

ITEM 12:

Vote on whether to amend the Strategic Managed Area Lands List Florida Forever Project Boundary for the FWC to add three parcels totaling approximately 249.5 acres in Palm Beach and Hernando counties with a tax assessed market value of \$698,325.

LOCATION:

Palm Beach and Hernando counties

DSL STAFF REMARKS:

The FWC Corbett-Chassahowitzka amendment proposed by the Florida Fish and Wildlife Conservation Commission (FWC) and Keith Fountain Law, PLLC adds two properties in Palm Beach and Hernando counties totaling approximately 249.5 acres to the Strategic Managed Area Lands List (SMALL) Florida Forever project. The proposal consists of one parcel owned by Jimmy Compton and Ellis Smith and two parcels owned by T.J. and Betty Storch. The two properties have a combined tax assessed value of \$698,325.

According to the 2018 ARC-approved SMALL Florida Forever project, “Once a strategic parcel is acquired or recommended by the identifying agency for removal from the project, the agency may submit a boundary amendment application to add another owners’ parcel in its place. This will ensure that ten parcels remain on each agency’s list.” FWC currently has eight parcels in this project, as one was acquired (Zemel, an inholding of the Babcock/Webb WMA) and another landowner (Ponte Vedra Corp.) was asked to be removed from the SMALL project before it was approved by the Council. The proposed amendment will ensure that the FWC has 10 parcels on the SMALL list.

J.W. Corbett Wildlife Management Area (JWCWMA):

The Compton/Smith property, a 22.21-acre parcel, is an inholding within the JWCWMA boundary in Palm Beach County and is proposed for fee simple acquisition. The landowners have been contacted and are willing sellers. The FWC has confirmed that the property would be managed as part of the JWCWMA. The property overlaps Big Mound City, a 143-acre archaeological site included on the National Register of Historic Places. The site is the second largest prehistoric earthwork site in south Florida and is under threat of degradation from wild hogs. The property has improvements, including a house and cabins, that could be useful for research and youth activities. If acquired the property would allow for effective use of prescribed fire, treatment of exotics and improved protection and management of the archaeological site.

Chassahowitzka Wildlife Management Area (CWMA):

The Beteejay Spring Addition, a 227-acre property, is an addition to the CWMA in Hernando County and is proposed for fee simple acquisition subject to a retained life estate. The landowners have been contacted and are willing sellers. The FWC has confirmed that the property consisting of two parcels located within the optimum boundary would be managed as part of the CWMA. The property is a high priority for the FWC to provide access to the Gulf of Mexico via Crawford Creek and legal access across the property to the Ryle Creek area and tram roads to the west side of the WMA. Currently the FWC has the owner’s permission to cross the property. Beteejay Spring, monitored by the Southwest Florida Water Management District, is the largest of several springs on the property. The property would benefit wildlife and their habitat, expand recreational opportunities, and protect water quality and quantity within this area.

Boundary Amendment Criteria:

The proposal meets the criteria to be submitted as a boundary amendment. The parcels total less than 1,000 acres, have a tax assessed value of less than \$2 million, and are less than 10% of the size of the overall project to which it is being added. The proposal area should be designated as essential.

Project History:

In October 2018, ARC approved the SMALL project. Sponsored by the DEP Division of Recreation and Parks, the DEP Office of Greenways and Trails, the DACS Florida Forest Service, and the Florida Fish and Wildlife Conservation Commission, SMALL is a collection of one-owner parcels statewide that would augment or improve management of existing state-managed conservation lands, if acquired. The parcels included have been identified as part of the optimum management boundary within the approved management plans of ten state parks, seven trail corridors, ten state forests, and seven wildlife management/environmental areas. None of these parcels are located within the boundary of another Florida Forever project on the priority list.

The SMALL project includes over 11,508 acres with 11,295 acres remaining and is ranked number eight in the Critical Natural Lands category on the 2020 Florida Forever Priority List. The tax assessed value for the remaining acres to be acquired in this project per property appraiser information (2018) is \$ \$46,675,553.

FNAI Review:

According to the Florida Natural Areas Inventory (FNAI), 100% of the Compton/Smith property contributes to Ecological Greenways, Natural Floodplain Function, Surface Water Protection and Aquifer recharge. The site also contributes to Strategic Habitat Conservation areas and FNAI Habitat Conservation Priorities.

