

SECTION 1.0 INTRODUCTION TO JETTA POINT PROPERTY

The following information is provided as required by The Florida Communities Trust (FCT), Florida Forever Program Rule 9K-7.011, *Florida Administrative Code*. Grant funding from FCT was used to acquire the project site and the Management Plan was developed to ensure that the project site will be developed in accordance with the Grant Award Agreement and in furtherance of the purpose of the grant application.

The Project Site, **Jetta Point Property**, is located in south central Seminole County in the Black Hammock Area. It encompasses 44.49 acres of land with four existing structures (two homes and two accessory/barns). This project is immediately adjacent to the existing Black Hammock Trailhead of the Cross-Seminole Trail, a showcase trail of the Seminole County Greenways and Trails Program. An out parcel exists on the site that the County is currently attempting to acquire. Every effort will be made to buffer this property from the park (within the requirements of the Land Development Code of Seminole County) including vegetation, security measures, etc. The Cross-Seminole Trail is one of the first rails to trails projects funded by the Office of Greenways and Trails and has received multiple awards. Additionally, Seminole County was the first County in the state to formally adopt a Greenways, Trails and Blueways master plan. This site will become a multi-use property with a mixture of both active and passive recreational uses and it will provide for expansion of the existing trailhead in a rapidly developing area.

SECTION 2.0 PURPOSE FOR ACQUISITION AND MANAGEMENT

Seminole County continues to be one of the most dynamic counties, in terms of growth, within the state of Florida. Forecasting total build-out for the county in less than ten

years, it has become imperative that steps be taken to acquire and manage those remaining green spaces for preservation, public access and recreation.

Seminole County purchased the Jetta Point Property in (August of 2002). Through its Comprehensive Plan and Natural Lands Program, Seminole County has established criteria by which lands may be acquired and managed for the benefit of its citizens.

Upon acquisition of the project site, the community will benefit in a number of significant and measurable ways. Specifically, the site will provide a family oriented recreational venue and a vital trailhead for the Seminole County Greenways and Trails Program. The acquisition of the Jetta Point Property has multiple benefits. As previously stated, the project will allow the expansion of an existing National Scenic and local showcase trailhead, will increase the level of service of active recreation, and will also provide some passive resource based recreation. There are however, other benefits. The acquisition prevented more intense development in the sensitive Black Hammock Area of Seminole County and the statutorily defined "Special Basin" of Lake Jesup. The trail will connect in the near future to the Spring Hammock Preserve and other conservation and education properties via minor trail systems. This acquisition was crucial due to the looming rapid growth of Seminole County and the increasing demand for recreation. The project site will be managed for the conservation, protection, and enhancement of natural resources of designated conservation areas, and for outdoor recreation compatible with those goals.

#1 Management Objective – To **increase** the County’s **recreational level of service** via the addition of multipurpose sports fields and expansion of the Cross-Seminole Trail’s Black Hammock Trailhead. The site, which is surrounded by development pressures, will provide relief to the adjacent over-crowded existing Trailhead.

#2 Management Objective – To provide a **recreational venue** for family oriented activities consistent with approved land uses. Both passive and active recreation will be provided in the form of nature trails, bike trailheads, playground (tot lot) and multi-use fields. The Project Site will be identified in all literature and advertising as acquired with funds from the “Florida Communities Trust” and operated as an outdoor recreation area or other appropriate descriptive language.

#3 Management Objective – To provide an **enhancement** to the Seminole County Greenways and Trails program. The Jetta Point site will be developed as a key amenity to the existing Cross-Seminole Trail.

#4 Management Objective – To protect natural resources and provide for sustainability of natural resources compatible with the conceptual plan.

Seminole County Comprehensive Plan

The following represents a summary of major comprehensive plan directives that would be furthered by managing the site as proposed:

Seminole County Comprehensive Plan Policy CON 3.3 – Wetlands Management Program. The County shall continue to rely on the Flood Prone and Wetland Overlay Zoning Classifications to prevent public harm; to protect the public health, safety and welfare; guide and protect and preserve wetlands and other environmentally sensitive areas for natural water management and hydrologic functions; for use by aquatic and wetland dependent wildlife; habitat of endangered, threatened or species of special concern; recreation, open space and buffer areas.

Seminole County Comprehensive Plan Policy FLU 1.1 – Conservation Land Use. The County shall continue to regulate development and preserve environmentally sensitive areas by means of the Conservation future land use designation and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist.

Within one year of acquiring the project site, Seminole County will amend the future land use designation as well as the zoning designation to conservation, outdoor recreation, open space, or other similar category. Additionally, all literature and advertising will identify the joint acquisition of the Jetta Point Property with Florida Communities Trust for outdoor recreation.

Seminole County Comprehensive Plan Policy REC 5.2- Recreational Trail Development. The County shall continue to develop and implement the showcase trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler Trail, as well as those others identified in the Countywide Greenways and Trails and Master Plan. These efforts shall include, at a minimum, application for available grant

funding for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and voter-based referenda.

Seminole County Comprehensive Plan Policy TRA 6.17 – Bicycle and Recreational Trail Planning and Coordination. The County shall continue to fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County shall continue to coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike/trail network.

SECTION 3.0 SITE DEVELOPMENT AND IMPROVEMENT

Section 3.1 Existing Physical Improvements

Currently the project site contains physical improvements in the form of two vacant single family residences, two garage/barn structures and the related fencing for equestrian use. Approximately 5 acres in the vicinity of the homes has been cleared and maintained for grazing.

Section 3.2 Proposed Physical Improvements

As outlined in Master Site Plan (**Exhibit A**), proposed physical improvements include the removal of all structures with the exception of one residence (the ranch-style home) and the installation of an elevated boardwalk through the mixed hardwood swamp adjacent to the Cross-Seminole Trail. This will provide a more nature based experience and will be enhanced through the use of interpretive signs highlighting the native flora and fauna found in this wetland

system. The boardwalk will be constructed on parts of the proposed nature trail (see Exhibit A) in areas of the swamp where it would be necessary to elevate the trail. The nature trail will be master planned to minimize any impact to the bald eagle's nest and will be between 300 and 500 feet long. Areas of the nature trail that do not require boardwalk elevation will be surfaced using crushed shell. The proposed nature trail will connect with the Cross Seminole Trail's "Trails Around the World" (**Exhibit G**).

Several multi-use play fields are also planned for the upland area of the site along with a 250 space capacity parking area. A children's playground called a destination playground is also planned for a portion of the upland (pasture) area. Any clearing of the land will be coordinated with appropriate agencies for the protection of listed plant and animal species consistent with the established guidelines.

Bike racks will be centrally located to accommodate user needs as part of the Trailhead. Trash receptacles, with a recycling emphasis, will be placed in primary use areas to reduce housekeeping and to stress environmental stewardship. Public restroom access will be provided at the single family residence structure retrofitted to provide for these amenities. This project site and all improvements will meet requisite codes and comply with all ADA criteria. It is acknowledged that any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the approved Management Plan requires prior FCT review and approval. Two sets of

conceptual drawings were originally provided. However, the intent of Seminole County Parks and Recreation is to use the proposed fields as multi-purpose sports fields for soccer, baseball, or softball, so the set containing baseball diamonds is inaccurate. A large (50'x30') picnic pavilion is planned in addition to the other amenities. The proposed model is an open air-type pavilion that would house approximately 12 large picnic tables.

Development of Jetta Point will take into consideration whether any additional traffic calming measures are necessary. To the extent that master planning indicates a need, measures will be taken that are consistent with the adjacent Black Hammock Trailhead. It is acknowledged that modification of the Management Plan and undertaking of alterations or physical improvements not addressed requires prior approval from the Florida Communities Trust.

Section 3.3 Landscaping

Landscaping will be accomplished using native xeriscape plants to the maximum extent possible. Traditionally, Seminole County Parks and Recreation will utilize a mixture of plants that were a part of the original landscape prior to any disturbance. By using the appropriate species assemblages, successful landscapes are produced, because the plants being installed are adapted for the site's conditions. Provisions to provide a 10-foot buffer between wetlands and mulched nature trails, a 25-foot buffer between wetlands and any paved trails and picnic shelters or other minor facilities, and a 100-foot buffer between wetlands and any athletic fields or other major facilities will be included in the final site plan.

A master site plan has not yet been developed that would include an engineering and landscaping plan. Seminole County will forward the site plan to Florida Communities Trust for review upon its completion.

Section 3.4 Wetland Buffer

Seminole County will comply with all local, state, and federal policies relating to wetland buffers and impacts. The design of the park will minimize all if any impacts to wetlands.

Section 3.5 Acknowledgement Sign

At least one sign measuring a minimum 2' x 3' will be installed at the entrance to the project site and will include text that acknowledges funds utilized for the acquisition of the project site were provided from the "Florida Communities Trust". Included with the narrative will be the FCT logo and the date the site was acquired. Additionally, any and all printed materials prepared specifically for the project site shall also include the same information as provided on the requisite sign.

