

**ITEM 13:**

Vote on whether to amend the Strategic Managed Area Lands List Florida Forever Project Boundary for the FFS to add one parcel totaling approximately 41 acres in Lake County with a tax assessed market value of \$88,160.

**LOCATION:**

Lake County

**DSL STAFF REMARKS:**

The Seminole State Forest Coffin Addition amendment proposed by the Florida Forest Service (FFS), adds one parcel in Lake County totaling approximately 41 acres to the Strategic Managed Area Lands List (SMALL) Florida Forever project. The property consists of one parcel owned by Burl Coffin and John Walker. The property has a tax assessed value of \$88,160.

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.” The FFS has recommended removal of “Parcel Seven (HAU II, LLC)” from its original list of 10 parcels due to the landowner’s rejection of the state’s offer to purchase and replace with the Coffin property. The proposed amendment will ensure that FFS has 10 parcels on the SMALL list.

The property is adjacent to the Seminole State Forest (SSF) boundary and is proposed for fee simple acquisition. The landowners have been contacted and are willing sellers. The FFS has confirmed that the property would be managed as part of the Seminole State Forest. The property contains approximately 25 acres of scrub habitat with mature pine overstory, 9 acres of slash pine flatwoods and 6 acres of ephemeral ponds. The area provides habitat for the Florida scrub jay, gopher frog, striped newt and gopher tortoise. The property also includes a dilapidated wood-framed house built in 1925, a barn and cistern which will be assessed for demolition and filling for safety purposes. A driveway and powerline easement will enhance access to SSF east and west of the property.

The addition of the Coffin property will reduce the potential for urban encroachment resulting from adjacent residential development, create a more manageable ecosystem in a highly sensitive environmental area, provide additional protections for threatened and endangered flora and fauna, and increase forest management efficiency allowing for management as a continuous landscape enabling additional protections for water quality and native habitats.

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 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 site contributes to FNAI Habitat Conservation Priorities and Aquifer Recharge. The site also contributes to Ecological Greenways and Surface water protection.

**STAFF RECOMMENDATION:**

Vote on the proposed boundary amendment.

**ARC RECOMMENDATION:**

<b>Project</b>	<b>DHR</b>	<b>FFS</b>	<b>Lynetta Griner</b>	<b>FWC</b>	<b>Bill Palmer</b>	<b>Elva Peppers</b>	<b>DEP</b>	<b>Selected</b>
Strategic Managed Area Lands List: Seminole SF Coffin Addition								



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[Florida Natural Areas Inventory](#)

To: Deborah Burr, DEP/OES  
From: Katy NeSmith, FNAI  
Date: July 20, 2020  
Subject: Proposed boundary modification (addition) to the Strategic Managed Areas Lands List Florida Forever BOT Project - Coffin property

