMK Ranch (Seminole County)
3:00	Gladys Cook City of Sarasota	Ringling Parkway City Island Tract (Sarasota County)
3:15	<u>BREAK</u>	
3:30	Dr. Everett Beckman	E.L. White House (Leon County)
3:45	Bob Holt	East Point Timber Company (Franklin County)
4:00	Ms. Virginia Foster	Northeast Shore Perdido Bay (Escambia County)
4:15	John Strazzulla	Strazzulla Property (Palm Beach County)

VI. SUMMARY OF PUBLIC MEETINGS

1985

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

For the Conservation and Recreation
Lands Selection Committee

As directed by the Selection Committee, a series of four public meetings were held in centrally located regional sites of the greatest population near proposed projects. Pursuant to Chapter 259.07, Florida Statutes, legal advertisements were placed in newspapers of general circulation: Tallahassee Democrat, March 30; Miami Herald, April 3; Fort Myers News Press, April 4; Jacksonville Journal, April 4; Tampa Tribune, April 5; Citrus County Chronicle, April 5.

Division staff also sent copies of the meeting announcement to a comprehensive mailing list, including project applicants, local governments, and environmental groups.

Detailed reports follow for each location.



State of Florida
DEPARTMENT OF NATURAL RESOURCES

DR. ELTON J. GISSENDANNER
Executive Director
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, Tallahassee, Florida 32303

BOB GRAHAM
Governor
GEORGE FIRESTONE
Secretary of State
JIM SMITH
Attorney General
GERALD A. LEWIS
Comptroller
BILL GUNTER
Treasurer
DOYLE CONNER
Commissioner of Agriculture
RALPH D. TURLINGTON
Commissioner of Education

April 24, 1985

M E M O R A N D U M

TO: All Interested Persons

FROM: Leo L. Minasian, Jr.
Environmental Administrator
Division of State Lands *LM*

RE: Public Meetings

You are cordially invited to attend any of a series of public meetings scheduled by the Conservation and Recreation Lands (C.A.R.L.) Selection Committee. The purpose of these meetings is to take testimony in response to those projects (see reverse side) proposed for future acquisition.

DATE: May 8, 1985
TIME: 3:00 p.m.
PLACE: 1115 Manatee Avenue, West
County Courthouse
Room 220
Bradenton, Florida 33502

DATE: May 15, 1985
TIME: 3:00 p.m.
PLACE: St. Johns River Water
Management District
U.S. Highway 100 West
Board Meeting Room
Palatka, Florida 32077

DATE: May 22, 1985
TIME: 9:00 a.m.
PLACE: Douglass Building
3900 Commonwealth Boulevard
Room 302
Tallahassee, Florida 32303

DATE: May 29, 1985
TIME: 3:00 p.m.
PLACE: Key Largo Branch Library
99551 - #3 Overseas Highway
Key Largo, Florida 33037

For further information, please call 904/487-1750. Thank you.

LLM/mrl
Attachments

Preliminary Priority List

The following lists of projects were forwarded to public hearings by the Land Acquisition Selection Committee on April 19, 1985. The first, ranked list of 46 projects consists of the existing acquisition list as approved by the Governor and Cabinet, with the deletion of the Largo Narrows project which was recently purchased by Pinellas County. All these ranked projects have required mapping completed, and are eligible for presentation to the Governor and Cabinet as part of the Final Priority List in July 1985.

The second, unranked list of 20 new projects was recommended for future acquisition pending completion of required boundary maps and project designs. It is anticipated that completion of required maps and designs for most of the new projects will take until the end of 1985. At that time, the Committee will add those projects to the revised, Interim Priority List for approval by the Governor and Cabinet.

Ranked List of Projects

Currently under Acquisition

<u>PRIORITY</u>	<u>COUNTY</u>
1. Westlake	Broward
2. Rookery Bay	Collier
3. Fakahatchee Strand	Collier
4. Charlotte Harbor	Charlotte
5. Lower Apalachicola	Franklin
6. Guana River	St. Johns
7. The Grove	Leon
8. South Savannas	Martin/St. Lucie
9. North Key Largo Hammocks	Monroe
10. Spring Hammock	Seminole
11. North Peninsula	Volusia
12. Consolidated Ranch II	Orange
13. Escambia Bay Bluffs	Escambia
14. Cayo Costa Island	Lee
15. Crystal River II	Citrus
16. M. K. Ranch	Gulf
17. Chassahowitzka Swamp	Hernando/Citrus
18. Emerald Springs	Bay
19. Julington/Durbin Creeks	Duval
20. Gateway	Pinellas
21. Josslyn Island	Lee
22. Lake Arbuckle	Polk
23. St. Johns River Forrest Estates	Lake
24. Paynes Prairie/Cook-Deonna	Alachua
25. Withlacoochie E.E.L./Inholding	Sumter
26. Bower Tract	Hillsborough
27. Andrews Tract	Levy
28. Deering Hammock	Dade
29. Horrs Island/Barfield Bay	Collier
30. Lochloosa Wildlife	Alachua
31. Silver River	Marion
32. Windley Key Quarry	Monroe
33. "Save Our Everglades"	Collier
34. Cooper's Point	Pinellas
35. Peacock Slough	Suwannee
36. Fechtcl Ranch	Lake
37. Tsala Apopka Lake	Citrus
38. Cotee Point	Pasco
39. Goodwood	Leon
40. Rotenberger/Holey Land	Palm Beach
41. Cedar Key Scrub II Addition	Levy
42. Stoney-Lake	Citrus
43. Big Mound Property	Palm Beach
44. Crystal Cove	Citrus
45. Owen Illinois Property	Dixie
46. Gasparilla Island Port Property	Lee

Unranked List of Projects
Proposed for Future Acquisition

Brevard County

Canaveral Industrial Park, Inc.

Citrus County

Crystal River State Reserve
Homosassa Springs

Columbia and Hamilton Counties

Big Shoals Corridor/Brown Tract

Dade County

Tropical Hammocks of the Redlands

Highlands County

Bluehead Ranch

Jefferson County

Lower Wacissa River and Aucilla River Sinks

Lake County

B.M.K. Ranch
Emeralda Marsh

Lee County

Estero Bay Aquatic Preserve Buffer
Sandpiper Cove
Galt Island

Manatee County

Manatee Estech

Marion County

Samson Point

Monroe County

North Key Largo Hammocks Addition
Big Pine Key/Coupon Bight Aquatic Preserve Buffer

Orange County

Lake Forest

Palm Beach County

White Belt Ranch

Polk County

Saddle Blanket Lakes Scrub

Sumter County

Mondello/Cacciatore/Jumper Creek

PUBLIC MEETING
MANATEE COUNTY COURTHOUSE
BRADENTON, FLORIDA

MAY 8, 1985
3:00 p.m.

Before the meeting, copies of the C.A.R.L. Preliminary Acquisition List and speaker sign-up sheets were made available to the audience. The meeting began promptly at 3:00 p.m. Paul Darst, representing Chairman Dr. John DeGrove of the Department of Community Affairs, welcomed the audience and introduced the C.A.R.L. Committee representatives: Dr. Leo L. Minasian, Jr. of the Department of Natural Resources, Ms. Donna Ruffner of the Department of Natural Resources, Danny Clayton of the Division of Archives, History and Records Management, Department of State, Doug Bailey of the Game and Fresh Water Fish Commission, Jim Carnes of the Department of Environmental Regulation and Jim Grubbs of the Division of Forestry.

Leo Minasian briefly described the C.A.R.L. Program and the project design process. Paul Darst then asked for public testimony. Twelve people gave oral presentations and the meeting ended at approximately 4:30 p.m.

A. Summary of Projects Discussed

I. Rookery Bay

Oral testimony of support was received from:

1. Kris Thoenke, Manager of the Rookery Bay National Estuarine Sanctuary.

Kris Thoenke, Manager of the Rookery Bay National Estuarine Sanctuary, expressed support of the Rookery Bay resource planning boundary. His only suggested alteration would be to expand the planning area by a few acres for a spreader waterway system needed by the Big Cypress Basin Board.

II. Horris Island/Barfield Bay

Oral testimony of support was received from:

1. Kris Thoenke, Manager of the Rookery Bay National Estuarine Sanctuary.

Kris Thoenke also spoke in support of the Horris Island/Barfield Bay Project. With the exception of the upland ridge, this project was acquired by the state in the Deltona Exchange. Coastal hammock is distinct from that found in the Rookery Bay project area. This project has potential archaeological/historical significance and its acquisition would complement other public ownerships in the area.

III. Charlotte Harbor

Written testimony of support was received from:

1. Mike Best, of the Charlotte County Board of County Commissioners.

Mike Best, of the Charlotte County Board of County Commissioners, submitted a resolution from the Board, affirming Charlotte County's support of the Charlotte Harbor project.

IV. Bower Tract

Oral testimony of support was received from:

1. Peter Clark, of the Tampa Bay Regional Planning Council.

Peter Clark, of the Tampa Bay Regional Planning Council, spoke in support of acquisition of the Bower Tract. Public ownership of this tract would help protect the last remaining estuarine habitat in upper Tampa Bay. The acquisition would be a good addition to the Tampa Bay Regional Park.

V. Manatee Estech

Oral testimony of support was received from:

1. Ed Chance, Chairman of the Board of County Commissioners of Manatee County.
2. Charles Hunsicker, of the Manatee County Utilities Company.
3. Westwood Fletcher, County Commissioner.
4. Carl R. Keeler, President of the Issac Walton League.
5. Mary Sheppard, Co-Chairperson of the Manatee County Sarasota County Chapter of the Sierra Club.
6. Gloria Rain, of Manasota 88.
7. Marjorie Peters, Chairperson of the Growth Management Committee of the Manatee County League of Women Voters.
8. Robert McNesky, President of the Manatee County Florida Chapter of the Audubon Society.

Ed Chance, Chairman of the Board of County Commissioners of Manatee County, encouraged state participation in the acquisition of the Manatee Estech project. The majority of this project lies within the Lake Manatee watershed, the source of drinking water for 250,000 people. The owners have obtained most of the required permits to mine and are asking \$35 million for the property. The County thinks this price unrealistic and is presently negotiating. The acquisition would be of statewide and regional value. The objectives of public acquisition would be: 1) to protect a threatened water supply; 2) to acquire a natural resource and potential wildlife area.

Charles Hunsicker, of the Manatee County Utilities Company, spoke in support of acquisition of the Manatee Estech project. He gave a visual presentation of the project area, described its significance, and asked the Committee to give it a high ranking on the C.A.R.L. Priority List. There is strong local committment to this project. The area residents have approved a bond issue of \$25,000,000 as the County's contribution towards acquisition costs. Manatee County is dedicated in trying to protect the property against transition to a different land use. It has done extensive studies on water quality and has the resources to manage this property if acquired.

V. Manatee Estech (cont)

County Commissioner Fletcher voiced the unanimity of the County government and residents in support of this project. Acquisition of this project would provide a unique opportunity to save an important resource, water, from becoming rarer and rarer.

Carl R. Keeler, President of the Issac Walton League, commented that most state acquisition projects support resources such as beaches and wildlife. Acquisition of the Manatee Estech property would help protect Florida's most basic resource - water.

Mary Sheppard, Co-Chairperson of the Manatee County, Sarasota County Chapter of the Sierra Club, toured the property with staff of the Land Acquisition Selection Committee and suggested that acquisition of this project could provide recreational opportunities for residents in an urban area, as well as protection of water and wildlife.

Gloria Rain, of Manasota 88, supports acquisition of Manatee Estech. The property is a significant, highly sensitive area and contains important natural communities, wetlands and archaeological resources. There are few regions in Florida where people have been so committed in their support of a project. This property could be subject to drastic alterations if not acquired.

Marjorie Peters, Chairperson of the Growth Management Committee of the Manatee County League of Women Voters, voiced the League's support of the acquisition of this important watershed area. It is a project of regional scope and significance to the residents of several counties. It is part of the Myakka System and valuable to the Charlotte Harbor area. The natural communities and species found on this property are representative of Central Florida: wetlands, longleaf pine, oaks and scrub. The wetlands are seasonally dry and support an array of wildlife forming an important part of the food chain.

Robert McNesky, President of the Manatee County, Florida Chapter of the Audubon Society, is familiar with the property and supports its acquisition. The project represents a highlands area and supports a diversity of wildlife. The project area also contains a wetlands system. Private developers have realized that wetlands should be preserved as natural areas.

VI. Lake Forest

Oral testimony of support was received from:

1. Richard Walton, of the Orange County Planning Department.

Richard Walton, of the Orange County Planning Department, spoke in support of the Lake Forest project. Owners have been moving for three years towards acquiring the necessary permits to develop and have obtained zoning approval and project concept approval. The County though, has denied approval of subdivision plans, which is the only step left in the development review process. The

VI. Lake Forest (cont)

project. Owners have been moving for three years towards acquiring the necessary permits to develop and have obtained zoning approval and project concept approval. The County though, has denied approval of subdivision plans, which is the only step left in the development review process. The Surveying and Engineering Department of Orange County is preparing a boundary map for the project area. Orange County can presently contribute \$100,000 towards acquisition cost and hopes to raise other funds in the future. The County Parks Department is interested in management of this property.

THIS REPORT WAS PREPARED BY:

DONNA RUFFNER
ACQUISITION PLANNER
BUREAU OF LAND ACQUISITION
DIVISION OF STATE LANDS
DEPARTMENT OF NATURAL RESOURCES

R E S O L U T I O N
NUMBER 85- 78

A RESOLUTION REAFFIRMING THE ENDORSEMENT
OF STATE ACQUISITION OF CHARLOTTE HARBOR
WETLANDS.

WHEREAS, the Board of County Commissioners of Charlotte County heartily endorses the state acquisition of wetlands bordering Charlotte Harbor as the most advantageous single environmental action taken by any public agency; and

WHEREAS, the Board of County Commissioners has previously, by Resolution 73-1, dated January 2, 1973, Resolution 76-3, dated February 3, 1976, Resolution 80-99, dated November 25, 1980, and Resolution 84-64, dated May 22, 1984, heartily endorsed the establishment of preservation areas in the shoreline areas of Charlotte County; and

WHEREAS, the acquisition program has not yet been completed; and

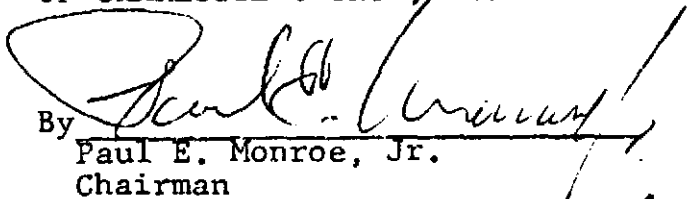
WHEREAS, it is firmly believed that the completion of the program will be of monumental benefit to the continued stability of Charlotte Harbor and will amount to a substantial legacy for future generations;

NOW, THEREFORE, BE IT RESOLVED:

1. That Resolution 73-1, Resolution 76-3, Resolution 80-99 and Resolution 84-64 be heartily reaffirmed.
2. That the Governor and Cabinet be and hereby are requested to give the highest priority to the completion of the purchase of environmentally endangered Charlotte Harbor wetlands.
3. That the Clerk be and hereby is directed to send a copy of this resolution to the Governor and Cabinet and to each member of the Charlotte County Legislative Delegation.

PASSED AND DULY ADOPTED in regular session by the
BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
this 7th day of May, 1985.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By 
Paul E. Monroe, Jr.
Chairman


ATTEST:

Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners.

By: 

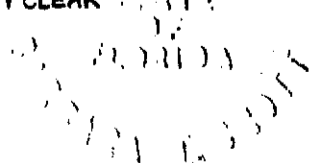


APPROVED AS TO FORM:


Thomas W. Garrard
Acting County Attorney

CERTIFIED, A TRUE COPY OF THE ORIGINAL
BARBARA T. SCOTT, CLERK OF THE CIRCUIT
COURT, CHARLOTTE COUNTY, FLORIDA

BY 
DEPUTY CLERK



PUBLIC MEETING

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

PALATKA, FLORIDA

MAY 15, 1985
3:00 p.m. EDT

A few minutes before the meeting began, copies of the C.A.R.L. Preliminary Acquisition List and the Unranked List of Proposed Projects were handed out. The meeting began promptly at 3:00 p.m. Testimony was recorded on tape, and notes were taken by representatives of the C.A.R.L. Committee. Representing the Chairman of the Committee, Paul Darst, Department of Community Affairs, chaired the meeting. Deputy Director of the St. Johns River Water Management District, Ms. Mildred G. Horton, welcomed the C.A.R.L. Committee to the District. Mr. Darst then welcomed the audience. Dr. Leo Minasian then explained the C.A.R.L. selection process and Mr. Darst proceeded with oral testimony. The meeting ended at 3:45 p.m.

Representing the C.A.R.L. Committee were Paul Darst (Department of Community Affairs); Jim Carnes (Department of Environmental Regulation); Jim Grubbs (Division of Forestry); Doug Bailey (Game and Fresh Water Fish Commission); Danny Clayton (Division of Archives, History and Records Management); Dr. Leo Minasian (Department of Natural Resources); and Billy Kahn (Department of Natural Resources). Approximately 20 people attended the meeting and 8 made presentations.

A. Summary of projects discussed

I. North Peninsula

Oral testimony of support was received from:

1. Kurt Massfeller, a member of the Volusia County Council, District 4.

Kurt Massfeller thanked the State for the progress in acquiring North Peninsula. The project continues to have public support from Volusia County and will prevent development up to the Flagler County line.

II. BMK Ranch/Consolidated Ranch

Oral testimony of support was received from:

1. Peter K. Goldfired, a representative of Friends of the Wekiva.
2. Russell Fisher, former President of Friends of the Wekiva.

Peter K. Goldfired, representing the Friends of the Wekiva: the BMK Ranch has upland communities which are just as important as wetlands including scrub, sandhill, and a good scrub jay population. I would like to see the area preserved.

Russell Fisher, former president of the Friends of the Wekiva, explained the geography of the area. BMK Ranch is part of the whole Wekiva River system and is in danger of being developed. Please acquire BMK and Consolidated Ranch II soon.

III. Paynes Prairie (Murphy-DeConna)

Oral testimony of support was received from:

1. Edwin B. Turlington, an Alachua County Commissioner.

III. Paynes Prairie (Murphy-DeConna) (cont.)

Edwin Turlington, an Alachua County Commissioner, urges the acquisition of this project as an upland area preserving habitat for wildlife.

IV. Lochloosa Wildlife

Oral testimony of support was received from:

1. Kate Barnes, a representative of the Friends of Cross Creek.

Kate Barnes represents the Friends of Cross Creek. The Alachua County Commission designated the project area as Recreation and Open Space on their Land Use Plan. We are under pressure of development in this area. Please advance the priority of Lochloosa.

V. Canaveral Industrial Park

Oral and written testimony of support was received from:

1. Jim Miller, a representative of St. Johns River Water Management District.

Jim Miller: This project is available for purchase, and some funding can come from the Save Our Rivers Program. It is a part of the District's 5 year plan.

VI. Silver River

Oral and written testimony of support was received from:

1. Tommy Needham, a representative from the Marion County Commission.

Tommy Needham: Marion County is one of the five fastest growing counties in the U.S. We are taking steps to try to control growth in the County. Silver River is in imminent danger of being acquired by private interests, both on the north and south sides. This is the only such area not in public control. We will do anything to help in the purchase of these two pieces of land being considered.

The following project is not on the preliminary list or proposed list but testimony was heard for the project.

VII. Rattlesnake Island

Oral testimony of support was received from:

1. Carol Fall, a representative from St. Johns County Audubon Society.

Carol Fall: I speak at the request of Sara Bailey of the St. Johns County Commission. The developer has intentions of developing the Island. A referendum is scheduled for vote to raise \$1 million to purchase the island.

This report was prepared by:

Mr. Billy Kahn
Land Management Specialist
Bureau of Land Acquisition
Division of State Lands
Department of Natural Resources



Marion County Commission

19 NW PINE AVENUE • OCALA, FLORIDA 32670

COMMISSIONERS
GAIL CROSS DIST 1
MURRAY FUGATE DIST 2
ROY ABSHER DIST 3
T. W. "TOMMY" NEEDHAM DIST 4
STEVE H. GILMAN DIST 5
AREA CODE 904 622-0305

May 15, 1985

C.A.R.L. Committee
State of Florida
Department of Natural Resources
3900 Commonwealth Blvd.
Tallahassee, Florida 32303

Dear Sirs:

The Marion County Commission stands firmly behind our support to acquire both sides of the Silver River. With the impact of tremendous growth experienced locally, this valuable and unique property is in an increasing danger being disposed of to private interest and thus subject to development.

We urge you to move to prevent the only piece of the Oklawaha Valley Basin System in Marion County that is not in public ownership.

Cooperation with other agencies we believe is the proper route to insure this piece of property being in State controlled hands.

Thank you for your consideration.

Yours truly,

T.W. "Tommy" Needham
Chairman
Board of County Commission

TWN:smt

PUBLIC MEETING
MARJORIE STONEMAN DOUGLAS BUILDING
ROOM 302
TALLAHASSEE, FLORIDA

MAY 22, 1985
9:00 A.M. (EDT)

A few minutes before the meeting began, copies of the C.A.R.L. Preliminary Acquisition List and the Unranked List of Proposed Projects were handed out. The meeting began at 9:10 a.m. Testimony was recorded on tape, and notes were taken by representatives of the C.A.R.L. Committee. Dr. John DeGrove, Chairman of the C.A.R.L. Committee then proceeded with oral testimony. The meeting ended at 9:45 a.m.

Representing the C.A.R.L. Committee were Dr. John DeGrove (Department of Community Affairs); Jim Carnes (Department of Environmental Regulation); Jim Grubbs (Division of Forestry); Doug Bailey (Game and Fresh Water Fish Commission); Danny Clayton (Division of Archives, History and Records Management); Dr. Leo Minasian (Department of Natural Resources); Billy Kahn (Department of Natural Resources) and Paul Darst (Department of Community Affairs). Approximately 15 people attended the meeting and 7 made presentations.

A. Summary of projects discussed.

I. Homosassa Springs Attraction

Oral testimony of support was received from:

1. Craig M. Hunter, Citrus County Manager.

Craig Hunter said that the County will provide a 50-50 split in funding. The boundary map will be provided to DNR staff. We feel the disturbed acreage is 20 acres instead of the 50 which was reported by staff. The University of Florida's Department of Landscape Architecture would help in a rehabilitation program with Dr. Jessie White. The high diversity of birds and other native species would make this a natural lab for study and appreciation by citizens of Florida. Although this land is in public ownership, it is not necessarily permanently protected. It is one of 25 first magnitude springs in Florida.

II. Crystal River State Reserve (Hollins Corporation Lands)

Oral and written testimony of support was received from:

1. Marshall Cassidy, representing one of the landowners (Hollins Corporation).

Marshall Cassidy said it is still a pristine and beautiful area. But things are changing. There seems to be an urgency to increase residential and commercial development in the area. He provided articles showing this urgency. Now is the time for the State to move on this property. There is consideration of a sewer line in the area which would further enhance the rapid development of the area.

III. Crystal River State Reserve (Mullet Key Lands)

Oral testimony of support was received from:

1. Hank Cohen, representing the Concerned Citizens of Citrus County.

III. Crystal River State Reserve (Mullet Key Lands) (cont)

Hank Cohen said that there are over 8,000 students each year who use Mullet Key as an outdoor lab. The Federal government has invested \$500,000 in the Marine Science Station close by. This Key is a beautiful property. Without this key we would be defeating our purpose of putting money into the Station if we did not provide an outdoor laboratory. It is not one of the more expensive pieces of property but one of the more practical pieces you could acquire.

IV. Charlotte Harbor

Oral testimony of support was received from:

1. Ralph DeVitto, representing Senator Bob Johnson.

Ralph DeVitto spoke in behalf of Senator Johnson to urge you to purchase the remainder of Charlotte Harbor. We and the County are strongly behind you on this project.

V. Lower Wacissa/Aucilla River Sinks

Oral testimony of support was received from:

1. Chris Anderson

Chris Anderson told the Committee that this is a beautiful river. He has spent a good bit of time on the river. Much of the land which would be acquired would help in recharging the aquifer, transporting freshwater to the Gulf and providing habitat for fish and wildlife. There may be some archaeological sites in the area. It is under pressure for development. There are many people in the area who support this project and it would provide a semi-wilderness experience.

VI. Canaveral Industrial Park

Oral testimony of support was received from:

1. Jim Miller, representing the St. Johns River Water Management District.
2. Harvey Ruvin, representing the owner of the property.

Jim Miller, this parcel is part of our 5 year acquisition plan. This property is ideal because it's adjacent to the Tosohatchee State Reserve and would be low in cost for management. There are some areas which do not fall under any regulatory authority.

Harvey Ruvin, the report completed by staff is an excellent report. This project would enhance the management of the Tosohatchee State Reserve and its resources. The property would provide multi-recreational activities. The District would fund 50% of the purchase price. There is strong pressure for development on certain parcels of the property.

THIS REPORT WAS PREPARED BY:

BILLY KAHN
LAND MANAGEMENT SPECIALIST
BUREAU OF LAND ACQUISITION
DIVISION OF STATE LANDS
DEPARTMENT OF NATURAL RESOURCES

PUBLIC MEETING

KEY LARGO BRANCH LIBRARY 99551

KEY LARGO, FLORIDA

MAY 29, 1985
3:00 P.M. (EDT)

Prior to the start of the meeting, copies of the C.A.R.L. Preliminary Acquisition List and the Unranked List of Proposed Projects were distributed. The meeting began at 3:03 p.m. Testimony was recorded on tape, and notes were taken by representatives of the C.A.R.L. Committee. The agenda for the hearing was conducted by Dr. John DeGrove, Secretary of the Department of Community Affairs and Chairman of the Land Acquisition Selection Committee. Representing other agencies of the Committee were Jim Carnes (Department of Environmental Regulation); Jim Grubbs (Division of Forestry); Doug Bailey (Game and Fresh Water Fish Commission); Danny Clayton (Division of Archives, History and Records Management); and Leo Minasian (Department of Natural Resources).

Approximately 50 people were in attendance, and 21 made oral presentations, on a total of seven different projects, of which all were in either Dade or Monroe counties. Additional, written testimony was submitted by Marjory Stoneman Douglas, and three of the speakers. The meeting was adjourned at 5:00 p.m.

A. Summary of Projects Discussed

I. Big Pine Key/Coupon Bight Aquatic Preserve Buffer

Oral testimony of support was received from:

1. Bill Becker, a member of the Lower Keys Chamber of Commerce.
2. Joan Gladwell, owner of a campground near the project area.
3. Curt Blair, representing the Newfound Harbor Marine Institute.
4. Stanley Becker
5. Sandy Barrett
6. Joyce Gann, Board Member of the Florida Native Plant Society.
7. L. B. Pokorsky, a property owner on Big Pine Key.
8. Earl Gallup, Member of the Seacamp Board of Directors.
9. John Stormont, Board of County Commissioners of Monroe County.

Bill Becker, who is active in local organizations involved in environmental preservation, including the Lower Keys Chamber of Commerce stated that the Lower Keys Chamber of Commerce urges acquisition of this project area.

Joan Gladwell, who owns a campground across the road from the project area, stated the importance of preserving this area. Many visitors from universities study the cactus hammocks, and the marine life within the project boundaries.

I. Big Pine Key/Coupon Bight Aquatic Preserve Buffer (cont)

Curt Blair introduced staff from the Newfound Harbor Marine Institute, who gave a slide presentation and narrative about the Coupon Bight Aquatic Preserve project, describing its diversity of resource values. The only way to insure preservation of this area is to acquire it. A broad spectrum of individuals, representing a variety of organizations, are present in support of this project.

Stanley Becker described the area encompassing the Brothers and Straehly properties as including a unique coastal dune association. This is a valuable and unique natural community which should be preserved and studied.

Sandy Barrett described the vegetation on this tract as being very sensitive to disturbance from fire or other sources. The owners of the Brothers tract would do whatever might assist the State and speed acquisition.

Joyce Gann, Board Member of the Florida Native Plant Society, urged acquisition of the Coupon Bight Lands because of the unique plant communities and species which occur there.

L. B. Pokorsky, who is a property owner on Big Pine Key, in the Piney Point subdivision said that most of the property owners in Piney Point are in full favor of this proposed acquisition by the State.

Earl Gallup, member of the Seacamp Board of Directors, stated that this project area is unequalled in biological diversity, uniqueness and opportunities for education. Development pressure in this area is very high. Citizens living in this area are committed to this purchase.

John Stormont, Board of County Commissioners of Monroe County, requested that the Land Acquisition Selection Committee place all Monroe County projects at the top of the C.A.R.L. priority list. He also said that Monroe County is planning to submit an application for a project of value because of its historic significance.

II. North Key Largo Hammocks Addition

Oral testimony of support was received from:

1. Joyce Gann, Board of Directors, Florida Native Plant Society.
2. Michael F. Chenoweth, representing Friends of the Everglades.
3. Pamela Pierce, representing Friends of the Everglades.
4. Susan R. Cohen
5. Linda J. Hardin, representing Friends of the Everglades.
6. Joe Podgor, representing "Save Our Waters, Inc."
7. Annette Nielsen
8. Karen Achor, representing the Florida Keys Land Trust.

II. North Key Largo Hammocks Addition (cont)

9. Karen Sunderland, representing the National Audubon Society.
10. William S. Brown, representing the Izaak Walton League.
11. Curt Blair, representing the Newfound Harbor Marine Institute.

Joyce Gann, Board of Directors, Florida Native Plant Society, stated that it is important that a large acreage of land be acquired on North Key Largo, and that it is important for preservation of the native species which occur there. The Native Plant Workshop has studied this area for a long time.

Michael F. Chenoweth, representing Friends of the Everglades, submitted to the Selection Committee a letter concerning the resource values and issues on North Key Largo. This area is under great development pressure because the land parcels are large, and the types of developments proposed are usually high-density, high-intensity resorts. Most of these proposed developments are not highly active. The Ocean Forest development has proposed 12,000 units. There are four endangered animals for which North Key Largo is the critical habitat. These proposed, resort developments would provide unrestricted access to the John Pennekamp Coral Reef State Park, and runoff would degrade the waters of the Park. Mr. Chenoweth recommended adding lands to the present project boundary, extending down to Port Bougainville.

Pamela Pierce, representing Friends of the Everglades, submitted to the Selection Committee a letter supporting this proposed acquisition, because of its advantages for resource protection and management. Ms. Pierce requested that the present North Key Largo Hammocks project be expanded south to Gulf Stream Shores, and that its acquisition priority be advanced to number one on the C.A.R.L. list.

Susan R. Cohen stated that if we could prevent increased development on North Key Largo, then planning for evacuation in the event of a hurricane would be less of a problem. Increased development density without adequate provision for evacuation could lead to disaster. The less people, the less of a problem there will be for the people who are already there.

Linda J. Hardin, representing Friends of the Everglades, read a letter from Marjory Stoneman Douglas to the Committee. She urged the Committee to expand the North Key Largo Hammocks project area.

Joe Podgor, who lives in Miami and represents "Save Our Waters, Inc." supports purchase of this project while there's still something left to purchase. Fishing is a major recreational industry in Florida, and many people come to the waters off Key Largo and southeast Florida to fish. Today, much of the recreational fishing along the coast of Dade County has been ruined by siltation from development. The Florida Keys still have clear waters and good fishing. We need the Land Acquisition Selection Committee and the preservation efforts which it promotes through acquisition programs.

Annette Nielsen wishes to recommend this area for acquisition. It is of manageable size both for the

II. North Key Largo Hammocks Addition (cont.)

tropical hammock vegetation and the interdependent animal species that survive there. In order to manage a wildlife population, one needs a tract of a minimal size, below which the population could not survive, and the tract could not be effectively managed. The endangered Schaus swallowtail butterfly cannot survive in the presence of mosquito spraying. Such spraying may also adversely affect the tree snail.

Karen Achor, representing the Florida Keys Land Trust, thanked the Committee for coming to Key Largo. She reported that detailed biological surveys have been done on North Key Largo. It is very important to acquire and preserve a large stretch of hammock.

Karen Sunderland, who represents the National Audubon Society said that acquisition of this additional area on North Key Largo is important, because it would join the John Pennekamp Coral Reef State Park and the Crocodile Lakes National Wildlife Refuge. It would be a large, easily managed tract because of its proximity to areas already under public ownership, and because it is a large, continuous tract of land.

William S. Brown, who represents the Izaak Walton League, supports acquisition of both the North Key Largo Hammocks Addition and the Coupon Bight Aquatic Preserve Buffer Project.

Curt Blair, representing the Newfound Harbor Marine Institute, said that the residents of Big Pine Key share the same resource concerns as those living on Key Largo, and additionally support the expansion of the North Key Largo Hammocks project area.

Written testimony of support was received from:

Ms. Marjory Stoneman Douglas, Mr. Michael Chenoweth and Ms. Pamela Pierce, all of whom were representing Friends of the Everglades. These correspondences are attached.

III. Deering Hammock

Oral testimony of support was received from:

1. Joyce Gann, representing the Board of Directors of the Florida Native Plant Society.

Joyce Gann, representing the Board of Directors of the Florida Native Plant Society, said that when this project became available for purchase, the Land Acquisition Selection Committee acted promptly to recommend its purchase. She thanked the Committee for its efforts in this regard.

IV. Windley Key Quarry

Oral testimony of support was received from:

1. Joyce Gann, representing the Board of Directors of the Florida Native Plant Society.

Joyce Gann, representing the Board of Directors of the Florida Native Plant Society, spoke in favor of this project. Dr. DeGrove pointed out that progress is being made towards acquisition of this project.

V. Cayo Costa/North Captiva Islands

Oral testimony of support was received from:

1. Joyce Gann, representing the Board of Directors of the Florida Native Plant Society.

Joyce Gann, representing the Board of Directors of the Florida Native Plant Society, recently visited this island. She remarked that Cayo Costa is a unique natural area, and is to the west coast of Florida what Key Largo is to the east coast of Florida.

VI. Tropical Hammocks of the Redlands

Oral testimony of support was received from:

1. Karen Achor, representing the Florida Keys Land Trust.
2. Jean Evoy, representing the Dade County Planning Department.
3. Lisbeth Britt, representing the Dade County Department of Environmental Resource Management.
4. Roger Hammer
5. Joyce Gann, representing the Board of Directors of the Florida Native Plant Society.

Karen Achor, who represents the Florida Keys Land Trust, stated that these hammocks are in very desperate need of preservation. They are much threatened by agricultural and residential development.

Jean Evoy, spoke on behalf of the Dade County Planning Department, and said that today there are fewer than 50 hammocks remaining in Dade County, out of an original 500. Dade County has sought to purchase or otherwise protect these hammocks.

Lisbeth Britt, who works with the Dade County Department of Environmental Resource Management, reported that these hammocks are very endangered from development activities and wood harvesting. All that the county has been able to do is contact absentee owners, and monitor disturbance. There is great pressure to develop these properties.

Roger Hammer reported that in one of the Tropical Hammocks of the Redlands, called Big George Hammock, is an orchid, Spiranthes elata, which was first described in the 19th Century, and not re-described until the 1960's. This is the only place on earth where this species occurs. Other species of orchids and ferns occur in certain of these hammocks, and nowhere else in North America. These hammocks are in urgent need of acquisition and protection. They are important locations, critical to the survival and re-establishment of native species.

Joyce Gann, Florida Native Plant Society, remarked that fencing is a necessary measure for protection of these tropical hammocks, and urged their acquisition.

VII. Key West Salt Ponds

Ms. Barbara Larcom, Ms. Karen Achor and Mr. William H. Westray spoke in support of the Key West Salt Ponds in Monroe County. This project had been selected for full review by the Committee, but had not been selected for the list which was the subject of these public hearings.

THIS REPORT WAS PREPARED BY:

LEO L. MINASIAN, JR.
ENVIRONMENTAL ADMINISTRATOR
BUREAU OF LAND ACQUISITION
DIVISION OF STATE LANDS
DEPARTMENT OF NATURAL RESOURCES

FRIENDS OF THE EVERGLADES

**3744 STEWART AVENUE
COCONUT GROVE, FLORIDA 33133**

May 29, 1985

Marjory Stoneman Douglas
President

Florence F. Coey
Vice-President

Don DeHut
Treasurer

Linda J. Hardin
Secretary

Dr. John DeGrove, Chairman, and Committee Members
C.A.R.L. Selection Committee
c/o Mr. Leo Minasian, Environmental Administrator
Bureau of Land Acquisition, Department of Natural Resources
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32303

RE: Proposed "Acquisition Additions" on North Key Largo.

Dear Dr. DeGrove and Committee Members,

As president of the Friends of the Everglades, I must voice my great concern for the future of North Key Largo in the Florida Keys. This pristine area is one of Florida's finest natural resources. It boasts of a unique example of West Indian Tropical Hardwood Hammock, and a fringe of fertile mangrove estuary. The State of Florida has deemed the area "of Critical State Concern". The upland ecosystem is critical habitat to several endangered species, and the marine environment is contiguous to the waters of the Everglades National Park, John Pennecamp Coral Reef State Park and the Key Largo National Marine Sanctuary. At present, these waters attract over a half million visitors from all over the world each year.

It is our contention that development of North Key Largo is not in the best interest of the citizens of Florida and will certainly do nothing but degrade the integrity of North Key Largo and its surrounding waters, coral reefs and estuaries. We therefore urge the members of the C.A.R.L. Acquisition Committee to give high priority listing to the "Proposed Acquisition Additions", south to, and including, the proposed Port Bougainville site.

The Friends of the Everglades feel that State acquisition of North Key Largo would be a great asset to Florida and is a much more acceptable alternative than development for this important natural resource.

Very sincerely yours,


Marjory Stoneman Douglas

MSD/ljh

A private non-profit organization supported by tax deductible memberships and donations

MICHAEL F. CHENOWETH
511 Southwest Third Avenue
Miami, Florida 33130
(305) 856-5024

May 29, 1985

Dr. John DeGrove, Chairman, and Committee Members
Conservation and Recreational Lands Committee
c/o Mr. Leo Minasian
Bureau of Land Acquisition, Department of Natural Resources
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32303

RE: CARL Acquisition List

Dear Dr. DeGrove and Committee Members:

Today, as you hold public hearings in Key Largo, you are in the area which requires the most urgent consideration for CARL acquisition.

North Key Largo is under immediate development pressure. The development which is likely to occur there is significantly different than is typical for past development in the Keys. Unlike the low density, single family homes, which are typically either second homes for residents of other areas, or are homes for retirees, the developments which are most likely to occur in North Key Largo are "clustered", high density, and will have high intensity uses associated with them. Examples which are a fore-taste of the likely future development plans are Port Bougainville and Carysfort.

Port Bougainville, a 3,000 unit resort with approximately 500,000 square feet of non-residential floor space, is located on a parcel with about 300-350 acres of upland. One section of the development, called "Garden Cove", is a 90 acre parcel entirely zoned for bars.

Carysfort is an 80 acre site on the east side of highway C-905, which plans 512 condominium units and 17 bars.

Both of these developments are currently dead in the water. Port Bougainville has been declared to be in default on its mortgage, and is in receivership under the jurisdiction of the federal court, and Carysfort has fallen into inactivity, and its development approvals have expired for failure to proceed with construction for over a year. The only way that either of these developments could reasonably be economically viable would be if casino gambling were legalized.

Other projects are proposed to be even more intense. One of the proposed developments, called "Ocean Forest", has indicated a desire to build 12,000 units.

The development of the upland areas in North Key Largo has serious adverse implications for the environment in several ways.

First, because the North Key Largo area is the habitat for at least four and possibly six or seven federally and state listed endangered animals, development would be likely to spell extinction for at least some of these animals. The landowners have recently begun a process designed to enable them to avoid the restrictions imposed on the land as a result of the endangered species act.

Second, because the upland of North Key Largo is a long and very narrow strip of hammock fronting on John Pennekamp Coral Reef State Park, development of the upland areas would create significant problems for the maintenance of the water quality in the park necessary for the health of the coral and marine ecosystem generally. Runoff from the developed areas cannot be contained on-site due to the high porosity of the underground rock. Water drained into the collection ponds and french drains of the sites will be carried rapidly and directly into the park through the porous rock. Insect control, an amenity demanded by most people, is destructive to the inshore marine resources and endangered insects in the area. The North Key Largo hammock areas would not be recognized as habitable by most people in the summer without insect control.

Third, the state has recognized that, as increased pressure on the park through tourist visitation occurs, it may be necessary to restrict access to some popular diving sites, and perhaps other areas, for years at a time, in order to allow those areas to recover their vitality, after diving pressure has caused declines in the coral communities. If there is unrestrained tourist resort development in North Key Largo, which comprises about one-half of the length of the park, the state would have serious difficulty in controlling access from those sites. The result could be that those tourists visiting those particular resorts would have a significant advantage over the public at large of the state of Florida, which could find itself being turned away due to the saturation of the parks resources by the resorts.

Fourth, although the developers and planners associated with the developments on North Key Largo are quick to agree to conditions to limit all kinds of activities hostile to the environment, there is good reason to doubt the ability or willingness of the responsible state, local, or private parties to enforce those conditions. An example of this happened recently in North Key Largo, when, in an endangered animal area, the county issued a permit for the clearing of a piece of hammock, without any effort to consult with any of the wildlife agencies to determine whether the particular parcel was occupied by the endangered animals or not.

For all of the above reasons, it is essential that the North Key Largo area be acquired by the public. The federal government has begun acquisition of parts of the crocodile refuge on the west side of highway C-905. The state has begun acquisition of the North Key Largo Hammock area approved by the CARL committee, as well as parts of the Key Largo Hammock Addition approved by this committee. Some of the landowners are holding out, hoping yet to be able to build their developments.

Ultimately, the state would be best served by also acquiring the Port Bougainville-Garden Cove site. The development is inactive and foreclosure proceedings by the FDIC are underway. I believe that the state could obtain this property for a fraction of the value of the mortgage. The federal government has an interest which could be served by their participation in the purchase of the west side of the property. However, because of the many factors involved in the Port Bougainville acquisition, it should be considered separately, as a new item on the CARL list.

Now, it is time to finish the job. I urge this committee to enlarge the Key Largo Hammock Addition, at this time, by adding the land down to the north edge of the Port Bougainville property, excepting only those parcels which are already developed and have homes constructed on them. I urge that this acquisition include all of the unbuilt lots in platted areas, as well as scarified areas such as the Carysfort site. The Carysfort site would provide the state with an essential northern land base and camping area, and along with other disturbed parts of the hammock, would allow the state and federal governments to develop effective methods to restore damaged hammock areas which would be applicable in the more southerly parts of Key Largo.

Dr. John DeGrove and Committee Members
May 29, 1985
Page Four

Therefore, the CARL committee is requested to enlarge the Key Largo Hammock Addition by adding the Key Largo area east of highway C-905 down to Port Bougainville's north boundary.

Sincerely,

A handwritten signature in cursive script, reading "Michael F. Chenoweth". The signature is written in dark ink and is positioned above the typed name.

Michael F. Chenoweth

724 Camilo Avenue
Coral Gables, Florida
33134

April 15th, 1985

Dr. John DeGrove, Chairman, and Committee Members
C.A.R.L. Selection Committee
c/o Mr. Leo Minasian, Environmental Administrator
Bureau of Land Acquisition, Department of Natural Resources
Marjory Stoneman Douglas Building
3900 Commonwealth Blvd.
Tallahassee, Florida 32303

RE: C.A.R.L. Selection Committee Meeting on 4-19-85, supporting continued acquisition preparation for "North Key Largo Addition."

Dear Dr. DeGrove and Committee Members:

As a citizen of Florida and Key Largo property owner, I support a positive vote by the Conservation and Recreation Lands Selection Committee to continue acquisition preparation for an immediate and high priority placement for state acquisition under the C.A.R.L. Trust Fund of the "Proposed Acquisition Additions" on North Key Largo, as depicted on the attached Department of Natural Resources map.

State purchase of these lands is critical to the protection of the John Pennekamp Coral Reef State Park, which directly abuts these lands at their Mean High Water Line.

Presently, I believe, this Mean High Water Line (western boundary of Pennekamp Park) remains unsurveyed and therefore the Park remains particularly vulnerable to encroachment from private development.

The original oceanside marina at nearby Port Bougainville was cut into Pennekamp State Park lands as admitted by the developer's own surveyor under oath in testimony taken last fall on whether the Department of Environmental Regulation should permit expansion of this marina further into State Park Lands! Similar encroachment into state park lands may have already taken place at the several old marina sites within the "Proposed Acquisition Additions".

State acquisition of these sites would rescue the developer/owners from similar scandals to Port Bougainville's marina and turn these water access sites truly into ones operated in the public interest of preserving this internationally unique coral reef state park.

These old marina sites could become state management tools for research, enforcement, education, public access, or restoration, emphasizing a systems approach to compliment all elements of the North Key Largo ecosystem. This would serve to preserve both the marine

Dr. DeGrove and Committee Members
C.A.R.L. Selection Committee Meeting of 4-19-85
April 15, 1985
Page 2

environment and mangrove fringe, and the equally unique transition zone and West Indian Tropical Hardwood Hammock, all areas which house endangered species.

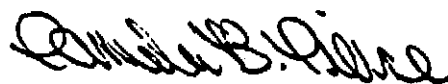
Management of this unique tropical ecosystem of North Key Largo will undoubtedly require in the near future restricted human access to both the upland and marine environments. Any new private developments would further restrict the general public's access to these environments, both in numbers of visitors and in access points.

If limits on pesticide spraying in the North Key Largo area are instituted to protect the marine and upland resources, any limited spraying that might be allowed should be allocated to areas available to the general public, not to private developments to benefit the limited few. Note: A candid consultant for Port Bougainville in 1982 said that if insect control was needed for the success of the project, the project should be abandoned since the project's area was next to one of the largest swamps in the world, the Everglades.

The state must act now to purchase this truly unique tropical island area to manage it in the public interest for both the present and future generations and not be swayed by any claims that somehow private interests can be magically manipulated and the environment saved by yet untried methods such as a "Habitat Conservation Plan".

The "Habitat Conservation Plan" being hatched for North Key Largo, will, I predict, after an inadequate six month habitat study, miraculously find all "poor" endangered species habitat to be waterfront and therefore developable! The natural resources at stake are too unique and important to leave their protection to chance and the common denominator of greed.

Sincerely,



Pamela B. Pierce

cc: Marjory Stoneman Douglas
Miami Herald



State of Florida
DEPARTMENT OF NATURAL RESOURCES

DR. ELTON J. GISSENDANNER
Executive Director
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, Tallahassee, Florida 32303

BOB GRAHAM
Governor
GEORGE FIRESTONE
Secretary of State
JIM SMITH
Attorney General
GERALD A. LEWIS
Comptroller
BILL GUNTER
Treasurer
DOYLE CONNER
Commissioner of Agriculture
RALPH D. TURLINGTON
Commissioner of Education

June 12, 1985

M E M O R A N D U M

TO: All Interested Persons

FROM: Leo L. Minasian, Jr.
Environmental Administrator
Division of State Lands *LM*

RE: Conservation and Recreation Lands (C.A.R.L.)
Public Meeting and Selection Committee Meeting

You are cordially invited to attend two meetings of the C.A.R.L. Land Acquisition Selection Committee, to be held on Tuesday, June 25, 1985 at 10:00 a.m. The meetings will be held in Room 302 of the Marjory Stoneman Douglas Building (Department of Natural Resources), 3900 Commonwealth Boulevard, in Tallahassee. An agenda is attached for your review.

LLM/mrl
Attachment (reverse side)

AGENDA

Conservation and Recreation Lands
Land Acquisition Selection Committee

10:00 a.m.

Room 302

Marjory Stoneman Douglas Building

3900 Commonwealth Boulevard

June 25, 1985

- I. Selection Committee Meeting
 - (1) Consideration of a project assessment for the Wakulla Springs C.A.R.L. Acquisition Project.
 - (2) Consideration of a proposed amendment to the Priority List to be Presented to the Board on July 2, 1985.

- II. Public Meeting to Gather Testimony Regarding the Proposed Amendment to the Annual Priority List.

- III. Selection Committee Meeting
 - (1) Vote to Finalize the Amended Annual Priority List and Annual Report to the Board.
 - (2) Consideration of Adoption of a Project Design for the Crystal River State Reserve.
 - (3) Consideration of Release of C.A.R.L. Funds for the 1985-1986 contract for the Florida Natural Areas Inventory.

PUBLIC MEETING
MARJORY STONEMAN DOUGLAS BUILDING
ROOM 302

TALLAHASSEE, FLORIDA

JUNE 25, 1985

11:10 A.M. (EDT)

A few minutes prior to the meeting, copies of the C.A.R.L. list approved by the Land Acquisition Selection Committee on June 5, 1985 and the agenda for the present meeting were distributed. A regular meeting of the Selection Committee commenced at 10:20; the public meeting commenced at 11:10. The agenda for the public meeting consisted of hearing testimony on the proposed amendment to the C.A.R.L. list: the addition of Wakulla Springs at priority #11, and the deletion of Consolidated Ranch II from priority #11, which was transferred to the "Additions and Inholdings" acquisition list in the Division of State Lands. The agenda was conducted by Committee Chairman, Dr. John DeGrove, Secretary of the Department of Community Affairs. Other Selection Committee members present at the meeting included: Ms. Victoria Tschinkel, Secretary, Department of Environmental Regulation; Colonel Robert Brantly, Executive Director, Game and Fresh Water Fish Commission; Mr. Randall Kelley, Director, Division of Archives, History and Records Management; and Mr. John Bethea, Director, Division of Forestry; and Mr. Jim MacFarland, Director, Division of State Lands, representing the Department of Natural Resources.

Approximately 20 individuals attended the meeting, of which four made oral presentations.

A. Summary of Projects Discussed

I. Wakulla Springs

Oral testimony of support was heard from:

1. Mr. Dana Bryan, President, Apalachee Audubon Society.
2. Mr. Don Tucker, Attorney representing an adjacent landowner along the Wakulla River.
3. Mr. Hank Cohen, representing the Concerned Citizens of Citrus County.

Mr. Dana Bryan thanked the Committee for adding Wakulla Springs to the C.A.R.L. list, and said that it is a wise decision. He stated that he is very familiar with the attributes of this property, because he conducted his M.S. research there, which dealt with the limpkin. The native submergent vegetation is in great abundance in the springs and spring run, and the productivity provided by this vegetation supports a profusion of wildlife. If this tract is purchased, the State must not remove the fence across the Wakulla River, because it has ensured a protected preserve for wildlife, and is the primary reason why the abundant wildlife exists there. The Wakulla River is not navigable from the Springs all the way down to the fence, anyway. McBride Slough is an important tributary of the Wakulla Springs aquatic system, and includes a good quality beach-magnolia forest upland from its shores. The strip of land west of State Road 61, recommended for addition by the Division of Recreation and Parks, is an area of

I. Wakulla Springs (cont.)

frequent incursion because it provides access to the popular Cherokee Sinkhole area. Overall, Wakulla Springs represents an extraordinary system.

Mr. Don Tucker, attorney for Mr. Bob Goddard, supported the acquisition of Wakulla Springs. He offered 2,300 acres along the eastern shore of the Wakulla River, south of the fence, for sale to the State, if the Committee is interested.

Mr. Hank Cohen stated that if Wakulla Springs is a "winner" he is interested in seeing it preserved, too.

II. Rookery Bay

Oral testimony was received from:

1. Mr. Karl Haydn, owner of Cannon Island.

A question regarding this project was posed to the Committee by Mr. Karl Haydn. He asked whether the acreage under study for addition to the Rookery Bay C.A.R.L. project, as part of a project design, is part of the project presently on the list. (The Committee informed him that it has not yet been added to the list.)

THIS REPORT WAS PREPARED BY;

DR. LEO L. MINASIAN, JR.
ENVIRONMENTAL ADMINISTRATOR
BUREAU OF LAND ACQUISITION
DIVISION OF STATE LANDS
DEPARTMENT OF NATURAL RESOURCES

VII. PROJECT ANALYSES

The following materials represent a summary of the Selection Committee's detailed project assessment, prepared for each project considered for the final priority list. The information is presented as follows:

1. PROJECT SUMMARY--this summary includes the final project description, recommended use, and other recommendations as adopted by the Committee.
2. LOCATION MAP--final boundary as adopted by majority vote of the Committee. For new projects, and selected projects on the previous acquisition list, the boundary is based on the preliminary "resource planning boundary" or finalized "project design", both of which are developed by staff and adopted by the Committee. The final project design and boundary map are completed simultaneously. The boundary map as required by Chapters 253.025 and 259.035, Florida Statutes, is available and on file at the Division of State Lands.
3. PRELIMINARY MANAGEMENT STATEMENT--including designation of management agencies.
4. CONFORMANCE CRITERIA--evaluation for conformance with the E.E.L. Plan, State Lands Management Plan and the availability of other, similar state-owned lands.
5. PREACQUISITION BUDGETING
6. EXECUTIVE SUMMARY

IMPORTANT NOTE

The materials in this section are a summary of documents compiled by the Committee pursuant to their assessment and evaluation of each recommended project. The resource information herein is based upon completed staff reports for each of these projects. Sales histories, in the form of title searches extending back five years, are obtained for all projects prior to appraisal. These records are available on request from the Division of State Lands.

#1 WEST LAKE

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Westlake	Broward	515	\$5,994,300
		(1,030 total)	(\$11,988,600 total)

A. RECOMMENDED PUBLIC PURPOSE: Other Lands - qualifies as outdoor recreation land, as a state park, and for protection of an estuary. Westlake is the last relatively undisturbed mangrove area in Broward County.

B. RESOURCE VALUE: Natural resource value moderate - provides habitat for various important aquatic and marine species, as well as numerous wading birds and raptors. Also provides benefits as a natural filter for runoff and other materials resulting from human activity. Moderate recreational value - an opportunity for urban residents to view and appreciate the value of a functioning mangrove wetland community. Archaeological value is rated very low.

C. OWNERSHIP PATTERN: There is one major owner and approximately 380 minor owners. The major owner has entered into an option contract with the State to execute purchase over two years, with two equal payments. Ease of acquisition for the single, major ownership purchased by the State, is rated very high; but for the entire project is very low. As of the first payment, the state will acquire an undivided interest in all 1030 acres. Broward County will acquire all of the minor ownerships.

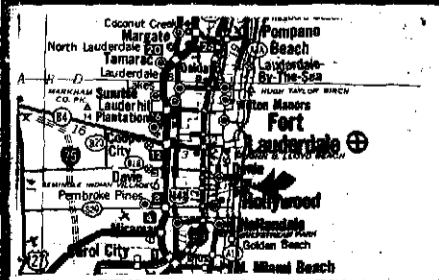
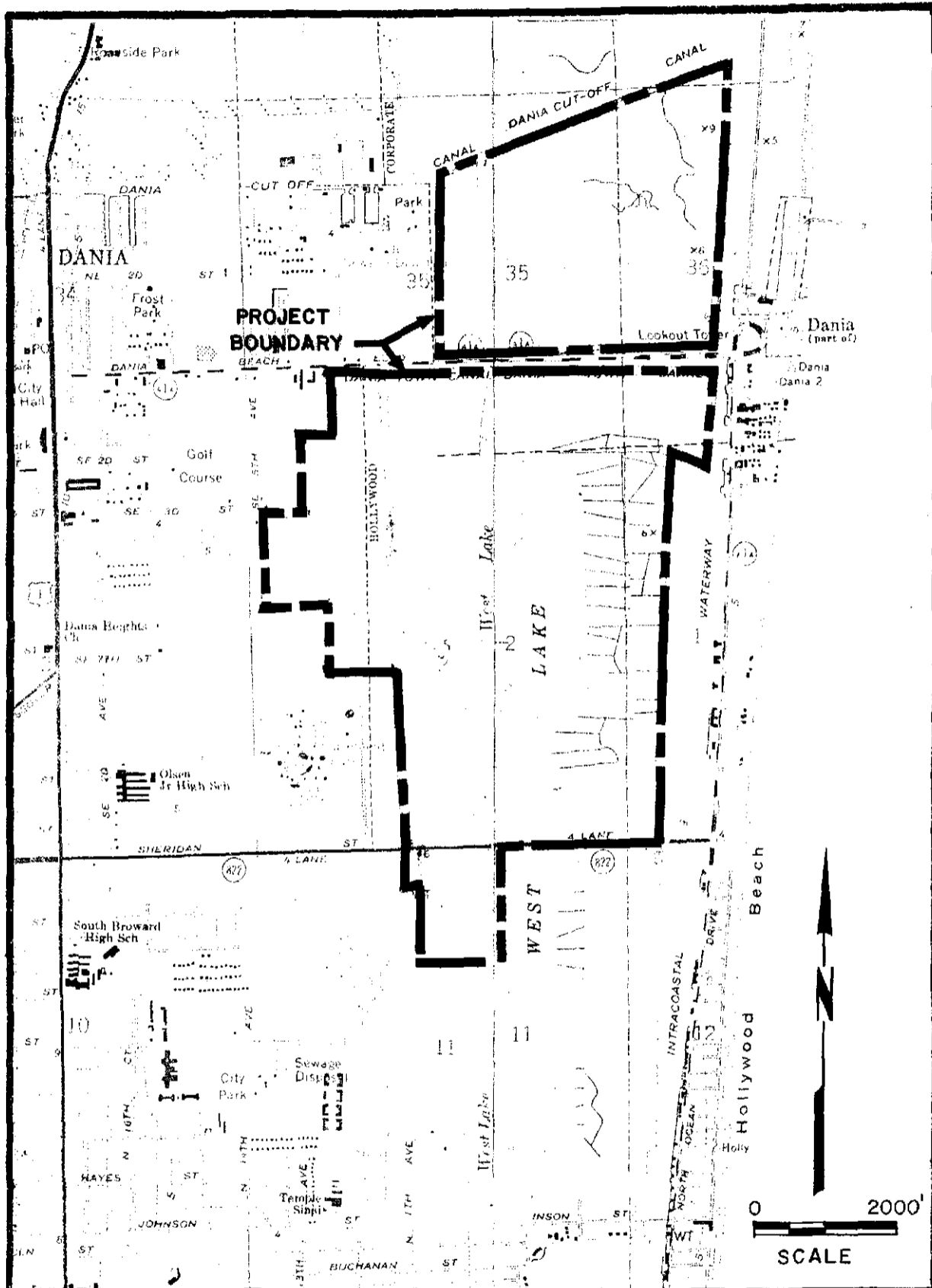
D. VULNERABILITY: Moderate - mangroves are susceptible to surrounding development and changes in water levels.

E. ENDANGERMENT: Moderate - development pressure is very high in this urban center, but regulatory authorities provide some protection.

F. LOCATION: In the center of one of the largest urban areas of the state.

G. COST: Management is anticipated to be carried out by Broward County at no cost to the state. Broward County will also do additional land acquisition adjacent to the C.A.R.L. project area.

H. OTHER FACTORS: The 1983 Legislature granted eminent domain authority for acquisition of this project. This authority was renewed by the 1985 Legislature.



PROPOSED ACQUISITION PROJECT
 WEST LAKE
 BROWARD COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Westlake will be managed by Broward County. See following page for management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with State Lands Management Plan

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

b. Unavailability of Suitable State Lands

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

5. PREACQUISITION BUDGETING

- a. The total cost to the State of acquisition is \$11,988,600, to be executed as two equal purchase payments of \$5,994,300, over two years. The payment schedule is as follows:

<u>Fiscal Year</u>	<u>Payment from C.A.R.L. Trust Fund</u>
1984-1985	\$5,994,300
1985-1986	\$5,994,300

The first option payment was executed on May 1, 1985. Broward County will purchase additional ownerships adjacent to the C.A.R.L. Project area.

EXECUTIVE SUMMARY

Westlake is the largest remaining mangrove stand from Biscayne Bay (Dade County) to Stuart (Martin County) and one of the few mangrove forests left on the Gold Coast. Within one hour's driving time of Westlake live 3 million permanent residents of southeast Florida. Another 3.1 million vacationers visit this area each year.

The CARL application for the acquisition of the Westlake area contains 1030 acres which have tremendous potential as an education and recreation site for the millions of people who live near and visit the area. Westlake will become part of a regional park system, as there are three existing parks and one future park in the immediate vicinity which relate to and complement Westlake ecologically. These existing and future parks are John U. Lloyd State Park, Holland Park, the existing West Lake Park (southwest of the application area), and North Beach.

Westlake abounds with mangrove forest and wildlife and is a viable estuarine system. The demand for an educational center within a coastal area of this type is enormous. Many elementary and secondary schools, colleges and universities will benefit from the opportunities for nature study and scientific research in the West Lake area. In addition, recreational opportunities for fishing, boating, birdwatching, nature walks and photography are extensive in this area.

Management of the Westlake area by Broward County will be designed to preserve, protect and enhance the natural resources of the tract, while providing educational and recreational opportunity to the public. The overall objective for management of the future Westlake Park, including the Anne Kolb Nature Center, is to achieve a harmonious balance between ecological protection and public use opportunity.

The following management plan is conceptual and preliminary in nature. A more detailed, fine-tuned plan will be prepared after the acquisition of Westlake has been accomplished. While the

Broward County Parks and Recreation Division will be the lead management agency for Westlake, the Division will coordinate planning and management activities with all appropriate agencies, including the State Division of Archives, History and Records Management, the Department of Environmental Regulation, the Department of Natural Resources and the cities of Hollywood and Dania.

It is estimated that the first two years of management of the Westlake area will focus on the design and permitting processes and basic security measures. The subsequent one-and-a-half to two years will be designated for actual construction of the project. The design and engineering processes are estimated at a cost of approximately \$315,000; fencing for security purposes is estimated to cost \$130,000; subsequent construction, capital improvements and start up equipment are estimated at the cost of \$2,815,000.

#2 R O O K E R Y B A Y

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Rookery Bay	Collier	3,574	\$9,777,191

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (EEL) - established as a National Estuarine Sanctuary of the West Indian biogeographic type.

B. RESOURCE VALUE: Very High ecological value - relatively undisturbed mangrove estuarine shoreline system and related buffer areas. Recreational value is rated moderate. Archaeological value is rated high.

C. OWNERSHIP PATTERN: Management feasibility is high. The Sanctuary is already established and a manager and headquarters station is already in place. Eight major parcels remain to be purchased. As a result of the number of parcels, ease of acquisition is rated low. However, the 1983 Legislature approved the use of eminent domain for this project except for one small parcel and part of another.

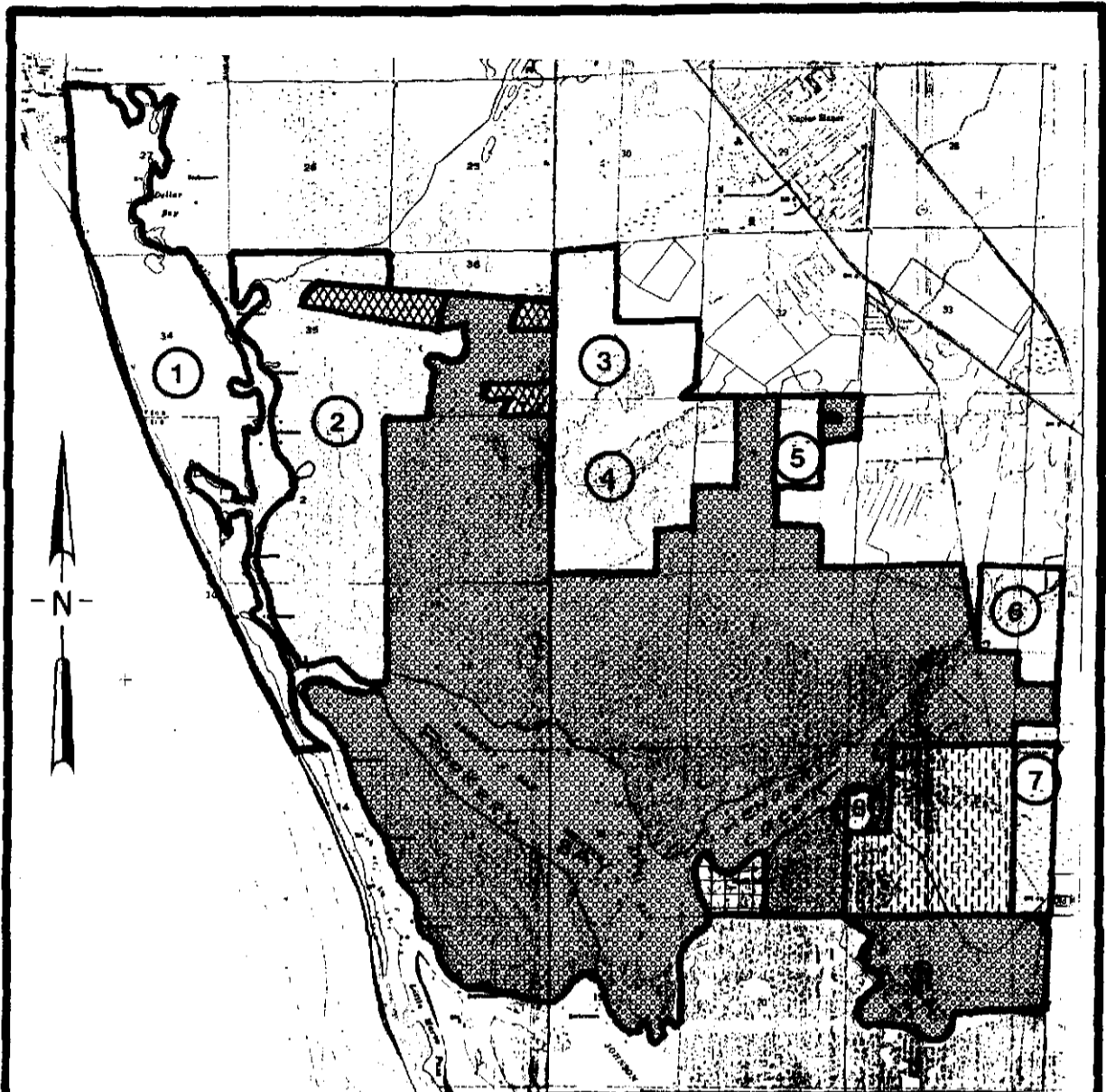
D. VULNERABILITY: Moderate to High - mangrove shoreline systems are partially protected by dredge and fill regulation but are very susceptible to human activity.






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

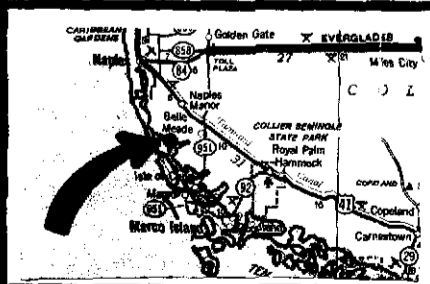
F. LOCATION: Near Florida's fast growing Southwest Coast. Access is available by roads to the Sanctuary research area; by boat to the rest of the tract. The project is of statewide and national significance.

G. COST: Federal matching funds have been used to help purchase much of the existing state ownership. Estimated first year management costs are \$47,007.

