

**ITEM 14:**

Vote on whether to amend the North Waccasassa Flats Florida Forever Project Boundary to add five parcels totaling approximately 562 acres in Gilchrist County with a tax assessed market value of \$1,405,936.

**LOCATION:**

Gilchrist County

**DSL STAFF REMARKS:**

The Carroll Property amendment proposed by the Alachua Conservation Trust adds five parcels in Gilchrist County totaling approximately 562 acres to the North Waccasassa Flats Florida Forever project. The parcels have a combined tax assessed market value of \$1,405,936.

The parcels are adjacent to the eastern boundary of the North Waccasassa Flats Florida Forever project and proposed for less-than-fee acquisition. The landowners, Robert and Lori Carroll, are willing sellers. The Carroll property is predominately planted pine and pasture interspersed with wetland communities including dome swamp, and depressional wetlands. Portions of the former pine plantation are currently being restored to sandhill by the landowners. The property is home to a healthy resident population of gopher tortoises (*Gopherus polyphemus*) and may provide valuable habitat for the eastern indigo snake (*Drymarchon couperi*) and other commensal species. The property is identified as Priority 4 within the Florida Ecological Greenways Network.

*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 proposed for addition. The proposal area should be designated as essential.

*Project History:*

The North Waccasassa Flats project in Gilchrist County was added to the Florida Forever Priority List in 2018. The project aims to enhance the preservation of critical wildlife habitat, protect the headwaters of an important tributary to the Santa Fe River, and provide groundwater recharge, water quality and floodplain protection.

The North Waccasassa Flats Project currently identifies 14,153 acres for acquisition with 14,153 acres remaining to be acquired. The project is ranked 27 in the Less-than-Fee category on the 2022 Florida Forever Priority List. The tax assessed value of the remaining acres to be acquired in this project per property appraiser information (2020) is \$35,604,113.

*FNAI Review:*

According to the Florida Natural Areas Inventory (FNAI), 100% of the Carroll property contributes to Ecological Greenways and Aquifer Recharge. The site also contributes to Surface Water Protection (98%), and Strategic Habitat Conservation Areas (95%).

**STAFF RECOMMENDATION:**

Vote on the proposed boundary amendment.

**ARC RECOMMENDATION:**

<b>Project</b>	<b>DHR</b>	<b>FFS</b>	<b>Lynetta Griner</b>	<b>DEP</b>	<b>FWC</b>	<b>Bill Palmer</b>	<b>Elva Peppers</b>	<b>Selected</b>
North Waccasassa Flats: Carroll Property								



To: Sine Murray, DEP/OES  
From: Dan Hipes, FNAI  
Date: October 18, 2022  
Subject: Proposed Boundary Modification to the North Waccassa Flats Florida Forever BOT Project: Carroll Property

North Waccasassa Flats Florida Forever (FF) Project encompasses 14,153 acres in north-central Gilchrist County. The major goals of the project are to protect and enhance water quality in Santa Fe River watershed as well as the preservation of rare species habitat and natural systems. The Carroll Property, which consists of two tracts that are adjacent to the eastern boundary and totaling 562 acres, is proposed as an addition to the project to be purchased less-than-fee (as a conservation easement).

The smaller of the two Carroll Property tracts is approximately 84 acres in size. It is predominantly planted pine on former mesic flatwoods. There are several small depression marshes and a small dome swamp embedded within the plantations. A couple of small woods roads are present along a small portion of the perimeter; no other improvements or disturbances are evident on 2020 aerial photography.

The larger tract is approximately 480 acres in size. As with the smaller tract, most of the area is in pine plantation of various ages from mature to recently planted. Approximately 50 acres of plantation has been converted to improved pasture in the last 7 years. The wetlands including a portion of the bottomland forest along Cow Creek appear to be in natural condition. No improvements are evident; however, the proposal states that one barn used for forestry equipment is present.

The Carroll property lies within an area of Florida where the Florida Fish and Wildlife Conservation Commission has identified Florida black bear as being occasional. There are no other rare species documented in the FNAI database.

