

ITEM XX:

Consider whether a 0.005-acre ingress/egress access easement within Blackwater River State Forest (BRSF) is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Santa Rosa County, Section 19, Township 4 North, Range 26 West

Applicant's Parcel ID Number: 19-4N-26-0000-00300-0000

APPLICANT:

Jerry L. Parker Sr. and Patricia E. Parker, Trustees under the Parker Living Trust (Applicant)

DSL STAFF REMARKS:

The Applicant has requested a 25-foot-wide single-family ingress/egress access easement, totaling 0.005-acres, for private access to the property owned by the Applicant which is adjacent to BRSF. The proposed easement is located within conservation land currently managed by the Florida Forest Service (FFS), under Uplands Lease No. 3686. Title to BRSF was transferred from the Florida Board of Forestry to the Board of Trustees of the Internal Improvement Trust Fund for the use and benefit of the state, pursuant to F.S. 253.03 (6), laws of 1967.

FFS consented to the easement in a letter dated November 8, 2019 and, in a letter dated February 25, 2020 the Division of Historical Resources (DHR) stated that the proposed undertaking is unlikely to affect historic properties.

Avoidance:

There are no other practical alternatives to access the Applicants' parcel as the surrounding properties are all state-owned lands. The proposed easement will begin at the northeast corner of applicants' property line to extend out to Dale Hall Road and create a legal access point of entry from the road to applicants' property.

Minimizing Impacts:

The proposed easement will not negatively impact the surrounding BRSF nor the multiple-use management activities occurring in the forest. The applicant will make contingency plans, per DHR requirements, in the case of fortuitous finds or unexpected discoveries during ground disturbing activities within the easement area. There are no known imperiled or other wildlife species that occupy the requested area.

Compensation:

The easement fee will be based on market value and per the BOT's linear facilities policy, additional compensation, in the form of replacement land or goods and services, will be provided to FFS at 1.5 times the appraised value of the easement.

DSL STAFF RECOMMENDATION: APPROVE

ARC RECOMMENDATION:

- APPROVE**
- APPROVE WITH MODIFICATIONS:** _____
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:** _____



TEN QUESTIONS

Project Name:	Easement – Blackwater River State Forest (BRSF)	
Managing Agency:	Florida Forest Service (FFS)	
Submitted by:	Alan Davis	Date: 1/31/2020
Applicant:	Jerry and Patricia Parker	

- Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc.) or donated.**
Response: BRSF was acquired as a land-use project by the U.S. Government in the mid-1930s. Shortly after the U.S. Government acquired the property, it was turned over to the Soil Conservation Service (SCS) for management. In 1954, title to the property was transferred from the SCS to the U.S. Forest Service (USFS) which, in 1955, deeded the property to the State of Florida, Board of Forestry.
- Description of the purpose for the parcel’s acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any.**
Response: The property was acquired by the Federal Government to revegetate, resettle, and protect the area following extensive deforestation by land and timber companies in the early 1900s, as well as, to preserve undeveloped land around Naval satellite airfields to enhance military training by preventing encroachment on military reservations.
- Description of the current level of public recreational use or public access of the parcel.**
Response: There are no impacts to recreational uses or public access anticipated within the proposed easement area.
- Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.**
Response: The site is mature longleaf pine with hardwoods.
- Description and list of the imperiled and other wildlife species, if any, that occurs on or use the parcel.**
Response: There are no known imperiled or other wildlife species that occupy the proposed easement area.
- Description and list of historical or archaeological resources, if any, that occurs or has the potential of occurring on the site.**
Response: There are no known historical archaeological resources known to occupy the proposed easement area.
- Formal alternative site analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.**
Response: There are no feasible or practicable alternatives than the recommended easement route (see the application).

8. Assessment of the impacts the proposed alternative use will have on the natural/historical/archaeological/recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

Response: The proposed easement is not anticipated to have any of these impacts within the proposed easement area.

9. Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

Response: The proposed easement will not negatively impact the surrounding BRSF nor the multiple-use management activities occurring on the forest.

10. Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/ archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

Response: The Florida Forest Service (FFS) will look to the Division of State Lands in determining the compensation for this project, including the net positive benefit, however, recommends the proposed grantee provide additional compensation to the lead manager FFS of the state-owned lands, per Chapter 253.02 (2)(b)4. Florida Statute. BRSF is managed by the FFS under Lease Number 3686.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

November 8, 2019

D. Michael Chesser
1201 Eglin Parkway
Shalimar, Fl 32579

Subject: Proposed Ingress/Egress Easement – Blackwater River State Forest (BRSF)

Mr. Chesser:

The Florida Forest Service (FFS) reviewed your proposal (attached), regarding the proposed easement located on a portion of BRSF in Santa Rosa County. The FFS has no objection to this request, and recommends the proposed grantee provide additional compensation to the lead manager (FFS) of the state-owned lands, per Chapter 253.02 (2)(b)4. Florida Statute. BRSF is managed by the FFS under Lease Number 3686.