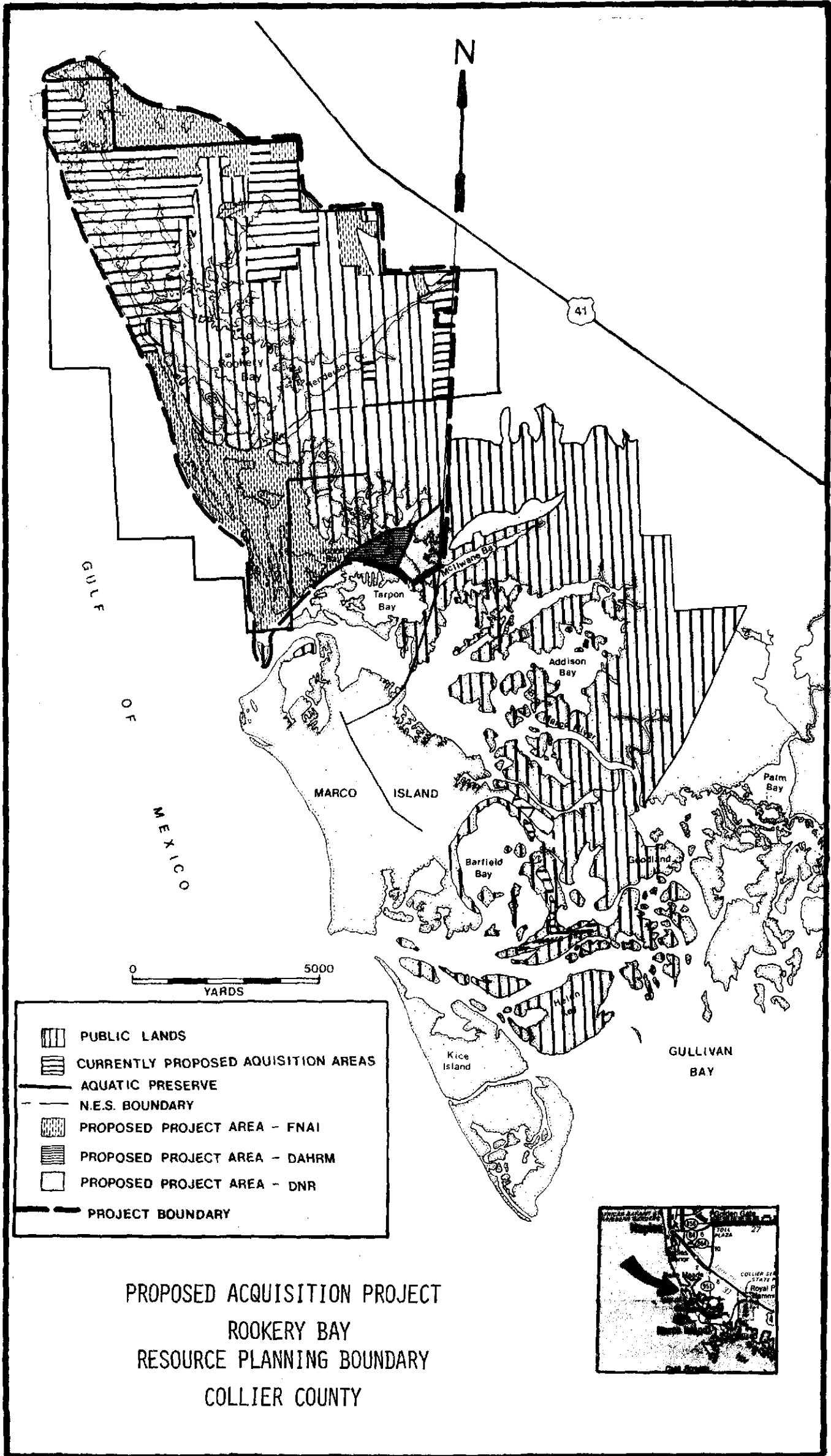
H. OTHER FACTORS: The 1983 Legislature authorized acquisition through eminent domain for this project. This authority has been extended by the 1985 Legislature. A project design is currently being prepared for this project area, and will be based on the resource planning boundary.



-  ROOKERY BAY SANCTUARY LANDS
-  CONSERVANCY RESEARCH FACILITY LANDS
-  U.S. BUREAU OF LAND MANAGEMENT LANDS
-  SCHOOL BOARD LANDS
-  TO BE ACQUIRED



PROPOSED ACQUISITION PROJECT
 ROOKERY BAY
 COLLIER COUNTY



PROPOSED ACQUISITION PROJECT
 ROOKERY BAY
 RESOURCE PLANNING BOUNDARY
 COLLIER COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Rookery Bay will be managed by the Sanctuary Management Committee (SMC), consisting of the Collier County Conservancy, Florida Audubon, and the Department of Natural Resources. Please see following page for the management executive summary.

4. CONFORMANCE CRITERIA

- a. 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 lands 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, fourth and fifth categories.

- b. Conformance with State Lands Management Plan

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

- c. Unavailability of Suitable State-Owned Lands

The Rookery Bay project will complete the initial purchase boundary of the Rookery Bay National Estuarine Sanctuary as well as additional buffer area. 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.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is 10,576,169.
- b. Estimated first year cost for management is \$47,007.

Rookery Bay National Estuarine Sanctuary
Management Plan

Executive Summary

Pursuant to the purposes of its designation as a National Estuarine Sanctuary, the primary management goal for Rookery Bay is to preserve and promote the natural estuarine system as a site for coastal ecosystem research and environmental education projects. A secondary, but no less important, goal of management is to identify and encourage public recreational activities in the Sanctuary which are compatible with the primary goal. Management activities will be in conformance with the philosophies of state lands management and the National Estuarine Sanctuary program.

The management plan describes the objectives and administrative policies developed to achieve the aforementioned goals at Rookery Bay. As the program evolves, the plan will be periodically reviewed and, if necessary, revised to incorporate new information. Presently the objectives of resource management and protection pertain to maintenance of natural community associations through use of appropriate management procedures (e.g., control burning), environmental monitoring (e.g., water quality) and restoration, where necessary and practical. The objectives of the scientific research program concern identification of subjects needing investigation, encouraging professional scientists to conduct studies in the sanctuary and integrating new information into the resource management and education programs. The objectives of the environmental education program are to inform the public and governmental agencies, through field trips, lectures, and brochures, of the dynamic, but fragile, interrelationships of coastal ecosystems to promote their wise use and protection, research and education are encouraged. These activities presently include fishing, boating, bird watching, and photography.

In the future, primitive camp sites and trails for nature study, hiking and horseback riding may be developed if an assessment of each shows the potential impact on the natural system to be minimal.

In actual practice the various sanctuary programs are not mutually exclusive; success of one enhances the success of the others. Information from the research program benefits the resource management and education programs by producing new information; the education program can be incorporated into various recreational activities such as nature trails; successful resource management maintains the site research, education and recreation.

Management and administration of the sanctuary are under the supervision of the Florida Department of Natural Resources, Division of Recreation and Parks, Bureau of Environmental Land Management. Input into Sanctuary management and policy direction is provided by a three member Sanctuary Management Board consisting of representatives of the Department of Natural Resources, The Conservancy, Inc., and the National Audubon Society. The Florida Division of Archives, History and Records Management cooperates in sanctuary efforts to protect and preserve archaeological and historical resources within sanctuary boundaries. The National Oceanic and Atmospheric Administration, Sanctuary Programs Division also provides input into sanctuary management as coordinator of activities in the National Estuarine Sanctuary program. The National Oceanic and Atmospheric Administration has also awarded the Department of Natural Resources matching grants to assist in sanctuary land acquisition and initiate operations (i.e., employ a manager).

With the acquisition of additional lands for the Sanctuary additional funding is required to provide the necessary increase in security and on-site management activities. Therefore, the following first year budgetary needs are proposed for consideration to the Conservation and Recreation Lands program.

1. Ranger	\$11,956
2. Expenses	5,351
3. OCO	<u>29,700</u>
Total	\$47,007

#3 FAKAHATCHEE STRAND

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Fakahatchee Strand	Collier	34,075	\$14,800,000

A. **RECOMMENDED PUBLIC PURPOSE:** EEL, to serve as a State Preserve for protection of water resources and all plant and animal life within its boundaries.

B. **RESOURCE 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. Recreational value is moderate, with archaeological value rated very high.

C. **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. The number of owners (over 9,000) makes complete acquisition very difficult and of necessity, longterm. The State has acquired 49,100 acres, which constitute the existing State Preserve. The county has leased the 1,920-acres park along Janes Scenic Drive to the Department of Natural Resources.

D. **VULNERABILITY:** High - very vulnerable to changes in water levels and inappropriate public use.

E. **ENDANGERMENT:** High - problems of piecemeal public ownership create endangerment from current unmanaged uses within the Strand.





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

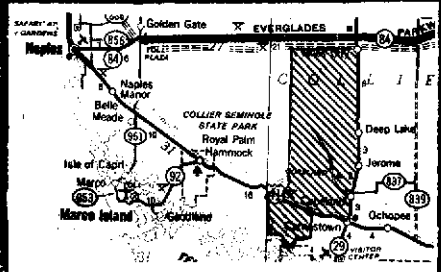
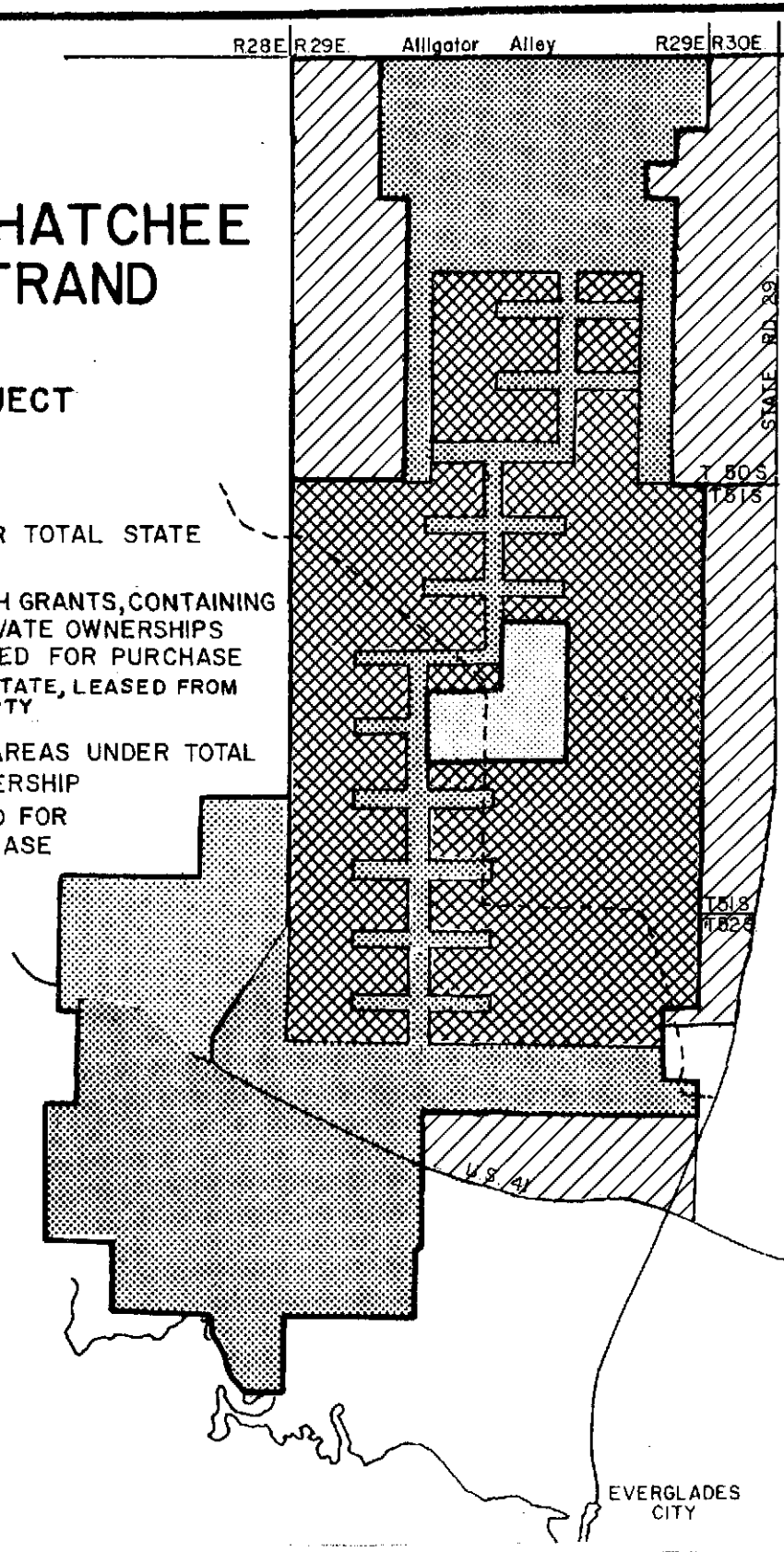
G. **COST:** Parcels are generally available for purchase, but the very large number of landowners (over 9,000) will require several years to complete acquisition. The Conservation and Recreation Lands Program is the most appropriate funding source.

H. **OTHER FACTORS:** Acquisition by eminent domain was re-authorized for this project by the 1985 Legislature, and also under Chapter 380, Florida Statutes.

FAKAHATCHEE STRAND

PROJECT

-  LANDS UNDER TOTAL STATE OWNERSHIP
-  REMUDA RANCH GRANTS, CONTAINING STATE & PRIVATE OWNERSHIPS RECOMMENDED FOR PURCHASE
-  MANAGED BY STATE, LEASED FROM COLLIER COUNTY
-  ADDITIONAL AREAS UNDER TOTAL PRIVATE OWNERSHIP RECOMMENDED FOR STATE PURCHASE



Proposed Acquisition Project:
Fakahatchee Strand
Collier County

3. PRELIMINARY MANAGEMENT STATEMENT

Management will be by the Division of Recreation & Parks and the Division of Archives, History and Records Management. See next sheet for management executive summary.

4. CONFORMANCE CRITERIA

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 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 Lands Management Plan

This project is in conformance with the 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.

6. PREACQUISITION BUDGETING

Estimated cost for acquisition is \$13,833,042.

The section of land in the northeast corner of the project area, bordering State Road 84, is to be purchased by the Department of Transportation when I-75 is constructed.

Fakahatchee Strand State Preserve Additions
Conceptual Management Plan

Executive Summary

The proposed purchases of numerous out parcels within Fakahatchee Strand State Preserve under the C.A.R.L. program, will be managed as portions of the preserve by the Department of Natural Resources, Division of Recreation and Parks.

All of the proposed purchases are within the optimum boundaries of the preserve, and their acquisition is necessary for adequate levels of management, protection, and security to be provided to the preserve's unique natural resources.

No interim management costs are anticipated from the C.A.R.L. program fund since immediate management of the properties will be provided by the preserve staff.

#4 CHARLOTTE HARBOR

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Charlotte Harbor	Charlotte	2767	\$2,556,900

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.

B. **RESOURCE VALUE:** The Charlotte Harbor 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 and archaeological value.

C. **OWNERSHIP PATTERN:** The proposed configuration has been carefully drawn and is suitable for the purpose. There are 11 owners of which most appear unwilling to sell.

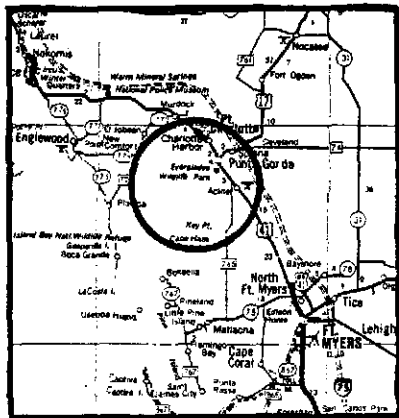
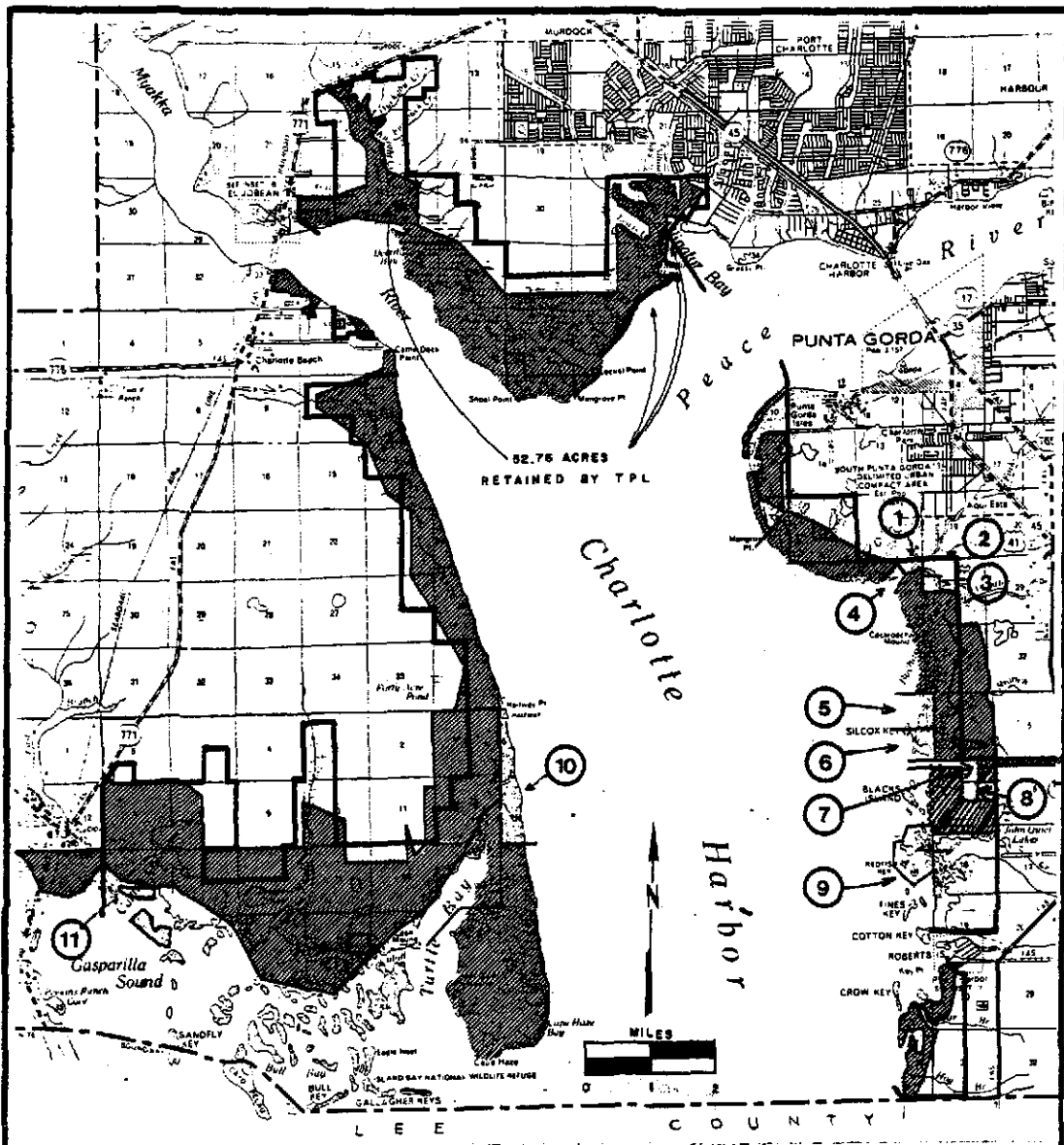
D. **VULNERABILITY:** The project lands are moderately vulnerable compared with other types of ecosystems in the State. They are vulnerable to nearby dredging, interference with the flow of water and nutrients from adjacent uplands, and, of course, bulkheading and filling.


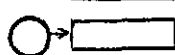
E. **ENDANGERMENT:** State and Federal regulatory agencies are currently doing a reasonable job of protecting coastal wetlands, but it is very unlikely that they could preserve the Charlotte Harbor mangrove fringe, as the acquisition project would, in the face of the intense development pressures occurring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

F. **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.

G. **COST:** Management and maintenance cost is estimated at \$23,172 for one year.

H. **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. The 1985 Legislature renewed eminent domain authority for this project. The Department of Natural Resources is currently engaged in litigation to acquire parcel #9.



-  NOW IN STATE OWNERSHIP
-  PARCELS PROPOSED FOR PURCHASE

FLORIDA DEPARTMENT OF NATURAL RESOURCES

**CHARLOTTE HARBOR
PROPOSED ACQUISITION**

CHARLOTTE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Management will be by the Division of Recreation & Parks and the Division of Archives, History and Records Management. See the following page for management executive summary.

4. CONFORMANCE CRITERIA

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 could be preserved by acquisition; and
2. the area is capable of providing significant protection to natural resources of recognized stateside importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 Charlotte Harbor parcels conform to the second and fifth categories.

b. Conformance with State Lands Management Plan

This project is in conformance with the 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.

6. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$2,556,900.
- b. Estimated management cost is \$23,172 for one year.

Charlotte Harbor State Reserve
Management Plan

Executive Summary

The Charlotte Harbor State Reserve--Environmentally Endangered Lands are located within or adjacent to the boundaries of the Gasparilla Sound-Charlotte Harbor, Cape Haze and Matlacha Pass Aquatic Preserves. Therefore, management of the State Reserve will coincide with the management objectives and policies set forth in the Charlotte Harbor Aquatic Preserve Management Plan, adopted by the Board of Trustees of the Internal Improvement Trust Fund (Governor and Cabinet) on May 18, 1983. Summarily, the basic goals of resource management for the Reserve are: to conserve the natural value of the Reserve and enable visitors to see and study a sample of the State's unique resources; to enhance protection and preservation of the wetland resources of the adjacent aquatic preserve; to protect and preserve naturally occurring plant and animal species and their habitats, particularly any rare, threatened or endangered species; to restore communities altered by man, to the greatest extent possible; to protect archaeological/historical resources; to enhance public understanding and appreciation for the elements of natural diversity within the Reserve.

Public uses will be limited to resource-based activities having minimal impacts on the environmental purpose of the property. Public uses may include: outdoor recreation activities (e.g., nature study, hiking, primitive camping, swimming, fishing and picnicking); scientific research that will aid in the preservation of the biological and cultural values of the Reserve; education programs designed to enhance public knowledge of the resources.

Management of Charlotte Harbor State Reserve has been assigned to the Division of Recreation and Parks of the Department of Natural Resources. A cooperative management role for the protection of

archaeological and other cultural resources in the Reserve will be provided by the Division of Archives, History and Records Management.

Limited resource and recreational management at the Reserve is currently provided by one on-site Biologist (State Reserve Manager). Additional budget needs for one year to provide necessary site security and resource management is itemized as follows:

One full time on-site law enforcement Ranger

Salary and benefits	\$11,956
Expenses	4,516
Operating Capital Outlay	<u>6,700</u>
TOTAL	<u>\$23,172</u>

#5 LOWER APALACHICOLA

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Lower Apalachicola River EEL Addition	Franklin	7,800	\$2,732,500

A. RECOMMENDED PUBLIC PURPOSE: Recommended for purchase as EEL. Also qualifies as Outdoor Recreation Land and use and protection as a Natural Floodplain, Marsh, or Estuary.

B. RESOURCE VALUE: Rates very high for ecological and archaeological value. Rates high for recreational value.

C. OWNERSHIP PATTERN: Manageability and useability rate high. Proposal is adjacent to existing E.E.L. property and access is available by land and by several boat landings. There are 14 owners of which 5 are willing to sell.

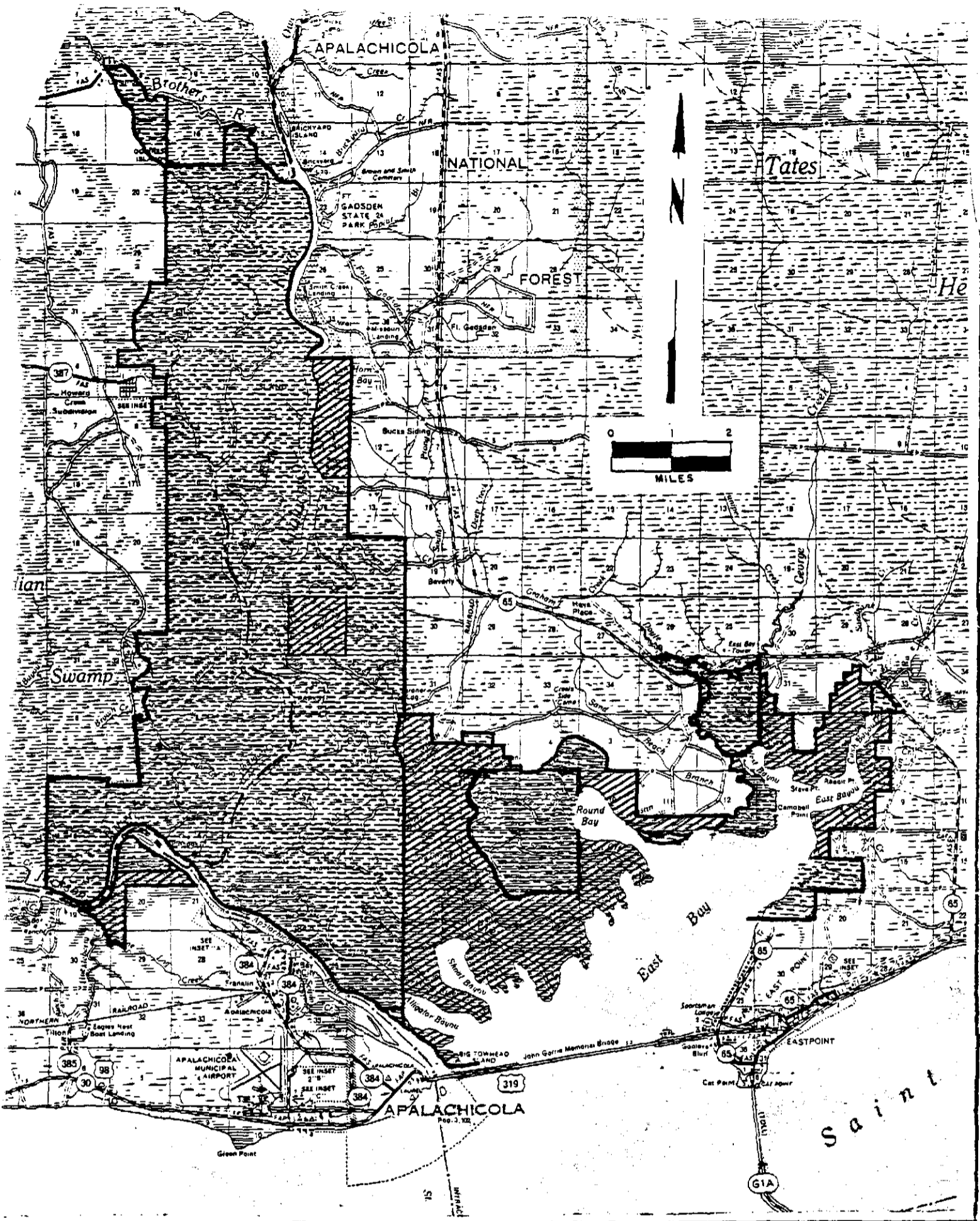
D. VULNERABILITY: This entire proposal is part of a fragile and delicate balance of ecosystems and is extremely vulnerable.

E. ENDANGERMENT: There are no known developments planned for this tract but logging in the upland watershed is done.

F. LOCATION: This project is of statewide, regional, and local significance, and includes the largest major riverine ecosystem in Florida. These lands are within the designated boundaries of the Apalachicola National Estuarine Sanctuary.

G. COST: Federal Funds have been used to purchase much of the property.

H. OTHER FACTORS: Purchase of this tract is necessary for the completion and proper management of the existing E.E.L. area. The Land Acquisition Selection Committee has initiated preparation of a project design for the entire river and bay system.



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. PRELIMINARY MANAGEMENT STATEMENT

Please see attached Executive Summary.

4. CONFORMANCE CRITERIA

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 and fauna and geologic conditions can be preserved by acquisition;
2. the area is 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 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 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, 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 Lands 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 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.

6. PREACQUISITION BUDGETING

- a. Cost for acquisition is estimated to be \$2,732,500.

Apalachicola River and Bay National Estuarine Sanctuary
Management Plan

Executive Summary

In accordance with its designation as a National Estuarine Sanctuary, the primary management goals for the Apalachicola River and Bay are to 1) preserve and perpetuate the natural resources, and 2) promote the sanctuary as an ideal site for both scientific research and public environmental education projects. The management program will also encourage those public recreational and consumptive activities in the Sanctuary which are compatible with the primary management goals. The management program will be in conformance with the state lands management plan and National Estuarine Sanctuary program policy.

The management plan for the Sanctuary describes the objectives, administrative policies, and programs developed to achieve the aforementioned goals. Sanctuary resource management will be developed and accomplished through the cooperative efforts of the many local, state and federal agencies having vested interests in all or part of the designated area. These agencies include Franklin County and local resource users, the Florida Department of Natural Resources, the Florida Game and Fresh Water Fish Commission, the Florida Department of Environmental Regulation, Florida Division of Forestry, Florida Division of Archives, History and Records Management, Florida State University, U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, and the National Oceanic and Atmospheric Administration. Input from each of the aforementioned agencies was received during development of the management plan. Each of these groups also has the opportunity to provide further input into sanctuary management via a six member advisory Sanctuary Management Committee consisting of one representative from the Department of Natural Resources, Department of Environmental Regulation, Franklin County, local resource users and the scientific community.

Sanctuary designation was conferred on the Bay and Lower River area by the National Oceanic Atmospheric Administration which also awarded the Department of Natural Resources matching grants to assist in the acquisition of sanctuary lands and initiate operations (i.e., employ a manager).

The objectives of resource management and protection pertain to preserving the natural community associations and hydrological regime through use of appropriate management procedures (e.g., control burning, reseeding areas, exotic species control, vehicular traffic control), restoration techniques as necessary and practical (e.g., reforestation, removal of barriers to water flow) and environmental monitoring (e.g., water quality). The scientific research program is principally concerned with gaining new information on the dynamic interaction of the River, Bay and Gulf to enhance management of the area.

Currently a variety of public recreational and commercial opportunities occur within the sanctuary area. These include, but are not limited to, boating, swimming, hiking, fishing, nature study, bird watching, primitive camping, oystering, crabbing, and shrimping. The environmental education program is aimed at persons interested in such opportunities in the sanctuary environment. Through such informative vehicles as field trips, brochures and seminars, the public will gain a better understanding of the need for a successful management program and the value of the irreplaceable resources they have.

#6 G U A N A R I V E R

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Guana River	St. Johns	9,500*	\$24,550,000

A. RECOMMENDED PUBLIC PURPOSE: The diversity of resources on this tract would best serve as other lands, providing for multiple use management.

B. RESOURCE VALUE: Very High Ecological Value - This tract contains upland and wetland areas necessary for: 1) preservation of endangered and other native species; 2) maintenance of productivity of freshwater fishing, estuarine fisheries and game species; 3) preservation of environmental quality for wilderness experience and other recreational pursuits; 4) providing open lands for the expected population growth of the area. Recreational and Cultural Values are rated high.

C. OWNERSHIP PATTERN: High acquisition feasibility: one major owner, one minor (18 acres). The major owner has entered into an option contract with the State, to complete the purchase over a four-year period. The State will obtain an undivided interest in the entire project area at the time that the first payment option is exercised.

D. VULNERABILITY: Very high due to inherent sensitivity to disturbance from both natural and human sources of valuable features such as the dunes, estuarine wetlands, and Indian mounds.

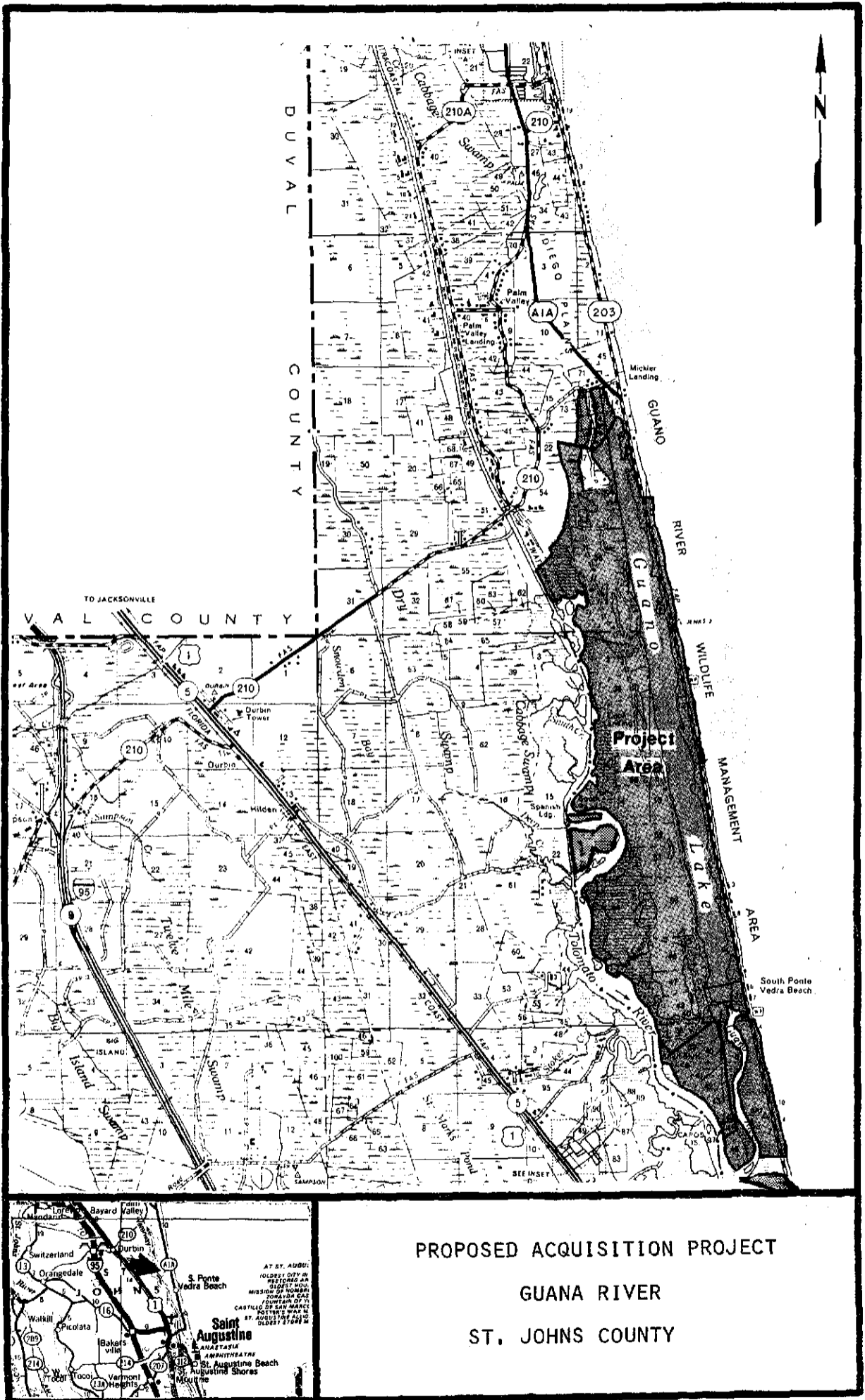
E. ENDANGERMENT: Very High - Oceanfront portion is the most attractive and developable of its kind in the area. Adjacent lots have recently been sold and developed. The developability of the peninsular portion is evident from a development plan produced by the former owner.

F. LOCATION: The project is located approximately ten miles south of Duval/Jacksonville urban center and seven miles north of St. Augustine.

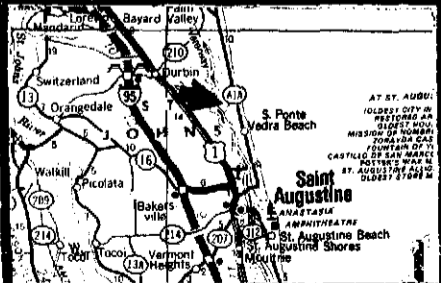
G. COST: The total cost to the State is \$49,550,000. The State has exercised its first and second option payments of \$15,000,000 and \$10,000,000 respectively for fiscal years 1983-1984 and 1984-1985. This will leave \$24,550,000 remaining to be purchased through two, consecutive annual option payments.

H. OTHER FACTORS: There has been tremendous public support for this project. An undivided interest in the entire Guana River tract was obtained by the State when the first option payment is made.

* The State owns an undivided 50.5% interest in this acreage, pending closure on additional payments.



PROPOSED ACQUISITION PROJECT
 GUANA RIVER
 ST. JOHNS COUNTY



3. PRELIMINARY MANAGEMENT STATEMENT

The Guana River Tract will have multiple agency management, to include the Department of Natural Resources, Game and Fresh Water Fish Commission, and the Division of Archives, History and Records Management. In addition, the Board of Trustees has given the Boy Scouts of America permission to manage an area within this project, in a manner compatible with resource preservation and other, authorized uses by agencies of the State. Beachfront recreation, outdoor appreciation, hunting, fishing, and other activities will be encouraged on appropriate areas of the project.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management plan.
- b. Unavailability of suitable state-owned lands

There are no other state-owned lands in this region can serve the multiple uses that Guana River will serve.

5. PREACQUISITION BUDGETING

- a. The owner has payed \$30,000 for preparation of the required boundary map.
- b. The total purchase price of \$49,550,000 is being payed as four option payments over four consecutive years. Two payments have been executed. The remaining schedule is as follows:

<u>Fiscal Year</u>	<u>Payment from C.A.R.L. Trust Fund</u>
1985-1986	12,325,000
1986-1987	12,225,000

- c. Anticipated management costs will include \$75,225 for the Game and Fresh Water Fish Commission, and \$108,837 for the Division of Recreation and Parks. Both estimates are for two-year start-up budgets.

GUANA RIVER
Executive Summary

- The Guana River C.A.R.L. acquisition project consists of approximately 10,500 acres. This project is unusually diverse in terms of different types of valuable resources and in terms of the diversity of recreational uses available to the public.

This project area had formerly been leased to the Florida Game and Fresh Water Fish Commission, which constructed a dam across the lower portion of the Guana River, in order to create the existing freshwater lake, and increase the availability of game fish and shellfish. In addition to this freshwater lake are the following features: (1) excellent oceanfront beach with high dunes stabilized by native vegetation; (2) an unusually extensive natural area of undisturbed Atlantic coastal strand (scrub) vegetation; (3) extensive maritime hammocks containing unusual, natural associations of mature trees; (4) extensive estuarine wetlands (marsh); (5) extensive areas of pine flatwoods; (6) bird rookeries, including a sizeable breeding population of the endangered wood stork; (7) extensive aboriginal middens, aboriginal burial mounds and artifacts of aboriginal and Spanish colonial inhabitants.

The three primary management agencies will include: (1) the Division of Recreation and Parks; (2) the Florida Game and Fresh Water Fish Commission; (3) the Division of Archives, History and Records Management. The Division of Recreation and Parks will manage the oceanfront beach and coastal strand area (i.e., east of Guana Lake) in a manner which optimizes recreational use compatible with preservation of unique dune systems and other natural areas. The Division of Recreation and Parks will also manage that portion of the Peninsula between the Guana and Tolomato Rivers which extends south of the dam. This will be managed as a wilderness area for camping, picnicing, fishing and other pursuits. The Management costs anticipated by the Division of Recreation and Parks for the 1984-85 fiscal year are \$62,834; costs for fiscal year 1985-86 are estimated at \$46,003.

The Florida Game and Fresh Water Fish Commission will manage the major, northern portion of the peninsula for hunting, fishing and resource protection, particularly with regard to bird nesting areas. The management costs anticipated by the Commission will be \$75,224 for two years, including \$20,000 for a new water control structure for Guana Lake.

The Division of Archives, History and Records Management will catalogue historical and archaeological sites, and coordinate with the above lead management agencies to insure protection of those sites.

An area may be leased to the Boy Scouts of America for uses compatible with those of the State agencies.

#7 S O U T H S A V A N N A S

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
South Savannas	Martin/St. Lucie	1,643	\$4,000,000

A. RECOMMENDED PUBLIC PURPOSE: EEL - freshwater marsh and associated upland systems unique to Central Florida coasts.

Also qualifies as an outdoor recreation area.

B. RESOURCE VALUE: High ecological value - coastal freshwater marsh and sand pine scrub are located on a distinct coastal dune ridge. This area is the last relatively undisturbed example of natural, South Central Florida coastal freshwater marsh communities. Moderate to high recreational value for fishing, bird-watching, and other outdoor activities. Moderate archaeological value.

C. OWNERSHIP PATTERN: Management feasibility is high and would be carried out as completion of existing state preserve. The sand pine ridge serves as a buffer to protect water quality in the marsh; management of the wetlands without control of the ridge would be difficult. Boundary as proposed, which would complete the existing project, is recommended. There are approximately 100 owners.

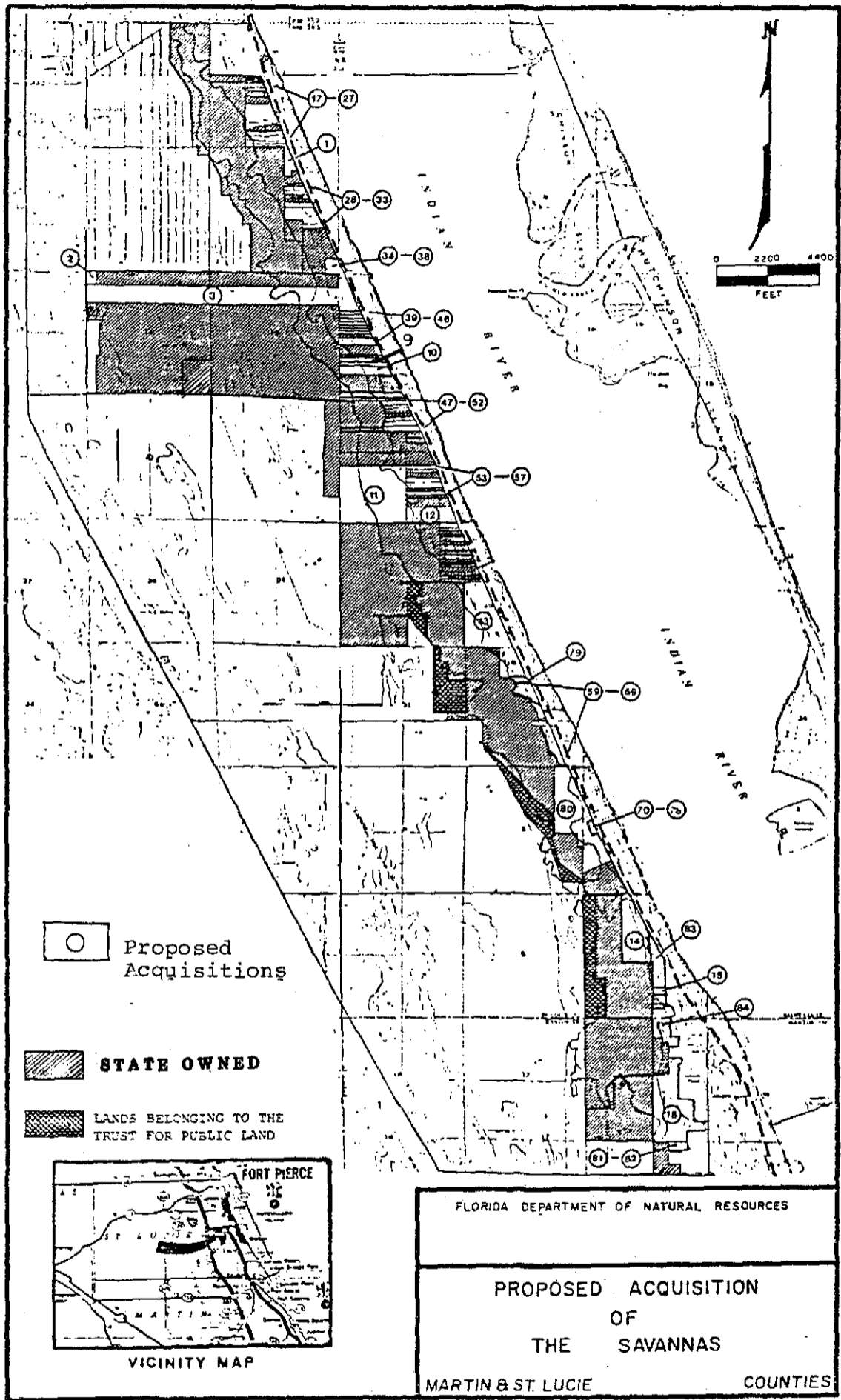
D. VULNERABILITY: High - changes in water quality and quantity resulting from development by private interests would threaten the resource.

E. ENDANGERMENT: High - perimeter areas (especially on the west) are already scheduled for development.

F. LOCATION: Near the Ft. Pierce/West Palm Beach urban area. This project is of regional or statewide importance.

G. COST: Cost for management for the first year is \$171,619.

H. OTHER FACTORS:



3. PRELIMINARY MANAGEMENT STATEMENT

South Savannahs will be managed the Division of Recreation & Parks and the Division of Archives, History and Records Management. Please see next page for management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan

The South Savannahs outparcels have been designated an EEL project and it is in conformance with the EEL plan.

The South Savannahs qualify under the EEL plan's definition for environmentally endangered land in that:

1. the naturally occurring relatively unaltered flora and fauna can be protected by acquisition;
2. the tract is of sufficient size to contribute to the overall environmental well-being of a larger area;
3. the flora and fauna are characteristic of the original domain of Florida but now scarce in 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 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 South Savannahs project conforms with the first, second and possibly, fifth categories.

b. Conformance with State Lands Management Plan

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

c. Unavailability of Suitable State Lands

Acquisition of the lands proposed in this project would serve to complete the purchase of an old EEL project.

6. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$4,000,000.
- b. Estimated management cost is \$171,619.

The Savannahs State Reserve
Management Plan

Executive Summary

The primary goal of resource management for the Savannahs environmentally endangered lands (EEL) is to preserve and perpetuate the natural resources of the area, and secondarily to provide for public use of the area for activities that are compatible with the primary goal.

The Savannahs State Reserve Management Plan prescribes resource management objectives, policies and procedures designed to accomplish these goals. The major objectives for resource management include: maintenance of the natural hydrological regime of the freshwater marsh; protection of the plant communities and associated wildlife, including endangered, threatened or species of special concern; preservation of archaeological and historical sites that may be found, and preservation of the aesthetic amenities of the Savannahs. Management measures designed to meet these objectives include: regulation of drainage into and from the Savannahs, state acquisition of nonstate-owned lands within the Savannahs, maintenance of plant and animal habitats through a control burn program, eliminating encroachments and abusive uses, and removal of exotic species.

Public use of the Savannahs (EEL) includes resource based activities that will have minimal impact on the environmental attributes of the area. Activities considered most suitable include: nature study, canoeing, picnicking, natural scenery appreciation and scientific research. Hunting has also been considered, but this use of the Reserve will require further study before being allowed.

The Division of Recreation and Parks of the Department of Natural Resources has been appointed to serve as lead agency for the management of The Savannahs (EEL) State Reserve. Agencies participating on a cooperative level with Reserve management include

the Division of Archives, History and Records Management (assistance in managing any archaeological/historical resources) and the Florida Game and Fresh Water Fish Commission (assessing game resources and the feasibility of hunting in the Reserve).

Estimated budget needs for start-up and site security for The Savannahs (EEL) State Reserve for the first year of operation is as follows:

Personnel salaries and benefits (1 ranger)	\$ 11,956
Operating Capital Outlay (O.C.O.)	13,897
Expenses	5,766
Structural facilities (shop and residential structures)	<u>140,000</u>
TOTAL	<u>\$171,619</u>

#8 NORTH KEY LARGO HAMMOCKS

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
North Key	Monroe	436	\$4,117,000
Largo Hammocks			

A. **RECOMMENDED PUBLIC PURPOSE:** Environmentally Endangered Lands (EEL): to establish a State Preserve on Key Largo to protect the best remaining examples of tropical rockland hammock in the United States. This area is critical for the preservation of endangered plants and animals. This effort is being coordinated with acquisition activities of the Federal Government (U.S.F.W.S), and The Nature Conservancy.

B. **RESOURCE VALUE:** High ecological value: contains mangrove (marine) swamp, buttonwood transition zone and tropical rockland hammock. The unique combination of a well established soil layer on reefal limestone supports an unusual diversity of native, tropical species, many of which have very limited distributions and are endangered or threatened. Recreational value is rated moderate. Archaeological value is rated high.

C. **OWNERSHIP PATTERN:** Management feasibility is high since the project area is adjacent to a state-owned preserve (New Mahogany Hammock), and can be easily incorporated into the management activity of nearby John Pennekamp Coral Reef State Park. There are 4 owners remaining on this project. The State now owns 530 acres (see map). Parcel 6 is owned by Helen Dilworth. This parcel is highly desirable for reasons of resource management, and improved official access to and from Pennekamp Coral Reef State Park.

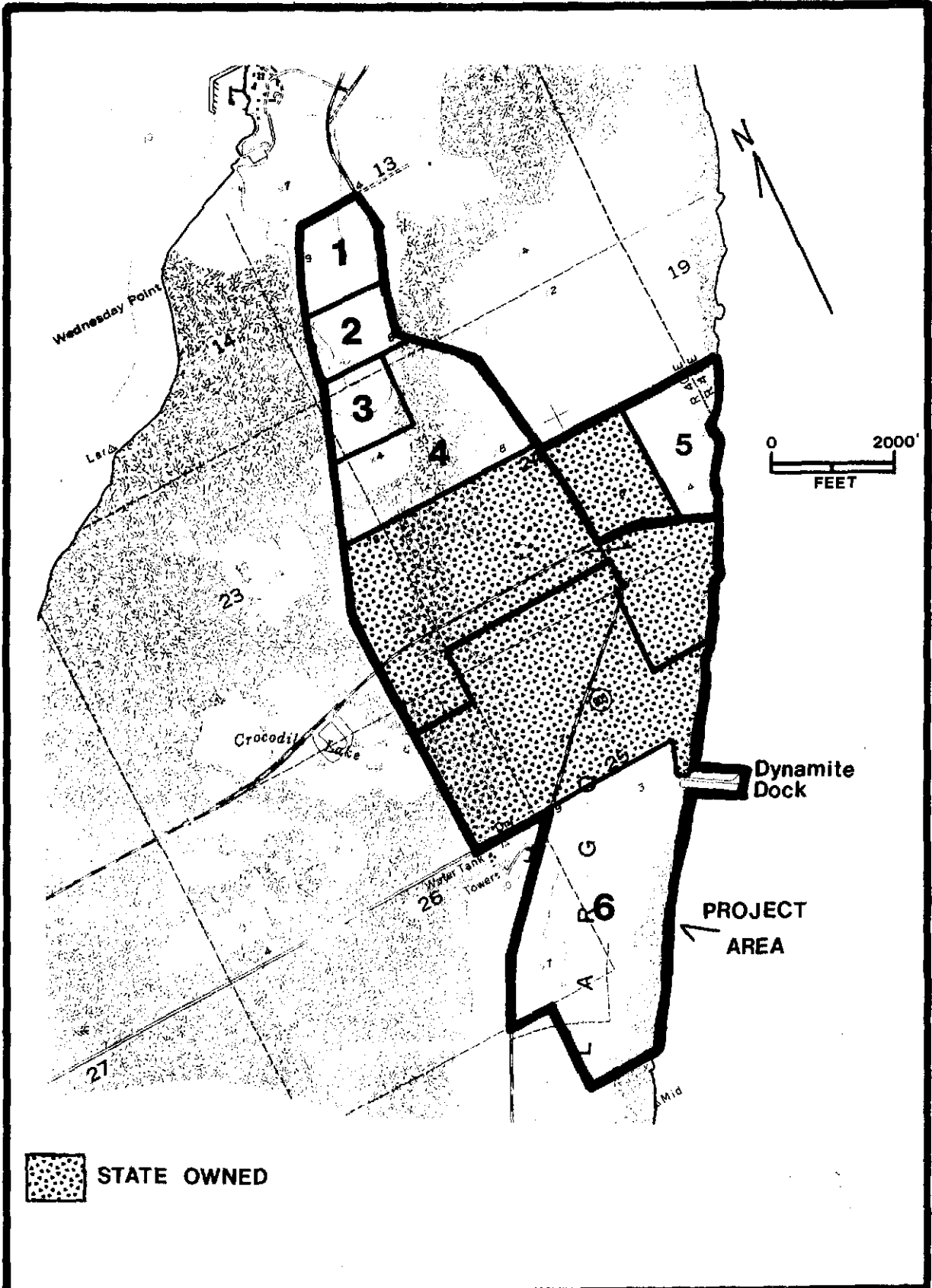
D. **VULNERABILITY:** Very high, since the relatively small area and coastal location of this project makes it unusually susceptible to fire, wind damage and storm surge. Likewise, the small population sizes of listed biological species within this project area make those populations or species particularly vulnerable to extirpation.

E. **ENDANGERMENT:** Very high, since adjacent areas are being developed as multi-family housing, and portions of the project area itself are slated for a planned unit development. Dumping of garbage and poaching of native species have been damaging to this biological community.

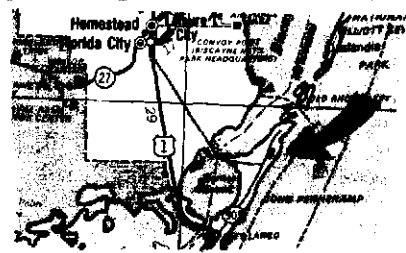
F. **LOCATION:** Seaward of where the toll bridge across Card Sound enters Key Largo, and provides access from the nearby Miami metropolitan area.

G. **COST:** The estimated project land value is minimized by the absence of water and electrical hook-ups in the project area. This area will be managed in conjunction with the Pennekamp Coral Reef State Park, and will receive its initial management allocation therefrom.

H. **OTHER FACTORS:** This project area was combined with the adjacent, New Mahogany Hammock, formerly a separate C.A.R.L. project.



 STATE OWNED



PROPOSED ACQUISITION PROJECT
 NORTH KEY LARGO HAMMOCKS
 MONROE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

North Key Largo Hammocks will be managed by the Department of Natural Resources Division of Recreation and Parks, as a new State Preserve, with the Division of Archives, History and Records Management cooperating. Please see the following page for the management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan

The lands within the North Key Largo Hammocks proposal qualify for acquisition as Environmentally Endangered Lands and as such would be managed in conformance with the EEL plan to emphasize preservation while permitting non-destructive public use.

The proposal meets the EEL plan's definition of an environmentally endangered land, namely, it:

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

The EEL plan also provides criteria for the establishment of priorities among candidates for acquisition. The criteria are in the form of six "priority categories" of land and eleven "general considerations." The EEL plan directs that highest priority for acquisition be given to (1) areas representing the best combination of values inherent in the six categories and (2) areas having overriding significance in any single category. The six categories are listed below:

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.

North Key Largo Hammocks fits into the third category, "Unique and outstanding natural areas." Specifically, the EEL plan, in its discussion of this category mentions tropical hammocks:

"One goal of the program to preserve environmentally unique and irreplaceable lands shall be to preserve at least a remnant of each of Florida's distinctive biological communities. Especially valuable are those that, in the United States, are found only in Florida. Those communities and subcommunities that are rapidly disappearing are in most urgent need of protection. These include custard apple swamps, coastal hammock, and tropical hammocks."

The EEL plan also mentions the Florida Keys as one of the nine regions in the State with distinctive plant and animal communities.

In summary, North Key Largo Hammocks is an outstanding example of a biological community unique to Florida (in the continental U.S.), and one that is rapidly disappearing.

b. Conformance with State Lands Management Plan

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

c. Unavailability of Suitable State Lands

There are no state-owned lands of comparable size which have such a great diversity of native, endangered endemics found nowhere in the United States outside of Florida.

6. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$4,117,000.

b. Initial management costs will be paid by the Division of Recreation and Parks.

New Mahogany Hammock
North Key Largo Hammock
Conceptual management Plan

Executive Summary

The area known as New Mahogany Hammock comprised of 140 acres, has partially been acquired and is adjacent to the proposed acquisition of the 665-acre North Key Largo Hammocks located in Monroe County. Both properties will be managed as a state preserve by the Department of Natural Resources, Division of Recreation and Parks.

The area has four discernible hammocks with distinctive natural features. Three major biological communities constitute most of the area, and these are: 1) marine and estuarine (mangrove) swamp, 2) overwash plain (transition zone) populated primarily by buttonwood and saltwort, and 3) tropical hardwood hammock comprising a multitude of tropical and subtropical species. Many rare and endangered species of both plant and animal varieties inhabit the area and make this area one of the best examples of endangered tropical hammocks in the Florida Keys.

Interim management will be assigned to John Pennekamp Coral Reef State Park, so no cost will be requested from the C.A.R.L. program.

#9 S P R I N G H A M M O C K

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Spring Hammock	Seminole	1,800	\$2,000,000

A. RECOMMENDED PUBLIC PURPOSE: Recommended for purchase as Environmentally Endangered Land. Also qualifies as Outdoor Recreation Land, Natural Floodplain, State Park and/or Recreation Area or Trail.

B. RESOURCE VALUE: High ecological value. Last major undisturbed hydric hammock in Seminole County. Recreational and archaeological value are rated moderate.

C. OWNERSHIP PATTERN: High value for usability and manageability. Accessible to public and is in a high population area. There are 36 owners of which one at this time has expressed a refusal to sell. Due to the number of owners, ease of acquisition is rated low.

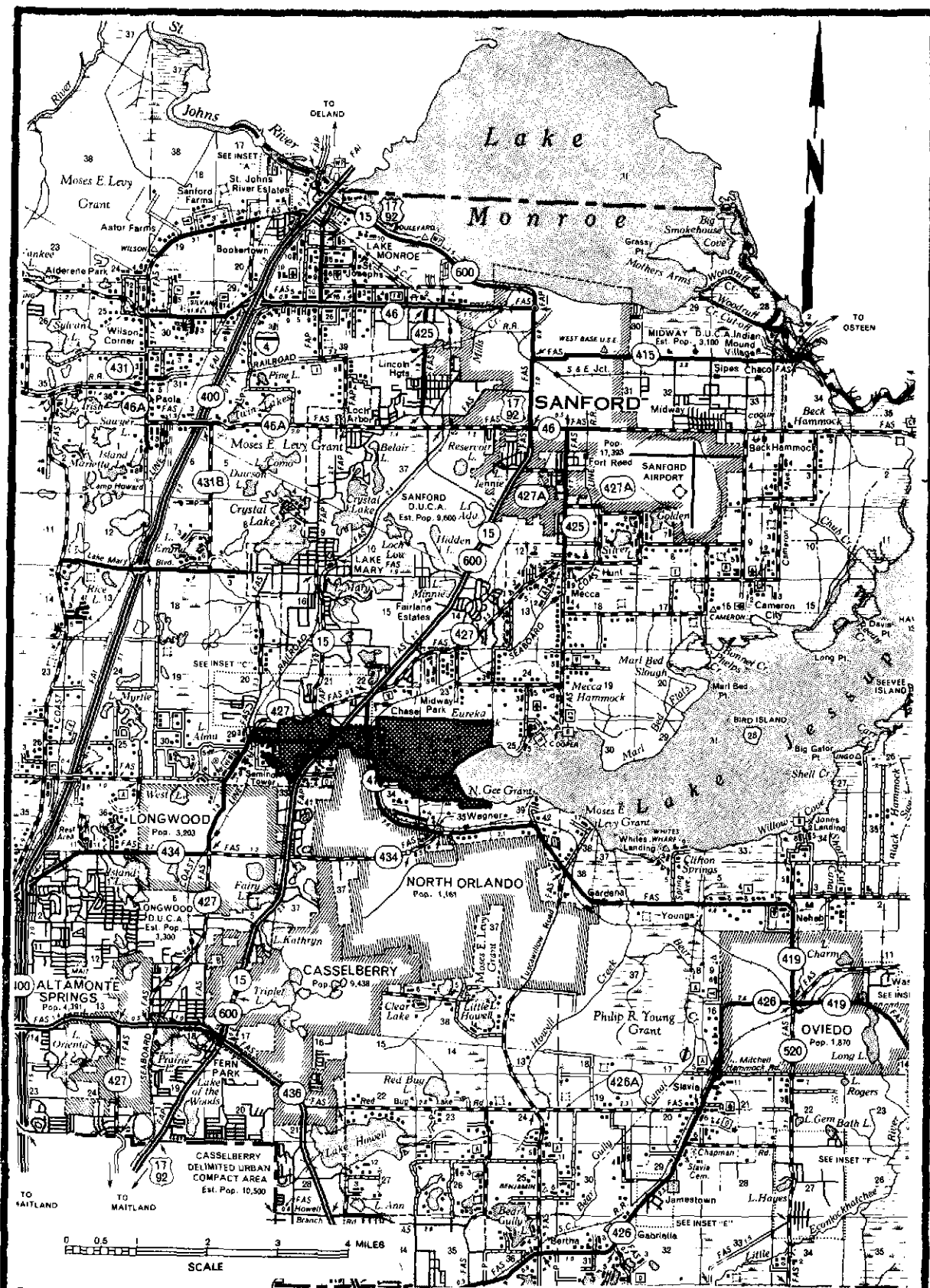
D. VULNERABILITY: High - delicate ecosystem; highly vulnerable to alteration in water quality and quantity, and in its function as a natural, viable watershed.

E. ENDANGERMENT: Moderate - no development planned at this time. However, the hammock is in an area of rapid growth and is experiencing pressure from developers.

F. LOCATION: High rating for local and regional significance. Easy access from major population centers of east central Florida.

G. COST: Alternate funding through Land and Water Conservation Funds and Outdoor Recreation Funds is possible, but not probable. Cost appears to be appropriate for the area. Management will be by Seminole County.

H. OTHER FACTORS: Will provide for the protection of Lake Jessup. This project is already being used for interpretive, educational programs.



Proposed Acquisition Project:
 Spring Hammock
 Seminole County

3. PRELIMINARY MANAGEMENT STATEMENT

Spring Hammock will be managed by Seminole County and the Division of Archives, History and Records Management.

4. CONFORMANCE CRITERIA

a. Conformance with 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 could 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 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.

Spring Hammock qualifies under categories one, two and five.

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 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.

6. PREACQUISITION BUDGETING

a. Acquisition

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

Spring Hammock
Executive Summary

The Spring Hammock acquisition area contains approximately fifteen hundred (1500) acres situated in the center of the population of Seminole County. The joint management agencies for the Spring Hammock Environmentally Endangered Lands Preserve are the Seminole County Board of County Commissioners and the Division of Archives and History.

This area encompasses a major hammock and mixed hardwood swamp which contains a variety of species and habitats for an area of this size. It includes a substantial population of Needle Palm which is listed as threatened and needs to be protected plus other threatened, endangered and rare species. The sensitivity of this area is due in part to the nature of the soils, which are poorly to very poorly drained.

The soils percolate very slowly and contain a wide range of organic material from low organic compound to deep muck loam with ninety-seven percent organic. The rooted vegetation in the area reduces flooding, aides evapotranspiration, helps maintain the hydrological cycle, and removes excessive nutrients from the water as it flows from the surrounding urban area to Lake Jesup.

A preliminary historic and archaeological survey of this area was completed by the Central Florida Anthropological Society. There were four (4) sites reported. Based on the pottery which is identified as St. Johns Plain and St. Johns Checked-Stamped, one of the sites would date from 450 B.C. to after 800 A.D. However, Bill Hauser also found a shred of Orange fiber-tempered potter, dating from 2000 B.C. Since the bottom of the site was not found, they dated it from at least 2000 B.C. A very early (Suwannee) projectile point was found by Bill Hauser along Soldiers Creek in the spoil bank after dredging. Suwannee points

date from 8000-9000 B.C. The apparent gap between the projectile point and the shell mound may not exist, since we were unable to dig through the water table to find the earliest use of the Indian shell mound.

Management objectives for the first year include fencing the acquisition area and developing a detailed development plan for resource-based recreation and education. The first year cost estimate for these management tasks is \$59,750.

#10 NORTH PENINSULA

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
North Peninsula	Volusia	192	\$4,523,560

A. **RECOMMENDED PUBLIC PURPOSE:** Other Lands - as a State Park or Recreation Area, as well as to protect marsh, estuary, and fishery resources. Management as a single use area by the Division of Recreation and Parks, and the Division of Archives, History and Records Management is recommended.

B. **RESOURCE VALUE:** Natural resource is high, due to inclusion of coastal dune, estaurine, and scrub habitats in very good condition. Recreational value is very high, as over 2.8 miles of sandy beachfront is included. Archaeological and historical value is moderate, with likely occurrance of middens and also a reported shipwreck site.

C. **OWNERSHIP PATTERN:** The State has purchased 1,008 acres within this project. This acreage will protect the entire area extending north to the Flagler County line from development. There are 15 owners remaining. It is expected that the southernmost parcel will be purchased by the end of calendar year 1985.

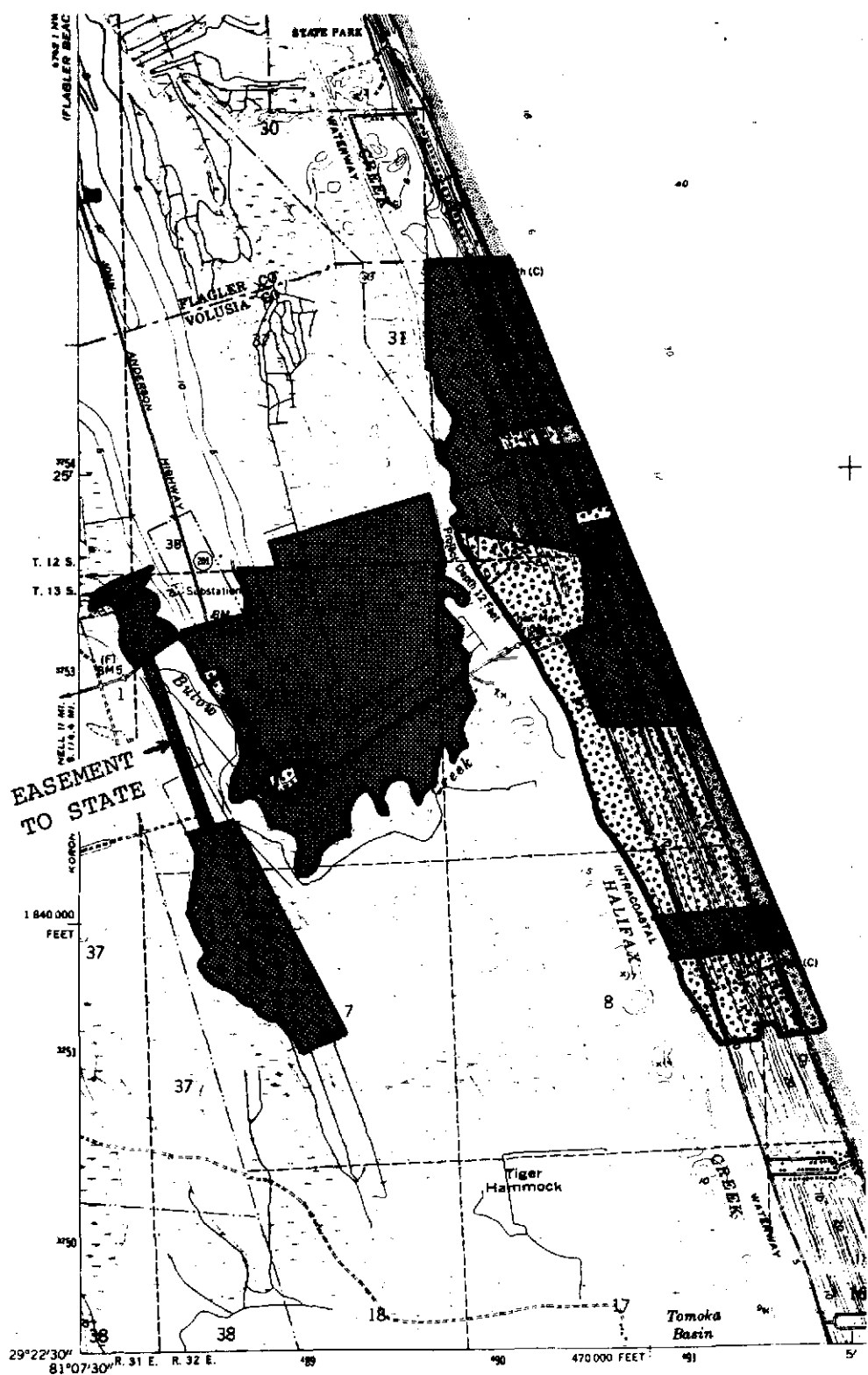
D. **VULNERABILITY:** High - dune habitats are easily disrupted by construction activities.