The Florida Forever Measures Evaluation (FFME) following this memo is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural community distributions based primarily on data from the Cooperative Land Cover Map. Nearly all of the proposed addition contributes to priority 3 and 5 Strategic Habitat Conservation Areas, priority 4 Ecological Greenways, priorities 1 through 3 Aquifer Recharge, and priority 4 through 7 Surface Water Protection. The site has minimal contribution to FNAI Habitat Conservation Priorities, or Under-represented Natural Communities. See the following table for additional details.

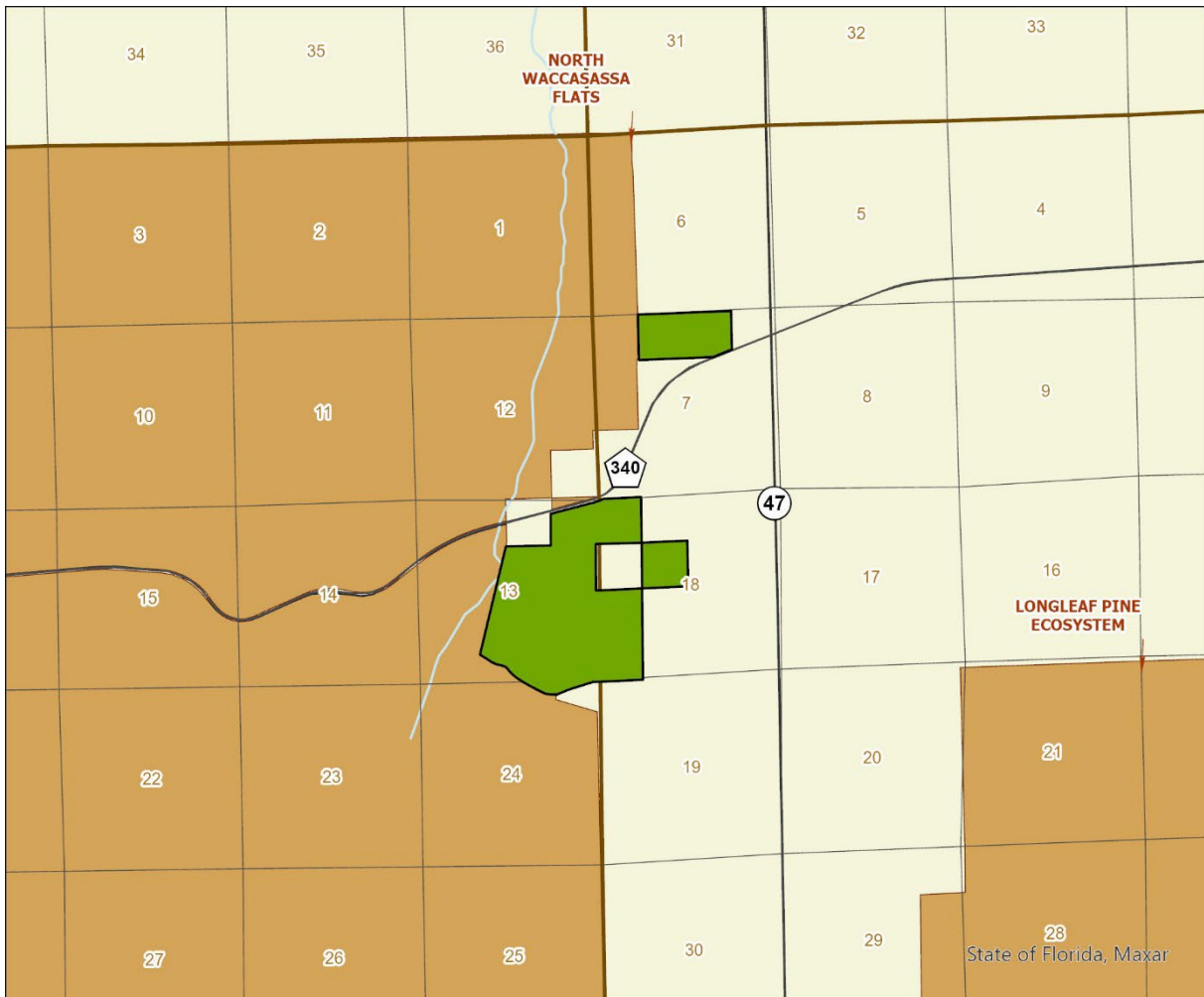
**North Waccasassa Flats (Carroll Property): Florida Forever Measure Evaluation 20221014**

