



A N N U A L   R E P O R T

of the  
Conservation and Recreation Lands  
Selection Committee

Colonel Robert M. Brantly  
Executive Director  
Game and Fresh Water Fish Commission  
- Chairman -

Prepared by the Division of State Lands  
and the Liaison Staff of the Selection Committee  
July 7, 1983

CARL  
Office Copy

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+Eminent domain authorized by the 1983 Legislature on all or part of this project.

## I. Introduction

The 1979 Legislature created the Conservation and Recreation Lands Program and Trust Fund, providing for the selection and acquisition of: 1) Environmentally Endangered Lands (EEL); 2) lands for use and protection as natural floodplain, marsh, or estuary, if the protection and conservation of such lands is necessary to enhance or protect water quality or quantity or to protect fish and wildlife habitat which cannot otherwise be accomplished through local and state regulatory programs; 3) for use as state parks, recreation areas, public beaches, wilderness areas, or wildlife management areas; 4) for restoration of altered ecosystems to correct environmental damage that has already occurred; or 5) for preservation of significant archaeological or historical sites. The program is guided by the Selection Committee, consisting of the Executive Director of the Game and Freshwater Fish Commission (Current Chairman), the Director of the Division of Archives, History, and Records Management of the Department of State, the Secretary of the Department of Community Affairs, the Secretary of the Department of Environmental Regulation, the Executive Director of the Department of Natural Resources and the Director of the Division of Forestry of the Department of Agriculture and Consumer Services, or their respective designees. The Chairmanship of the Committee rotates annually on October 1 in the above order.

The Division of State Lands has provided primary staff support and coordination for the program. In addition, invaluable assistance has been provided by the Liaison Staff of each Committee agency in the general activities and specific work elements of the selection process.

On December 16, 1980 the Trustees approved the first program priority list of 27 projects submitted by the Committee. Following that decision, the Division began acquisition procedures on this list. A subsequent list of 43 projects was submitted and approved on July 20, 1982.

During the 1981, 1982, and 1983 Legislative sessions amendments were approved which provided for considerable technical program changes. The latest, which was effective on July 1, 1983, has had a substantial effect on the content of this report.

Following a limited 1982 call for projects, the Division received, logged, and distributed 50 Acquisition proposals to the Committee until a processing deadline of October 1, 1982 was reached. In addition, the existing list of 43 projects was also actively reconsidered bringing the total to 93. A copy of each proposal was provided to all six Committee members, who carried out an initial review of the projects. Additionally, Public Presentation Meetings were held by the Committee during January, 1983 which provided an opportunity for presentations by project applicants.

Following these meetings, the Committee met on February 8, 1983 to select those new projects which would be subject to a full review. A total of nine proposals received the necessary three affirmative votes. During the remainder of February the Committee staff field-inspected all sites that had not been previously visited, drafted written assessments for each project, and prepared technical recommendations for the Committee's consideration. On February 28, 1983, the Committee met to review the staff reports and to consider full project preparation (appraisals, boundary maps, management plans) for selected proposals. Full preparation ("prepping") was required under the law current at that time. In addition to project numbers 1-25 on the 1982-83 priority list, ten more projects were designated for prepping.

Division and Committee staff then began the massive job of completing this work in the limited time available. On May 17, 1983, the Committee met to compile a preliminary priority list of 38 projects combining both projects on the 1982-83 priority list as well as new proposals.

Following widespread notice and publicity, a series of four public meetings for taking testimony in response to the preliminary priority list were held statewide during June of 1983. The results of these meetings were made available to the Committee and considered when the final priority list was compiled on June 20, 1983.

Each project on the list includes the best estimate of land value available to the department, a boundary map and description, pre-acquisition planning and budgeting, a preliminary statement of the extent and nature of public use, and designation of a management agency or agencies.

Thirty five projects were included on the recommended list compiled on June 20, 1983. However, four projects (Cayo Costa/N. Captiva, MacArthur Tract, Withlacoochee Inholding, and Cedar Key II) did not have the required boundary map and were therefore eliminated before submission to the Trustees. The Selection Committee has directed the Division staff to secure the necessary documentation as soon as possible and report back for further consideration.

II. 1983 C.A.R.L. Recommended Priority List

	Project and Category	Approximate Acreage	Best Estimate of Value	Estimated Management & Maintenance Cost (\$)
+1.	Westlake (Other Lands)	1100	15,000,000	--
**2.	Rookery Bay (EEL)	2419	7,516,300	47,007
+3.	Fakahatchee Strand (EEL)	112.5	42,000	--
**4.	Charlotte Harbor (EEL)	2675	2,471,850	23,172
*5.	Lower Apalachicola (EEL)	9373	3,263,700	--
6.	The Grove (Other Lands)	10.2	1,131,000	40,000
7.	South Savannas (EEL)	15	75,000	171,619
8.	New Mahogany Hammock (EEL)	48	574,200	--
9.	Spring Hammock (EEL)	1800	2,000,000	--
10.	North Peninsula (Other Lands)	1200	15,000,000	144,000
*11.	Consolidated Ranch II (EEL)	210	210,000	256,893
12.	Escambia Bay Bluffs (EEL)	19.6	400,000	--
13.	East Everglades (EEL)	50,200	19,000,000	15,000
*14.	Crystal River II (EEL)	2244	2,244,000	119,322
15.	Bower Tract (EEL)	1549	2,890,000	--
16.	M. K. Ranch (Other Lands)	9071	4,950,000	27,000
+17.	Chassahowitzka Swamp (EEL)	21,000	12,000,000	10,000
18.	Cockroach Key (Other Lands)	10	62,500	--
19.	North Key Largo Hammocks (EEL)	665	5,300,000	--
20.	Emerald Springs (EEL)	979	1,657,734	84,000

Project and Category	Approximate Acreage	Best Estimate of Value	Estimated Management & Maintenance Cost (\$)
21. Julington/Durbin Creeks (Other Lands)	3305	9,100,000	111,000
+22. Gateway (Other Lands)	858	3,000,000	--
+23. Josslyn Island (Other Lands)	48	150,000	--
24. Lake Arbuckle (Other Lands)	16,324	16,340,000	20,445
25. St. Johns River Forrest Estates (EEL)	2280	1,254,000	43,656
26. Paynes Prairie/ Cook-Deonna (EEL)	1144	3,300,000	--
27. Largo Narrows (Other Lands)	35	500,000	--
28. Grayton Dunes (EEL)	139	6,900,000	--
+29. Mashes Sands (Other Lands)	240.11	1,249,000	--
+30. Shell Island (EEL)	222.4	7,673,775	--
31. Blind Creek (Hutchinson Island) (EEL)	358.5	17,544,650	--
	TOTALS	<u>\$162,799,709</u>	<u>\$941,495</u>

\*Partial acquisition of these projects has been completed. Figures represent balance to be purchased.

+Eminent domain authorized by the 1983 Legislature on all or part of this project.

Status of C.A.R.L. & E.E.L. Funds

C.A.R.L.

Balance on June 30, 1983	=	\$27,706,143
Additional 1983-84 Funds	=	20,000,000
- less \$203,700 for Natural Areas Inventory		-203,700
- less \$50,380 for acquisition position in the Bureau of Survey and Mapping		- 50,380
		<hr/>
Total C.A.R.L. Anticipated Funds Through June 30, 1984	=	\$47,452,063

E.E.L.

Balance on June 30, 1983	=	\$ 6,254,770
		<hr/>

GRAND TOTAL of ALL Anticipated Funds	=	\$53,706,833
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III. C.A.R.L. Selection  
Committee Members  
and Staff

<u>Department</u>	<u>Member</u>	<u>Staff</u>
Executive Director, Game and Fresh Water Fish Commission	Col. Robert M. Brantly, Chairman	Mr. Bradley Hartman Mr. Douglas Bailey
Director, Division of Archives, History and Records Management, State	Mr. Randall Kelley	Mr. Louis Tesar Mr. Daniel Clayton
Secretary, Community Affairs	Mr. John DeGrove	Mr. Paul Darst
Secretary, Environmental Regulation	Ms. Victoria Tschinkel	Mr. George Willson
Executive Director, Natural Resources	Dr. Elton J. Gissendanner	Mr. Edwin Conklin
Director, Division of Forestry, Agriculture and Consumer Services	Mr. John M. Bethea	Mr. James Grubbs

IV. List of All  
1982 - 83 Proposals

<u>Existing Projects*</u>	<u>County</u>
1. Rookery Bay	Collier
2. Lower Apalachicola	Franklin
3. Charlotte Harbor	Charlotte
4. Cayo Costa/North Captiva	Lee
5. West Lake	Broward
6. Spring Hammock	Seminole
7. St. George Isl./Unit 4	Franklin
8. South Savannas	Martin/St. Lucie
9. Bower Tract	Hillsborough
10. Little Gator Creek	Pasco
11. Fakahatchee Strand	Collier
12. The Grove	Leon
13. Cockroach Key	Hillsborough
14. San Felasco	Alachua
15. New Mahogany Hammock	Monroe
16. Ft. San Luis	Leon
17. Consolidated Ranch/Wekiva River	Orange
18. North Peninsula	Volusia
19. Crystal River	Citrus
20. Escambia Bay Bluffs	Escambia
21. East Everglades	Dade
22. MacArthur Tract	Sarasota
23. M.K. Ranch	Gulf
24. Chassahowitzka Swamp	Hernando
25. Emerald Springs	Bay
26. Beaverdam/Sweetwater Creeks	Liberty
27. Mashas Sands	Wakulla
28. Grayton Dunes	Walton
29. North Beach	Broward
30. Josslyn Island	Lee
31. Gateway	Pinellas
32. Dog Island	Franklin
33. Julington/Durbin Creeks	Duval
34. Windley Key	Monroe
35. Shell Island	Bay
36. Lake Arbuckle	Polk
37. Cedar Key Additions	Levy
38. Three Lakes Addition	Osceola
39. Withlacoochee Inholding	Sumter
40. Hutchinson Island (Blind Creek)	St. Lucie
41. Big Shoals Corridor	Columbia
42. Rookery Bay Additions II	Collier
43. Paynes Prairie (Cook-DeConna)	Alachua
<u>New or Reconsidered Proposals</u>	
44. McLeod Property	Alachua
45. Paynes Prairie/Jenkins Parcel*	--
46. Santa Fe Swamp	Bradford
47. Canaveral Industrial Park	Brevard
48. Don Pedro Island*	Charlotte
49. Cole Island	--
50. Dunwody Property	--
51. Tsala Apopka Lake	Citrus
52. Valldejuli Ranch (Santa Juana)	Clay
53. Naples Cay (Clam Pass Park)	Collier
54. Big Shoals*	Columbia
55. Avacado Land Company's Subdivision	Dade
56. East Everglades (Lot)	--
57. Biscayne Bay Mangrove Preserve*	--
58. McGirts Creek Valley Park	Duval
59. N.G. Wade Tract	--
60. Bear Island	Flagler & Putnam
61. Islands from Little Manatee River to Cockroach Bay*	Hillsborough

62. Fechtel Ranch*	Lake
63. St. Johns River Forrest Estates	--
64. Bidlack Property*	Lee
65. Galt Island*	--
66. SixMile Cypress Swamp	--
67. York Island and Coconut Island	--
68. Cedar Key Scrub Additions II	Levy
69. Chamber Island	--
70. Chastain Hammock	Monroe
71. Dolphin Estates	--
72. Little Half Moon	--
73. North Key Largo Hammock*	--
74. Palo Alto Key	--
75. Rodriguez Key	--
76. Western End of Holiday Isle	Okaloosa
77. Wetstone Property	Pasco
78. Alligator Lake Tract	Pinellas
79. Camp Soule	--
80. Cooper's Point	--
81. Largo Narrows*	--
82. Moonshine Island	--
83. Pajdo Property	Polk
84. Gov. Lot 1	Putnam
85. Garfield Point*	Saint Lucie
86. Guana River*	St. Johns
87. Rattle Snake/Hernandez Island	--
88. City Island Road Tract	Sarasota
89. John Ringling Parkway	--
90. Withlacoochee Add. (1)	Sumter
91. Lighthouse Pointe Park	Volusia
92. Woody Property	--
93. Richbourg Property	Walton

\* Projects with full review completed

## V. Public Presentation Meetings

Following the receipt of all 1982-83 proposals, the Selection Committee scheduled two meetings for hearing presentations by project applicants. Unlike previous years when such meetings were held statewide, budget considerations forced both to be held in Tallahassee on consecutive evenings.

Each applicant was notified by mail of the meeting dates and asked to schedule fifteen minute presentations at their option. Twenty five different proposals were reviewed by the Committee or their representatives on January 12 and 13, 1983. Both meetings were held at 7:00 p.m. in the Douglas Building.

## VI. SUMMARY OF PUBLIC MEETINGS

1983

Prepared by the Staff of the  
Division of State Lands  
Department of Natural Resources

For the Conservation and Recreation  
Lands Selection Committee

As directed by the Selection Committee, a series of four public meetings were held in centrally located regional sites of the greatest population near proposed projects. Pursuant to Chapter J6Q-2.04-8(c), meetings were advertised in the May 20, 1983 Florida Administrative Weekly. Additionally, legal advertisements were placed in the Tallahassee Democrat (May 24, 1983), Miami Herald (May 27, 1983), St. Petersburg Times (May 25, 1983), and Orlando Sentinel Star (May 25, 1983).