E. **ENDANGERMENT:** High - development is occurring nearby and survey teams have already made cuts through the secondary dunes and scrub. ORV traffic has caused some damage and is likely to continue without strict supervision.

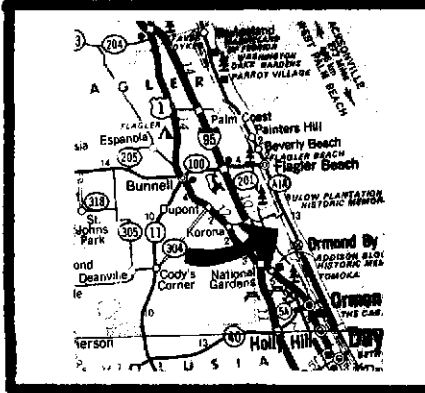
F. **LOCATION:** The project area is situated 15 miles north of Daytona Beach and 18 miles south of Marineland.

G. **COST:** Cost per acre is high due to beachfront property.

H. **OTHER FACTORS:** If purchased, this area would combine with the Bulow Creek State Park lands to provide public ownership and protection for an intact continuim of beach, dune, scrub, back marsh, creek, and hammock coastal ecosystems in one of the fastest growing areas of the state. As route A1A is situated just landward of the primary dune line, recreational visitors will have to cross the road to get to the beach. This is judged to be an inconvenience but not a serious one.



 STATE OWNED
 TO BE PURCHASED



PROPOSED ACQUISITION PROJECT
 NORTH PENINSULA
 VOLUSIA COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The Division of Recreation and Parks and the Division of Archives, History and Records Management are the recommended managers. Please see attached management summary.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. Several parcels of state-owned land are nearby, but the need for beach access has not been met. Projected growth for this area is high.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$4,523,560.
- b. Estimated cost for management is \$144,000 for the first year.

NORTH PENINSULA
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The 1,200 acre North Peninsula property located in northeastern Volusia County, is proposed for purchase under the C.A.R.L. program. This tract has 2.8 miles of ocean beach and extends from the ocean to the Intercoastal Waterway, and is typical of the coastal barrier islands along the east coast of Florida.

The property will provide active and passive public recreational opportunities for the increasing population in this part of the state. Proposed recreational activities include beach activities, salt-water swimming, camping, picnicking, fishing, and nature study.

Management as a state park will be provided by the Department of Natural Resources, Division of Recreation and Parks, with the Department of State, Division of Archives, History and Records Management cooperating. The management emphasis will be on maintaining a balance between active recreational use and conservation of the area's cultural and natural resources.

Interim management is required because of present public recreational uses and the need to provide protection and security until such a time as recreational facilities and permanent staff are made available through legislative appropriation. The approximate cost to the C.A.R.L. program fund is \$144,000 for three park rangers, operating budget, and fixed capital expenditures.

#11 WAKULLA SPRINGS

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Wakulla Springs	Wakulla	3,000	\$8,000,000

A. **RECOMMENDED PUBLIC PURPOSE:** Wakulla Springs is categorized as Environmentally Endangered Lands (EEL). The Springs would be managed as a State Park to manage its significant water resources, natural biological communities and archaeological and historical resources.

B. **RESOURCE VALUE:** Ecological Value: High. The property is rich in natural resources. Almost the entire area is forested with communities that have been essentially undisturbed for 50 years. Six types of natural communities are present: aquatic cave, spring run stream, floodplain swamp, floodplain forest, upland hardwood forest and upland mixed forest. The springs is considered the largest and deepest in the world and is a first magnitude springs. The quality of water in the spring and run is excellent. Recreational Value: Moderately High. Several hundred acres around the south side of the head spring has been developed into a combined facility with a motel, swimming area and glass bottom and jungle boat cruises. These existing activities should continue. Additional intensive recreation should be limited to the uplands on the southwest side of the river including camping, hiking and picnicking. Northeast of the river, uses should be limited to photography, wildlife viewing, and nature appreciation in order to protect the high quality of the natural systems. Archaeological/Historical Value: High. There are three archaeological and historical sites on the property. The most significant site on the property is the main spring and associated building complex. The spring itself has been recognized as a major paleontological site. One nearly complete mastodon skeleton has been recovered from the spring. The lodge is historically significant because of its attractive architecture and detailing.

C. **OWNERSHIP PATTERN:** The entire tract is owned by the Nemours Foundation. There is a 50-year conservation easement owned by the Edward Ball Wildlife Foundation which includes all the project area with the exception of 50 fenced acres bordered by a fence line, SR 61 and Wakulla Springs. The owner is willing to sell. Thus, the ease of acquisition is high.

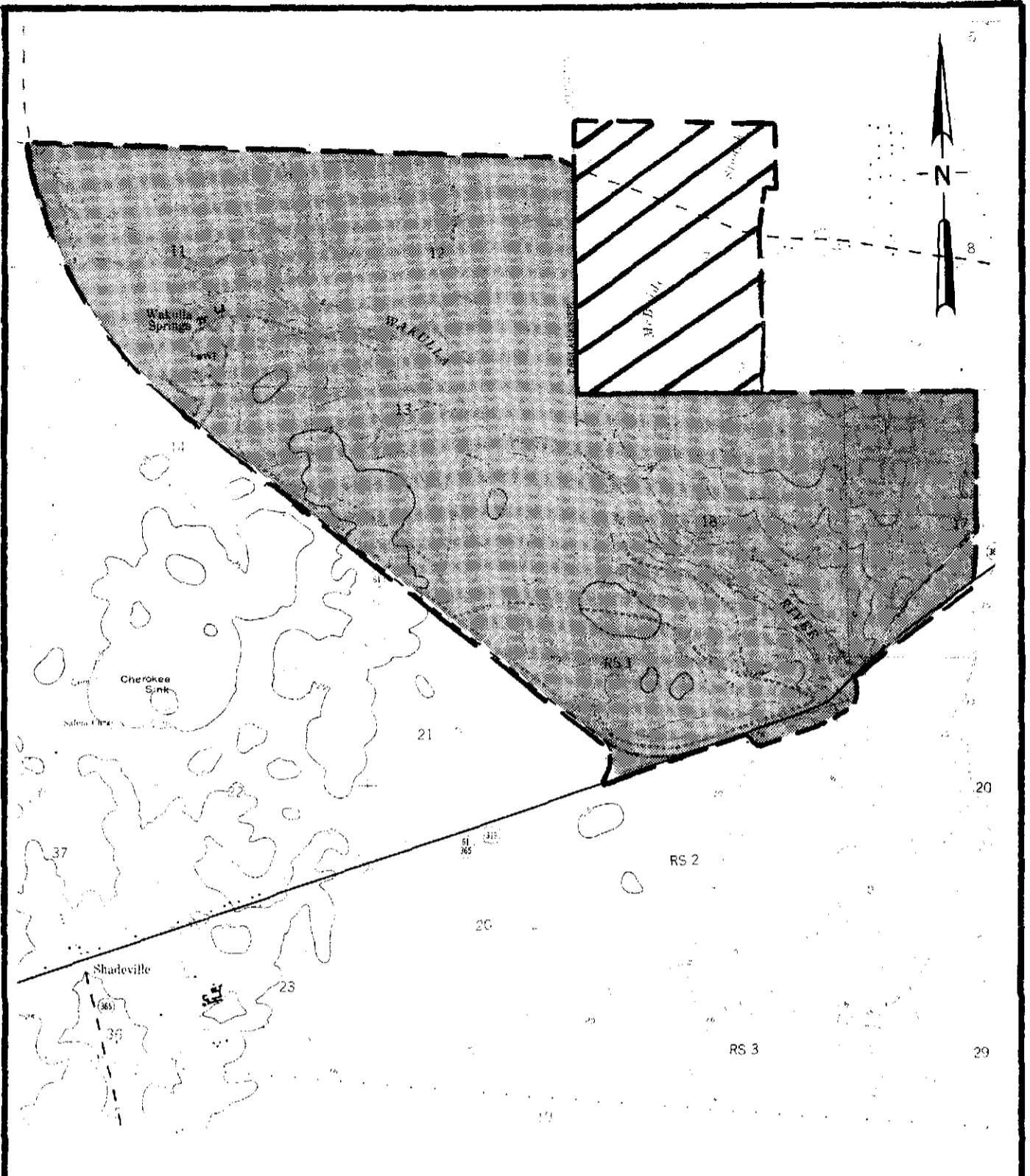
D. **VULNERABILITY:** High: The river, which with the springs is the primary attribute of the property, is highly vulnerable to any but the most subtle development along the banks. Also natural disasters, such as wildfire could cause a destruction of resources.




E. **ENDANGERMENT:** Moderate: Being a tract of surpassing natural resource attributes, the Wakulla Springs property is always popular. The most significant fact concerning the property's developability and endangerment is the 50-year lease granted by the owner, the Nemours Foundation, to the Edward Ball Wildlife Foundation. The terms of this lease would apparently prohibit most forms of development over the greater part of the property. Unless this lease were not binding, the property's endangerment would appear to be low over the short term. The Department of Natural Resources is currently attempting to obtain a copy of the instrument providing for the lease (i.e., conservation easement) to examine how it would affect the proposed use of the property.

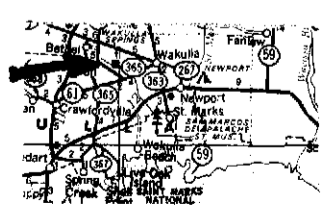
F. LOCATION: Wakulla Springs is located approximately 15 miles south of Tallahassee on State Road 61.

G. COST: The cost estimate for purchase of acquisition is \$8 million. Management costs for the property would be high due if the State were to continue operation of the restaurant complex and boat tours. Development costs are considered to be moderate. In view of existing development on the property which adequately serves most proposed activities, further development should be minimal.

H. OTHER FACTORS: The river is an Outstanding Florida Water (OFW). This designation is designed to afford special protection to a water body. The Northwest Florida Water Management District has expressed interest in cooperating in this acquisition through the "Save Our Rivers" Program.



-  ORIGINAL PROPOSAL
-  FUTURE PRIORITY ACQUISITION (FNAI)
-  RESOURCE PLANNING BOUNDARY



**PROPOSED ACQUISITION
 PROJECT
 WAKULLA SPRINGS
 WAKULLA COUNTY**

3. PRELIMINARY MANAGEMENT STATEMENT

Management of Wakulla Springs is to be managed as a State Park, with the Division of Recreation and Parks being the lead agency. The Division of Forestry, Game and Fresh Water Fish Commission and the Division of Archives, History and Records Management are recommended as cooperating agencies.

4. CONFORMANCE CRITERIA

a. This project is in conformance with the Environmentally Endangered Lands Plan, and qualifies for the following five categories outlined in the plan:

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

b. Acquisition of Wakulla Springs is also in conformance with the State Lands Management Plan and the Comprehensive Outdoor Recreation Plan.

c. There are no known state-owned lands comparable to the surpassing resources of Wakulla Springs.

5. PREACQUISITION BUDGETING

The estimated cost of acquisition is \$8 million.

Wakulla Springs
Conceptual Management Plan
Executive Summary

The Wakulla Springs project area consists of approximately 3,000 acres in Wakulla County. The area is bounded by State Road (SR) 26 and section lines on the north, SR 61 on the west, SR 365 on the south and section lines on the east. It includes all or part of Sections 11, 12, 13, and 14, T3S - R1W; Sections 7, 17, 18, 19 and 20, T3S - R1W; and parts of Spanish land grant sections R51 and 21. Tallahassee is approximately 10 miles north of the spring and the town of St. Marks is about 8 miles downriver.

The tract is rich in natural resources. It supports 6 major natural communities: aquatic cave, spring-run stream, floodplain swamp, floodplain forest, upland hardwood forest and upland mixed forest. Almost the entire project area is forested with communities that have been essentially undisturbed for about 50 years. The Wakulla River, emanating from Wakulla Springs and flowing southeast to the St. Marks River and Gulf of Mexico, runs for about 2½ miles through the property.

Wakulla Springs is the principal aquatic cave/spring. However, Sally Ward Spring and McBride Spring are also included in the project area. Each of these springs are clear-water, deep aquifer springs, with Wakulla being advertized as the "world's largest and deepest spring". All have been explored by cave divers and a considerable amount of fossilized material has been removed from Wakulla Springs.

The Wakulla River is an Outstanding Florida Water (OFW). An OFW designation is designed to afford special protection to a water body. No degradation of water quality is allowed from regulated activities. Preservation of the proposed project would help to prevent degradation of the river's water quality from incompatible land uses.

Present recreational use of the tract is confined to the spring, some 20 acres of partly cleared high land adjacent, and a proximal segment of the Wakulla River. Thus, further recreation potential surely includes potential utilization of other territory to a degree compatible with a plan of use and management. The forested land now controlled by Edward Ball Wildlife Foundation would, depending on the State's freedom to carry out its own plan of preservation-recreation management, provide the setting for recreation management, facilities and amenities entirely resource-based and gauged as to intensity to maintain a confinement of all substantial human impact. Camping of the conventional kind and picnicking could be accommodated in one area, primitive camping in another, and nature walks, hiking trails, and photography blinds in select locations. Trails for hiking, the most passive activity, could go to almost any upland area in the tract without compromising preservation aims. Bicycle paths on selected routes might also be accommodated.

Assessment of historical associations and archaeological features of the tract is a prerequisite to determining its full potential for recreation development in those elements. However, well known fossil finds at the spring surely present some potential for public interpretation at the site. There may be potential for presentation of the history/archaeology aspect by special facility.

The controlling factor in the tract's visitor capacity is the capacity of water-and waterborne-recreation zones. That element being developed already and in use now, future capacity is not expected to be dramatically higher.

State management should provide for the continuation of swimming and boat trips and for an early determination of the best facilitation of both consistent with the experience of a high-quality natural feature. It should continue the lodging and dining

offering for which the fixtures being acquired are adapted, so long as they are serviceable and can feasibly be operated to offer those accommodations at rates not producing exclusivity. Long-term retention of the lodging-dining facility after the useful life of the existing structures, or possible expansion of the service, should be optional, but any additional land and visitor-capacity allocated should be very limited.

The recreation design should confine principal park development to a zone centered in the area of present development south of the spring. It might use wooded land in the designated zone but outside the present sphere of development for campsites of the conventional kind and for any suitable increase of improvement of picnicking areas. It might also entail return of parts of the presently landscaped area to natural growth. All existing facilities, including roadways, should be subject to a unified recreation design as to future siting and appearance.

Use of the bulk of the tract, that outside the zone of principal park development, should be devoted to the very light visitor uses compatible with the imperative of maintaining the complement of natural wildlife important to the park setting and the objective of preserving undisturbed plant communities and endangered or threatened species. Foot trails could reach any place except designated areas of special sensitivity (the immediate borders of the upper River should be one). Bike paths could be considered for some existing roadbeds. Public access by foot to the tract in general (through a designated entrance) should be assured, but under regulation averting diminution of the wildlife element. Interpretive programs consistent with that policy could operate to reach almost any area.

Management of the tract by the Division of Recreation and Parks as a State Park is recommended with the Division of Forestry, Game and Freshwater Fish Commission and the Division of Archives, History and Records Management as cooperating agencies.

#12 ESCAMBIA BAY BLUFFS

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Escambia Bay Bluffs	Escambia	3	\$75,000

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands. Management - single use. Managers - City of Pensacola and Division of Archives, History and Records Management.

B. RESOURCE VALUE: Natural Resource - moderate. The Bluffs are an unusual physiographic feature. They represent one of the largest and best outcrops in Florida of the Citronelle geologic formation. Recreational - low. Most of the site is suitable only for light recreational use. Archaeological and historical - low. Few archaeological/historical sites are likely to be found on the face of the bluffs.

C. OWNERSHIP PATTERN: There is one remaining owner in the project area. The ease of acquisition is high. The City of Pensacola has already purchased the adjacent lands (34.5 acres) as part of this project. The Division of State Lands has acquired 15 acres.

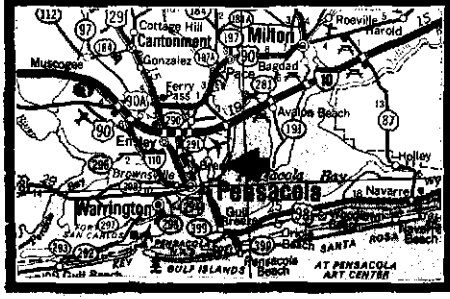
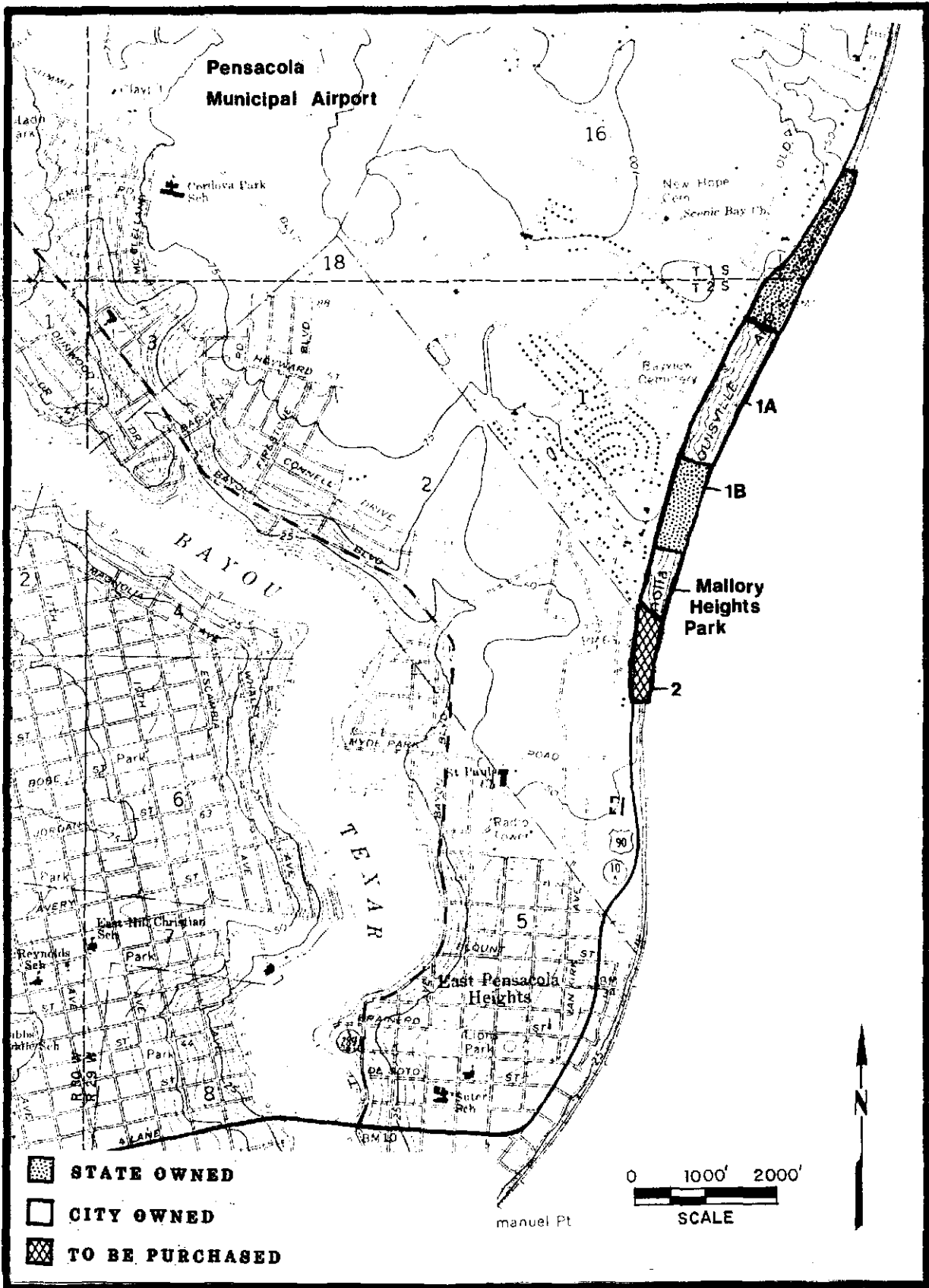
D. VULNERABILITY: Vulnerability is high. Development would jeopardize the erodible bluffs.

E. ENDANGERMENT: Endangerment is high. The project is located within a growing urban area (Pensacola).

F. LOCATION: The project area is within the city limits of Pensacola along Escambia Bay.

G. COST: The City of Pensacola has expended \$150,000 toward acquisition of the entire project.

H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
ESCAMBIA BAY BLUFFS
ESCAMBIA COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Please see attached management summary.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Escambia Bay Bluffs satisfies the second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

Escambia Bay Bluffs satisfies the third priority category.

- b. This project is in conformance with the State Lands Management Plan.
- c. There are no other lands of this type in state ownership.

5. PREACQUISITION BUDGETING

Estimated cost for remaining acquisition is \$75,000.

Escambia Bay Bluffs

Executive Summary

The Escambia Bay Bluffs management plan reflects the management philosophy expressed by both the City of Pensacola and the State of Florida in the past. This philosophy proposes preservation and passive recreational use of the project site by the public with emphasis on the scenic view and unique topographical features of the site.

Recognizing that each parcel with the 5800 linear feet of the project site is an integral part of this natural resource, a comprehensive approach is presented. In order to achieve the dual goal of preservation of the environmentally sensitive, highly erodable portions of the site and improved public access to the site, the plan emphasizes controlled public access at the Summit Boulevard overlook location. Improvements to facilitate public access have already been planned for this City owned parcel and include scenic overlooks, observation decks and boardwalks down the Bluffs. This particular location has been noted as the site within the Bluffs project area most frequently used by the public.

The management plan also includes a scenic overlook at Rothschild Drive located immediately south of the City owned land and proposed for purchase with C.A.R.L. funds. While public access down the slope on this site is available by way of a nature trail through densely vegetated area, the public will be encouraged to utilize the improved boardwalk and observation decks at the Summit Boulevard site. At this time, there are no plans for an improved scenic overlook on the other parcel (Baars Estate) proposed for purchase through C.A.R.L. funding. However, the City will identify the area as a general public open space but not install any physical improvements (i.e., paved scenic overlook, boardwalks or observation decks). When the legal status of the

Mallory Heights Park, located between the two parcels proposed for acquisition with C.A.R.L. funds, is resolved the City will consider the possibility of locating another improved scenic overlook facility extending from Baars parcel into the park property in the vicinity of Bayview Way.

Other improvements and management activities planned through out the project site include signs, both directional and educational; litter containers; slope stabilization through revegetation; and the adoption of an off-road vehicle ordinance.

Implementation of the management plan involves the participation of the City of Pensacola, the Department of Transportation, the Division of Archives, History and Records Management, and local civic groups who have expressed an interest in the preservation of the Bluffs. In order to assure that the dual goal of preservation and public access is being achieved, an evaluation and update of the management plan will be undertaken every three years by the City as part of the Comprehensive Plan evaluation and update process.

#13 CAYO COSTA ISLAND

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Cayo Costa/ N. Captiva	Lee	600	\$4,500,000

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (EEL), and for preservation of endangered, remaining examples of native plant communities unique to tropical, coastal-berm barrier islands.

B. RESOURCE VALUE: Very High Ecological value, a virtually unspoiled barrier island which contributes to the integrity of state aquatic preserves and other nearby state lands. High recreational value for its passive outdoor opportunities and quality beaches. Moderate cultural value.

C. OWNERSHIP PATTERN: If completely purchased, two islands would be in public ownership and easily managed. The state has already purchased 1,334 acres at considerable cost. Because the Cayo Costa acquisition project consists of approximately 655 owners, including two on Buck Key, ease of acquisition is low. The state has approximately 2,000 acres in ownership, managed by the Division of Recreation and Parks. Lee County has donated 655 acres on the northernmost section of Cayo Costa (see map) to the State.

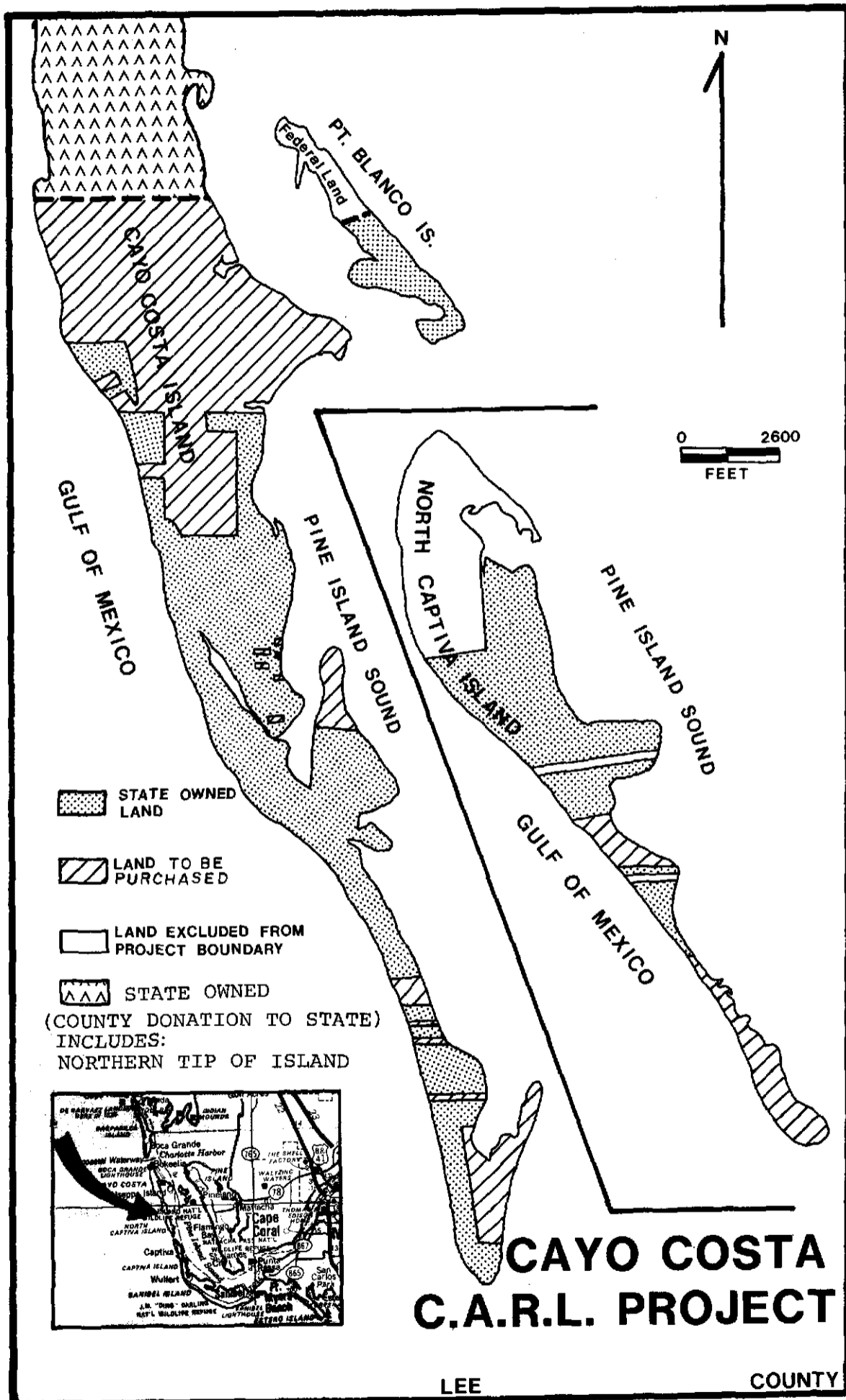
D. VULNERABILITY: High - easily disturbed by human activity, as well as natural forces.

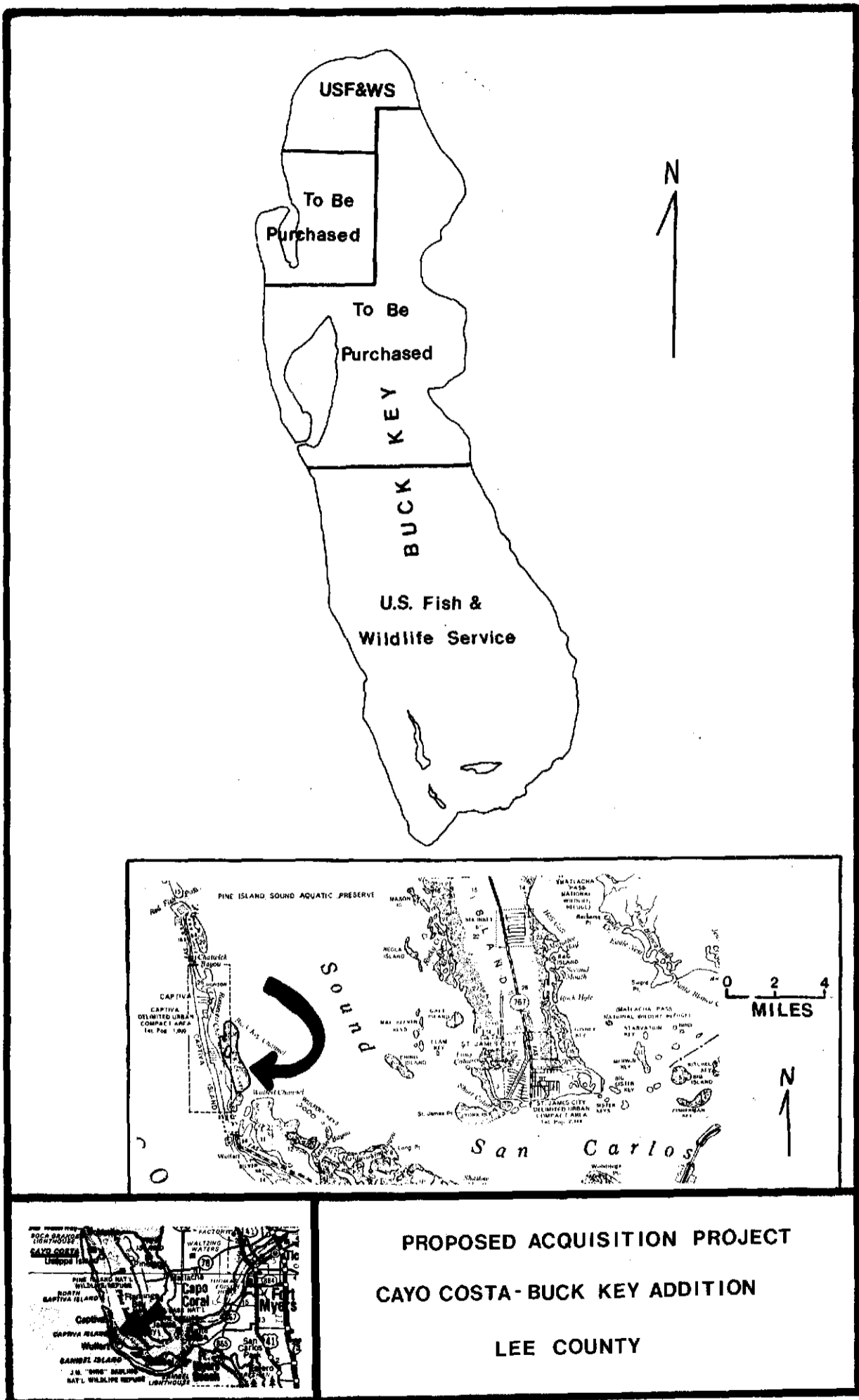
E. ENDANGERMENT: High - demand for oceanfront property is very great and a portion of the proposal is already subdivided into small lots.

F. LOCATION: Near the urban areas of Ft. Myers and Sarasota. Project is of statewide significance.

G. COST: Unit cost per acre is high, but typical for quality beachfront.

H. OTHER FACTORS: This project has been authorized for eminent domain by the 1983 Legislature. The Division of State Lands is in the process of obtaining title, to federal lands on Punta Blanco Island and other nearby islands, from the Bureau of Land Management through Recreation and Public Purpose conveyances, at no cost to the State.





3. PRELIMINARY MANAGEMENT STATEMENT

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 will be by the Division of Recreation & Parks and the Division of Archives, History and Records Management is recommended.

4. CONFORMANCE CRITERIA

a. 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 relatively unaltered flora and fauna could 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 natural resource.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

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 State Lands Management Plan.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$6.2 million.
- b. Estimated management costs are \$21,500.

Cayo Costa State Reserve

Management Plan

Executive Summary

The Cayo Costa State Reserve Management Plan has been developed as a tool to effect wise management of the resources of the environmentally endangered lands comprising Cayo Costa State Reserve while simultaneously providing for public uses compatible with resource management.

The basic goals of resource management for the Reserve are: to conserve the natural value of the Reserve and enable visitors to see and study a sample of the State's unique resources; to preserve and protect naturally occurring plant and animal species and their habitats, particularly those considered rare, threatened or endangered; to restore communities altered by man; to protect archaeological/historical sites; to enhance public understanding of the importance of barrier island resources. Specific management objectives, policies and procedures are presented in the plan to achieve each of these goals, to the greatest extent possible.

Public uses of the reserve are limited to resource based activities that have minimal impact on the environmental attributes of the Reserve. Included are: outdoor recreation activities (i.e., nature study, hiking, primitive camping, swimming and picnicking); scientific research which will aid in the preservation of the biological and cultural values of the Reserve; education programs designed to enhance public knowledge of the resources of the reserve (i.e., guided nature tours, exhibits, informational materials, and public presentations).

Management of Cayo Costa State Reserve has been assigned to the Division of Recreation and Parks of the Department of Natural Resources. The Division of Archives, History and Records Management participates in management of the cultural resources in the Reserve.

Existing staff at the Reserve (one biologist and one law enforcement ranger) provide limited on-site resource protection and recreation management. Additional manpower is needed to carry out more intense resource management practices, including exotic species removal, restoration of dispoiled areas, removal of illegal structures and similar jobs. Estimated budget needs for one year to accomplish the above is described as follows:

Two O.P.S. positions for 2,000 hours @ \$5.00 per hour (to provide assistance with exotic species removal and restoration work)	\$ 20,000
Fuel and chemical cost associated with exotic species removal	<u>1,500</u>
TOTAL	<u>\$ 21,500</u>

#14 CRYSTAL RIVER

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Crystal River	Citrus	1,400	\$875,000

A. **RECOMMENDED PUBLIC PURPOSE:** The Crystal River tract should be categorized as Environmentally Endangered Lands (EEL) and be managed as part of the existing Crystal River State Reserve. The primary resource concerns and public purpose for this project area include:

1. protection of manatees;
2. preservation of the functions of Crystal River/Kings Bay as one of the major remaining natural manatee sanctuaries;
3. preservation of water quality in the Crystal River/Kings Bay, consistent with Outstanding Florida Water status;
4. preservation of wetland buffer and upland watershed necessary to:
 - a) insure above listed goals;
 - b) protect wildlife, or economically significant productivity relating to fisheries;
 - c) protect and preserve elements of high rank as indicated by the Florida Natural Areas Inventory, when ancillary to the above listed goals.

B. **RESOURCE VALUE:** The tract has very high natural resource value. It is a major winter refuge for the endangered Manatee and a nesting site for the bald eagle and osprey. The tract consists of an upland hammock, densely wooded tidewater swamp, pine woods, freshwater and tidal marsh adjacent to the headwaters of the Crystal River. The area also supports a valuable commercial and sport fishery. Recreational: It has areas suitable for fishing, canoeing, hiking, camping, nature photography and interpretative trails. However, recreational development must be coordinated closely with preservation of critical Manatee habitat. Therefore, the site has been determined to have moderate recreational value. Archaeological: The Crystal River area was a major trade center for prehistoric people as early as 500 B.C. Data suggests that significant archaeological sites are likely to occur in areas on high ground. The proposed tract has not been surveyed, but there are reports that Section 31 contains prehistoric mounds. The archaeological and historical value is considered to be moderate.

C. **OWNERSHIP PATTERN:** A major parcel has already been purchased. There are seven additional owners in the project area.

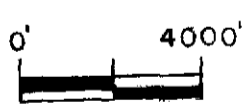
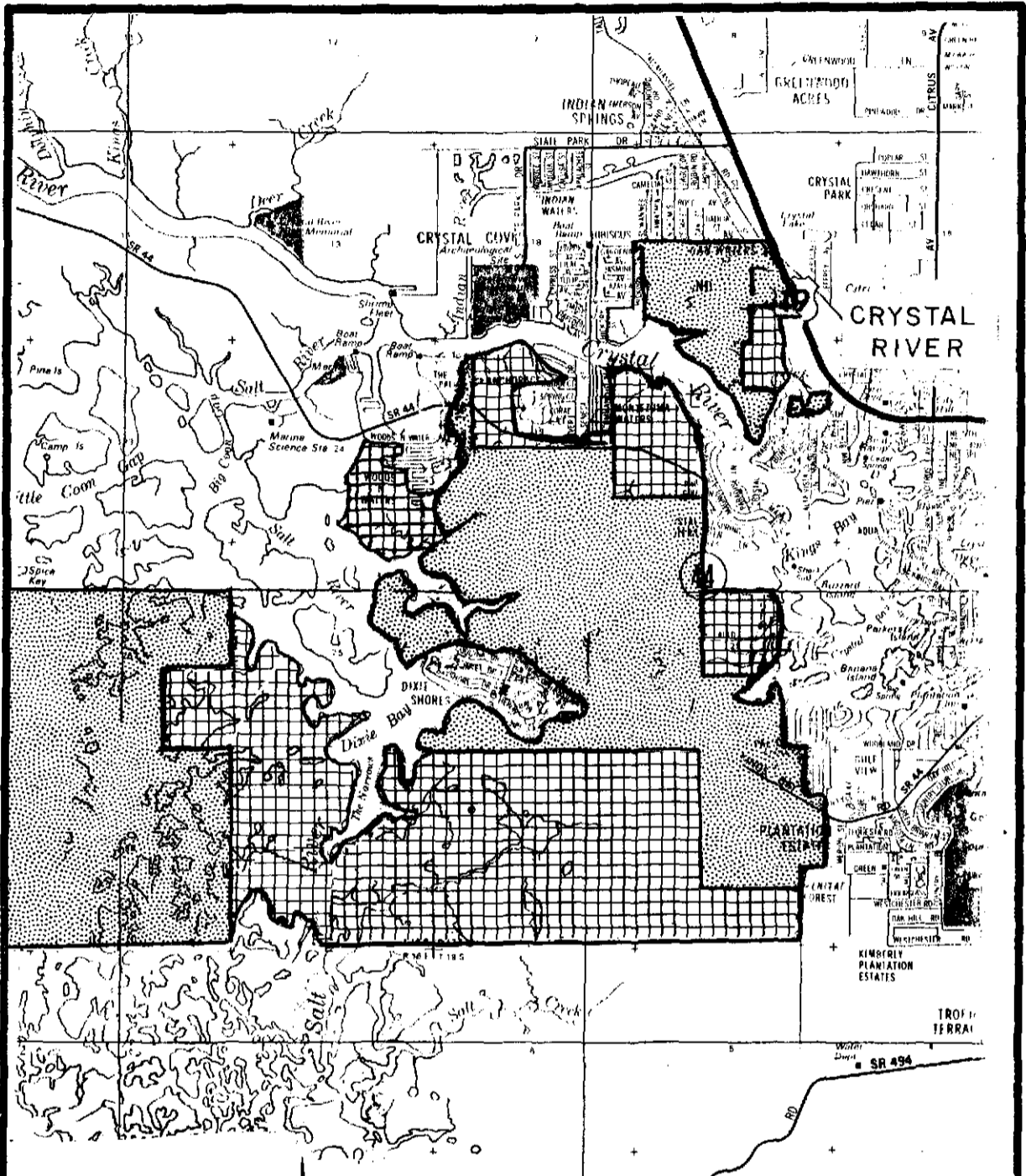
D. **VULNERABILITY:** The vulnerability of this site is high. The large parcel of land southwest of the bay and river contains upland areas. Because of the upland areas, these tracts are vulnerable to development which could impact water quality. Increased boat traffic in this area will endanger the Manatee.

E. **ENDANGERMENT:** The majority of the lands involved in this proposal are the subject of development plans. There is a general feeling among the public that the lands will be developed before the state can acquire them. The Department of Environmental Regulation staff has met with developers to review development plans of the majority of the tract. This site is highly endangered.

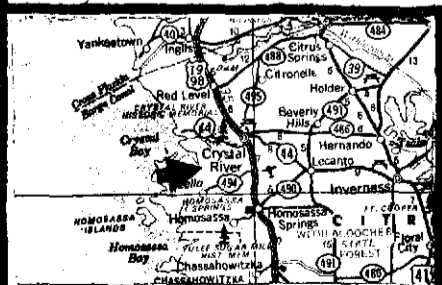
F. LOCATION: The project is located southwest of Kings Bay and the Crystal River. The general area is west and southwest of the City of Crystal River.

G. COST: The estimated cost of the remaining lands in this project is \$875,000. The State has purchased approximately 1,120 acres in the project area.

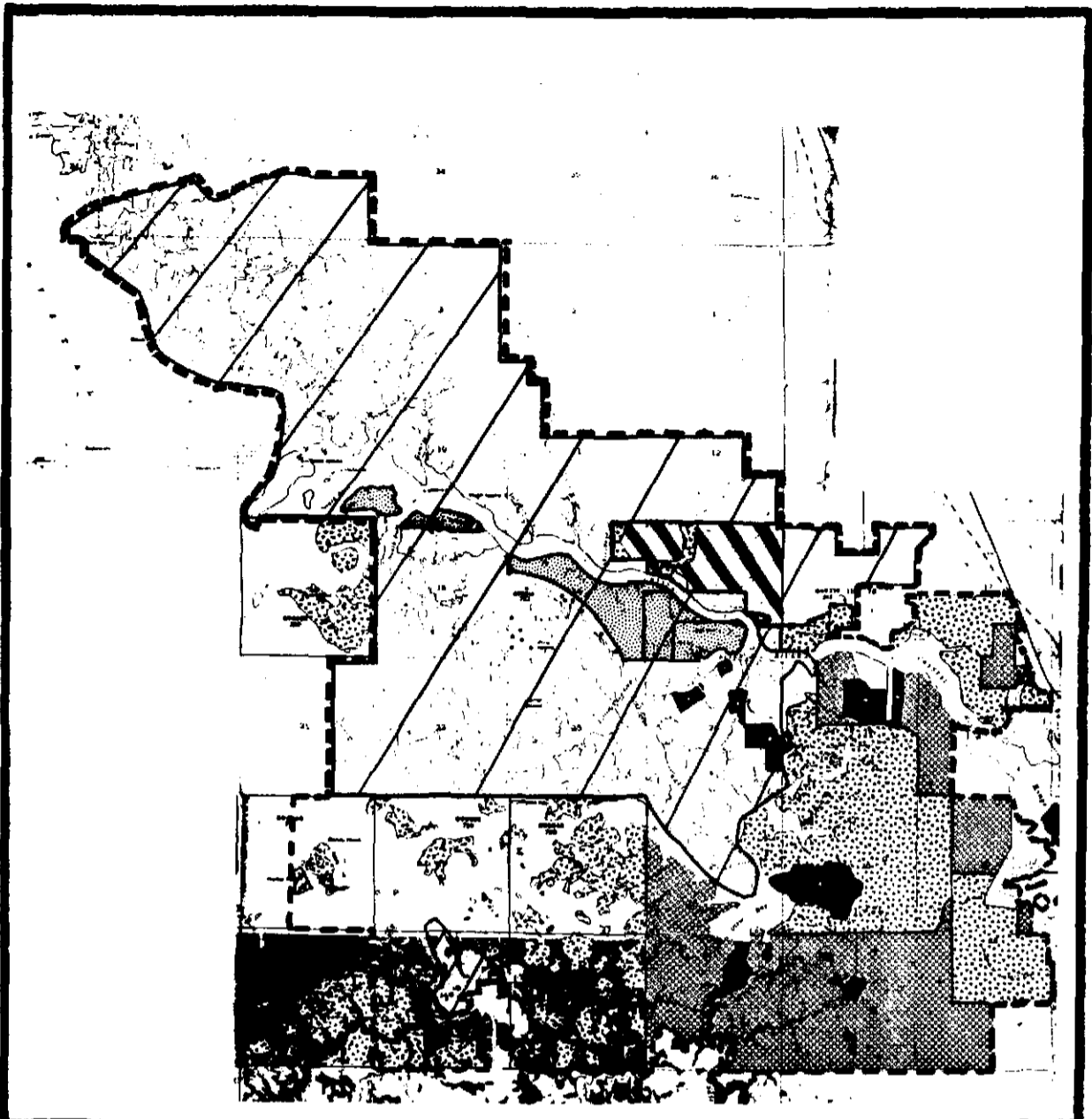
H. OTHER FACTORS: The Crystal River tract is included within the recently completed Crystal River Project Design. Prioritized phasing of purchases within the project area is part of the project design process. The Crystal River tract is the first recommended acquisition priority within the Crystal River Project Design. Both the Crystal River tract and its location and position within the project design area are indicated on the following maps.



- STATE OWNED
- TO BE PURCHASED






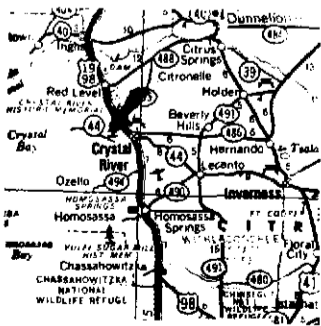
PROPOSED ACQUISITION PROJECT
CRYSTAL RIVER II
CITRUS COUNTY




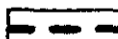


CRYSTAL RIVER
PROJECT DESIGN
CITRUS COUNTY



-  CRYSTAL RIVER II
(P.D. PRIORITY #1)
-  CRYSTAL COVE
(P.D. PRIORITY #2)
-  CRYSTAL RIVER
STATE RESERVE ADDITION
(P.D. PRIORITIES #3-#8)



-  STATE OWNED
-  1984-85 C.A.R.L. APPLICANTS
-  RECOMMENDED DELETION (D.S.L.)
-  PROJECT BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

The Division of Recreation & Parks and the Division of Archives, History and Records Management are recommended managers. See attached management summary.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Crystal River satisfies the first, second, and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 project complies with the second, third, fifth, and sixth categories.

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

c. There are no other state lands that provide protection for coastal ecosystems of this type or the same level of assistance for the endangered manatee.

6. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$875,000.

b. Estimated cost for the first year of management is \$119,322.

Crystal River/Kings Bay
Conceptual Management Plan
Executive Summary

The Crystal River/Kings Bay C.A.R.L. acquisition proposal contains approximately 2,150 acres, lying on both sides of the upper portion of Crystal River, in Citrus County. A tract containing approximately 320 acres lies on the north side of the Crystal River, with the remainder located south of the river.

The project area is located in a portion of Florida experiencing rapid urbanization pressures. Purchase of this property by the State will bring this sizable tract, containing diverse vegetative communities, into the public domain and ensure its future protection. Specifically, this acquisition will enhance the protection of the water quality of the Crystal River; a natural winter haven for the endangered manatee. The receiving estuarine water body, containing the St. Martin's Marsh Aquatic Preserve, will also benefit.

Vegetative communities include Juncus saltmarsh, Freshwater marsh, hardwood swamp, hardwood hammock, pine flatwoods, sand scrub and cabbage palm hammock associations. The northern tract has a very good hardwood hammock community, and the southern tract has an unusual hammock exhibiting karst features, including small caverns revealing the near surface water table.

Approximately three percent of the total acquisition area can be categorized as disturbed, but none of the tract should be considered a "surplus" to the long-range management needs of the property. Vegetal succession is currently underway in the larger disturbed areas.

The Conceptual Management Plan recommends that management responsibility for this property be assigned to the Department of Natural Resources, Division of Recreation and Parks, The Department of State, Division of Archives, History and Records Management will also have a direct management role relating to the archaeological and historical resources. The property will

be managed as a state reserve, with primary emphasis upon the protection and perpetuation of the vegetal communities, archaeological and historical resources, geological features and natural animal diversity. Special emphasis will be given to the protection and maintenance of endangered and threatened species.

Public use of this property is anticipated, and will be encouraged to the extent that it does not conflict with the maintenance of the natural and cultural values. Specific anticipated uses include fishing, nature study, hiking, canoeing, and primitive camping. Acquisition is expected to have little impact upon the traditional commercial uses of the adjacent waters, which specifically include fishing and crabbing.

Funding is requested from the Conservation and Recreation Lands Trust Fund to cover two years of "start up" costs.

1. Reserve Manager (Biologist)	\$ 36,046
2. Expenses (including standard)	15,766
3. Operating Capital Outlay (including standard)	<u>67,510</u>
TOTAL	<u>\$119,322</u>

#15 CHASSAHOWITZKA SWAMP

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Chassahowitzka Swamp	Hernando/Citrus	5,531	\$4,272,000

A. **RECOMMENDED PUBLIC PURPOSE:** Recommended for purchase in the Environmentally Endangered Lands category for management as a multiple use area. Recommended management agencies are Game and Fresh Water Fish Commission, Division of Forestry, Department of Natural Resources, Division of Archives, History and Records Management, and Citrus County. The Game Commission would be lead management agency.

B. **RESOURCE VALUE:** Rates very high for natural resource value because it is the best and largest remaining example of coastal hardwood swamp on the Gulf coast of Florida. Recreational value is moderate and archaeological and historical value is high.

C. **OWNERSHIP PATTERN:** There are 13 owners within the project area. However, small acreage sales recently have increased and the ownership pattern is becoming more difficult. The State has already purchased 15,537 acres under the C.A.R.L. program, which is being managed as a Wildlife Management Area.

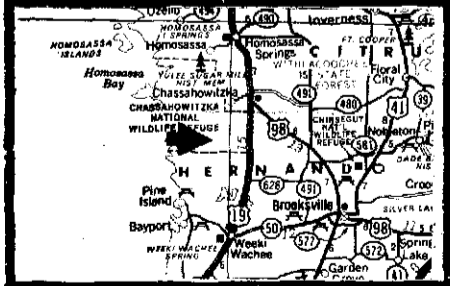
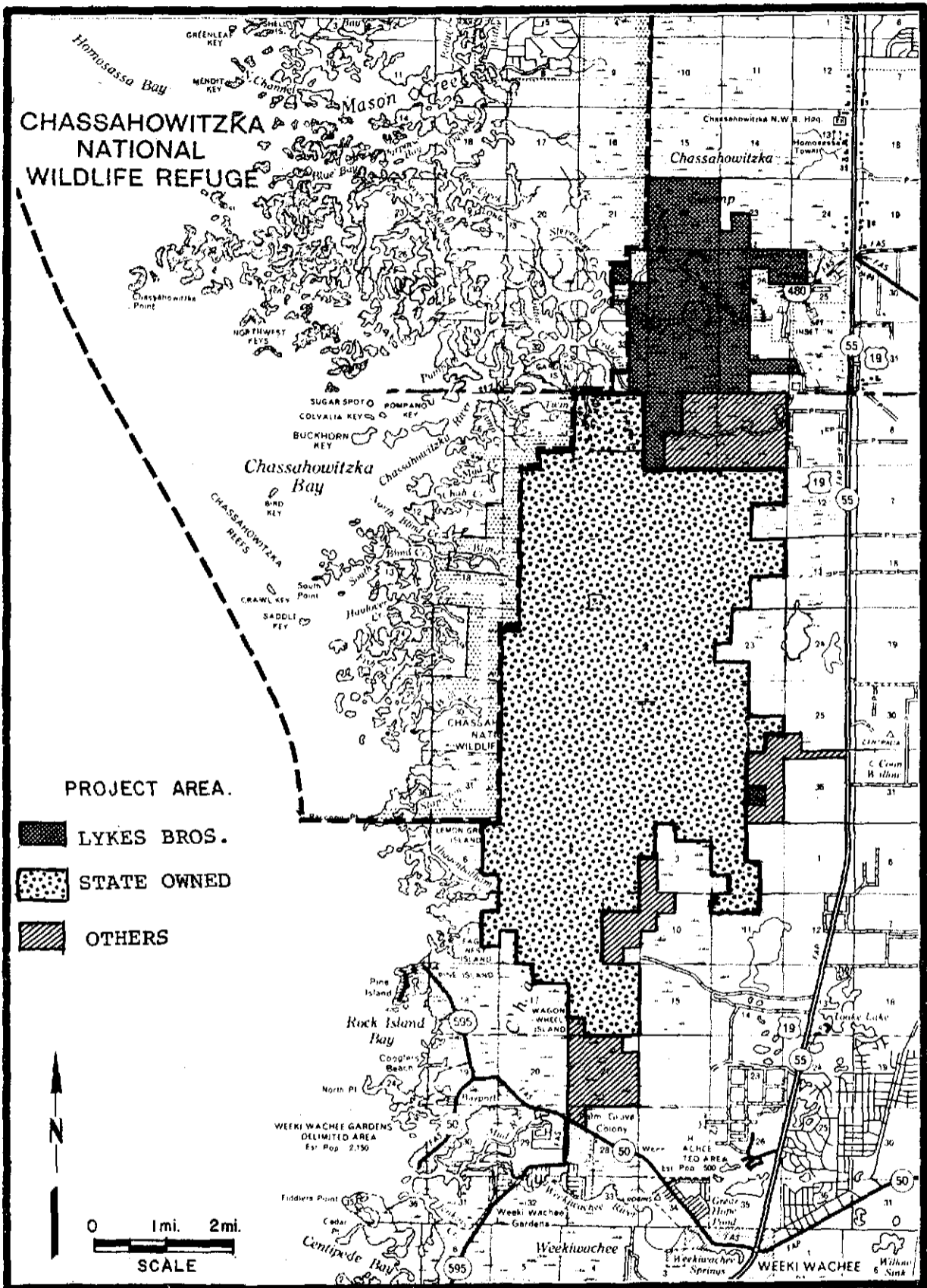
D. **VULNERABILITY:** The area is moderately vulnerable, but could be impacted by timbering, drainage, limerock mining, and residential development.

E. **ENDANGERMENT:** Endangerment is high. Development in the transition areas has suddenly begun.

F. **LOCATION:** The project area is within 60 miles of Tampa and 90 miles of Orlando. It is located between the Homossassa Springs and Weeki Wachi Springs tourist attractions.

G. **COST:** This project does not appear to qualify for any other funding.

H. **OTHER FACTORS:** One of the major owners, the Lykes Brothers, may be willing to trade their holdings in Chassahowitzka Swamp for other lands in the state. Eminent domain for acquisition of this ownership was extended by the 1985 Legislature.



CHASSAHOWITZKA SWAMP
HERNANDO COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Please see attached executive summary.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Chassahowitzka Swamp satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second, third, fifth, and sixth priority categories.

- b. This project is in conformance with the State Lands Management Plan.
- c. There are no sizeable tracts of this ecosystem type presently in state ownership. The project would highly complement the adjacent federal marsh land.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$4,272,000. One of the owners has expressed interest in a value for value trade.
- b. Estimated cost for the first year of management is \$10,000.

Chassahowitzka Swamp

Executive Summary

The Chassahowitzka Swamp project consists of 21,200 acres in Citrus and Hernando counties between U.S. 19 and the Gulf of Mexico adjacent to the Chassahowitzka National Wildlife Refuge. Chassahowitzka Swamp is the largest coastal hardwood swamp remaining along the Gulf coast south of the Suwannee River. Community types in the project include hardwood swamps, sandhills, pine flatwoods, cypress ponds, and coastal salt marsh. The project would also include an existing campground with a convenience store, parking lot, overnight hook-up facilities for mobile camper trailers, and a boat ramp on the Chassahowitzka River.

Resource values of this project are considered very high due in part to the uniqueness of such a coastal hardwood swamp. Fish and wildlife habitat values are high and the project provides nesting and feeding habitat for the bald eagle. The potential for cultural resource sites being present is very high although no comprehensive survey of the area has been conducted.

The Chassahowitzka Swamp tract will be managed as a multiple-use area consistent with the protection of its high resource values. The Game and Fresh Water Fish Commission will have lead management responsibilities, with the Division of Forestry of the Department of Agriculture and Consumer Services, the Division of Archives, History and Records Management of the Department of State, the Department of Natural Resources, and Citrus County cooperating.

The following is a brief outline of recommended activities and objectives for management of the Chassahowitzka tract.

1. The tract will be managed to maintain water quality and natural hydroperiods, and to protect and enhance wildlife habitat values.
2. Native plant communities will be maintained or restored. This may require some reforestation through tree planting,

timber stand improvement, and control burning of pine uplands and sawgrass marsh.

3. Surveillance and monitoring of native wildlife shall be conducted annually.
4. Consumptive uses of fish and wildlife such as hunting and fishing shall be allowed consistent with protection of the resources.
5. Nonconsumptive uses relating to fish and wildlife resources such as camping, nature appreciation, hiking, picnicing, and boating shall be encouraged.
6. Archaeological and historic sites will be conserved and protected from destruction through other management activities or vandalism and shall be regulated by the Division of Archives, History and Records Management. Research is discouraged, where such research would involve excavation or destruction of the resource.
7. Field surveys may be conducted to identify the potential endangerment of historic sites due to activities requiring land surface alteration.
8. The Citrus County Department of Parks and Recreation has expressed a desire to operate an existing campground with a convenience store, parking lot, boat ramp and overnight hook-up facilities for mobile camper trailers.

In summary, the proposed tract would be managed for low intensity, multiple uses featuring fishing, hunting, research, boating, camping and nature appreciation. The purchase of any or all of this tract would have a primary role of ensuring the protection and ecological integrity of the Chassahowitzka region and provide additional recreational opportunities for Florida's rapidly increasing population. Hunting, fishing and most traditional uses are compatible with management objectives. Research in all phases of environmental, wildlife, fishery, botany and the natural sciences is encouraged.

No capital expenditures are planned for the tract during the first year of operation. Existing equipment and facilities will be used until a comprehensive management plan is developed. Site security will be provided by existing law enforcement personnel and technical personnel assigned to the area.

A full time wildlife biologist and a technical assistant are needed to design and plan for future management activities, to monitor wildlife populations, to control user access and to serve as coordinator with local officials and general public. The approximate cost of the two positions is \$30,000 annually. Maintaining gates, roads, fences and posting boundary and informational signs will cost about \$10,000 for the first year, which should be provided from the C.A.R.L. Trust Fund.

#16 E M E R A L D S P R I N G S

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
<u>Emerald Springs</u>	<u>Bay</u>	<u>978.97</u>	<u>\$1,657,734</u>

A. RECOMMENDED PUBLIC PURPOSE: The Emerald Springs property should be classed as an Environmentally Endangered Lands proposal. It should be managed by the Department of Natural Resources and the Division of Archives, History and Records Management for single use.

B. RESOURCE VALUE: The Emerald Spring project has high ecological values. Bordering Econfina Creek for nearly 1 mile, the numerous springs of this property discharge approximately 50 million gallons per day into the creek, which is the principal source of drinking water for Bay County. The high limestone bluffs adjacent to the springs support several unusual plant species and geologic sinkhole features known as chimneys. Recreational and archaeological values are moderate.

C. OWNERSHIP PATTERN: The entire project proposal is owned by a single owner, Emerald Springs, Inc. Therefore, the ease of acquisition for this project was determined to be very high.

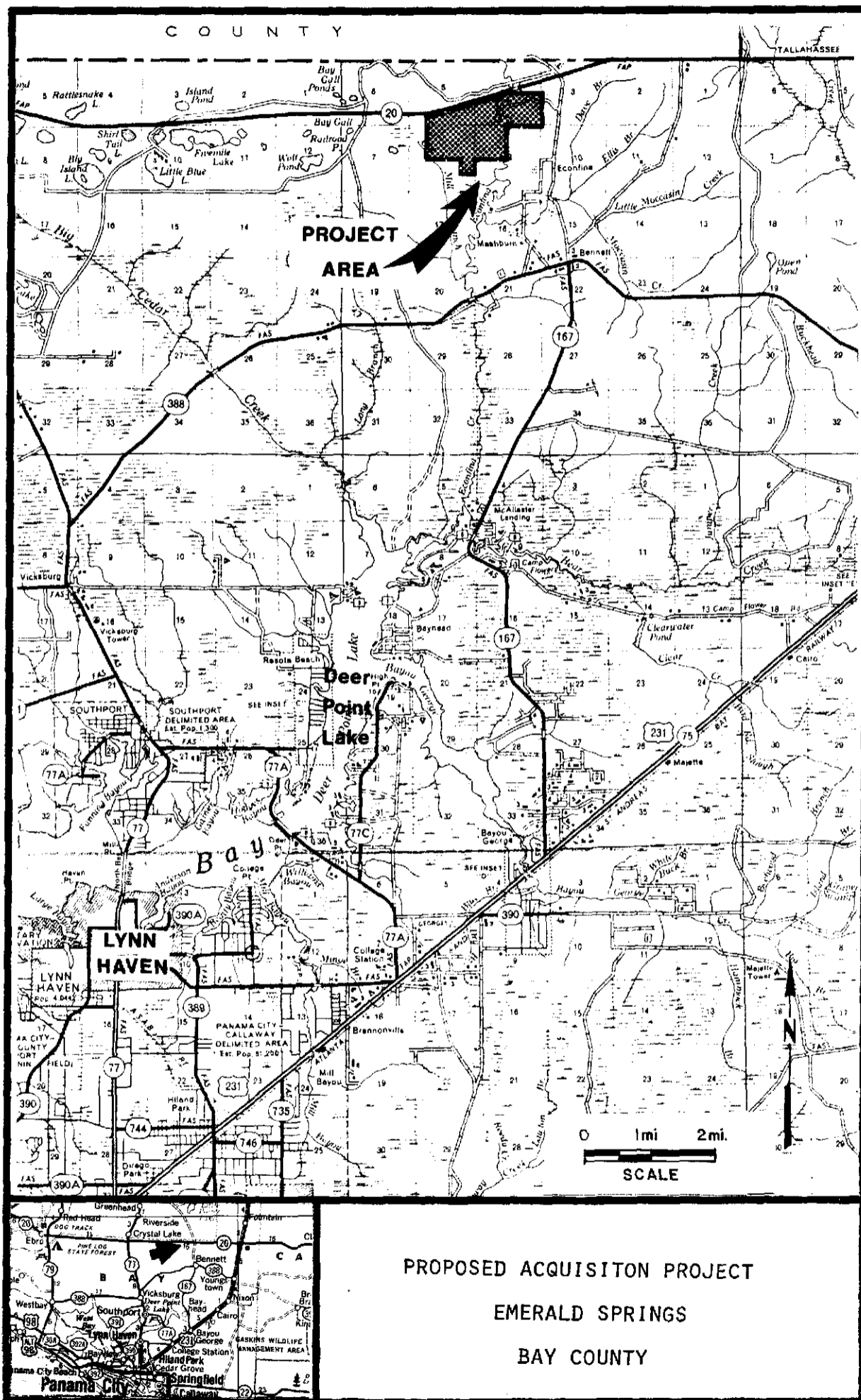
D. VULNERABILITY: The riverine springs and bluff association areas are very susceptible to resource degradation by man's development activities. Land clearing, timbering, agricultural practices and residential development would adversely affect water quality and turbidity. Aesthetic impairment would also occur with development. The vulnerability of the Emerald Springs property was judged to be high.

E. ENDANGERMENT: Although adverse impact upon this project could result from residential development and/or recreational misuse, the owner's present protective attitude towards his land rates this project a low vulnerability factor.

F. LOCATION: Emerald Springs is located along Econfina Creek and State Road 20 approximately 20 miles north of Panama City in Bay County.

G. COST: An update of this project's 1979 appraisal value gave an estimated 1982 market value of \$1,657,734. This estimate is still reasonably accurate. Estimated start-up management costs will be \$84,000.

H. OTHER FACTORS:



3. PRELIMINARY MANAGEMENT STATEMENT

Emerald Springs will be developed into a State Park providing significant recreational opportunities, but such use must not cause harm to the water resources of Econfina Creek, the spring areas, or other delicate natural lands along the creeks and tributaries. The Department of Natural Resources, and the Division of Archives, History and Records Management are recommended managers. Please see following page for the management executive summary.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Emerald Springs satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the first, second, third, and fourth priority categories.

- b. This project is in conformance with the State Lands Management Plan.
- c. There are no state-owned lands in the northern section of Florida that compare with those in the project. Additionally, none provide the same protection for the drinking water supply of Panama City.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$1,657,734. The
- b. Estimated cost for management start-up is \$84,000.

EMERALD SPRINGS
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The 1,000 acre Emerald Springs property located in northern Bay County, is proposed for purchase as a state park under the C.A.R.L. program. The property has four springs, one mile of the Econfina Creek, and diverse plant communities.

The diversity of plant communities and fresh water features makes it ideal to support active resource-based recreation for a multi-county area. Proposed recreational activities include swimming, fishing, picnicking, camping hiking, canoeing, and nature study. The Department of Natural Resources, Division of Recreation and Parks, will provide the lead management role with the Department of State, Division of Archives, History and Records Management cooperating.

The initial management costs needed from the C.A.R.L. program to provide for staff, operating budget, fencing, and a ranger residence, will be approximately \$84,000. Interim management will be provided by one park ranger whose duties will include protection and security of the resources, as well as monitoring the existing public recreational uses. Interim management will be required for approximately two years or until we receive a legislative appropriation for the property.