GIS ACRES = 562

MEASURES	Resource Acres <sup>2</sup>	% of project
<b>B1: Strategic Habitat Conservation Areas</b>		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	382	68%
Priority 4	0	0%
Priority 5	149	27%
<b>Total Acres</b>	<b>531</b>	<b>95%</b>
<b>B2: FNAI Habitat Conservation Priorities</b>		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	43	8%
Priority 6	81	14%
<b>Total Acres</b>	<b>124</b>	<b>22%</b>
<b>B3: Ecological Greenways</b>		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	561	100%
Priority 5	0	0%
<b>Total Acres</b>	<b>561</b>	<b>100%</b>
<b>B4: Under-represented Natural Communities</b>		
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)	2	< 1%
Upland Hardwood Forest (G5)	2	< 1%
<b>Total Acres</b>	<b>4</b>	<b>1%</b>
<b>B6: Occurrences of FNAI Tracked Species</b>		
G1	0	
G2	0	
G3	0	
G4	0	
G5	0	
<b>Total</b>	<b>0</b>	
<b>C4: Natural Floodplain Function</b>		
Priority 1	0	0%
Priority 2	132	24%
Priority 3	76	14%
Priority 4	53	10%
Priority 5	0	0%
Priority 6	0	0%
<b>Total Acres</b>	<b>261</b>	<b>47%</b>

MEASURES (continued)	Resource Acres <sup>2</sup>	% of project
<b>C5: Surface Water Protection</b>		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	55	10%
Priority 5	412	74%
Priority 6	72	13%
Priority 7	9	2%
<b>Total Acres</b>	<b>549</b>	<b>98%</b>
<b>C7: Fragile Coastal Resources</b>		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
<b>Total Acres</b>	<b>0</b>	<b>0%</b>
<b>C8: Functional Wetlands</b>		
Priority 1	0	0%
Priority 2	111	20%
Priority 3	41	7%
Priority 4	22	4%
Priority 5	0	0%
Priority 6	0	0%
<b>Total Acres</b>	<b>173</b>	<b>31%</b>
<b>D3: Aquifer Recharge</b>		
Priority 1	22	4%
Priority 2	393	70%
Priority 3	146	26%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
<b>Total Acres</b>	<b>561</b>	<b>100%</b>
<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	
<b>Total Miles</b>	<b>0.0</b>	
<b>F2: Arch. &amp; Historical Sites (number)</b>		
	0 sites	
<b>G1: Sustainable Forestry</b>		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	344	61%
Priority 4	0	0%
Priority 5 - Potential Pinelands	38	7%
<b>Total Acres</b>	<b>381</b>	<b>68%</b>
<b>G3: Forestland for Recharge</b>	<b>344</b>	<b>61%</b>

\*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 most noticeable on small sites.