The proposed Beteejay Spring Addition contributes 100% to FNAI Habitat Conservation Priorities, Ecological Greenways, Natural Floodplain Function, and Surface Water Protection. The site also contributes to Strategic Habitat Conservation Areas and Functional Wetlands.

STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ARC RECOMMENDATION:

Project	DHR	FFS	Lynetta Griner	FWC	Bill Palmer	Elva Peppers	DEP	Selected
Strategic Managed Area Lands List: FWC Corbett-Chassahowitzka								



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[Florida Natural Areas Inventory](#)

To: Deborah Burr, DEP/ OES
From: Katy NeSmith, FNAI
Date: July 24, 2020
Subject: Proposed boundary modification (addition) to the Strategic Managed Area
Lands List Florida Forever BOT Project - Compton/Smith property/inholding

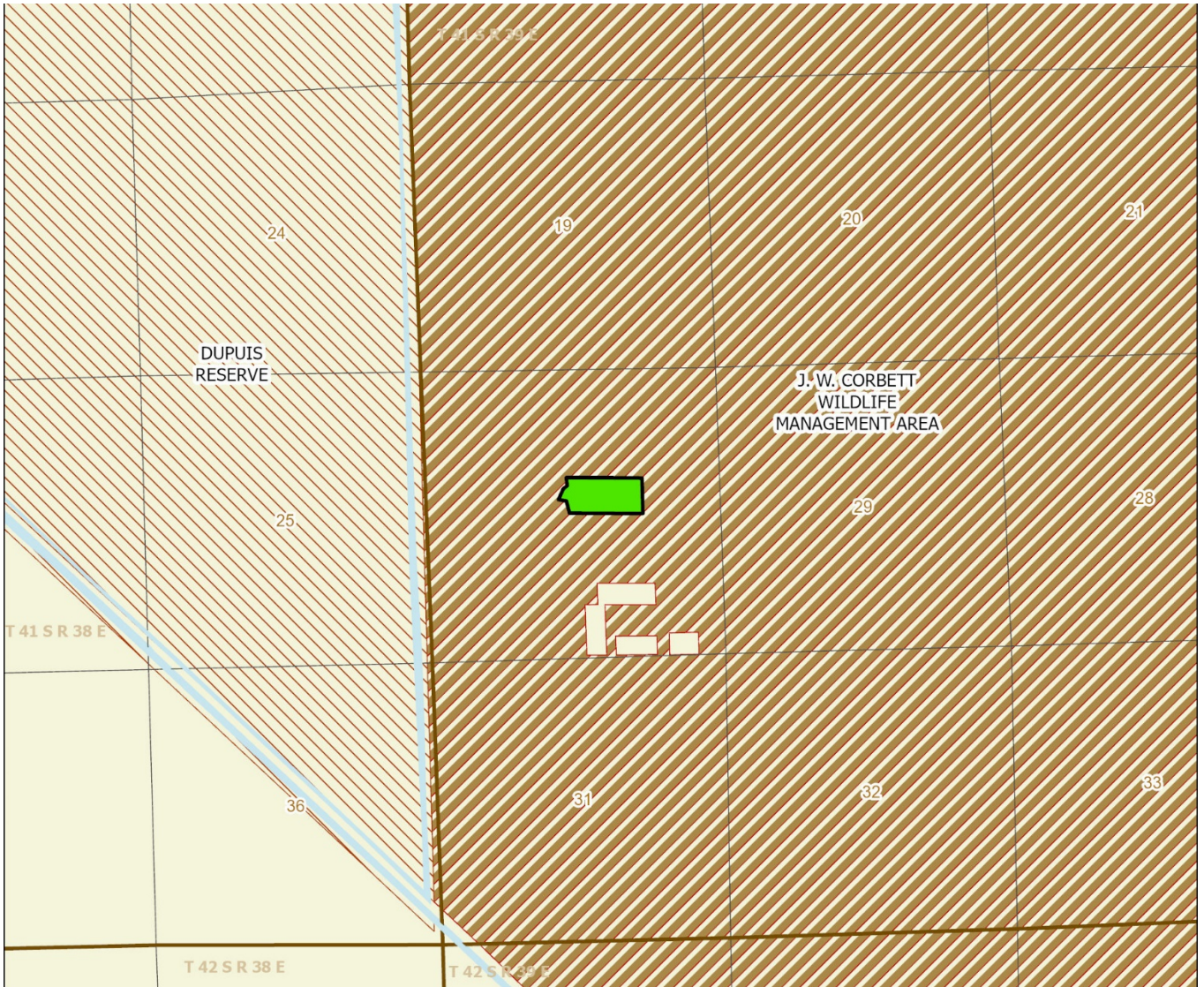
The Compton/Smith inholding is situated within a half mile of J. W. Corbett Wildlife Management Area's (Corbett WMA) western boundary with Dupuis Reserve and less than two miles north of its diagonal southern boundary. It partially overlaps Big Mound City, a 143-acre archaeological site on the National Register of Historic Places. As an addition to Corbett WMA, the Compton/Smith inholding would facilitate the Florida Fish and Wildlife Conservation Commission's (FFWCC) use of prescribed fire and treatment of exotic plants, as well as management of wild hogs that threaten to degrade the Big Mound City site.