#17 JULINGTON / DURBIN CREEKS

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Julington/ Durbin Creek Peninsula	Duval & St. Johns	3,305	\$9,100,000

A. **RECOMMENDED PUBLIC PURPOSE:** This tract is recommended for purchase under the Other Lands category to be managed for multiple-use as a state forest. Suggested managing agencies are the Division of Forestry and the Division of Archives, History and Records Management.

B. **RESOURCE VALUE:** Ecological: Moderate. The three major ecosystems represented on this parcel are the hardwood swamp, sandhills and pine flatwoods. Forest resources are variable but nevertheless have management potential. Recreation - High; the habitat variability of this project makes it suitable for a variety of recreational activities including hiking, horseback riding, camping, canoeing and fishing. Archaeological and Historical - Moderate.

C. **OWNERSHIP PATTERN:** There are three owners of the project area. The major owner (Goneden Corporation) was willing to sell in the past, but has recently expressed an unwillingness to sell. Ease of acquisition is high.

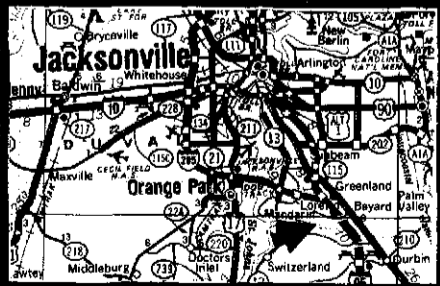
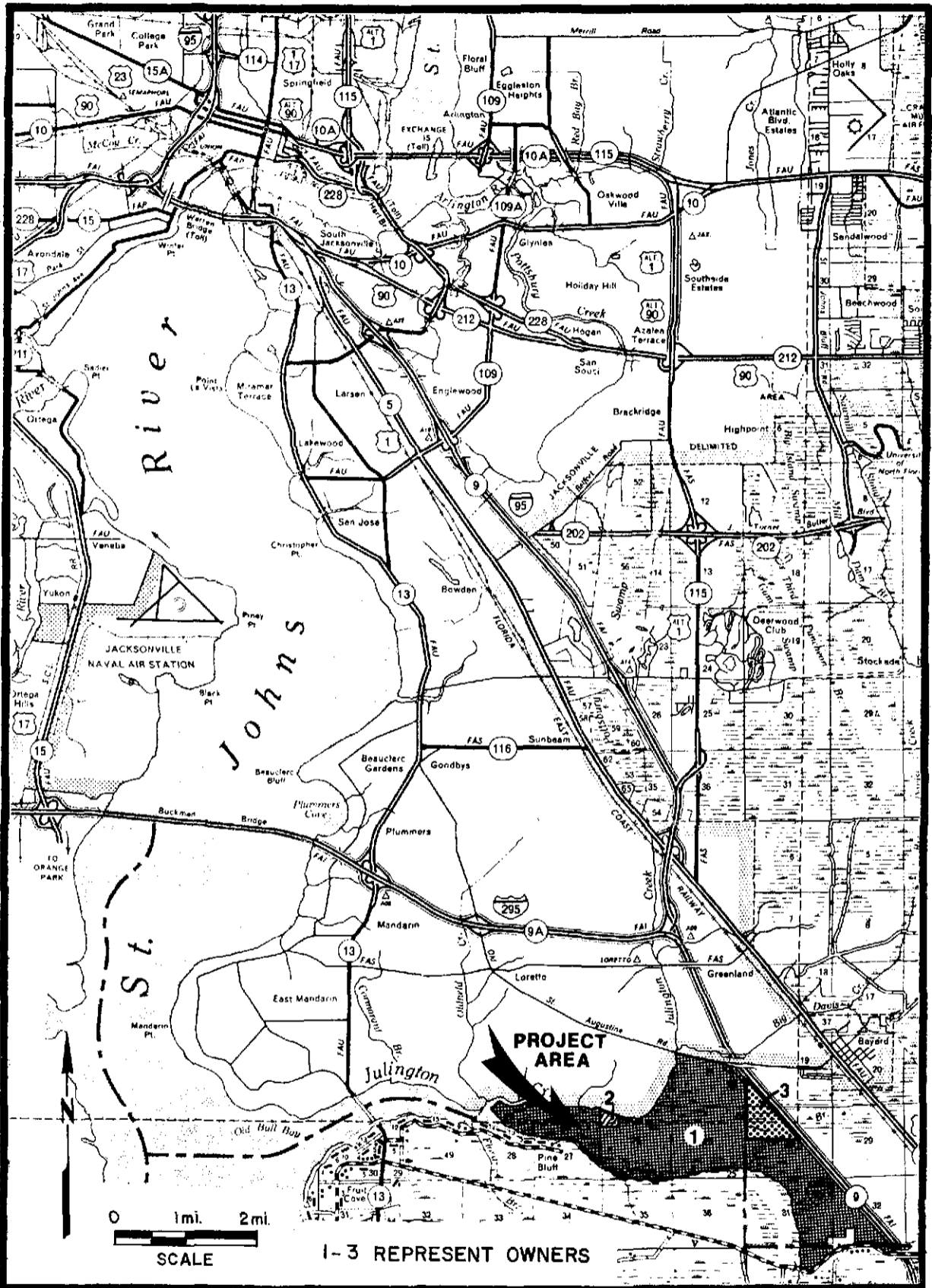
D. **VULNERABILITY:** High - The majority of this tract is in close proximity to two major creeks and is composed of hydric and mesic ecosystems which are highly vulnerable to developmental activities. Site modifications necessary for the development of residential and/or business structures would damage vegetation on the uplands and lowlands, and would adversely affect water quality in the adjoining creeks.

E. **ENDANGERMENT:** Moderate - The current owners claim to have no immediate development plans for the property. However, a major development is planned immediately south of this parcel and negotiations are underway for a possible access corridor across this tract.

F. **LOCATION:** The project area is twenty miles south of Jacksonville and twenty miles north of St. Augustine.

G. **COST:** The project may qualify for acquisition under the Save Our Rivers Program. Yearly management costs should be approximately \$8,000. Approximately \$111,000 will be needed from the C.A.R.L. Program for capital improvements, including construction of recreational facilities.

H. **OTHER FACTORS:** There is a limited supply of public recreational lands in this area, and the project is readily accessible from the metropolitan Jacksonville area. The Department of Natural Resources was granted eminent domain authority for this project by the 1984 Legislature.



PROPOSED ACQUISITION PROJECT
 JULINGTON-DURBIN CREEKS PENINSULA
 DUVAL COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Julington/Durbin Creek will be used as a multiple use state forest, with emphasis placed on protecting the valuable hydrological resources as well as providing outdoor recreational opportunities. The uplands will be selectively managed for timber production under as near a natural regime as possible. Timber cutting in the hardwood swamp will be restricted to only that which is necessary to maintain a healthy stand. The Division of Forestry and the Division of Archives, History and Records Management are recommended managers. Please see following page for the management executive summary.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no similar state-owned lands in the region.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$9,100,000.
- b. Estimated costs for management will include \$111,000 for capital improvements, and approximately \$8,000 per year to be incurred by the Division of Forestry.

JULINGTON/DURBIN CREEK STATE FOREST

CONCEPTUAL MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Julington/Durbin Creek Peninsula contains approximately 3,305 acres proposed for purchase, as a State Forest, under the Conservation and Recreation Lands (C.A.R.L.) Program. The majority of the tract is located in southern Duval County with approximately 97 acres lying in St. Johns County.

A variety of community types exist on the property, making it an ideal multiple-use area for the expanding population centers of Duval and St. Johns Counties. The Division of Forestry of the Department of Agriculture and Consumer Services will be the lead managing agency with the Division of Archives, History and Records Management of the Department of State cooperating. Recreation management, timber management and wildlife management will be given equal consideration so that resources will be utilized in the combination that will best serve the people of the State.

Approximately \$111,000 will be needed from the C.A.R.L. Program for capital improvements. These funds will cover construction of a ranger residence and camping facilities, improvement of the road network and construction of a boat ramp. Yearly management expenses to be incurred by the Division of Forestry are estimated at \$8,000.

#18 G A T E W A Y

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Gateway	Pinellas	124.33	\$255,300

A. **RECOMMENDED PUBLIC PURPOSE:** Other Lands, due to inclusion of estuarine mangrove swamp and its potential as a passive recreational area. Management by Pinellas County and the Division of Archives, History and Records Management is recommended.

B. **RESOURCE VALUE:** Ecological value is moderate, as Gateway consists of a mangrove fringe with a few small sandy berms and a narrow landward strip constituting the only uplands. Mosquito ditching in the swamp has generated spoil banks, now colonized by exotic plant species. Recreational value is low due to the extremely limited uplands. Archaeological and historical value is moderate, since sites are of a type abundant on the adjacent Weedon Island State Preserve.

C. **OWNERSHIP PATTERN:** The potential ease of acquisition is very high, since the major ownership (699 acres) has been purchased by the State, and only two minor owners remain.

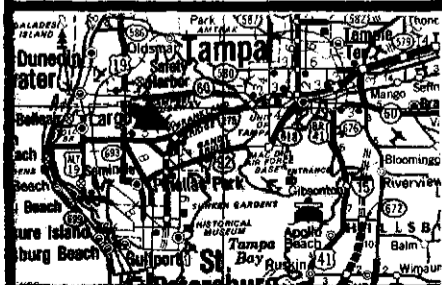
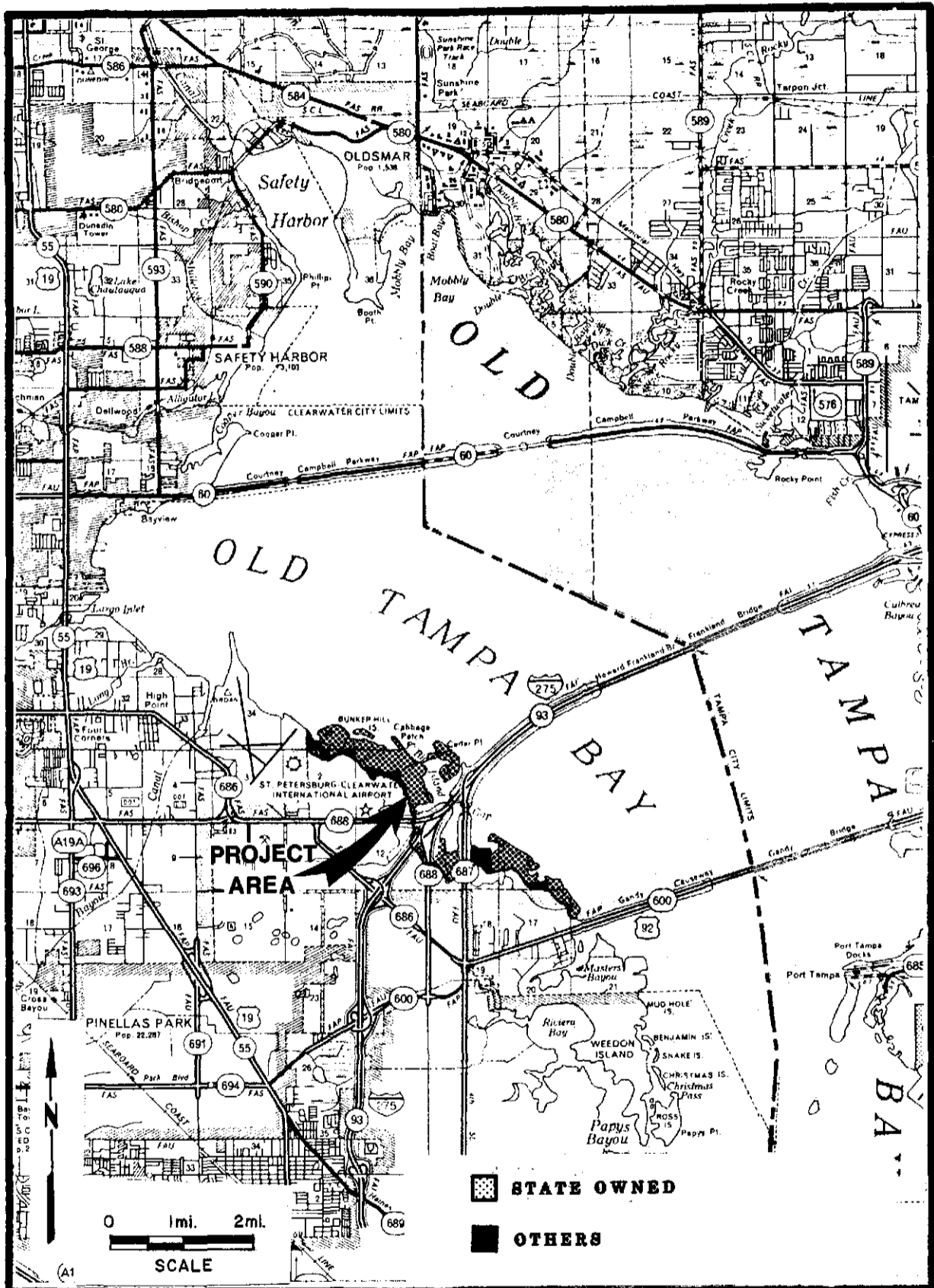
D. **VULNERABILITY:** Moderate, since mangrove habitats are susceptible to alterations in water flow and uplands construction disruption.

E. **ENDANGERMENT:** Low, since state and federal regulatory authority would severly limit development of most of the tract.

F. **LOCATION:** The project area is a mangrove fringe adjacent to the west end of the Howard Franklin Bridge (I-275) and bordering the eastern edge of the St. Petersburg-Clearwater International Airport. Pinellas County is a highly populated urban area.

G. **COST:** Pinellas County has already raised \$6.7 million in matching funds to support this purchase. It is unlikely that any other funding source at the state or federal level is available for this project.

H. **OTHER FACTORS:** A great deal of public support has been generated for this project in Pinellas County. Approximately 175 acres of this project area will be purchased with funds from Pinellas County. Eminent domain was re-authorized for this project by the 1985 Legislature.



PROPOSED ACQUISITION PROJECT
GATEWAY
PINELLAS COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Gateway will be managed to protect the estuarine mangrove resources of the tract, although such outdoor activities as fishing, crabbing, canoeing, boat launching, and bird watching will be encouraged and continued. Pinellas County and the Division of Archives, History and Records Management are recommended managers. Please see following page for management executive summary.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are very similar state-owned lands nearby. However, most of the coastal land in this highly urbanized area has been destroyed. Therefore, it is important to protect as much additional land as possible.

5. PREACQUISITION BUDGETING

- a. Estimated cost for remaining acquisition is \$255,300, with Pinellas County offering to purchase the remainder of the proposed project area.
- b. There would be no management cost to the State if Pinellas County manages.

GATEWAY
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Gateway property encompasses approximately 820 acres and is located on the western shore of Tampa Bay in Central Pinellas County. Access to the proposed purchase parcels is currently available via publicly dedicated frontage roads adjacent to these parcels and, to a lesser degree, through private properties some of which are developed. It is anticipated that the Pinellas County Board of County Commissioners through the Pinellas County Parks Department will be the managing agency.

The site is predominantly a mangrove swamp forest (747 acres) with additional acreages of salt barren and upland pine flatwoods. The entire Gateway property is utilized by many species of fish and other wildlife. The nursery fishery habitat provided by this wetland area is of primary importance to Tampa Bay. The bird life of the Gateway is also extensive due to the abundant nesting and feeding habitat available for a variety of the common wading birds, song birds, migratory waterfowl and also the potentially endangered Wood Stork and Southern Bald Eagle. The Mangrove Water Snake and Diamond Back Terrapin which are considered species of special concern have also been observed on site. It is anticipated that the Gateway property and the associated Tampa Bay area could be utilized for the continued study and investigation of the abundant fish and wildlife present and the interactions which occur with the adjacent urban systems.

The geology of the Gateway property basically presents a flat, low-sloping, coastal zone ending in Tampa Bay. The soils of the Gateway are typically characteristic of tidal swamps and of upland pine flatwoods. In terms of water resources, one of the major contributions to Tampa Bay by the Gateway property is the filtering effect provided by the mangroves of the runoff from the uplands. Under the proposed management plan, this filtering system will be maintained.

The Gateway property provides an excellent opportunity for our citizens, tourists, and the school children to identify with, learn from and, hopefully, become more appreciative of the very intricate balance that exists between man and his environment. Due to the site's uniqueness, it is anticipated that it could be used for scientific study by educational institutions in showing the importance of maintaining the relationship of this type of natural system to a very urbanized metropolis which insures the quality of life we now enjoy in this area.

Through the cooperation of the Florida Department of Natural Resources, Florida Division of Archives, History and Records Management, the Pinellas County Parks and Environmental Management Departments and the Pinellas County School Board the overall management objective will be to preserve the site, basically as a natural, dynamic, ecological system. This will be done through the development of passive recreational and educational elements, such as boardwalks, overlooks, a nature study area, canoe trails and other such activities. One area of more intense use is planned, that being a boat-launching area which will be provided at a location with existing deep-water access to Tampa Bay.

Natural succession of plant species will be permitted to continue to occur as a part of the Management Plan with, perhaps, some selective and controlled removal of certain invader species, e.g., Brazilianian pepper. Through restricted access to the site, it is felt that the natural ecosystems can be maintained which will provide a strong basis for the re-occurrence of fish and wildlife populations with increased densities and species diversity.

The initial management objective will be to properly post the property as a preservation area. Fencing of portions of the Gateway property will also be necessary in order to control

access to the site, at least from the landward side. It is anticipated that this can be accomplished within the first year after acquisition. The second objective will be to work with the scientific community to develop a more detailed scientific analyses of the site in order that the intended uses can be implemented properly and the ecosystems present on the site, may be adequately preserved. This objective, hopefully, should be accomplished within one (1) year after acquisition. The final objectives will be to implement the intended, passive uses, i.e., boardwalks, overlooks, foot trails, the nature center and the boat ramp and its associated improvements. The total capital costs for all of the proposed improvements of the site is fairly large. The fencing and posting can be accomplished with minor costs, however, the more substantial improvements, previously mentioned, will require considerable funding. The ongoing capital needs of the site should be minimal.

It is anticipated that Pinellas County will be seeking funding from various revenue sources at the Local, State and Federal level to improve and maintain this property.

#19 JOSSLYN ISLAND

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Josslyn Island	Lee	48	\$150,000

A. **RECOMMENDED PUBLIC PURPOSE:** Other Lands: 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 archaeological mounds and features.

B. **RESOURCE VALUE:** Ecological value is moderate, since this island is primarily a red-mangrove wetland with a large aboriginal shell mound colonized by subtropical and tropical species. There is a very high archaeological value. 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. Recreational value is moderate.

C. **OWNERSHIP PATTERN:** With one owner, ease of acquisition is very high. At present the Island is privately owned and under the management of the Caloosa Mound Grove Inc. Management of Josslyn Island will be handled through the Department of Natural Resources, Division of Recreation and Parks as part of the Pine Island Sound Aquatic Preserve.

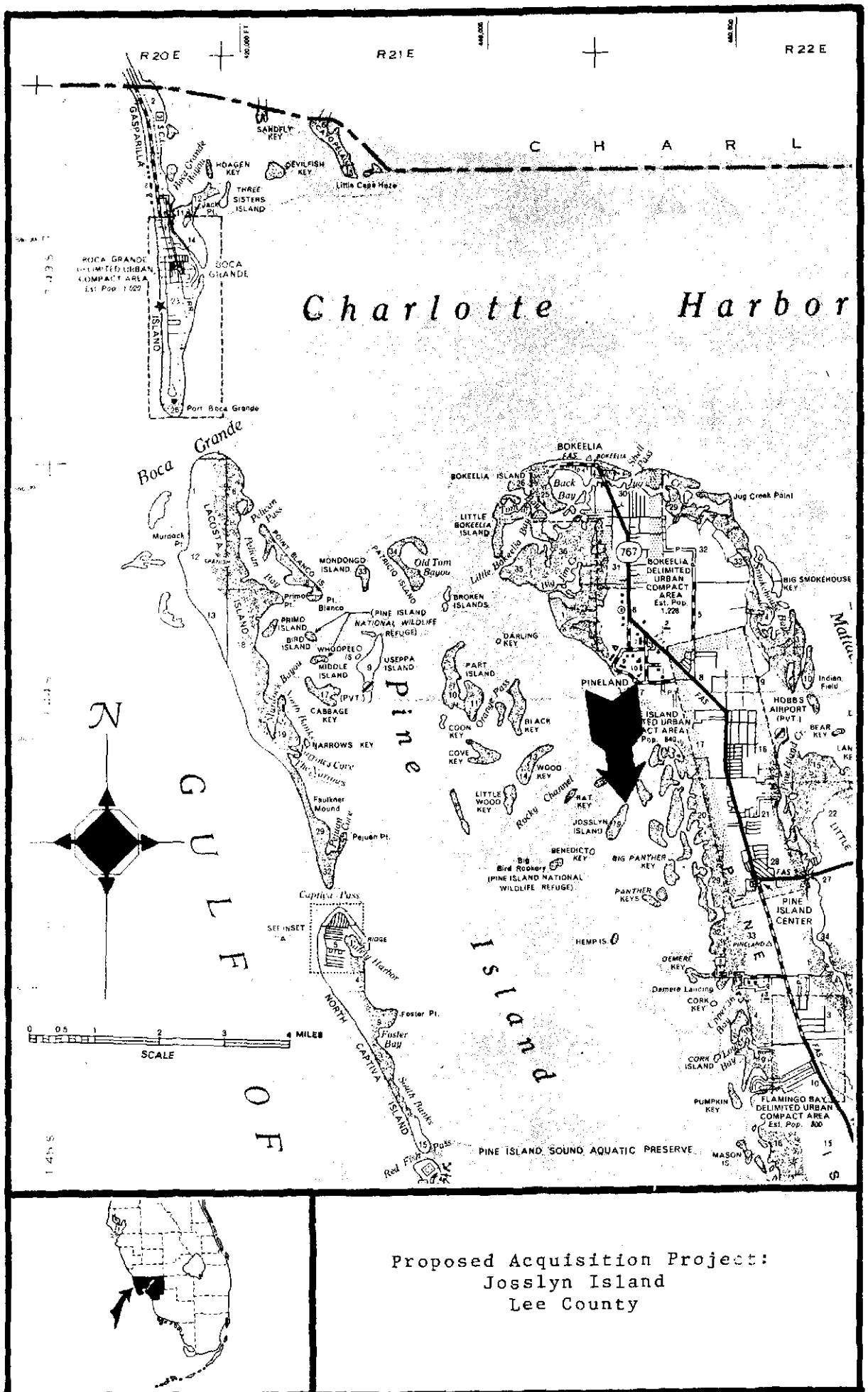
D. **VULNERABILITY:** Vulnerability is high. The recreational and residential development of Pine Island Sound mark Josslyn Island as a prime spot for building secluded residences or condominium complexes. Any development of the island would destroy its high archaeological value.

E. **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.

F. **LOCATION:** Located two miles offshore from Pine Island, Josslyn Island lies in close relation to Boca Grande, Sanibel Island, and Charlotte Harbor. The closest major urban center is Ft. Myers.

G. **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.

H. **OTHER FACTORS:** The 1985 Legislature renewed eminent domain authority for this acquisition.



Proposed Acquisition Project:
 Josslyn Island
 Lee County

3. PRELIMINARY MANAGEMENT STATEMENT

Josslyn Island will be an archeological preserve managed by the Division of Archives, History and Records Management and by the Division of Recreation and Parks as part of the Pine Island Sound Aquatic Preserve. Please see the following page for the management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with State Lands Management Plan

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

b. 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 earthen-works) and, as such, is distinctly unique.

5. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$150,000.

b. Management and maintenance cost for one year is estimated at zero, since existing staff will be used initially.

JOSSLYN ISLAND
EXECUTIVE SUMMARY

Josslyn Island is located in Pine Island Sound between Cayo Costa and Pine Island. The entire upland portion of this island is an archaeological site with some of the most noticeable features being the shell midden, canals, sunken courtyard and mounds.

The entire 48 acre island has been listed on the National Register of Historic Places since 1978, and the site is also being considered for designation as a State archaeological landmark. The excellent state of preservation of Josslyn Island offers almost the last opportunity to preserve for future study and appreciation a major Calusa coastal mound-village complex containing data for the reconstruction and interpretation all For the near future, the Division of Archives, History and Records Management recommends a generalized policy of conservation for Josslyn Island. In order to prevent any kind of adverse disturbance to the site, other state agencies should coordinate planned activities there closely with the Division of Archives, History and Records Management. Any state agent with law enforcement authority working in the area should be cognizant of looting or unauthorized destruction at the site and take necessary action to prevent and control this problem. Finally, archaeological excavations, except on a small test scale are generally discouraged at this time. Detailed survey and mapping, however, is strongly encouraged.

The management of Josslyn Island will be jointly shared by the Division of Recreation and Parks by the Division of Archives, History and Records Management. Management costs for the first year should consist only of those funds necessary to provide protection of the archaeological remains through routine law enforcement patrol.

Josslyn Island
Conceptual Management Plan
Executive Summary

Josslyn Island is a significant archaeological site containing approximately 36 acres, lying in Pine Island Sound in Lee County. This Island contains approximately 12 acres of "upland" property, with the remainder consisting of predominately red mangroves. Access to the island is by boat.

The archaeological significance of Josslyn Island was first noted in 1895, and subsequent archaeological investigators have repeatedly reaffirmed the importance of this site. In 1978, Josslyn Island was placed on the National Register of Historic Places, and it is currently under consideration as a State "archaeological landmark". The importance of the archaeological remains stem from 1) the greatly undisturbed nature of the island, 2) the extensive physical features, such as shell mounds, terraces, canals and inundated courtyards, and 3) the fact that the archaeological remains probably range from pre-Calusa up to post-European contact materials. The physical description of the remains on Josslyn Island are identical to the accounts for Calusa villages provided by 16th Century Spanish explorers to the area. The physical characteristics of the Island also provide the potential for good preservation of subsistence related data, which is vital to the understanding of the Calusa culture. Disturbance of the archaeological remains is slight, and is estimated to affect approximately five percent of the total.

The Conceptual Management Plan recommends that the Department of State, Division of Archives, History and Records Management and the Department of Natural Resources, Division of Recreation and Parks, jointly manage this property. This management arrangement will provide professional expertise by the Division of Archives History and Records Management in the preservation of the archaeological data contained on Josslyn Island, along with the

ongoing management presence of the Department of Natural Resources' Charlotte Harbor Aquatic Preserves, Charlotte Harbor State Reserve, and Cayo Costa State Reserve programs. Protection of the nonregenerative archaeological remains will be the primary management objective, and such secondary public uses that are deemed compatible with this objective shall be considered by the managing agencies.

#20 LAKE ARBUCKLE

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Lake Arbuckle	Polk	13,511.48*	\$5,000,000

A. RECOMMENDED PUBLIC PURPOSE: Recommended for purchase as "Other Lands" to be managed as a multiple use area. Management by the Department of Natural Resources, Game and Fresh Water Fish Commission, Division of Forestry, and the Division of Archives, History and Records Management is recommended.

B. RESOURCE VALUE: Ecological value is high due to inclusion of a large area of several, different upland and wetland communities. Contains remnant examples of native scrub and sandhill communities. Archaeological and historical value is moderate. The area has the potential to support a wide variety of outdoor recreational uses and, therefore, has high recreational value.

C. OWNERSHIP PATTERN: The ease of acquisition is very high since the project has a single owner. The property includes rights-of-way for highway and railroad, agricultural leases, and mineral and gas leases. *The State has obtained an undivided 44% (4/9) interest in this acreage, pending closure on additional payments.

D. VULNERABILITY: The area is moderately vulnerable to development. Property in this area of the state with these physical characteristics is presently being converted to housing and citrus.

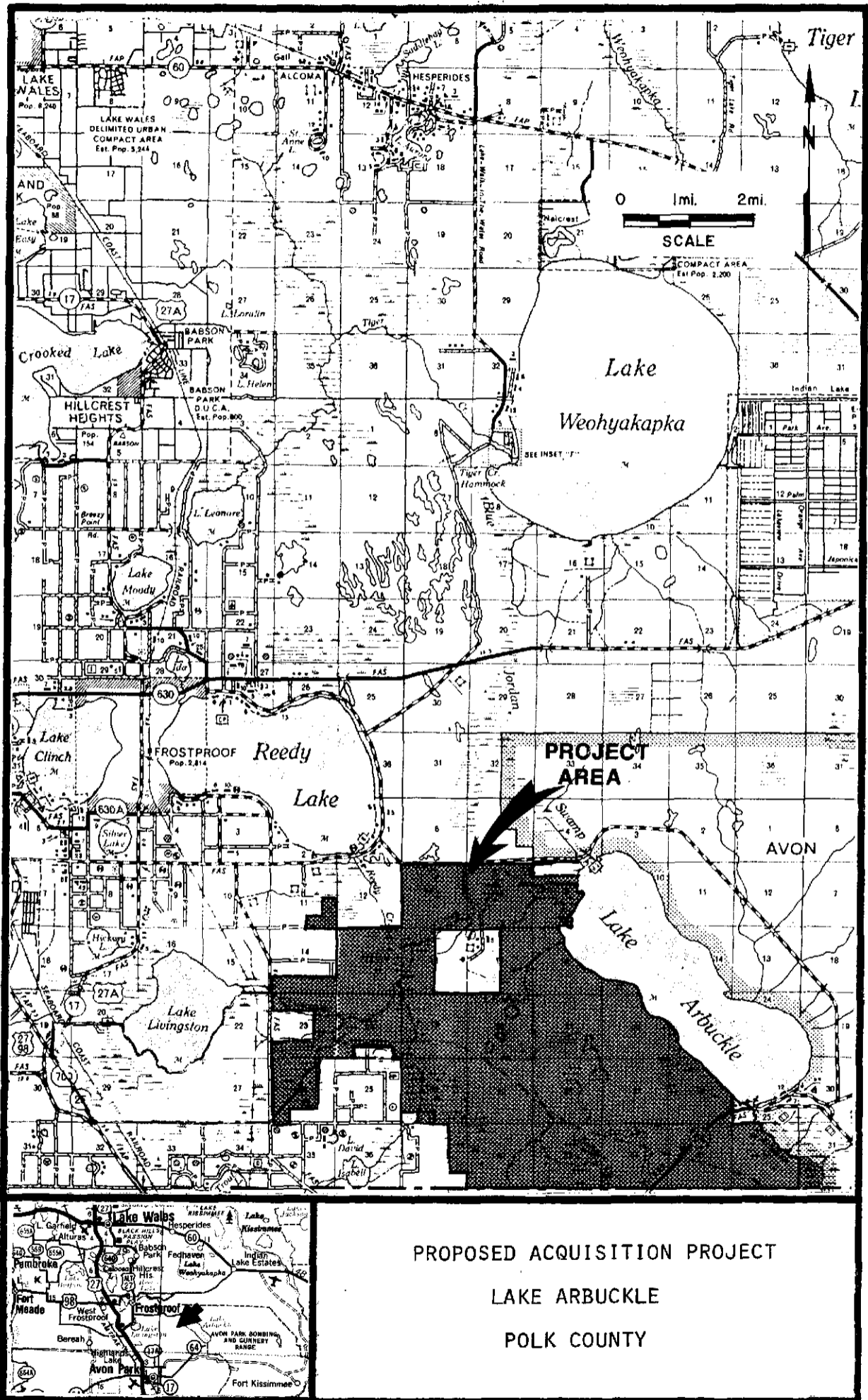
E. ENDANGERMENT: The area is moderately endangered, primarily by agricultural development by the citrus industry. Most comparable natural areas in this region have been eradicated by extensive agricultural uses.

F. LOCATION: Sebring and Lake Wales are within 25 miles of the project area. The project is approximately 65 miles south of Orlando and 65 miles from Tampa. It is immediately adjacent to the Avon Park Bombing Range owned by the U.S. Air Force.

G. COST: The project is currently under construction in the Outdoor Recreation Program. The remaining acreage will be acquired through exercising two payments, totalling \$5,000,000. The estimated cost of fencing the project area is \$150,000, with annual maintenance and management costs being estimated at \$20,445.

H. OTHER FACTORS: The Lake Regional Audubon Society has donated \$15,000 for the appraisals of this project.

* The State owns an undivided 44% (4/9) interest in this acreage, pending closure on additional payments.



3. PRELIMINARY MANAGEMENT STATEMENT

Lake Arbuckle will be managed as a multiple use outdoor recreation area, as well as to maintain and improve natural habitat diversity and protect threatened and endangered species. The area immediately around Lake Arbuckle will provide water oriented recreational opportunities, and could be managed as a park. Hunting, fishing, and forestry will be permitted where appropriate. The Department of Natural Resources, Game and Fresh Water Fish Commission, Division of Forestry, and Division Archives, History and Records Management are recommended managers. Please see following page for management executive summary.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the Conceptual State Lands Management Plan.
- b. No similar multiple use state-owned lands are available in this region.

5. PREACQUISITION BUDGETING

- a. The Department of Natural Resources has exercised the first payment of \$3,933,289.56, using C.A.R.L. funds from 1983-1984. Three additional installments will be made from the C.A.R.L. Trust Fund: \$1,966,605 in July 1985; \$983,335.49 in September 1985; and \$1,966,605 in 1986.
- b. Estimated cost for management is \$282,837. The Division of Forestry will require approximately \$20,445 from the C.A.R.L. fund during the first year.

LAKE ARBUCKLE TRACT
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The original proposal of the Lake Arbuckle Tract to the Conservation and Recreation Lands Program contained 15,745 acres in southern Polk County. However, the owner now wishes to exclude the property west of the old Frostproof/Avon Park Road, leaving approximately 13,630 acres available for purchase. The Lake Arbuckle Tract is approximately 5 miles northeast of Avon Park and 4 mile southeast of Frostproof.

In addition to its five miles of frontage on Lake Arbuckle, the tract contains nine different community types or management units. These include planted slash pine; palmetto-gallberry flatwoods with a scattered slash pine overstory; sand pine scrub; natural slash pine flatwoods; bay swamp; upland hardwoods; lowlands with hardwoods, cypress and sable palms; marsh; and several small lakes and ponds. The variety of ecosystems represented and the size of the tract make this an ideal project for multiple-use management.

The Lake Arbuckle Tract should be managed with the goal of providing maximum multiple-use benefits for the public while simultaneously protecting any rare, fragile or sensitive ecosystems. Potential exists for a variety of consumptive and non-consumptive activities, including wildlife management and hunting, timber management, fishing, camping, bird-watching, boating, canoeing, picnicking, nature photography and hiking.

The Division of Forestry of the Florida Department of Agriculture and Consumer Services will be the lead managing agency, with the Division of Archives, History and Records Management of the Department of State, the Division of Recreation and Parks of the Department of Natural Resources and the Florida Game and Fresh

Water Fish Commission cooperating. Approximately 3,000 - 4,000 acres immediately west of Lake Arbuckle will be managed by the Division of Recreation and Parks. The Division of Forestry will require approximately \$20,445 in C.A.R.L. funds for first year management, set-up and site security.

#21 S T . J O H N S R I V E R
F O R R E S T E S T A T E S

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
St. Johns River Forrest Estates	Lake	2,280	\$1,254,000

A. **RECOMMENDED PUBLIC PURPOSE:** Environmentally Endangered Lands (EEL): Contains naturally occurring, relatively unaltered flora which can be preserved by acquisition. This property should be managed in conformance with the EEL Plan to emphasize preservation while encouraging non-destructive public use and enjoyment.

B. **RESOURCE VALUE:** High ecological value since this area includes wilderness areas and sensitive floodplain areas importance for nonstructural water management along the St. Johns River. The archaeological and historical values are rated as high since numerous sites, dating from 6500 B.C. to the 19th Century, are predicted to occur there. Recreational value is rated as moderate, as the potential for some active and passive recreational pursuits are projected: camping, canoeing, fishing and wildlife appreciation.

C. **OWNERSHIP PATTERN:** Management feasibility is high, since the natural boundaries of this property include river frontage, other wetlands, and areas already under state management (Blue Springs State Park and Hontoon Island). The Fechtel Ranch property to the south could be acquired in the future to extend this management area southward to the Lower Wekiva River State Preserve. The ease of acquisition is high since only two owners are involved.

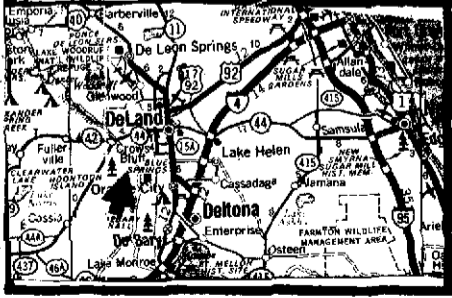
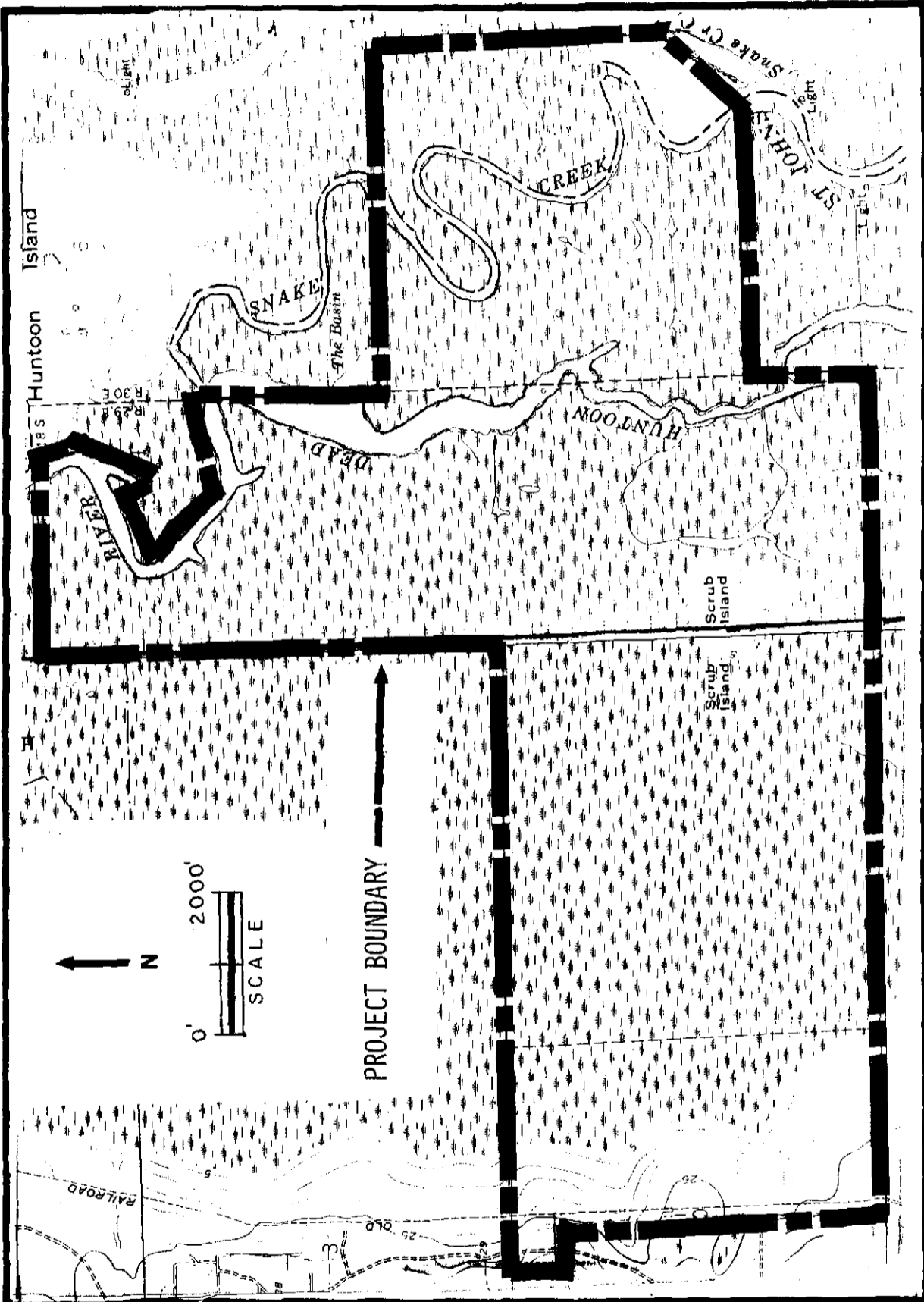
D. **VULNERABILITY:** These lands are moderately vulnerable to consumptive timber practices as well as the effects of runoff from residential developments towards the western part of the project area.

E. **ENDANGERMENT:** This tract is moderately endangered since it is located in a region of central Florida where encroachment from urbanization can be expected in the near future.

F. **LOCATION:** Approximately midway between the rapidly expanding Orlando area and Daytona Beach; about 30 miles north of Orlando. Deland, a city of about 15,000 is seven miles away.

G. **COST:** In addition to the purchase price, first-year management costs are expected to be \$43,656.

H. **OTHER FACTORS:** It is anticipated that acquisition of Fechtel Ranch, which borders St. Johns River Forrest Estates on the south, will be made with public funds in the future in order to enhance the manageability of environmentally sensitive lands in this region.



PROPOSED ACQUISITION PROJECT
 ST. JOHNS RIVER FORREST ESTATES
 LAKE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

St. Johns River Forrest Estates will be managed by the Bureau of Environmental Land Management (Division of Recreation and Parks) as a State Preserve, with the Division of Archives, History and Records Management cooperating. The Game and Fresh Water Fish Commission and Division of Forestry are also recommended as cooperating management agencies. Please see following page for the management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan

It has been recommended that this project be designated as an Environmentally Endangered Lands category acquisition.

These lands qualify under the EEL Plan's definition of environmentally endangered land because the naturally occurring, relatively unaltered flora and fauna can be preserved by acquisition.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 fresh-water 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 St. Johns River Forrest Estates/Fechtel Ranch project proposal qualifies for categories 1, 2, 5 and 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

Although similar state-owned lands do exist in this region, the extent and distribution of those lands is insufficient to protect the sensitive wetland communities along the St. Johns River, and hence to maintain water quality of the river itself. Acquisition of this parcel and Fechtel Ranch will enhance the value and manageability of the state's initial investments in adjacent park lands and other management areas.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$1,254,000.
- b. Estimated first year cost for management is \$43,656.

St. Johns River Forrest Estates
Conceptual Management Plan
Executive Summary

The St. Johns River Forrest Estates project is being considered for acquisition to enhance protection and preservation of water quality in the middle St. Johns River region and provide the public with recreational opportunities compatible with resource protection.

Initially, management objectives will concern maintaining a natural hydrological regime, and evaluating the area's recreational potential. Access to this property appears to be only via the St. Johns River. It is possible that canoe or boating trails could be developed utilizing the Snake River and old logging canals which deeply penetrate the river swamp. Some of the pine islands scattered through the swamp are associated with logging canals and might be suitable for nature trails. Recreational opportunities will be increased if the adjacent 8,000+ acres to the south are proposed to and acquired by the C.A.R.L. program as has been postulated.

Management and administration of the property should be the responsibility of the Department of Natural Resources. The Florida Division of Forestry and the Game and Fresh Water Fish Commission are recommended as cooperative managers, lending their expertise in forestry and wildlife management, respectively. The Florida Division of Archives, History and Records Management will cooperate in the identification and protection of archaeological and historical sites.

Timely initiation of an on-site management program will require funds from the Conservation and Recreation Lands Trust Fund. More specifically, funds are requested to meet the following first year budgetary needs:

1. Ranger	\$ 11,956
2. Expense	5,000
3. OCO - standard	6,700
4WD vehicle	10,000
boat w/motor & trailer	<u>10,000</u>
TOTAL	<u>\$ 43,656</u>

#22 PAYNES PRAIRIE (MURPHY - DECONNA)

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Paynes Prairie (Murphy-Deconna)	Alachua	1,114	\$3,300,000

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (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.

B. RESOURCE VALUE: High ecological value: contains a diversity of habitats ranging from freshwater ponds and marshes to upland pinewoods and hardwoods. Archaeological-historical value of this state preserve, as a whole, is rated as high, since many aboriginal sites are known to occur there. Moderate recreational value: controlled passive activities such as hiking, picnicing, and primitive camping.

C. OWNERSHIP PATTERN: Management feasibility is high, and cost would be minimal due to inclusion with adjacent Paynes Prairie Preserve. Murphy/Deconna tracts are recommended as first priority for acquisition while additional buffer area tracts should be deferred. There are two owners, one has refused a value for value trade recently; ease of acquisition is high.

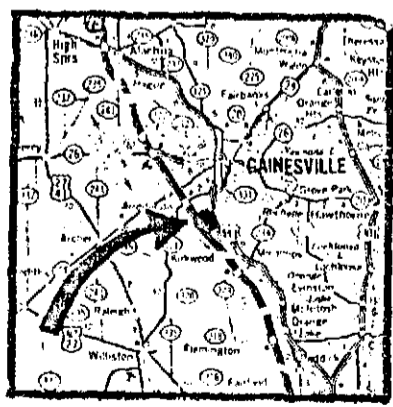
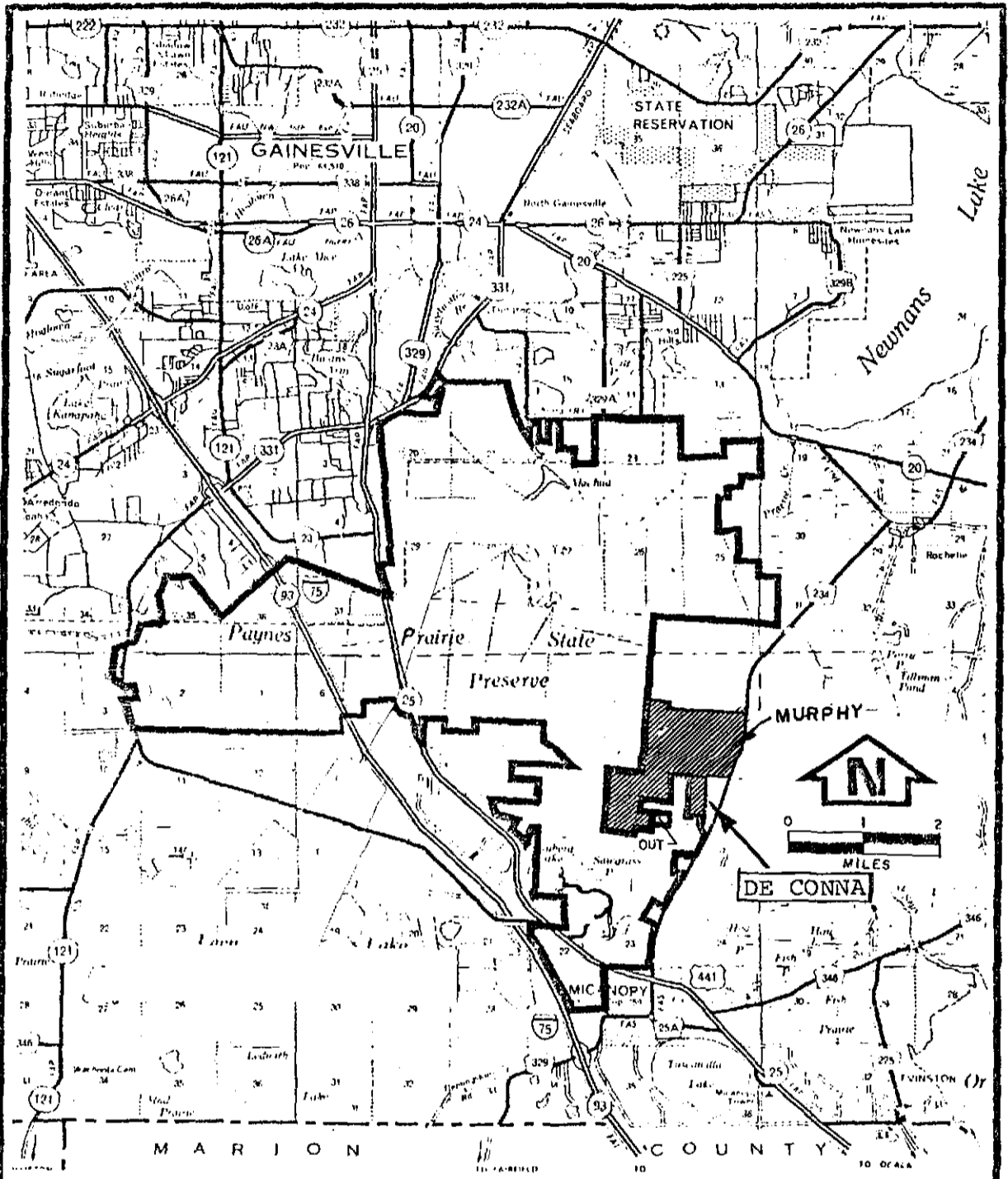
D. VULNERABILITY: High: this area is critical to the water quality and quantity of the adjacent state preserve and is easily disturbed by human activity.

E. 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.

F. LOCATION: Near a moderately sized urban area: Gainesville.

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

H. OTHER FACTORS: One of the major ownerships has recently been purchased to become the Murphy ownership.



VICINITY MAP

- PRESENT BOUNDARY OF STATE OWNED LAND
- PROPOSED ACQUISITIONS

FLA. DEPT. OF NATURAL RESOURCES

**PROPOSED ACQUISITIONS
AT PAYNES PRAIRIE
STATE PRESERVE**

ALACHUA COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

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 Fresh Water Fish Commission regarding endangered species management. Please see following page for the management executive summary.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan

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

The Murphy/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 candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 Murphy/Deonna 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.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$3,300,000.
- b. Management and maintenance cost for one year is estimated at zero, since it could be accomplished with existing staff.

MURPHY/DeCONNA ADDITION
PAYNES PRAIRIE STATE PRESERVE
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

This 1,150 acre addition to Paynes Prairie State Preserve in Alachua County is proposed for purchase under the C.A.R.L. program. It will be managed as a part of Paynes Prairie State Preserve by the Department of Natural Resources, Division of Recreation and Parks, with the Department of State, Division of Archives, History and Records Management cooperating.

The property is within the optimum boundaries of the preserve and will add significantly to the state's ability to manage the prairie basin's ecosystem, as well as providing recreational opportunities and a buffer to the basin.

No interim management costs are anticipated from the C.A.R.L. program fund since Paynes Prairie State Preserve is currently staffed, funded, and open to the public.

#23 WITHLACOCHEE E. E. L./INHOLDING

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Withlacoochee EEL/Inholding	Sumter	324.1	\$210,576

A. RECOMMENDED PUBLIC PURPOSE: It is recommended that this parcel be purchased under the environmentally endangered lands category as an addition to the Withlacoochee EEL tract. It should be managed for multiple-use by the Division of Forestry, Florida Game and Fresh Water Fish Commission, and the Division of Archives, History and Records Management.

B. RESOURCE VALUE: Natural Resources - Moderate. A survey of hydric and mesic ecosystems are found in this parcel. However, the forest resources have been improperly managed for a number of years and as a result, the overall vigor of the forest resources is below the site's true potential. Recreational - Moderate. This site, as with the entire Withlacoochee EEL tract, has potential for a variety of recreational activities. Limited access currently prevents utilization of the tract up to its true potential. Archaeological and Historical - Moderate. The Division of Archives, History and Records Management gives the archaeological and historical resources of this tract a moderate rating.

C. OWNERSHIP PATTERN: This project has a single owner who has expressed a willingness to sell. Therefore, the ease of acquisition is high.

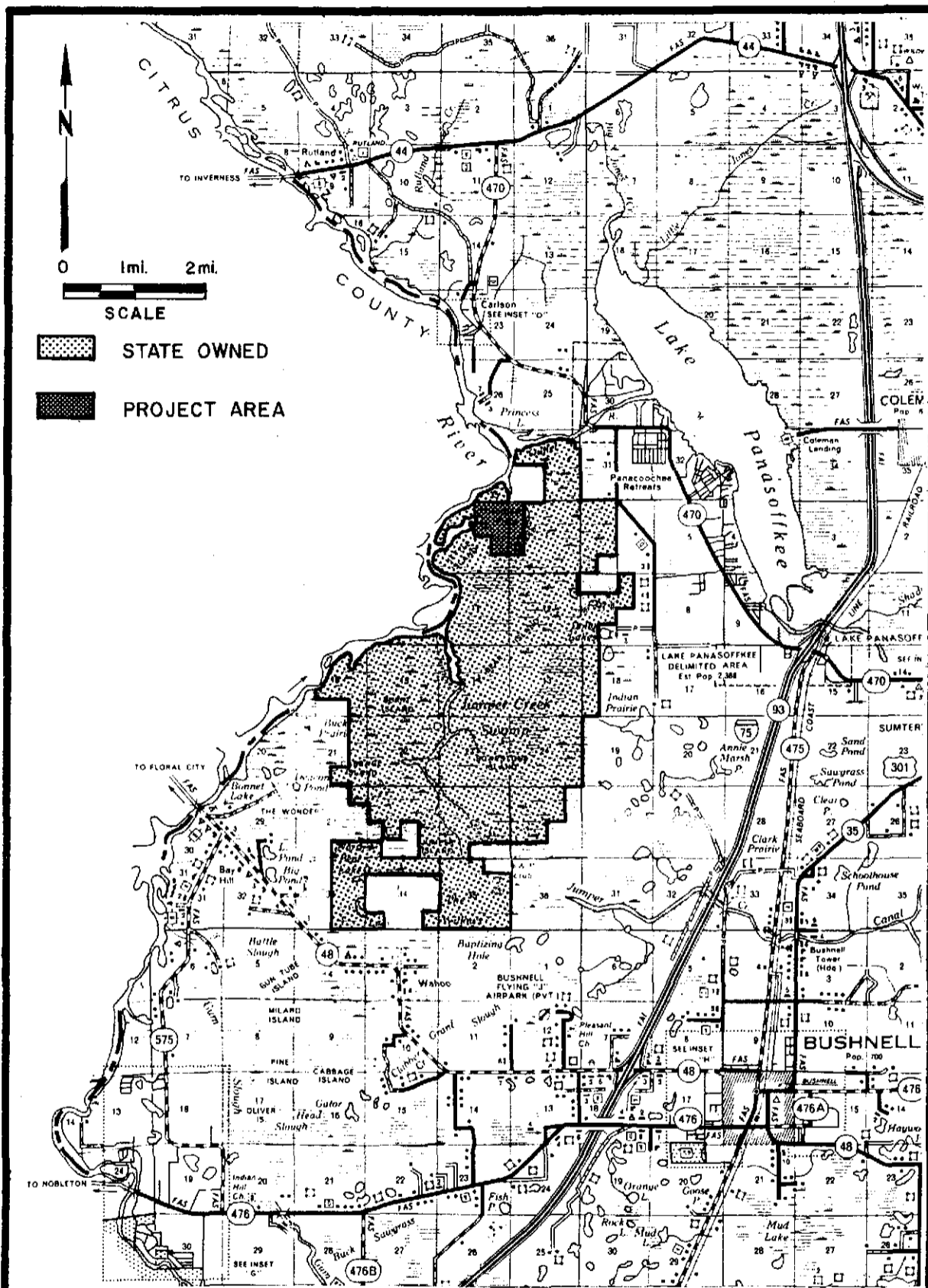
D. VULNERABILITY: Moderate - This site contains both hydric and mesic communities and is vulnerable to developments. Site modifications necessary for building construction would adversely affect the surrounding vegetation if not carefully conducted.

E. ENDANGERMENT: Moderate - Although the Sumter County area has a high growth rate, there are no known developments planned for this parcel.

F. LOCATION: This project is located six miles northwest of Bushnell and 15 miles northeast of Brooksville. The Croom Tract of the Withlacoochee State Forest is eight miles to the southwest.

G. COST: Cost for acquisition is estimated to be \$210,576.

H. OTHER FACTORS: The most significant aspect of this proposal is the fact that the only public access to this portion of the Withlacoochee EEL tract is across this parcel. The Land Acquisition Selection Committee has recommended that additional, contiguous lands, the Mondello/Cacciatore/Jumper Creek project, be added to the list at some future date.



PROPOSED ACQUISITION PROJECT
 WITHLACOOCHEE INHOLDING
 SUMTER COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The Withlacoochee River inholding will be managed for multiple use with primary consideration given to protecting the valuable hydrological resources. Additional uses such as hunting and forestry will also be encouraged as part of the overall operation of the existing State ownership. The Division of Forestry, Game and Fresh Water Fish Commission, and the Division of Archives, History and Records Management are recommended managers.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

This project satisfies the third requirement.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second, and fifth priority categories.

- b. This project is in conformance with the conceptual State Lands Management Plan.
- c. This parcel would be added to the existing EEL project and represents a valuable inholding.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$210,576.
- b. Estimated cost for the first year of management is \$594.

WITHLACOOCHEE EEL/INHOLDING

EXECUTIVE SUMMARY

This 320-acre Nathan Kelly parcel is a critical inholding within the boundaries of the Withlacoochee Environmentally Endangered Lands, in Sumter County, Florida. The only overland access to the norther portion of the E.E.L. tract is across this parcel, making its purchase by the State extremely important.

A variety of hydric and mesic communities exist on the tract and potential exists for numerous multiple-use activities. The Kelly parcel should be managed under multiple-use principles along with the entire E.E.L. tract. Primary emphasis should be on management of native plant communities, and recreation and wildlife management, with limited emphasis on timber management.

The lead managing agency has been designated as the Division of Forestry of the Florida Department of Agriculture and Consumer Services, with the Division of Archives, History and Records Management of the Department of State, and the Florida Game and Fresh Water Fish Commission cooperating.

This parcel, as well as the entire E.E.L. tract, is composed of hardwood hammocks, sawgrass and willow marshes, cypress and bottomland hardwood strands, and sabal palm hammocks. Higher elevations appear as island among the generally low, wet terrain.

Consumptive uses on the tract will primarily be limited to hunting and selective timber harvesting. Although restricted somewhat by high water levels, potential does exist for non-consumptive uses. These activities might include hiking, bird-watching, picnicking, camping and canoeing.

Since the area is an inholding of the surrounding E.E.L. tract, start-up and site security will not be an expense to the C.A.R.L. Program. These costs and annual mainenance costs will be budgeted by the managing agencies. Capital improvements which can utilize C.A.R.L. funds will be limited to the restoration of an existing access road at a cost of \$11,560.

#24 B O W E R T R A C T

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Double Branch	Hillsborough	172 Uplands	\$5,566,000*
Bay (Bower Tract)		1377 Wetlands	
		1549 Total Acres	

A. RECOMMENDED PUBLIC PURPOSE: EEL - In addition to qualifying as an EEL, 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.

B. RESOURCE 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. Moderate recreational and archaeological value.

C. 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. Due to single ownership, ease of acquisition should be high. However, negotiations have been unsuccessful to date.

D. 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.

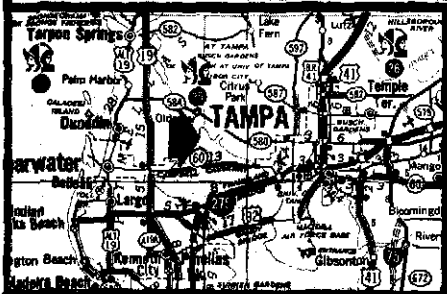
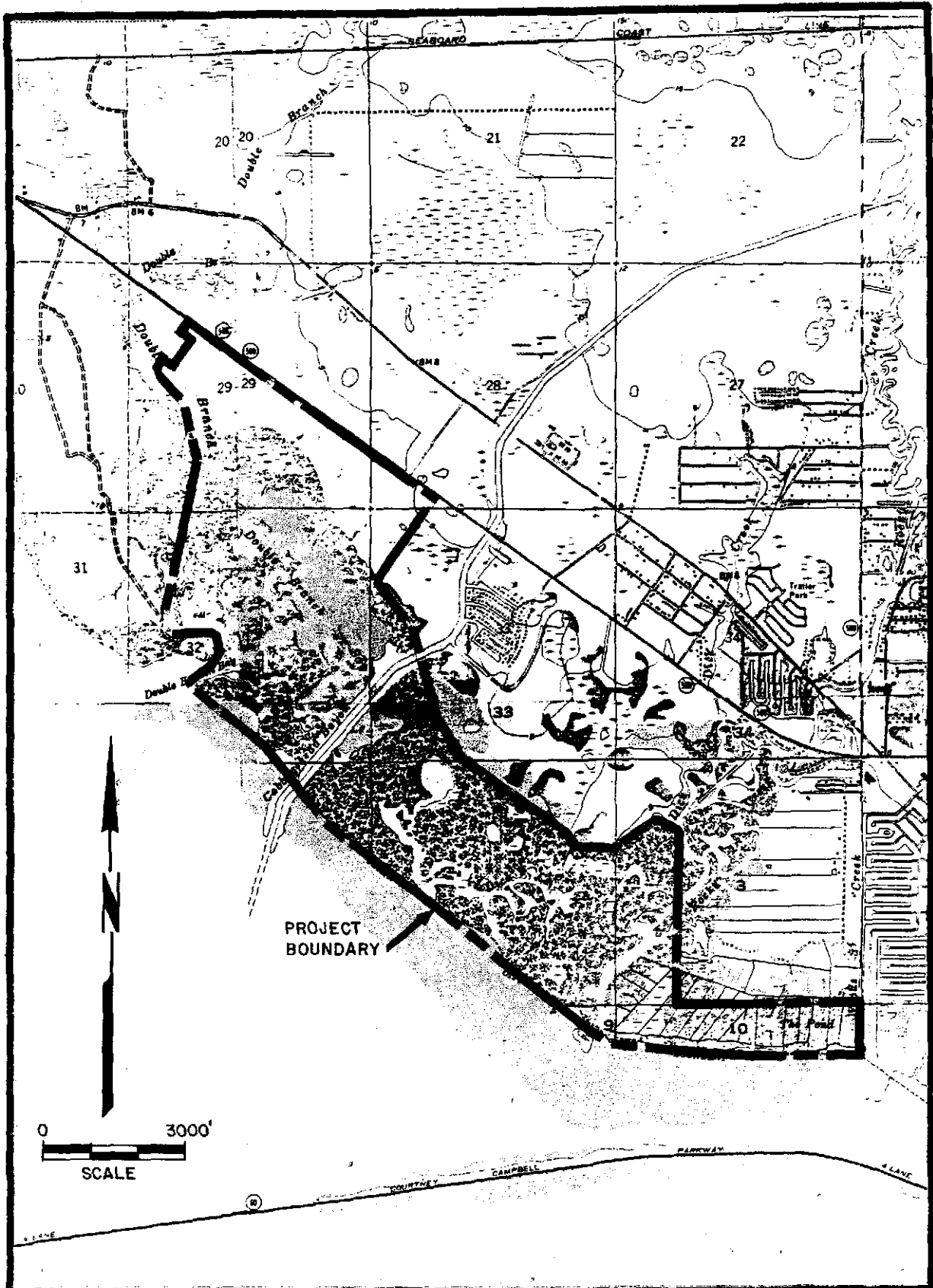
E. ENDANGERMENT: The uplands portion represents a choice developable coastal site less than 10 minutes from Downtown Tampa. This factor makes this project very endangered, as the development of these uplands would undoubtedly have an adverse ecological impact of the adjoining wetlands.

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

G. COST: Management will be carried out by Hillsborough County.

* Hillsborough County will pay \$5,066,000 of this amount at closing, to be reimbursed from the C.A.R.L. Trust Fund at a later date. The county will also contribute additional funds towards acquisition.

H. 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. PRELIMINARY MANAGEMENT STATEMENT

The Bower Tract will be managed by Hillsborough County and the Division of Archives, History and Records Management. See next page for management summary.

4. CONFORMANCE CRITERIA

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 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 fresh-water 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 with 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.

5. PREACQUISITION BUDGETING

- a. Total cost for acquisition is \$5,965,000. The State will pay \$500,000 from the C.A.R.L. Trust Fund at closing, and Hillsborough County will pay the remainder. The State will reimburse Hillsborough County for \$5,066,000 at a later date. The net cost to the county will be \$399,000.

Bower Tract
Executive Summary

The Bower Tract consists of a 1549 acre tract on the north shores of Tampa Bay. It is one of the last undeveloped sections of the Bay. About 1377 acres of the tract are wetlands and consist of a diverse estuarine system of mangrove islands, salt marshes, mud flats, oyster barks, creeks, small bays and bayous. The upland portion is about 170 acres and is separated from the wetlands by salt barrens. The uplands are mostly pine flatwoods with hammocks, perched ponds and small creeks.

A wide variety of wildlife inhabits the Bower Tract, some of which rely on the uplands for feeding and nesting habitat. The tract estuaries have been documented as being highly productive both as a source of food for area wildlife and as a nursery for many species of marine organisms of both sport and commercial importance. Several endangered or threatened wildlife species are common to the site including the American Bald eagle, manatee, wood stork and brown pelican.

Future management of the Bower tract should include the preservation of the tract to insure its continued ecological productivity. Although some areas of the uplands are well suited to development for a public park, care should be taken to insure that runoff waters from the uplands remain of good quality. Soil conditions of the upland portion of the Bower Tract are such that much of the water tends to run off rather than percolate. This phenomenon is critical due to the fact that seagrass beds found in the site's estuaries are highly susceptible to increases in silt and water turbidity. Seagrasses are a vital component of the Tampa Bay ecosystem. Since seagrasses have been reduced to 20% of the original extent in the Bay, every effort should be made to avoid further reduction of the community.

It is for the above reasons, i.e. wildlife habitat, recreation, and critical protection of sensitive estuarine habitat; that the uplands of the Bower tract should become public and that they be preserved. Hillsborough County has proposed that public access can be effectively managed and that recreational and natural history interpretation objectives can be a positive benefit of this access. However, more important is the long range objective of preserving the integrity of the Bower Tract for its inherent value and what it will mean to future generations.

#25 A N D R E W S T R A C T

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Andrews Tract	Levy	2,347	\$3,000,000

A. RECOMMENDED PUBLIC PURPOSE: E.E.L. It is recommended that this be acquired as an outstanding natural area, and to protect fish and wildlife habitat as well as water quality. It will also be used for outdoor recreation. A major effort should be directed towards protecting the pristine state of the mature hardwood forest.

B. RESOURCE VALUE: Ecological: Very High. This project has Florida's largest remaining uncut upland hardwood hammock, and consists primarily of old growth trees. State and national champion trees are among those in the project area. Recreational: High. Hunting, canoeing and nature appreciation are among proposed activities. Archaeological/Historical: Moderate. There is an aboriginal village site reported on the property.

C. OWNERSHIP PATTERN: Land within the project boundary has three owners, all members of the Andrews family. The State has acquired 618.93 acres through the C.A.R.L. Program. The Suwannee River Water Management District has acquired 577.20 acres through the Save Our Rivers Program. The State has acquired an additional 28% interest in 1105.2 acres. Ease of acquisition is high.

D. VULNERABILITY: Moderate. The floodplain swamp is inherently sensitive to disturbance, as is the virgin hardwood forest.