Division staff also sent copies of the meeting announcement to a comprehensive mailing list, including project applicants, local governments, and environmental groups. The Department prepared a news release for statewide distribution concerning the meetings, which was widely carried by the media. All four meetings had representatives from the press present as well as at least one local television station.

Public participation was well below that of 1982, although still good with 305 estimated attending and 91 speakers. Details follow for each location.



State of Florida  
DEPARTMENT OF NATURAL RESOURCES

DR. ELTON J. GISSENDANNER  
Executive Director  
Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard, Tallahassee, Florida 32303

BOB GRAHAM  
Governor  
GEORGE FIRESTONE  
Secretary of State  
JIM SMITH  
Attorney General  
GERALD A. LEWIS  
Comptroller  
BILL GUNTER  
Treasurer  
DOYLE CONNER  
Commissioner of Agriculture  
RALPH D. TURLINGTON  
Commissioner of Education

May 18, 1983

M E M O R A N D U M

TO: All Interested Persons

FROM: Edwin J. Conklin  
Environmental Administrator  
Bureau of Land Acquisition

SUBJECT: Public Meetings

You are cordially invited to attend any of a series of public meetings scheduled by the Conservation and Recreation Lands (C.A.R.L.) Selection Committee. The purpose of these meetings is to take testimony in response to those projects on the acquisition list (see other side) proposed for presentation to the Governor and Cabinet.

DATE AND TIME: May 31, 1983; 6:00 p.m. CDT  
PLACE: 1st Floor, Bay County Courthouse  
4th Street and Mckinsey, Panama  
City, Florida

DATE AND TIME: June 2, 1983; 6:00 p.m. EDT  
PLACE: 2nd Floor, Ocala City Hall  
151 S.E. Osceola Avenue  
Ocala, Florida

DATE AND TIME: June 7, 1983; 6:00 p.m. EDT  
PLACE: Meeting Room, Pinellas County  
Courthouse, 315 Court Street  
Clearwater, Florida

DATE AND TIME: June 9, 1983; 6:00 p.m. EDT  
PLACE: Commission Chambers, City Hall  
200 2nd Street  
West Palm Beach, Florida

For further information, please call (904)487-1750. Thank you.

EJC/rl

Attachment (over)

Public Meeting

County Courtroom I  
Bay County Courthouse  
4th St. & McKenzie  
Panama City

May 31, 1983  
6:00 p.m. CDT

Upon arriving at the Courthouse at 5:30 p.m., copies of the preliminary acquisition list and sign-up sheets for speakers were distributed. The meeting began at 6:00 p.m. and ended at 7:00 p.m. The following standard procedure for taking testimony was employed: 1) sign-up sheets were collected and projects with speakers were noted; 2) each project with speakers was given 15 minutes per project; 3) projects were taken in turn until all speakers were exhausted.

Colonel Brantly, Dr. Elton Gissendanner, Mr. John Bethea, Mr. Doug Buck, Mr. Danny Clayton, and Mr. George Willson represented the Selection Committee. Chairman Brantly conducted the meeting with staff assistance of Mr. Edwin Conklin. Approximately 65 people attended the meeting and 16 made presentations.

A summary of projects discussed is as follows:

I. Emerald Springs

Oral or written testimony of support received from:

- 1) Organized Groups - Bay County Audubon Society, League of Women Voters, Bay County Chamber of Commerce.

A total of seven people spoke in favor of Emerald Springs. One person testified against the project.

Significant Points

In Favor - Emerald Springs enjoys unanimous support from the entire area. Committee will be appreciated for placing project high on the list. Beautiful property with high recreational value. Area needs more recreational facilities to match rapid growth. People need a place to relax in solitude.

Opposed - Only politicians who received contributions from the owners are in favor of this purchase. Water supply not endangered, Springs should be developed by private interests who will keep it on the tax rolls.

Speaker comments are attached.

II. Shell Island

Oral or written testimony of support received from:

- 1) Organized Groups - Bay County Audubon Society, League of Women Voters, Bay County Save Our Shores, Bay County Chamber of Commerce.

A total of six people spoke in favor of Shell Island, with one speaker opposed.

Significant Points

In Favor - Diminishing amount of coastal land, should be bought now. Even though there is no bridge to the island it will be developed if not protected. Need more recreational land in Bay County. Northwest Florida coastal land is a bargain and should be purchased quickly.

Opposed - It is incredible that this project is high on the acquisition list since it is not endangered at all. Only the wealthy can afford a boat to visit the land. Nothing is to be gained by public ownership of this property.

Speaker comments are attached.

III. Grayton Dunes

A total of three people spoke in favor of Grayton Dunes; none opposed.

Significant Points

Main effort should be to get the beach strip with the FDIC lands as second priority. Please be sure that all of the property is purchased. Grayton Dunes is a unique, beautiful place that should be preserved.

This report was prepared by:

Edwin J. Conklin  
Environmental Administrator  
Bureau of Land Acquisition  
Division of State Lands

ATTACHMENT

Jack Mashburn - Like to point out that Emerald Springs enjoys unanimous support from entire area. C.A.R.L. Committee will be appreciated for placing project high on the list. Cities who support are many, as well as surrounding Counties. Two rare plants exist on property.

Pam Daniels - Like to see Emerald Springs bought!

Carla Soloman - Need to preserve Emerald Springs for peace and quiet.

James Doyle Harper - Supports Emerald Springs and Shell Island.

Robert H. Downing - Political organizations support Emerald Springs, politicians have gotten contributions from landowners. Ruse of water supply has being used, but springs and water are already protected. Emerald Springs should be developed by private interests. Tax base is too small, should not be taken out of taxable land. No reason to buy it.

Robert Petell - Represents voice of the people. It is incredible that this project has reached the top of the list. Shell Island does not face imminent development since there is no bridge. Nothing is to be gained by purchase of the property. What clear danger is there to Shell Island? What is timetable?

Mike Cain - Concerned with recreational facilities. Bay County is landlocked with limited ability to grow. Supports Shell Island. Diminishing amount of land, should be set aside. Many fewer recreational facilities.

Jerry W. Gerde - Protective Acquisition in general, Shell Island in particular. Facts are this - those of us who live here have seen time and growth slip out of control. Growth is happening now. Discovery of this region has occurred. Protective acquisition is a bold, must needed step.

Joe Harrison - Speaks on behalf of Bay County Save Our Shores. Government purchase will benefit all and not just a few. If same lands were developed, they would provide taxes but also cost money in services. Urge speedy purchase.

Ernest Gladstone - Supports Shell Island. Bay County Audubon supports Emerald Springs. Economic aspects of questions are that N.W. Florida has relatively cheap and unspoiled areas. Now is the time, therefore, to purchase land in N.W. Florida.

Celia Fite - League of Women Voters - Support Shell Island and Emerald Springs. Bay County League supports purchase of beachfront and water resource areas. Protection of Shell Island and Emerald Springs is of prime importance. Also, Springs protection will protect watershed and water supply. Urge purchase.

Holly Haynes - Grew up at Grayton, and it is a beautiful place. Beaches are being destroyed everywhere else.

Mrs. G.A.P. Haynes (Bets) - Main thrust to get beach strip. FDIC is second priority. However, only FDIC will probably be prepared by June 21. Be sure that all of Grayton is bought.

George Donald Florence - Supports Grayton Dunes.

Public Meeting

Commission Chambers  
Ocala City Hall  
151 S.E. Osceola Ave  
Ocala

June 3, 1983  
6:00 p.m. EDT

Upon arriving at the City Hall at 5:30 p.m., copies of the preliminary acquisition list and sign-up sheets for speakers were distributed. The meeting began at 6:00 p.m. and ended at 7:45 p.m. Standard procedure for taking testimony was employed after introductory remarks by Colonel Brantly. Chairman Brantly, Mr. John Bethea, Mr. Edwin Conklin, Mr. Danny Clayton, Mr. George Willson, and Mr. Paul Darst represented the Selection Committee. Approximately 90 people attended the meeting and 22 made presentations.

A summary of projects discussed is as follows:

I. Crystal River II

Oral or written testimony of support received from:

- 1) Elected Officials - Mr. Nick Bryant, Chairman  
Citrus County Commission
- 2) Organized Groups - Citrus County Zoning Board,  
Concerned Citizens of Citrus County

A total of eleven people spoke in favor of this project.

Significant Points

Pleasure expressed at the efforts already completed such as the purchase of the Williams Tract and Kings Bay Islands. Remaining project area is of very high environmental value and provides protection for the endangered manatee. Natural marshlands support a seafood industry that is worth many jobs and dollars to the local community and the state. The Citrus County Commission is 100% behind the purchase and all of the remaining property is within the County. Please keep the current high priority and finish the project. All of us here really appreciate the C.A.R.L. program and the Committee.

Speaker comments are attached.

II. North Peninsula

Oral or written testimony of support received from:

- 1) Elected Officials - County Council of Volusia
- 2) Organized Groups - North Peninsula Council of Associations;  
Ormond Beach Planning Board, Volusia Council Environmental  
Board, League of Women Voters of Volusia County.

A total of five people spoke in favor of the project.

Significant Points

At our presentation last year we demonstrated our complete support of this project. We continue to support this fine and unique area. Volusia County is different because we put our money where our mouth is. Please keep the high priority for this project.

III. Julington-Durbin Creeks

Oral or written testimony of support received from:

- 1) Elected Officials - Northeast Florida Regional Planning Council, Duval Legislative Delegation

A total of two people spoke in favor of the project.

Significant Points

This project has unified all the citizens and elected officials of Duval County. Your files should show all the tremendous support for this project. Additionally, the attached resolution from the Duval Delegation demonstrates our unity. Please keep the high priority.

IV. Spring Hammock

Two people spoke in favor of the project, including a representative of the Seminole County Planning Office. Spring Hammock is very important to the people of Seminole County, since it provides open space, recreation, and educational benefits.

V. St. Johns Forrest Estates

One person spoke in favor of this project. Public purchase would greatly enhance existing state ownership since it would connect Hontoon Island and Blue Springs State Parks. Anything that will help protect the St. Johns River would be beneficial.

VI. Wekiva River II

One person, President of the Friends of Wekiva River, spoke in favor of this project. Greatly supports the further acquisition of this area.

This report was prepared by:

Edwin J. Conklin  
Environmental Administrator  
Bureau of Land Acquisition

Sarah Bailey - I am here to r project. I have travelled al very fine resource area. Loc greatly interested in protect

Anthony VanDerworp - This pro County in many ways. Open sp some of the important benefit

Pat Burkett - Spring Hammock school system. With rising l it all and needs the State's

Muriel Dey - Speaking on beha greatly enhance State ownersh Springs State Parks.

Russell F. Fisher - President support this river and furthe

Irene Schustik - Pleased to bring things have happened, including Williams Tract. We are here ton the work that has begun. Area n development will cause harm to t member to retain the current price

Charles B. Leape - Project is an floodplain ecosystem with hammock cause great damage to the area. space. Keep project high on the

G. Myers - Fortunate to be able t marine science class. Children a but they are sad to see land ill

W.A. Rawls - Area in question is estuarine area. It is truly wort unique natural systems are found

Nick Bryant - Here to re-affirm c the best way to protect this land

Ernest H. Schustik - Project repr and the sea. An acre of marsh pr farmland. Seafood employs 500-80 Development of the area attacks t

William Comstock - Supports purch

Aank Cohen - Represents Concerned land is in the County and the Cor love CARL!

F.M. Wick - Supports purchase of

Gertrude Card - Crystal Cove is u

David E. Walker - Member of Citru through many long meetings! The it will be for me. Much of this seasonally under water.

Leovard Wirsey - You have found a have brought a great group to com high priority. Support has not d will assist in the purchase.

Amos E. Light - Have seen lots of Peninsula, you have really someth

Ted Porter - Chairman of Ormond B Scenic, standing committee for en be preserved for the public and t

Meg Johnson - Chairman of Volusia We have passed a resolution of su wavered.

Helen Hodges - Represents the Lea County - urge high priority.

John Cannon - Here to advocate th local support. This has unified Your files should show evidence o other elected officials, and othe evidence of support.

## Public Meeting

Meeting Room  
Pinellas County Court House  
315 Court Street  
Clearwater

June 7, 1983  
6:00 p.m. EDT

On arriving at the Court House at 5:30 p.m., copies of the A.R.L. Preliminary Acquisition List and sign-up sheets for speakers were distributed. The meeting began promptly at 6:00 p.m., and ended at 7:55 p.m. Testimony was recorded on tape, and notes were taken by representatives of the C.A.R.L. Committee. Introductory remarks were made by Chairman Robert M. Brantly of the Game and Freshwater Fish Commission. These remarks welcomed the audience, reviewed the objectives of C.A.R.L. and the selection process and described the meeting agenda. Chairman Brantly (FWFC), Mr. Jim Grubbs (Division of Forestry), Mr. Danny Clayton (Division of Archives, History and Records Management), Mr. Paul Frost (Department of Community Affairs), Mr. George Willson (Department of Environmental Regulation) and Mr. Leo Manasian (Department of Natural Resources) represented the C.A.R.L. Committee. Approximately 120 people were present, and made presentations.

summary of projects discussed is as follows:

### I. Gateway

Oral or written testimony of support received from:

#### 1) Elected Officials

- a) Mary Brennan, representing State Representative, Patricia Bailey
- b) Pinellas County Commissioner, Barbara Todd
- c) Pinellas County Commissioner, Alton Deltmes
- d) St. Petersburg City Councilwoman, Sally Wallace

#### 2) Organizations

- a) Clearwater Audubon Society
- b) League of Women Voters of Pinellas County
- c) St. Petersburg Audubon Society
- d) Sun Coast Sierra Club

A total of 22 people spoke in favor of this project.