The proposed inholding addition is a single, rectangular, property comprised of approximately 22 acres per the application and 23.02 acres per GIS. It is imbedded completely within Corbett WMA.

Natural communities on the property include strand swamp (ca. 22%) in the western fourth and mesic/wet flatwoods (ca. 25%) east of the swamp and south of the approximately 3.5-acre developed area. An area classified as wet prairie (ca. 36%) occupies the eastern side of the property; this wet open area appears to have been cleared long ago from neighboring strand swamp and flatwoods. The flatwoods and existing strand swamp appear to be of good quality. The developed area consists of a house, cabins, and pavilions, and a small cattle pond. FFWCC envisions the housing possibly being used for research personnel, including archeologists, and for youth activities. Several buggy/vehicle trails crisscross the property

The FNAI database contains one record of rare species for the Compton/Smith inholding – the Florida black bear (*Ursus americanus floridanus*, G5T4/S4, N, N), based on its being considered rare regionally by the Florida Fish and Wildlife Conservation Commission. Additional records for bald eagle (*Haliaeetus leucocephalus*, G5/S3, N, N), which has been active at least since 2017 (FFWCC eagle nest locator) and toothed maiden fern (*Thelypteris serrata*, G5/S1, N, E) found in cypress swamps, occur within two miles of the property.

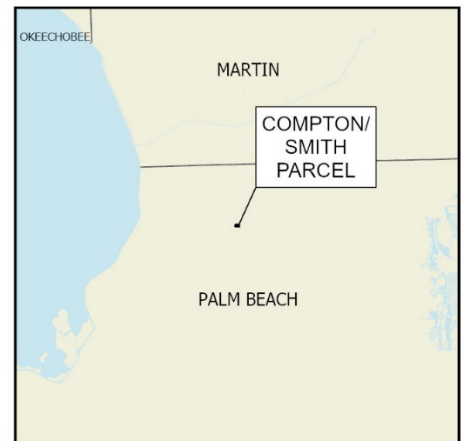
As summarized in the accompanying Florida Forever Measures Evaluation (FFME), the entire or nearly entire proposed addition contributes to Priority 2 Strategic Habitat Conservation Areas, Ecological Greenways, Natural Floodplain Function, and Surface Water Protection, and Priority 6 Aquifer Recharge.



S.M.A.L.L. PROPOSED ADDITION (COMPTON/SMITH PARCEL)

PALM BEACH COUNTY

-  Proposed Florida Forever BOT Project Addition
-  State Owned Lands
-  Other Conservation Lands