Section 3.6 Parking

Access to the project site for vehicular traffic will be provided from the south by State Rd.434 and via Jetta Point Drive. Specific parking on the site will be provided by a designated parking area with a capacity of approximately 250 (two-hundred, fifty) parking spaces. Additionally, parking is available via the original (fifty) spaces at the Black Hammock Trailhead. (Per Seminole County and the St. Johns River Water Management District (SJRWMD) and requisite civil engineering, pervious material will be utilized to the maximum extent possible.) The parking area shall incorporate pervious material where feasible. Both bollards and wheel stops will be placed in appropriate locations and will be indicated on the site plan when completed.

Section 3.7 Storm water Facilities

Storm water and retention will be compliant with the Land Development Code of Seminole County and the SJRWMD. Where applicable, the storm water facilities will be designed to mimic a natural system providing wildlife habitat and a recreational amenity. Additionally, any storm water facilities will be designed as shallow swales that will not require fencing.

Section 3.8 Permits

Demolition of the existing structures and construction of park facilities will necessitate permits from the Seminole County Building and Fire Prevention Division. A dredge and fill permit from the SJRWMD and a bald eagle permit

from the U.S. Fish and Wildlife Service will be required in the event that all sports fields are constructed.

Section 3.9 Easements, Concessions, and Leases

An access easement exists on the property that proceeds along the northern boundary of the property to the east and then southward along the eastern edge of the site. There is an additional Florida Power Easement that bisects the property from north to south. Development of the park will proceed with all proper approvals. As mandated, FCT will be provided, 60 day prior to written notice and information regarding any lease of any interest, the operation of any concession, any sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public and no document will be executed without the prior written approval of FCT. It is further acknowledged that prior to the execution of any document; it will require review and approval by FCT. No document will be executed without the prior written approval of FCT. All fees collected are to be placed in a segregated account solely for the upkeep and maintenance and in support of education programs provided on the Project Site. Typically, Seminole County Parks and Recreation will lease programming to supplement staffing needs. Such programs could include youth soccer, baseball, or softball, in addition to maintenance of fields. Prior to such action Seminole County will notify the Florida Communities Trust of its intent in writing.

SECTION 4.0 NATURAL RESOURCES

Section 4.1 Natural Communities

The natural communities on this site follow a transition in elevation from a high xeric sand pine scrub habitat at the northern end, through pine flatwoods and a mixed hardwood swamp at the southern edge of the property. While the integrity of the native habitats present is still high the small size, isolation and proximity to urban development and major transportation corridors reduces there regional significance and resource value. However, the presence of an active Bald Eagle's nest does present a strong argument for at least some level of preservation and habitat protection. Where possible within the goals of this project, efforts to keep gopher tortoise habitat intact will be made. The County will coordinate with the Fish and Wildlife Conservation Commission to protect listed animal species and enhance habitat conditions for the listed wildlife species that utilize the site to the maximum extent allowable by the proposed plan for a park. It is possible that small patches of suitable habitat can be preserved for the gopher tortoise with careful site planning, and when the park is master planned, these areas will be evaluated for the most appropriate management techniques applicable.

The **Sand Pine Scrub** community that exists on site is a fairly pristine example of this rare upland community. Species present include Sand Pine *Pinus clausa*, Sand Live Oak *Quercus geminata*, and Rosemary *Ceratiola ericoides*. While this habitat is still in good condition, the small size (app. 2 acres), isolation from other similar habitat and difficulty in managing this area with fire significantly lower the regional value of this isolated scrub community. Due to its low ecological

contribution to the surrounding landscape and the impracticality of use of prescribed fire, the value of this community will be primarily educational. Management of this habitat will employ mechanical techniques to retain the qualities of the community and allow for their interpretation for the users of the park as it is developed.

The **Pine Flatwoods** on site are dominated by a dense canopy of slash pine *Pinus elliottii*, sand pine, pond pine *Pinus serotina* and long leaf pine *Pinus palustris* with a very thick shrub layer of saw palmetto *Serenoa repens*, shiny lyonia *Lyonia lucida* and gall berry *Ilex glabra*. As a fire dependent community, the pine flatwoods habitat requires fire to maintain its ecological function and integrity. The location of this particular habitat, adjacent to two major highways (State Road 434 and Expressway 417) a major recreation destination (Cross-Seminole Trail), and a high density residential area, would make the use of fire inadvisable at this location. The use of mechanical management techniques are the only practical option for this habitat. The development of the park will leave small pockets that will be great educational examples of this plant community, but the entire site is isolated, and its cumulative ecological contribution is low.

The **Mixed Hardwood Swamp** located at the southern portion of this site and adjacent to the Cross-Seminole Trail, is dominated by a canopy of Red Maple *Acer rubrum*, Loblolly Bay *Gordonia lasianthus*, and Sweetbay Magnolia *Magnolia virginiana*, with an understory of Buttonbush *Cephalanthus*

occidentalis, Cinnamon fern *Osmunda cinnamomea*, and Wax Myrtle *Myrica cerifera*. This area will remain free of impacts with the exception of a planned boardwalk offering a more natural experience enhanced by interpretive signs identifying the important functions of wetlands and the variety of plants and animals that inhabit them.

A monitoring program will be implemented in the natural areas on the site to insure that improvements will not have adverse effects on those systems. The Seminole County Natural Lands Program staff biologists conduct a variety of monitoring programs on properties throughout the County. All data is recorded and annually delivered to the Florida Fish and Wildlife Conservation Commission for inclusion in their public lands database. Please visit www.seminolecountyfl.gov/natural for a view of the monitoring strategy. For a project of this magnitude, semi-annual monitoring of the plant and animal communities would be recommended consisting of photo monitoring of plant communities and pedestrian transects for listed animal species.

4.2 Listed Animal Species

Exhibit C contains a list of those species designated by the State or Federal government as a species of special concern, threatened, endangered or commercially exploited, that have been observed or are likely to inhabit or use the subject site.

Random pedestrian surveys of this site have revealed the presence of only two listed animal species. Several burrows of the Gopher Tortoise *Gopherus polyphemus* were observed on site located predominately on the north end and around the improved pasture area. The Gopher Tortoise is listed by the State of Florida as a Special of Special Concern and any activity involving the disturbance of this species or their habitat requires a permit through the Florida Fish and Wildlife Conservation Commission (FFWCC).

One active Bald Eagle *Haliaeetus leucocephalus* nest exists at the center of the subject site. This nest has been in existence for at least 5 years and the pair of eagles have adapted well to the encroachment of the urban area and the construction of the Cross-Seminole Trail. Any proposed activity within the primary (750 Feet) and secondary (1500 feet) zones will be coordinated with the U.S. Fish and Wildlife Service to ensure the least amount of impact to this nesting pair.

4.3 Listed Plant Species

Listed plant species observed on the project site are concentrated in the mixed hardwood swamp and sand pine scrub communities. These include Cinnamon Fern and Royal Fern *Osmunda regalis*, both listed as commercially exploited, as well as Garberia *Garberia heterophylla* which is listed as threatened. Management techniques for habitat protection and enhancement (described elsewhere) will be as follows:

- Upland Restoration (Section 5.1)
- Wetland Restoration (Section 5.2)
- Removal of invasive exotic plant species (Section 5.3)
- Implementation of feral animal program (Section 5.5)
- Consultation with Florida Division of State Lands, Seminole County and other environmental regulatory agencies on materials and methods.

A formal site management plan will be submitted within six months of acquisition for review and comment from FFWCC, Division of State Lands. As the project site (<40 acres) falls below the threshold for review (>160 acres) by the Acquisition and Restoration Counsel, staff comment on the plan will be requested.

Section 4.4 Water Quality

Water Quality standards are provided for in the Land Development Code of Seminole County which are more stringent than provided for by the SJRWMD. All local, state, and federal policies will be adhered to in the development of the park.

Section 4.5 Unique Geological Features

No unique geological features are known to exist on the Project Site.

Section 4.6 Trail Network

The project site has been identified as and designated for a trailhead of the Seminole County Greenways and Trails Program. Specifically, the trailhead will connect with the Florida National Scenic Trail as it crosses over State Road 434 just south of the intersection with Tusawilla Road. The County will continue to

coordinate its Greenways, Trails, and Blueways network with the Office of Greenways and Trails, and the Florida National Scenic Trail, working appropriately with MetroPlan, the County's Greenways and Trails Advisory Committee, and other agencies and groups.

Management of the Jetta Point Property will be the responsibility of the Seminole County Parks and Recreation Division, who also manages the Seminole County Trails System, and associated trailheads. The management of Jetta Point will be coordinated with the management of the existing Black Hammock Trailhead, and the other adjacent County owned parcels in accordance with the County's management guidelines and the management plan for the Cross Seminole Trail, approved by the Department of Environmental Protection's Office of Greenways and Trails.

SECTION 5.0 RESOURCE ENHANCEMENT

Section 5.1 Upland Restoration

Not Applicable

Section 5.2 Wetland Restoration

Not Applicable

Section 5.3 Invasive Exotic Plants

Several species of exotic plants have been observed on site concentrated for the most part in disturbed areas near the two residences. An approximate one quarter acre infestation of Cogon grass is established in the yard of the southern most residence. Air potato is established along the edge of the trail corridor adjacent to the mixed hardwood swamp and Ceasar Weed exists in a small power line easement. All invasive exotic species listed as Category I or II by the Florida Exotic Pest Plant Council will (**Exhibit D**) will be monitored and treated as necessary for at a minimum maintenance control and at best permanent eradication. Monitoring will occur concurrent with the proposed semi-annual monitoring of listed species and reporting will be part of the annual stewardship reports, which will detail status, proposed management actions applied, and expected results.