### Significant Points

Gateway consists of 820 acres and seven miles of coastline which comprises a valuable mangrove ecosystem. This project, if preserved will contribute to the revival of environmental quality in Tampa Bay. Pinellas County has done the mean high water survey as requested, and will provide matching funds for C.A.R.L. moneys. Pinellas County Commissioner, Barbara Todd asked about 75 people in attendance to stand in a show of support for Gateway. Environmental organizations overwhelmingly support acquisition of Gateway. Gateway is endangered; please preserve it. There is widespread support in Hillsborough County for acquisition of Gateway. Pinellas County is the only County to fund a C.A.R.L. Project pursuant to a referendum (except for Sarasota Co.), and has the support of all municipalities in Pinellas County.

Many Pelicans in Pinellas County are dying because of loss of habitat. Native-born Crackers urge acquisition of Gateway.

## II. Largo Narrows

Oral or written testimony of support received from:

### 1) Elected Officials

- a) Largo Mayor, George McGough
- b) Largo City Commissioner, Jim Miles
- c) Largo City Commissioner, Margaret E. Olson

### 2) Organizations

- a) Largo Women's Business Club
- b) Indian Rocks Historical Society
- c) Indian Shores Property Owners Association

A total of eleven people spoke in favor of this project.

### Significant Points

Largo Narrows is archaeologically valuable; an Indian artifact estimated to be 7,000 years old has been uncovered there. It is reported to be a pristine area with virgin forest. It is necessary to preserve Largo Narrows in order to curb advancing development; please purchase it. Largo Narrows is a prime piece of property because of the plants, animals and archaeological resources which it contains. Largo Narrows is the only pristine piece of property remaining in Pinellas County. The City of Largo has raised \$60,000 to assist in acquisition of Largo Narrows.

## III. Lake Arbuckle

Oral or written testimony of support received from:

### 1) Elected Officials

- a) Polk County Commissioner, Ernie Caldwell
- b) Mayor of Frostproof, Alan Hemenway
- c) Polk County Commissioner, Claude Howerton
- d) Frostproof Chamber of Commerce Member, Don Williams

### 2) Organizations

- a) Florida Bipartisan Civic Affairs Group
- b) Lake Region Audubon Society
- c) Ridge Audubon Society
- d) The Nature Conservancy

### Significant Points

Lake Arbuckle is a significant and clean water resource, which would make an excellent parkland. Much of the Proposed C.A.R.L. Project Area comprises foraging habitat for birds, and is endangered. Biologically, Lake Arbuckle is a diverse area. Lake Arbuckle consists of 12,500 acres near population centers. It is a living museum of Florida's ecosystems, including ancient seashores (i.e., scrub habitats) and a treasure-house of genetic diversity.

The County Commission of Polk County, and many others urge its acquisition. There are 46 endangered, threatened or rare species on the Lake Arbuckle tract. The U.S. Department of Defense is willing to cooperate in management of the Lake Arbuckle tract, and may contribute some adjacent natural area in Federal ownership. Please acquire Lake Arbuckle before it is developed. A citizen's group has started a "Lake Arbuckle Fund" to offset the cost of the state of appraisals.

This report was prepared by:

Leo Minasian  
Environmental Specialist  
Bureau of Land Acquisition  
Division of State Lands

## Attachments

Lorraine Gramm - Represents the League of Women Voters of Pinellas County, which has raised funds in support of purchase of the Gateway tract. They also support acquisition of Largo Narrows.

Lynn Rosetti - Chairman for Public Affairs for Junior League of St. Petersburg. The Junior League of St. Petersburg urges selection and organization of the Gateway tract.

Jane Olsen - The St. Petersburg Audubon Society supports acquisition of Gateway. 80% of the voters in Pinellas County support the acquisition.

Robert E. Melby - Has worked the project area and been very close to the Gateway Project. Save Gateway.

Mark Wheeler - A long-time resident of Gateway. Asks the committee to look favorable upon Gateway.

Bruce McManus - These are two beautiful pieces of land. Please acquire.

Diann Griffin Schultz - There is much support for purchase of park lands in Pinellas County. Urges the purchase of both Gateway and Largo Narrows.

Joan Dequire - Many pelicans are dying in the Pinellas County area due to stress. Please acquire Gateway and the Narrows, or the birds will have no habitat.

Gabe Cazares - Member of Pinellas County Commission. Gateway tract has support of all the municipalities in Pinellas County. Water-front development is mushrooming. Please preserve Gateway for the entire State of Florida.

Loretta Wyant - Pinellas County is the only project which has been founded pursuant to a referendum.

Marcia Matthews - A teacher from Pinellas County; supports acquisition of Gateway.

Alton R. Deltmes - Serves on Pinellas County Planning Council. The rate of development here is very rapid. Gateway and the Narrows will be developed quickly if not purchased soon. These projects have no time.

Mary Brennan - Please preserve Gateway and Largo Narrows for the future generations.

Sally Wallace - A City Councilwoman for St. Petersburg. The show of support in favor of the acquisition of Gateway, from Pinellas County, is great. Hillsborough County also supports acquisition of Gateway. It is the last remaining mangrove frontage in Pinellas County. The rapidly expanding urban area is a threat to this endangered environment. Please acquire Gateway.

Nat Futch - Native-born Crackers urge acquisition of Gateway.

Clarke Mecredy - On behalf of the Town of Indian Shores and the Indian Shores Property Owners Association. A archaeologist with the Indian Rocks Beach Historical Society. An Indian artifact 7,000 years old has been found at Largo Narrows.

Margaret E. Olson - Representative of Indian Rocks Historical Society; Largo Narrows is a virgin forest area. It has good Indian Mounds.

Nancy McAdams - Second Vice-President of Largo Women's Business Club, and a school teacher. It is necessary to preserve Largo Narrows and stop development.

Winnie Holland - Has lived in Largo most of her life. Please purchase Largo Narrows.

Scott Henniger - Please acquire Largo Narrows.

Martha Gibson - Largo Narrows is a prime piece of property. It offers plants, animals, and archaeological importance.

Marti Falwell - Both Largo Narrows and Gateway should be preserved in their present state. They are ecologically valuable.

Ruth K. Rushing - Acquisition of Largo Narrows would assist in management of urban overpopulation.

James H. Riley - A homeowner. Largo Narrows is a beautiful piece of land and would make a good bird sanctuary. There is not much quality environment such as this remaining.

George McGough - Pinellas County is God's County. \$60,000 is earmarked for acquisition of the Narrows. This is the only site in Pinellas County reflecting untouched Florida. Largo's Mayor.

Jim Miles - City Commissioner and resident of Largo. In favor of Largo Narrows and Gateway. Largo Narrows is the only pristine piece of land remaining in Pinellas County.

Richard Coleman - The Lake Arbuckle fund was started to offset the price of the appraisals. A cheque will be sent to Mr. Conklin.

Frances Howell - Please acquire Lake Arbuckle before it is developed.

John Perry - Lake Arbuckle should be able to move since it is a single owner, with a willing seller. The Air Force is willing to assist in management, and some adjacent lands could be acquired from the Defense Department to be managed as part of this project area.

Charles Geanangel - Represents the Lake Region Audubon. On the 13,000 acres of Lake Arbuckle project, there are 46 endangered, threatened and rare species. Many of these are found in Sand pine scrub; a very threatened community. A very large tract of scrub occurs in this area.

Ernie Caldwell - County Commissioner of Polk County. Many municipalities have passed resolutions in support of the purchase of Lake Arbuckle.

Alan Hemenway - Mayor of Frostproof, in Polk County. The city of Frostproof has passed a resolution supporting acquisition and preservation of Lake Arbuckle.

Claude Howerton - County Commissioner, Polk County. Please acquire the Lake Arbuckle tract.

Don Williams - Frostproof Chamber of Commerce Member. The Lake Arbuckle project has a convenient, central location, within a two-hour drive of major population centers.

Ken Morrison - Represents Ridge Audubon Society. Protective management of the entire lake is possible if the state acquisition is completed. This project is biologically very diverse.

R. Geanangel - Member of the Lake Albert and Lake Region Audubon. Much of the foliage habitat for birds exists here and is being destroyed.

Helen Morrison - The Lake Arbuckle area has clean water and would make an excellent park. Represents a Florida Bipartisan Civic Affairs Group in Polk County, which has produced a resolution in support of acquisition of Lake Arbuckle.

Robert Burns - Assistant Director of Nature Conservancy Land Acquisition Office in Winter Park. Lake Arbuckle has: central location near population centers, wildlife, 12,500 acres, living museum of Florida's ecosystems, good scrub habitats, ancient artifacts, treasurehouse of genetic diversity, botanical diversity, scrub like no other.

## Public Meeting

Commission Chambers  
West Palm Beach City Hall  
200 2nd Street  
West Palm Beach

June 9, 1983  
6:00 p.m. EDT

Upon arriving at the City Hall at 5:45 p.m., copies of the preliminary acquisition list and sign-up sheets for speakers were distributed. The meeting began at 6:15 p.m. and ended at 6:50 p.m. Standard procedure for taking testimony was employed after introductory remarks by Edwin Conklin, acting as meeting officer. Dr. Elton Gissendanner, Mr. James Grubbs, Mr. Danny Clayton, Mr. George Willson, Mr. Douglas Bailey, and Mr. Paul Darst represented the Selection Committee. Approximately 30 people attended the meeting and 10 made presentations.

A summary of projects discussed is as follows:

### I. East Everglades

Two people spoke in favor of East Everglades, the first representing the Dade County Planning Department and the second the Mangrove Chapter of the Issac Walton League. A written statement of support was also submitted from the Miami Group of the Sierra Club.

Speakers pointed out that the resource values of the prohad already been well documented, and that many groups and elected officials supported the area. Request was made to continue the high priority of the project.

### II. Westlake

Three speakers supported the Westlake project, one representing the Broward County Commission, the second the City of Hollywood, and the third Broward County Audubon Society.

All the speakers pleaded that the Committee continue the high priority of the project.

### III. Savannas

One person, Commissioner Hurchalla of Martin County, spoke in favor of the project. She requested that the Committee finish the project and continue the high priority.

### IV. North Key Largo Hammocks

One speaker, representing the Native Plant Society, spoke in favor of the Hammocks. She stated that this area was the most endangered property in the state and had many rare plant species. Please keep this project high on the list!

### V. St. Johns River

One speaker, who stressed the natural hunting and fishing values of the river, supported the purchase of this project.

An additional short presentation was made by three speakers concerning a parcel in Key West which would be proposed to the CARL program.

## Attachments

Henry Iler - With Dade County Planning Department, and pleased to support East Everglades. So much study has gone into it and the resource values are well known.

W. R. Lazarus - President of Issac Walton League, Mangrove Chapter. Please keep East Everglades high on the list.

Arla Bernstein - Represents the Broward County Commission. You know a lot about this project (Westlake) and I am here to ask for continuation of a high priority.

Georgia Reynolds - Represents Broward County Audubon Society, need to continue high priority of Westlake.

John Williams - Commissioner, City of Hollywood. Please continue high priority of Westlake.

Maggy Hurchalla - Congratulations on keeping Savannas in current position. We are almost an historical project because we have been around so long.

Joyce Gann - Representing the Native Plant Society and others - we have one of the most endangered projects (N. Key Largo Hammocks) - keep us high on the list.

James Beanton - Value and use of hunting and fishing is a good reason to purchase the St. Johns River project.

Charles McCoy, Robert Hartnett - Introduced a new project, Key West Salt Marshes.

This report was prepared by:

Edwin J. Conklin  
Environmental Administrator  
Bureau of Land Acquisition

RESOLUTION NO. 81-90

RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA RECOGNIZING THE UNIQUE NATURE AND VULNERABILITY OF CERTAIN LANDS ON THE NORTH PENINSULA AREA TO DEVELOPMENT AND POSSIBLE DAMAGE TO THE ECOSYSTEM OF THIS BARRIER ISLAND SYSTEM AND ENCOURAGING THE STATE OF FLORIDA TO ENDEAVOR TO PURCHASE SAID IMPERILED LANDS.