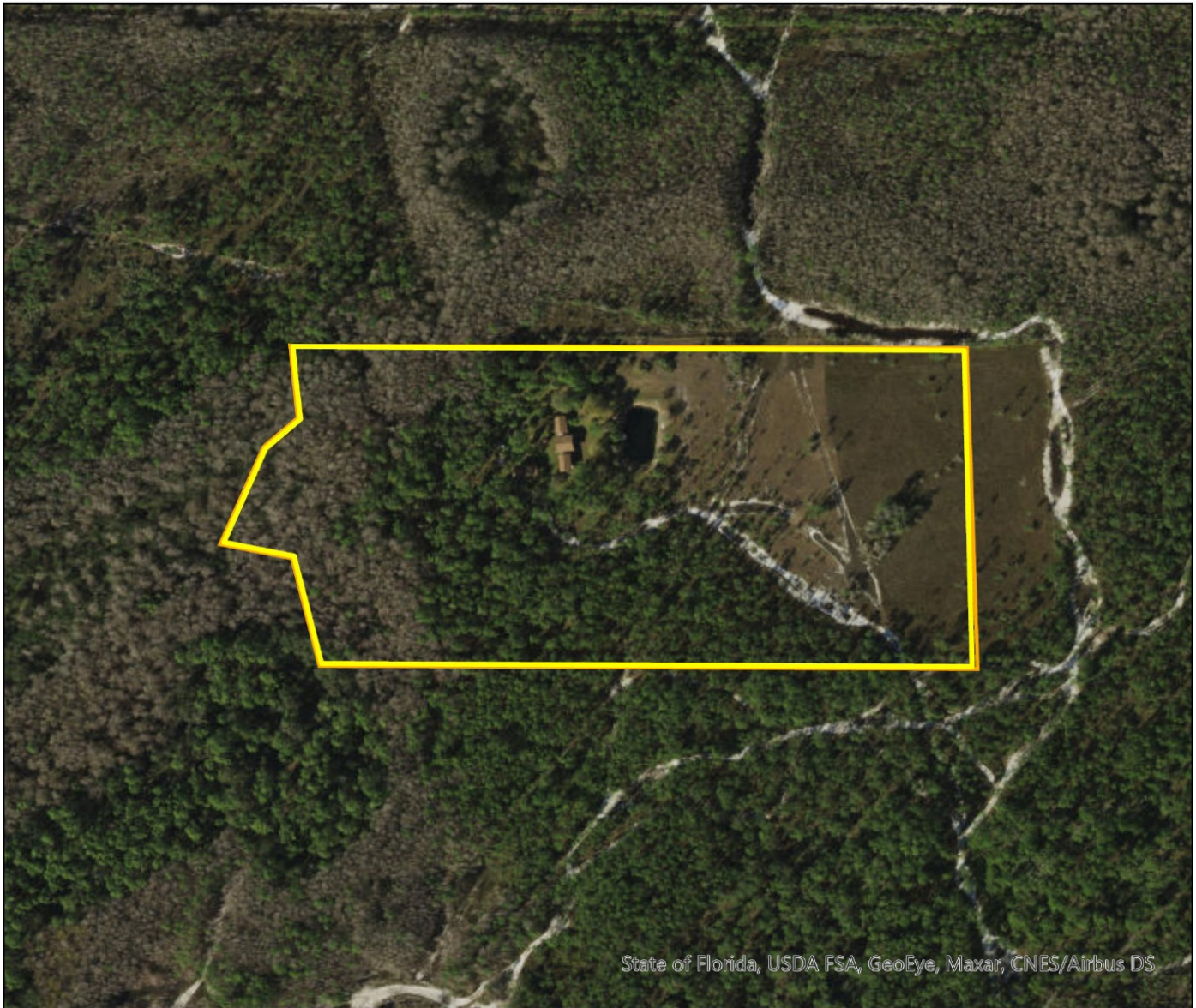


AUGUST 2020



S.M.A.L.L. Proposed Addition (Compton/Smith Parcel)

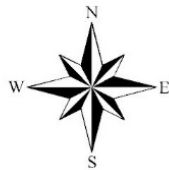
FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSAL BOUNDARY AS OF JULY 2020



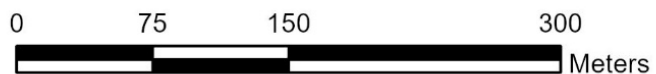
State of Florida, USDA FSA, GeoEye, Maxar, CNES/Airbus DS

Map Produced by: N. Pasco, July 2020

Background: World Imagery Resolution = 0.3 meter



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S.M.A.L.L. Addition (Compton/Smith Parcel): Florida Forever Measure Evaluation 20200717