Section 5.4 Prescribed Burn Plan

Due to the size of this property and the proposed plan for its use, prescribed burning is not a recommended technique.

Section 5.5 Feral Animal Program

The monitoring of feral animals will be through visual observation by Parks and Recreation staff. If problem animals are identified, notification will be forwarded to the office of Seminole County Animal Services for appropriate action.

SECTION 6.0 ARCHEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE PROTECTION

As previously described, four structures exist on the project site, two single story concrete block residences and two accessory barns. None of these structures are deemed historically significant, and pursuant to the application, no structures are within ¼ mile of the site that is documented in the Florida Master Site File. Prior to commencement of any park development, a survey will be completed to ensure that no significant archeological or historical resources are present, coordinating with the Florida Division of Historic Resources.

The management of the archaeological and historic resources will comply with the provisions of Chapter 267, Florida Statutes, specifically Sections 267.061 2(a) and (b).

SECTION 7.0 EDUCATION SIGNS AND PROGRAM

Interpretive signs intended to educate visitors about the natural environment and any known archeological and historical resources will be provided on the Project Site.

Section 7.1 Education Program

Not applicable

Section 7.2 Museum and Nature Center

Not applicable

SECTION 8.0 COORDINATED MANAGEMENT

The management responsibilities for the project site will be administered by the Seminole County Parks and Recreation (SCPR) Department. Regulatory oversight will be provided by and coordinated with the following governmental entities as required:

- Florida Fish and Wildlife Conservation Commission
- Florida Division of Historical Resources
- Florida Department of Environmental Protection
- Florida Department of State, Division of Cultural Affairs
- St. Johns River Water Management District
- United States Army Corps of Engineers
- United States Department of Agriculture
- United States Department of the Interior, Fish and Wildlife Service
- Seminole County Government

SECTION 9.0 MANAGEMENT NEEDS

Section 9.1 Maintenance

Maintenance of the Project Site will be coordinated through SCPR and will have primary responsibility for maintenance and management of the Jetta Point Property. Maintenance of the project site will include but not be limited to upkeep of proposed fields, the boardwalk, the playground, trash removal, and facilities maintenance. Turf management will be implemented upon completion of the multi-purpose sports fields as applicable. Landscape maintenance will be minimal due to xeriscape and native plant use, but exotic plant control will be implemented in accordance with this management plan. Seminole County Parks and Recreation will maintain the park facilities and Seminole County Facilities

Maintenance will maintain structures, such as the residence proposed for restrooms/office space.

Section 9.2 Security

Security of the Project Site will be provided 24 hours daily through a combined effort provided by SCPR security staff and the Seminole County Sheriff's Department as required. All relevant Seminole County Parks statutes will be adhered to and any requisite enforcement will be provided exclusively by the Seminole County Sheriff's Department or other sworn law enforcement personnel as may be required. A combination of cyclonic (chain link) fencing and gates will be utilized as appropriate for security of the site. It is anticipated that the entrance to the nature trail will be gated allowing the wetland system to serve as a natural barrier, while the park site itself will be fenced.

Section 9.3 Staffing

SCPR will assume responsibility for staffing and maintaining all recreational facilities and related programs. SCPR will provide in writing as appropriate a detailed description of any programming, including leases for recreation, concessions, etc.

SECTION 10.0 COST ESTIMATES AND FUNDING SOURCES

Once the Master Plan has been finalized by the Board of County Commissioners, an accurate cost schedule will be provided. Currently, the cost estimate to develop the master site plan as proposed is approximately 2.5 million dollars, which would include

site prep, permitting, master planning, and development. The cost estimate will be amended as appropriate when accurate detail is available. The costs indicated on **Exhibit F** include structures and improvements, natural resource protection and enhancement, all archeological and historical resources surveys, protection, etc., education, and maintenance. The County's general fund will be used to fund the majority of the development of this project and will be supplemented with grant funds as available.

SECTION 11.0 PRIORITY SCHEDULE

The priority schedule will be incorporated into the site management plan when approved by the Board of County Commissioners. It is anticipated at this time the project will be completed in phases similar to the originally submitted conceptual plans. Exhibit F will identify a combined priority and cost schedule associated with the Jetta Point five year development plan.

SECTION 12.0 MONITORING AND REPORTING

SCPR shall prepare and submit an Annual Stewardship Report, which is due on January 30 of each year. The report will provide a written evaluation of the implementation of the Management Plan. Seminole County further acknowledges that any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

LIBRARY AND LEISURE SERVICES DEPARTMENT



Exhibit 4-2

January 11, 2006

Edward Eckstein, Planner IV
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: FCT Project Number: 03-055-FF3
Jetta Point Property
Seminole County

Dear Mr. Eckstein:

Enclosed is the stewardship report and checklist for the above named project. Please contact me if any further information is needed.

Sincerely,

Suzy Goldman
Director, Library & Leisure Services

Enclosure

Stewardship Report

Name of Project: Jetta Point Property

FCT Project Number: 03-055-FF3

Local Government: Seminole County

Date: January 11, 2006
(Date the report was drafted)

I. **Summary**

In January of 2005 The Seminole County Board of County Commissioners approved a conceptual plan for the development of Jetta Point Park. In July of 2005 3 additional interior parcels were purchased. In October 2005 a Florida Recreation Development Program (FRDAP) grant award of \$200,000 was received to assist in funding site development.

Throughout the year the BCC and the Joint City County Advisory Committee have been discussing possible partnership options with various cities (Oviedo and Winter Springs).

I. **Site Development**

Physical improvements

Planned physical improvements include:

- 3 lighted multipurpose fields
- Restroom
- 150 parking spaces
- Large (destination) playground
- Pavilion
- Shell nature path

None have been completed to date.

Easements, Concessions or Leases

No activity

I. **Key Management Activities**

Natural Resource Protection

No activity

Resource Restoration and Enhancement

No activity

Educational Programs

No activity

Maintenance and Security

Vacant house on project site being monitored by staff as needed.

I. **Revenues**

No revenue collected

I. **Priority Schedule/Time line**

Once development begins, it is anticipated that the five year plan included in the management plan will be followed.

I. **Funding**

Florida Recreation Development Program (FRDAP) grant \$200,000

I. **Management Plan Changes**

No changes needed at this time.

Attachments

(Include appropriate supporting documents.)

Archaeological Survey -										
	Year archaeological survey conducted									
Landscaping:										
	Year landscaping completed									
Wetland Restoration:										
	Year wetland restoration started									
	Year Wetland restoration completed									
Upland Restoration:										
	Year restoration started									
	Year restoration completed									
Burn Plan Developed:										
	Year program developed									
Burns conducted										
Year										
Plant and Animal Survey										
	Year of initial survey									
Follow up surveys										
Year										
Exotic Plant Removal - provide the status of the exotic plant removal program										
	Year exotic plant control started									
	Year exotic plant control completed									
Monitoring of invasive exotic plants this year										
Year										
Feral Animals - Status of the removal program of feral animals - hogs, dogs, cats, Muscovy ducks.										

	Year program initiated
Monitoring feral animals on the site	
Year	
Education Program –	
	Educational signs or kiosk installed
	Year educational program initiated
Report on the educational programs at the site	
Year	
Report whether revenue was collected: All fees collected are placed in a segregated account and go to the upkeep and maintenance of the project site.	
Year	
Other issues unique to the site - describe the issue	
Year	
Year	
Year	
Year	
Was the entire project site acquired? Yes [] No []	
If no, the year the Management Plan was updated to delete the unacquired parcels:	
Management Plan changes – list the changes and the year they were approved	
Year:	
Year	
Year	
Year	



Exhibit 4-3

January 18, 2007

Edward Eckstein, Planner IV
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: FCT Project Number: 03-055-FF3
Jetta Point Property
Seminole County

Dear Mr. Eckstein:

Enclosed is the stewardship report for the above named project for 2006. Please contact me if any further information is needed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suzy Goldman", is positioned above the typed name.

Suzy Goldman
Director, Library & Leisure Services

Enclosure

Florida Communities Trust - Annual Stewardship Report

Name of Project: Jetta Point Property

FCT Project Number: 03-055-FF3

Grant Recipient: Seminole County Government

Key Contact: Suzy Goldman

(Let FCT know if the key contact has changed)

Email Address: sgoldman@seminolecountyfl.gov

Reporting Period: 1/1/06 through 12/31/06

Date Drafted: January 18, 2007

1. Summary

After several months of planning, in March of 2006, the Seminole County Board of County Commissioners approved a site plan for the Jetta Point Property as a multipurpose athletic complex (attached). Site planning and preliminary engineering began in May of 2006. Jurisdictional issues were identified with the Cities of Oviedo and Winter Springs. County staff has been working closely with the project consultants and city staff on approval of the necessary land use and zoning changes.