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WHEREAS, the last remaining vulnerable stretch of undeveloped, natural coastal barrier island within Volusia County is located along the extreme north peninsula area and includes approximately 730 acres of land; and

WHEREAS, natural coastal barrier islands are subject to intense development pressures and represent highly desirable residential areas; and

WHEREAS, natural coastal barrier islands represent an extremely fragile but complex ecosystem, constantly changing and reacting to dynamic coastal processes of erosion and accretion, thereby intolerant of development; and

WHEREAS, factual evidence indicates that the undeveloped north peninsula coastal barrier island exhibits developmental constraints including a lack of potable water, susceptibility to flood hazards and storm surges, the lack of adequate evacuation routes and accommodation of several threatened and endangered wildlife; and

WHEREAS, the United States Congress has recognized the unique value of natural coastal barrier islands and therefore has companion legislation pending entitled the Coastal Barrier Resources Act, which would terminate all federal subsidies for development of coastal barrier islands; and

WHEREAS, the North Peninsula Council of Associations, with the support of numerous civic, social and governmental organizations, is sponsoring the public acquisition of the remnant natural coastal barrier island along the north peninsula; and

WHEREAS, the North Peninsula Council of Associations has devoted innumerable hours in researching, organizing, educating and generating facts and data to substantiate the governmental acquisition of this irreplaceable resource,

NOW, THEREFORE, BE IT RESOLVED BY THE VOLUSIA COUNTY COUNCIL, IN OPEN MEETING DULY ASSEMBLED IN THE COURTHOUSE ADDITION, DELAND, FLORIDA, THIS 10th DAY OF SEPTEMBER, A. D. 1981, AS FOLLOWS:

SECTION I: That the Volusia County Council is cognizant of the unique value of this natural coastal barrier island and the significant benefits of public ownership.

SECTION II: That the Volusia County Council is cognizant of the substantial public support for this land acquisition proposal.

SECTION III: That the Volusia County Council hereby commends the North Peninsula Council of Associations for its leadership role in this effort and encourages the Council to continue active support for this program until public acquisition is achieved.

SECTION IV: That the Volusia County Council hereby enthusiastically endorses and supports the goal of governmental acquisition of this natural coastal barrier island.

SECTION V: That the Volusia County Council as the local governmental jurisdiction for the north peninsula area, hereby recommends that the State of Florida do all possible to purchase the aforementioned coastal barrier lands to preserve same in public ownership.

SECTION VI: That a certified copy of this Resolution be forwarded to the Governor of the State of Florida.

SECTION VII: That this Resolution shall take effect immediately upon its adoption.

DONE AND ORDERED IN OPEN MEETING.

COUNTY COUNCIL  
VOLUSIA COUNTY, FLORIDA

BY: Clyde R. Mann  
CHAIRMAN

ATTEST:

BY: Thomas C. Kelly  
County Manager

DIVAL LEGISLATIVE DELEGATION ACT  
201 N. CITY HALL  
JACKSONVILLE FL 32202 0144

4-0510355152 05/01/83 105 IP M712 ORJ JKAA  
0044971452 034 EDWT TALLAHASSEE FL 100 16-01 0513P EST

COL ARNETT W BRANTLEY BY AIR.  
FLA GAME & FRESHWATER FISH COM.  
CALLE JOHN GANNON JACKSONVILLE FLA. DEPT  
102 EAST FOREST ST  
JACKSONVILLE FL 32202

DEAR COLONEL BRANTLEY,

PLEASE BE ADVISED THAT THE DIVAL LEGISLATIVE DELEGATION CONTINUES TO  
CONTINUOUSLY SUPPORT THE JULINGTON-ERRERA CREEK SITE FOR ACQUISITION  
BY THE STATE AND WISHES TO MAINTAIN ITS RELATIVE PRIORITY FOR  
IMMEDIATE ACQUISITION. IT IS OUR DESIRE THAT YOU MAINTAIN YOUR  
PRESENT HIGH PRIORITY FOR THIS PROJECT WHETHER OR NOT THE SITE IS  
INCLUDED WITHIN THE RECENT DOMAIN BILLS PRESENTLY BEING CONSIDERED  
BY THE LEGISLATURE.

YOURS TRULY,

ARLETTE E BIRARDEAU CHAIRMAN DIVAL LEGISLATIVE DELEGATION

1/17 EST

W310MP 104

# YOUTH SERVICE U.S.A., INC.

405 East First Terrace • Tallahassee, Florida 32301 • 905 231 2919

May 30, 1983

Mr Edwin J. Conklin  
Environmental Administrator  
Division of state lands  
Department of Natural Resources  
3900 Commonwealth Blvd  
Tallahassee, Florida 32303

Dear Mr Conklin,

My attention has been invited to the fact the Conservation and Recreation Land selection committee is receiving oral and written testimony to those projects on the acquisition list proposed for presentation to the Governor and his Cabinet. Included in this list is the property known as the St Johns River Forest Estates adjoining two state Parks for more than a mile each: (1) Blue Springs State Park (a favorite home of the Manatee--an endangered species), and, (2) Hontoon Island State Park--an archiological prize.

Fifty years ago as a small boy my school principal, on several occasions, launched a boat at Blue Springs and took me on fishing and sight seeing tours of this natural Florida wonderland. We had wonderful times long to be remembered including cooking our fish on dry land in these wilderness lands. Looking back on those enjoyable trips one thinks of the character building experiences our youth gain from outdoor trips of this nature. I can not help but believe thousands of youth in the future will share similar developmental experiences. Regrettably, such land areas are rapidly disappearing in Florida as our population rapidly increases demanding more of nature resources.

The need to protect the two present State Parks by obtaining the adjacent swamp lands of the St Johns River Forest Estates now prior to further encroachment by near time early commercial use seems self-evident. With no personal interests in these properties other than to see them enjoyed and shared by future generations in a manner similar to my past experiences, I urge and encourage the Committee to make every feasible effort possible to add these properties to the people of Florida's heritage of the future.

I wish you well in this meaningful and enrichment endeavor upon which you are now embarked.

Yours truly,

*Marvin E. Barnett*  
Marvin E. Barnett  
Regional Director

RECEIVED

JUN 3 1983

Evaluation Section  
Bureau of Land Acquisition  
Division of State Lands  
Dept. of Natural Resources



PROVIDING YOUTH A PROGRAM OF LEARNING THROUGH LIVING

Uniting Military and Civilian Communities to Serve and to Save

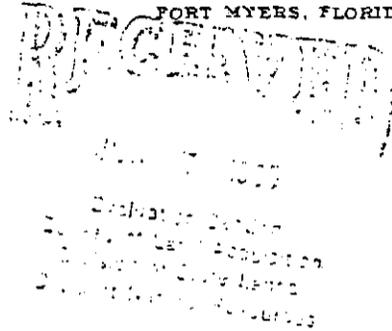
LAW OFFICES OF  
LLOYD G. HENDRY  
813-332-7123

LLOYD G. HENDRY  
MARY HENDRY SONNE

FIRST FEDERAL TOWERS SUITE 401  
2201 SECOND STREET  
P. O. BOX 1509  
FORT MYERS, FLORIDA 33902

June 3, 1983

Mr. Edwin J. Conklin,  
Environmental Administrator  
Division of State Lands  
Department of Natural Resources  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32303



Re: St. Johns River Forrest Estates  
Lake County, Florida

Dear Mr. Conklin:

It is my understanding that the Department is now in the process, through the Conservation and Recreation Land Selection Committee, of conducting a series of Public Meetings around the State for the purpose of taking testimony regarding projects on the Acquisition List of lands proposed to be acquired by the State of Florida.

I would like to urge your serious consideration of the 2200 acre tract in Lake County, Florida, identified as the St. Johns River Forrest Estates Tract.

This tract is bounded by the Huntoon Island State Park on the North and the Blue Spring State Park on the East. The acquisition of the St. Johns River Forrest Estates Tract would greatly expand the state owned area abutting these two State Parks and would be of substantial benefits to the State of Florida and to the two parks involved.

It is my further understanding that the waters along the St. Johns River in the vicinity of the Blue Spring State Park, constitutes a substantial and valuable habitat of the Manatee.

I have recently been involved here locally in Lee County in efforts to help preserve the Manatee in the Orange River Area of Lee County, and am quite interested in the preservation of this valuable mammal in the State at large. It appears to me that the acquisition of the St. Johns River Forrest Estates would give to the State additional land and waters which constitute a habitat for the Manatee and which would be useful

Page 2  
June 3, 1983

in helping to preserve this species.

Consequently, I would like to urge the Committee to give serious consideration to the acquisition of this tract, and place it on the priority list at such a level so that the early acquisition of it is assured.

Respectfully,

Lloyd G. Hendry

LGH/sr



The Sanibel-Captiva Conservation Foundation, Inc. Post Office Drawer S, Sanibel, Florida 33957  
Offices in Conservation Center, 3333 Sanibel-Captiva Road. Telephone: (813) 472-2329

June 1, 1983

Mr. Edwin J. Conklin  
Environmental Administrator  
Bureau of Land Acquisition  
Department of Natural Resources  
Marjory Stoneman Douglas Building  
3900 Commonwealth Avenue  
Tallahassee, FL 32303

RECEIVED

JUN 7 1983

Evaluation Section  
Bureau of Land Acquisition  
Department of Natural Resources  
Tallahassee, Florida

Dear Mr. Conklin:

The Sanibel-Captiva Conservation Foundation is very much interested in the work of the CARL Selection Committee and in the entire process of identifying and rating lands for acquisition. We appreciate the difficulty of the task because land acquisition for preservation is one of the chief activities of this Foundation.

Unfortunately, we will not be able to attend any of the upcoming public hearings scheduled to consider areas on the current acquisition list. However, we would like to comment on the areas in Lee, Collier and Charlotte Counties; these are areas that we know from close personal experience.

#1 Rookery Bay and #3 Charlotte Harbor are certainly rightfully placed at the top of the list. We sincerely hope they stay there.

#4 Cayo Costa/North Captiva should certainly stay at the top of the list. This area is of special interest to us because of our concern for the preservation of the wilderness character of the Pine Island Sound Aquatic Preserve. If these two barrier islands were to be developed, the bulk of the western boundary of that Preserve would be heavily built up, and that would certainly have a very drastic effect on the Preserve. We feel it essential for the State of Florida to acquire all of these barrier islands. We hope the land can be acquired as soon as possible because the development pressure is there and is increasing.

#28 Josslyn Island - We wish it might be possible to move this area up on the priority list. It is a very vulnerable area because of development pressure. It is also very valuable from an environmental and archeological point of view. Josslyn Island is in the Pine Island Sound Aquatic Preserve. Therefore, development there would be a serious intrusion. We believe it should be in State ownership as a step to

2  
clin

maintaining the essentially natural condition of that wilderness  
serve.

For a number of years, this Foundation, joined by the Captiva Civic  
Association, the Nature Conservancy, and the U.S. Fish & Wildlife Ser-  
vice, have been trying to preserve Buck Key, which lies between Sanibel  
and Captiva, and is thus in the Pine Island Aquatic Preserve.

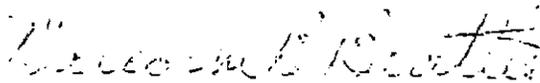
Our efforts have resulted in the acquisition of a substantial part of  
the Key, which lands have been transferred to Fish & Wildlife. Two  
smaller islands, at the south end of the Key, are now being purchased  
by this Foundation, and that transaction will be completed in February  
of 1984.

No private ownerships remain. There are no structures on the Key, ex-  
cept a dilapidated house, long unoccupied. A map showing the ownerships  
is enclosed.

We realize that this land probably cannot be included in your present  
acquisition list; but we hope that something could be worked out in the  
future.

If we can provide any detailed information to assist in the delibera-  
tions of the Committee, please let me know.

Sincerely,



Malcolm B. Beattie  
Chairman

MBB:jw

enc.

5663 Rogers Avenue  
Port Orange, FL 32019  
June 11, 1983

Mr. Ed. Conklin  
Environmental Administrator  
Bureau of Land Acquisition  
Florida Department of Natural Resources  
900 Commonwealth Blvd.  
Tallahassee, FL 32303

Dear Ed:

It was impossible for me to attend your Hearing in Ocala on June 2 but I do want to let you know that we are in full support of the 2,500-acre project that would link Blue Springs and Hontoon State Park.

If there is a copy of a brief description of the tract in question I would like to see it. If such is not available, from whom might a description be obtained?

Knowing of your interest in Flagler County, I am glad to write that I plan to meet with the leadership of "Friends of the Barrier Island", a committee to oppose the ITT development project along the coast. It is my hope that I may be able to help them in their strategy plan for this "impossible" task.

With all good wishes,

Sincerely yours,

RECEIVED

JUN 14 1983

Evaluation Section  
Bureau of Land Acquisition  
Department of Natural Resources  
Tallahassee, Florida 32303

Walter S. Boardman

## VII. Project Analyses

The following materials represent a summary of the Selection Committee's lengthy, detailed evaluation prepared for each project recommended on the final priority list. The information is presented as follows:

- Summary of Project Assessment - this summary includes the final project description, management agencies, and other recommendations as adopted by majority vote of the Committee.
- Location Map - final boundary as adopted by majority vote of the Committee. A boundary map pursuant to Chapter 259.035, F.S., is available and on file at the Division of State Lands.
- Public Purpose - acquisition is recommended as Environmentally Endangered Lands (EEL) or Other Lands in the Public Interest.
- Preliminary Management Statement (Executive Summary) - including designation of management agency(s).
- Conformance with Management Plans (as appropriate)
  - a. EEL Plan
  - b. Conceptual State Lands Management Plan
  - c. Unavailability of Suitable State-Owned Lands
- 6. Preacquisition Budgeting
  - a. Acquisition
  - b. Management
- 7. Sales History

### IMPORTANT NOTE

The materials in this section are a summary of documents compiled by the Committee pursuant to their assessment and evaluation of each recommended project. Complete staff reports regarding these projects are of excessive length and have not been included in the Annual Report. However, the entire record is available on request from the Division of State Lands.