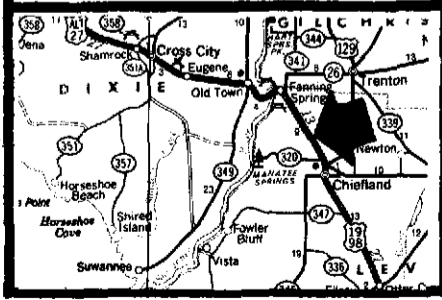
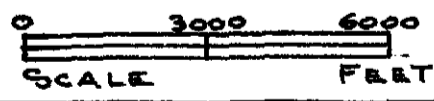
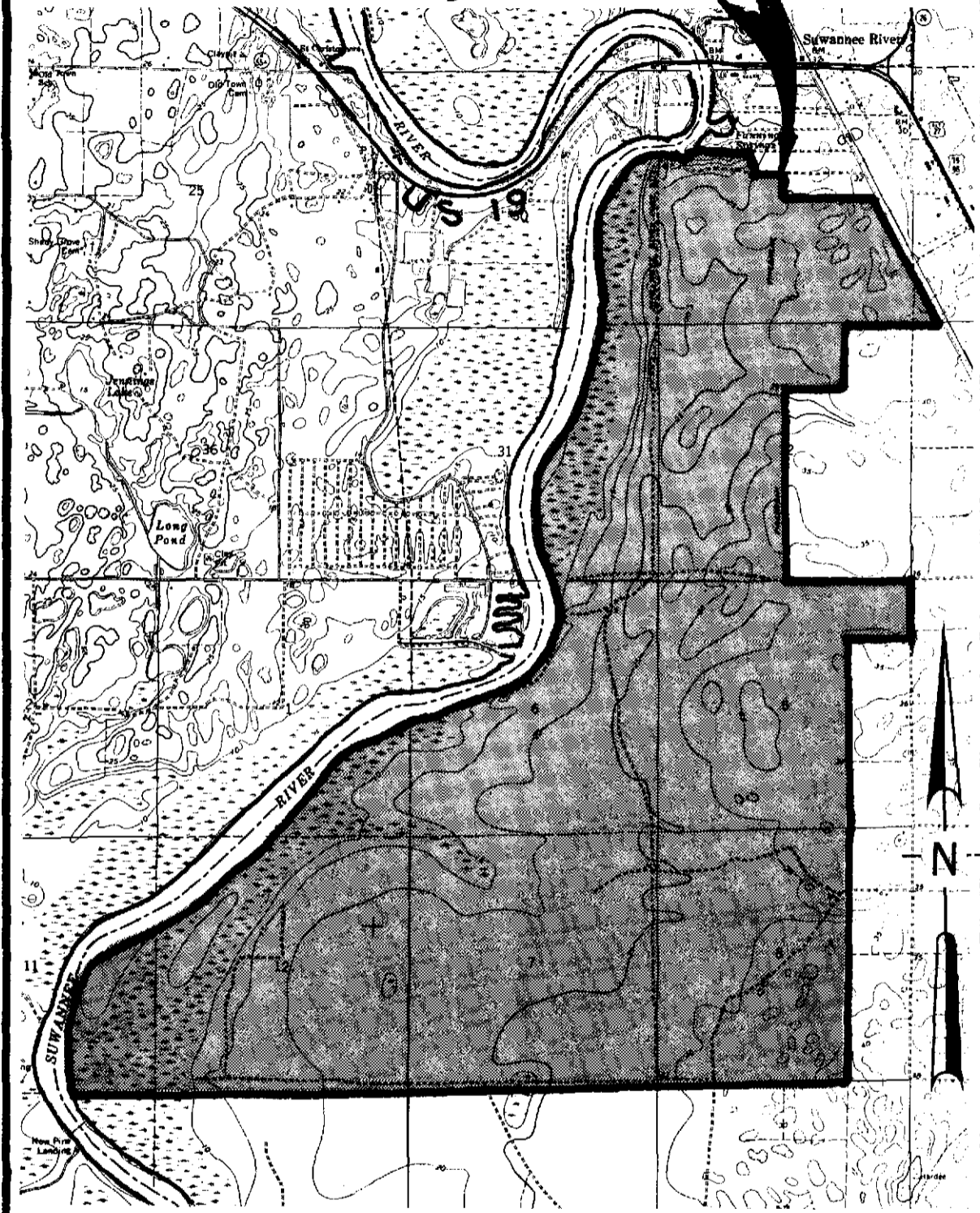
E. ENDANGERMENT: Moderate. Development is the most imminent along the northern end of the tract. Timber cutting and road construction are the most imminent threats.

F. LOCATION: Two of Florida's fastest growing population centers, Tampa-St. Petersburg and Orlando, are within 130 miles. The tract is an estimated one and one-half hour driving distance from 2 million Florida residents.

G. COST: Management costs during the first year will be determined by the Florida Game and Freshwater Fish Commission. Several acres may be acquired through donation.

H. OTHER FACTORS: The Suwannee River Water Management District has passed a resolution supporting the purchase of the entire tract by the C.A.R.L. Committee, and pledged to repurchase the 100-year floodplain portion at fair market value.

Project Area



PROPOSED ACQUISITION PROJECT
ANDREWS TRACT
LEVY COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The Andrews Tract will be managed by the Game and Fresh Water Fish Commission as the lead agency with cooperation from the Division of Forestry, the Department of Natural Resources, the Division of Archives, History and Records Management, and the Suwannee River Water Management District.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

The Andrews Tract satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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. Fresh water 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.

This project complies with the first, second, third, fifth, and sixth priority categories.

- b. This project is in conformance with the conceptual State Lands Management Plan.
- c. There are no state-owned lands comparable to the Andrews Tract in the vicinity.

5. PREACQUISITION BUDGETING

- a. The remaining cost for acquisition is \$3,000,000.

ANDREWS TRACT

EXECUTIVE SUMMARY

The Andrews tract consists of about 3,800 acres in Levy County, Florida. The land is family owned with three separate parcels, and is one to three miles wide with four miles bordering the Suwannee River. Vegetation is primarily old-growth hardwoods and is an excellent example of a Florida "hammock" with four Florida Champion and two National Champion trees. Eight hundred acres are within the river's annual floodplain and should be categorized as wetland or lowland hardwoods.

The Suwannee River Water Management District passed a resolution to repurchase the floodplain portion if the Nature Conservancy purchases the Andrews tract. The Nature Conservancy has been negotiating with the owners for about a year.

The tract is a veritable paradise for many native species of upland wildlife and is one of the very few large, contiguous areas of old-growth hardwoods remaining.

Lands within the Andrews parcel qualify under five of the six categories of criteria for purchase under the State

Environmentally Endangered Lands plan. These categories are:

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

A multi-use concept of management is proposed due to the varied potential of the tract. Its use is best suited for a high-quality, resource-based natural area where wild plants and animals are the feature attraction. Due to the close proximity of river, floodplain, and upland forest, there is a choice of management options with the Game and Fresh Water Fish Commission recommended for lead managing agency with the Division of Forestry; the Department of Natural Resources; the Division of

Archives, History and Records Management; and the Suwannee River Water Management District cooperating. The following is an outline of recommended activities and objectives for management of the Andrews tract.

1. The project will be managed to maintain water quality, restore natural hydroperiods, and to retain the high-quality wildlife habitat.
2. Nonconsumptive uses, relating to fish and wildlife resources such as camping, nature appreciation, hiking, wildlife watching and boating shall be encouraged.
3. Consumptive uses will include sport hunting of game animals with an emphasis on an overall-quality experience. Quota and other restrictions will be necessary to maintain the present level of hunting quality.
4. Native plant communities shall be restored or maintained in their natural condition or managed for wildlife and multiple-use activities.
5. Surveillance and monitoring of native wildlife and ecological research projects shall be included in efforts to maintain the high quality plant and wildlife habitat.
6. Archaeological and historic sites will be conserved and protected from destruction through other management activities or vandalism.

Management costs during the first year will depend upon the level of intensity established for consumptive uses. Some initial costs will include posting boundaries, controlling access, and managing special hunts.

#26 DEERING HAMMOCK

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Deering Hammock	Dade	347.216	\$19,216,625*

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (EEL). The property contains unique and outstanding natural areas which can be saved by acquisition. This property should be managed in conformance with EEL Plan and emphasize preservation.

B. RESOURCE VALUE: Very High. The property is of great importance as an example of the plant communities that once characterized Dade County, and consequently, as a refugium for many rare plants and animals that inhabited these original natural areas. This estate with its large area of mangroves, virgin tropical hardwood hammock and adjacent pinelands is the most significant property of its kind in private ownership in South Florida. The property is also considered to be a very significant tract both from an archaeological and historical perspective.

C. OWNERSHIP PATTERN: The property has a single owner. Ease of acquisition is high.

D. VULNERABILITY: Very High. The property's value under the C.A.R.L. Program resides in its intact natural communities. Thus, any form of development other than a park or preserve would greatly reduce its value.

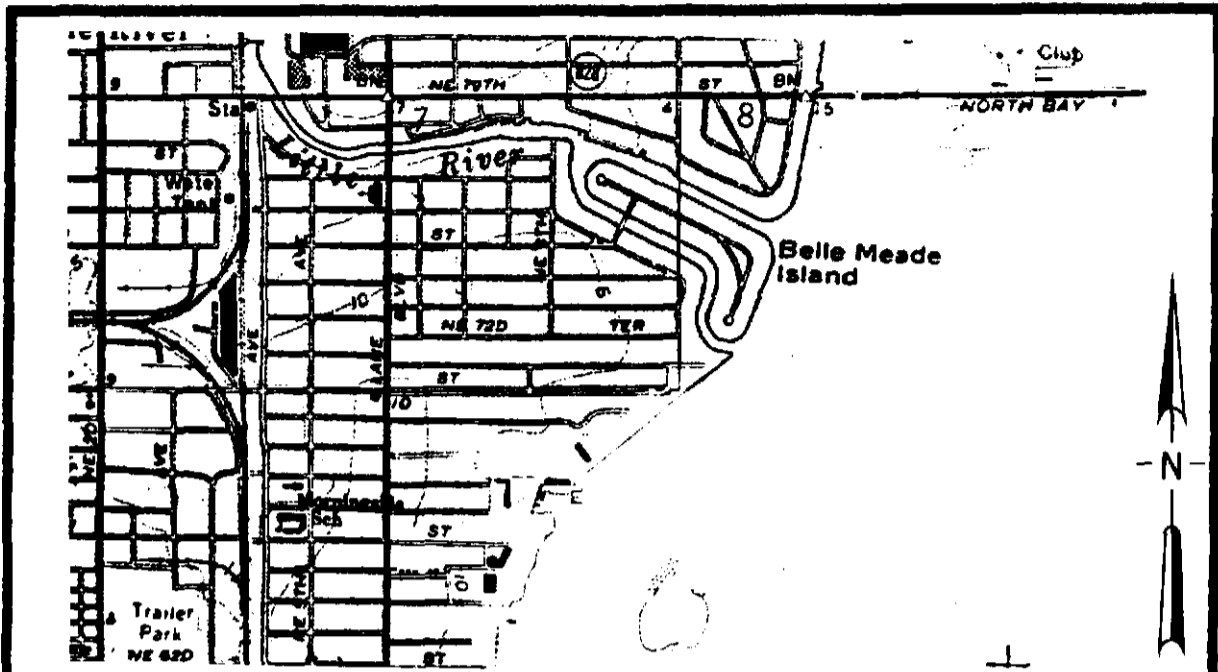
E. ENDANGERMENT: Very high. The property's size, setting and location make a compelling case for its endangerment.

F. LOCATION: This property presents the state with the opportunity to acquire a valuable natural area in the largest urban area in the state. The location of this property, therefore, should be regarded as in its favor.

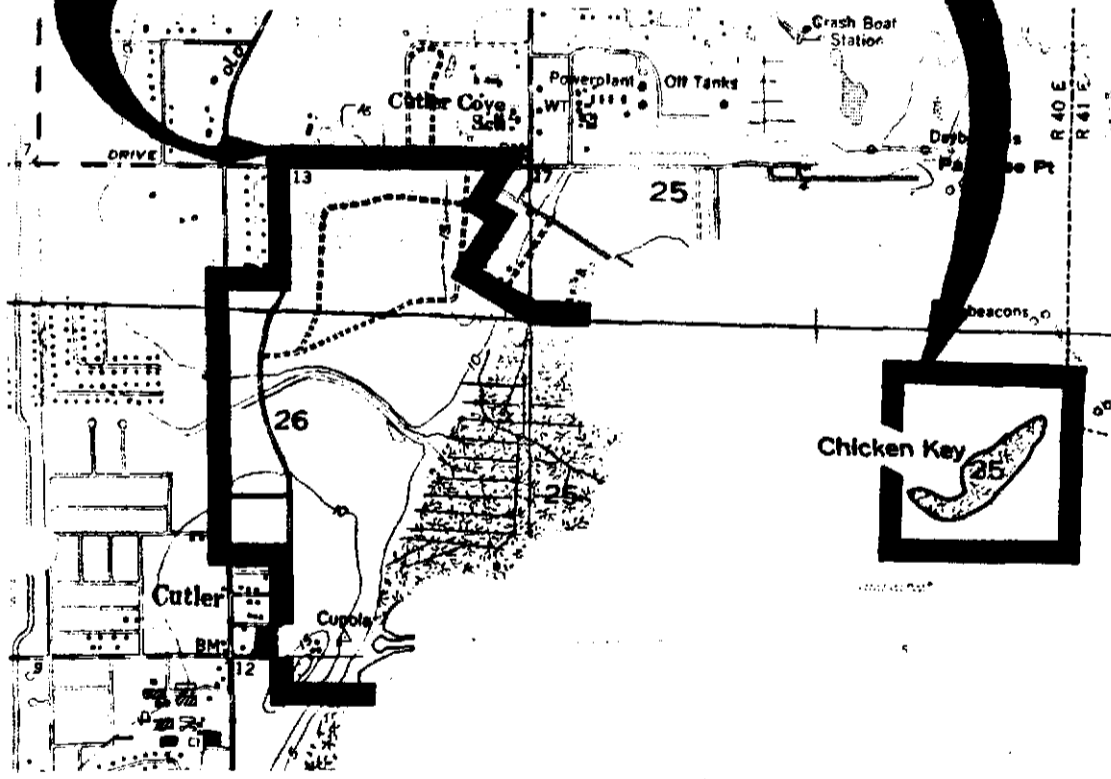
G. COST: This property will attract large numbers of visitors. Therefore, a considerable amount of money may be required to develop the property so that it can accommodate visitors. Management will require onsite personnel. Dade County will pay \$22,500,000 to purchase this property from its present owner. The State will then reimburse the county from the C.A.R.L. Trust Fund in the amount of \$19,216,625, to be paid in three installments extending into fiscal year 1986-1987.

H. OTHER FACTORS:

* The Division of State Lands has obtained an option contract for this amount.



Project Area



PROPOSED ACQUISITION PROJECT
DEERING HAMMOCK
DADE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The proposed manager should be Department of Natural Resources. It would be managed as a State Park or Preserve. Another possible manager would be Dade County managing the property as a County Park subject to state restrictions. Also, the other possible manager would be the National Park Service, managed as part of the Biscayne National Monument.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Deering Hammock satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second, third, and fifth priority categories.

b. Conformance with the State Lands Management Plan

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

c. Unavailability of State-Owned Lands

There are no state-owned lands comparable to the Deering Hammock anywhere in the state in regards to its unaltered and diverse communities types.

5. PREACQUISITION BUDGETING

a. Total cost for acquisition is \$22,500,000, of which \$19,216,625 will be paid from the C.A.R.L. Trust Fund, in three installments as follows:

<u>Phase</u>	<u>Closing Date</u>	<u>Undivided Interest</u>	<u>Purchase Price</u>
I	July 31, 1985	0.088	\$ 1,689,623
II	April 30, 1986	0.208	\$ 4,000,000
III	April 30, 1987	<u>0.704</u>	<u>\$13,527,002</u>
	TOTAL	1.000	\$19,216,625

The County will absorb direct carrying costs of approximately \$3,000,000 in addition to their \$3,283,375 cash contributions for the acquisition of the Deering Property.

DEERING HAMMOCK
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

In October 1983 the Department of Natural Resources received a proposal from The Nature Conservancy for state acquisition of the Deering Estate in Cutler, in southern metropolitan Miami. Acquisition of this parcel, also known as Deering Hammock, was supported by Dade County.

The Deering Estate comprises about 365 acres, of which 340 are in the mainland portion and 25 in two small mangrove islands. The eastern portion fronts on Biscayne Bay and is mostly a mangrove swamp. The most significant natural components of the parcel are contained in the 70-acre subtropical hammock and the 75-acre pine rockland forest. Each of these forests is reputed to be among the finest examples of its type remaining in south Florida, and each contains several rare or endangered species. Another notable natural feature of the property is a stream bed cut through limestone rock, replete with tropical ferns.

The estate contains two prehistoric sites and two historic sites which are probably eligible for listing in the National Register of Historic Places. The historic sites are the circa-1900 Richmond Inn and the circa-1920 Deering estate-house. The Florida Division of Archives, History and Records Management considers the Deering Estate to have "tremendous" archaeological and historical value.

The surrounding area is mostly developed in single-family residences. If this site were to be developed, most of the natural values described above would probably be lost or greatly diminished, and perhaps the archaeological and historic values as well.

Deering Estate, if acquired, will require adroit management. Much, perhaps most, of its needs to be managed as a preserve to maintain its vanishingly rare natural components, yet the great urban population around it must be provided access to the site. The managing agencies would be either the Florida Department of Natural Resources, the National Park Services, who could manage it as part of the Biscayne National Park, or the Dade County Parks Department.

#27 H O R R S I S L A N D / B A R F I E L D B A Y

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Horrs Island/ Barfield Bay	Collier	142.74	\$850,000

A. **RECOMMENDED PUBLIC PURPOSE:** Environmentally Endangered Lands (EEL). The property contains unique and outstanding natural and cultural areas which could be saved by acquisition. The project should be managed as in conformance with the EEL Plan and emphasize preservation.

B. **RESOURCE VALUE:** Very High. The project area consists of sand ridges and shell mounds within mangrove swamps that form a 5 to 30 feet high backbone for the island. The major natural communities include: tropical maritime hammock, tropical scrub, shell mounds, and tidal mangrove swamp. The tropical scrub is a mix of temperate scrub species and tropical hammock species. It is only found on the sand ridge islands of southwest Florida. The mangrove community is in good condition. The project area supports endangered, threatened or rare species. The coastal sand ridges and their associated vegetation are unusual and limited to southwest Florida. The combination of shell mounds and scrub vegetation is also rare. The project is archaeologically and historically rich. There are at least 25 prehistoric and historic sites. This is a very high site density.

C. **OWNERSHIP PATTERN:** All of the project area, except for about 40 acres is in one ownership. The state has already acquired 749.11 acres of wetland on Horrs Island in the Deltona exchange. Ease of acquisition for the remaining property is low, because Deltona is unwilling to sell, and wishes to develop the highly unique upland ridge.

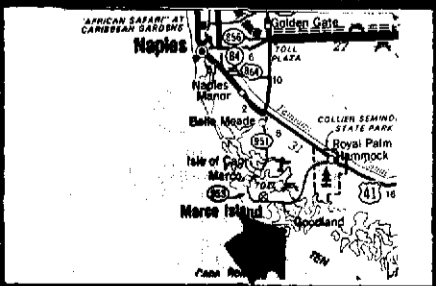
D. **VULNERABILITY:** Very High. The upland areas are vulnerable to development which could impact the water quality and plant life. Also the archaeological sites are vulnerable to movement of the soil as well as the unique upland communities.

E. **ENDANGERMENT:** Very High. The uplands of the project area are being developed as a residential area right now. Development plans have been prepared for Horrs Island and the owner is going through the regulatory process for development approval. A bridge is planned to Horrs Island.

F. **LOCATION:** The project is in a rapidly developing region. Naples is the nearest large city. Approximately 15 miles north, Marco Island is almost fully developed and is immediately west of the project area.

G. **COST:** Cost for development should be very low. Interpretive facilities will be the major expense.

H. **OTHER FACTORS:**



PROPOSED ACQUISITION PROJECT
 HORRS ISLAND/BARFIELD BAY
 COLLIER COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Horr's Island/Barfield Bay is proposed to be jointly managed by the Department of Natural Resources and the Division of Archives, History and Records Management. The proposed use would be limited to passive recreation and resource interpretation, much like Lignumvitata Key.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Horr's Island/Barfield Bay satisfies the first, second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second, and fifth priority categories.

b. Conformance with the State Lands Management Plan

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

c. Unavailability of State-Owned Lands

There are no state-owned lands comparable to the Horr's Island/Barfield Bay anywhere in the type of quality of upland communities and archaeological sites present together in the state.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$5 million.

HORRS ISLAND/BARFIELD BAY
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Horrs Island/Barfield Bay project consists of approximately 142.74 acres in southwest Collier County. The exact acreage is not definite since some areas may already be in public ownership. The project is located on the east end of Marco Island along the north shore of Barfield Bay and on Horrs Island. The project encompasses all of the uplands and mangroves of Horrs Island and along the north shore of Barfield Bay south of State Road 92 (Goodland Road). The uplands consist of sand ridges and shell mounds within mangrove swamps that form a 5 to 30 foot high backbone for the Island. The major natural communities of the project include: tropical maritime hammock, tropical scrub, shell mound and tidal mangrove swamp.

The coastal sand ridges and their associated vegetation are unusual and limited to southwest Florida. The combination of shell mounds and scrub vegetation is also rare. Horrs Island is the best known example of this community, which is in excellent condition over most of the island. Many elements of natural diversity on the project area are in the data base of the Florida Natural Areas Inventory.

The Horrs Island/Barfield Bay area is proposed as Environmentally Endangered Land and should be established as a State preserve/archaeological site or park. It is a distinct, functioning ecological unit. If access is controlled, very little management of the natural resources will be required. Protection of the archaeological and historical sites is necessary. It is proposed that the Department of Natural Resources and the Division of Archives, History and Records Management jointly manage the project and that use be limited to passive recreation and resource interpretation, much like Lignumvitae Key.

All of the project area, except for about 40 acres on the east arm of Horrs Island and any lots already sold on the Barfield Bay portion, is in one ownership. The state is currently negotiating with the major owner for transfer of the mangrove wetlands to the state, including those around Horrs Island and Barfield Bay.

Costs for management should be very low. Interpretive facilities will be the major expense. Some type of landing facility will be required on Horrs Island to accomodate whatever level of access is established. Most disturbed communities are the result of historically significant occupation. Therefore, restoration should not be required. Any disturbance resulting from present development plans may need to be restored. Costs for management, maintenance, restoration, etc. should be similar to that of developing Lignumvitae Key as a State Botanical Site.

#28 LOCHLOOSA WILDLIFE

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Lochloosa	Alachua	30,985	\$15,000,000

A. **RECOMMENDED PUBLIC PURPOSE: OTHER LANDS.** This project is being proposed for purchase to provide resource protection for a variety of multiple use benefits to the citizens of the region, by serving as a state forest and/or wildlife management area.

B. **RESOURCE VALUE: Ecological Value:** High. There are 14 types of plant communities on the property. The majority of the property is pinelands. The hardwood hammocks and swamps are comprised of mesic hammocks, basin swamps and hardwood/riverine swamp. In addition to 16 active bald eagle nests, a large number of rare and/or endangered species are found. Commercial forestland comprises the largest single vegetative type on the tract, making up 62% of the project area. The tract is essentially a 33,000 acre watershed. It includes frontage along Lake Lochloosa. Recreational Value is very high. The project has outstanding recreational potential which would include active and passive uses. Archaeological/Historical Value is high. There are twelve known archaeological sites on the property.

C. **OWNERSHIP PATTERN:** There are 13 private owners within the project boundary. Phase I of the proposed acquisition plan would be to acquire the Owen-Illinois parcel (14,909 acres). Overall the ease of acquisition is low.

D. **VULNERABILITY:** Moderate. The vegetative and hydrological resources of this parcel are highly susceptible to damage by residential development. Site modifications necessary for the development of residential or business structures would damage vegetation on the uplands and wetlands, and would adversely affect water quality. Development on the uplands would increase runoff, would increase water levels in the wetlands and would contribute to the eutrophication of Orange and Lochloosa Lakes.

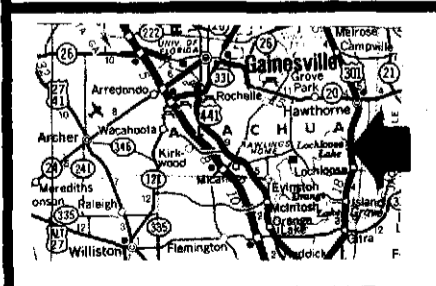
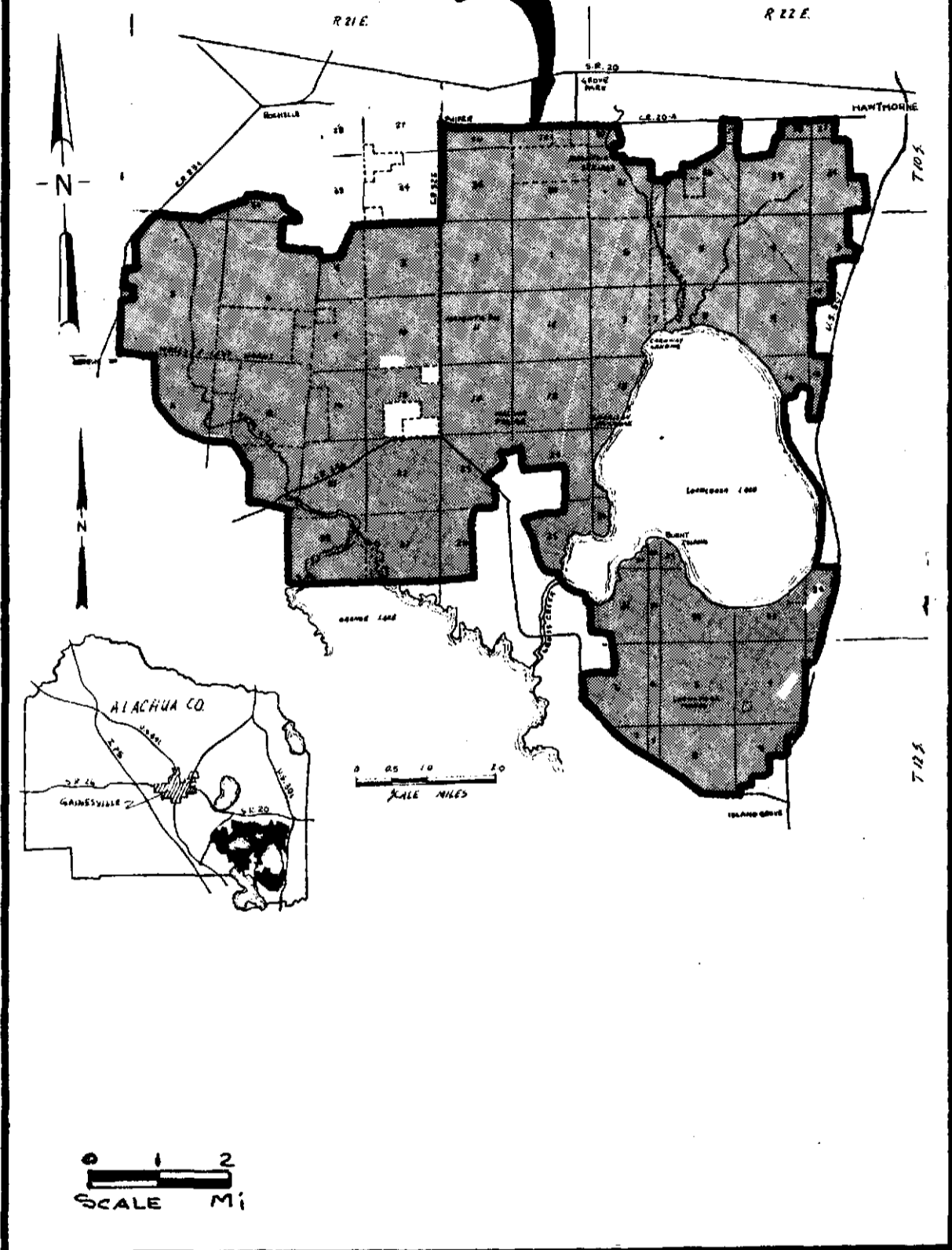
E. **ENDANGERMENT:** High. Owen-Illinois, the largest single landowner, had plans to develop a major portion of the area but has postponed their plans indefinitely. Although Owen-Illinois representatives have stated that they do not plan to develop this tract in the near future, the potential for development still exists. As urban sprawl continues to radiate from Gainesville and Ocala, the pressure to develop this property will obviously increase.

F. **LOCATION:** The proposed area is approximately nine miles southeast of Gainesville, four miles northeast of Micanopy, and borders the town of Hawthorne.

G. **COST:** An initial cost of \$21,000 would be required for equipment. An estimate of \$63,000 per year is for salaries and expenses, and is well below the estimated revenue from the property.

H. **OTHER FACTORS:**

Project Area



PROPOSED ACQUISITION PROJECT
 LOCHLOOSA WILDLIFE
 ALACHUA COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

It is recommended that this project be managed as a multiple use project with the Division of Forestry as the lead agency, and the Game and Fresh Water Fish Commission, Division of Recreation and Parks and Division of Archives, History and Records Management as cooperating managers.

4. CONFORMANCE CRITERIA

This project is in conformance with State Lands Management Plan.

5. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$15 million.

LOCHLOOSA WILDLIFE
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Lochloosa C.A.R.L. Project is a tract of approximately 33,000 acres located in the southeastern corner of Alachua County. It is comprised of an interlocking system of forests and wetlands bordering Lochloosa and Orange Lakes and has excellent potential for multiple-use by the public. The proposal includes all or part of: Sections 25-28, 32-36, T10S, R21E; Sections 1-4, 9-16, 21-28, T11S, R21E; Sections 3-10, 15, 16, 18, 29-34, T11S, R22E; Sections 4-9, T12S, R22E; and Lots 5, 6, 11 and 12 of the Moses E. Levy Grant, in Alachua County, Florida.

Fourteen vegetative types are found on the property and are grouped into nine major classes according to similarity. These classes are listed below:

Pinelands	20,430 acres
Hardwood Hammocks & Swamps	4,284 acres
Cypress Strands & Ponds	2,634 acres
Improved Pasture	659 acres
Grassy Scrub	66 acres
Sandhills	66 acres
Bayhead & Bog	330 acres
Marsh & Wet Prairie	4,284 acres
Submergent Vegetation	<u>198 acres</u>
TOTAL	32,951 acres

Pinelands comprises the largest single vegetative type on the tract and makes up approximately 62 percent of the entire project acreage. This resource is primarily confined to the flatwoods sites and provides an important watershed and buffer area for the more sensitive wetland habitats. A general estimate of the pineland's potential for income production indicates that the tract has the ability to pay its own management costs while leaving C.A.R.L. funds for land acquisition.

This project also has outstanding potential for recreational use by the public. It has been used for hunting and fishing for a number of years and is currently under the Florida Game and Fresh Water Fish Commission's Wildlife Management Area Program. Under

State ownership, a wider variety of multiple-uses, both active and passive, could be allowed. Approximately twelve archaeological and historical sites have also been recorded within the project boundaries and potential exists for the occurrence of many more unrecorded sites.

The Lochloosa Tract should be managed with the goal of providing maximum multiple-use benefits for the public while simultaneously protection any rare, fragile, or sensitive resources. Potential exists for a variety of consumptive and non-consumptive activities, including wildlife management and hunting, timber management, fishing, camping, bird-watching, boating, canoeing, picnicing, nature photography and hiking.

It is recommended that this parcel be managed as a multiple-use project with the Division of Forestry of the Department of Agriculture and Consumer Services as lead agency, and the Florida Game and Fresh Water Fish Commission, Division of Recreation and Parks of the Department of Natural Resources, and Division of Archives, History and Records Management of the Secretary of State as cooperating managers.

#29 SILVER RIVER

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Silver River	Marion	2,600	\$10,400,000

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (EEL). The property would be managed as a multiple use state park and the eastern section lands, which are forested would be a wildlife refuge.

B. RESOURCE VALUE: The property supports five major natural community types: river floodplain swamp, hyric hammock, upland hardwood forest, upland mixed forest, and xeric hammock. The "gumbo" hardwood forest is unique to the Ocklawaha River region. The Silver River is an outstanding natural feature, this corridor is virtually undeveloped. A wide variety of recreational uses both passive and active are proposed. This resource value is very high. The archaeological and historical resources is moderate to high.

C. OWNERSHIP PATTERN: There are state-owned lands to the north and the Ocala National Forest borders the property on the west. There are two major owners, both of whom are willing to negotiate. Of the remaining three minor owners, collectively comprising 60 acres, at least one is a willing seller. Ease of acquisition is moderate.

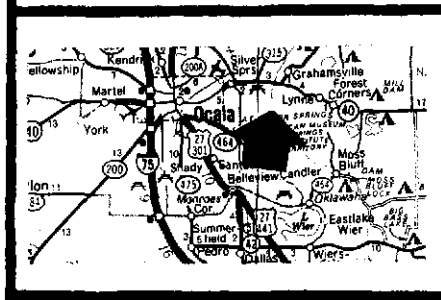
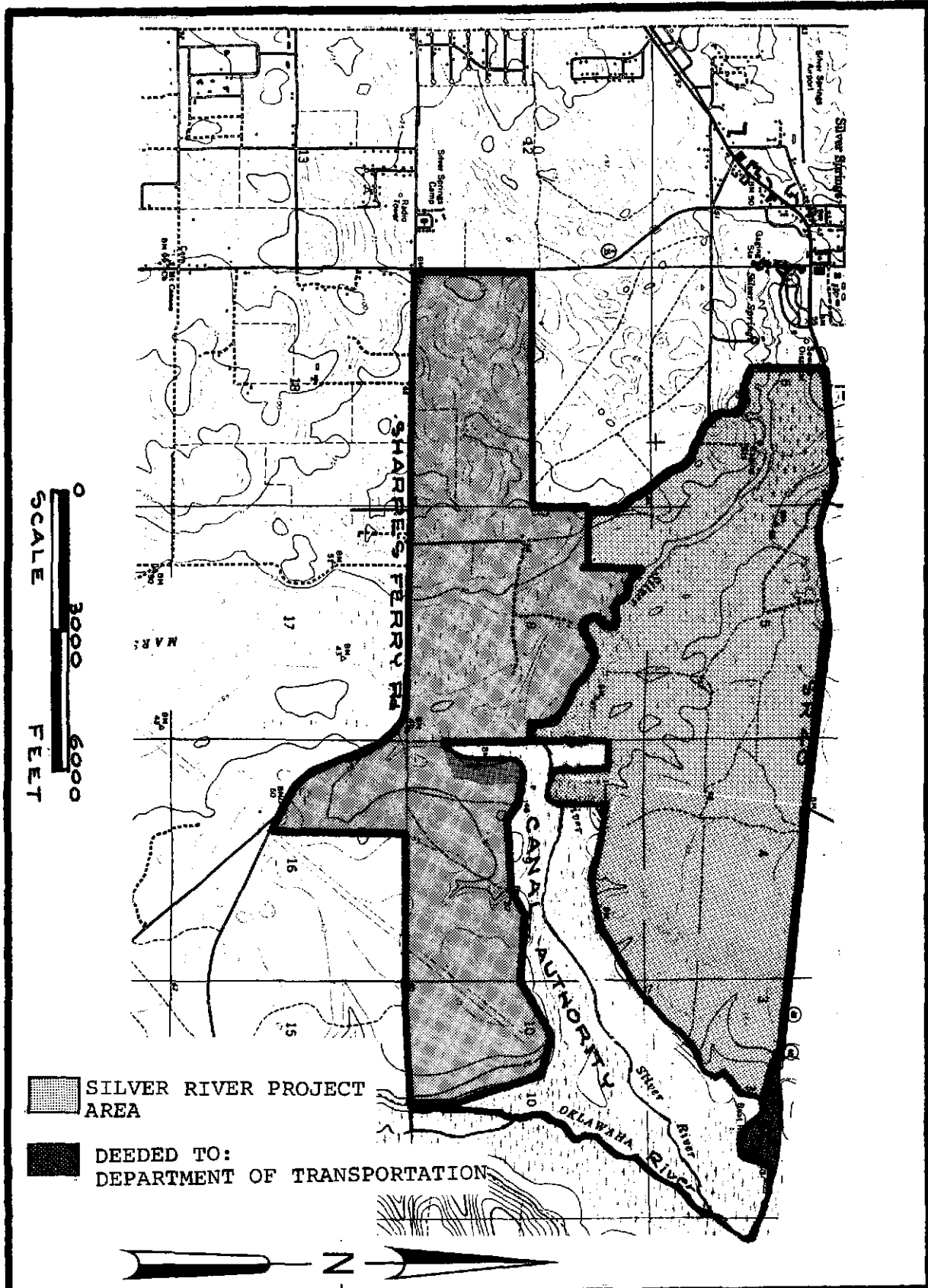
D. VULNERABILITY: Moderate. The gumbo soil unique to portions of the Ocklawaha River basin is not resilient to disturbance. Archaeological sites, such as the midden have to be protected from pothunters.

E. ENDANGERMENT: Very High. The property is for sale. Its location and frontage on the Silver River, make it extremely susceptible to development. Rapid growth is occurring in this region at alarming rates.

F. LOCATION: Ocala is less than a mile to the west. The surrounding area is developing a large suburban population.

G. COST: Development costs should be low, since no major recreation facilities are proposed.

H. OTHER FACTORS: It is anticipated that a major part of the river floodplain, owned by the Canal Authority, will one day be deeded to the State to be managed as part of this acquisition. The St. Johns River Water Management District may contribute funds through the "Save Our Rivers Program".



PROPOSED ACQUISITION PROJECT
 SILVER RIVER
 MARION COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The property is proposed as a State Park with DNR being the lead manager and the Game and Fresh Water Fish Commission, the Division of Forestry, and the Division of Archives, History and Records Management cooperating.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Silver River satisfies the first, second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the first, second, third, fifth and sixth priority categories.

b. Conformance with State Lands Management Plan

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

c. Unavailability of Suitable State-owned Lands

There are not any state-owned lands comparable to the Silver River project nearby.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$10,400,000.

SILVER RIVER
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Silver River project, comprising approximately 1,147 acres, is located slightly east of the center of Marion County, one mile east of the Ocala city limits. It is bordered on the north by the Silver River, or by lands contiguous with the Silver River; on the south by Sharps Ferry Road or land contiguous with that road; on the west by County Road 35 (Baselin Road); and on the east by Barge Canal land contiguous with the Ocklawaha River.

The Silver River, a large spring run of renowned beauty, is an outstanding natural feature of the property. Approximately 5000 feet of river frontage are included. With the exception of the head spring, the river corridor is virtually undeveloped. The other unique feature is the gumbo soil. This is a freshwater clay with large numbers of fossilized snail shells and is limited to the Ocklawaha River basin from this property north to Orange Creek. The property supports five major natural community types: river floodplain swamp, hydric hammock, upland hardwood forest, upland mixed forest, and xeric hammock. One type of community, the "gumbo" hardwood forest, is unique to the Ocklawaha River region.

A review of the Florida Master Site file revealed the presence of two archaeological sites on the Silver River tract. The property has been systematically surveyed for cultural resources. There is a good probability that other archaeological sites would be located if such a survey were conducted.

One site, a putative mammoth kill site, is very significant archaeologically because it is one of the few in the United States which has demonstrated a positive relationship between humans and the now extinct mammoth. The mammoth and other megafaunal species extinct during the terminal Pleistocene at the same time the Paleo-Indians (ca. 12000 B.C. - 65000 B.C.) were thriving in Florida.

Management as a state park by the Division of Recreation and Parks, with the necessary development carefully sited and confined, is appropriate. A picnic area near the river would be possible and very attractive to the public. The great majority of the land could be preserved under that management, with only the lightest amenities for passive uses like hiking or primitive camping in most areas.

Development costs should be low since no major recreation facilities are proposed. Some pasture areas will need to be restored, but natural succession in the rich soil may accomplish this quickly. Road and facilities maintenance on the unstable soil may be a problem. None of the best communities are fire maintained so site management should be minimal. Controlling people and their use of the property and river will be the primary management activity.

#30 WINDLEY KEY QUARRY

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Windley Key	Monroe	32.88	\$800,000

A. **RECOMMENDED PUBLIC PURPOSE:** This project should be Environmentally Endangered Lands (EEL) category because of its unique geological formation.

B. **RESOURCE VALUE:** Ecological: High. The project contains tropical hammock, now a rare plant community in Florida. It contains several threatened plant species. The exposed ancient coral reefs are a unique resource of national significance. Recreational: High. The recreational opportunities offered by this site would be unusual or even unique, although modest in terms of number of visitors at any one time. Archaeological: Low. The site has interesting historical remains, but their research or display value is limited.

C. **OWNERSHIP PATTERN:** The project area has a single owner who previously was not interested in selling. Now he is reportedly willing to sell. Therefore, the ease of acquisition is very high.

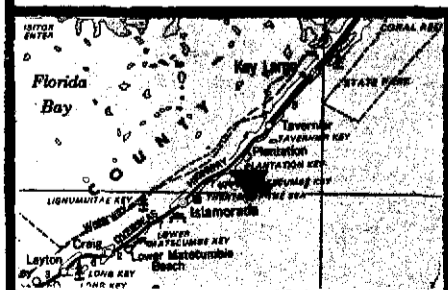
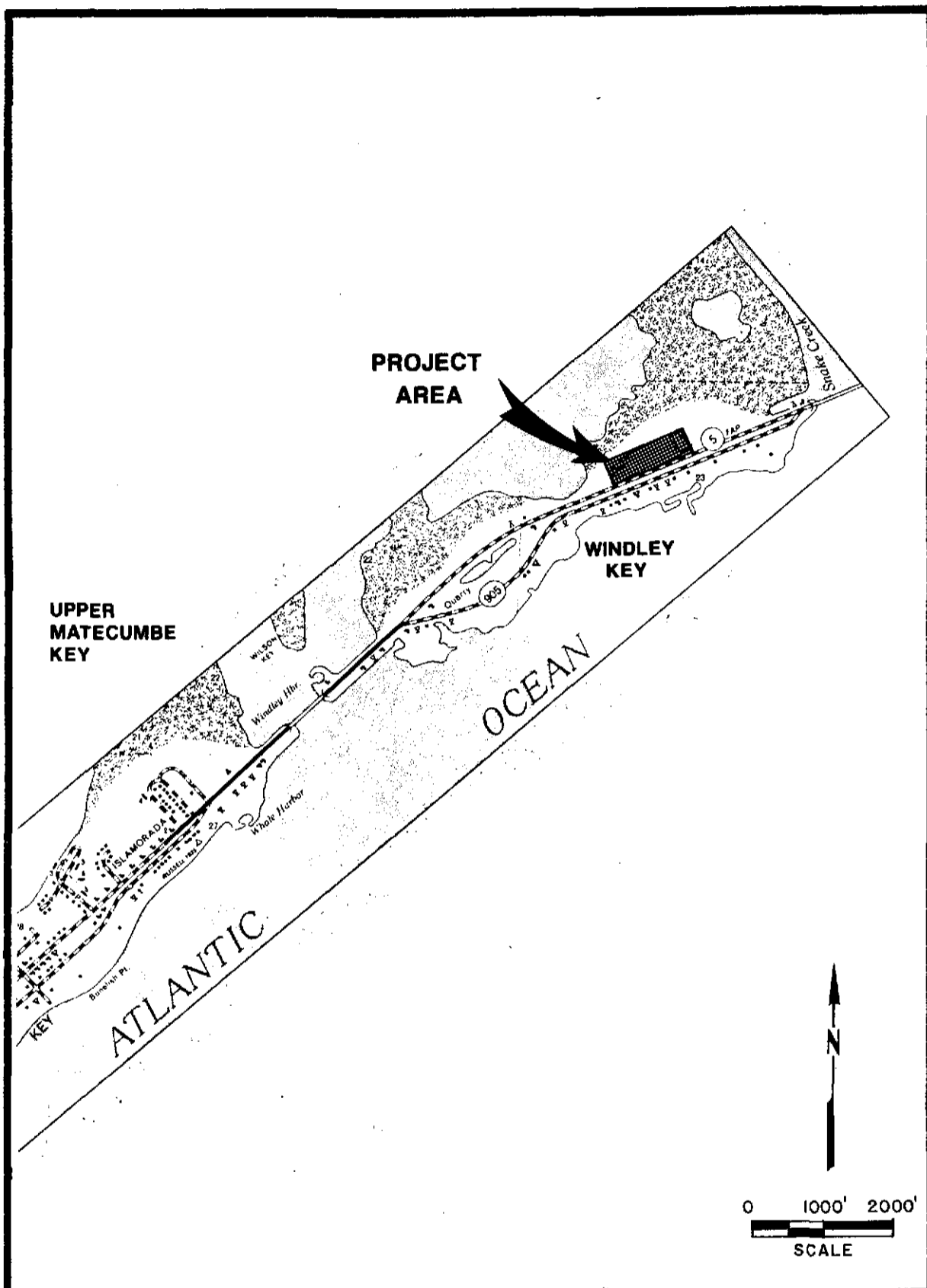
D. **VULNERABILITY:** High. Development of this site would jeopardize the tropical hammock and the quarries (ancient reef exposures).

E. **ENDANGERMENT:** Very High. Development proposal for the site has been submitted to the county.

F. **LOCATION:** The project is approximately 12 miles south of Key Largo and 65 miles south of Miami. The project is within the Florida Keys Area of Critical State Concern.

G. **COST:** No other funding sources are known.

H. **OTHER FACTORS:** Monroe County is designated as an Area of Critical State Concern.



**PROPOSED ACQUISITION PROJECT
WINDLEY KEY QUARRY
MONROE COUNTY**

3. PRELIMINARY MANAGEMENT STATEMENT

Windley Key will be used as a state park or geological site, providing for public use an enjoyment of the tropical hammock and quarry area. It will be managed by the Department of Natural Resources.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Windley Key satisfies the second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 fresh-water 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.

This project complies with the third and fifth priority categories.

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

c. Unavailability of Suitable State-owned Lands

There are no comparable state lands to Windley Key Quarry.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$800,000.
- b. A private conservation group has pledged \$100,000 in matching funds.

WINDLEY KEY QUARRY
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

Windley Key Quarry was originally proposed for acquisition under the C.A.R.L. program in June 1981 by the Ad Hoc Committee for Windley Key Preservation. It was on the 1982 C.A.R.L. acquisition priority list, did not make the 1983 list, and is back on the 1984 list.

Windley Key Quarry is a 33-acre property lying between U.S. Highway 1 and Florida Bay, on Windley Key in the Florida Keys. Its principal attributes reside in the three abandoned rock quarries, comprising about 8 acres, and the 14-acre tropical hardwood hammock. The quarries expose an ancient coral reef, offering an unparalleled opportunity for research and education, and, in fact, have been visited by scientists and students from all over the world. The tropical hammock is one of the best in the middle Keys.

The site has historical significance for the old quarries, which provided rock used in the construction of the old Florida East Coast Railway connecting the Keys and in the construction of a number of south Florida buildings. Remnants of the railroad bed and a railroad station are also on the site.

The property is under immediate threat of development; however, the proposed development was controversial and has been litigated. Construction has not yet begun. The development would probably diminish considerably the resource values of the property.

Management of the site should emphasize both preservation of the quarries and hammock and access to them by the public. Such management is deemed feasible for this site. The recommended managing agency is the Florida Department of Natural Resources.

#31 "SAVE OUR EVERGLADES"

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Save Our Everglades	Collier	201,076	\$ 6,000,000 (CARL) (80,430,000 total)

A. **RECOMMENDED PUBLIC PURPOSE:** Environmentally Endangered Lands - The project would serve to protect the water resources and the unique biological value of the Everglades - Big Cypress Ecosystem, including headwaters of Fakahatchee Strand and portions of the Big Cypress Area of Critical State Concern.

B. **RESOURCE VALUE:** Ecological Value: Very High - The project area contains headwaters for the largest strand swamp in the U.S. and the largest concentration of endangered plants in North America. The project area supports the primary, remaining population of the Florida Panther, as well as other endangered and threatened species of animals. Recreational Value: Moderate - The principal recreational use would be regulated public hunting along with other resource based pursuits such as primitive camping, hiking and nature study. Archaeological/Historical Value: High - The data collected during the Big Cypress archaeological survey indicate that numerous prehistoric sites and historic Seminole sites should be present on the hammock islands in the Save Our Everglades project area. Furthermore, the cultural resources in this area have tremendous potential for answering numerous questions about aboriginal culture and its relationship to the environment in South Florida.

C. **OWNERSHIP PATTERN:** Over 107,000 acres are owned by Collier Enterprises and the Barron Collier Corporation. These two owners have agreed in principle to sell this land to the state for interstate right-of-way and for conservation. Individual agreements with the other 2,700 landowners would have to be reached, although the power of eminent domain could be used to consolidate these ownerships. Nearly all of the land in the project area, which is not owned by either Collier Enterprises or Barron Collier, is within the eastern Big Cypress Connection parcel. Thus the ease of acquisition is low for this project. Approximately 41,000 acres within the Golden Gate Estates has been mapped and included in this project area. Additional acreage adjacent to the Golden Gate Estates is being mapped for inclusion in the near future. Also being mapped for future inclusion in this project area is a one-mile wide strip (approximately 8,000 acres) east of State Road 29.

D. **VULNERABILITY:** High - The ecological character and unique resources of the Save Our Everglades CARL project are extremely sensitive, and are vulnerable to a variety of man's activities. Drainage and other physical disruptions to the hydrology of the area can cause significant shifts in vegetative composition by changing inundation periods, fire regimes, or soil properties. Construction of access roads not only has the potential for changing surface sheet-flow patterns, but also brings a greater disturbance to wildlife and places greater stresses on endangered plant and animal populations. The small size, and limited distribution of these populations makes them particularly vulnerable to disturbance.

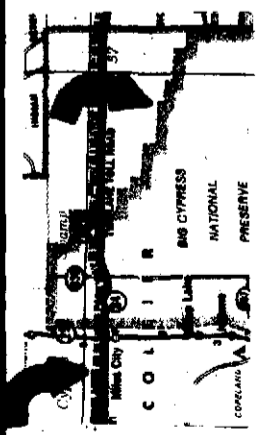
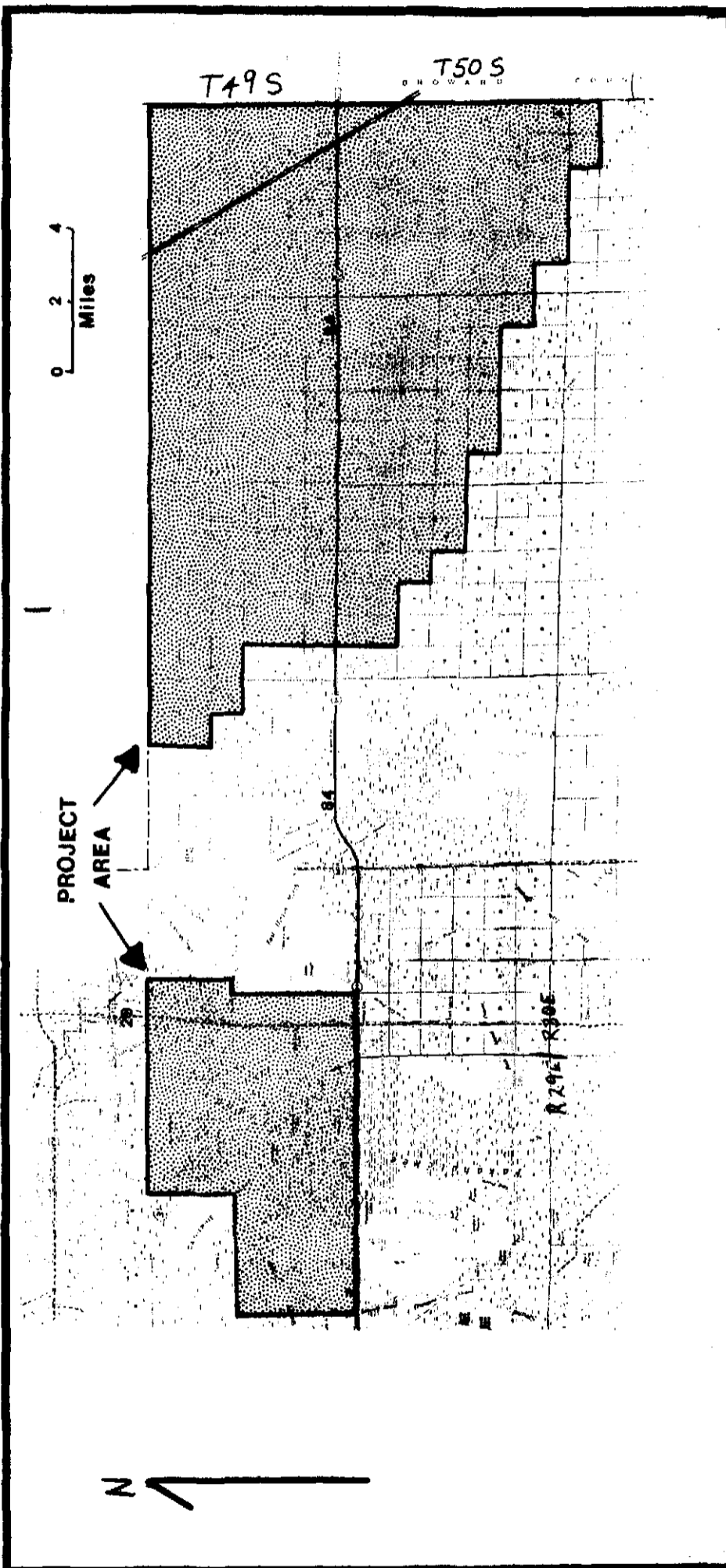
E. **ENDANGERMENT:** Moderate - The project area can be considered endangered by a number of human activities. The presence of mineral deposits such as limestone and peat provides incentive for exploitation of these resources. Although no specific plans

for mining are known for the project area, such activities could occur possibly in association with existing limestone mines north of the Northern Fakahatchee Strand parcel. Oil and gas exploration and development is occurring in the Big Cypress Area as a highly regulated activity, and it would probably occur on the Save Our Everglades project whether it is acquired or not. Well-site access roads and pipelines have the potential for ecological damage if not sited, constructed, operated or removed properly. Much of the property under consideration is endangered by possible conversion to agricultural use, particularly prairie and marsh communities in the Northern Fakahatchee Strand. The Barron Collier Corporation has already initiated truck farming operations in the project area without permits as required by the Department of Environmental Regulation. Portions of the Golden Gate Estates are drained, and could be developed although electrical and water hookups are not presently available.

F. LOCATION: The project area is located between and is accessible to the urban Naples/Fort Myers area on the west coast and the Palm Beach/Fort Lauderdale/Miami megalopolis on the east coast. Presently, State Road 84 (Alligator Alley) provides direct access to the property from both coasts and provides most of the recreational access points. After construction of Interstate 75, access to the property from this facility will be limited.

G. COST: The total estimated cost of this project is \$80,430,000 (assuming an estimated value of \$400/acre) to which the federal and state governments will share in funding. The CARL program will purchase the property in conjunction with the U. S. Department of Interior, and Florida Department of Transportation. The share to be contributed from the CARL fund is not yet known. The U.S.F.W.S. has committed \$4 million for acquisition of the northern Fakahatchee Strand parcel. Funds are also being sought from the National Park Service.

H. OTHER FACTORS: The majority of the project area is within the Big Cypress Area of Critical State Concern, and acquisition of the property would be consistent with the goals of this designation. The Florida Legislature has specifically provided the power of eminent domain for acquisition of lands within this critical area (Chapter 380.055(7), Florida Statutes)

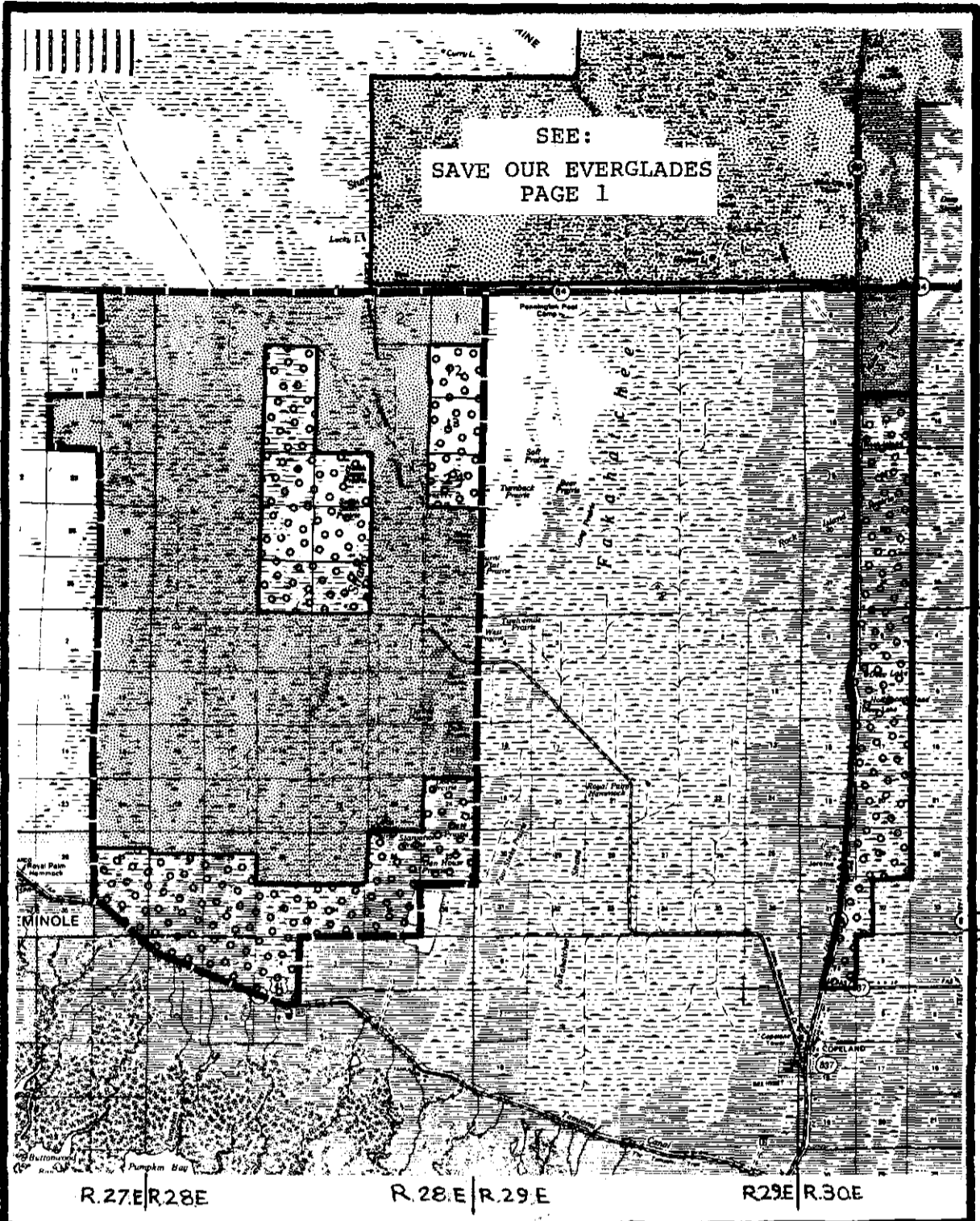


PROPOSED ACQUISITION PROJECT

SAVE OUR EVERGLADES

COLLIER COUNTY

PAGE 1



SEE:
 SAVE OUR EVERGLADES
 PAGE 1

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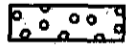
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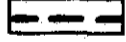
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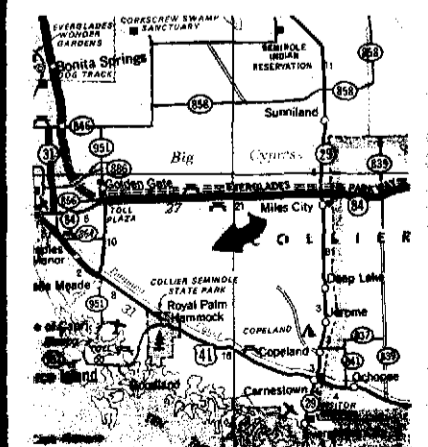
PROJECT AREA



TO BE ACQUIRED



RESOURCE PLANNING BOUNDARY



PROPOSED ACQUISITION PROJECT
 SAVE OUR EVERGLADES
 COLLIER COUNTY

PAGE 2

3. PRELIMINARY MANAGEMENT STATEMENT

Save Our Everglades will be managed as a multiple use area. The lead managers would be the Department of Natural Resources or the National Park Service, with the Division of Forestry, Game and Fresh Water Fish Commission and the Division of Archives, History and Records Management, serving as cooperating managers.

4. CONFORMANCE CRITERIA

a. Environmental Endangered Lands (EEL) Plan

The Save Our Everglades project should be acquired as an Environmentally Endangered Land. According to 16Q-2.03, F.A.C., an Environmentally Endangered Land shall be qualified by satisfying one or more of the following criteria:

1. Contains naturally occurring and relatively unaltered flora or fauna representing a significant association or system unique to, or scarce within, a region of Florida or larger geographic area.
2. Contains a habitat critical to or providing significant protection for an endangered or threatened species of plant or animal.
3. Contains a habitat critical to or providing significant protection for relict plant or animal species.
4. Contains an unusual, outstanding, or unique geologic feature.

The Save Our Everglades project satisfies the first three of these criteria.

b. Conformance with the State Lands Management Plan

Acquisition of this project would conform with the State Lands Management plan because it would insure the protection of existing state-owned Environmentally Endangered Lands (Fakahatchee Strand State Preserve).

c. Unavailability of State Owned Lands

There are State owned lands similar to this project but the acquisition of these lands would greatly improve the public purpose and manageability of the very unique federal and state lands contiguous to the project.

5. PREACQUISITION BUDGETING

The costs of road construction in converting Alligator Alley to interstate highway, including right-of-way acquisition, would be funded with a 90-percent contribution from the U. S. Department of Transportation and a ten-percent contribution from the state.

Payment of damages to property owners whose access to their land is severely damaged as a result of interstate construction will be an additional cost associated with the project and funded under the same 90/10-percent formula.

Under the proposal outlined by Governor Graham, the Collier interests have agreed in principle to sell a large portion of their holdings to the state and federal governments over a ten-year period. In addition, the Colliers have agreed to allow the governments a credit toward the purchase price of the property equal to the sum due for access damages.

As a result, the cost of the land acquisition from the Collier interest would be reduced and the greatest share of the expense would be borne by the federal government--not the state.

In effect, the Federal Highway Administration would fund 90 percent of the access damages due to the Collier interests as a result of interstate construction adjacent to their land. The money paid for these damages would be applied to the full purchase cost of the property.

The state, under its Conservation and Recreational Lands program, would then purchase the remaining property value in conjunction with the U.S. Department of the Interior, as part of its commitment to protect Everglades National Park. The Interior Department would fund 80 percent of this remaining purchase cost, with the state contributing a 20-percent share. Under Graham's proposal, similar federal/state land acquisition financing would occur to acquire other lands in the proposed acquisition area from other private property owners.

Cost Estimates

Total proposed acreage	201,076
Total Cost (estimated average cost of \$600 per acre)	80,430,000
Estimated Federal Share (U.S. DOT and Interior)	64,344,000
Estimated state share (state share of \$6 million from CARL, remainder from state DOT)	16,086,000

Save Our Everglades
Management Plan

EXECUTIVE SUMMARY

The Save Our Everglades project is located in Collier County and consists of four parcels totaling approximately 213,500 acres. The eastern-most parcel, the "Big Cypress Connection," consists of 127,758 acres located in the northeast corner of Collier County and is bounded along the east line and along the south and west by the Big Cypress National Preserve. A second parcel is 37,010 acres and is located in the northern Fakahatchee Strand north of State Road 84 and west of the Big Cypress Preserve. A third parcel, consisting of approximately 45,500 acres, is located south of State Road 84, and runs along the western boundary of Fakahatchee Strand State Preserve. This 45,500-acre parcel includes the Golden Gate Estates subdivision (approximately 29,000 acres). The fourth parcel is a one-mile wide strip of approximately 8,000 acres lying east of State Road 29, which would join the Big Cypress National Preserve with the Fakahatchee Strand C.A.R.L. project and the second parcel of this project. General vegetation community types existing on the property include cypress forest, pine forest, hammock, mixed swamp forest, wet and dry prairies and freshwater marsh. The project area is known to support many endangered, threatened or rare species including a large variety of rare orchids and other epiphytes, as well as the endangered Florida panther. Acquisition of these parcels will provide buffers or additions to existing federal and state ownerships in the area including the Big Cypress Preserve and the Fakahatchee Strand State Preserve, and will provide for protection of the hydrological resources upon which the Everglades National Park depends.

The Save Our Everglades project should be acquired as an Environmentally Endangered Land and managed as a multiple-use area with primary management being oriented toward resource protection. Allowable uses should be hunting, fishing, hiking,

camping and nature appreciation. Lead managers for this project should be the U. S. Fish and Wildlife Service (Fakahatchee), and the National Park Service (Big Cypress Connection), with the Game and Freshwater Fish Commission and the Division of Archives, History and Records Management cooperating.

This project is largely within the Big Cypress Area of Critical State Concern.

#32 COOPER'S POINT

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Cooper's Point	Pinellas	333	\$650,000

A. **RECOMMENDED PUBLIC PURPOSE:** Cooper's Point should be classified under the Environmentally Endangered Lands (EEL) for protection of its resources. It would be managed for low intensity outdoor recreation.

B. **RESOURCE VALUE:** High. Cooper's Point represents one of the few remaining viable mangrove systems in upper Tampa Bay and thus is important for the habitat and food source for animal life. The threatened American crocodile, wood stork and brown pelican are endangered species on the site. The recreational resource potential would include a variety of outdoor pursuits. There are enough uplands to provide an educational center for the large urban population in the area.

C. **OWNERSHIP PATTERN:** There are five owners on this project. Ease of acquisition is high.

D. **VULNERABILITY:** Very high. Its location on the bay and the existence of a major transportation artery make it extremely vulnerable. Development could endanger the mangrove system even if it was at a low density.