2. **Future Land Use** – The project site encompasses two (2) local jurisdictions. Seminole County is working closely with the cities to move the necessary land use and zoning designations forward. At this time, it is not known what year they will be adopted, but all agencies are hopeful that these land use and zoning designations will be adopted in 2007.
3. **FCT Sign** – The sign has not yet been placed as construction of the park has not commenced. At the completion of the project, the sign will be built to specifications and placed in a prominent location on the Property. Because the project is in the design phase, it is not known at this time when the project will be complete, but is projected to be completed in 2008.
4. **Archaeological – Historical Resource Survey (if applicable):** N/A.
5. **Physical improvements** – No physical improvements have been made as yet.
6. **Natural Resource Protection** – No resource protection activities have taken place. No plant or animal survey has been conducted over the last year. The project is still in the design phase. All natural resource issues are being taken into consideration.
7. **Resource Restoration and Enhancement** – No restoration, enhancement or landscaping activity has taken place. The project is still in the design phase. All natural resource issues are being taken into consideration.
8. **Monitoring** – The site is monitored on a routine basis for invasive exotic species and feral animals.
9. **Educational Signs** – No educational kiosks or signs have been installed.
10. **Educational Programs (if applicable)** – N/A.

11. **Easements, Concessions or Leases** – N/A
12. **Revenues** – No revenue has been collected.
13. **Management Endowment** – (only required for non-profit Environmental Organization) N/A
14. **Security** – Property has been fenced off with a gated, locked entrance. The site is monitored on routine basis.
15. **Priority Schedule/Time line** – estimated project completion in 2008.
16. **Management Plan Changes** – At this time, no changes are expected for the management plan.
17. **Attachments**

S.R. 419 & S.R. 434



Entrance Sign & Gate
Pavilion (30'x50')
10' Powerline Easement

Destination Playground
-1 Large Tensile Fabric Structure
-2 Small Tensile Fabric Structure
8' Concrete Sidewalk

Landscaped Earth Berm
Buffer/ Seating
Existing Restroom Bldg
Lighted Multi-Purpose Fields

S.R. 417

Restroom / Concession (30' x 50')
Office Building (30' x 50')
Open Field/Play
10' Landscaped Buffer Along SR 417

4 Pavilions (25' x 25')
12' Hiking/Biking Trails
Pre-Manufactured Bridge
(8' x 40')
Wetland
Retention Pond

Tot-Lot With Pavilion (30' x 50')
2-Story Concession Building
-First Floor: Restroom/Concession (1500 sq ft)
-Second Floor: Offices/Score Box (1500 sq ft)
Softball Drop-off
Lighted 4 Fast-Pitch Softball Fields

Open Space

Out-Parcel

Winter Springs
Oviedo

Total Parking Space: 500 +

Retention Pond
Maintenance Facility
(30' x 60')

300' x 300'
Equestrian

Retention Pond
Cross Seminole Trail
Trails Around The World



Jetta Point Park Conceptual Site Plan

Date: July 14, 2006





Exhibit 4-4

February 27, 2007

Mr. Grant Gelhardt
Environmental Administrator
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

**RE: FCT PROJECT NUMBER:03-055-FF3
JETTA POINT PROPERTY
SEMINOLE COUNTY**

Dear Mr. Gelhardt:

As per your letter of January 31, 2007, enclosed is the management plan for the above named project with requested revisions.

The current contact for this project is Suzy Goldman, Library and Leisure Services Director. Ms. Goldman will be leaving Seminole County in mid March and a recruitment effort is underway for a new Leisure Services Director. In the interim, please contact me if any further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald S. Fisher", written over a horizontal line.

Donald S. Fisher
Deputy County Manager

DSF:he

Enclosure

MANAGEMENT PLAN
JETTA POINT PROPERTY
FCT PROJECT #03-055-FF3

Revised February 2007

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SECTION 1.0 INTRODUCTION TO JETTA POINT PROPERTY

The following information is provided as required by The Florida Communities Trust (FCT), Florida Forever Program Rule 9K-7.011, *Florida Administrative Code*. Grant Funding from FCT was used to acquire the project site and the Management Plan was developed to ensure that the project site will be developed in accordance with the Grant Award Agreement and in furtherance of the purpose of the grant application.

The Project Site, **Jetta Point Property**, is located in south central Seminole County in the Black Hammock Area. It encompasses 44.49 acres of land with four existing structures (two homes and two accessory/barns). This project is immediately adjacent to the existing Black Hammock Trailhead of the Cross-Seminole Trail, a showcase trail of the Seminole County Greenways and Trails Program. An out parcel exists on the site that the County is currently attempting to acquire. Every effort will be made to buffer this property from the park (within the requirements of the Land Development Code of Seminole County) including vegetation, security measures, etc. The Cross-Seminole Trail is one the first rails to trails projects funded by the Office of Greenways and Trails and has received multiple awards. Additionally, Seminole County was the first County in the State to formally adopt a Greenways, Trails and Blueways master plan. This site will become a multi-use property with a mixture of both active and passive recreational uses and it will provide for expansion of the existing trailhead in a rapidly developing area.

SECTION 2.0 PURPOSE FOR ACQUISITION AND MANAGEMENT

Seminole County continues to be one of the most dynamic counties, in terms of growth, within the state of Florida. Forecasting total build-out for the county in less than ten

years, it has become imperative that steps be taken to acquire and manage those remaining green spaces for preservation, public access and recreation.

Seminole County purchased the Jetta Point Property in (August of 2002) with additional parcels purchased in July of 2005. Through its Comprehensive Plan and Natural Lands Program, Seminole County has established criteria by which lands may be acquired and managed for the benefit of its citizens.

Upon acquisition of the project site, the community will benefit in a number of significant and measurable ways. Specifically, the site will provide a family oriented recreational venue and a vital trailhead for the Seminole County Greenways and Trails Program. The acquisition of the Jetta Point Property has multiple benefits. As previously stated, the project will allow the expansion of an existing National Scenic and local showcase trailhead, will increase the level of service of active recreation, and will also provide some passive resource based recreation. There are however, other benefits. The acquisition prevented more intense development in the sensitive Black Hammock Area of Seminole County and the statutorily defined "Special Basin" of Lake Jesup. The trail will connect in the near future to the Spring Hammock Preserve and other conservation and education properties via minor trail systems. This acquisition was crucial due to the looming rapid growth of Seminole County and the increasing demand for recreation. The project site will be managed for the conservation, protection, and enhancement of natural resources of designated conservation areas, and for outdoor recreation compatible with those goals.

#1 Management Objective – To **increase** the County’s **recreational level of service** via the addition of 4 (four) multipurpose athletic fields, 4 (four) softball fields and expansion of the Cross-Seminole Trail’s Black Hammock Trailhead. The site, which is surrounded by development pressures, will provide relief to the adjacent over-crowded existing Trailhead.

#2 Management Objective – To provide a **recreational venue** for family oriented activities consistent with approved land uses. Both passive and active recreation will be provided in the form of nature trails, bike trailheads, playground (tot lot), ~~and~~ multi-use fields and softball fields. The Project Site will be identified in all literature and advertising as acquired with funds from the “Florida Communities Trust” and operated as an outdoor recreation area or other appropriate descriptive language.

#3 Management Objective – To provide an **enhancement** to the Seminole County Greenways and Trails program. The Jetta Point site will be developed as a key amenity to the existing Cross-Seminole Trail.

#4 Management Objective – To protect natural resources and provide for sustainability of natural resources compatible with the conceptual plan.

Seminole County Comprehensive Plan

The following represents a summary of major comprehensive plan directives that would be furthered by managing the site as proposed:

Seminole County Comprehensive Plan Policy CON 3.3 – Wetlands Management

Program. The County shall continue to rely on the Flood Prone and Wetland Overlay Zoning Classifications to prevent public harm; to protect the public health, safety and welfare; guide and protect and preserve wetlands and other environmentally sensitive areas for natural water management and hydrologic functions; for use by aquatic and wetland dependent wildlife; habitat of endangered, threatened or species of special concern; recreation, open space and buffer areas.

Seminole County Comprehensive Plan Policy FLU 1.1 – Conservation Land Use.

The County shall continue to regulate development and preserve environmentally sensitive areas by means of the Conservation future land use designation and associated provisions of the Land Development Code where soils, topography, wetlands, floodplains, land use, and other constraints exist.

Within one year of acquiring the project site, Seminole County will amend the future land use designation as well as the zoning designation to conservation, outdoor recreation, open space, or other similar category. Additionally, all literature and advertising will identify the joint acquisition of the Jetta Point Property with Florida Communities Trust for outdoor recreation.

Seminole County Comprehensive Plan Policy REC 5.2 – Recreational Trail

Development. The County shall continue to develop and implement the showcase trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler

Trail, as well as those others identified in the Countywide Greenways and Trails and Master Plan. These efforts shall include, at a minimum, application for available grant funding for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and voter-based referenda.

Seminole County Comprehensive Plan Policy TRA 6.17 – Bicycle and Recreational Trail Planning and Coordination. The County shall continue to fund and construct a countywide network of pedestrian, bicycle, recreational and equestrian trails. The County shall continue to coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, municipalities and other appropriate agencies to study and implement options for coordinated provision of a bike/trail network.