WEST LAKE .

PROJECT SUMMARY

County	Acres	Best Estimate of Value
Broward	1100	\$15,000,000

ended  
 Purpose: Other Lands - qualifies as outdoor recreation land, state park, and for protection of an estuary. Westlake is the relatively undisturbed mangrove area in Broward County.

Natural resource value moderate - provides habitat for various aquatic and marine species, as well as numerous wading birds and reptiles. Also provides benefits as a natural filter of runoff and materials resulting from human activity. Moderate recreational value - an opportunity for urban residents to view and appreciate the beauty of a functioning mangrove wetland community. Archaeological value is rated very low.

Ownership Pattern: There is one major owner and approximately 380 minor owners. The major owner has indicated a willingness to sell. All parcels not acquired by Broward County should be approved boundary, containing approximately 1100 acres. Ease of acquisition for the project, major ownership is rated very high; entire project very low.

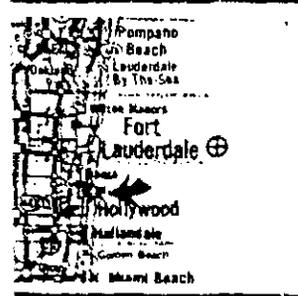
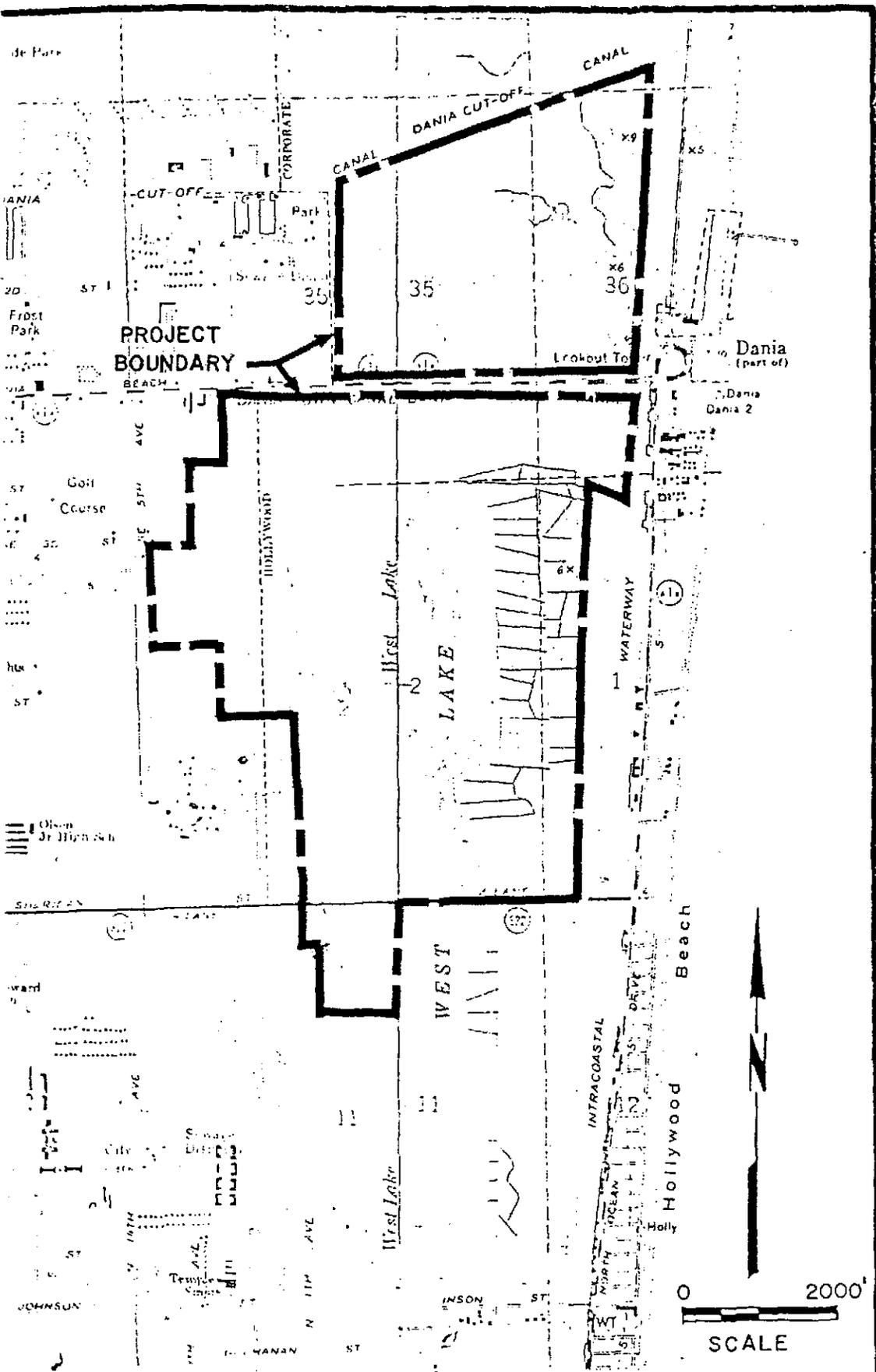
Vulnerability: Moderate - mangroves are susceptible to surrounding development and changes in water levels.

Development Pressure: Moderate - development pressure is very high in this area, but regulatory authorities provide some protection.

Location: In the center of one of the largest urban areas of the county.

Management: Management is anticipated to be carried out by Broward County with the cost to the state.

Stakeholders:



PROPOSED ACQUISITION PROJECT  
 WEST LAKE  
 BROWARD COUNTY

Public Purpose

This project qualifies as OTHER LANDS.

Liminary Management Statement

Westlake will be managed by Broward County. See following page for management executive summary.

Applicable

Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

Availability of Suitable State Lands

There are no state-owned lands comparable to Westlake in its vicinity or the urban southeastern portion of the state.

Acquisition Budgeting

Acquisition

Estimated cost for acquisition is \$15,000,000.

Deeds History

Deeds history for the major ownership is complete, the balance to be completed prior to appraisal and purchase.

## EXECUTIVE SUMMARY

West Lake is the largest remaining mangrove stand from Biscayne Bay (Dade County) to Stuart (Martin County) and one of the few mangrove forests left on the Florida Coast. Within one hour's driving time of West Lake live 3 million residents of southeast Florida. Another 3.1 million vacationers visit the area each year.

The application for the acquisition of the West Lake area contains proposals which have tremendous potential as an education and recreation site for millions of people who live near and visit the area. West Lake will be part of a regional park system, as there are three existing parks and one park in the immediate vicinity which relate to and complement West Lake ecologically. These existing and future parks are John U. Lloyd State Park, the existing West Lake Park (southwest of the application area) and North Beach.

West Lake is abundant with mangrove forest and wildlife and is a viable estuarine system. The demand for an educational center within a coastal area of this type is enormous. Many elementary and secondary schools, colleges and universities will benefit from the opportunities for nature study and scientific research in the West Lake area. In addition, recreational opportunities including fishing, boating, birdwatching, nature walks and photography are extensive in the area.

The management of the West Lake area by Broward County will be designed to protect and enhance the natural resources of the tract, while providing educational and recreational opportunity to the public. The overall objective of the future West Lake Park, including the Anne Kolb Nature Center, is to achieve a harmonious balance between ecological protection and recreational opportunity.

The following management plan is conceptual and preliminary in nature. A detailed, fine-tuned plan will be prepared after the acquisition of West Lake has been accomplished. While the Broward County Parks and Recreation Department will be the lead management agency for West Lake, the Division will coordinate planning and management activities with all appropriate agencies, including the State Division of Archives, History and Records Management, the Department of Environmental Regulation, the Department of Natural Resources and the Cities of Hollywood and Dania.

It is estimated that the first two years of management of the West Lake Park will focus on the design and permitting processes and basic security measures. The subsequent one-and-a-half to two years will be designated for actual construction of the project. The design and engineering processes are estimated to cost approximately \$315,000; fencing for security purposes is estimated to cost \$130,000; subsequent construction, capital improvements and equipment are estimated at the cost of \$2,815,000.

R O O K E R Y B A Y I

PROJECT SUMMARY

	County	Acres	Best Estimate of Value
Bay I	Collier	2419	7,516,300

ded  
 Purpose: Environmentally Endangered Lands (EEL) - established  
 National Estuarine Sanctuary of the West Indian biogeographic

Very High ecological value - relatively undisturbed mangrove  
 shoreline system and related buffer areas.  
 Ecological value is rated moderate.  
 Ecological value is rated high.

Management Pattern: Management feasibility is high. Sanctuary already  
 established and a manager and headquarters station is already in place.  
 27 parcels have already been acquired with 27 additional to  
 be acquired. As a result of the number of parcels, ease of acquisition  
 is low. However, the 1983 Legislature approved the use of eminent  
 domain for this project except for one small parcel and part of another.

Threats: Moderate to High - mangrove shoreline systems are  
 protected by dredge and fill regulation but are very susceptible  
 to human activity.

Management: High - recent problems with a dredge and fill  
 operation in the area points out that this tract is endangered by  
 human activity.

Location: Near Florida's fast growing Southwest Coast. Access by  
 the Sanctuary research area; by boat to the rest of the tract.  
 The tract is of statewide and national significance.

Financial: Federal matching funds have been used to help purchase much  
 existing state ownership. Estimated first year management  
 cost \$ 47,007.

Comments:



## Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

## Interim Management Statement

Rookery Bay will be managed by the Sanctuary Management Committee (SMC), consisting of the Collier County Conservancy, Florida Audubon, and the Department of Natural Resources. Please see following page for the management executive summary.

## Conformance with EEL Plan

Rookery Bay has been designated an EEL project and it is in conformance with the EEL plan.

Rookery Bay qualifies under the EEL plan's definition of environmentally endangered land because:

- the naturally occurring relatively unaltered flora and fauna can be preserved by acquisition; and
- the area is of sufficient size to materially contribute to the natural environmental well-being of a larger area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

- Lands of critical importance to supplies of freshwater for domestic use and natural systems.
- Freshwater and saltwater wetlands.
- Unique and outstanding natural areas.
- Natural ocean and gulf beach systems.
- Areas that protect or enhance the environmental values of significant natural resources.
- Wilderness areas.

Rookery Bay complies with the second category.

## Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

## Availability of Suitable State-Owned Lands

Rookery Bay I project will complete the initial purchase boundary of the Rookery Bay National Estuarine Sanctuary as well as additional buffer area. Although other somewhat similar lands are already in state ownership, no others are of the same quality or vital location for effective resource protection management.

Rookery Bay National Estuarine Sanctuary  
Management Plan

Executive Summary

to the purposes of its designation as a National Estuarine Sanctuary, the primary management goal for Rookery Bay is to preserve and promote the natural system as a site for coastal ecosystem research and environmental education. A secondary, but no less important, goal of management is to encourage public recreational activities in the Sanctuary which are compatible with the primary goal. Management activities will be in conformance with the philosophies of state lands management and the National Estuarine Sanctuary program.

The management plan describes the objectives and administrative policies developed to achieve the aforementioned goals at Rookery Bay. As the program evolves, the plan will be periodically reviewed and, if necessary, revised to incorporate new information. Presently the objectives of resource management and protection include the maintenance of natural community associations through use of appropriate procedures (e.g., control burning), environmental monitoring (e.g., water quality) and restoration, where necessary and practical. The objectives of the scientific research program concern identification of subjects needing study, encouraging professional scientists to conduct studies in the Sanctuary, and integrating new information into the resource management and education programs. The objectives of the environmental education program are to inform the public and governmental agencies, through field trips, lectures, and publications, of the dynamic, but fragile, interrelationships of coastal ecosystems and their wise use and protection. Public recreational activities which are compatible with the goals of protection, research and education are encouraged. Activities presently include fishing, boating, bird watching, and photography.

ture, primitive camp sites and trails for nature study, hiking and horse-  
ing may be developed if an assessment of each shows the potential impact on  
al system to be minimal.

practice the various sanctuary programs are not mutually exclusive;  
one enhances the success of the others. Information from the research  
enefits the resource management and education programs by producing new  
n; the education program can be incorporated into various recreational  
such as nature trails; successful resource management maintains the  
research, education and recreation.

and administration of the sanctuary are under the supervision of the  
partment of Natural Resources, Division of Recreation and Parks, Bureau  
mental Land Management. Input into Sanctuary management and policy  
is provided by a three member Sanctuary Management Board consisting of  
tives of the Department of Natural Resources, The Conservancy, Inc.,  
tional Audubon Society. The Florida Division of Archives, History and  
agement cooperates in sanctuary efforts to protect and preserve  
ical and historical resources within sanctuary boundaries. The National  
l Atmospheric Administration, Sanctuary Programs Division also provides  
sanctuary management as coordinator of activities in the National  
sanctuary program. The National Oceanic and Atmospheric Administration  
arded the Department of Natural Resources matching grants to assist in  
and acquisition and initiate operations (i.e., employ a manager).

quisition of additional lands for the Sanctuary additional funding is  
provide the necessary increase in security and on-site management

. Therefore, the following first year budgetary needs are proposed for  
ion to the Conservation and Recreation Lands program.