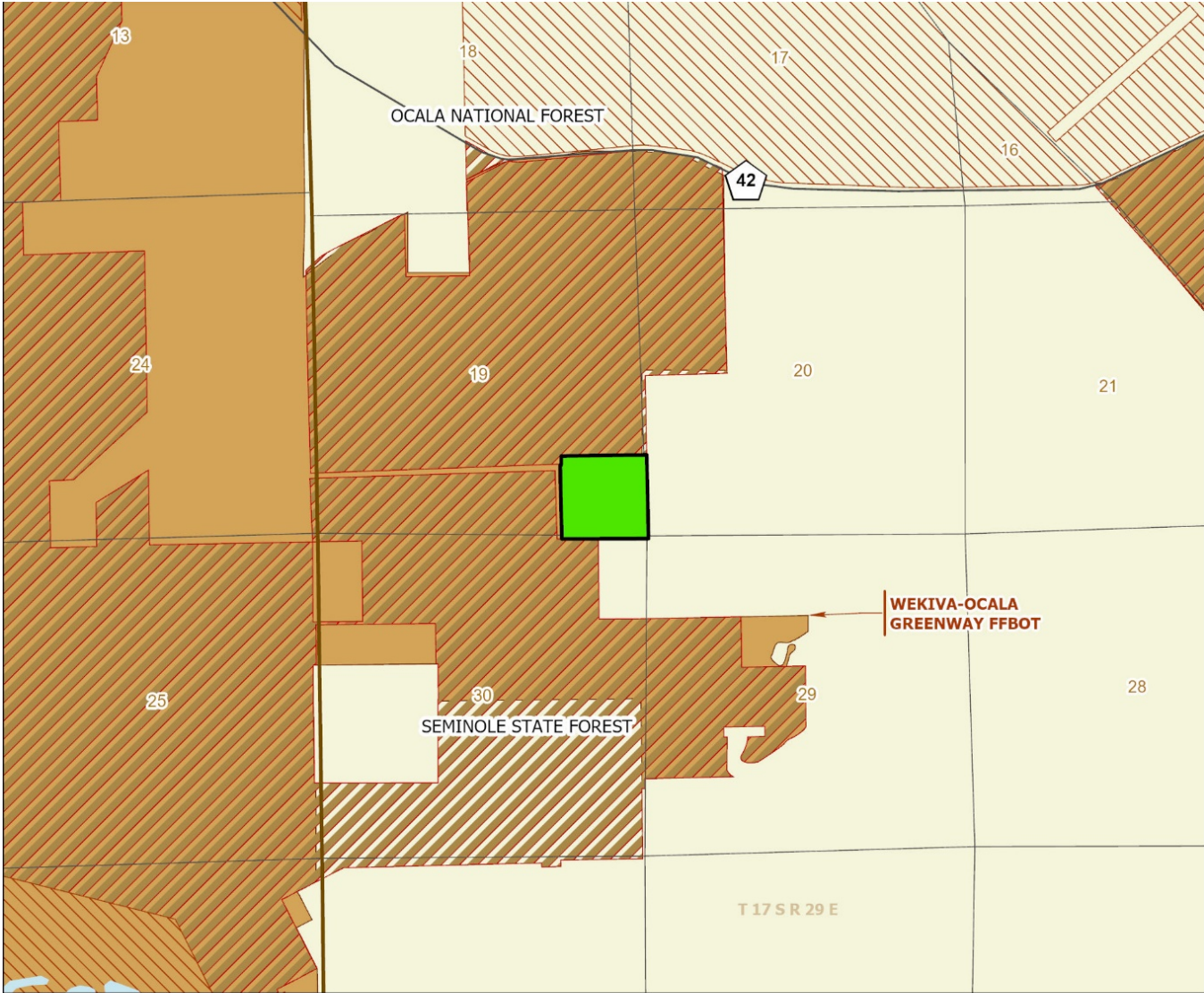
The addition of the Coffin property to Seminole State Forest (SSF) would simplify the boundary, improve access, and facilitate the management of natural resources in that area of the forest. The Coffin property is situated on the northeastern boundary of SSF not far from the Ocala National Forest. The Florida Forest Service (FFS) is proposed as the manager.

The proposed addition is a single, square, property comprised of approximately 41 acres per the application and 44.92 acres per GIS. Coffin property is bordered by SSF on the north, west, and by a little less than half of the boundary on the south. Low density residential around Lake Mack borders the Coffin property on the east and just over half of the southern boundary. Lake Mack Road (dirt) runs east-west across the property near the northern boundary and continues into SSF. Another smaller dirt road parallels the western boundary and also connects with SSF on the south. The Ocala National Forest lies less than one mile north, across County Road 42.

Over half (ca. 72%) of the property consists of scrub and mature slash pine flatwoods. Overgrown sand pine scrub is present mainly in the western and southern portions of the site and mesic flatwoods occurs as a narrow band in the eastern, northern, and central portions, around two linked depression marshes. It is difficult to tell the condition of the marshes. They were partially mowed as recently as the 2017 aerial photograph, but appear more natural, or grassy, in the 2020 aerial. An old wooden, uninhabitable, house and prefab shed, and a 10-foot deep cistern sit on roughly two acres along Lake Mack Road. The FFS, as manager, would demolish the house and fill the cistern; revenue could be generated by removing sand pine and thinning slash pine, while creating future Florida scrub-jay habitat.