GIS ACRES = 23.02

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0.00	0%
Priority 2	22.35	97%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Total Acres	22.35	97%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	17.46	76%
Total Acres	17.46	76%
B3: Ecological Greenways		
Priority 1	0.00	0%
Priority 2	23.02	100%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	23.02	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0.00	0%
Pine Rockland (G1)	0.00	0%
Scrub and Scrubby Flatwoods (G2)	0.00	0%
Rockland Hammock (G2)	0.00	0%
Dry Prairie (G2)	0.00	0%
Seepage Slope (G2)	0.00	0%
Sandhill (G3)	0.00	0%
Sandhill Upland Lake (G3)	0.00	0%
Upland Pine (G3)	0.00	0%
Mesic/Wet Flatwoods (G4)	5.95	26%
Upland Hardwood Forest (G5)	0.00	0%
Total Acres	5.95	26%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	0	
G5	0	
Total	0	
C4: Natural Floodplain Function		
Priority 1	0.00	0%
Priority 2	23.02	100%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	23.02	100%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0.00	0%
Priority 2	12.45	54%
Priority 3	0.00	0%
Priority 4	10.56	46%
Priority 5	0.00	0%
Priority 6	0.00	0%
Priority 7	0.00	0%
Total Acres	23.02	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0.00	0%
Imperiled Coastal Lakes	0.00	0%
Coastal Wetlands	0.00	0%
Total Acres	0.00	0%
C8: Functional Wetlands		
Priority 1	0.00	0%
Priority 2	13.40	58%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	13.40	58%
D3: Aquifer Recharge		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	23.02	100%
Total Acres	23.02	100%
E2: Recreational Trails (miles)		
<small>(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)</small>		
Land Trail Priorities	0.7	
Land Trail Opportunities	0.0	
Total Miles	0.7	
F2: Arch. & Historical Sites (number)		
		1 sites
G1: Sustainable Forestry		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	6.28	27%
Priority 4	0.00	0%
Priority 5 - Potential Pinelands	0.00	0%
Total Acres	6.28	27%
G3: Forestland for Recharge		
	0.00	0%

^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is greatest on small sites.



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[Florida Natural Areas Inventory](#)

To: Deborah Burr, DEP/ OES
From: Katy NeSmith, FNAI
Date: July 22, 2020
Subject: Proposed boundary modification (addition) to the Strategic Managed Area
Lands List Florida Forever BOT Project - Storch/Betejay Spring property

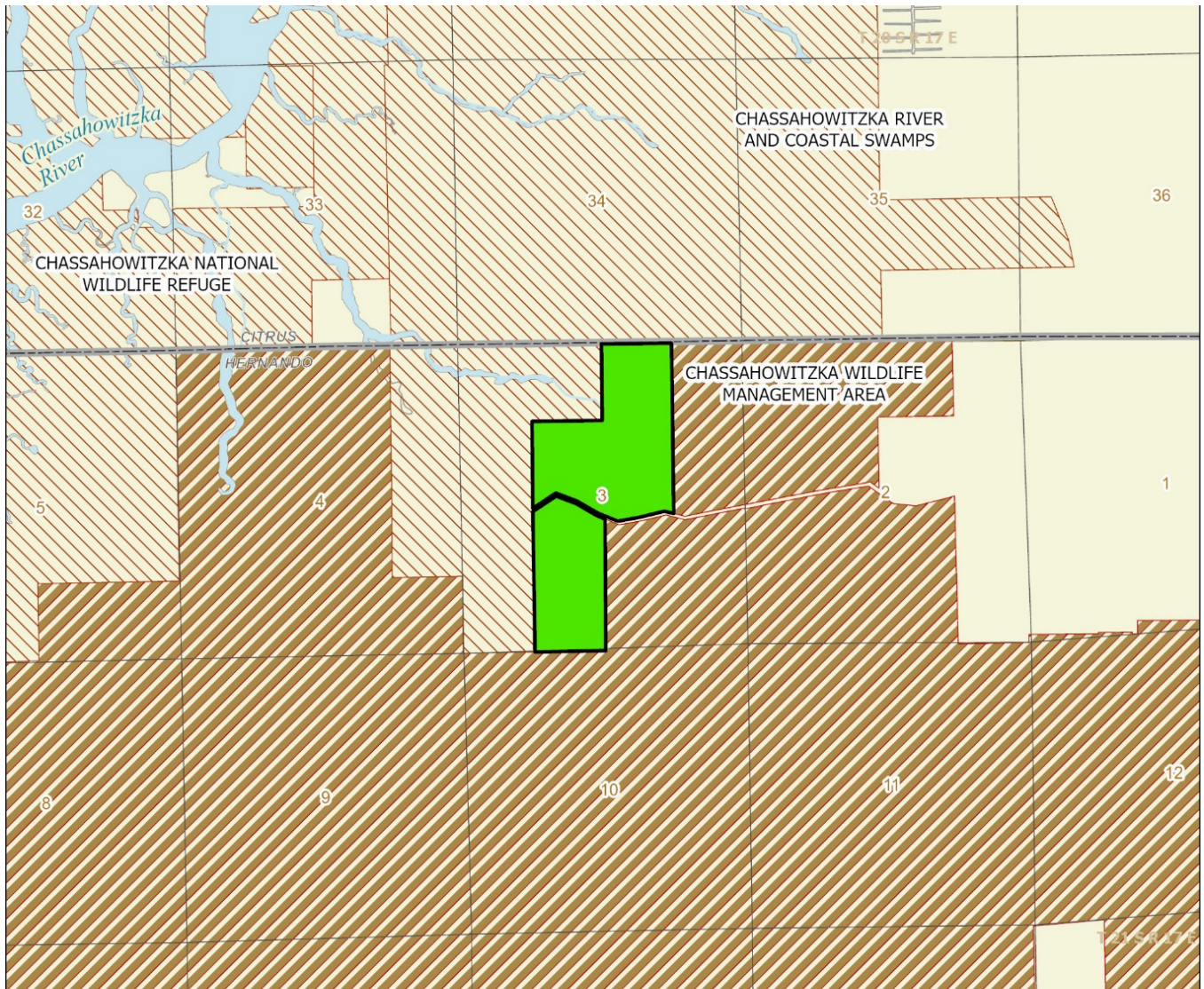
The addition of the Storch/Betejay Spring property to Chassahowitzka Wildlife Management Area (WMA) would fill a large hole in public ownership in the area and allow the Florida Fish and Wildlife Conservation Commission (FFWCC) guaranteed access to the coastal side of the WMA.