1. Ranger	\$11,956
2. Expenses	5,351
3. OCO	<u>29,700</u>
Total	\$47,007

Acquisition Budgeting

Estimated cost for acquisition is 7,516,300.

Estimated first year cost for management is \$ 47,007.

S History

Complete sales history is available for inspection in  
Division of State Lands.

FAKAHATCHEE STRAND

PROJECT SUMMARY

County	Acres	Best Estimate of Value
Collier	112.5 Acres Only	\$42,000
	(34,732 Total)	(\$15 Million Total)

led  
urpose: EEL

Very High ecological value - the largest strand of endangered species in the United States and the largest concentration of orchids in North America. The only area proven to support roans of the Florida Panther. The Strand contains many unique species of plants and animals found no where else in Florida nation. Recreational value is moderate, with archaeological value very high.

Pattern: Easy access is available from several major highways. Management of the existing preserve depends on the acquisition of additional inholdings and buffer areas. Boundary as proposed is needed. The number of owners (over 10,000) makes complete acquisition very difficult and of necessity, longterm. Only 90 lots boundary map completed. Except for the eastern buffer area, land domain has been granted by the legislature for this project.

Vulnerability: High - very vulnerable to changes in water levels and inappropriate public use.

Management: High - problems of piecemeal public ownership create a management problem from current unmanaged uses within the Strand.

Location: The Strand is within one to two hours driving time from the nearest major urban area. The Strand is of statewide and even national significance.

Land: Parcels are generally available for purchase, but very large parcels of landowners (over 10,000) will require several years to complete acquisition. The Conservation and Recreation Lands Program is the most appropriate funding source.

Notes:



## Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

## Preliminary Management Statement

Management will be by the Division of Recreation & Parks and Division of Archives, History and Records Management. See report for management executive summary.

## Conformance with EEL Plan

The Fakahatchee Strand has been designated an EEL project, and it is in conformance with the EEL plan.

Fakahatchee Strand is a qualified EEL project under the EEL plan's definition of environmentally endangered lands because:

- the naturally occurring relatively unaltered flora and fauna could be preserved intact by acquisition;
- the Strand is large enough to significantly contribute toward the natural environmental well-being of a large area;
- the Strand contains flora and fauna which are characteristic of the original domain of Florida but now scarce and of state and international significance; and
- the Strand is capable of providing significant protection to natural resources of recognized statewide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories, but not to the exclusion of areas having overriding significance in only one category. The six categories are:

- Lands of critical importance to the supplies of freshwater for domestic use and natural systems.
- Freshwater and saltwater wetlands.
- Unique and outstanding natural areas.
- Natural ocean and gulf beach systems.
- Areas that protect or enhance the environmental values of significant natural resources.
- Wilderness areas.

The Fakahatchee Strand is covered by the first, second, third, fifth and the sixth categories. In summary, the Fakahatchee Strand is an internationally unique floral and faunal association which is well qualified for acquisition under the EEL program.

## Conformance with State Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

FAKAHATCHEE STRAND STATE PRESERVE ADDITIONS  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

The proposed purchases of numerous out parcels within Fakahatchee Strand State Preserve under the C.A.R.L. program, will be managed as portions of the preserve by the Department of Natural Resources, Division of Recreation and Parks.

All of the proposed purchases are within the optimum boundaries of the preserve, and their acquisition is necessary to provide adequate levels of management, protection, and security to the preserve's unique natural resources.

Interim management costs are anticipated from the C.A.R.L. program fund since immediate management of the properties will be provided by the preserve staff.

## Unavailability of Suitable State Lands

The lands in this project constitute a long-term acquisition; they are contiguous with some similar state-owned lands in the Fakahatchee Strand in Collier County. Acquisition of all would complete the preserve boundary and provide for effective management.

### Project Costs

#### Acquisition

Estimated cost for acquisition is \$42,000.

#### Site History

Site history will be completed on each project prior to acquisition.

CHARLOTTE HARBOR

PROJECT SUMMARY

<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Charlotte	2675	\$2,471,850

led  
urpose: The purpose of acquiring these lands is to complete acquisition project begun under the old EEL Program and thereby serve the very productive Charlotte Harbor estuary.

The Charlotte Harbor is one of the most biologically productive and disturbed estuaries in Florida. Its ecological value is high, and project lands contribute greatly to this value. The project also has moderate recreational and archaeological value.

Pattern: The proposed configuration has been carefully drawn and suitable for the purpose. There are 11 owners of which most appear willing to sell. However, the project was approved by the 1983 Board of Commissioners for eminent domain.

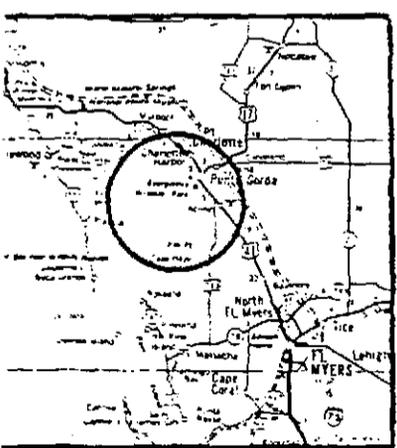
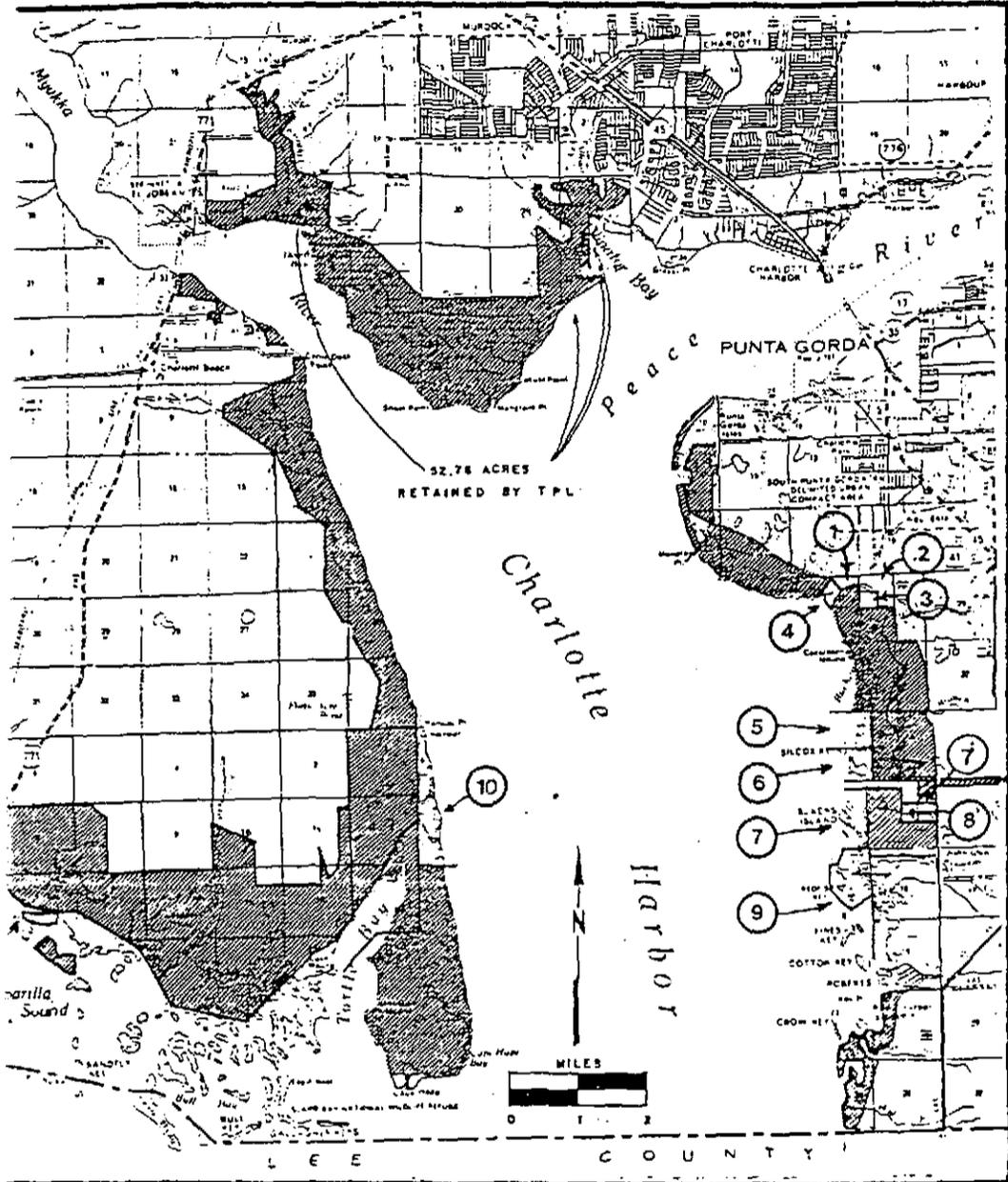
Vulnerability: The project lands are moderately vulnerable compared to other types of ecosystems in the State. They are vulnerable to sedimentation, interference with the flow of water and nutrients from adjacent uplands, and, of course, bulkheading and filling.

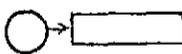
Management: State and Federal regulatory agencies are currently doing a reasonable job of protecting coastal wetlands, but it is unlikely that they could preserve the Charlotte Harbor mangrove system as the acquisition project would, in the face of the intense development pressures occurring there.

Population: In the three surrounding counties of Sarasota, Charlotte, and Manatee, there are 450,000 people and an additional 850,000 planned, most of which are near Charlotte Harbor.

Management and maintenance cost is estimated at \$23,172 for

Advisors: The Charlotte Harbor Committee was appointed by the Governor under the authority of Chapter 380, Florida Statutes, for the purpose of resolving the growth management issues that have arisen at the conjunction of Charlotte Harbor's high environmental quality and the rapid development occurring in the surrounding area. The committee has endorsed State acquisition of the project lands.



-  NOW IN STATE OWNERSHIP
-  PARCELS PROPOSED FOR PURCHASE

FLORIDA DEPARTMENT OF NATURAL RESOURCES

**CHARLOTTE HARBOR  
PROPOSED ACQUISITION**

CHARLOTTE COUNTY

### 3. Public Purpose

The Charlotte Harbor project qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

Management will be by the Division of Recreation and Parks and Archives, History, and Records Management. See following page for the management executive summary.

#### 5.a. Conformance with EEL Plan

The Charlotte Harbor outparcels necessary to complete the original Charlotte Harbor purchase have been designated an EEL project, and it is in conformance with the EEL plan.

The Charlotte Harbor project qualifies under the EEL plan's definition of environmentally endangered land because:

1. the naturally occurring, relatively unaltered flora and fauna can be preserved by acquisition; and
2. the area is capable of providing significant protection to natural resources of recognized statewide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Charlotte Harbor parcels conform to the second and fifth categories.

#### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

#### c. Unavailability of Suitable State Lands

The several tracts comprising this project are very similar to the adjacent state-owned lands bordering Charlotte Harbor. Their acquisition would complete the purchase of the Charlotte Harbor project.

### 6. Preacquisition Budgeting

#### a. Acquisition

Estimated cost for acquisition is \$2,471,850.

Charlotte Harbor State Reserve  
Management Plan

Executive Summary

Charlotte Harbor State Reserve--Environmentally Endangered Lands are located within or adjacent to the boundaries of the Gasparilla Sound-Charlotte Harbor, the Haze and Matlacha Pass Aquatic Preserves. Therefore, management of the State Reserve will coincide with the management objectives and policies set forth in the Charlotte Harbor Aquatic Preserve Management Plan, adopted by the Board of Trustees of the Internal Improvement Trust Fund (Governor and Cabinet) on July 18, 1983. Summarily, the basic goals of resource management for the Reserve are: to conserve the natural value of the Reserve and enable visitors to see and study a sample of the State's unique resources; to enhance protection and preservation of the wetland resources of the adjacent aquatic preserve; to protect and preserve naturally occurring plant and animal species and their habitats, particularly any rare, threatened or endangered species; to restore communities altered by man, to the greatest extent possible; to protect archaeological/historical resources; to enhance public understanding and appreciation for the elements of natural diversity within the Reserve.

Public uses will be limited to resource-based activities having minimal impacts on the environmental purpose of the property. Public uses may include: outdoor recreation activities (e.g., nature study, hiking, primitive camping, swimming, fishing and picnicking); scientific research that will aid in the preservation of the biological and cultural values of the Reserve; education programs designed to enhance public knowledge of the resources.

Management of Charlotte Harbor State Reserve has been assigned to the Division of Recreation and Parks of the Department of Natural Resources. A cooperative

management role for the protection of archaeological and o  
in the Reserve will be provided by the Division of Archive  
Management.