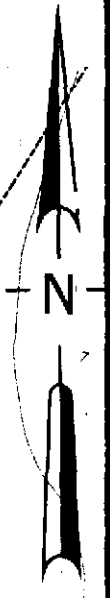
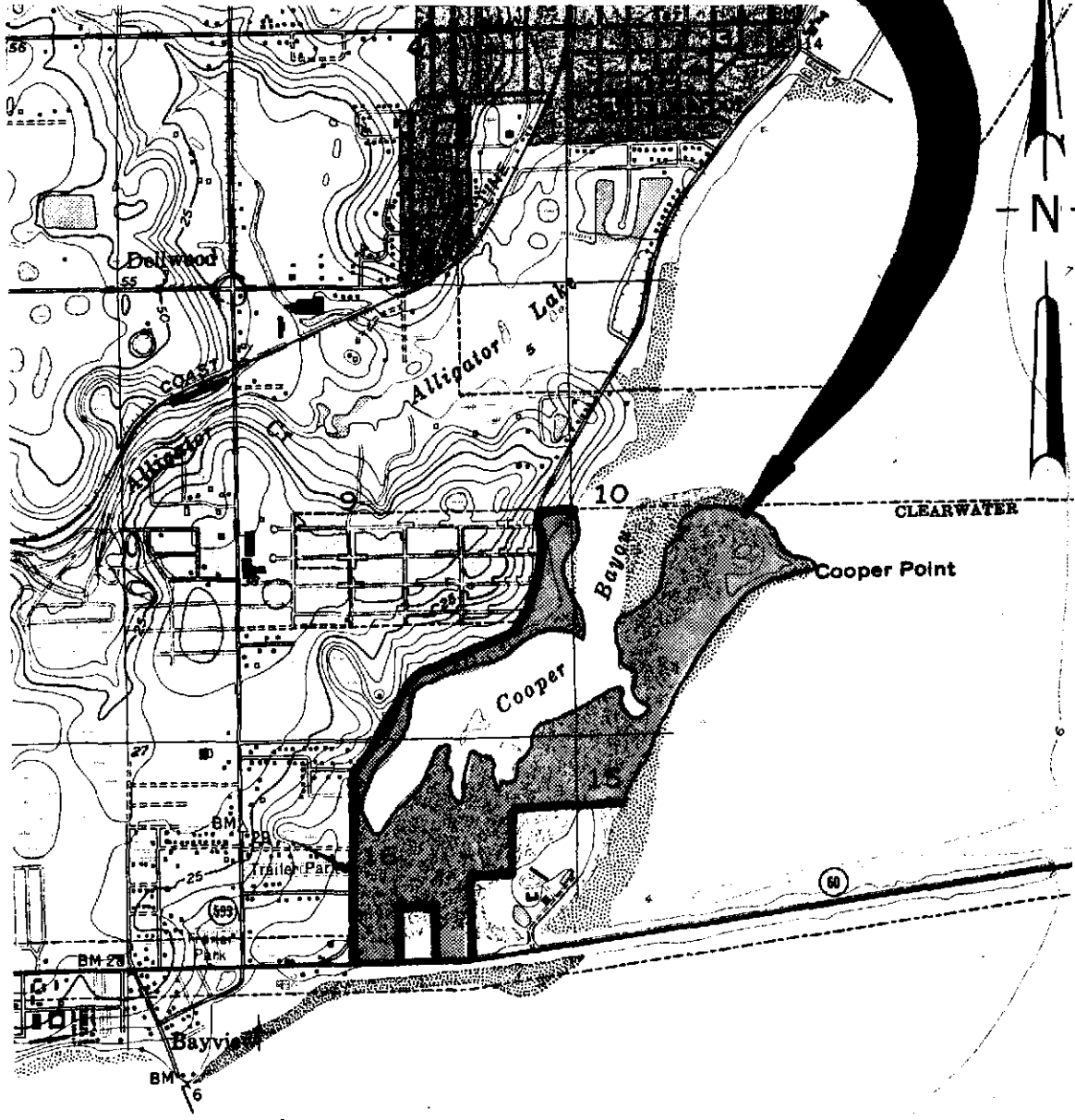
E. **ENDANGERMENT:** High. Development pressures are high on the property.

F. **LOCATION:** The project is located in the Tampa/St. Petersburg metropolitan area.

G. **COST:** Estimated cost for acquisition is \$650,000. Pinellas County has an acquisition fund, and may be able to contribute funds toward purchase.

H. **OTHER FACTORS:**

Project Area



PROPOSED ACQUISITION PROJECT
COOPER'S POINT
PINELLAS COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Cooper's Point is recommended for low-intensity outdoor recreation use and as an environmental education use as well. It is proposed that the project be managed by the City of Clearwater as a County Park with guidance from the Department of Natural Resources.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Cooper's Point satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second and fifth priority categories.

b. Conformance with State Lands Management Plan

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

c. Unavailability of Suitable State-owned Lands

In Pinellas County, Gateway is comparable to Cooper's Point. Gateway has been partially acquired through the C.A.R.L. fund. However, the need for protection of water quality in Tampa Bay, and for passive recreation, is very great. Very few areas remain which can satisfy this need.

5. PREACQUISITION BUDGETING

- a. Estimated cost for acquisition is \$650,000. The city of Clearwater has offered to provide matching funding for this project, and has contributed funds for boundary-map preparation.

COOPER'S POINT
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

Cooper's Point consists of a peninsula and associated embayment (Cooper's Bayou) totaling 333.4 acres located at the Pinellas County end of Courtney Campbell Causeway (S.R. 60) in the City of Clearwater. The project is predominantly estuarine wetlands representing 95 percent of the remaining mangrove shoreline in Clearwater, and is one of the few areas of undeveloped bayfront on Old Tampa Bay. The combination of dense tidal mangroves and extremely shallow unconsolidated bottoms in Cooper's Bayou provides the productivity to support large numbers of wading birds and waterfowl, and the inaccessibility that makes the area a desirable refuge for wildlife in a high urbanized area.

Because of the relatively small size of the area and nature of its resources, multiple use would not be appropriate. It is recommended that the project be acquired as an Environmentally Endangered Land and be managed primarily for resource protection, allowing for compatible, low-intensity outdoor recreation and environmental education. The property should be managed by the City of Clearwater, with guidance from the Department of Natural Resources, Division of Recreation and Parks, as appropriate.

Although no firm plans have been formulated by the city for development of the recreational and educational facilities, the most likely concept would include only a small parking lot, an interpretive center, hiking trails with boardwalks through wetland areas, and observation decks. Pinellas County has committed matching funds for acquisition of this project.

#33 P E A C O C K S L O U G H

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Peacock Slough	Suwannee	350	\$525,000

A. **RECOMMENDED PUBLIC PURPOSE:** This project should be acquired under the Environmentally Endangered Lands (EEL). It is proposed as a state park with limited outdoor recreational use.

B. **RESOURCE VALUE:** Ecological Value: Very High. Peacock Springs is a truly exemplary natural ecosystem containing elements of statewide and national significance. The natural area encompasses excellent examples of surface and subsurface karst limestone features, including sinks, and numerous smaller sinks and depressions. It is one of the most extensive underwater cave systems in Florida. Recreational Value: High. Passive uses of the springs and sinkholes are proposed. Archaeological/Historical Value: High. The area around the project is archaeologically rich. Just north at Baptizing Springs is an early Spanish mission site.

C. **OWNERSHIP PATTERN:** The proposed project has five owners. Ease of acquisition is moderate.

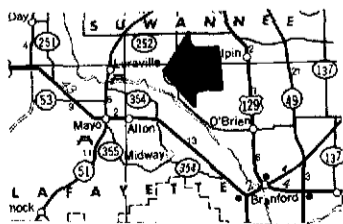
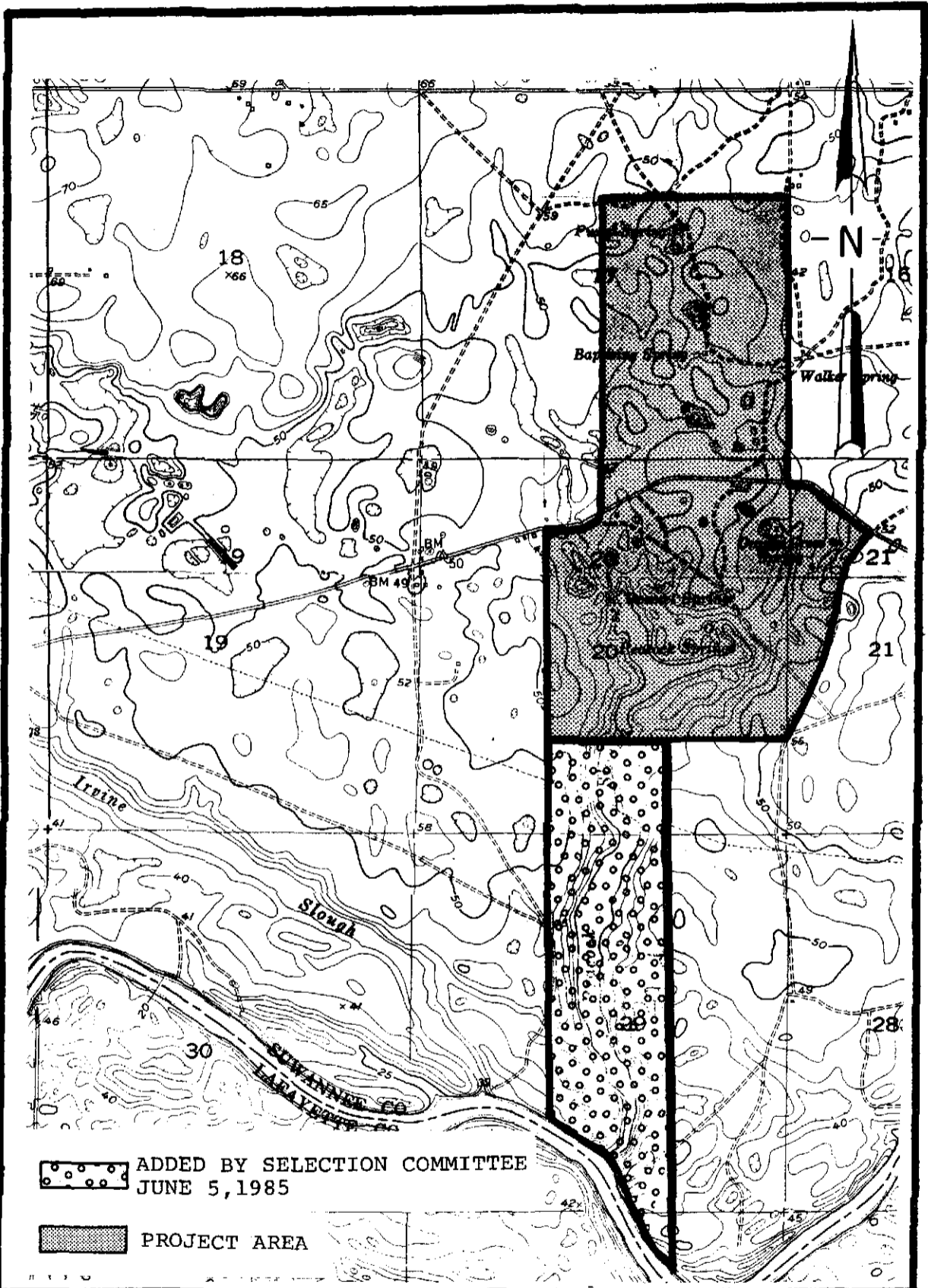
D. **VULNERABILITY:** High. Pollution and overuse could jeopardize the aquatic environment and associated cave fauna.

E. **ENDANGERMENT:** High. Plans for development have already been prepared and one of the owners has indicated he will proceed with development unless the property is acquired.

F. **LOCATION:** The project is 6 miles from Mayo and 16 miles from Live Oak. Gainesville and Perry are each about 50 miles away. Suwannee River State Park is 36 miles away and Manatee Springs State Park is 62 miles away.

G. **COST:** Cost of development is unknown.

H. **OTHER FACTORS:** The Suwannee River Water Management District has expressed interest in acquiring the wetlands portion of the tract.



PROPOSED ACQUISITION PROJECT
 PEACOCK SPRINGS
 SUWANNEE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Peacock Slough is proposed to be managed as a State Park or Preserve by the Department of Natural Resources with possible cooperation with the Suwannee River Water Management District. Please see attached management summary.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Peacock Slough satisfies the first, second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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:

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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.

This project complies with the third and fifth priority categories.

b. Conformance with State Lands Management Plan

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

c. Unavailability of Suitable State-owned Lands

There are not any state-owned lands comparable to the quality and uniqueness of Peacock Slough. Suwannee River and Manatee Springs State Park are similar state-owned lands to Peacock Slough but do not have as extensive an aquatic ecosystem.

5. PREACQUISITION BUDGETING

- a. Estimated cost of Peacock Slough is \$525,000.

PEACOCK SLOUGH
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Peacock Springs project is a 350 acre tract in southwestern Suwannee County, located approximately 6 miles north of Mayo and 2 miles east of Luraville immediately south of Luraville Road.

Peacock Springs is a truly exemplary natural ecosystem containing elements of statewide and national significance. The natural area encompasses an area containing excellent examples of surface and subsurface Karst limestone and numerous smaller sinkholes and depressions. These surface aquatic features are in a nearly pristine, natural condition and are part of an extensive aquatic cave system, the most extensive underwater cave system known in Florida. One of the longest underwater cave systems in the continental United States, the Peacock Springs area contains a total of 28,000 feet of underwater passage which has been explored and surveyed.

The sinks and the associated aquatic cave system provide critical habitat for at least three endangered or threatened species of cave crustaceans endemic to the limestone regions of Florida.

In addition to the outstanding quality of the aquatic cave systems, its surface springs and sinks, and its associated cave fauna, the project also contains mature, second-growth and old-growth forest stands representing four major natural community types. The contiguity of the wetland and terrestrial plant communities combined with their relatively undisturbed, natural condition contributes to the overall biotic diversity as well as providing habitat for several species of rare plants and animals. The Peacock Springs area is a complete system, protecting a nationally significant example of karst topography and its associated landforms, flora, and fauna in a contiguous, relatively undisturbed landscape.

The area around Peacock Springs is archaeologically rich. Artifacts recovered from the sites in the Peacock Springs area indicate human occupation dating from the Archaic period (ca. 6500 B.C. - 1000 B.C.) to Historic times. Sites from the earlier Paleo-Indian period can also be expected there, although none have been yet located.

The site is now frequently used for recreation, primarily cave diving and associated camping. Fishing and other recreational pursuits associated with springs and sinkholes also occur. The project is proposed as a state park or preserve with limited recreational development, primarily cave diving, camping and nature appreciation. The Department of Natural Resources is proposed as the lead managing agency, with cooperating agencies including the Division of Archives, History and Records Management, and perhaps the Suwannee River Water Management District.

#34 F E C H T E L R A N C H

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Fechtel Ranch	Lake	8,270	\$5,000,000

A. RECOMMENDED PUBLIC PURPOSE: Fechtel Ranch should be categorized as Other Lands to protect its freshwater floodplain marsh and be managed as a wildlife resource.

B. RESOURCE VALUE: Ecological Value: High. The area includes wilderness areas and sensitive floodplain important for nonstructural water management along the St. Johns River. Recreational Value: Moderate. This is rated moderate because of the potential for some active and passive activities such as canoeing, camping, and fishing. Archaeological/Historical Value: High. Numerous sites dating from 6500 B.C. to the 19th Century are known to occur there.

C. OWNERSHIP PATTERN: There is a single owner of the property and he is willing to sell. Thus, ease of acquisition is high. South of the property is the Wekiva River State Preserve. Blue Springs and Hontoon Island State Parks are to the north, and the St. Johns River Forrest Estates C.A.R.L. project borders to the north.

D. VULNERABILITY: Moderate. These lands are moderately vulnerable to consumptive timber practices as well as the effects of runoff from residential development.

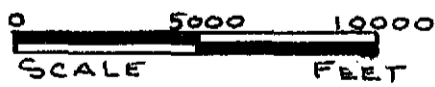
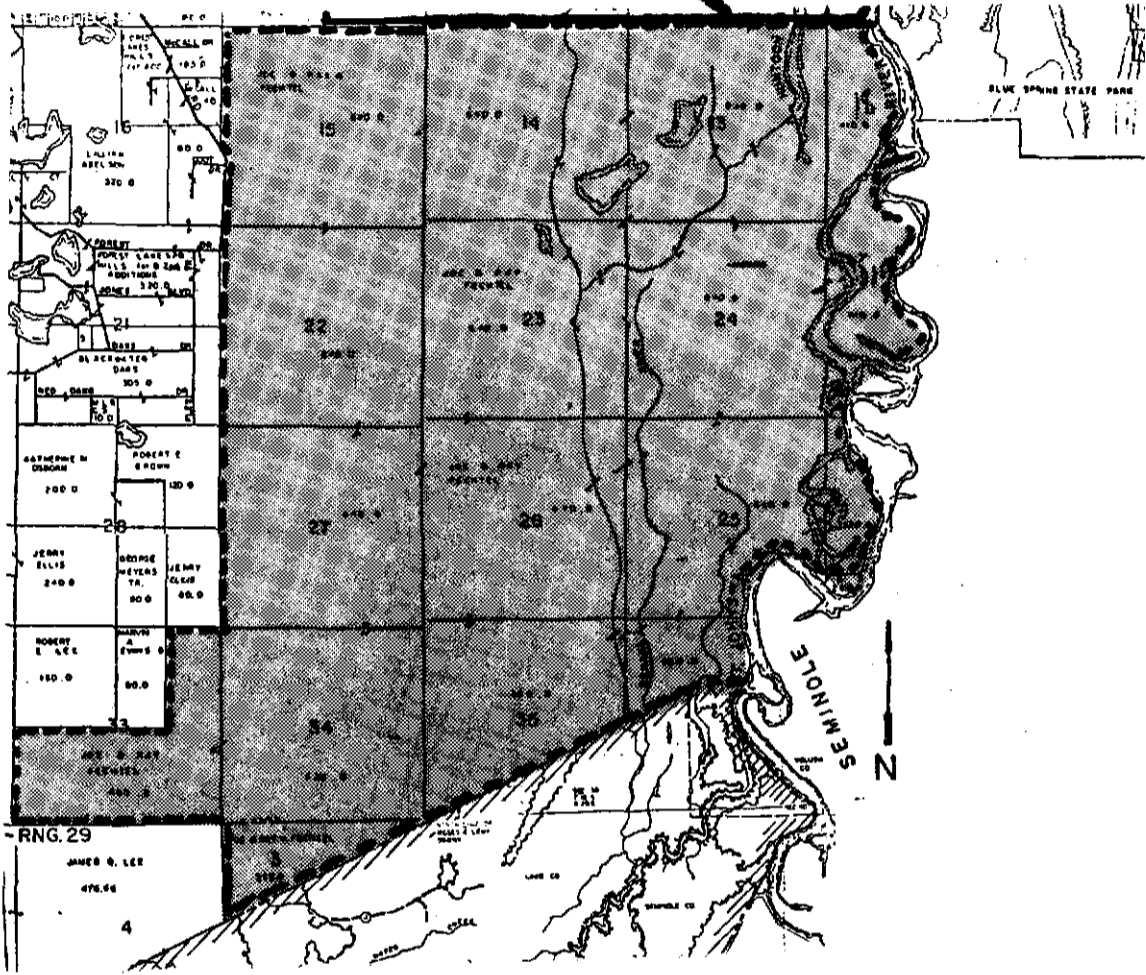
E. ENDANGERMENT: Moderate. The project is in a region where encroachment from urbanization can be expected in the near future.

F. LOCATION: Fechtel Ranch is midway between the rapidly expanding Orlando and Daytona Beach metropolitan areas. Deland is 10 miles away.

G. COST: The estimated cost of acquisition is \$5,000,000. Anticipated management cost is \$43,656 per year.

H. OTHER FACTORS: St. Johns River Forrest Estates is in the process of acquisition and on the present C.A.R.L. list. This property borders Fechtel Ranch to the north and management could be coordinated for both projects.

Project Area



PROPOSED ACQUISITION PROJECT
 FECHTEL RANCH
 LAKE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Fechtel Ranch will be managed by the Department of Natural Resources with the Department of Archives, History and Records Management cooperating. The Game and Fresh Water Fish Commission is recommended as a cooperating agency.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. Although similar state-owned lands do exist in this region, the extent and distribution of those lands is insufficient to protect the sensitive wetland communities along the St. Johns River, and hence to maintain water quality of the river itself. Acquisition of this parcel will enhance the value and manageability of the state's initial investment in adjacent State park lands and other management areas.

5. PREACQUISITION BUDGETING

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

FECHTEL RANCH
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Fechtel Ranch is being considered for acquisition to enhance protection and preservation of water quality in the middle St. Johns River region and provides the public with recreational opportunities compatible with resource protection.

Initially, management objectives will concern maintaining a natural hydrological regime, and evaluating the area's recreational potential. Access to this property appears to be only via the St. Johns River. It is possible that canoe and boating trails could be developed utilizing the Snake River and old logging canals which deeply penetrate the river swamp. Some of the pine islands scattered through the swamp are associated with logging canals and might be suitable for nature trails. Recreational opportunities will be increased if the adjacent St. Johns River Forrest Estates is acquired by C.A.R.L.

Management and administration of the property should be the responsibility of the Department of Natural Resources. The Florida Division of Forestry and the Game and Fresh Water Fish Commission are recommended as cooperative managers, lending their expertise in forestry and wildlife management, respectively. The Florida Division of Archives, History and Records Management will cooperate in the identification and protection of archaeological and historical sites.

Timely initiation of an on-site management program will require funds from the Conservation and Recreation Lands Trust Fund. More specifically, funds are requested to meet the following first year budgetary needs:

1. Ranger	\$11,956
2. Expense	5,000
3. OCO - Standard	6,700
4WD vehicle	<u>10,000</u>
TOTAL	<u>\$43,656</u>

#35 T S A L A A P O P K A L A K E

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Tsala Apopka Lake	Citrus	16,443	\$6,577,200

A. RECOMMENDED PUBLIC PURPOSE: Other lands - This project is being proposed for purchase to provide resource protection of freshwater marsh and floodplain; as a water recharge area for the Tsala Apopka Chain of Lakes; and to serve as a wilderness area and wildlife management area.

B. RESOURCE VALUE: Ecological Value: High - The tract is primarily freshwater wetlands, consisting of sparsely vegetated marsh, densely vegetated marsh, and hardwood swamps with interspersed uplands consisting of live oak hammock and scrub. The tract is very important as a catchment basin and for providing runoff to the Withlacoochee River and the larger and deeper Tsala Apopka Chain of Lakes. Native wildlife is abundant and many species of migratory birds including waterfowl utilize the area for wintering grounds. Endangered, threatened and species of special concern in the area include indigo snake, wood stork, scrub jay, sandhill crane, osprey and gopher tortoise. Recreational Value: Moderate - With proper control of human activity, the area can provide multiple recreational pursuits including hunting, canoeing, boating, hiking, fishing, camping, nature study, and horseback riding. Archaeological and Historical Value: High - Reviewing the Florida Master Site File revealed the presence of six archaeological and historical sites on the property. These recorded sites include both aboriginal and Seminole Indian types. One of the sites is suspected of being the location of Seminole Chief Osceola's camp during the Second Seminole War. Numerous other sites could be expected to be located if the tract were subjected to a survey.

C. OWNERSHIP PATTERN: There are three major owners and eight smaller inholdings which comprise 300 acres. Most of these lands are probably available for purchase except for the northwest portion of the Boy Scouts property. Thus, the ease of acquisition is low.

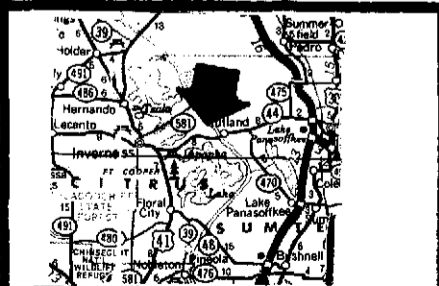
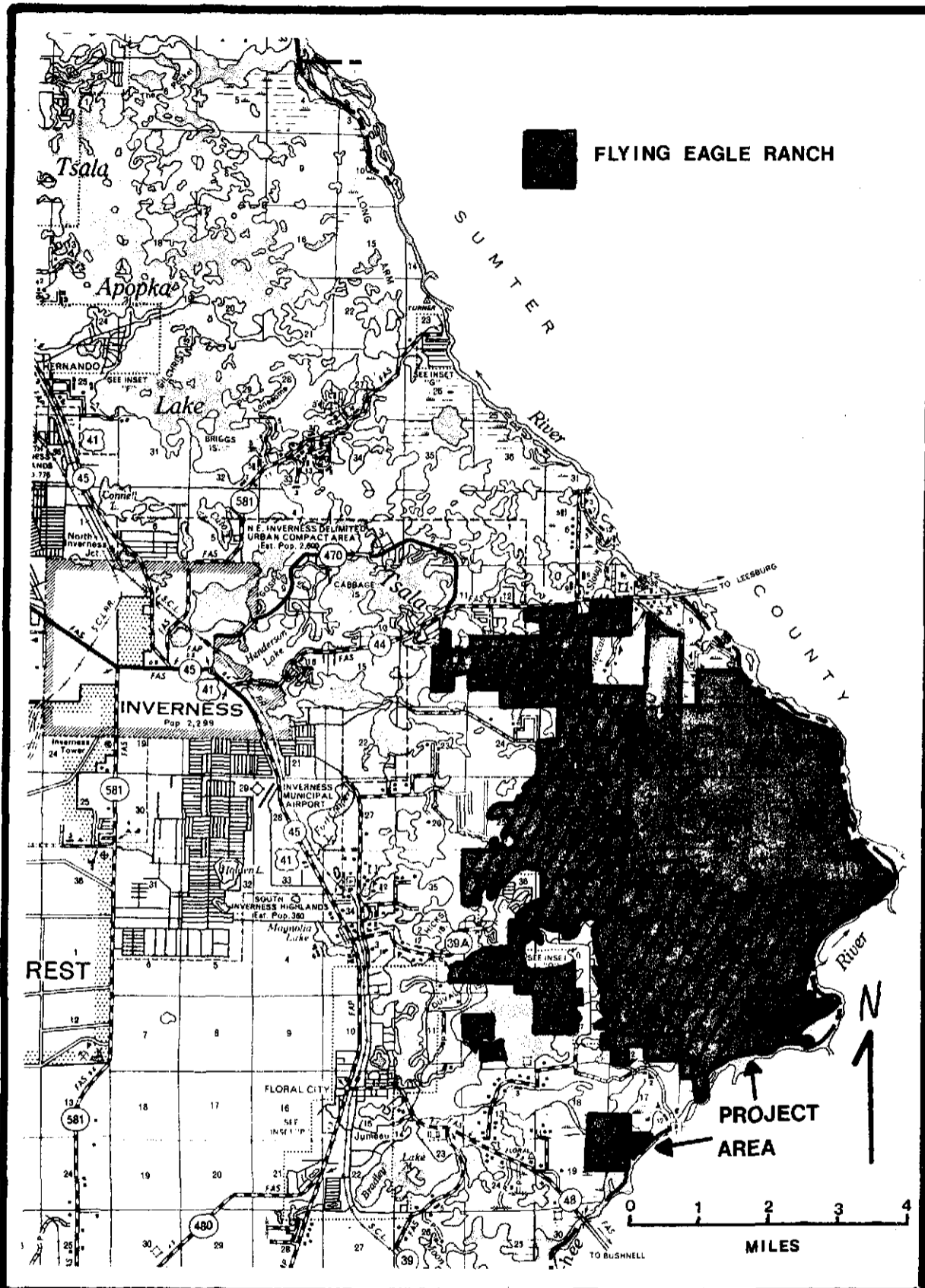
D. VULNERABILITY: Moderate - Natural marsh, floodplain and water quality are inherently sensitive to impacts resulting from upland development.

E. ENDANGERMENT: High - Development is progressively surrounding the property. There are pressures to develop the property for both commercial and agricultural use.

F. LOCATION: This tract is located in Central Florida between the large urban areas of Tampa, Ocala, Lakeland and Orlando, all within an hour's driving time. The Withlacoochee State Forest is across the river and acquisition would make a contiguous public ownership.

G. COST: The owner of Flying Eagle Ranch has stated to the Land Selection Committee that he would like to sell to the State.

H. OTHER FACTORS: This project has also been included in the five-year land acquisition plan of the Southwest Florida Water Management District.



PROPOSED ACQUISITION PROJECT
 TSALA APOPKA LAKE
 CITRUS COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

It is recommended that this area be designated for multiple use management for conservation and for preservation of natural and cultural resources, including wildlife, forest resources, archaeological-historical sites, and water quality. The lead management agency should be the Game and Freshwater Fish Commission with the Division of Forestry, Southwest Florida Water Management District, Department of Natural Resources, and the Division of Archives, History, and Records Management as possible cooperating agencies.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. Although similar state-owned lands do exist in this region, the extent and distribution of those lands is insufficient to protect the sensitive freshwater communities along the Withlacoochee River, and hence to maintain water quality of the river itself. Acquisition of this tract will enhance the value and manageability of the state's initial acquisition in 1975 across the river, now the Jumper Creek Wildlife Management Area.

5. PREACQUISITION BUDGETING

Estimated cost for acquisition is in 6,577,200.

TSALA APOPKA LAKE
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The project area consists of approximately 17,000 acres located in eastern Citrus County directly across the Withlacoochee River from the state-owned Withlacoochee Environmentally Endangered Lands tract. The property is primarily freshwater wetlands (Tsala Apopka Lake) consisting of sparsely vegetated marsh, densely vegetated marsh, and hardwood swamp, with well interspersed uplands consisting of live oak hammock and scrub. The area provides habitat for a variety of game and nongame wildlife species including several endangered or threatened species.

Archaeological resources are plentiful and the property may contain the site of Osceola's camp during the Second Seminole War.

It is recommended that this area be designated for multiple use management within the constraints of conservation and maintenance of the property as a water recharge area. Controlled public recreational use included camping, boating, fishing, hunting, hiking, photography and nature study would be compatible with resource protection. The lead management agency should be the Game and Fresh Water Fish Commission with the Division of Forestry, Southwest Florida Water Management District, Department of Natural Resources, and the Division of Archives, History, and Records Management cooperating.

#36 C O T E E P O I N T

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Cotee Point	Pasco	81	\$1,800,000

A. RECOMMENDED PUBLIC PURPOSE: Cotee Point, should be categorized as other lands and would be best managed as a state park or local park.

B. RESOURCE VALUE: Ecological Value: Moderate. There are two community types on the project, one is saltwater wetland and the other is maritime forest. These communities are in relatively good condition. The brown pelican, an endangered species, occurs on the property. Recreational Value: High. Since there is a present need for recreational facilities in the area, the recreational value is high. The site would emphasize water-oriented activities. Archaeological/Historical Value: Low. There are no significant archaeological or historical sites on the property.

C. OWNERSHIP PATTERN: There are two owners and they are willing to sell. Thus, ease of acquisition is high for this project.

D. VULNERABILITY: High. Potential development would significantly reduce the natural resource value of the site and its potential for public recreation.

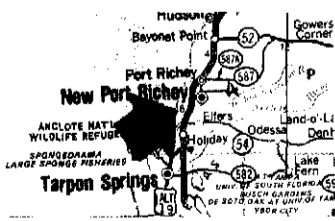
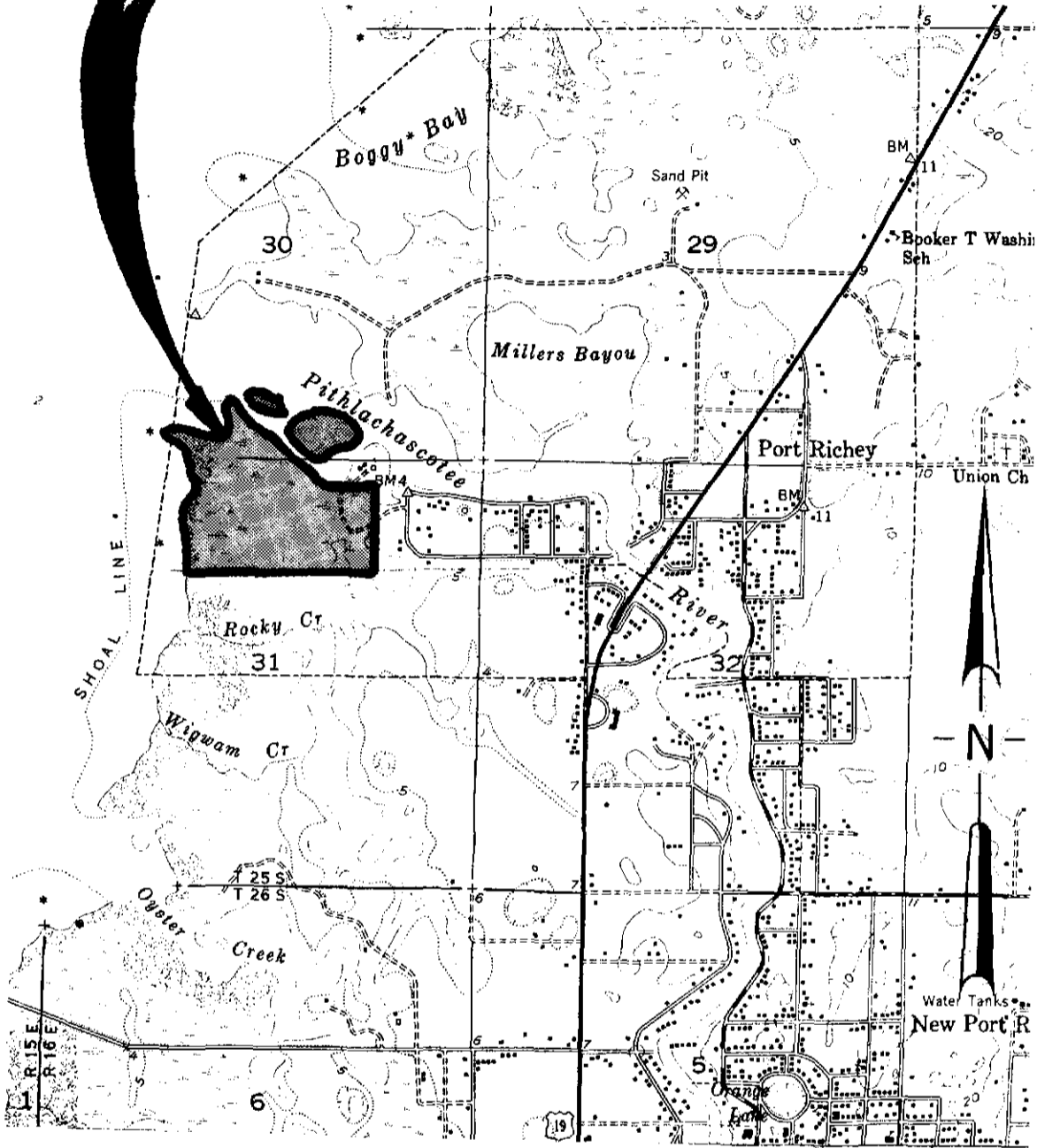
E. ENDANGERMENT: High. This project is in a rapidly growing area and pressures for development are high.

F. LOCATION: The property is located in Pasco County in the City of Port Richey and at the mouth of the Pithlachascotee River.

G. COST: Management costs are unknown, but should be low.

H. OTHER FACTORS: This is a rapidly growing region and is very much lacking in recreational facilities. There are no state parks in Pasco County.

Project Area



PROPOSED ACQUISITION PROJECT

COTEE POINT

PASCO COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Cotee Point is recommended to be managed as a county park by the City of Port Richey or Pasco County. Possibly it could be managed as a small state park by the Department of Natural Resources.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no state owned lands in Pasco County comparable to Cotee Point. Little Gator Creek has been purchased under the C.A.R.L. Program, and is located in Pasco County. There are no other C.A.R.L. or S.O.C. projects in Pasco County.

5. PREACQUISITION BUDGETING

- a. The estimated cost for acquisition is \$1,800,000.

COTEE POINT
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

In September 1983 the Department of Natural Resources received from the property owners an application for the proposed acquisition of the Cotee Point property. Acquisition is supported by Pasco County and the city of New Port Richey.

Cotee Point is located in Pasco County, in the town of Port Richey. It is on the Gulf of Mexico, at the mouth of the Pithlachascotee River. Its approximately 81 acres contain tidal marsh, mangrove swamp, and maritime forest plant communities. Elements of the maritime forest occur on islands within the salt marsh and on the mainland.

The site is a little disturbed, but is in an area of rapid urbanization and probably will not survive long in its present condition unless acquired by the state. This is also an area of few public parks and virtually no large public parks.

The site, if properly managed, has good recreational potential, being on both the Gulf and the river. Management should emphasize its water-oriented recreational opportunities while protecting its natural components. The recommended managing agency is either the Pasco County Parks Department or the Florida Department of Natural Resources. The applicants have recently proposed the addition of a sizable tract of similar land immediately south of the Cotee Point property. This increased size--if approved--would make the property a better candidate for a state park or state recreation area.

#37 G O O D W O O D

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Goodwood	Leon	20	\$2,000,000

A. **RECOMMENDED PUBLIC PURPOSE:** Other lands. Goodwood property should be in the "other lands" category, to be managed as a state historical site with passive recreation.

B. **RESOURCE VALUE:** Ecological Value: Low. The small tract has both native and exotic species. Live oak trees are scattered throughout. The tract is heavily overgrown but basic maintenance would restore the landscape. Recreational Value: High. Passive recreation and conservation are the proposed uses. The full utilization of the buildings is possible. Being in the capitol city, there would be quite a number of visitors attracted to this historical site. Archaeological/Historical Value: Very High. Goodwood is the finest example of Georgian Revival style architecture to survive from Florida's territorial period. Historically, Goodwood is important to Florida because of the continuous succession of prominent and influential owners. Goodwood has been recognized by the National Register of Historic Sites.

C. **OWNERSHIP PATTERN:** There is only one owner, Thomas Hood. He is willing to sell. Thus, the ease of acquisition is high for this project.

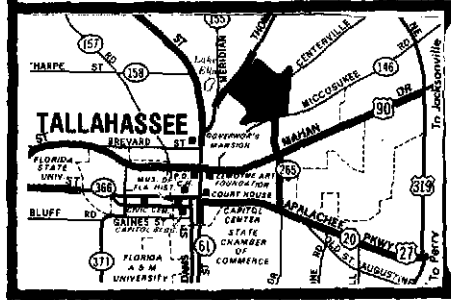
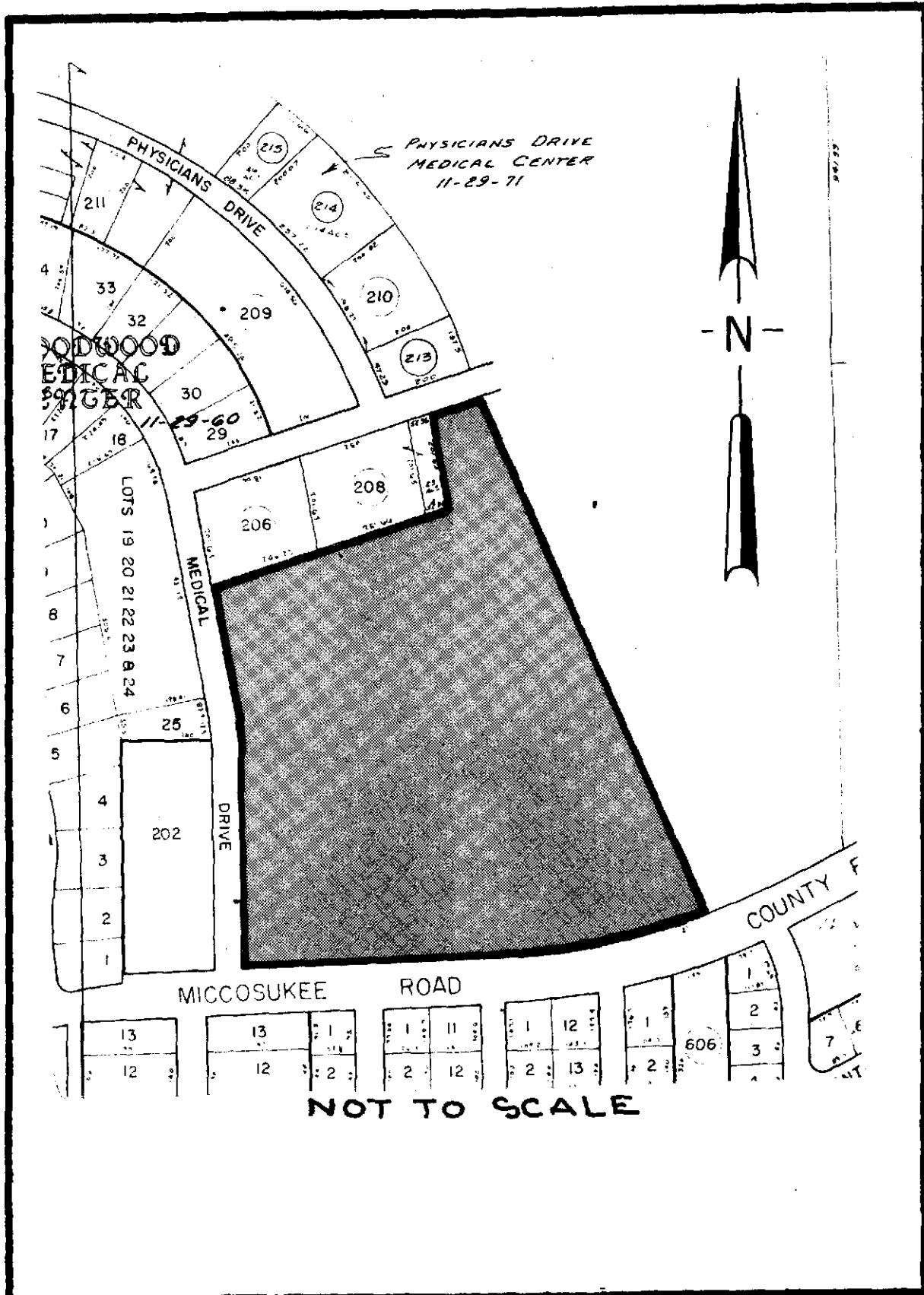
D. **VULNERABILITY:** Very High. The restoration of the building is of utmost importance to preserve the architectural design of this period.

E. **ENDANGERMENT:** High. Development in the area would be particularly damaging as the architectural and historical significance of this property rests in the spatial relationship of many different buildings. Development plans are underway on adjacent lands.

F. **LOCATION:** The site is located in the Tallahassee metropolitan area.

G. **COST:** Cost for the first-year restoration is expected to be \$250,000.

H. **OTHER FACTORS:**



PROPOSED ACQUISITION PROJECT
 GOODWOOD PROPERTY
 LEON COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Goodwood will be managed by the Division of Archives, History and Records Management as a historic site.

4. CONFORMANCE CRITERIA

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

b. There is no state-owned lands comparable to Goodwood in the region or state-wide.

5. PREACQUISITION BUDGETING

The estimated cost for acquisition is \$2,000,000.

GOODWOOD
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

Goodwood is a twenty acre tract situated on Miccosukee Road east of its intersection with Magnolia Drive in the city of Tallahassee, Leon County, Florida. Formerly a nineteenth century plantation, the Goodwood complex consists of eighteen buildings and recreational facilities. The mixture of elements in the complex results from its transition over the past one hundred and forty years from an operating agricultural plantation to a center of political and social activity for Tallahassee and the State of Florida.

Goodwood's importance is twofold. First it is the finest example of Georgian Revival style architecture to survive from Florida's Territorial Period. With its design and method of construction, this complex offers insight into the style of life in Florida during the 1840's and how that life style has changed over the past one hundred and forty years. Historically, Goodwood is important to the State of Florida because of its continuous succession of prominent and influential owners. The significance of Goodwood has been recognized by its inclusion in the National Register of Historic Places since 1972 and its documentation in the Historic American Buildings Survey by the United States Department of the Interior in 1939.

The management policy recommended by the Division of Archives, History and Records Management for Goodwood emphasizes conservation and passive recreation. The buildings on the property should be documented to the highest existing standards and the restoration of all historic finishes and materials should be undertaken according to the Secretary of the Interior's Standards for Historic Preservation Projects. Utilization of the main structure as a house museum would be the primary recreational

activity there, although other activities such as picnicing, hiking, nature appreciation, photography, and architectural studies would be encouraged.

Management activity for the first year at Goodwood would consist of emergency stabilization and/or documentation of the structures on the property and site security. The estimated cost of this first year activity would be approximately \$250,000. If acquisition of the property were to occur between legislative sessions, the Division would request money from the C.A.R.L. trust fund for the emergency stabilization and security of the site.

#38 R O T E N B E R G E R / H O L E Y L A N D

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Rotenberger/ Holey Land	Palm Beach	13,981	\$11,000,000

A. RECOMMENDED PUBLIC PURPOSE: Other Lands in the Public Interest: (1) for use and protection as natural marsh necessary to protect water quality, quantity and wildlife; (2) for restoration of an altered ecosystem to correct environmental damage.

B. RESOURCE VALUE: High ecological value: Project consists primarily of a swale, dominated by sawgrass, and representing a natural biological community which served as the historical watercourse into the Everglades. Agriculturization and water-control engineering had disrupted this function of the project area, and adversely impacted upon the Everglades ecosystem. An agreement among state agencies provides land acquisition and engineering plans in order to restore the original flowage functions of the Rotenberger/Holey Land. Moderate Recreational value: This area presently functions as a Wildlife Management Area operated by the Florida Game and Fresh Water Fish Commission. Archaeological/Historical value is estimated to be low.

C. OWNERSHIP PATTERN: Since there are approximately 700 owners, representing 9,600 acres, ease of acquisition is low. Gulf and Western Food Products Company, the largest single owner (3,100 acres), has entered into an agreement with the Board of Trustees of the Internal Improvement Trust Fund, whereby Gulf and Western will consolidate through purchase the private ownerships within the project area, and exchange these, along with their present holdings, for Trustees' land in the Everglades Agricultural Area in Palm Beach Company.

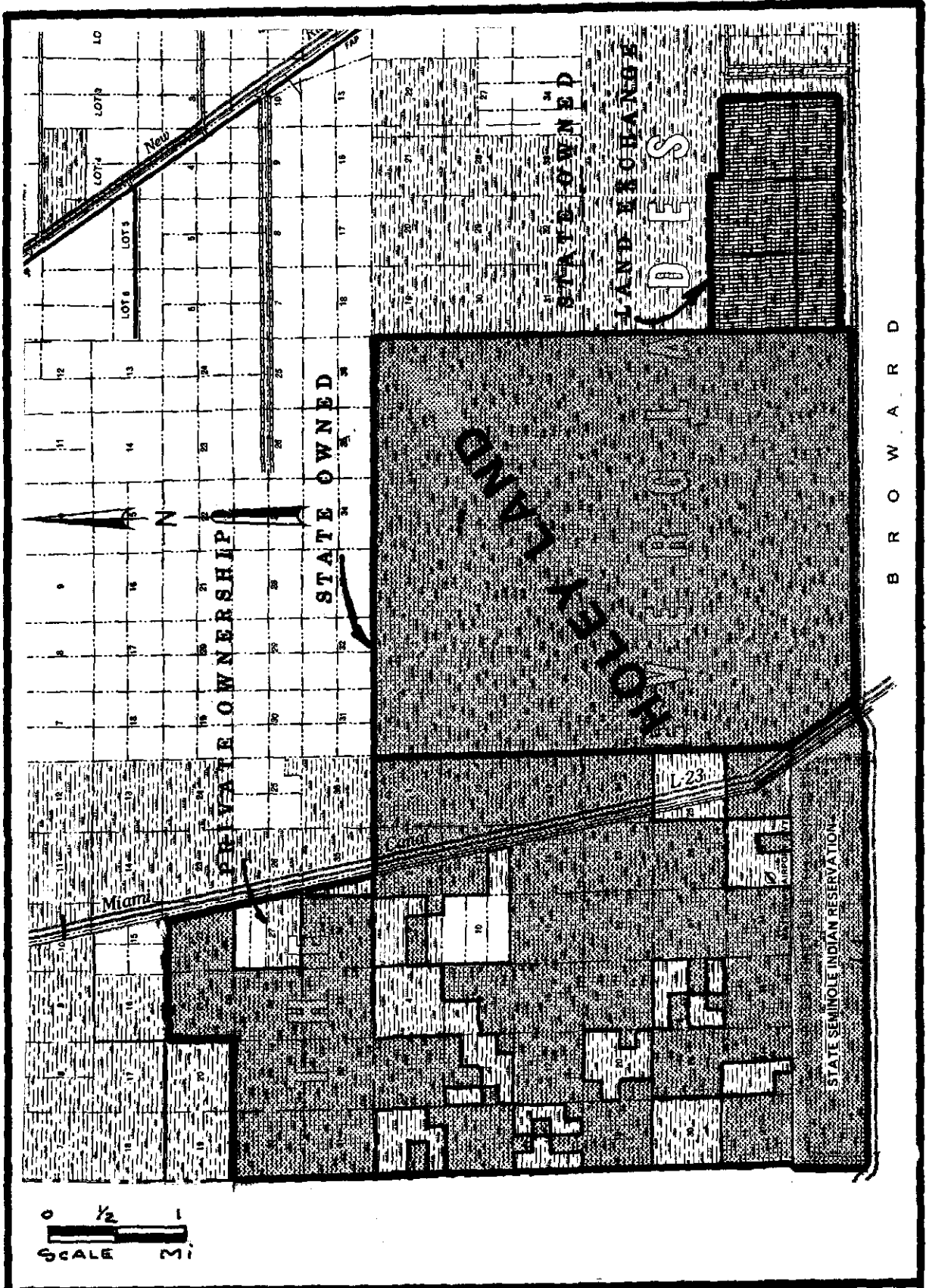
D. VULNERABILITY: High. The different biological communities are inherently vulnerable to disturbance, particularly drainage and wildfires in which the peat substratum burns.

E. ENDANGERMENT: High. Primarily threatened by agricultural uses. These include: (1) cultivation and other development; (2) modification of flow affecting water quantity; (3) modification of water quality from altered runoff.

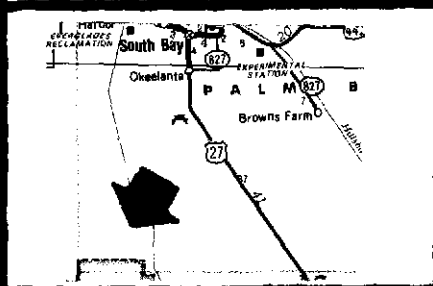
F. LOCATION: The project area is situated in the southwest corner of Palm Beach County, approximately 30 miles southwest of Belle Glade, 50 miles from downtown Miami and 72 miles from West Palm Beach.

G. COST: The estimated real estate value, to be paid by Gulf and Western is \$11,000,000. The actual cost from the C.A.R.L. fund, pursuant to the exchange agreement between the Board of Trustees and Gulf and Western, should only involve reimbursement for incidental expenses, not to exceed \$150,000.

H. OTHER FACTORS: The anticipated means of acquisition is through exchange, not through expenditure from the C.A.R.L. Trust Fund. The 1985 Legislature has granted eminent domain authority for this acquisition.



B R O W N A R D



PROPOSED ACQUISITION PROJECT
 ROTENBERGER / HOLEY LAND
 PALM BEACH COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The Rotenberger/Holey Land project area is presently managed by the Florida Game and Fresh Water Fish Commission as the Rotenberger and Holey Land Wildlife Management Areas. The Commission will continue to manage wildlife and recreational uses on this tract. Moreover, the Commission will maintain and operate engineering modifications for water control, which will soon be established by the South Florida Water Management District, under permit from the Department of Environmental Regulation.

4. CONFORMANCE CRITERIA

- a. The Memorandum of Agreement authorizing the acquisition and restoration plan for the Rotenberger Project area conforms with the State Lands Management Plan. Any management agreement subsequently approved by the Bureau of State Lands Management will be in accordance with this plan.
- b. The critical need for restoration of the Rotenberger/Holey Land project, as part of the effort to revitalize the Everglades ecosystem, cannot be better satisfied by other state-owned lands. State-owned lands which are less suitable for this function are being used in exchange for this acquisition.

5. PREACQUISITION BUDGETING

- a. The cost of acquisition, to be paid through exchange of Trustees' lands, is estimated to be \$11 million.
- b. The cost of incidental expenses, to be forthcoming from the C.A.R.L. Trust Fund, is estimated to be \$150,000.
- c. The Florida Game and Fresh Water Fish Commission estimates annual management costs, for 1984-1985, to be \$50,000.

ROTENBERGER/HOLEY LAND
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Rotenberger/Holey Land Acquisition Project encompasses a total area of 64,470 acres in Palm Beach County, within which a total of 13,981 acres will ultimately be acquired by the State. The remaining 50,489 acres are state-owned. The project area is bounded by the Manley Ditch and Township 46 South on the North, Range 37 East on the East, the L-4 and L-5 Canals on the South, and the Henry County line on the West. The project is bisected by the Miami Canal, with those lands east of the canal being referred to as the Holey Land, and those lands west of the canal being referred to as the Rotenberger Tract. Also included are the Seminole Indian Reservation lands on the southern boundary of the Rotenberger Tract, extending down to Canal L-4. This entire project area is historically part of the Everglades ecosystem, with which it is biologically and hydrologically integrated.

The management goals of the Rotenberger acquisition project are: (1) to restore quantitatively and qualitatively historical water flow through the northern most part of the Everglades; (2) to restore and preserve original biological communities characteristic of the Everglades within the project area. An interagency agreement, under which the above goals are to be pursued, was approved on 12 May 1983 by the following participants: Board of Trustees of the Internal Improvement Trust Fund (represented by the Department of Natural Resources), Department of Environmental Regulation, Florida Game and Fresh Water Fish Commission and South Florida Water Management District. On 11 January 1984 the Division of Environmental Permitting (D.E.R.) received an application from the South Florida Water Management District to implement water-control modifications for attainment of the above management goals. On 7 February 1984 the Board of Trustees entered into a land exchange agreement with the Gulf and Western Food Products Company of Delaware.

Under this agreement, Gulf and Western, a major land owner within the project area, will purchase remaining private ownerships within the Rotenberger Tract and the Holey Land area. These will be traded, value for value, for Trustees' land outside of the Rotenberger/Holey Land C.A.R.L. acquisition project area. This agreement explicitly involves the C.A.R.L. Trust Fund inasmuch as expenditure by Gulf and Western on boundary maps and appraisals for valuation of Trustees' lands may be repayed to Gulf and Western from the C.A.R.L. Fund.

The Rotenberger project area is currently managed by the Game and Fresh Water Fish Commission as the Rotenberger and Holey land Wildlife Management Areas. As such, these areas are hunted in accordance with prescribed rules, regulations, and schedules set by the Commission. Likewise, fishing and commercial frogging are regulated, licensed activities. In addition, the tract is open to public recreational uses such as canoeing, hiking and nature appreciation.

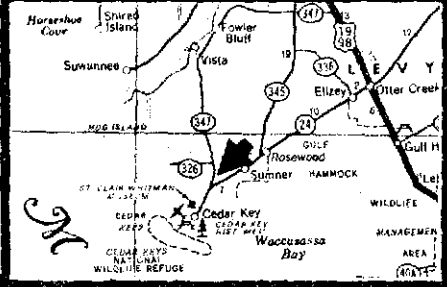
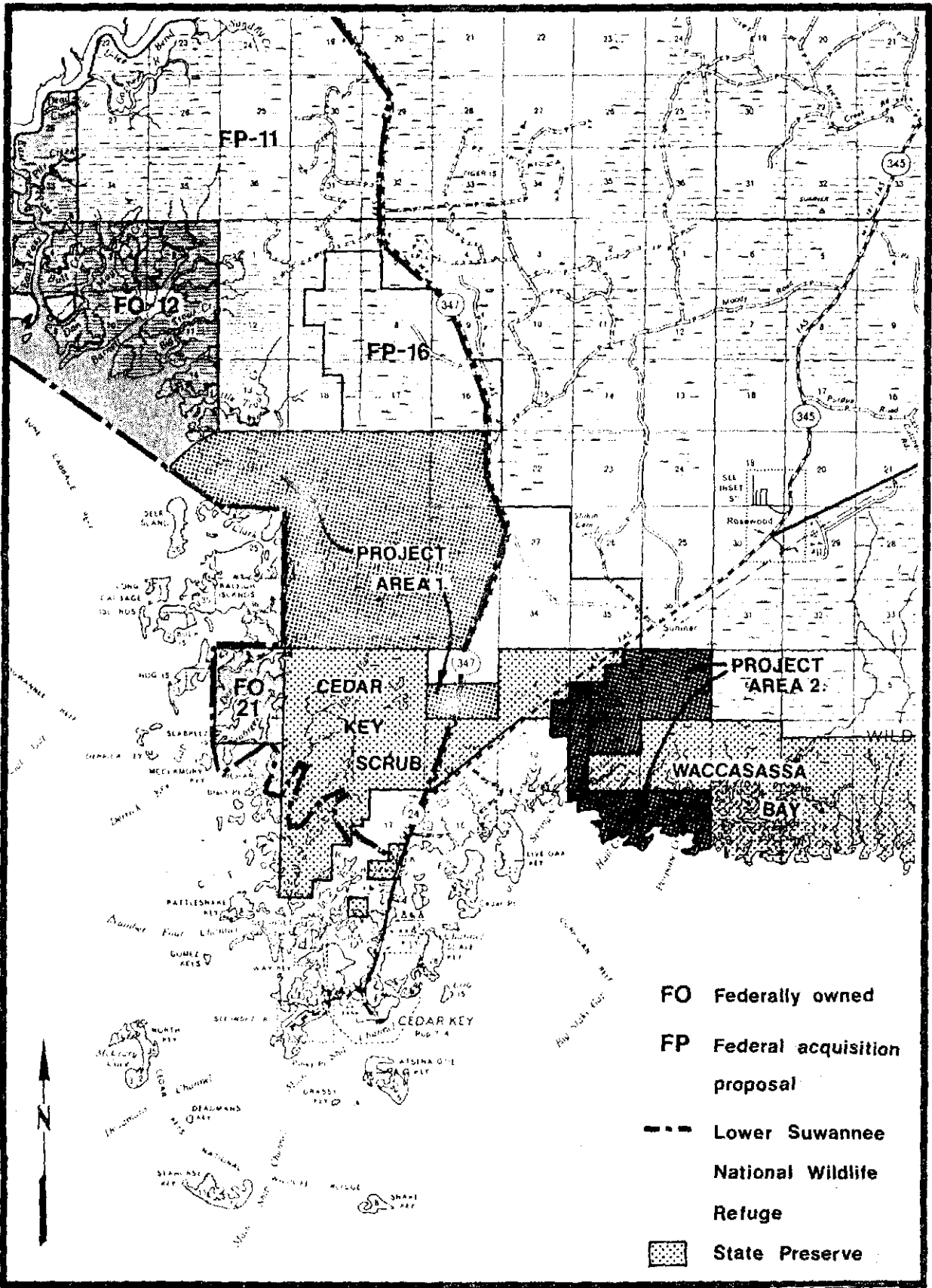
The Florida Game and Fresh Water Fish Commission estimates that annual management costs for 1984-1985 will total approximately \$50,000. Once the hydrological restoration is completed by the South Florida Water Management District (estimated completion date is 1988), additional cost of operating pumping stations will be substantial.

#39 CEDAR KEY SCRUB II ADDITION

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Cedar Key Scrub II Addition	Levy	2,614	\$800,000

- A. RECOMMENDED PUBLIC PURPOSE: This project would be an Environmentally Endangered Lands (EEL), as a state reserve.
- B. RESOURCE VALUE: Ecological - high. The project is composed of swamp and hydric hammock, mesic hammock and salt marsh. It has the last remaining habitat of the Gulf Hammock community. There are many endangered or threatened species. Recreation - moderate. Passive uses compatible with the resources is proposed. Archaeological - low. There are no known archaeological sites on the property.
- C. OWNERSHIP PATTERN: There are seven owners on this project. Ease of acquisition is moderate.
- D. VULNERABILITY: High. The project would be affected by changes in the water regimes that influence its quality, quantity and rate of runoff, all of which may cause detrimental changes in the natural resources.
- E. ENDANGERMENT: High. There is currently clearcutting east of the project and timber cutting could begin on the tract at any time.
- F. LOCATION: Gainesville is the closest urban center 55 miles away to the northeast. The town of Cedar Key is within 10 miles of the project.
- G. COST: The first two years of operation are estimated at \$71,019.
- H. OTHER FACTORS: The project, as stated in the EEL Plan, includes a distinctive biological community called Gulf Hammock, which, with its associated environs, is recognized as being one of ten regions in Florida having distinctive assemblages of plants and animals, many of which are considered endangered, threatened or rare.



**PROPOSED ACQUISITION PROJECT
CEDAR KEY SCRUB II ADDITION
LEVY COUNTY**

3. PRELIMINARY MANAGEMENT STATEMENT

This project will be managed by the Department of Natural Resources with cooperation from the Game and Fresh Water Fish Commission and the Division of Archives, History and Records Management as part of the Cedar Key State Reserve.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Cedar Key Scrub satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the third, and fifth priority categories.

b. Conformance with State Lands Management Plan

c. Unavailability of Suitable State Lands

There are no state lands that are comparable to this project statewide.

5. PREACQUISITION BUDGETING

- a. Estimated cost of acquisition is \$800,000.

CEDAR KEY SCRUB STATE RESERVE

CONCEPTUAL MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Cedar Key Scrub was acquired by the State to protect and perpetuate the natural ecological, geological and archaeological/historical attributes of the area. The management program developed for this reserve emphasizes the goal of protecting and perpetuating these natural resources. A secondary, but no less important, goal of management in this reserve is to encourage public use of the area for activities compatible with resource protection.

The management plan documents the objectives and administrative policies developed to achieve the aforementioned goals of the Cedar Key management program. As the program evolves, the plan will be periodically evaluated and, if necessary, revised to reflect any new information and remain a viable document. Presently, the objectives of resource management concern using appropriate management tools to maintain the natural integrity of the different community associations in the reserve (e.g., control burns in the pine flatwoods). Since very little is known about active management of scrub habitats and hardwood communities, applied scientific studies of these (as well as other) reserve ecosystems will be encouraged to benefit the management program.

Although the Cedar Key Scrub State Reserve will be managed and protected for environmental and scientific purposes, compatible recreational and consumptive activities will be permitted and encouraged. Recreational opportunities currently include fishing, canoeing, hunting, nature study, hiking, and primitive camping. Consumptive activities occurring in reserve waters including hunting, fishing, crabbing, and oystering.

Management and administration of the Cedar Key State Reserve are the responsibility of the Department of Natural Resources, Division of Recreation and Parks, Bureau of Environmental Land Management. The Florida Game and Fresh Water Fish Commission is actively cooperating with the Department of Natural Resources in management of this Reserve through development, implementation, and monitoring of a hunting program. The Florida Division of Archives, History and Records Management will also be cooperating in efforts to identify, protect and preserve archaeological and historical resources within Reserve boundaries.

If acquired, the 2,700+ acres proposed to the 1983-84 C.A.R.L. acquisition selection program will be incorporated into the Cedar Key Scrub State Reserve and managed for the objectives described above. Presently no staff are assigned to the Cedar Key Scrub State Reserve; initiation of the management program for the proposed acquisition is dependent upon future funding. Funds are requested from the Conservation and Recreation Lands (C.A.R.L.) Trust Fund to cover the first two years of operations as follows:

1. Reserve Manager (Biological Scientist)	\$36,046
2. Expenses (including standard)	14,036
3. Operating Capital Outlay (including standard)	<u>20,937</u>
TOTAL	<u>\$71,019</u>

#40 STONEY - LANE TRACT

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Stoney-Lane	Citrus	2,000	\$600,000

A. RECOMMENDED PUBLIC PURPOSE: Stoney-Lane should be categorized as Other Lands and be managed as part of the St. Martin's Aquatic Preserve for protection of estuarine waters and wetland.

B. RESOURCE VALUE: Ecological Value: High. This area encompasses one of Florida's largest estuarine complexes of mangrove/marsh islands, tidal creeks and bayous. Seagrass densely vegetates the shallow bottom in an area of remarkably clean Gulf waters. Recreational Value: Moderate. The recreational potential would consist of mainly fishing and possibly primitive camping on the islands. Archaeological/Historical Value: Low. There are no significant archaeological or historical sites.

C. OWNERSHIP PATTERN: This project consists of two owners. Both are willing to sell. Thus, ease of acquisition is high.

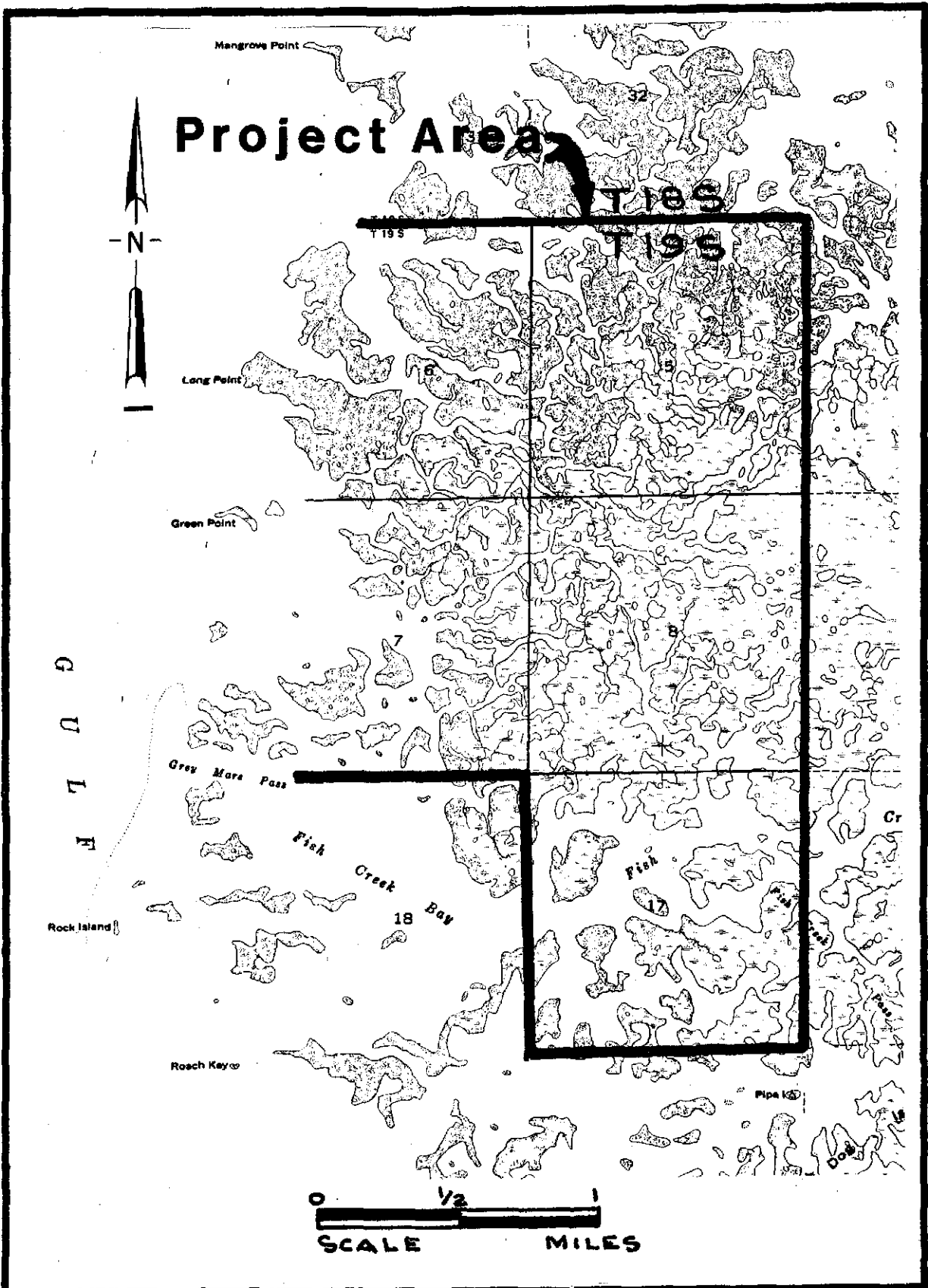
D. VULNERABILITY: High. This is a fragile environment and any development would greatly affect the quality and productivity of this region.