SECTION 3.0 SITE DEVELOPMENT AND IMPROVEMENT

Section 3.1 Existing Physical Improvements

Currently the project site contains physical improvements in the form of two vacant single family residences, two garage/barn structures and the related fencing for equestrian use. Approximately 5 acres in the vicinity of the homes has been cleared maintained for grazing.

Section 3.2 Proposed Physical Improvements

As outlined in Master Site Plan (**Exhibit A**), proposed physical improvements include the removal of all structures ~~with the exception of one residence (the ranch-style home) and the installation of an elevated boardwalk through the mixed hardwood swamp adjacent to the Cross Seminole Trail.~~ A nature trail This

will provide a more nature based experience and which will be enhanced through the use of interpretive signs highlighting the native flora and fauna found in this wetland system. ~~The boardwalk will be constructed on parts of the proposed nature trail (see Exhibit A) in areas of the swamp where it would be necessary to elevate the trail.~~ The nature trail will be master planned to minimize any impact to the bald eagle's nest, and will be between 300 and 500 feet long and ~~Areas of the nature trail that do not require boardwalk elevation~~ will be surfaced using crushed shell. The proposed nature trail will connect with the Cross Seminole Trail's "Trails Around the World" (**Exhibit G**).

~~Several multi-use play fields are also planned for the upland area of the site along with a 250 space capacity parking area.~~ The site will include both multi-purpose fields and softball fields. Approximately 500 parking spaces will be created. A children's playground called a destination playground is also planned for a portion of the upland (pasture) area. Any clearing of the land will be coordinated with appropriate agencies for the protection of listed plant and animal species consistent with the established guidelines.

Bike racks will be centrally located to accommodate user needs as part of the Trailhead. Trash receptacles, with a recycling emphasis, will be placed in primary use areas to reduce housekeeping and to stress environmental stewardship. Public restroom access will be provided at two locations, one near the multi-purpose fields and one near the softball fields ~~at the single family residence structure retrofitted to provide for these amenities.~~ This project site and all improvements will meet requisite codes and comply with all ADA criteria. It

is acknowledged that any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the approved Management Plan requires prior FCT review and approval. ~~Two sets of conceptual drawings were originally provided. However, the intent of Seminole County Parks and Recreation is to use the proposed fields as multi-purpose sports fields for soccer, baseball, or softball, so the set containing baseball diamonds is inaccurate.~~ A large (50'x30') picnic pavilion is planned in addition to the other amenities. The proposed model is an open air-type pavilion that would house approximately 12 large picnic tables.

Development of Jetta Point will take into consideration whether any additional traffic calming measures are necessary. To the extent that master planning indicates a need, measures will be taken that are consistent with the adjacent Black Hammock Trailhead. It is acknowledged that modification of the Management Plan and undertaking of alterations or physical improvements not addressed requires prior approval from the Florida Communities Trust.

Section 3.3 Landscaping

Landscaping will be accomplished using native xeriscape plants to the maximum extent possible. Traditionally, Seminole County Parks and Recreation will utilize a mixture of plants that were a part of the original landscape prior to any disturbance. By using the appropriate species assemblages, successful landscapes are produced, because the plants being installed are adapted for the site's conditions. Provisions to provide a 10-foot buffer between wetlands and mulched

nature trails, a 25-foot buffer between wetlands and any paved trails and picnic shelters or other minor facilities, and a 100-foot buffer between wetlands and any athletic fields or other major facilities will be included in the final site plan.

A master site plan has not yet been developed that would include an engineering and landscaping plan. Seminole County will forward the site plan to Florida Communities Trust for review upon its completion.

Section 3.4 Wetland Buffer

Seminole County will comply with all local, state, and federal policies relating to wetland buffers and impacts. The design of the park will minimize all if any impacts to wetlands.

Section 3.5 Acknowledgement Sign

At least one sign measuring a minimum 2' x3' will be installed at the entrance to the project site and will include text that acknowledges funds utilized for the acquisition of the project site were provided from the "Florida Communities Trust". Included with the narrative will be the FCT logo and the date the site was acquired. Additionally, any and all printed materials prepared specifically for the project site shall also include the same information as provided on the requisite sign.

Section 3.6 Parking

Access to the project site for vehicular traffic will be provided from the south by State Rd. 434 and via Jetta Point Drive. Specific parking on the site will be provided by a designed parking area with a capacity of approximately 400 (four hundred) parking spaces. Additionally, parking is available via the original (fifty) spaces at the Black Hammock Trailhead. (Per Seminole County and the St. Johns River Water Management District (SJRWMD) and requisite civil engineering, pervious material will be utilized to the maximum extent possible.) The parking area shall incorporate pervious material where feasible. Both bollards and wheel stops will be placed in appropriate locations and will be indicated on the site plan when completed.

Section 3.7 Storm water Facilities

Storm water and retention will be compliant with the Land Development Code of Seminole County and the SJRWMD. Where applicable, the storm water facilities will be designed to mimic a natural system providing wildlife habitat and a recreational amenity. Additionally, any storm water facilities will be designed as shallow swales that will not require fencing.

Section 3.8 Permits

Demolition of the existing structures and construction of park facilities will necessitate permits from the Seminole County Building and Fire Prevention Division. A dredge and fill permit from the SJRWMD and a bald eagle permit from the U.S. Fish and Wildlife Service will be required in the event that all sports fields are constructed.

Section 3.9 Easements, Concessions, and Leases

An access easement exists on the property that proceeds along the northern boundary of the property to the east and then southward along the eastern edge of the site. There is an additional Florida Power Easement that bisects the property from north to south. Development of the park will proceed with all proper approvals. As mandated, FCT will be provided, 60 day prior to written notice and information regarding any lease of any interest, the operation of any concession, any sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public and no document will be executed without the prior written approval of FCT. It is further acknowledged that prior to the execution of any document; it will require review and approval by FCT. No document will be executed without the prior written approval of FCT. All fees collected are to be placed in a segregated account solely for the upkeep and maintenance and in support of education programs provided on the Project Site. Typically, Seminole County Parks and Recreation will lease programming to supplement staffing needs. Such programs could include youth soccer, baseball, or softball, in addition to maintenance of

fields. Prior to such action Seminole County will notify the Florida Communities Trust of its intent in writing.

SECTION 4.0 NATURAL RESOURCES

Section 4.1 Natural Communities

The natural communities on this site follow a transition in elevation from a high xeric sand pine scrub habitat at the northern end, through pine flatwoods and a mixed hardwood swamp at the southern edge of the property. While the integrity of the native habitats present is still high the small size, isolation and proximity to urban development and major transportation corridors reduces their regional significance and resource value. However, the presence of an active Bald Eagle's nest does present a strong argument for at least some level of preservation and habitat protection. Where possible within the goals of this project, efforts to keep gopher tortoise habitat intact will be made. The County will coordinate with the Fish and Wildlife Conservation Commission to protect listed animal species and enhance habitat conditions for the listed wildlife species that utilize the site to the maximum extent allowable by the proposed plan for a park. It is possible that small patches of suitable habitat can be preserved for the gopher tortoise with careful site planning, and when the park is master planned, these areas will be evaluated for the most appropriate management techniques applicable.

The **Sand Pine Scrub** community that exists on site is a fairly pristine example of this rare upland community. Species present include Sand Pine *Pinus clausa*,

Sand Live Oak *Quercus geminata*, and Rosemary *Ceratiola ericoides*. While this habitat is still in good condition, the small size (app. 2 acres), isolation from other similar habitat and difficulty in managing this area with fire significantly lower the regional value of this isolated scrub community. Due to its low ecological contribution to the surrounding landscape and the impracticality of use of prescribed fire, the value of this community will be primarily educational. Management of this habitat will employ mechanical techniques to retain the qualities of the community and allow for their interpretation for the users of the park as it is developed.

The **Pine Flatwoods** on site are dominated by a dense canopy of slash pine *Pinus elliottii*, sand pine, pond pine *Pinus serotina* and long leaf pine *Pinus palustris* with a very thick shrub layer of saw palmetto *Serenoa repens*, shiny lyonia *Lyonia lucida* and gall berry *Ilex glabra*. As a fire dependent community, the pine flatwoods habitat requires fire to maintain its ecological function and integrity. The location of this particular habitat, adjacent to two major highways (State Road 434 and Expressway 417) a major recreation destination (Cross-Seminole Trail), and a high density residential area, would make the use of fire inadvisable at this location. The use of mechanical management techniques are the only practical option for this habitat. The development of the park will leave small pockets that will be great educational examples of this plant community, but the entire site is isolated, and its cumulative ecological contribution is low.

The **Mixed Hardwood Swamp** located at the southern portion of this site and adjacent to the Cross-Seminole Trail, is dominated by a canopy of Red Maple *Acer rubrum*, Loblolly Bay *Gordonia lasianthus*, and Sweetbay Magnolia *Magnolia virginiana*, with an understory of Buttonbush *Cephalanthus*

occidentalis, Cinnamon fern *Osmunda cinnamomea*, and Wax Myrtle *Myrica cerifera*. This area will remain free of impacts with the exception of a planned boardwalk offering a more natural experience enhanced by interpretive signs identifying the important functions of wetlands and the variety of plants and animals that inhabit them.