Limited resource and recreational management at the Reserv  
by one on-site Biologist (State Reserve Manager). Additio  
one year to provide necessary site security and resource  
as follows:

One full time on-site law enforcement Ranger	
Salary and benefits	\$1
Expenses	
Operating Capital Outlay	—
Total	\$2

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Lower Apalachicola River EEL Addition	Franklin	9373	\$3,263,700

Recommended

Public Purpose: Recommended for purchase as E.E.L. Also qualifies as Outdoor Recreation Land and use and protection as a Natural Floodplain, Marsh, or Estuary.

Value: Rates very high for ecological and archaeological value. Rates high for recreation value.

Ownership Pattern: Manageability and useability rate high. Proposal is adjacent to existing E.E.L. property and access is available by land and by several boat landings. A planning map has been done by the Bureau of Surveying and Mapping to establish a mean high water line in order to determine acreage. There are 14 owners of which 5 are willing to sell.

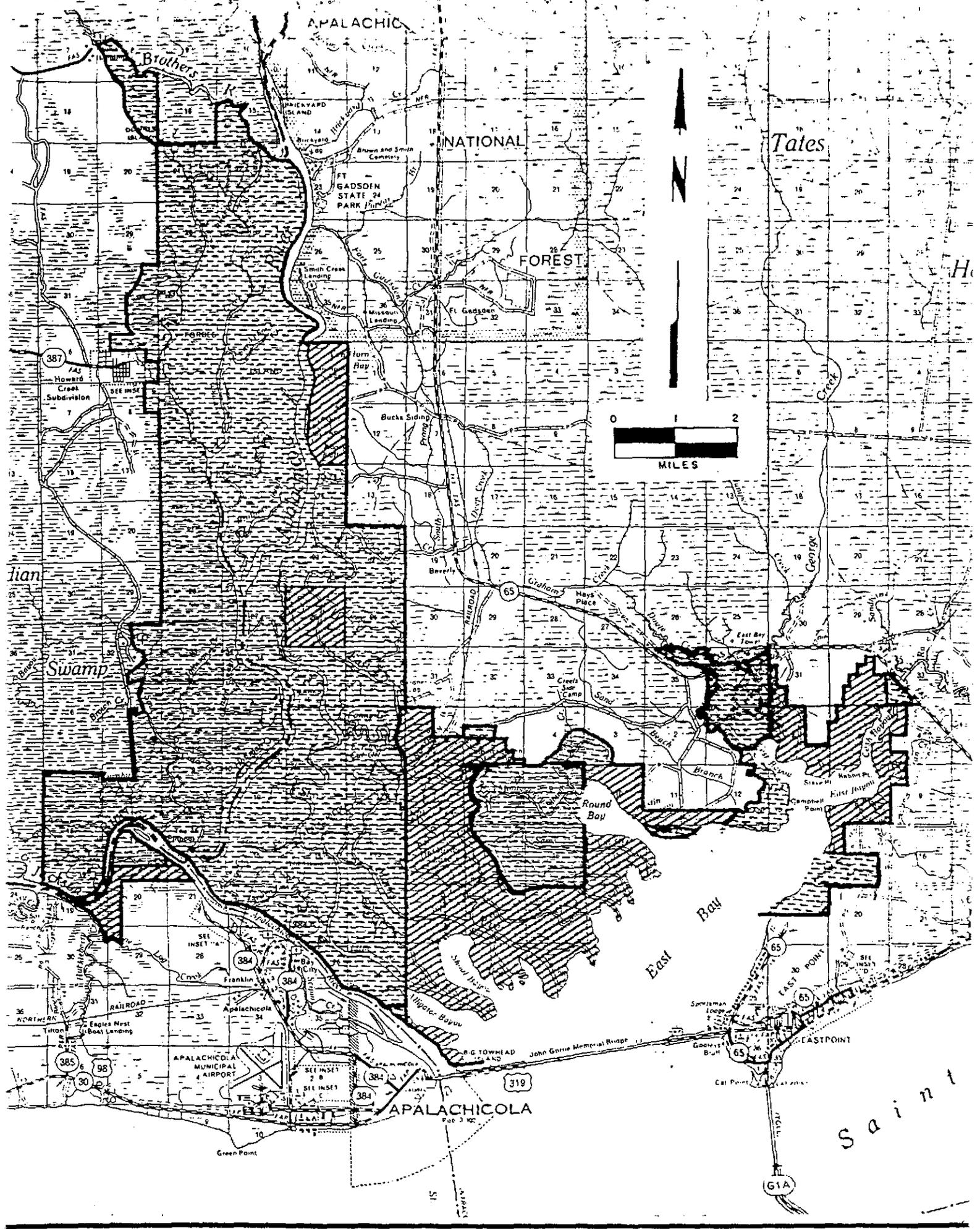
Vulnerability: This entire proposal is part of a fragile and delicate balance of ecosystems and is extremely vulnerable.

Endangerment: There are no known developments planned for this tract but the potential for logging in fringe areas does exist.

Location: Has high value for statewide, regional, and local significance. The largest major riverine ecosystem in Florida.

Cost: Federal Funds have been used to purchase much of the state-owned property.

Other Factors: Purchase of this tract is necessary for the completion and proper management of the existing E.E.L. area.



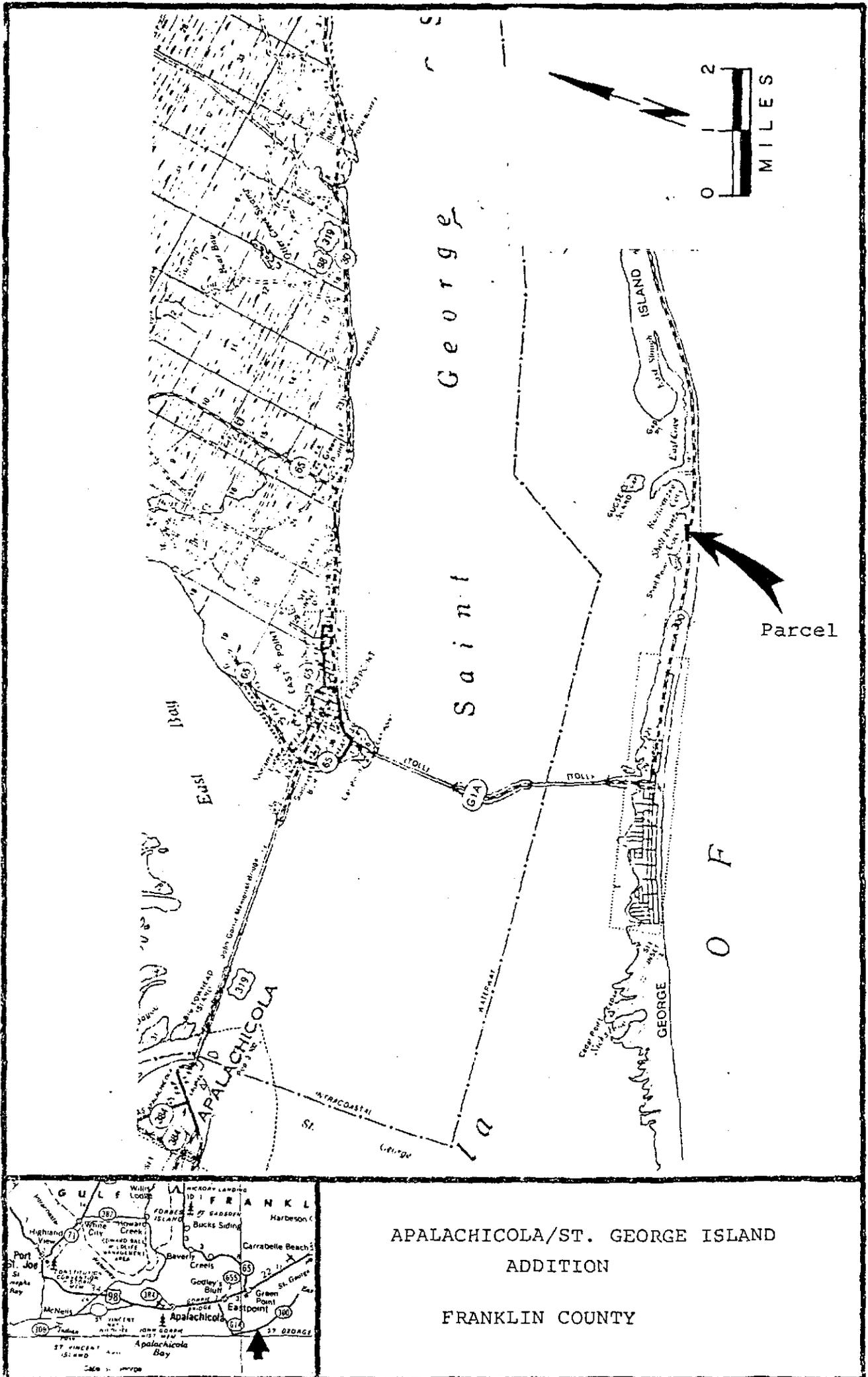
VICINITY MAP

-  PROJECT BOUNDARY
-  STATE LAND
-  AREA PROPOSED FOR ACQUISITION

FLORIDA DEPARTMENT OF NATURAL RESOURCES

**PROPOSED ADDITION TO  
LOWER APALACHICOLA  
E.E.L. PROJECT**

FRANKLIN COUNTY



APALACHICOLA/ST. GEORGE ISLAND  
ADDITION

FRANKLIN COUNTY

### 3. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

Please see attached sheet.

### 5a. Conformance with EEL Plan

The Lower Apalachicola River Additions has been designated an EEL project, and it is in conformance with the EEL plan.

The Lower Apalachicola River Additions qualify under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora, fauna and geologic conditions can be preserved by acquisition;
2. the area is of sufficient size to materially contribute to the natural environmental well-being of a large area (especially in conjunction with the adjacent existing EEL lands);
3. the area, if preserved by acquisition, is capable of affording significant protection to natural resources of both regional and statewide importance (i.e., the oyster industry); and
4. human activity (i.e., lumbering, draining, etc.) in the area will result in irreparable damage to the inherent natural integrity.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems
2. Freshwater and saltwater wetlands
3. Unique and outstanding natural areas
4. Natural ocean and gulf beach systems
5. Areas that protect or enhance the environmental values of significant natural resources
6. Wilderness areas

The Lower Apalachicola River Additions project qualifies in the first, second and fifth categories with only marginal exclusion from the sixth.

In summary the Lower Apalachicola River Additions, including portions of the Apalachicola River floodplain and Apalachicola Bay marsh, contributes significantly to the water quality in both the river and the bay.

### b. Conformance with State Land Management Plan

This project conforms with the conceptual state lands management plan.

Apalachicola River and Bay National Estuarine Sanctuary  
Management Plan

Executive Summary

In accordance with its designation as a National Estuarine Sanctuary, the primary management goals for the Apalachicola River and Bay are to 1) preserve and perpetuate the natural resources, and 2) promote the sanctuary as an ideal site for both scientific research and public environmental education projects. The management program will also encourage those public recreational and consumptive activities in the Sanctuary which are compatible with the primary management goals. The management program will be in conformance with the state lands management plan and National Estuarine Sanctuary program policy.

The management plan for the Sanctuary describes the objectives, administrative policies, and programs developed to achieve the aforementioned goals. Sanctuary resource management will be developed and accomplished through the cooperative efforts of the many local, state and federal agencies having vested interests in all or part of the designated area. These agencies include Franklin County and local resource users, the Florida Department of Natural Resources, the Florida Game and Fresh Water Fish Commission, the Florida Department of Environmental Regulation, Florida Division of Forestry, Florida Division of Archives, History and Records Management, Florida State University, U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, and the National Oceanic and Atmospheric Administrative. Input from each of the aforementioned agencies was received during development of the management plan. Each of these groups also has the opportunity to provide further input into sanctuary management via a six member advisory Sanctuary Management Committee consisting of one representative each from the Department of Natural Resources, Department of Environmental Regulation, Franklin County, local resource users and the scientific community.

Sanctuary designation was conferred on the Bay and Lower River area by the National Oceanic and Atmospheric Administration which also awarded the Department of Natural Resources matching grants to assist in the acquisition of sanctuary lands and initiate operations (i.e., employ a manager).

The objectives of resource management and protection pertain to preserving the natural community associations and hydrological regime through use of appropriate management procedures (e.g., control burning, reseeding areas, exotic species control, vehicular traffic control), restoration techniques as necessary and practical (e.g., reforestation, removal of barriers to water flow) and environmental monitoring (e.g., water quality). The scientific research program is principally concerned with gaining new information on the dynamic interaction of the River, Bay and Gulf to enhance management of the area.

Currently a variety of public recreational and commercial opportunities occur within the sanctuary area. These include, but are not limited to, boating, swimming, hiking, fishing, nature study, bird watching, primitive camping, oystering, crabbing, and shrimping. The environmental education program is aimed at persons interested in such opportunities in the sanctuary environment. Through such informative vehicles as field trips, brochures and seminars, the public will gain a better understanding of the need for a successful management program and the value of the irreplaceable resources they have.

c. Unavailability of Suitable State-owned Lands

The lands in this project are adjacent to similar presently state-owned lands. If acquired, this project would be incorporated into the present public lands to enhance the management and preservation of water quality in the Apalachicola Bay and River.