**NORTH WACCASSASSA FLATS  
PROPOSED ADDITION (CARROLL PROPERTY)**

**GILCHRIST COUNTY**

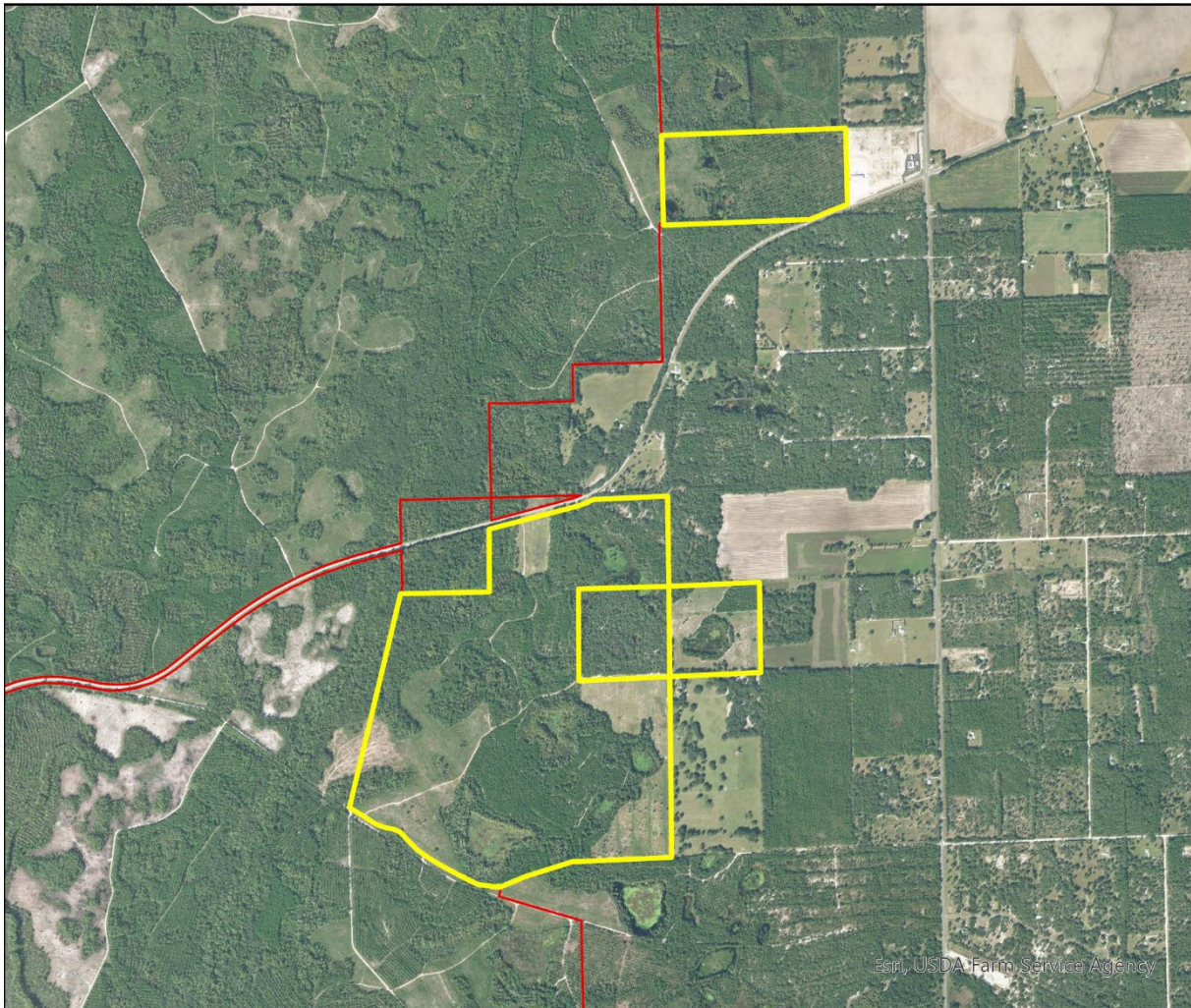
- Proposed Addition
- Florida Forever BOT Projects



MAP BY FL NATURAL AREAS INVENTORY OCTOBER 2022

## North Waccasassa Flats Proposed Addition (Carroll Property)



FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF OCTOBER 2022



Map Produced by: FL Natural Areas Inventory, N. Pasco, October 2022

Background: USA NAIP Imagery Resolution = 1.0 meter



	Florida Forever Proposed Addition
	Florida Forever BOT Projects