The FNAI database contains one record of rare species for the Coffin property – the Florida black bear (*Ursus americanus floridanus*, G5T4/S4, N, N), based on its being considered abundant regionally by the FFWCC. FNAI has nearby records of Florida scrub-jay (*Aphelocoma coerulescens*, G2/S2, N, T) and Florida sandhill crane (*Antigone canadensis pratensis*, G5T2/S2, N, ST). The FFS indicates that the property is already used as foraging habitat for nearby jays and that gopher tortoises are present. They also report gopher frogs inhabiting nearby tortoise burrows and breeding in a marsh to the west.

As summarized in the accompanying Florida Forever Measures Evaluation (FFME), the entire or nearly entire proposed addition contributes to FNAI Habitat Conservation Priorities, Ecological Greenways, Surface Water Protection, and Aquifer Recharge.



**S.M.A.L.L. PROPOSED ADDITION (COFFIN PARCEL)**

**LAKE COUNTY**

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



JULY 2020



# S.M.A.L.L. Proposed Addition (Coffin Parcel)

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



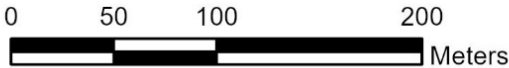
Map Produced by: N. Pasco, July 2020

Background: World Imagery Resolution = 0.3 meter



	Florida Forever Proposal Boundary
	Florida Forever BOT Projects
	Existing State Conservation Lands

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**S.M.A.L.L. Addition (Coffin Parcel): Florida Forever Measure Evaluation 20200721**

GIS ACRES = 44.92

MEASURES	Resource Acres <sup>a</sup>	% of project
<b>B1: Strategic Habitat Conservation Areas</b>		
Priority 1	0.00	0%
Priority 2	24.80	55%
Priority 3	0.00	0%
Priority 4	1.33	3%
Priority 5	0.00	0%
Total Acres	26.13	58%
<b>B2: FNAI Habitat Conservation Priorities</b>		
Priority 1	0.00	0%
Priority 2	18.29	41%
Priority 3	23.91	53%
Priority 4	2.28	5%
Priority 5	0.00	0%
Priority 6	0.44	< 1%
Total Acres	44.92	100%
<b>B3: Ecological Greenways</b>		
Priority 1	0.00	0%
Priority 2	44.26	99%
Priority 3	0.00	0%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	44.26	99%
<b>B4: Under-represented Natural Communities</b>		
Upland Glade (G1)	0.00	0%
Pine Rockland (G1)	0.00	0%
Scrub and Scrubby Flatwoods (G2)	23.95	53%
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)	8.29	18%
Upland Hardwood Forest (G5)	0.00	0%
Total Acres	30.35	72%
<b>B6: Occurrences of FNAI Tracked Species</b>		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
<b>C4: Natural Floodplain Function</b>		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	4.17	9%
Priority 4	9.23	21%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	13.40	30%

MEASURES (continued)	Resource Acres <sup>a</sup>	% of project
<b>C5: Surface Water Protection</b>		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	0.00	0%
Priority 4	6.89	15%
Priority 5	0.00	0%
Priority 6	35.92	80%
Priority 7	0.00	0%
Total Acres	42.81	95%
<b>C7: Fragile Coastal Resources</b>		
Fragile Coastal Uplands	0.00	0%
Imperiled Coastal Lakes	0.00	0%
Coastal Wetlands	0.00	0%
Total Acres	0.00	0%
<b>C8: Functional Wetlands</b>		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	4.00	9%
Priority 4	6.23	14%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	10.23	23%
<b>D3: Aquifer Recharge</b>		
Priority 1	18.24	41%
Priority 2	25.58	57%
Priority 3	1.11	2%
Priority 4	0.00	0%
Priority 5	0.00	0%
Priority 6	0.00	0%
Total Acres	44.92	100%
<b>E2: Recreational Trails (miles)</b> <small>(prioritized trail opportunities from Office of Greenways and Trails &amp; Univ. Florida)</small>		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
<b>F2: Arch. &amp; Historical Sites (number)</b> 0 sites		
<b>G1: Sustainable Forestry</b>		
Priority 1	0.00	0%
Priority 2	0.00	0%
Priority 3	9.40	21%
Priority 4	0.00	0%
Priority 5 - Potential Pinelands	4.11	9%
Total Acres	13.51	30%
<b>G3: Forestland for Recharge</b> 9.40 21%		

<sup>a</sup>Acres 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.