E. ENDANGERMENT: Moderate. Regulatory agencies will likely exert restrictions on development since it is part of St. Martin's Aquatic Preserve and has an Outstanding Florida Water designation.

F. LOCATION: This project is located in western Citrus County along the Gulf southwest of Crystal River.

G. COST: The cost of acquisition is estimated to be \$600,000. Cost of the boundary map will be defrayed by the owner.

H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
 STONEY-LANE
 CITRUS COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Stoney-Lane will be managed by the Department of Natural Resources as part of the St. Martin's Aquatic Preserve.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are lands that are similar to Stoney-Lane in the region. However, Stoney-Lane is of particular significance because of the following:
 1. Proximity to Crystal River, and designation as an Outstanding Florida Water.
 2. Location within an aquatic preserve.
 3. Importance to commercial fisheries.

5. PREACQUISITION BUDGETING

- a. Estimated cost of acquisition is \$600,000.
- b. The owner will contribute funds toward project preparation.

STONEY-LANE
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Stoney-Lane Tract includes high marsh (above MHW) and a scattering of upland island communities located centrally within the designated boundary of St. Martin's Aquatic Preserve. The lands offered for purchase are located within 5 sections (3,200 acres) encompassing one of Florida's largest estuarine complexes of mangrove/marsh islands, tidal creeks and bayous. Sea grasses densely vegetate the shallow bottoms in an area of remarkably clear Gulf waters.

An estimated 50% (1,600 acres) within the designated area consists of open waters in the form of tidal creeks, tidal ponds, embayments and shallow open Gulf waters. There are probably no more than 60 acres of cabbage palm/cedar islands, some of which consist almost entirely of dead trees. A similar, but larger area of islands and ridges supports high scrub marsh or transitional upland.

St. Martin's Marsh is an inspiring island wilderness. The shallowness of the surrounding water and treacherous rocks within the tidal creeks keep most power boats offshore. The remoteness of the site provides a silence which is becoming hard to find. Cedar snags and driftwood can still be seen in their natural element.

Regulatory agencies will likely exert restrictions over development since most of the area would be classed as waters of the State. Outstanding Florida Waters designation for the area will further restrict dredge and fill activities and pollutant discharges.

The purpose of the acquisition would be to secure title to marshlands and palm/cedar islands located above the elevation of mean high water. Such a purchase would safeguard the integrity of this unique water wilderness as a prominent part of St. Martin's Aquatic Preserve, managed by the Bureau of Environmental Land Management in the Division of Recreation and Parks. Management costs are expected to be minimal, due to the remoteness of this project area, and the predominance of wetland and submerged lands.

#41 BIG MOUND PROPERTY

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Big Mound Property	Palm Beach	265	\$500,000

A. RECOMMENDED PUBLIC PURPOSE: This project qualifies as Other Lands which will be acquired for wildlife management and the protection of archaeological sites.

B. RESOURCE VALUE: Ecological Value: High. Big Mound with its hardwood hammock and pine-cypress interface has some of the best wildlife habitat in the area. The marsh area provides a feeding ground for wood storks and other wading birds. It is an outstanding wildlife habitat because of the diverse range of upland and wetland communities. Recreational Value: Moderate. Big Mound, in conjunction with the Corbett Wildlife Management Area, provides opportunities for active and passive outdoor recreation including hunting, fishing and camping. Archaeological/Historical Value: Very High. The Big Mound City is a massive earthen mound/village complex. It is one of the most significant archaeological sites in South Florida.

C. OWNERSHIP PATTERN: With 17 owners, the ease of acquisition is low.

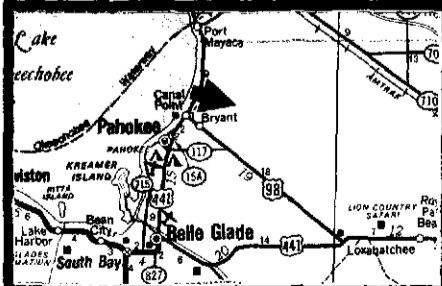
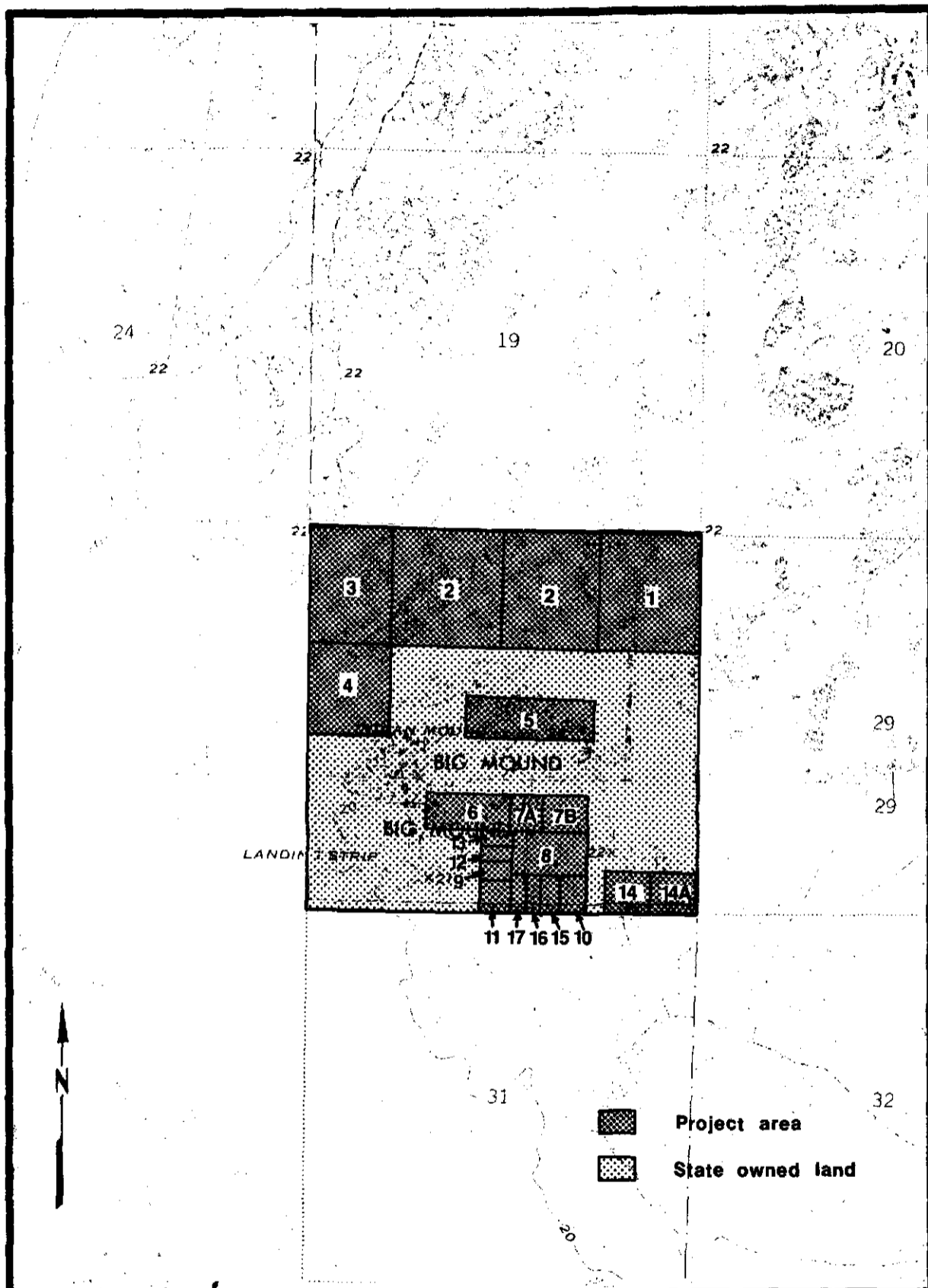
D. VULNERABILITY: High. Development and unregulated recreational activities could be damaging to the archaeological sites.

E. ENDANGERMENT: High. The area is undergoing degradation; structures are being built. Wildfires occur in the area. Illegal excavations have been reported as well.

F. LOCATION: The property is 25 miles from West Palm Beach, it is located in the J. W. Corbett Wildlife Management Area.

G. COST: Initial management maintenance costs for removal of structures will be \$25,000, and the annual cost will be \$2,500 thereafter.

H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
 BIG MOUND
 PALM BEACH COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Big Mound property is recommended to be managed for single use as an archaeological and historical site. The Division of Archives, History and Records Management is the lead agency with the Game and Fresh Water Fish Commission as a cooperating agency.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no comparable state-owned lands in the region.

5. PREACQUISITION BUDGETING

- a. Estimated cost of acquisition is \$500,000.

BIG MOUND PROPERTY
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The Big Mound property consists of variously sized parcels totaling approximately 145 acres under private ownership within the boundaries of the J. W. Corbett Wildlife Management Area in Palm Beach County. Community types on these parcels include pine flatwoods, cypress sloughs and domes, marshes and prairies, and cabbage palm-hardwood hammocks. The major resource of interest is the archaeological site known as Big Mound City, a massive earthen mound/village complex, which is one of the most significant archaeological sites in south Florida.

The project qualifies for acquisition as "other lands" pursuant to 16Q-2.03, F.A.C., and should be managed for single-use to protect the archaeological values of the site. The location of the project within the J. W. Corbett Wildlife Management Area will contribute to the protection of and control access to the site. The Division of Archives, History and Records Management is recommended as the lead management agency with the Game and Fresh Water Fish Commission as a cooperating agency. Initial management consisting of removal of permanent structures and elimination of exotic vegetation is estimated to cost approximately \$25,000. Annual management costs thereafter are estimated to be \$2,500.

#42 CRYSTAL COVE

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Crystal Cove	Citrus	300	\$300,000

A. **RECOMMENDED PUBLIC PURPOSE:** The Crystal Cove project should be categorized as Environmentally Endangered Lands (EEL) and be managed as part of the existing Crystal River State Reserve. The primary resource concerns and public purpose for this project area include:

1. protection of manatees;
2. preservation of the functions of Crystal River/Kings Bay as one of the major remaining natural manatee sanctuaries;
3. preservation of water quality in the Crystal River/Kings Bay, consistent with Outstanding Florida Water status;
4. preservation of wetland buffer and upland watershed necessary to:
 - a) insure above listed goals;
 - b) protect wildlife, or economically significant productivity relating to fisheries;
 - c) protect and preserve elements of high rank as indicated by the Florida Natural Areas Inventory, when ancillary to the above listed goals.

B. **RESOURCE VALUE:** Ecological Value: High. The project consists of an equal mixture of mesic hammock and Juncus marsh, with scattered palm/pine islands. There is a diversity of plant and animals including endangered species. Recreational Value: Moderate. Passive recreation is recommended so as to be compatible with preserving the natural resources. Archaeological/Historical Value: Moderate. There are no archaeological sites on the project boundary, although there are sites in the vicinity of the project.

C. **OWNERSHIP PATTERN:** The property is under one ownership and the owner is willing to sell, thus the ease of acquisition is high. To the east and south is the Crystal River II project and to the immediate east is the Crystal River State Archaeological Site.

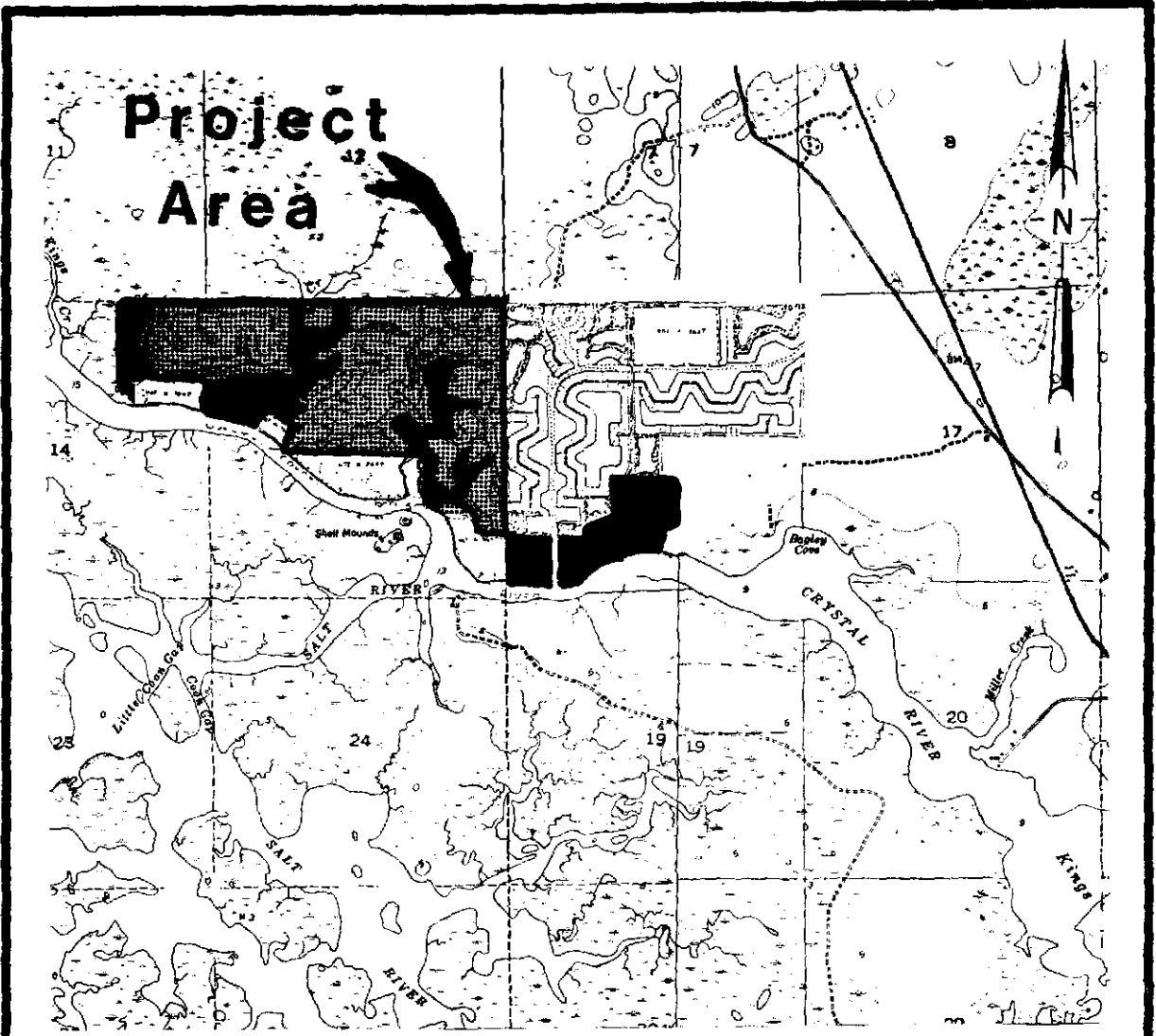
D. **VULNERABILITY:** High. The natural artesian aquifer on the tract would become progressively degraded from development. The mesic hammocks are in the most danger since they are developable, and not protected by state regulatory authority.



E. **ENDANGERMENT:** Very High. This is a very rapidly growing area and there have been many inquiries to buy lots close to the tract.

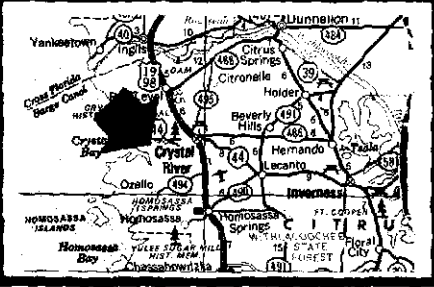
F. **LOCATION:** The town of Crystal River is located approximately two miles to the east. The project is north of Crystal River in the western portion of Citrus County.

G. **COST:** Costs for management are expected to be minimal. Most of the cost will be for protection of the natural resources.

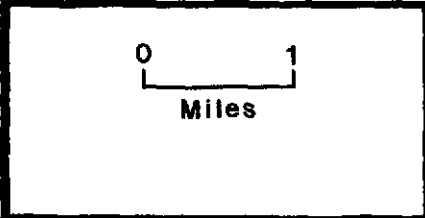
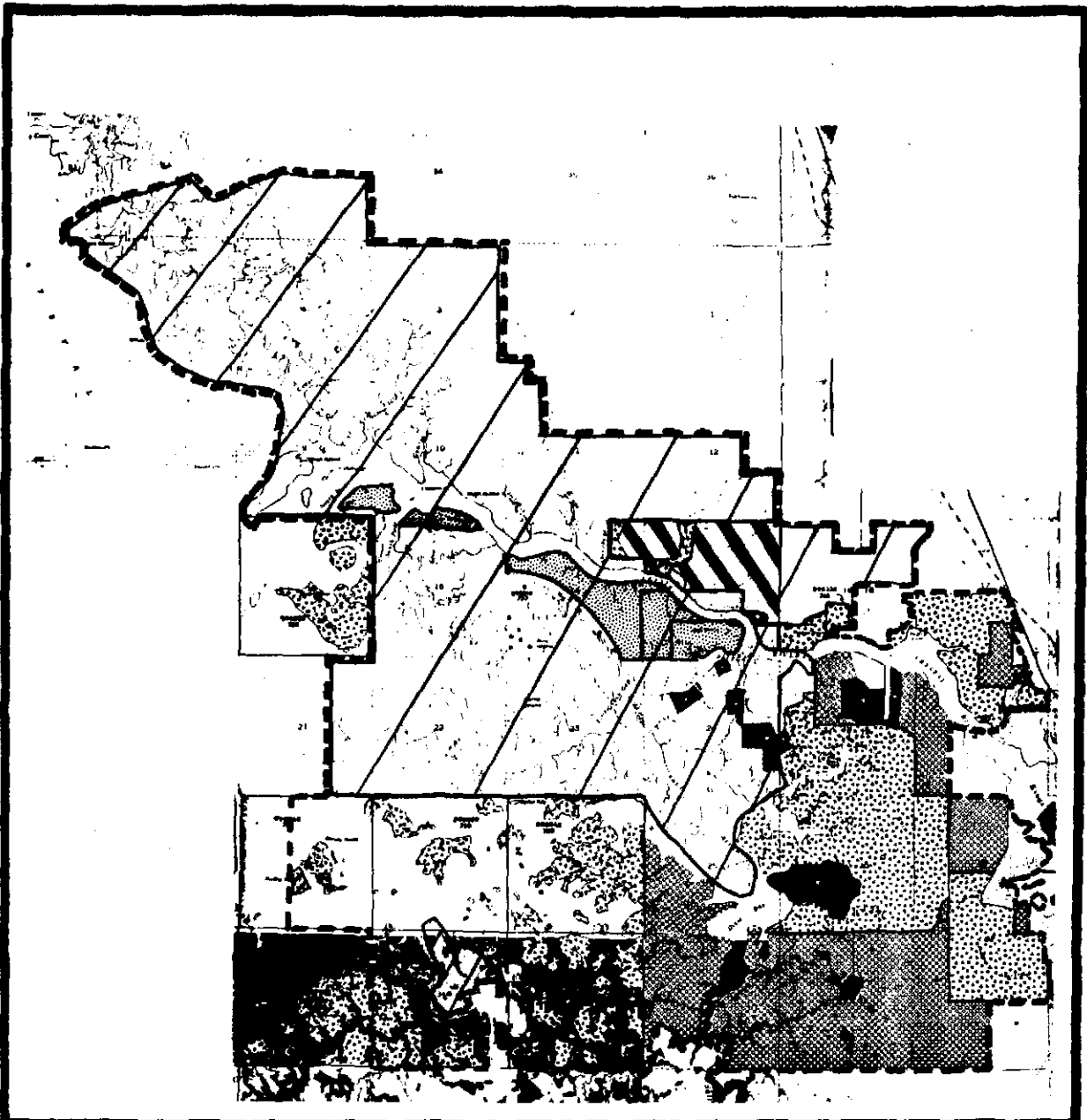
H. **OTHER FACTORS:** Pursuant to an agreement (DER permit - 215.123 - 1009) between Crystal River Development Company and the Board of Trustees, 131.6 acres, of which 99.6 are in the project area, were conveyed to the State as mitigation for environmental damages. The Crystal Cove tract is included within the recently completed Crystal River Project Design. Prioritized phasing of purchases within the project area is part of the project design process. The Crystal Cove tract is the second recommended acquisition priority within the Crystal River Project Design. Both the Crystal Cove tract and its location and position within the project design area are indicated on the following maps.



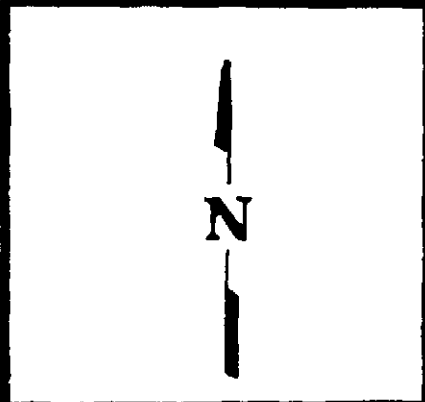
 **PROJECT AREA**
 **STATE OWNED**






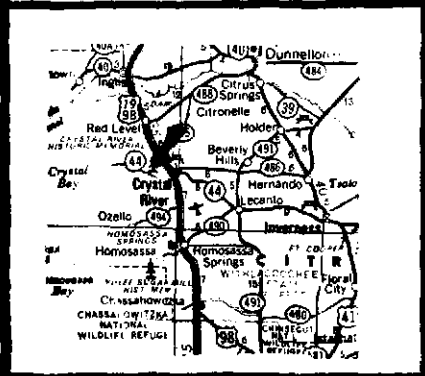
PROPOSED ACQUISITION PROJECT
 CRYSTAL COVE
 CITRUS COUNTY




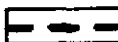


CRYSTAL RIVER
PROJECT DESIGN
CITRUS COUNTY



-  CRYSTAL RIVER II
(P.D. PRIORITY #1)
-  CRYSTAL COVE
(P.D. PRIORITY #2)
-  CRYSTAL RIVER
STATE RESERVE ADDITION
(P.D. PRIORITIES #3-#8)



-  STATE OWNED
-  1984-85 C.A.R.L. APPLICANTS
-  RECOMMENDED DELETION (D.S.L.)
-  PROJECT BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

Crystal Cove is proposed to be managed by the Department of Natural Resources as part of the Crystal River State Reserve.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and contain relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Crystal Cove satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the first, second, third, fifth, and sixth priority categories.

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

c. Unavailability of Suitable State Lands

There are state-owned lands comparable to Crystal Cove that are part of the active and proposed projects in this County. However, this acquisition would provide the following, important functions:

1. Provide additional protection for the Crystal River, an Outstanding Florida Water, and the Florida manatee.
2. Enhance manageability of the Crystal River State Reserve, and state-owned lands within the project area.
3. Prevent expansion of adjacent developments.
4. Preserve a natural area of excellent quality.

5. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$300,000.

CRYSTAL RIVER/KINGS BAY/CRYSTAL COVE

CONCEPTUAL MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Crystal River/Kings Bay C.A.R.L. acquisition proposal contains approximately 3,600 acres, lying on both sides of the upper portion of Crystal River, in Citrus County. Tracts containing approximately 700 acres are located on the north side of the Crystal River, with the remainder located south of the river.

The project area is located in a portion of Florida experiencing rapid urbanization pressures. Purchase of this property by the State will bring this sizable tract, containing diverse vegetative communities, into the public domain and ensure its future protection. Specifically, this acquisition will enhance the protection of the water quality of the Crystal River, a natural winter have for the endangered manatee. The receiving estuarine water body, containing the St. Martin's Marsh Aquatic Preserve, will also benefit.

Vegetative communities including Juncus saltmarsh, freshwater marsh, hardwood swamp, hardwood hammock, pine flatwoods, sand scrub and cabbage palm hammock associations. The northern tract has a very good hardwood hammock community, and the southern tract has an unusual hammock exhibiting karst features, including small caverns revealing the near surface water table.

Approximately three percent of the total acquisition area can be categorized as disturbed, but none of the tract should be considered as "surplus" to the long-range management needs of the property. Vegetal succession is currently underway in the larger disturbed areas.

The Conceptual Management Plan recommends that management responsibility for this property be assigned to the Department of Natural Resources, Division of Recreation and Parks. The Department of State, Division of Archives, History and Records Management will also have a direct management role relating to

the archaeological and historical resources. The property will be managed as a state reserve, with primary emphasis on the protection and perpetuation of the vegetal communities, archaeological and historical resources, geological features and natural animal diversity. Special emphasis will be given to the protection and maintenance of endangered and threatened species.

Public use of this property is anticipated, and will be encouraged to the extent that it does not conflict with the maintenance of the natural and cultural values. Specific anticipated uses include fishing, nature study, hiking, canoeing, and primitive camping. Acquisition is expected to have little impact upon the traditional commercial uses of the adjacent waters, which specifically include fishing and crabbing.

Funding is requested from the Conservation and Recreation Lands Trust Fund to cover two years of "start up" costs.

1. Reserve Manager (Biologist)	\$ 36,046
2. Expenses (including standard)	15,766
3. Operating Capital Outlay (including standard)	<u>67,510</u>
TOTAL	<u>\$119,322</u>

#43 OWENS - ILLINOIS PROPERTY

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Owens-Illinois Property	Dixie	37,236	\$28,900,000

A. RECOMMENDED PUBLIC PURPOSE: Other lands - This project is being proposed for purchase to protect forest resources, fish and wildlife habitat, water quality and quantity and would serve primarily for hunting and timber management.

B. RESOURCE VALUE: Ecological Value: Moderate - Pine flatwoods is the major plant community with about 21,843 acres of slash and loblolly pines as the predominant species. Forested lowlands occupy 14,085 acres and 1,302 acres are in planted pines under 25 years of age. Native game species are abundant. Deer, wild turkey, grey squirrel, quail, wood duck, and feral hog are found over much of the area. Nongame wildlife is also abundant. Recreational Value: Moderate - The project area has regional significance for sport hunting activities. There are three wildlife management areas within 50 miles of the tract and this close proximity of hunting areas has management advantages. Passive activities such as bird-watching, hiking, camping and nature appreciation would be compatible uses. Archaeological/Historical Value: Low - There are no significant archaeological or historical sites on the tract.

C. OWNERSHIP PATTERN: The project is under single ownership. Thus, the ease of acquisition is high.

D. VULNERABILITY: Low - Timber operations will continue to cut, clear and replant, but these activities will not appreciably change the existing resource value within the next 25 years. Ultimately, more modern silviculture techniques might convert the entire tract to a monoculture of young pines.

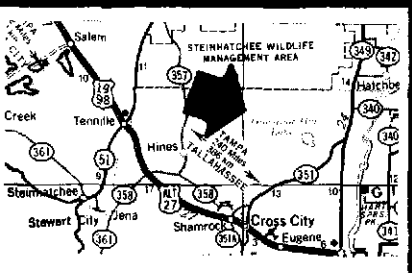
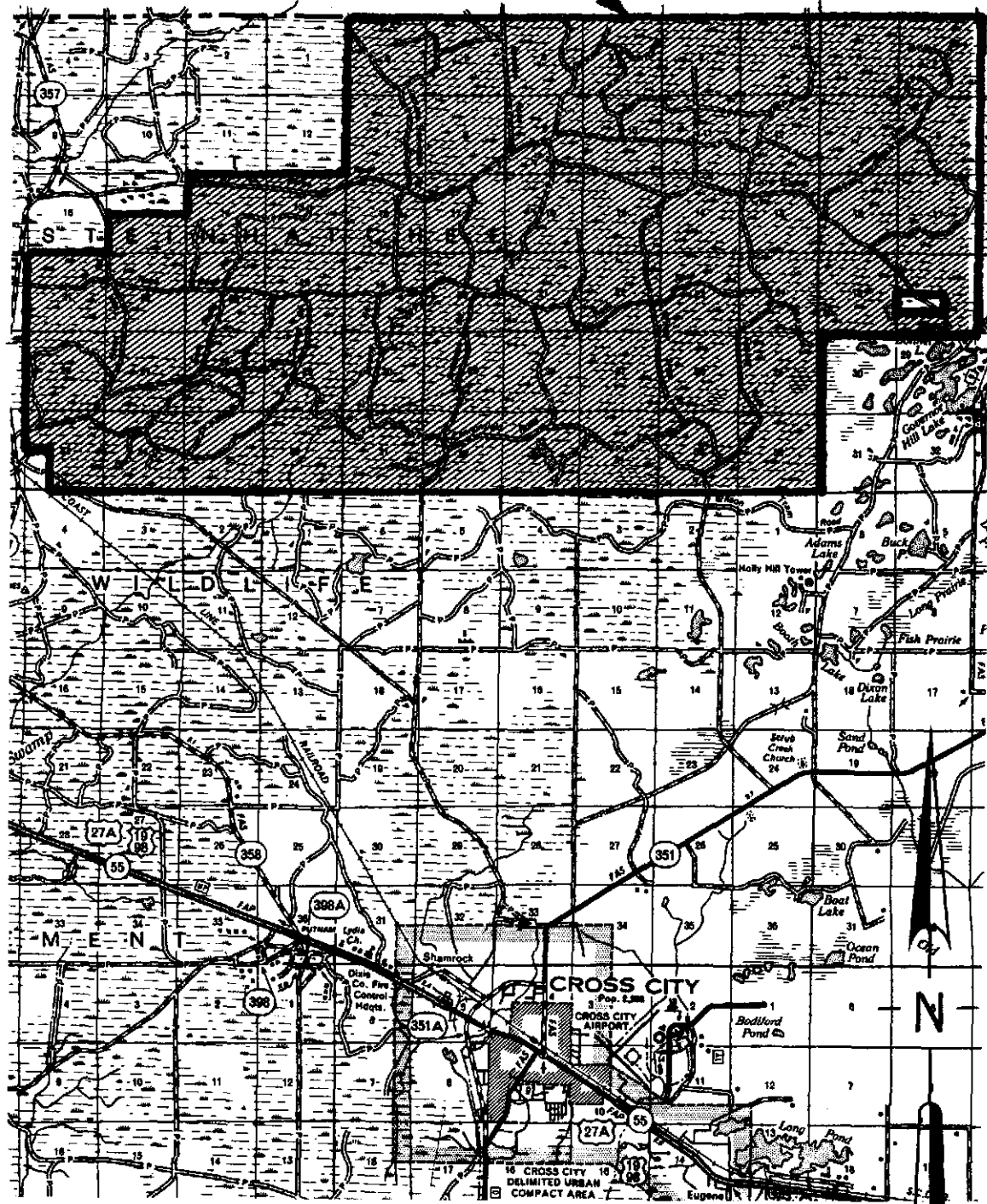
E. ENDANGERMENT: Low - There are no current plans to develop this area. This part of the state is relatively remote and development is unlikely in the near future.

F. LOCATION: The Tampa Bay area, Orlando, and Tallahassee are all within 160 miles of the project and Gainesville is within 60 miles. There are three wildlife management areas within 50 miles.

G. COST: Development costs should be low, since no major recreation facilities are proposed.

H. OTHER FACTORS:

Project Area



PROPOSED ACQUISITION PROJECT
 OWENS ILLINOIS PROPERTY
 DIXIE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

It is recommended that this project be managed as a multiple use project with the Division of Forestry designated as the lead agency, and the Florida Game and Freshwater Commission as a cooperating manager.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no state owned lands comparable to this project within Dixie County.

5. PREACQUISITION BUDGETING

Estimated cost for acquisition is 28,900,000

OWENS-ILLINOIS, INC.

MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Owens-Illinois (OI) tract is 37,230 acres in northern Dixie County. Pine flatwoods is the primary tree cover with about 21,843 acres of slash and loblolly pines, 14,085 acres of forested lowlands and 1,302 acres in non-forested areas such as pasture and developed sites. An estimated 14,000 acres of the pine forest are in plantations under 25 years old. The remaining pine forest has been cutover and is under timber management by the owners. About 800 acres are in natural shallow ponds or man-made borrow pits.

Traditionally, the tract was managed as a wildlife management area (WMA) and was part of the more extensive Steinhatchee WMA. In 1981, OI withdrew the area from the WMA system and leased hunting privileges to a private sportsmen's club.

Commercial forest resources are estimated to average \$943,000 per year over a 45-year period for a total of \$42,430,500.

Management concepts would be in conformance with the State Lands Management Plan. The tract is suitable for management under a multiple-use strategy with timber resources already compartmentalized and with good access roads. The Division of Forestry is best suited as lead managing agency. The area has always been popular with sports hunters and managed hunts should be regulated by the Florida Game and Fresh Water Fish Commission. Passive activities such as nature appreciation, hiking, camping and photography are compatible although very little activity is anticipated.

#44 G A S P A R I L L A I S L A N D P O R T P R O P E R T Y

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Gasparilla Island Port Property	Lee	39	\$3,000,000

A. RECOMMENDED PUBLIC PURPOSE: This project is in the "Other Lands" category and would be managed as a state park.

B. RESOURCE VALUE: Ecological - low. The project consists of coastal strand vegetation, now greatly disturbed with many exotic species, cabbage palm and sea grapes still remain. Recreational - high. Active uses are planned such as fishing, camping, boating and swimming. A continuous state-owned parcel will be used to enhance the overall management of the project. Archaeological - moderate. There is historical significance of this property in that a phosphate terminal was built there around 1911 being the first of its kind.

C. OWNERSHIP PATTERN: There is one owner and he is willing to sell, thus ease of acquisition is high.

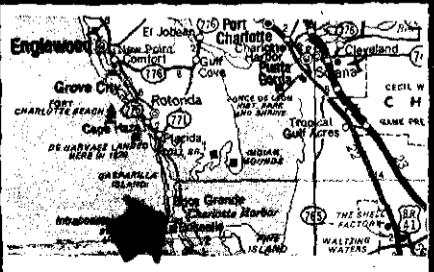
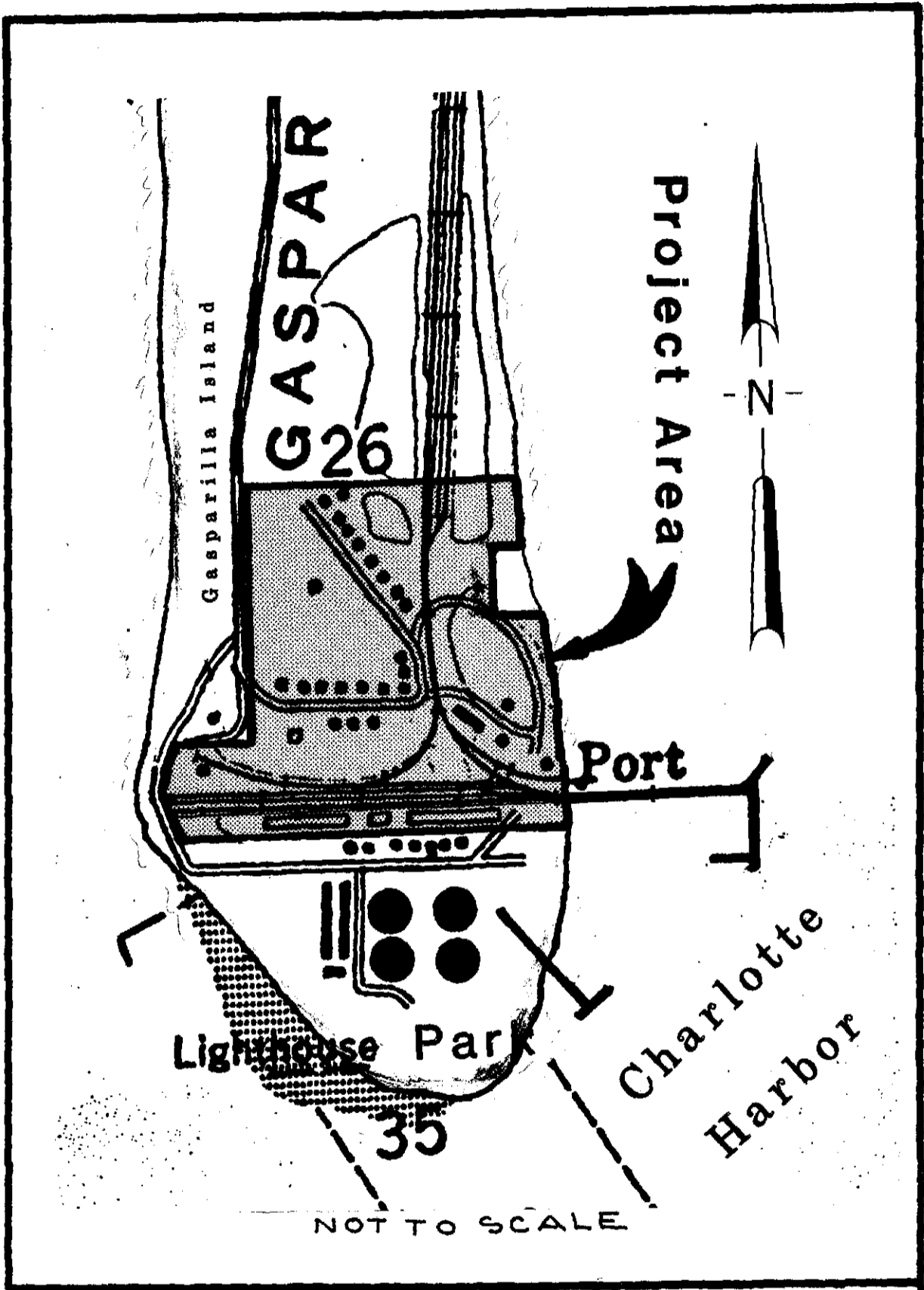
D. VULNERABILITY: High. The proposed development would have an affect on the water quality in the surrounding harbor.

E. ENDANGERMENT: low. The property is being considered for industrial development.

F. LOCATION: The property is located on the southern tip of Gasparilla Island in Lee County. Cayo Costa State Preserve is located on the barrier island immediately south of the property.

G. COST: Costs are unknown at this time.

H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
 GASPARILLA ISLAND PORT PROPERTY
 LEE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

This project is proposed to be managed by the Department of Natural Resources as a state park.

4. CONFORMANCE CRITERIA

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

b. Unavailability of Suitable State Lands

There are lands comparable to this project.

5. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$3 million.

GASPARILLA ISLAND PORT PROPERTY
CONCEPTUAL MANAGEMENT PLAN
EXECUTIVE SUMMARY

The 39-acre Gasparilla Island Port property located on the southern tip of Gasparilla Island in Lee County, is proposed for purchase under the C.A.R.L. program. This tract is contiguous to lands recently acquired by the state of Florida and would afford an opportunity to expand and enhance recreational opportunities in conjunction with our present property on Gasparilla Island.

The property will provide active and passive public recreational opportunities for the increasing population in this part of the state. Proposed recreational activities include beach activities, salt-water swimming, camping, picnicking, fishing boating and nature appreciation.

Management as a state park will be provided by the Department of Natural Resources, Division of Recreation and Parks. The management emphasis will be on providing active recreational use of the area's resources.

Interim management would be provided by staff which would be assigned to the already acquired Gasparilla Island (Sharp Donation) property until such time as recreational facilities and permanent staff are made available through legislative appropriation.

#45 BIG SHOALS CORRIDOR /
BROWN TRACT

PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Brown Tract/ Big Shoals Corridor	Hamilton & Columbia	2,560	\$3,954,000

A. RECOMMENDED PUBLIC PURPOSE: Environmentally Endangered Lands (EEL). This project would be managed primarily as a "Forest Reserve" for multiple use benefits, with one section managed as a State Park for recreation benefits.

B. RESOURCE VALUE: Ecological value is high. The tract contains ten distinct natural communities or ecosystems, representing almost all of the ecosystems found within this portion of the Suwannee River Basin. These include sandhills, xeric hammocks, upland mixed forests, upland hardwood forests, slope forests, mesic flatwoods, bottomland forests, floodplain swamps, cypress domes and baygalls. The largest white water area in Florida and over 5 miles of Suwannee River frontage are included within the proposal. Recreational value is very high. A wide variety of recreational uses are proposed. Archaeological and historical value is moderate to high.

C. OWNERSHIP PATTERN: The project area has one major owner with everything north of the river and approximately eight minor owners with the 300' corridor proposed south of the river. The major owner, The Nature Conservancy, is a willing seller, as are several of the others. One 600-acre parcel north of the river has been sold to the Suwannee River Water Management District, but will be managed by the state when the remainder of the project is acquired. Ease of acquisition is high.

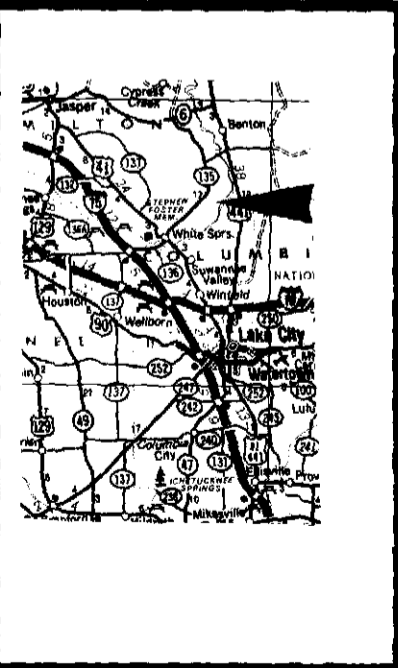
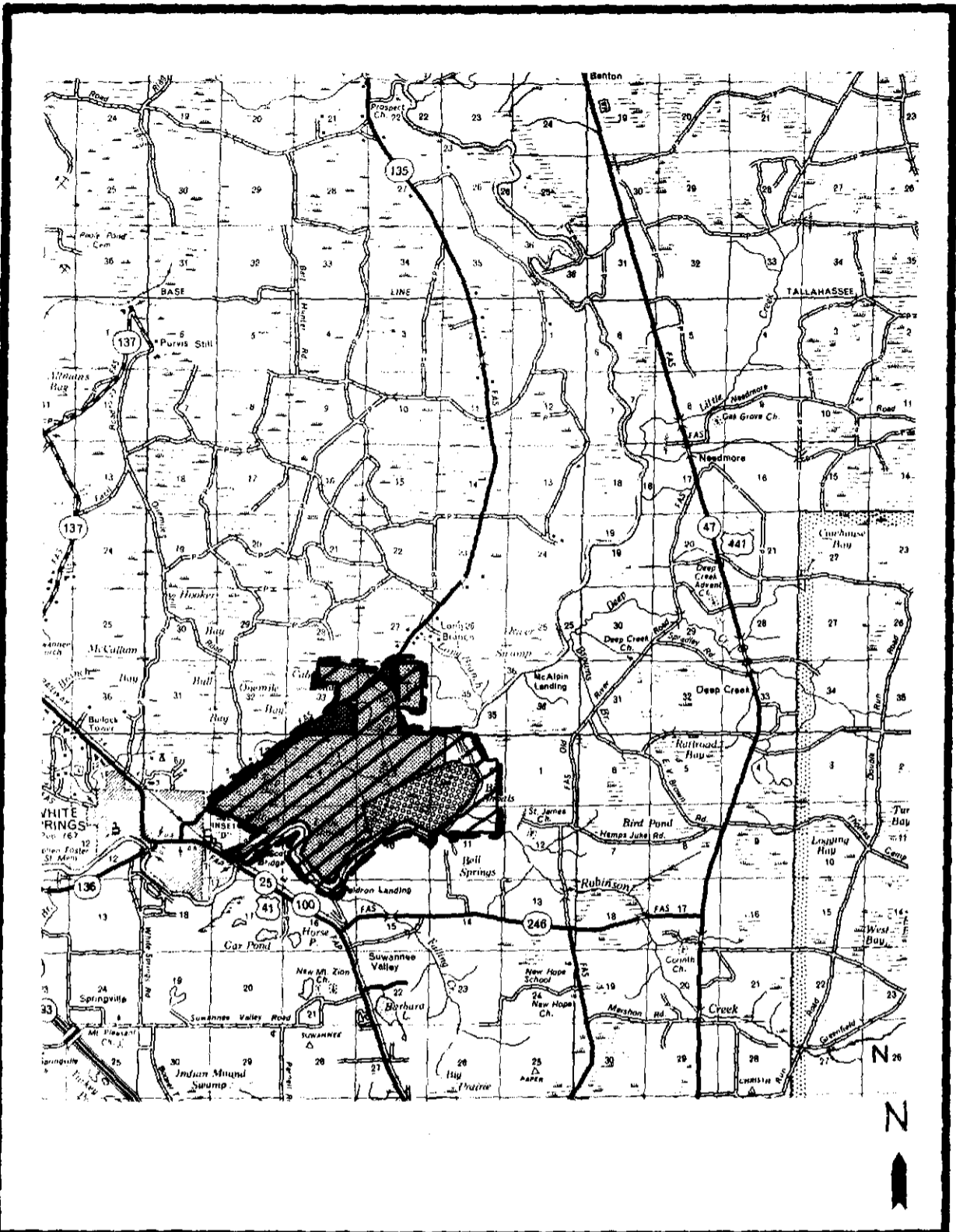
D. VULNERABILITY: Moderate - the ecosystems on the tract are vulnerable to site-disturbing activities such as phosphate mining, conversion to pine plantations and development for homesites. All of these types of activities are occurring in the general area.

E. ENDANGERMENT: Moderate to high - under current ownership (The Nature Conservancy and Suwannee River WMD), the land northwest of the river is protected from these activities; however, TNC is not in a position to hold their property over the long term. The remaining ownerships are timber companies, energy companies and private individuals. Without acquisition by the state, conversion to homesites, intensive forestry operations or phosphate mines will most likely take place.


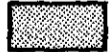



F. LOCATION: The project is less than 1 mile east of White Springs, Florida, and is approximately 6 miles north of the I-75 and I-10 interchange. Stephen Foster State Memorial is 3 miles west and the Osceola National Forest is 5 miles east of the tract.

G. Cost: The costs of development should be moderate, for passive and low intensity active recreational activities throughout the tract and more intensively developed recreational facilities at specific locations.

H. OTHER FACTORS: The Brown Tract is the heart of this project and would stand alone if no other portions of the project area were acquired. However, the river corridor parcels south and east of the river make this project a better project by protecting both banks of the river.



PROPOSED ACQUISITION PROJECT
 BROWN TRACT/BIG SHOALS CORRIDOR
 COLUMBIA COUNTY

-  SUWANNEE RIVER W.M.D.
-  CURRENT PROJECT BOUNDARY
-  RECOMMENDED FUTURE PRIORITY ACQUISITION AREA (FNAI)
-  RECOMMENDED ADDITION (DNR)
-  RESOURCE PLANNING BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

This property will be managed under a multiple use concept. The Division of Forestry will act as lead agency for one unit and the Division of Recreation and Parks as lead for the other, each also serving as a cooperating agency where the other leads and the Game and Fresh Water Fish Commission serving as a cooperating agency for both units. It is recommended that the area managed by the Division of Recreation and Parks include suitable territory for providing a park to present the shoals to visitors, accommodate overnight canoe stops, and preserve the river floodplain and a substantial unit of upland forest.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan

It has been recommended that this project be designated as an Environmentally Endangered Lands category acquisition.

These lands qualify under the EEL Plan's definition of environmentally endangered lands because of the naturally occurring, relatively unaltered flora and fauna which can be preserved by acquisition.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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 which have overriding significance in only one category. The six categories are:

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

The Big Shoals Corridor/Brown Tract project proposal qualifies for categories 1, 2, and 5.

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

c. Unavailability of Suitable State Lands

Although the State is purchasing lands along the Suwannee River, this area has the largest rapids in Florida.

5. PREACQUISITION BUDGETING

The estimated, remaining cost of acquisition is \$3,954,000. The Suwannee River Water Management District has already purchased a portion of the project area.

BROWN TRACT/ BIG SHOALS CORRIDOR
EXECUTIVE SUMMARY

June 17, 1985

The Brown Tract and the Bid Shoals Corridor were originally submitted to the Conservation and Recreation Lands (CARL) Program as two separate projects but, because of their similarity and proximity to each other, they were combined by the CARL Committee. Total combined area of both parcels is approximately 3,640 acres. This figure was later reduced to 3,040 acres after the Suwannee River Water Management District purchased 600 acres.

The property is located on the Hamilton and Columbia County sides of the Suwannee River. The tract fronts State Road 135 and is approximately one mile northeast of the town of White Springs.

This project is the largest remaining block of natural vegetation in the upper Suwannee River Basin of Florida and contains good to excellent examples of at least ten natural community types, representing almost all of the natural diversity present within this section of the river basin. The tract encompasses over five miles of river frontage and includes both Big and Little Shoals, the largest and most extensive white water rapids in Florida. The project also contains a sizable population of American Beech, one of the southernmost populations known in the United States. Several other plant species are also near their southernmost limits on this property. A substantial amount of manageable timberland is also present on the tract.

Because of its size and diversity, this tract has excellent potential for multiple-use management. It is recommended that the project be purchased for multiple-use under the Environmentally Endangered Lands category. A portion of the property should be managed as a State Park by the Division of Recreation and Parks of the Department of Natural Resources with the majority of the tract managed as the Suwannee River Shoals Forest Reserve by the Division of Forestry of the Florida Department of Agriculture and Consumer Services. The Florida Game and Fresh Water Fish Commission and the Division of Recreation and Parks should be cooperators on the Forest Reserve portion and the Division of Forestry and the Game and Fresh Water Fish Commission should be cooperators on the State Park portion.

Prepared for the

CONSERVATION AND RECREATION LANDS PROGRAM

By

DIVISION OF FORESTRY
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

#46 LOWER WACISSA AND
AUCILLA RIVER SINKS

PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Wacissa River and Aucilla River Sinks	Jefferson and Taylor	13,800	\$6,900,000

A. RECOMMENDED PUBLIC PURPOSE: Other lands category, to protect fish and wildlife habitat and water resources and for outdoor recreation.

B. RESOURCE VALUE: Ecological value is high. The property supports twelve major natural community types: aquatic cave, spring-run stream, blackwater stream, sinkhole, floodplain marsh, floodplain swamp, floodplain forest, basin swamp, hydric hammock, wet flatwoods, mesic flatwoods and upland mixed forest. Major cultural systems include pine plantations, limerock pits and an old canal through the lower swamp. Water resource values are very high and approximately 80% of the project area could be considered wetlands. Geological features are also an important component of this project. Recreational value is very high. Archaeological and historical value is very high.

C. OWNERSHIP PATTERN: The project area is under three major ownerships and a few minor ones. The largest owner (with 13,000 acres) is a willing seller. Ease of acquisition is high.

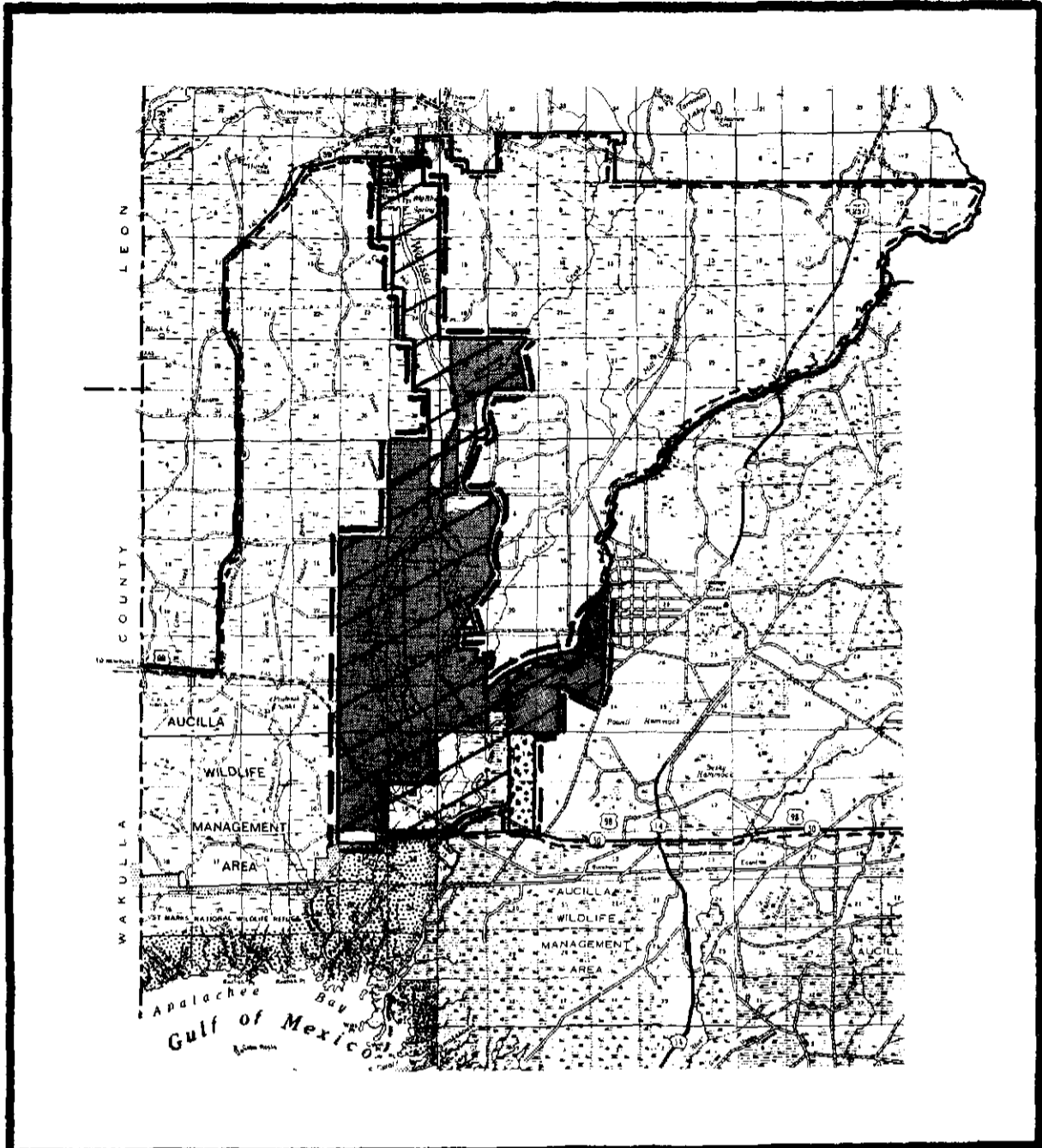
D. VULNERABILITY: Moderate to high. Much of the area has been logged in the past, but only very small areas have been converted to pine plantations. Rock mining occurs in the area. The water resources are subject to degradation. Many archaeological sites have been disturbed by unauthorized excavation.

E. ENDANGERMENT: Moderate. The forested communities are still in good condition, even after logging, and no intensification of forestry practices is anticipated by the owners. River frontage is always susceptible to development.

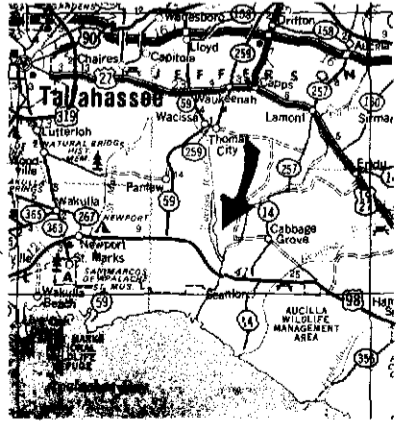
F. LOCATION: Tallahassee is about 23 miles northwest of the head spring. The Aucilla River empties into the Gulf of Mexico 3 miles south of the project boundary. The project adjoins the St. Marks National Wildlife Refuge on the southwest side.


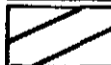

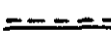


G. COST: Development costs should be low to moderate since no extensive recreation facilities are proposed.

H. OTHER FACTORS: The primary owner is willing to sell 13,000 acres in the heart of the project area. This includes many of the natural and archaeological features of the project and would stand alone as a viable purchase even if no other lands were acquired. The remaining areas assure protection of the entire Wacissa River and are important, however.



PROPOSED ACQUISITION PROJECT
 AUCILLA / WACISSA
 JEFFERSON COUNTY



-  CURRENT PROJECT BOUNDARY
-  FUTURE PRIORITY ACQUISITION AREA (FNAI)
-  RESOURCE PLANNING BOUNDARY
-  AUCILLA WILDLIFE MANAGEMENT AREA
-  ADDITIONAL AREA RECOMMENDED BY G.F.C.
-  ST. MARKS N.W.R.

3. PRELIMINARY MANAGEMENT STATEMENT

It is recommended that this project be in multiple use. The Department of Natural Resources and the Game and Fresh Water Fish Commission are recommended as lead managers with the Division of Forestry and the Division of Archives, History and Records Management as cooperating agencies.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no comparable state-owned lands within the region. The O'leno State Park and River Rise State Reserve are similar but the Aucilla River is geologically much more distinctive and extensive. It is the only essentially undeveloped system in north Florida.

5. PREACQUISITION BUDGETING

The estimated cost of acquisition is \$6,900,000.

EXECUTIVE SUMMARY

Wacissa River and Aucilla River Sinks

The Wacissa River and Aucilla River Sinks project is located about 23 miles southeast of Tallahassee in Jefferson and Taylor Counties and encompasses approximately 18,000 acres. The town of Wacissa is located near the head springs and the Gulf of Mexico is 3 miles south of the project.

The entire spring-fed Wacissa River is included in the project, including the "Slave Canal" through the lower swamps. Also included is the sinks region of the lower Aucilla River where this blackwater stream goes underground for a distance of 5 miles. It reappears at more than 50 sinkholes along that distance until it resurfaces permanently at Nutall Rise and flows to the Gulf. Natural resource values are extremely high including the two river systems and extensive geological features, plus twelve natural community types, extensive wetlands, several rare species of plants and animals and abundant other wildlife. The project area has one of the highest densities of archaeological sites in the state and also has significant historical importance.

The project area is heavily used for recreation right now. Most of it is within the Aucilla Wildlife Management Area. The Wacissa River is a part of the state canoe trail system and the Florida Trail follows the Aucilla River sinks through the area. There is a county park at the head spring, a privately maintained public access point at Goose Pasture, and a public boat ramp at Nutall Rise. Hunting, fishing, boating, canoeing, swimming, hiking, camping and just about all types of active and passive outdoor recreation occur on the site and should continue after acquisition. A management policy of multiple use is recommended for the project. The GFWFC or DNR should be lead agency with DAHRM and DOF cooperating.

Development and management costs should be low. If the existing public access points to the rivers are maintained, additional river access points may not be needed. Upland use facilities (camping, trails road maintenance, etc.) should be all that is required. Development and use should be managed so as to protect the natural resource values, especially the river systems. The project is proposed for the Other Lands category.

#47 CRYSTAL RIVER STATE
RESERVE ADDITION

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Crystal River State Reserve Addition	Citrus	8,500	\$7,700,000

A. **RECOMMENDED PUBLIC PURPOSE:** The Crystal River State Reserve should be categorized as Environmentally Endangered Lands (EEL) and be managed as part of the existing Crystal River State Reserve. The primary resource concerns and public purpose for this project area include:

1. protection of manatees;
2. preservation of the functions of Crystal River/Kings Bay as one of the major remaining natural manatee sanctuaries;
3. preservation of water quality in the Crystal River/Kings Bay, consistent with Outstanding Florida Water status;
4. preservation of wetland buffer and upland watershed necessary to:
 - a) insure above listed goals;
 - b) protect wildlife, or economically significant productivity relating to fisheries;
 - c) protect and preserve elements of high rank as indicated by the Florida Natural Areas Inventory, when ancillary to the above listed goals.

B. **RESOURCE VALUE:** Ecological Value: High. The project area consists primarily of mesic hammock and freshwater/brackish marsh. Parts of the project area front on the Crystal and Salt Rivers and provide a diversity of habitat for endangered, threatened and other native species, including the manatee. Recreational Value: Moderate. This area is suitable for passive recreational activities such as fishing, canoeing, nature study and interpretation, and photography. All recreational activities, however, should be compatible with the primary goal of preservation of manatee habitat. Archaeological/Historical Value: High. The project area includes an impressive array of archaeological remains including significant aboriginal and Spanish artifacts, as well as human skeletal remains.

C. **OWNERSHIP PATTERN:** There are approximately fifty owners within the project area. Ease of acquisition is expected to be low, although owners have not yet been contacted.

D. **VULNERABILITY:** High. The vulnerability of the project area is high. More intensive development of property along the Crystal/Salt River Corridors would inevitably impact water quality and delicate manatee habitat. Development of small islands within the marsh system could also degrade the natural artesian aquifer lying at or near the surface of most of the project area.

E. **ENDANGERMENT:** High. The Crystal River area is rapidly growing. Parts of King's Bay, the Crystal and Salt River corridors and their associated tributary and marsh systems, have already been developed, permitted or disturbed.

F. **LOCATION:** The project area lies generally west and northwest of the City of Crystal River and includes property adjoining the Crystal and Salt Rivers.

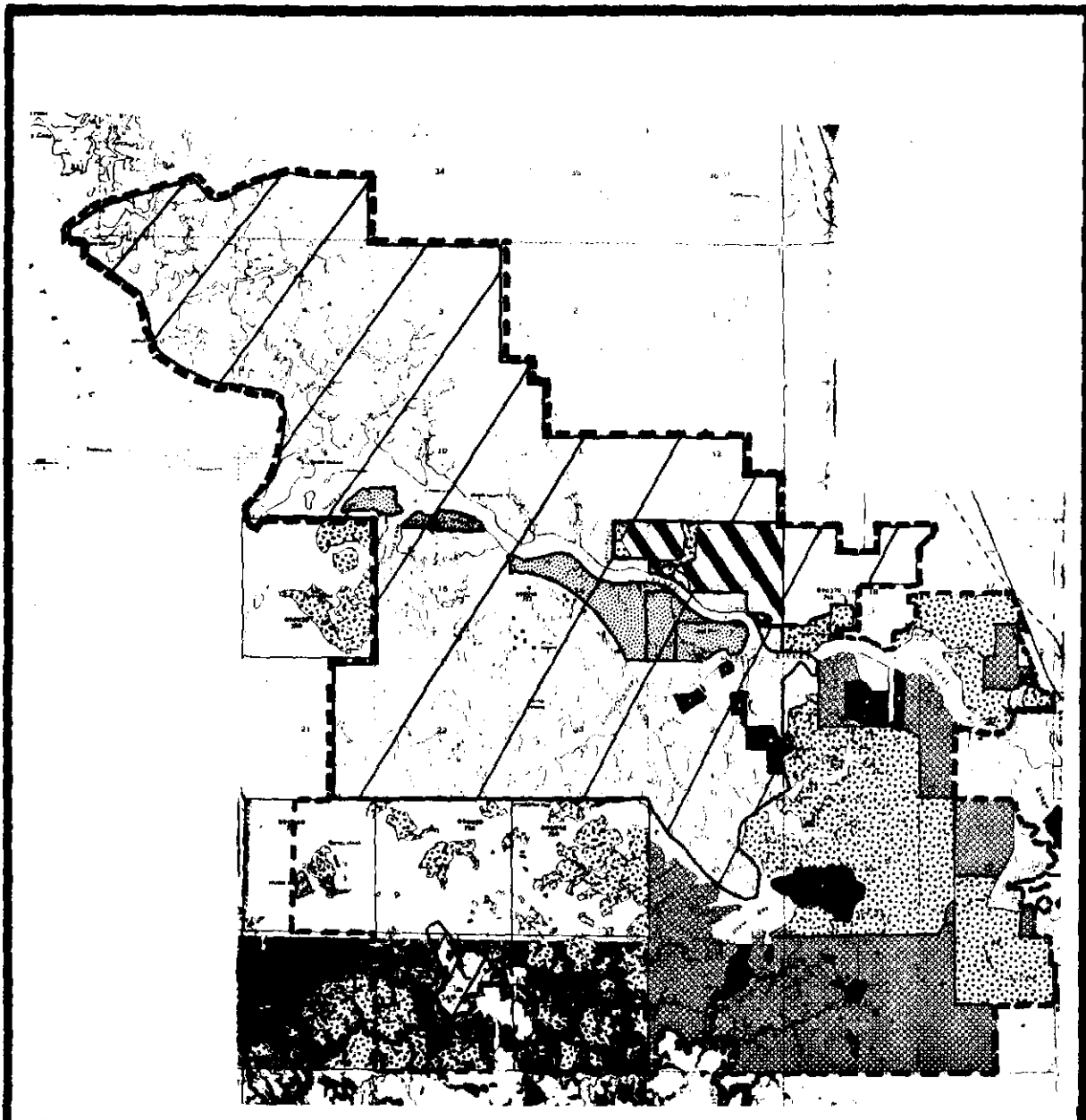
G. **COST:** The estimated cost for acquisition of the Crystal River State Reserve project area, which is exclusive of Crystal River II (#14) and Crystal Cove (#42), is \$7.7 million.

H. OTHER FACTORS: The Crystal River State Reserve property is included within the recently completed Crystal River Project Design. Ranking and phasing of purchases within the project area is part of the project design process. The Crystal River State Reserve is the third recommended acquisition priority of the entire project area, following in importance the existing Crystal River and Crystal Cove projects. The suggested priority ranking for acquisitions within the Crystal River State Reserve is as follows:

1. Projects added to the current year's C.A.R.L. Program - Fort Island Mounds and the Hollins Corporation.
2. Partially developed tracts between Crystal Cove and the State Reserve on the northern shore of the River, which directly impact on the water quality of the Crystal River/Kings Bay System, and from which unlimited boat access could become a major problem.
3. Properties adjoining and immediately south of the confluence of the Crystal and Salt Rivers.
4. Mullet Key - a project added to the current year's C.A.R.L. program.
5. Other parcels bordering State Road 44.
6. Properties in the northwestern region of the project design, including estuarine marsh and upland buffers north of the river, extending north and west to the power plant discharge channel.




Included within the overall Crystal River Project Design are areas in which less than fee simple acquisition techniques may be effectively used to accomplish preservation and protection goals. Examples of alternative protection methods could include:

1. Conservation easements.
2. Donation and leaseback.
3. Purchase and leaseback.
4. Purchase and resell, with restrictions.
5. Cooperative agreements.
6. Exchanges.
7. Regulatory control.
8. Purchase and/or transfer of development rights.