A monitoring program will be implemented in the natural areas on the site to insure that improvements will not have adverse effects on those systems. The Seminole County Natural Lands Program staff biologists conduct a variety of monitoring programs on properties throughout the County. All data is recorded and annually delivered to the Florida Fish and Wildlife Conservation Commission for inclusion in their public lands database. Please visit www.seminolecountyfl.gov/natural <http://www.seminolecountyfl.gov/pd/commres/natland/resmon.asp> for a review of the monitoring strategy. For a project of this magnitude, semi-annual monitoring of the plant and animal communities would be recommended consisting of photo monitoring of plant communities and pedestrian transects for listed animal species.

4.2 Listed Animal Species

Exhibit C contains a list of those species designated by the State or Federal government as a species of special concern, threatened, endangered or commercially exploited, that have been observed or are likely to inhabit or use the subject site.

Random pedestrian surveys of this site have revealed the presence of only two listed animal species. Several burrows of the Gopher Tortoise *Gopherus polyphemus* were observed on site located predominately on the north end and around the improved pasture area. The Gopher Tortoise is listed by the state of Florida as a Species of Special Concern and any activity involving the disturbance of this species or their habitat requires a permit through the Florida Fish and Wildlife Conservation Commission (FWWCC).

One active Bald Eagle *Haliaeetus leucocephalus* nest exists at the center of the subject site. This nest has been in existence for at least 5 years and the pair of eagles have adapted well to the encroachment of the urban area and the construction of the Cross-Seminole Trail. Any proposed activity within the primary (750 feet) and secondary (1500 feet) zones will be coordinated with the U.S. Fish and Wildlife Service to ensure the least amount of impact to this nesting pair.

4.3 Listed Plant Species

Listed plant species observed on the project site are concentrated in the mixed hardwood swamp and sand pine scrub communities. These include Cinnamon Fern and Royal Fern *Osmunda regalis*, both listed as commercially exploited, as well as *Garberia heterophylla* which is listed as threatened. Management techniques for habitat protection and enhancement (described elsewhere) will be as follows:

- Upland Restoration (Section 5.1)
- Wetland Restoration (Section 5.2)
- Removal of invasive exotic plant species (Section 5.3)
- Implementation of feral animal program (Section 5.5)
- Consultation with Florida Division of State Lands, Seminole County and other environmental regulatory agencies on materials and methods.

A formal site management plan will be submitted within six months of acquisition for review and comment from FFWCC, Division of State Lands. As the project site (<40 acres) falls below the threshold for review (>160 acres) by the Acquisition and Restoration Counsel, staff comment on the plan will be requested.

Section 4.4 Water Quality

Water Quality standards are provided for in the Land Development Code of Seminole County which are more stringent than provided for by the SJRWMD. All local, state, and federal policies will be adhered to in the development of the park.

Section 4.5 Unique Geological Features

No unique geological features are known to exist on the Project Site.

Section 4.6 Trail Network

The project site has been identified as and designated for a trailhead of the Seminole County Greenways and Trails Program. Specifically, the trailhead will connect with the Florida National Scenic Trail as it crosses over State Road 434 just south of the intersection with Tusawilla Road. The County will continue to coordinate its Greenways, Trails, and Blueways network with the Office of Greenways and Trails, and the Florida National Scenic Trail, working appropriately with MetroPlan, the County's Greenways and Trails Advisory Committee, and other agencies and groups.

Management of the Jetta Point Property will be the responsibility of the Seminole County Parks and Recreation Division, who also manages the Seminole County Trails System, and associated trailheads. The management of Jetta Point will be coordinated with the management of the existing Black Hammock Trailhead, and the other adjacent County owned parcels in accordance with the County's management guidelines and the management plan for the Cross Seminole Trail, approved by the Department of Environmental Protection's Office of Greenways and Trails.

SECTION 5.0 RESOURCE ENHANCEMENT

Section 5.1 Upland Restoration

Not Applicable

Section 5.2 Wetland Restoration

Not Applicable

Section 5.3 Invasive Exotic Plants

Several species of exotic plants have been observed on site concentrated for the most part in disturbed areas near the two residences. An approximate one quarter acre infestation of Cogon grass is established in the yard of the southern most residence. Air potato is established along the edge of the trail corridor adjacent to the mixed hardwood swamp and Caesar Weed exists in a small power line easement. All invasive exotic species listed as Category I or II by the Florida Exotic Pest Plant Council will (**Exhibit D**) be monitored and treated as necessary for at a minimum maintenance control and at best permanent eradication. Monitoring will occur concurrent with the proposed semi-annual monitoring of listed species and reporting will be part of the annual stewardship reports, which will detail status, proposed management actions applied, and expected results.

Section 5.4 Prescribed Burn Plan

Due to the size of this property and the proposed plan for its use, prescribed burning is not a recommended technique.

Section 5.5 Feral Animal Program

The monitoring of feral animals will be through visual observation by Parks and Recreation staff. If problem animals are identified, notification will be forwarded to the office of Seminole County Animal Services for appropriate action.

SECTION 6.0 ARCHEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE PROTECTION

As previously described, four structures exist on the project site, two single story concrete block residences and two accessory barns. None of these structures are deemed historically significant, and pursuant to the application, no structures are within ¼ mile of the site that is documented in the Florida Master Site File. Prior to commencement of any park development, a survey will be completed to ensure that no significant archeological or historical resources are present, coordinating with the Florida Division of Historic Resources.

The management of the archaeological and historic resources will comply with the provisions of Chapter 267, Florida Statutes, specifically Sections 267.061 2(a) and (b).

SECTION 7.0 EDUCATION SIGNS AND PROGRAM

Interpretive signs intended to educate visitors about the natural environment and any known archeological and historical resources will be provided on the Project Site.

Section 7.1 Education Program

Not applicable

Section 7.2 Museum and Nature Center

Not applicable

SECTION 8.0 COORDINATED MANAGEMENT

The management responsibilities for the project site will be administered by the Seminole County Parks and Recreation (SCPR) Department. Regulatory oversight will be provided by and coordinated with the following governmental entities as required:

- Florida Fish and Wildlife Conservation Commission
- Florida Division of Historical Resources
- Florida Department of Environmental Protection
- Florida Department of State, Division of Cultural Affairs
- St. Johns River Water Management District
- United States Army Corps of Engineers
- United States Department of Agriculture
- United States Department of the Interior, Fish and Wildlife Service
- Seminole County Government

SECTION 9.0 MANAGEMENT NEEDS

Section 9.1 Maintenance

Maintenance of the Project Site will be coordinated through SCPR and will have primary responsibility for maintenance and management of the Jetta Point Property. Maintenance of the project site will include but not be limited to upkeep of proposed fields, the boardwalk, the playground, trash removal, and facilities maintenance. Turf management will be implemented upon completion of the multi-purpose sports fields as applicable. Landscape maintenance will be minimal due to xeriscape and native plant use, but exotic plant control will be

implemented in accordance with this management plan. Seminole County Parks and Recreation will maintain the park facilities and Seminole County Facilities

Maintenance will maintain structures, such as the residence proposed for restrooms/office space.

Section 9.2 Security

Security of the Project Site will be provided 24 hours daily through a combined effort provided by SCPR security staff and the Seminole County Sheriff's Department as required. All relevant Seminole County Parks statutes will be adhered to and any requisite enforcement will be provided exclusively by the Seminole County Sheriff's Department or other sworn law enforcement personnel as may be required. A combination of cyclonic (chain link) fencing and gates will be utilized as appropriate for security of the site. It is anticipated that the entrance to the nature trail will be gated allowing the wetland system to serve as a natural barrier, while the park site itself will be fenced.

Section 9.3 Staffing

SCPR will assume responsibility for staffing and maintaining all recreational facilities and related programs. SCPR will provide in writing as appropriate a detailed description of any programming, including leases for recreation, concessions, etc.

SECTION 10.0 COST ESTIMATES AND FUNDING SOURCES

Once the Master Plan has been finalized by the Board of County Commissioners, an accurate cost schedule will be provided. Currently, the cost estimate to develop the master site plan as proposed is approximately ~~2.5~~ 9.9 million dollars, which would include site prep, permitting, master planning, and development. The cost estimate will be amended as appropriate when accurate detail is available. The costs indicated on **Exhibit F** include structures and improvements, natural resource protection and enhancement, all archeological and historical resources surveys, protection, etc., education, and maintenance. The County's general fund will be used to fund the majority of the development of this project and will be supplemented with grant funds as available.

SECTION 11.0 PRIORITY SCHEDULE

The priority schedule will be incorporated into the site management plan when approved by the Board of County Commissioners. It is anticipated at this time the project will be completed in phases similar to the originally submitted conceptual plans. Exhibit F will identifies a combined priority and cost schedule associated with the Jetta Point five year development plant.