The proposed addition is a single ownership comprised of approximately 227 acres per the application and GIS. It is bounded on the east and south by the WMA and on the west and north by Chassahowitzka River and Coastal Swamps (Southwest Florida Water Management District). Zebrafinch Avenue runs east-west and bisects the property midway.

The property is comprised mostly of hydric hammock (84%) and a wavy band of basin swamp (13%) in the southern portion, both apparently relatively undisturbed and contiguous with the natural communities adjacent to the property. Approximately three acres are developed in three distinct areas, all north of the road, and two and a half acres are partially cleared near the road. Betejay Spring is located on a western corner of the property and feeds Crawford Creek, which runs off property, west through District land and Chassahowitzka National Wildlife Refuge, and eventually to the Gulf of Mexico. A large house is adjacent to the spring. Barns and pole barns occupy small clearings just north of the road. The house and barns could provide FFWCC with administrative and residential quarters and equipment storage.

The FNAI database contains one record of rare species for the Storch/Betejay Spring property – the Florida black bear (*Ursus americanus floridanus*, G5T4/S4, N, N), based on its being considered abundant regionally by the FFWCC. Additional records, for bald eagle (*Haliaeetus leucocephalus*, G5/S3, N, N) are within a mile of the property; one north was last known active in 2011, and one west was last known active in 2014, the last year they were surveyed (FFWCC eagle nest locator).

As summarized in the accompanying Florida Forever Measures Evaluation (FFME), the entire or nearly entire proposed addition contributes to Priority 2 Strategic Habitat Conservation Areas, Priority 1 Ecological Greenways, Priorities 1 and 2 Natural Floodplain Function and Functional Wetlands, and Priorities 1, 2, and 4 Surface Water Protection.



S.M.A.L.L. PROPOSED ADDITION (STORCH PARCELS)

HERNANDO COUNTY

-  Proposed Florida Forever BOT Project Addition
-  State Owned Lands
-  Other Conservation Lands