CRYSTAL RIVER
PROJECT DESIGN
CITRUS COUNTY



-  CRYSTAL RIVER II
(P.D. PRIORITY #1)
-  CRYSTAL COVE
(P.D. PRIORITY #2)
-  CRYSTAL RIVER
STATE RESERVE ADDITION
(P.D. PRIORITIES #3-#8)



-  STATE OWNED
-  1984-85 C.A.R.L. APPLICANTS
-  RECOMMENDED DELETION (D.S.L.)
-  PROJECT BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

The Department of Natural Resources, Division of Recreation and Parks will be the lead agency with the Division of Archives, History and Records Management as a cooperating agency. The property will be managed as a state reserve, with primary emphasis on the protection, and perpetuation of the vegetal communities, archaeological and historical resources, geological features and natural animal diversity.

4. CONFORMANCE CRITERIA

a. Conformance with EEL Plan.

It has been recommended that this project be designated as an Environmentally Endangered Lands category acquisition.

These lands qualify under the EEL Plan's definition of environmentally endangered land because the naturally occurring, relatively unaltered flora and fauna can be preserved by acquisition.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land categories and eleven general considerations. The Plan directs 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 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 Crystal River State Reserve project proposal qualifies for categories 1, 2, 3, 5, and 6.

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

c. There are no other state lands that provide protection for coastal ecosystems of this type or the same kind of assistance for the endangered manatee.

5. PREACQUISITION BUDGETING

The estimated cost of acquisition is \$7,700,000. The development and management costs are estimated to be \$119,322 per year.

CRYSTAL RIVER STATE RESERVE

Executive Summary

The Crystal River State Reserve acquisition proposal contains approximately 8,800 acres, lying on both sides of the Crystal River, in Citrus County. The project area is located in a portion of Florida experiencing rapid urbanization pressures. Purchase of this property by the State will bring this sizable tract, containing diverse vegetative communities, into the public domain and ensure its future protection. Specifically, this acquisition will enhance the protection of the water quality of the Crystal River, a natural winter haven for the endangered manatee. The receiving estuarine body, containing the St. Martin's Marsh Aquatic Preserve, an "Outstanding Florida Water" will also benefit.

Vegetative communities include Juncus saltmarsh, freshwater marsh, hardwood swamp, hardwood hammock, pine flatwoods, sand scrub and cabbage palm hammock associations. The northern tract has a very good hardwood hammock community, and the southern tract has an unusual hammock exhibiting karst features, including small caverns revealing the near surface water table. A small percentage of the total acquisition area can be categorized as disturbed, but none of the tract should be considered as "surplus" to the long-range management needs of the property. Vegetal succession is currently underway in the larger disturbed areas.

The Conceptual Management Plan recommends that management responsibility for this property be assigned to the Department of Natural Resources, Division of Recreation and Parks. The Department of State, Division of Archives, History and Records Management will also have a direct management role relating to the archaeological and historical resources. The property will be managed as a state reserve, with primary emphasis upon the protection and perpetuation of the vegetal communities, archaeological and historical resources, geological features and natural animal diversity. Special emphasis will be given to the protection and maintenance of endangered and threatened species.

Public use of this property is anticipated, and will be encouraged to the extent that it does not conflict with the maintenance of the natural and cultural values. Specific anticipated uses include fishing, nature study, hiking, canoeing, and primitive camping. Acquisition is expected to have little impact upon the traditional commercial uses of the adjacent waters, which specifically include fishing and crabbing.

Funding is requested from the Conservation and Recreation Lands Trust Fund to cover two years of "start up" costs.

1. Reserve Manager (Biologist)	\$ 36,046
2. Expenses (including standard)	15,766
3. Operating Capital Outlay (including standard)	<u>67,510</u>
TOTAL	\$119,322

Active acquisition efforts are currently underway, and more than one third of the approved acquisition area has either been purchased or secured by options to purchase.

#48 ESTERO BAY AQUATIC
PRESERVE BUFFERS

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Estero Bay Aquatic Preserve Buffer	Lee	5,520	\$1,534,314

A. RECOMMENDED PUBLIC PURPOSE: This project would be acquired under the Environmentally Endangered Lands (EEL) category and would be managed to preserve the extensive mangrove system.

B. RESOURCE VALUE: Ecological Value: High. This proposal is composed mainly of wetland type vegetative communities. The property serves as a source of nutrient input into Estero Bay and provides nursery grounds and seasonal foraging habitat for sport and commercial fish species and various bird species. This area also provides habitat for the southern bald eagle. Also, the area provides a buffer and natural filter for water flowing south from developed areas. Recreational Value: Moderate. The potential uses of the site would consist of hiking, nature study, photography, bird watching, primitive camping, and scientific research. Archaeological/Historical Value: Moderate. Most archaeological sites in this area are attributed to the Calusa Indians and their prehistoric ancestors. These sites would bring insight to their unique and complex society.

C. OWNERSHIP PATTERN: The project area has 2 owners who are both willing to sell. Thus, ease of acquisition is high.

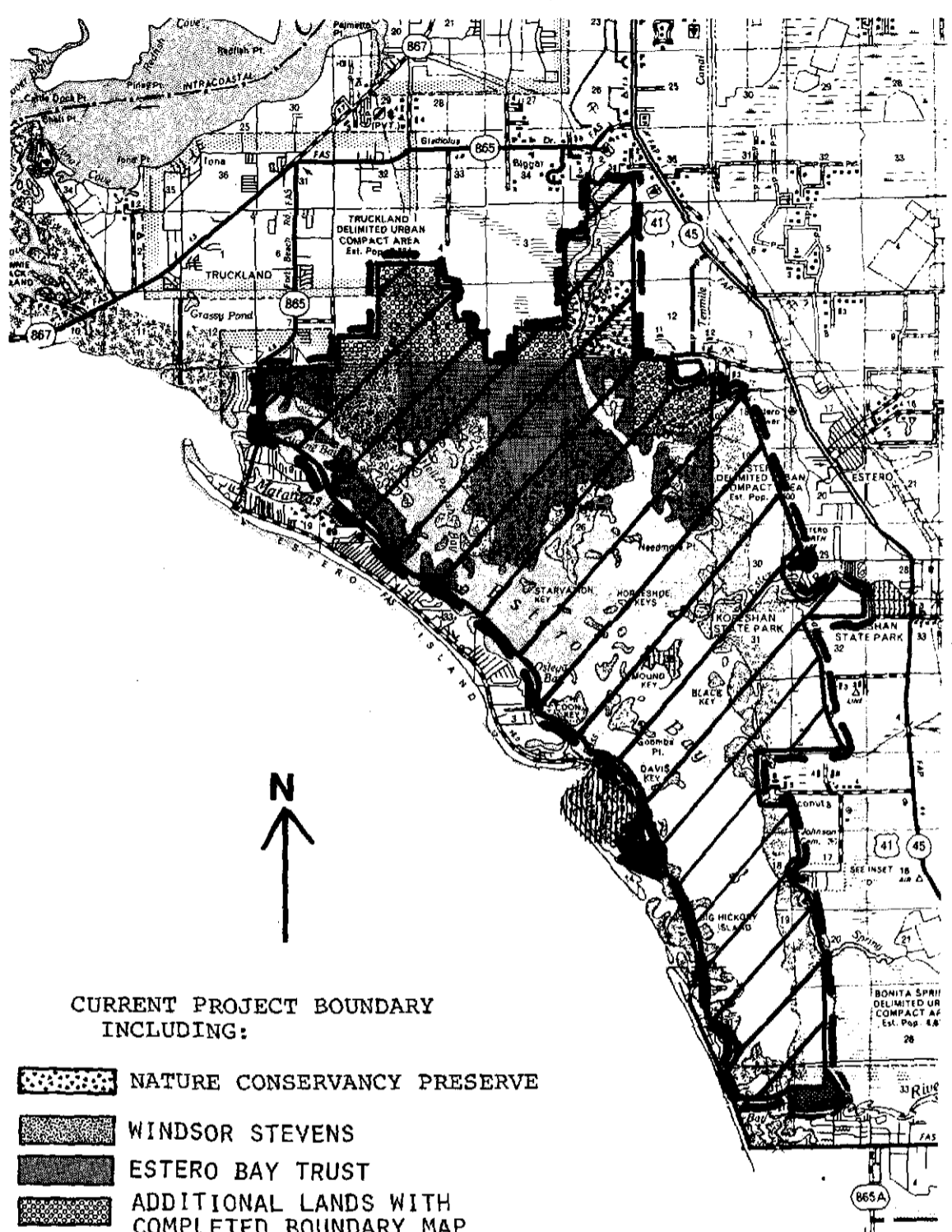
D. VULNERABILITY: High. The interrelated habitats in this proposal are very susceptible to human activities which alter water quality, quantity and natural periodicity.

E. ENDANGERMENT: Moderate. The site is currently being degraded by off-road vehicular traffic and illegal dumping.






F. LOCATION: The western boundary of this property is County Road 865. The Estero Bay Aquatic Preserve border is to the south. It is just north of Fort Myers Beach and southwest of Fort Myers.

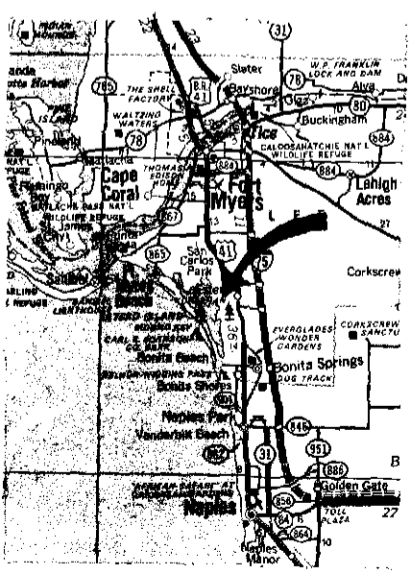
G. COST: The estimated cost is \$4,179,600. The development and management costs are unknown.







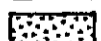

H. OTHER FACTORS:



CURRENT PROJECT BOUNDARY INCLUDING:

-  NATURE CONSERVANCY PRESERVE
-  WINDSOR STEVENS
-  ESTERO BAY TRUST
-  ADDITIONAL LANDS WITH COMPLETED BOUNDARY MAP
-  RECOMMENDED ADDITION (ARCHIVES)



-  STATE OWNED
-  COUNTY OWNED
- ORIGINAL PROPOSALS:
-  WINDSOR STEVENS
-  ESTERO BAY TRUST
-  FUTURE PRIORITY ACQUISITION (FNAI)
-  AQUATIC PRESERVE
-  NATURE CONSERVANCY PRESERVE
-  RESOURCE PLANNING BOUNDARY

PROPOSED ACQUISITION PROJECT
ESTERO BAY AQUATIC PRESERVE BUFFER
LEE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

This area is recommended to be maintained in its original, natural condition as a state reserve in conjunction with the Aquatic Preserve by the Department of Natural Resources.

4. CONFORMANCE CRITERIA

- a. The Estero Bay Aquatic Preserve Buffer has been designated as an EEL project and it is in conformance with the EEL Plan.

The EEL Plan identifies six categories of lands qualifying for recognition, and acquisition, as environmentally endangered lands. These 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.

This property is applicable to categories 1, 2, 3, and 5. Public ownership of the proposed property, especially if it were acquired in conjunction with other proposals in the immediate vicinity, would provide protection for the extensive mangrove estuarine system.

- b. This proposal is in conformance with the State Lands Management Plan.
- c. The lands under consideration would provide a border along six miles of the Estero Bay Aquatic Preserve and encompasses the mouth and one mile of Hendry Creek, a major tributary of the Preserve. Purchase of these lands would provide protection from development and would contribute towards protection of the ecosystem within the Aquatic Preserve.

5. PREACQUISITION BUDGETING

The cost estimate is \$1,534,314.

ESTERO BAY AQUATIC PRESERVE BUFFER

EXECUTIVE SUMMARY

The proposed Estero Bay Aquatic Preserve Buffer C.A.R.L. acquisition project consists of the Estero Bay Trust property (approximately 4700 acres) and the Windsor-Stevens property (approximately 660 acres) plus those lands recommended by the Florida Natural Areas Inventory and the C.A.R.L. liaison staff (approximately 15,500 acres). The total buffer area is, thus, estimated to contain 20,640 acres.

The project is located in southwestern Lee County, near the rapidly developing cities of Fort Myers, Fort Myers Beach and Bonita Springs. Purchase of this project will bring a substantial amount of environmentally sensitive land into public ownership and ensure its future protection. In addition public ownership of this coastal zone will significantly benefit the State's efforts to protect the water quality and aquatic resources in the adjacent Estero Bay Aquatic Preserve.

Mangroves (red, black, white and buttonwood) dominate the project area, being found along the tidal shore as well as along creeks, basins, and sloughs. Marsh species (eg. Distichlis, Salicornia, Spartina) are prevalent in the higher salt marsh area. The exotic melaleuca has become established in disturbed portions of the higher marsh; the presence of the exotic Brazilian pepper would not be surprising.

Management responsibility for the Estero Bay Aquatic Preserve Buffer should be assigned to the Department of Natural Resources, Division of Recreation and Parks. The area will, thus, be managed as part of the aquatic preserve management program with an emphasis on maintaining the natural, undisturbed wilderness-like condition of the site. The Department of State, Division of Archives, History and Records Management will have a direct role in the management and protection of archaeological and historical resources.

Public use of the aquatic preserve and adjacent buffer area is anticipated and will be encouraged to the extent that it does not conflict with maintenance of the natural and cultural values of the area. Such traditional recreational activities as boating, canoeing, birdwatching, fishing and nature appreciation in this area would not be affected. In fact they would be enhanced by the public ownership and protection of this area.

Funding is requested from the Conservation and Recreation Lands Trust Fund to cover the "start up" costs of management.

1. Environmental Specialist:	\$35,000
2. Expenses (including standard):	15,000
3. Operating Capital Outlay (including standard)	30,000
Total	\$80,000

VAV/s

49 G A L T I S L A N D

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Galt Island	Lee	43.5	\$322,000

A. RECOMMENDED PUBLIC PURPOSE: Galt Island is categorized as Other Lands for preservation of significant archaeological and historical sites.

B. RESOURCE VALUE: Ecological Value: Moderate. The island is composed of mangrove swamp and a maritime tropical hardwood forest which covers Calusa shell middens. Recreational Value: Moderate. Active recreation activities could include fishing and boating. Passive recreation would include biking, picnicking, nature appreciation, archaeological visitation and photography. Archaeological/Historical Value: High. All of the uplands are part of two archaeological sites. One site is a large midden mound complex and the other is a burial mound. The island is one of the sites of the historic Calusa Indians and their immediate prehistoric ancestors. Research on the island would give great insight to the aboriginal lifestyle.

C. OWNERSHIP PATTERN: There is one owner, E. J. Associates, and they have expressed a willingness to sell. Thus, ease of acquisition is considered high.

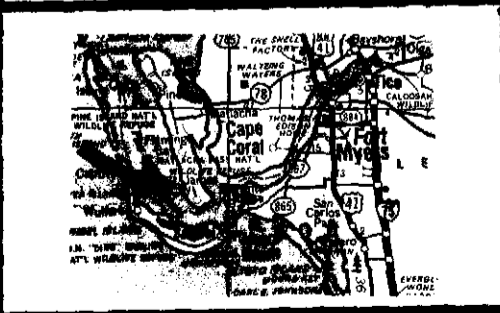
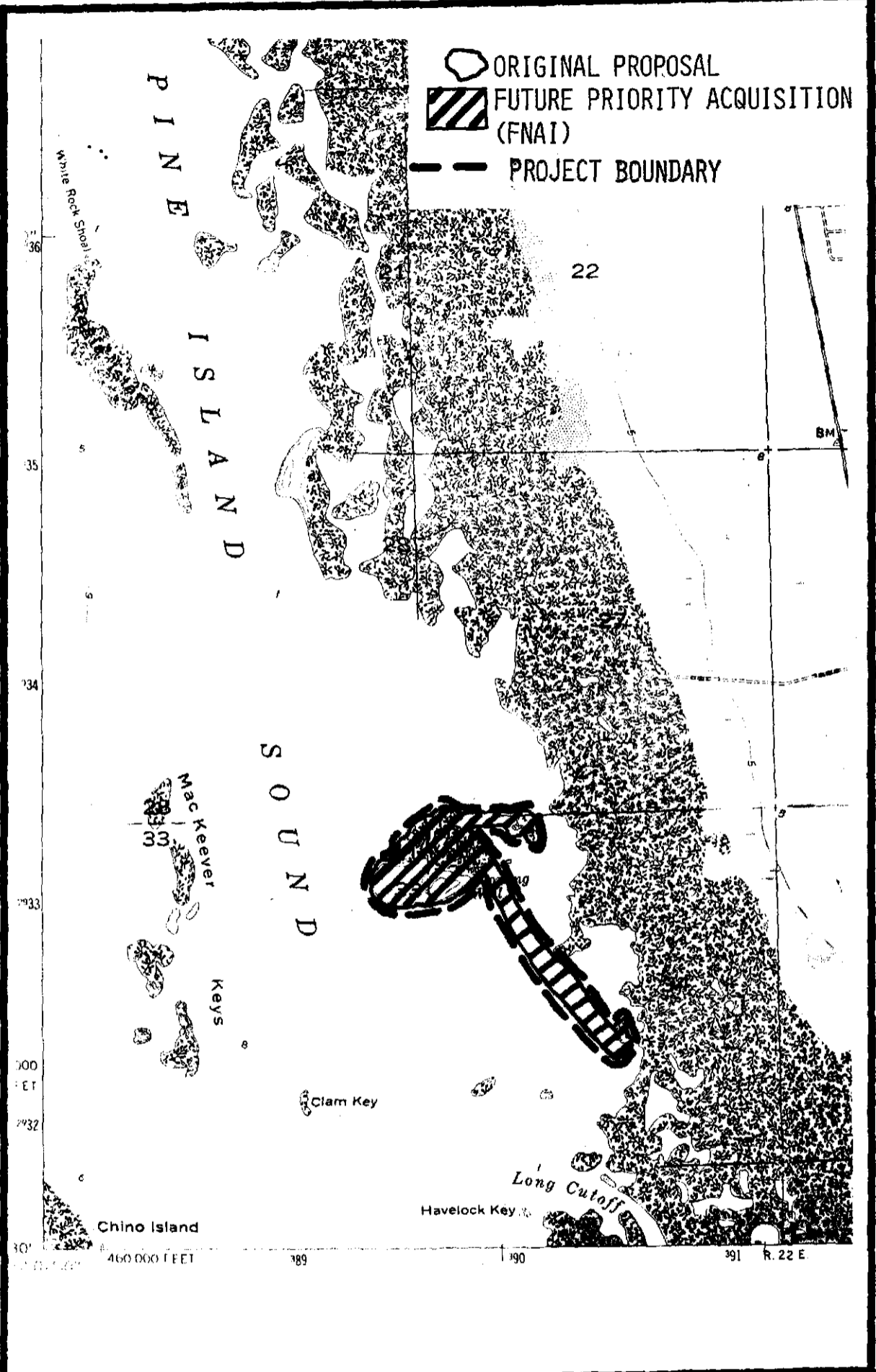
D. VULNERABILITY: The island is very susceptible to degradation caused by human activity. Part of the midden-mound complex and tropical hammock have been bulldozed by developers in the past. Also, parts of the burial mound has been looted by "pothunters".

E. ENDANGERMENT: Moderate. There are no immediate plans for development, but the island is accessible via a filled causeway.

F. LOCATION: The island is located in Pine Island Sound, in Lee County. It is situated just off the southwestern coast of Pine Island and to the northwest of the small community of St. James.

G. COST: The estimated cost of acquisition is \$322,000. The owner has agreed to donate 372 acres of jurisdictional lands if Galt Island is acquired. There are no anticipated management costs for initial operation.

H. OTHER FACTORS: Galt Island is located within the Pine Island Sound Aquatic Preserve.



PROPOSED ACQUISITION PROJECT
 GALT ISLAND
 RESOURCE PLANNING BOUNDARY
 LEE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

The Department of Natural Resources is recommended as the manager with the Division of Archives, History and Records Management as a cooperating agency. It will be managed as part of the Pine Island Sound Aquatic Preserve

4. CONFORMANCE CRITERIA

a. Conformance with State Lands Management Plan

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

b. Unavailability of Suitable State Lands

There are no equivalent state-owned lands available in the vicinity of Galt Island. Josslyn Island is currently on the C.A.R.L. list for acquisition, which is similar to Galt Island in its historic significance, but does not appear to be as unique biologically.

5. PREACQUISITION BUDGETING

a. Estimated cost for acquisition is \$322,000.

6. Executive Summary

The Galt Island project consists of approximately 43.5 acres located in Pine Island Sound, Lee County, Florida. It is situated just off the southwestern coast of Pine Island and to the northwest of the small community of St. James. The project is connected to Pine Island by an artificial causeway constructed of fill from Galt Island. The nearest highway is State Road 767. This project is located in T.45S., R.22E., Sections 33 and 34.

Galt Island is floristically meritorious because of its mature tropical hardwood (West Indian) forest covering pre-Columbian, Calusa shell middens. These "mounds" constitute the natural portions of the island's uplands. The hardwood forest on intact, unexcavated midden substrate is an open woodland similar in physiognomy to the West Indian hardwood forest of Lignumvitae Key State Botanical Site. Both have a dense canopy layer composed of large, old individuals, providing almost complete shade to the subcanopy layer, whose constituents are moderately dense and frequent.

Galt Island is apparently one of the sites of the historic Calusa Indians and their immediate prehistoric ancestors. Late styles of aboriginal ceramics, European made ceramics and a burial mound located on the island indicate that this was a significant Calusa Indian village during this late period.

This site is one of the few large island aboriginal sites located within this cultural area. Unfortunately, we do not have good chronological controls for these extraordinary sites and we do not know which were occupied at the same time or for how long they were occupied. From their density and from the size of the shell middens, however, it is quite possible that most of them were occupied together over several or more centuries. Other sites in the area which appear to be contemporaneous with Galt Island date from around 500 B.C. to historic contact times.

The archaeological sites on Galt Island are very significant and should be preserved. The extensive remains there suggest a large aboriginal population once occupied the island. There is tremendous potential for acquiring abundant data on the prehistoric subsistence economy of the area.

Active recreation on this project could include fishing and boating. Passive recreation should include such activities as biking, picnicking, nature appreciation, archeological site visitation and photography.

#50 M A N A T E E E S T E C H

1. PROJECT SUMMARY

<u>NAME</u>	<u>COUNTY</u>	<u>ACRES</u>	<u>BEST ESTIMATE OF VALUE</u>
Manatee Estech	Manatee	10,524 (orig.)	\$9,970,000

A. RECOMMENDED PUBLIC PURPOSE: This project should be acquired under the Other Lands category and managed for the protection of a natural watershed.

B. RESOURCE VALUE: Ecological Value: Moderate. Some of the community types on the property are sand pine scrub, longleaf pine flatwoods, freshwater swamp, freshwater marsh, and land in agricultural production. Over 9,000 acres of the property are within the 82,000-acre watershed of the Lake Manatee Reservoir, which is the sole drinking-water supply for 1/4 million residents in Manatee and Sarasota Counties. Recreational Value: Moderately High. Some of the recreational activities would include hunting, fishing, primitive camping, and hiking. The quality of activities would be enhanced if restoration of the disturbed areas and re-forestation of the flatwoods were undertaken. Archaeological/Historical Value: Moderate. Five historical sites are found on the property which would give some insight to the early settlers in the region in the late 19th and early 20th centuries. The five archaeological sites are from prehistoric times and one of these sites is significant in giving insight on regional culture.

C. OWNERSHIP PATTERN: The original proposal is owned by Estech, Inc., which is willing to sell. Overall, the ease of acquisition is high.

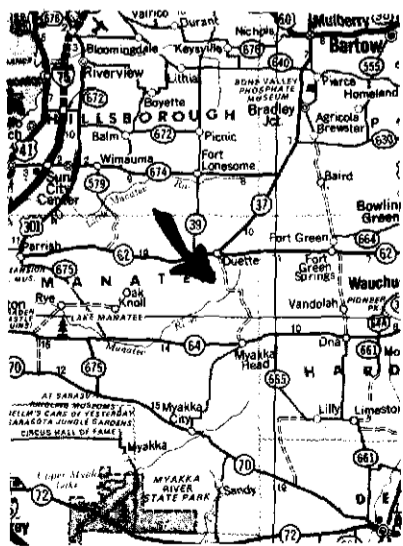
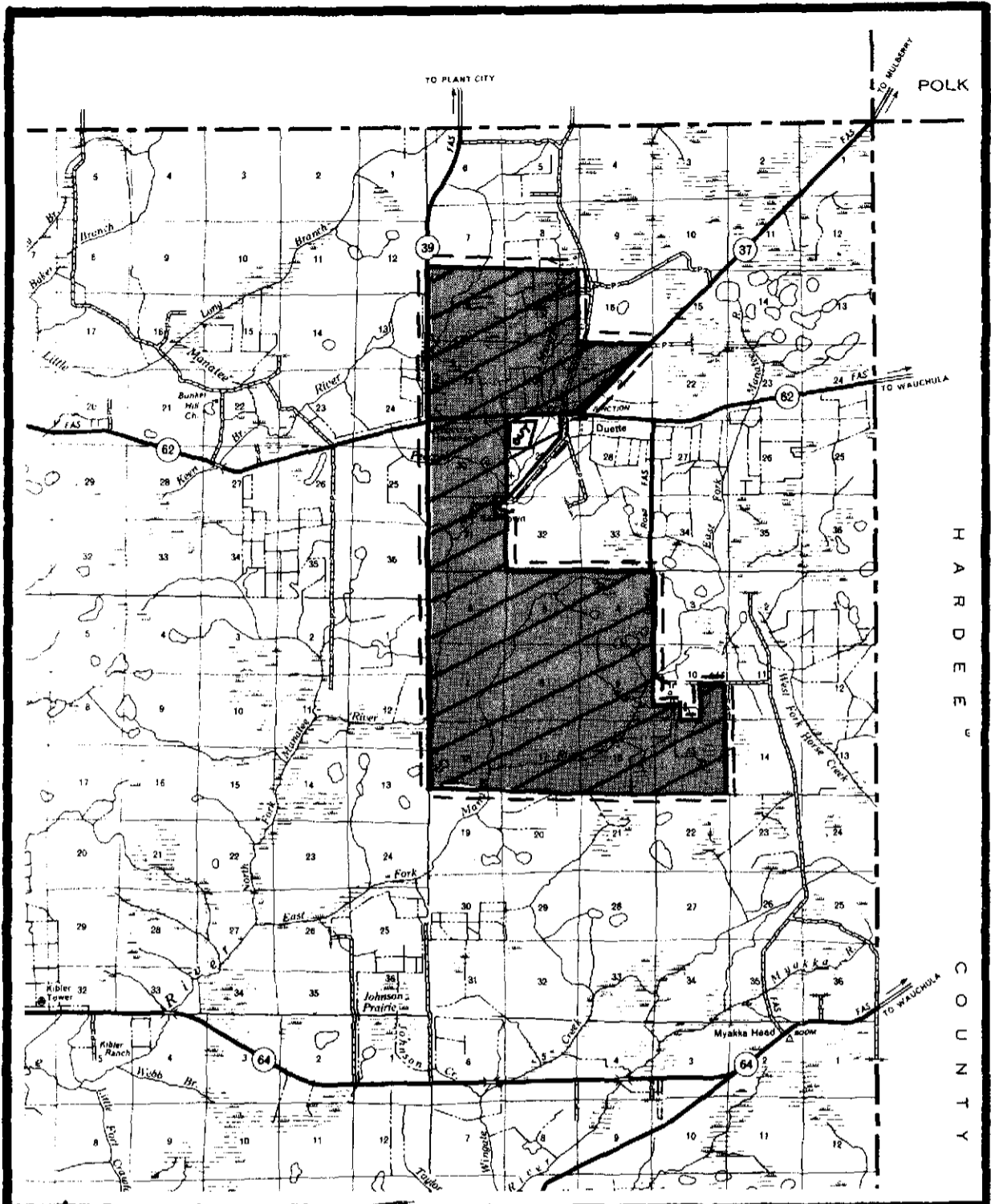
D. VULNERABILITY: High. The site is vulnerable to land clearing activities. The streams are vulnerable to degradation if the surficial aquifer is damaged by soil removal activities.

E. ENDANGERMENT: High. Most of the project area is owned by a phosphate company, which has all the permits to begin operations. About 2,900 acres have been leased for farming practices and 800 acres have recently been cleared for crop production.

F. LOCATION: The property is in northwestern Manatee County. It is about 30 miles east of Bradenton. The property is divided by State Road 62.

G. COST: The cost estimate of the property is \$9,971,000, which is the current assessed value. A bond issue referendum was passed in Manatee County in November of 1984 which allows the issuance of up to \$25,000,000 in General Obligation Bonds to acquire watershed lands including this project. The County has been negotiating with Estech for purchase of the property. The County is interested in a joint purchase between the County and the C.A.R.L. Program. Costs for management are estimated to average approximately \$15,000 per year.

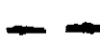
H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
 MANATEE ESTECH
 MANATEE COUNTY



CURRENT PROJECT BOUNDARY
 FUTURE PRIORITY ACQUISITION
 AREA (FNAI)



RESOURCE PLANNING BOUNDARY



3. PRELIMINARY MANAGEMENT STATEMENT

It is recommended that the property be a multiple use area with the Division of Forestry being the lead agency and the Game and Fresh Water Fish Commission and Manatee County also playing major roles in management.

4. CONFORMANCE CRITERIA

- a. The Other Lands, as defined in Subsection 253.023(3)(b) of the Florida Statutes, includes lands acquired in the public interest for the following purposes:
 1. For use and protection as natural floodplain, marsh or estuary, if the protection and conservation of such lands is necessary to enhance or protect water quality or quantity or to protect fish or wildlife which cannot otherwise be accomplished through local and state regulatory programs;
 2. For use as state parks, recreation areas, public beaches, state forests, wilderness areas, or wildlife management areas;
 3. For restoration of altered ecosystems to correct environmental damage that has already occurred; or
 4. For preservation of significant archaeological or historical sites.

This project qualifies for categories 1, 2, and 3.

- b. This project conforms with the State Lands Management Plan.
- c. The Myakka River State Park, approximately 30 miles to the south, is similar to this project since they are both important sources for water retention. However, because of the rapid development in this area, the acquisition of Manatee Estech can be justified in providing drinking water to the region.

5. PREACQUISITION BUDGETING

The estimated cost for acquisition is \$9,971,000. As mentioned in the Cost Section, Manatee County is interested in a joint purchase with the State.

MANATEE ESTECH
EXECUTIVE SUMMARY

June 17, 1985

The original proposal for this project contained 10,524 acres but the resource planning boundary recommended by staff expanded the project to 10,750 acres. The property is located in northeastern Manatee County, approximately 30 miles east of Bradenton and is accessible from State Road 62 and Duette Road.

Seven natural community types occur on the site; these include sand pine scrub, xeric oak uplands, longleaf pine flats, freshwater marsh, freshwater swamp, cypress swamp and three streams. Portions of the property have been disturbed by conversion to agricultural production but these areas can be easily restored. According to the Division of Archives, History and Records Management, ten archaeological and historical sites also exist on the tract.

Phosphate mining poses a major threat to this property and to the related water resources. Public ownership would afford protection to a significant portion of the watershed that supplies over 230,000 residents of Sarasota and Manatee Counties, and would provide recreational lands for the area citizenry.

An appraisal of the surface and mineral resources has estimated the total value of the property to be \$33,000,000; however, \$25,000,000 of the cost will be offset by a pledge from Manatee County. It is recommended that the property be purchased as a multiple-use area under the other lands category. The Division of Forestry of the Department of Agriculture and Consumer Services should be designated as the lead managing agency with Manatee County and the Florida Game and Fresh Water Fish Commission listed as cooperating managers.

Prepared for the

CONSERVATION AND RECREATION LANDS PROGRAM

By

DIVISION OF FORESTRY
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

#51 HOMOSASSA SPRINGS

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Homosassa Springs	Citrus	155	\$3,657,000

A. RECOMMENDED PUBLIC PURPOSE: Homosassa Springs is in the Other Lands Category and would be managed as a state or county park.

B. RESOURCE VALUE: Ecological Value: High. There are approximately 100 acres of hydric and mesic hammocks which are relatively undisturbed. There are large numbers of wading birds which use this habitat for a colonial nesting site, including the anhinga and the great blue heron. The endangered manatee extensively utilizes this spring and adjacent waters as a winter sanctuary. Also, this site is used to rehabilitate injured manatees. The site contains a first magnitude spring. Recreational Value: High. The property could provide active and passive recreational opportunities such as canoeing, swimming, an educational center, nature appreciation and picnicking. The major attraction is the fishbowl which is an underwater viewing room. Archaeological/Historical Value: Low. Due to the disturbed nature of this property, the probability of significant archaeological remains being found is considered low.

C. OWNERSHIP PATTERN: The current owner, Citrus County, is willing to sell to the state. Thus, the ease of acquisition is high.

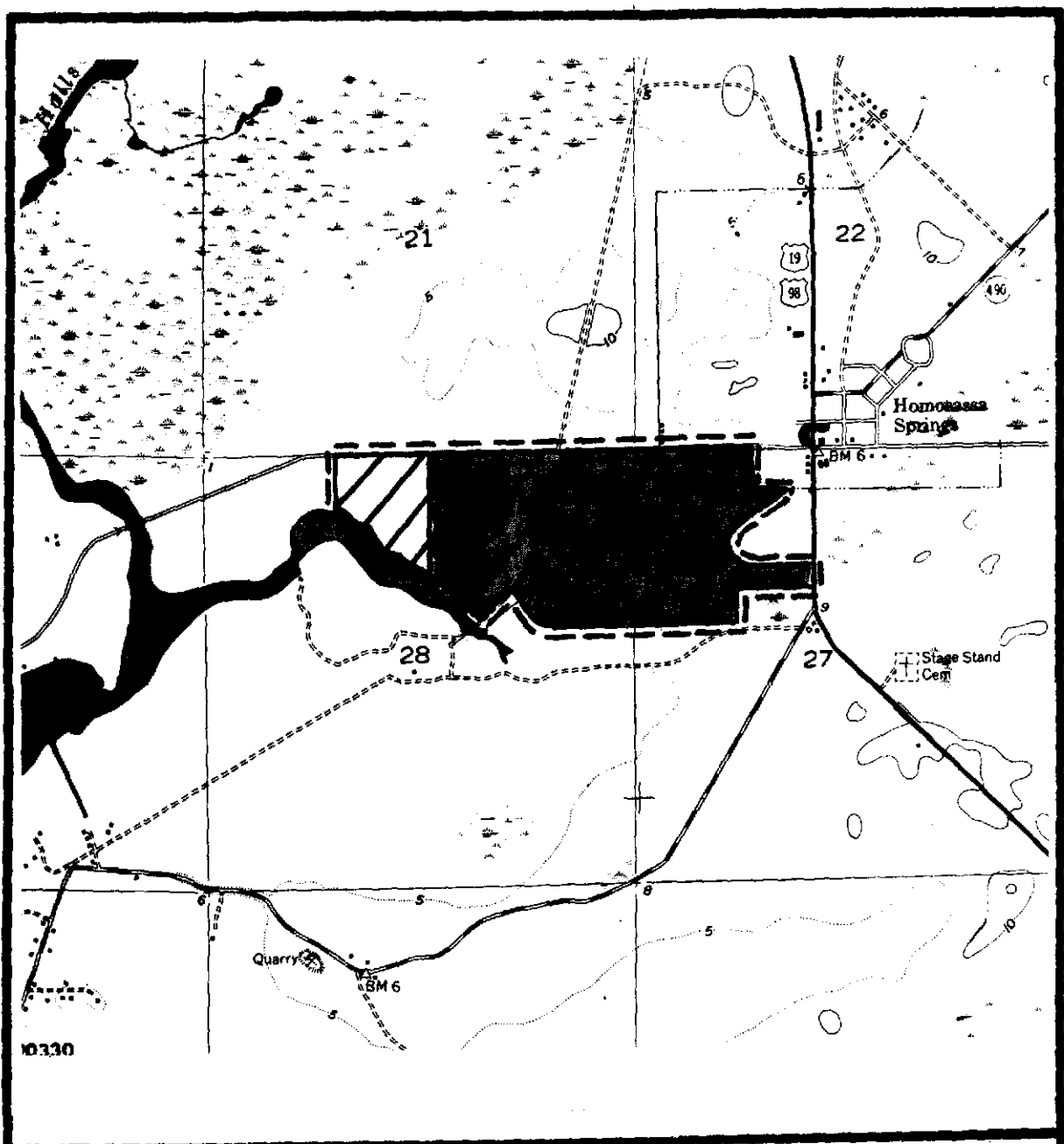
D. VULNERABILITY: High. The first magnitude spring is highly vulnerable due to possible contamination from surrounding development.

E. ENDANGERMENT: Moderate. The presence of the springs makes the site in high demand for recreational use. Also the property is surrounded by commercial and residential property zoning.

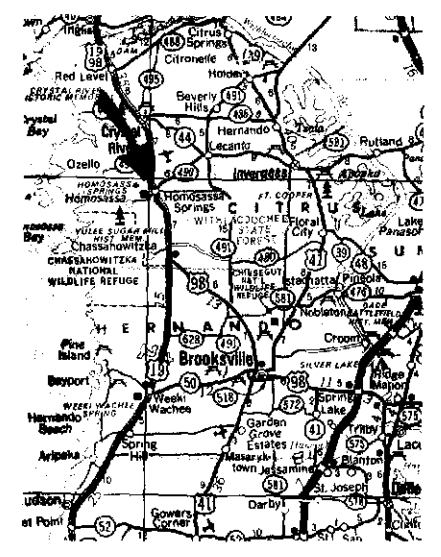
F. LOCATION: The property is located in southwestern Citrus County. It is just west of U.S. Highway 19 and the urban area of Homosassa Springs.




G. COST: The estimated cost of the property is \$3,657,000. The County is willing to contribute 50% of purchase price for the property to the State. The cost of development and management is unknown at this time.

H. OTHER FACTORS:



PROPOSED ACQUISITION PROJECT
 HOMOSASSA SPRINGS
 CITRUS COUNTY



-  CURRENT PROJECT BOUNDARY
-  FUTURE PRIORITY ACQUISITION AREA (FNAI)
-  RESOURCE PLANNING BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

The County of Citrus is proposed to be the manager with the Department of Natural Resources and the U.S. Fish and Wildlife Service as cooperating agencies.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. There are no state-owned lands similar to the unique nature of Homosassa Springs.

5. PREACQUISITION BUDGETING

The estimated cost of acquisition is \$3,657,000.

HOMOSASSA SPRINGS

Executive Summary

The Citrus County property of some 154 acres (est.) just west of U.S. 19 contains the well known attraction Homosassa Nature World with Nature's Fishbowl. It is now owned by the County, which is continuing operation of the attraction.

The purposes of the acquisition project are preservation of Homosassa Springs, an outstanding geologic feature, protection of the endangered West Indies manatee, and provision of park land. Homosassa Springs, source of the Homosassa River emptying into the Gulf 7 miles away, has a flow classified as "first magnitude", one of 27 spring flows in the State in that high-volume category. The pool is large, deep, and clear, and has an underwater observatory aiding the fishbowl appeal. The spring run (or river segment) encompassed by the property is a winter habitat for substantial numbers of manatees, while the spring pool upstream from a mesh barrier is currently use for rehabilitation of injured manatees.

Besides the underwater observatory, development in the attraction includes the administration-gift shop-restaurant building, the animal-exhibit park, the parking lot and cruise boat dock, and certain accessory structures, all densely situated and confined to a small western area. A convenience store apart from the attraction and in another part of the property is included. The tract is divided three times: the public Fishbowl Drive runs north-south through the attraction and next to the spring, an artificial waterway of naturalistic design serving the boat cruise runs east-west from U.S. 19 to Fishbowl Drive, and from the latter a canal arm bears northeastward and extends to County Road 490-A.

Except the confined area of development, the tract is heavily forested with native trees comprising plant communities of small diversity. The main features of wildlife, aside from the manatee, are a rookery of colonially nesting birds (herons and others) and the constant opportunity to observe a variety of fresh and salt-water fishes in the spring pool (especially from the underwater observatory and in winter) and observe various native waterfowl at uncommonly close range.

There is potential for some recreation use besides the obvious present use. It is most plain for fairly passive activities taking advantage of the pleasing forest land outside the sphere of the attraction and the spring run. There also is potential for the alternative replacement of the existing attraction with a spring-centered recreation design based entirely in the natural amenities of the site. The potential for adding water-recreation activities depends on requirements for manatee protection yet to be determined.

The property's setting is an area undergoing residential and commercial development that will exert development pressure on parts of the tract if it is not permanently dedicated as a park either by Citrus County as its present owner or the State through CARL purchase.

It is recommended that Citrus County continue as manager of the property if it is acquired, but with an accord between the State and County on stewardship of presently undisturbed areas, especially in the Homosassa Spring and River environs, and protection of the manatee. DNR and U.S. Fish and Wildlife Service are recommended as cooperating agencies.

#52 C A N A V E R A L I N D U S T R I A L P A R K

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Canaveral Industrial Park	Brevard	5,674	\$8,511,000

A. RECOMMENDED PUBLIC PURPOSE: This project qualifies as Other Lands which will be acquired for preservation of water quality, in the St. Johns River, and for its contribution to restoration of that system.

B. RESOURCE VALUE: Ecological Value: High. There are five major vegetative communities. They are wet prairie, slough, upland improved rangeland pasture, hydric hammocks, and hardwood swamp. Endangered and threatened species residing on the property are the bald eagle, alligator, sandhill crane and the woodstork. The floodplain provides volumetric storage capacity for both high and low flow conditions as well as water quality enhancement. Recreational Value: High. The property offers a full range of passive and active opportunities such as camping, boating, hunting, and nature appreciation. Archaeological/Historical Value: Low. There is one known aboriginal shell mound.

C. OWNERSHIP PATTERN: The owners of the 3,000 acres originally proposed are willing to sell and it is reported that the owner of most of the northern 1,800 acres added is also willing to sell. Thus, ease of acquisition is high.

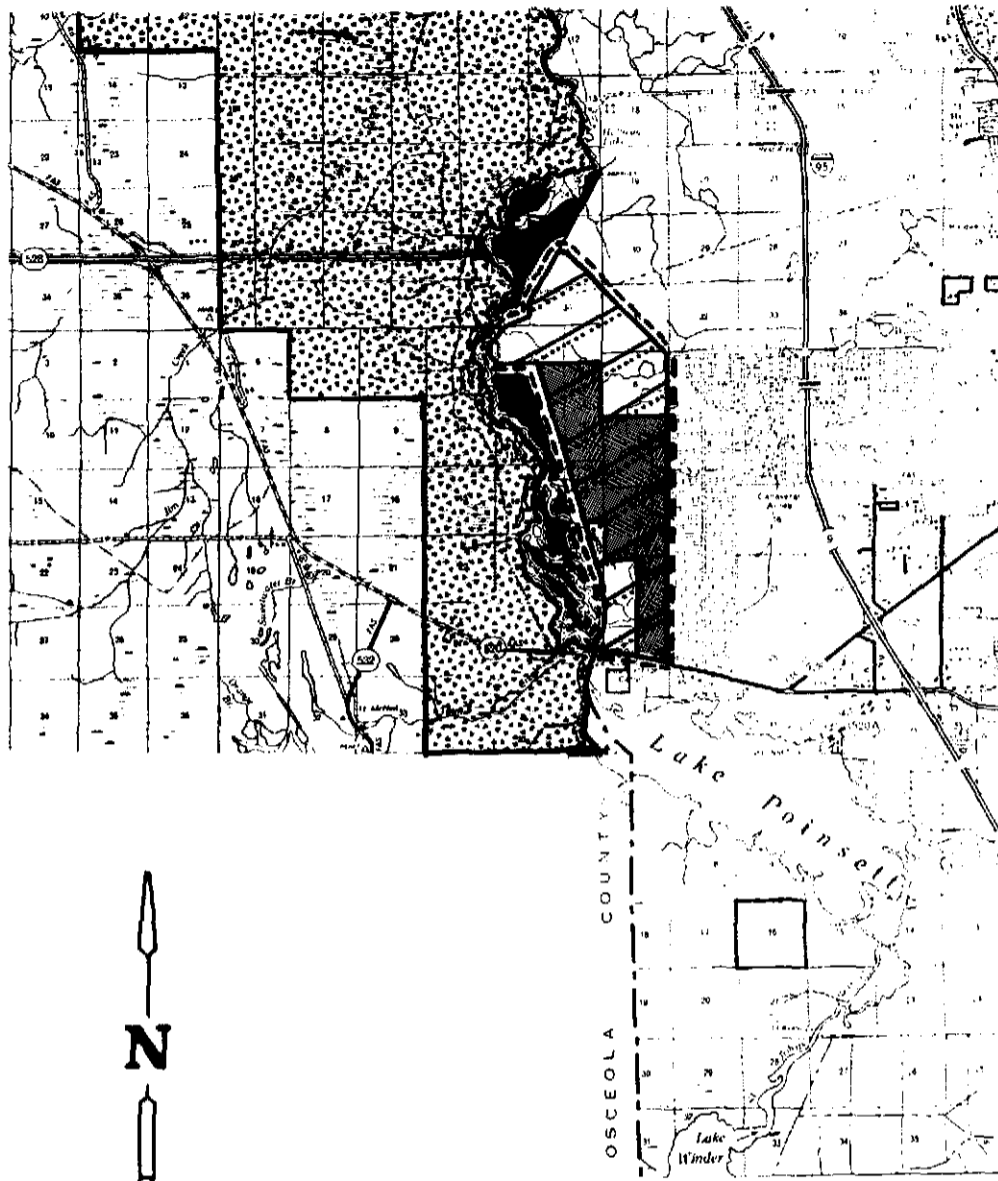
D. VULNERABILITY: Moderate. The natural resources of the tract are vulnerable to land development practices. Past and current activities of man have left their mark on the property and have changed the ecological characteristic of portions of the land. These can be restored to a more natural condition.

E. ENDANGERMENT: Moderate. The property is located in a rapidly growing region, and the property is for sale. The endangerment of the lower elevation portions is considered low due to protective regulations. However, the higher elevation portions have a moderate to high development potential.

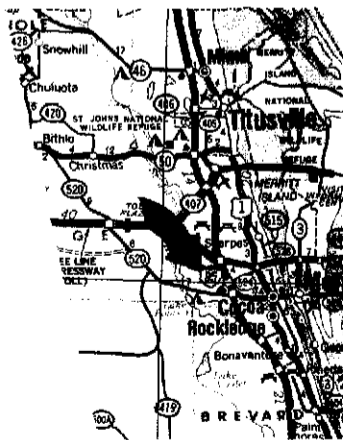
F. LOCATION: The project lies along the St. Johns River, across from the Tosohatchee State Reserve. The northern boundary is State Road 528. The southern boundary is State Road 520. The project is about five miles west of Cocoa and 30 miles east of Orlando.




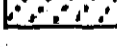


G. COST: The estimated cost of acquisition is \$8,511,000. The St. Johns River Water Management District has placed this property on their list of desired acquisitions included in their five-year acquisition plan. Development, restoration and management costs are unknown, but if the property was managed as part of the Tosohatchee State Reserve, the management costs would be low.

H. OTHER FACTORS: The water resources of the adjacent Tosohatchee State Reserve are classified as an Outstanding Florida Water. Canaveral Industrial Park, Inc. is a joint project of the St. Johns River Water Management District and the C.A.R.L. Program.



PROPOSED ACQUISITION PROJECT
 CANAVERAL INDUSTRIAL PARK
 BREVARD COUNTY



-  ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
-  CURRENT PROJECT AREA
-  RECOMMENDED BOUNDARY (FNAI)
-  RECOMMENDED BOUNDARY (DER)
-  RESOURCE PLANNING BOUNDARY
-  TOSOHATCHEE STATE RESERVE BOUNDARY

3. PRELIMINARY MANAGEMENT STATEMENT

This property would be managed by the Department of Natural Resources as a lead manager and the Game and Fresh Water Fish Commission closely cooperating.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. Other properties in the East-Central Florida area are in the process of state acquisition (Spring Hammock, BMK Ranch, St. Johns River Forrest Estates, and Fechtel Ranch). Those that have been acquired by the C.A.R.L./E.E.L. program (Tosohatchee State Reserve, Lower Wekiva River State Reserve, and Consolidated Ranch), or are acquisitions by the Water Management District (Seminole Ranch, Marsh Conservation Area north of Fellsmere Grade, and various properties within the Upper St. Johns River Basin Plan area). However, additional acquisition of important floodplain and watershed lands along the St. Johns River is necessary for preservation and restoration of that system.

5. PREACQUISITION BUDGETING

The cost estimate for acquisition is \$8,511,000.

CANAVERAL INDUSTRIAL PARK

Executive Summary

The Canaveral Industrial Park project consists of about 5674 acres in Brevard County. The project is adjacent to the St. Johns River across from the William Beardall Tosohatchee State Reserve.

Community types in the project include upland improved rangeland pasture, wet prairie, hardwood swamp, hammocks, and sloughs.

About ninety percent of the property is within the 10-year floodplain of the St. Johns River.

This project will help to protect the extensive floodplain marsh of the St. Johns River and, thus will have beneficial water resource impacts. This project will also help to create a linear array of lands along nearly 160 miles of the St. Johns River.

The site offers good opportunities for both active and passive recreation. The site is recommended for use as a State Reserve or Wildlife Management Area with the Department of Natural Resources or the Game and Fresh Water Fish Commission as the lead management agency.

The project is in the Other Lands Category of acquisition projects. The recommended management would be in conformance with the State Lands Management Plan to emphasize protection of a natural floodplain while encouraging non-destructive public use and enjoyment.

The St. Johns River Water Management District submitted this project to the Land Acquisition Committee for consideration as a joint purchase. The water management district will provide funds to purchase half of the project.

#53 LAKE FOREST

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Lake Forest	Orange	430	\$1,834,000

A. RECOMMENDED PUBLIC PURPOSE: This project qualifies as Other Lands which will be acquired for the protection and restoration of its water resources.

B. RESOURCE VALUE: Ecological Value: Moderate. There are five major vegetative communities on this project: basin swamp, mesic swamp, marsh flatwoods, scrub, and bog. The sphagnum bog is the only known occurrence in the region. The project is part of the Lake Tibet-Butler Chain of Lakes and would contribute to the protection of water quality in the chain. Recreational Value: Low. Passive recreational uses of the site are proposed, such as camping, hiking and nature appreciation. Archaeological/Historical Value: Low. There are no known sites on the property.

C. OWNERSHIP PATTERN: The proposed project has two owners. The owner of the original project is willing to sell. The owner of the expanded resource planning area of 117 acres has not been contacted about selling his land. Overall the ease of acquisition is considered high.

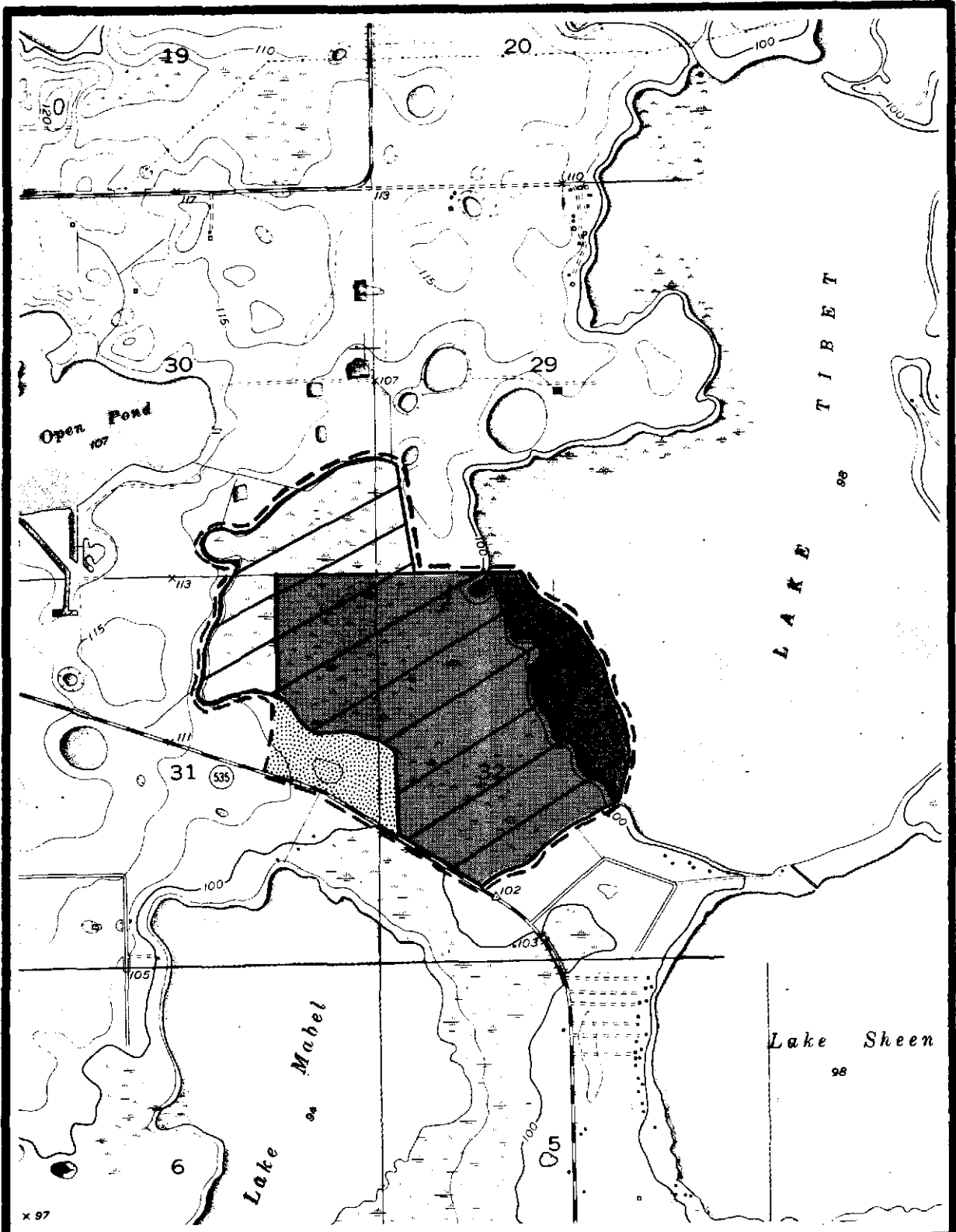
D. VULNERABILITY: Moderate. This property is mainly wetland and is susceptible to activities such as filling.

E. ENDANGERMENT: High. There have been plans to develop the property for residential housing.

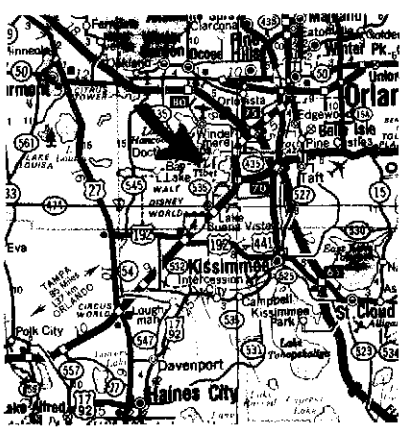
F. LOCATION: The property is in southwest Orange County. It borders State Road 535 and Lake Tibet-Butler. It's also about one mile north of the Disney World Complex.

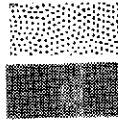

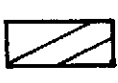

G. COST: The acquisition cost of the property is \$1,834,000. Orange County will contribute \$100,000 towards purchase of the property. Development and management costs are not known at this time.

H. OTHER FACTORS: This property is part of the ecosystem of the Butler Chain of Lakes which is classified as an Outstanding Florida Waters.



x 97



-  RECOMMENDED ADDITION BY DER
-  ORIGINAL PROPOSAL
-  FUTURE PRIORITY ACQUISITION (FNAI)
-  CURRENT PROJECT BOUNDARY



PROPOSED ACQUISITION PROJECT
LAKE FOREST
ORANGE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Lake Forest is planned to be managed by Orange County, as a County Park, with the Department of Natural Resources as a cooperating agency.

4. CONFORMANCE CRITERIA

- a. This project is in conformance with the State Lands Management Plan.
- b. The State has several holdings in the Central Florida region, including: Wekiwa Springs State Park, Rock Springs Run State Reserve, Lower Wekiva River State Reserve, and Three Lakes Ranch State Wildlife Management Area. However, public access and land along the Butler Chain of Lakes is extremely limited.

5. PREACQUISITION BUDGETING

The estimated cost of acquisition is \$1,834,000.

LAKE FOREST

Executive Summary

The Lake Forest project consists of about 430 acres in Southwest Orange County adjacent to Lake Tibet-Butler. Community types in the project include basin swamp, mesic flatwoods, scrub, basin marsh, and bogs. The occurrence of sphagnum bogs in this area is unusual. Lake Tibet-Butler and the other lakes in the Butler Chain of Lakes are Outstanding Florida Waters.

The site offers opportunities for passive recreation in the rapidly growing Orlando area. The site is recommended for use as a park managed by Orange County with emphasis on the protection of the natural communities on the site and for the educational opportunities these communities present.

The project is in the Other Lands category of acquisition projects. The recommended management would be in conformance with the State Lands Management Plan.

Orange County submitted the project to the Land Acquisition Committee for consideration as an acquisition project. Orange County will contribute \$100,000 towards purchase of the property.

#54 SANDPIPER COVE

1. PROJECT SUMMARY

NAME	COUNTY	ACRES	BEST ESTIMATE OF VALUE
Sandpiper Cove	Lee	2,450 (RPB)	\$2,638,000

A. RECOMMENDED PUBLIC PURPOSE: Sandpiper Cove would be in the Environmentally Endangered Land (EEL) Category. It would be managed to protect the surrounding estuary.

B. RESOURCE VALUE: Ecological Value: Moderate. The property is composed of a tidal mangrove forest, basin mangrove forest, salt flat, disturbed black mangrove forest, and exotic-dominated salt flats and high marsh. Some endangered or threatened species residing on the property include the bald eagle, indigo snake, wood stork, brown pelican, and least tern. The site serves as a spawning ground, nursery and juvenile habitat for a variety of aquatic organisms. Recreational Value: Low. The only recreational activity significant to the project would be fishing and boating. Archaeological/Historical Value: Low. There are no known sites on the project area.

C. OWNERSHIP PATTERN: The original proposal is owned by a single owner, Starhill Investments Company, which is willing to make an exchange for other lands. The owners of the additional resource planning boundary lands have not been contacted. Thus, the ease of acquisition for the original proposal is high, but for the entire project is questionable.

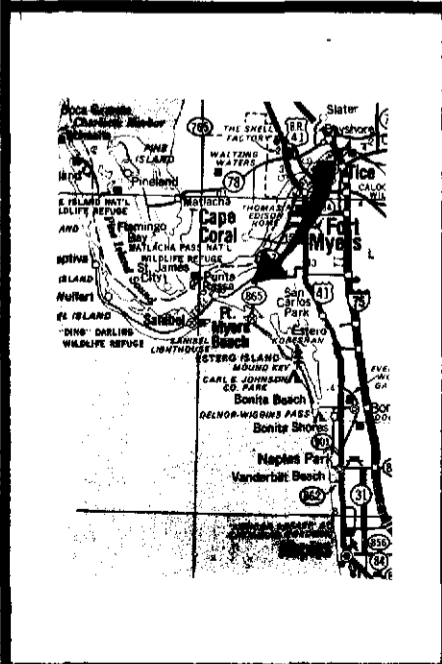
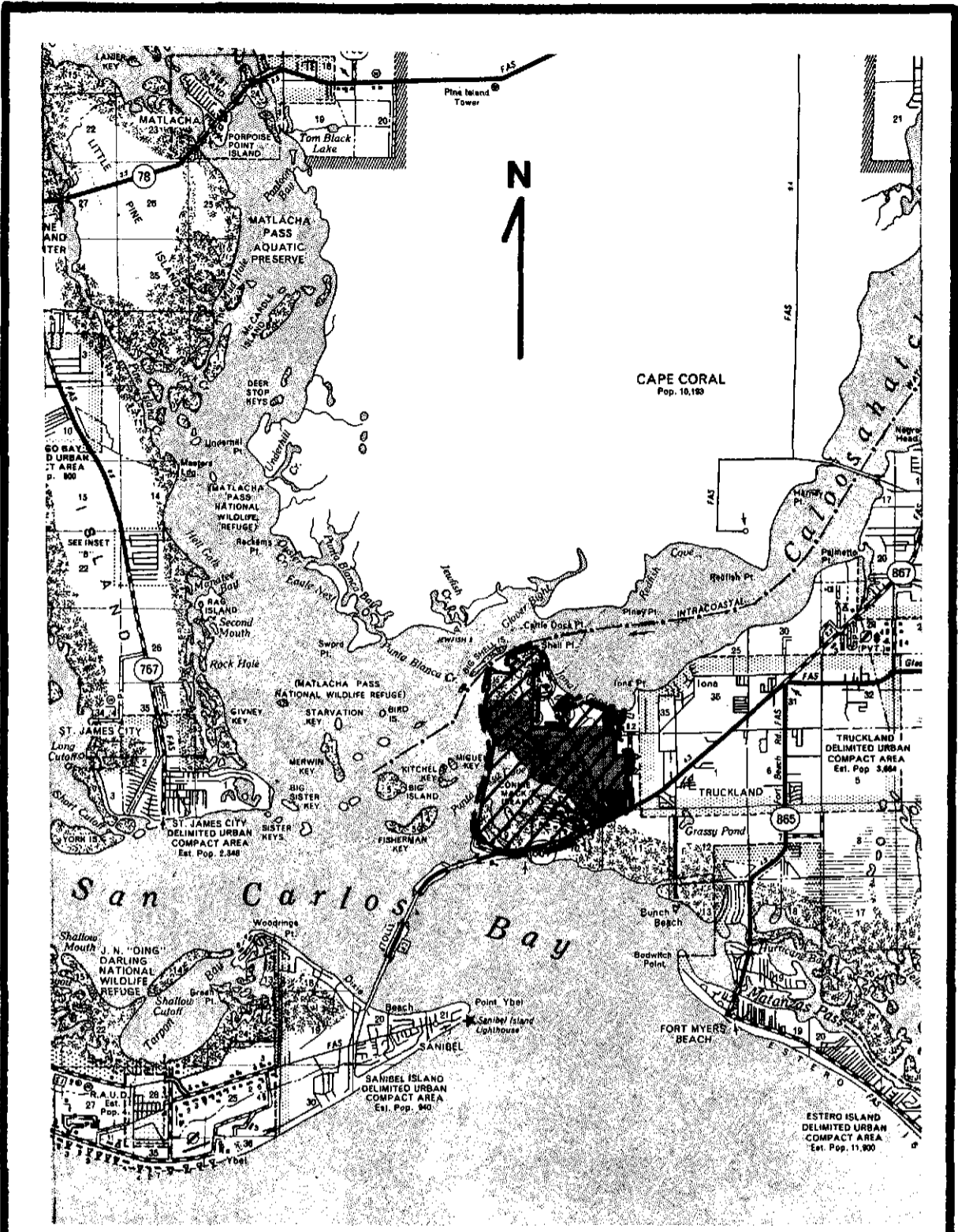
D. VULNERABILITY: Moderate. The mangrove dominated system is highly susceptible to degradation from man's activities which range from clearing and development of mangrove sites to changes in water quality from activities occurring upland of the mangroves.





E. ENDANGERMENT: Low. This property has already been disturbed by man's activities. Exotic plant invasion on the eastern half of the property is extensive and natural drainage patterns have been altered by mosquito ditches.

F. LOCATION: The project is located in Lee County, which is one of the fastest growing counties in the country. It lies adjacent to the City of Fort Myers and is in the vicinity of Cape Coral and Sanibel Island. The bays in this area are valuable to the State because they support recreational boaters, commercial fishermen and serve as an attraction to tourists and seasonal residents.

G. COST: The estimated cost for acquisition is \$2,630,000. The original proposal, owned by Starhill Investments, has offered to exchange this land for some other State-owned lands. Cost for development of this project is unknown but it would be considered expensive due to exotic plant removal, enforcement against illegal dumping and establishing barriers to unrestricted public access.

H. OTHER FACTORS:



-  ORIGINAL PROPOSAL
-  FUTURE PRIORITY ACQUISITION (FNAI)
-  FUTURE PRIORITY ACQUISITION (DNR)
-  CURRENT PROJECT BOUNDARY

PROPOSED ACQUISITION PROJECT
SANDPIPER COVE
LEE COUNTY

3. PRELIMINARY MANAGEMENT STATEMENT

Sandpiper Cove would be managed by the Department of Natural Resources as part of the Estero Bay Aquatic Preserve.

4. CONFORMANCE CRITERIA

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EELs contain land and water resources that are naturally occurring and which include relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Sandpiper Cove satisfies the first and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land 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.

This project complies with the second and fifth priority categories.

- b. This project is in conformance with the State Lands Management Plan.
- c. There are similar state-owned lands in the area. The acquisition of this project would help the overall ecology of the Estero Bay Aquatic Preserve.

5. PREACQUISITION BUDGETING

The cost estimate for this project is \$2,638,000 but the originally proposed project of 1,020 has been offered for an exchange for other State-owned lands.

SANDPIPER COVE

Executive Summary

The Sandpiper Cove CARL acquisition project consists of approximately 1,020 acres lying at the mouth of the Caloosahatchee River, north of County Road 867 (the Sanibel Island Causeway) in Lee County.

The project is in one of the most rapidly growing counties in Florida. Cape Coral, Fort Myers, Sanibel Island and Fort Myers Beach are within the immediate vicinity. Purchase of this property will enhance the efforts to protect water quality in San Carlos Bay and the adjacent Pine Island Sound and Matlacha Pass Aquatic Preserves.

The mangrove forest, salt flat and high marsh vegetation associations dominating this tract reflect its wetland nature. The exotic Brazilian pepper, Australian pine and Melaleuca have invaded some portions of the property, especially where dredging and mosquito control ditching has occurred.

It is recommended that management of this tract be incorporated into the aquatic preserve management program administered by the Department of Natural Resources, Division of Recreation and Parks. The Department of State, Division of Archives, History and Records Management will also have a direct role in management activities relating to archaeological and historical resources. Management emphasis, thus, would be on protecting and perpetuating natural associations and condition. Special emphasis will be placed on protecting rare or endangered species through habitat preservation.

Public use of this area will emphasize fishing, boating, nature appreciation and birdwatching. Acquisition is not expected to impact traditional uses of the adjacent water areas.

Implementation of initial protective management activities is contingent upon receiving funding from the Conservation and Recreation Lands Trust Fund. A pro-

posal will be submitted for the following funds:

1. Environmental Specialist	\$36,000
2. Expense (including standard)	25,000
3. OCO (including standard)	<u>30,000</u>
TOTAL	\$91,000