SECTION 12.0 MONITORING AND REPORTING

SCPR shall prepare and submit an Annual Stewardship Report, which is due on January 30 of each year. The report will provide a written evaluation of the implementation of the Management Plan. Seminole County further acknowledges that any proposed modification of the Management Plan and/or undertaking any site alterations or physical

improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

SECTION 13.0 EXHIBITS

Exhibit A Master Site Plan

Exhibit B Location Map

Exhibit C FNA I Report Form Copies of Listed Species

Exhibit D Exotic Pest Council's List of Florida's Most Invasive

Exhibit E Conceptual Approval Agreement

Exhibit F cost and Priority Schedule

Exhibit G Trails Linkage Map

Exhibit H Checklist

Exhibit 4-5

Florida Communities Trust - Annual Stewardship Report

Name of Project: Jetta Point Property

FCT Project Number: 03-055-FF3

Grant Recipient: Seminole County Government

Key Contact: Julia E. Thompson, Parks and Recreation Manager

(Let FCT know if the key contact has changed)

Email Address: jthompson02@seminolecountyfl.gov

Reporting Period: 1/1/08 through 12/31/08

Date Drafted: January 30, 2009

Summary

During this past year, the Jetta Point project has undergone funding review and as of FY 08-09 the project has changed funding sources from the County's General Fund budget to the Tourism Development tax. Due to the ability to bond future funds, the project is now going through a new conceptual re-design at the direction of the Board of County Commissioners. While the project will essentially remain the same, staff and our consultant, PBS & J have been asked to upgrade the scope and design of the project to ensure that the park is a "showcase" tourist destination. Construction documents were complete up to 60% and at this time, staff is unsure what revisions, if any will be made.

Future Land Use

The project site encompasses two (2) local jurisdictions. Seminole County is working closely with the Cities to move the necessary land use and zoning designations forward. At this time, it is not known what year they will be adopted. All agencies are hopeful that these land use and zoning designations will be adopted in 2009. This revision has been extended for one year to encompass this current FY as we are still in the process of land use revisions.

FCT Sign

The sign has not yet been placed as construction of the park has not commenced. At the completion of the project, the sign will be built to specifications and placed in a prominent location on the Property. Because the project is in the design phase, it is not known at this time when the project will be complete, but is projected to be completed in 2010. This has been updated to extend one year due to possible budget and design changes.

Archaeological – Historical Resource Survey (if applicable):

Non-applicable.

Physical improvements

No physical improvements have been made as of yet.

Natural Resource Protection

No resource protection activities have taken place. No plant or animal survey has been conducted over the last year. The project is still in the design phase. All natural resource issues are being taken into consideration. Staff conducted a field evaluation of the site in Jan. 2009.

Resource Restoration and Enhancement

No restoration, enhancement or landscaping activity has taken place. The project is still in the design phase. All natural resource issues are being taken into consideration.

Monitoring

The site is monitored on a routine basis for invasive exotic species and feral animals. Minor exotic species were noted in Jan. of 2009 and no feral animal activity was noted. Once final design and construction plans are in place, staff will have a better idea as to how to address the existing exotic plants.

Educational Signs

No educational kiosks or signs have been installed.

Educational Programs (if applicable)

Non-applicable.

Easements, Concessions or Leases

Non-applicable.

Revenues

No revenue has been collected.

Management Endowment – (only required for non-profit Environmental Organization)

Non-applicable.

Security

Property has been fenced off with a gated, locked entrance. The site is monitored on a routine basis.

Priority Schedule/Time line

Estimated project completion in 2010. This has been extended by one year.

Management Plan Changes

At this time, no changes are expected for the management plan.

Attachments

Jetta Point Park Conceptual Site Plan – latest update.



- Access Easement
- Entrance Sign & Gate
- Pavilion (30'x50')
- 10' Powerline Easement
- Landscaped Earth Berm Buffer/ Seating
- Existing Restroom Bldg.
- Lighted Multi-Purpose Fields

- 4 Pavilions (25' x 25')
- 12' Hiking/Biking Trails
- Pre-Manufactured Bridge (8' x 40')
- Wetland
- Retention Pond

- Open Field/Play
- 8' Concrete Sidewalk
- S.R. 417
- Restroom / Storage (1500 SF-2000 SF)
- Pavilion (30'x50')
- Destination Playground
-1 Large Tensile Fabric Structure
-2 Small Tensile Fabric Structure
- 10' Landscaped Buffer Along SR 417
- Tot-Lot With Pavilion (30' x 50')
- 2-Story Concession Building
First Floor: Restroom/Concession (1500 sf.)
Second Floor: Offices/Score Box (1500 sf.)
- Softball Drop-off
- Four Fast-Pitch Softball Fields (200'-225')
- Out-Parcel

Total Parking Space: 500 +

- Winter Springs Oviedo
- Retention Pond
- Maintenance Facility (30' x 60')
- Potential to shift North within Oviedo limits.

Jetta Point Park
Conceptual Site Plan
 Date: July 14, 2006
 Revised February 6, 2008
PBSJ

- Retention Pond
- Cross Seminole Trail
- Trails Around The World





Exhibit 4-6

SEMINOLE COUNTY
FLORIDA
Jetta Point Park
Site Plan

April 2010



Bulleted Item 5

- **Documentation substantiating that completion of the requirements in the "original FCT site" and Grant Award Agreement (GAA) are a hardship**

The recreational facilities that are required in the GAA are the following:

- Two or more resource-based outdoor recreational facilities, including a picnic pavilion and nature trails;
- A permanent recognition sign;
- Interpretive signage;
- Bike parking stands; and
- As part of the Cross Seminole Trail and the Florida National Scenic Trail, improvements to include trailhead facilities and a trail system to connect the project site with other parks

Seminole County's Response:

1. The Jetta Park development was not and has never been an 'a la carte' project. Seminole County's intent has been clearly outlined from the beginning of the project – to build a park facility that consisted of both active and passive recreation elements. As stated in the County's original application to FCT in describing the purpose of the project:

“The ability to offer a mixed recreational experience that includes passive, active and trail-based recreation provides tremendous appeal and potential for the Jetta Point acquisition.”

The intense opposition to the project by the City of Winter Springs and neighborhood residents was directed toward the project in total. County funding, budgets and expenditures were designed to support a project consisting of both active and passive uses. Based on community opposition and the funding realities, the Seminole County Board of County Commissioners heeded the will of the residents and discontinued work on a project that was clearly not wanted.

2. Community opposition to the Jetta Point site development is clearly and thoroughly documented. Additional information regarding the documented public opposition to the park project have been provided in response to Bulleted Item 3. Combined with the budgetary issues and the challenges provided by the SJRWMD and other local regulatory agencies all became factors that contributed to the infeasibility of continuing any part of the Jetta Point Park project at the “original FCT site” location.

3. Seminole County researched and vetted several other sites for a potential land swap and development of the GAA program elements. Attached (Exhibit 5-1) are a list of sites that Seminole County researched and analyzed in an attempt to vet other potential sites for a possible swap in order to meet FCT and community objectives. None of these sites were contiguous to the original park site and all would require a waiver of the contiguity requirement at a minimum. The Jetta Point Park site is literally bounded on all sides by property owned and developed by the State of Florida and requires the same waiver.

4. Florida Communities Trust and Seminole County have an incredible opportunity to accomplish the original GAA intent on a larger site in an area where passive recreation opportunities are needed, expressly desired and strongly supported by the local neighborhood. The advantages of moving the GAA restrictions to the Rolling Hills site have been thoroughly documented in the County's “Consideration of Recipient's Request for Land Exchanges” dated October 7, 2016. Community support

for the Rolling Hills site continues to remain strongly behind the development of the program elements described in the original GAA in contrast to the “original FCT site” which has no support. Clearly, the BCC and the local neighborhood have indicated that applying the GAA to the Rolling Hills site would be in the public’s best interest, would be the highest and best use of public resources, and would be done on a project site more than twice the size of the original Jetta Park location.

PRELIMINARY ANALYSIS SUMMARY

December 5, 2014

Exhibit 5-1

Leisure Services staff evaluated potential sites for the suitability to serve as a possible donor location for the existing FCT Grant development requirements of the Jetta Property. The following is a summary of this preliminary analysis. Attached are diagrams illustrating the current Grant requirement for the development of Jetta; the development potential of each site; and the County's agreement with the State for the Jetta property.

Location 1 - Rosenwald School Property:

1. The minimum FCT development program can be achieved on the property, albeit within a smaller physical footprint than Jetta.
2. Based on the relative size of the property in comparison to the Jetta property (28% of the size), may be problematic for a proposal to the State.
3. Property is owned by the Seminole County School Board and would require acquisition as well as either renovation or removal of existing structures.

Location 2 - Rolling Hills Golf Course Property:

1. The minimum FCT development program can be achieved on the property.
2. The size of the property compares favorably to the Jetta site (approx. 99 acres to 45 acres).
3. Location of property within an urbanized area could be advantageous in a proposal to the State.
4. Property is owned by a private group and would require acquisition.

Location 3 - Yankee Lake Property (specifically, frontage on S.R. 46).

1. The minimum FCT development program can be achieved on the property.
2. The size of the property compares favorably to the Jetta site (approx. 118 acres to 45 acres).
3. Location of property and proposed future use could be advantageous in a proposal to the State.
4. Future expansion needs of the water facility to the north may need to be addressed.
5. Current ownership by the County would likely need to be addressed in negotiation with the State.