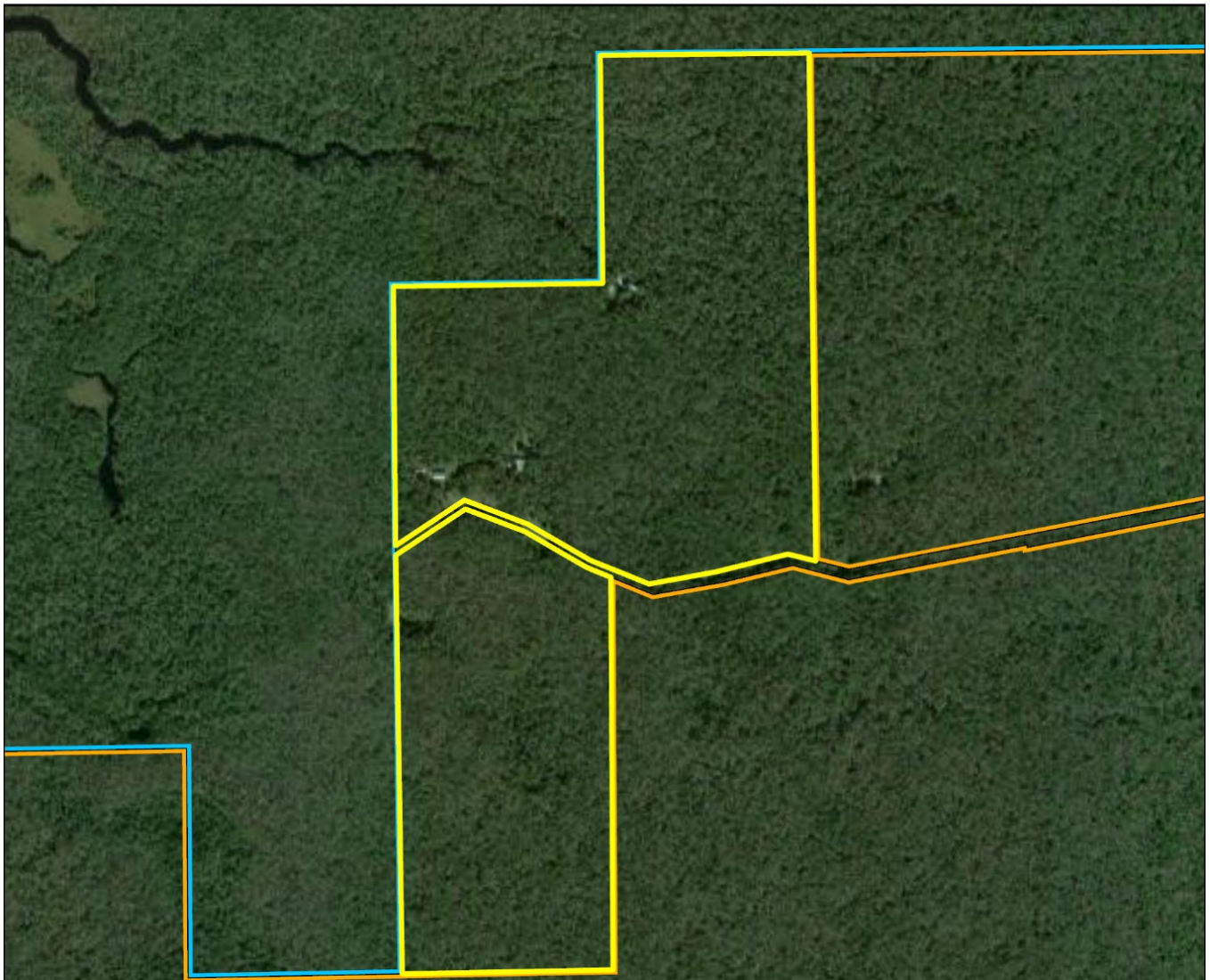


JULY 2020



S.M.A.L.L. Proposed Addition (Storch Parcels)

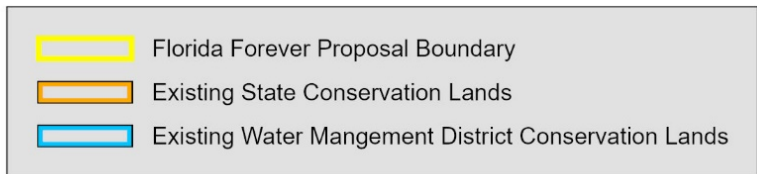
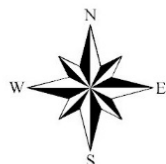
FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSAL BOUNDARY AS OF JULY 2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map Produced by: N. Pasco, July 2020

Background: World Imagery Resolution = 0.3 meter



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S.M.A.L.L. Addition (Storch Parcels): Florida Forever Measure Evaluation 20200717

GIS ACRES = 227

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	222	98%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	222	98%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	214	94%
Priority 3	1	< 1%
Priority 4	12	5%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	227	100%
B3: Ecological Greenways		
Priority 1	227	100%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	227	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	133	59%
Priority 2	93	41%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	226	100%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	72	32%
Priority 2	12	5%
Priority 3	0	0%
Priority 4	142	63%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	226	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	133	59%
Priority 2	88	39%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	221	97%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	0	0%
E2: Recreational Trails (miles) <small>(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)</small>		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)		
	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5 - Potential Pinelands	0	0%
Total Acres	0	0%
G3: Forestland for Recharge		
	0	0%

^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is greatest on small sites.