The FFS will look to the Department of Environmental Protection's Division of State Lands to negotiate the terms and conditions of the easement and an agreeable net positive benefit for the state forest. FFS staff will provide input regarding impacted resources and necessary mitigation to ensure the success of this transaction.

We also suggest the proposed grantee be made aware that the FFS utilizes prescribed fire to manage natural communities, and smoke may impact the area from time to time. Please keep us apprised of the progress. Should you need further assistance please contact Alan Davis at (850) 681-5816.

Sincerely,

Jim Karels, Director
Florida Forest Service

JRK/ad

cc: Erin Albury, Assistant Director, FFS
Keith Rowell, Land Programs Administrator, FFS
Mike Hudson, Center Manager, FFS

Attachment

EXHIBIT "A" (amended)

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- Lakes/Rivers from US Census Dept, may not match parcels exactly
- MLS Listings
- 2019 Parcel Sales
- 2018 Parcel Sales
- 2017 Parcel Sales
- 2016 Parcel Sales
- 2015 Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- Indexed: (5 ft interval)
- Intermediate (1 ft interval)



Parker property		
Parcel: 19-4N-26-0000-00300-0000 Acres: 38.12		
Name	PARKER LIVING TRUST	
Site		
Sale	\$100 on 2016-11 Reason=I Qual=U	
Mail	6148 W DOGWOOD DR	
	CRESTVIEW, FL 32536	
	Land Value:	0
	Building Value:	0
	Misc Value:	0
	Just Value:	82,620
	Assessed Value:	6,861
	Exempt Value:	0
	Taxable Value:	6,861



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.

Date printed: 05/08/19 11:03:30



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Ms. Angel Granger
Bureau of Public Land Administration, MS 130
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

February 25, 2020

RE: DHR Project File No.: 2020-0317
Project: Proposed Ingress/Egress Easement
A-40691-NBD Easement 33309-FFS-Parker
Blackwater River State Forest, Santa Rosa County

Dear Ms. Granger:

In accordance with this agency's responsibilities under Section 267.061, *Florida Statutes*, we reviewed the referenced easement request.

It is the opinion of this office that the proposed undertaking is unlikely to affect historic properties, provided that the applicant makes contingency plans in the case of fortuitous finds or unexpected discoveries during ground disturbing activities within the easement area:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the easement area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

For any questions concerning our comments, please contact Robin Jackson, Historic Preservationist, by electronic mail at robin.jackson@dos.myflorida.com, or at 850.245.6496, or 800.847.7278.

Sincerely,

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources & State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



Exhibit "A"




Commence at the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 4 North, Range 26 West, Santa Rosa County, Florida, said point being marked by a 4" x 4" concrete monument (no identification); thence run S 00°08'18" E, a distance of 320.13 feet to a 4" x 4" concrete monument L.B. #4150; thence run S 00°07'01" E, a distance of 420.14 feet to a 4" x 4" concrete monument L.B. #4150, said point being the Point of Beginning; thence run S 00°10'39" E, a distance of 25.00 feet to a point; thence run N 89°56'56" E, a distance of 7.24 feet to the West edge of Dale Hall Road, being referred to as Point "A", (right of way varies); thence returning to the Point of Beginning run N 89°56'56" E, a distance of 9.75 feet to the West edge of Dale Hall Road (right of way varies); thence proceed along the West edge of Dale Hall Road S 05°33'20" W, a distance of 25.12 feet to the aforementioned Point "A". As recorded in Official Records Book 184, Page 848, Public Records of Santa Rosa County, Florida.

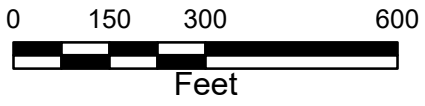
Said Ingress/Egress easement contains 214 square feet or 0.005 acres, more or less.

BSM
BY SK
Date: 1.15.2020



Data Sources:
1) Sketch & Description
2) Florida Managed Areas
3) Cadastral 2019 Data
4) NAVTEQ Roads
5) DEP Aerial Imagery

-  Subject Parcel
-  Parker Living Trust-#19-4N-26-0000-00300-0000
-  State Managed Conservation Lands



Easement No. 33309 - Blackwater River State Forest

Santa Rosa County, Florida