Location 4 - Boar's Nest Property:

1. The minimum FCT development program can be achieved on the property.

2. The size of the property compares favorably to the Jetta site (approx. 500+ acres to 45 acres).
3. Location of property and proposed future use could be advantageous in a proposal to the State.
4. Future expansion needs of the land fill to the east may need to be addressed.
5. Current ownership by the County would likely need to be addressed in negotiation with the State.

Rosenwald Campus - FCT Compliance Conceptual Plan



REQUIRED PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area, including pervious material
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Selective Landscape Improvements

Additional Recreation Opportunities

- A. Conversion of Existing Structures to Community Center
- B. Fishing Deck / Pier
- C. Additional Pavilions
- D. Playground Development

Site Information:

Property Size: 13.0 Ac. (gross); 8.9 Ac. (usable)
 Current Owner: SC School Board
 Location: City of Altamonte Springs



Rolling Hills Golf Course - FCT Compliance Conceptual Plan



REQUIRED PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area, including pervious material
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Selective Landscape Improvements

Additional Recreation Opportunities

- A. Conversion of Clubhouse to Community Center
- B. Passive Open Space / Play Opportunities
- C. Fishing Dock / Areas
- D. Additional Pavilions
- E. Playground Development
- F. Health / Exercise Stations
- G. Disc Golf Course

Site Information:

Property Size: Approx. 99.9 Ac.
 Current Owner: Rolling Hills Reserve, LLC
 Location: City of Longwood

Approx. Scale in Feet
 0 200 400 NORTH
DRAFT
 December 3, 2014

Yankee Lake - FCT Compliance Conceptual Plan



REQUIRED PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area, including pervious material
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Selective Landscape Improvements

Additional Recreation Opportunities

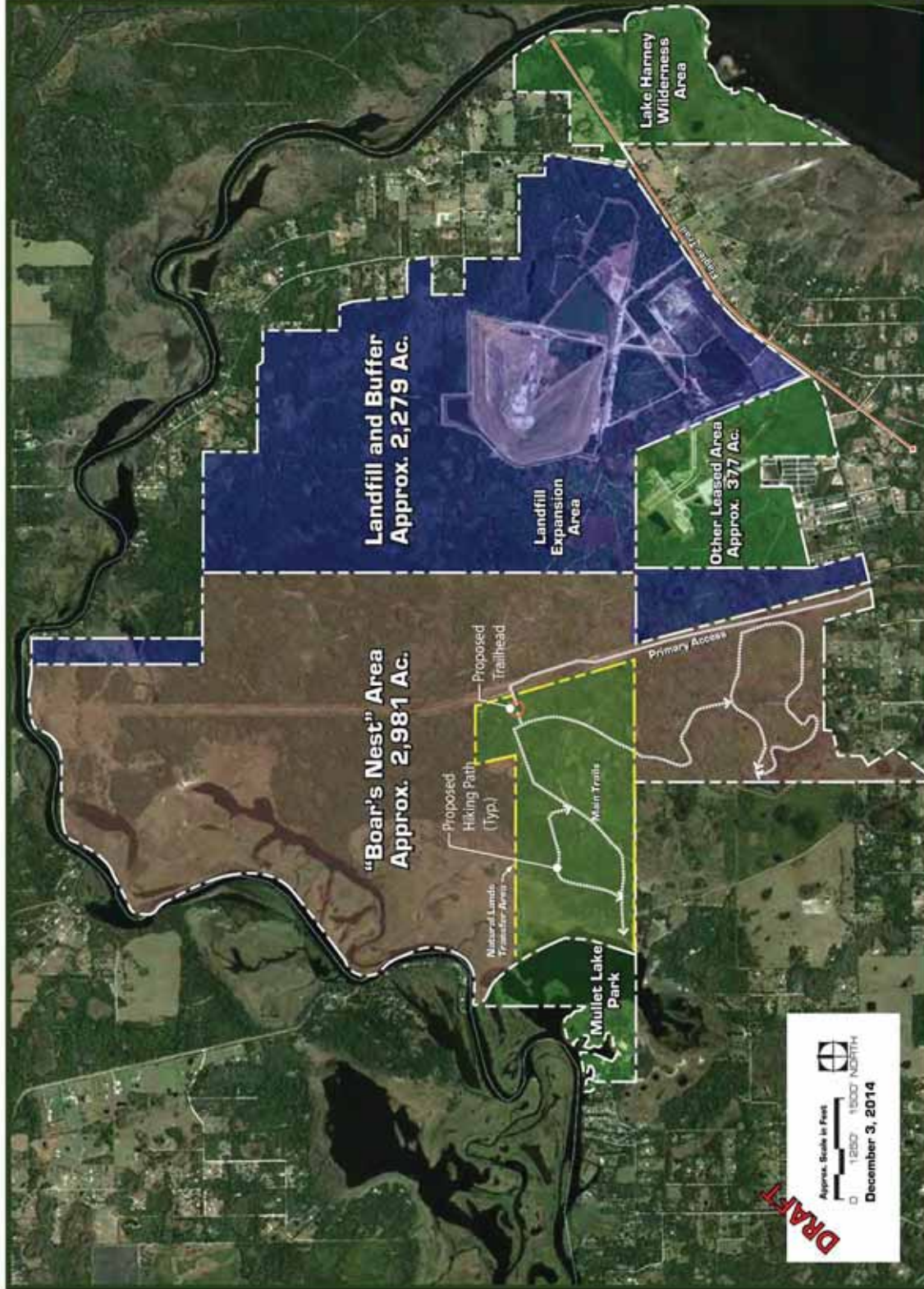
- A. Passive Open Space / Play Opportunities
- B. Fishing Dock / Areas
- C. Additional Pavilions

Site Information:

Property Size: Approx. 118.57 Ac.
 Current Owner: Seminole County BCC
 Location: City of Sanford



Boar's Nest - FCT Compliance Conceptual Plan



DRAFT

Approx. Scale in Feet
 0 1000' 1500' NORTH
 December 3, 2014

REQUIRED PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area, including pervious material
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Selective Landscape Improvements

Additional Recreation Opportunities

- A. Establish Facilities for the Youth Conservation Center
- B. Fishing Dock / Pier
- C. Additional Pavilions
- D. Equestrian Trails

Site Information:

Property Size: Approx. 500+ Ac.
 Current Owner: Seminole County BCC
 Location: Unincorp. Seminole County

Bulleted Item 6

- **Documentation to substantiate the County's claim that it would be precluded from resolving the outstanding compliance issue and would be unable to accomplish development and opening of the park to the public absent the waiver of the contiguity requirement**

Seminole County's Response:

1. Compliance with the Contiguity Requirement is a practical impossibility. The waiver request, item 6.b specifically states “there are no suitable contiguous properties to which the Jetta Point project site commitments could be transferred.” The Jetta Point Park site is literally bounded on all sides by property owned and developed by the State of Florida (see attached Exhibit 6-1). The fact that surrounding state land precludes the ability of Seminole County to abide by this FCT requirement prohibits the County from seeking relief under the current FCT process absent a waiver request for the contiguity requirement.

2. Community opposition to the Jetta Point site development is clearly and thoroughly documented. Seminole County's intent from the beginning of the project was to develop a park with both active and passive uses. Documentation of the public opposition to the park project have been provided in response to Bulleted Item 3.

3. Despite its significant investment, the Board of County Commissioners (BCC) placed the Jetta Point project in abeyance due to intense neighborhood opposition to the project. On June 22, 2010 the BCC requested a letter to be signed by the Chairman and sent to Mayor John Bush, City of Winter Springs, to request that the City immediately drop all proposed Large Scale Future Land Use Map Amendment applications for property known as Jetta Point Park, and investigate possibility of a future land swap. The motion was made and CARRIED 5-0.

4. Florida Communities Trust and Seminole County have an incredible opportunity to accomplish the original GAA intent on a larger site in an area where passive recreation opportunities are needed, expressly desired and strongly supported by the local neighborhood. The advantages of moving the GAA restrictions to the Rolling Hills site have been thoroughly documented in the County's “Consideration of Recipient's Request for Land Exchanges” dated October 7, 2016. Community support for the Rolling Hills site continues to remain strongly behind the development of the program elements described in the original GAA in contrast to the “original FCT site” which has no support. Clearly, the BCC and the local neighborhood have indicated that applying the GAA to the Rolling Hills site would be in the public's best interest, would be the highest and best use of public resources, and would be done on a project site more than twice the size of the original Jetta Park location.

5. As included in the “Petition for Waiver” backup material, allowing the transfer of the FCT funds and property obligations to the Rolling Hills property is in the public's best interest. Applying the FCT application criteria for Florida Forever funding to the Rolling Hills property scores higher than the Jetta Point property. In the big picture, the public is better served and the intent of Florida Forever is carried forward by allowing the transfer of the FCT funds and property obligations to the Rolling Hills property.

Exhibit 6-1

View Map Layers

Layer Visibility

- Check Layers On or Off
- Property
- Addresses
- Property Details
- Subdivisions
- Home Owners Association
- Transportation
- Highway Symbols
- Major Roads