6. Preacquisition Budgeting

a. Acquisition

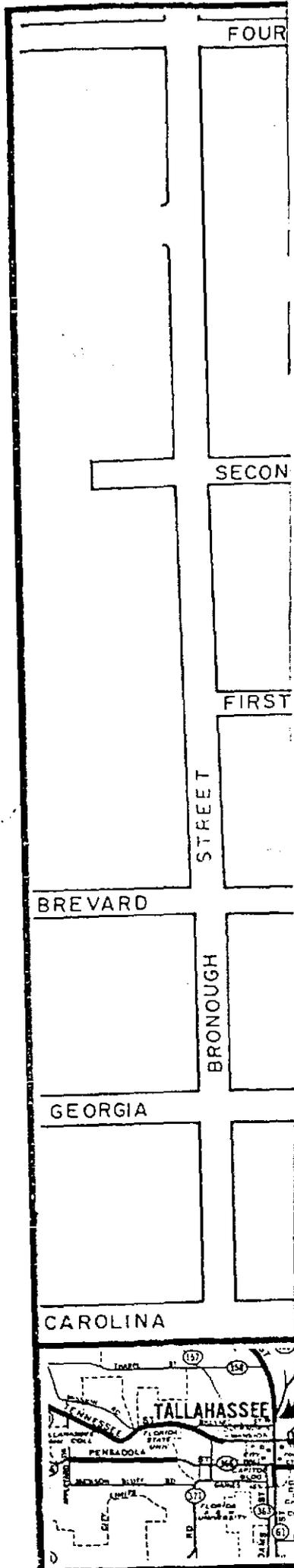
Cost for acquisition is estimated to be \$3,263,700.

7. Sales History

A sales history is complete and available in the Division of State Lands.

T H E G R O V E

Name	County	Acres
The Grove	Leon	10.21



Recommended  
 Public Purpose: Other Lands - Use as a historical site. The Grove lends itself well to depicting the antebellum political history of the territory and State of Florida.

Value: Highest possible historic value. The Grove is the most significant in the state. It was the home of Richard Keith Call, one of Florida's leading territorial politicians, state leaders. Because of its early date of construction, its substantial size, its structural fabric (building), and its remarkable architectural integrity, the Grove contains the most significant buildings. It was listed in the National Register of Historic Places in 1972. Recreational value is high.

Ownership Pattern: Single owner. Management feasibility is high. Single owner could sell at the maximum price. However, new legislative opportunities to purchase.

Vulnerability: Not presently vulnerable because the Collins have been concerned to protect the house and property.

Endangerment: Not presently endangered. However, in the hands it could come into the possession of persons who do not value its historic and architectural value.

Location: Within Tallahassee, a rapidly growing city with a population of more than 100,000 persons.

Cost: Management cost is estimated to be \$40,000 per year.

Other Factors: High historical significance and architectural face of its availability should weigh heavily in the decision about acquiring the property.

3. Public Purpose

Other Lands - significant historic site.

4. Preliminary Management Statement

Management by the Division of Archives, History, and Records Management is recommended. Please see attached management summary.

5a. Not Applicable

b. Conformance with State Lands Management Plan

This project is in conformance with the State Lands Lands Management Plan.

c. Unavailability of Suitable State-owned Lands

There are no comparable, suitable state-owned lands in the vicinity of the Grove.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$1,131,000.

b. Management

Estimated cost for management for one year is \$40,000.

7. Sales History

A sales history has been completed and is available in the Division of State Lands.

## EXECUTIVE SUMMARY, THE GROVE

The Grove occupies a landscaped site located on a major prominence about ten blocks north of the Capitol. Approximately 60% of the 10.217 acre site is open lawn, the remainder forming a wooded buffer around the perimeter of the property.

Together with its ten-acre site, the Grove is one of the most significant historical properties in Florida. The ca. 1830 residence is architecturally distinguished in style, detailing and quality of workmanship for its date and location. It predates the oldest portion of the historic state capitol (1845) and may also predate other noteworthy Tallahassee residences. Significantly it also retains a large portion of its original fabric, is in generally good condition and has undergone relatively few major alterations for a building of its age.

The Grove is also significant for its connection with historical personages such as Richard Keith Call and LeRoy Collins. Call, a planter-politican-soldier, was the builder and first resident of the Grove. Collins, the estate's latest resident, is among the most prominent of Florida's recent governors and gained even greater stature as Director of the United States Community Relations Service.

For the near future, the Division of Archives, History and Records Management recommends a generalized policy of conservation for the Grove. In order to prevent any adverse disturbance to the site, other state agencies should coordinate planned activities there closely with the Division of Archives, History and Records Management.

The management of the Grove should be guided by caution with a special concern for documentation to the highest existing standards, and record-keeping for the benefit of the future managers of this and other historically significant properties. The treatment of all historic finishes and materials should be undertaken according to the Secretary of the Interiors Standards for Historic Preservation Projects.

In addition to the standing structures, the grounds contain the archaeological evidence of the sites useage. This archaeological data is essential to accurately interpreting aspects of the tract and as an aide to any restoration of the grounds which might be planned. Therefore, any proposed ground disturbing activities should be reviewed in advance by the Division's Bureaus of Archaeological Research and Historic Preservation.

Management activity for the first year at the Grove would involve routine maintenance of the grounds and buildings. It is anticipated that this activity will amount to \$40,000 annually.

SOUTH SAVANNAS

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
South Savannas	Martin & St. Lucie	15 Only  (1150 Total)	\$75,000  (\$4,000,000 Total)

Recommended

Public Purpose: EEL - freshwater marsh and associated upland systems unique to Central Florida coasts.

Also qualifies as an outdoor recreation area.

Value: High ecological value - coastal freshwater marsh and sand pine scrub are located on a distinct coastal dune ridge. This area is the last relatively undisturbed example of natural, South Central Florida coastal freshwater marsh communities. Moderate to high recreational value for fishing, birdwatching, and other outdoor activities. Moderate archaeological value.

Ownership Pattern: Management feasibility is high and would be carried out as completion of existing state preserve. The sand pine ridge serves as a buffer to protect water quality in the marsh; management of the wetlands without control of the ridge would be difficult. Boundary as proposed, which would complete the existing project, is recommended. There are approximately 100 owners. However, only 3 lots have a boundary map and can be recommended for this list.

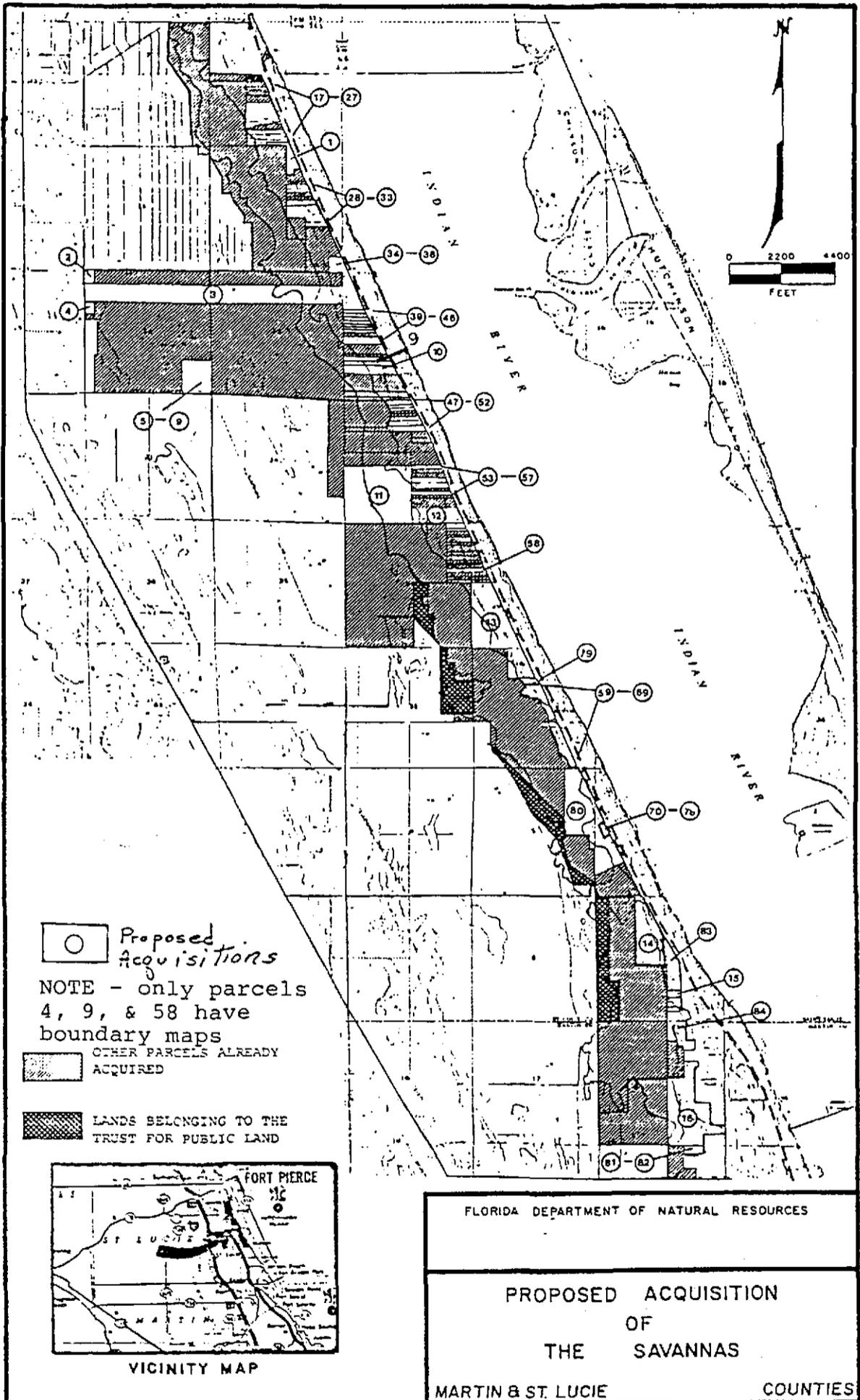
Vulnerability: High - changes in water quality and quantity resulting from development by private interests would threaten the resource.

Endangerment: High - perimeter areas (especially on the west) are already scheduled for development.

Location: Near the Ft. Pierce/West Palm Beach urban area. This project is of regional or statewide importance.

Cost: Cost for management for the first year is \$171,619.

Other Factors:

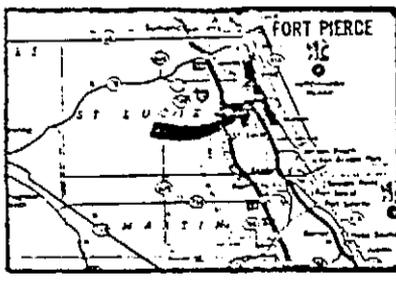


○ Proposed Acquisitions

NOTE - only parcels 4, 9, & 58 have boundary maps

▨ OTHER PARCELS ALREADY ACQUIRED

▨ LANDS BELONGING TO THE TRUST FOR PUBLIC LAND



VICINITY MAP

FLORIDA DEPARTMENT OF NATURAL RESOURCES

PROPOSED ACQUISITION OF THE SAVANNAS

MARTIN & ST. LUCIE COUNTIES

3. Public Purpose

This project is qualified as Environmentally Endangered Lands.

4. Preliminary Management Statement

South Savannahs will be managed by the Division of Recreation and Parks and the Division of Archives, History and Records Management. Please see next page for management executive summary.

5. a. Conformance with EEL Plan

The South Savannahs outparcels have been designated an EEL project and it is in conformance with the EEL plan.

The South Savannahs qualify under the EEL plan's definition for environmentally endangered land in that:

1. the naturally occurring, relatively unaltered flora and fauna can be protected by acquisition;
2. the tract is of sufficient size to contribute to the overall environmental well-being of a larger area; and
3. the flora and fauna are characteristic of the original domain of Florida but now scarce in the area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The South Savannahs project conforms with the first, second and, possibly, fifth categories.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of State-owned Lands

Acquisition of the lands proposed in this project would serve to complete the purchase of an old EEL project.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$75,000.

The Savannahs State Reserve  
Management Plan

Executive Summary

The primary goal of resource management for the Savannahs environmentally endangered lands (EEL) is to preserve and perpetuate the natural resources of the area, and secondarily to provide for public use of the area for activities that are compatible with the primary goal.

The Savannahs State Reserve Management Plan prescribes resource management objectives, policies and procedures designed to accomplish these goals. The major objectives for resource management include: maintenance of the natural hydrological regime of the freshwater marsh; protection of the plant communities and associated wildlife, including endangered, threatened or species of special concern; preservation of archaeological and historical sites that may be found, and preservation of the aesthetic amenities of the Savannahs. Management measures designed to meet these objectives include: regulation of drainage into and from the Savannahs, state acquisition of nonstate-owned lands within the Savannahs, maintenance of plant and animal habitats through a control burn program, eliminating encroachments and abusive uses, and removal of exotic species.

Public use of the Savannahs (EEL) includes resource based activities that will have minimal impact on the environmental attributes of the area. Activities considered most suitable include: nature study, canoeing, picnicking, natural scenery appreciation and scientific research. Hunting has also been considered, but this use of the Reserve will require further study before being allowed.

The Division of Recreation and Parks of the Department of Natural Resources has been appointed to serve as lead agency for the management of The Savannahs (EEL)

State Reserve. Agencies participating on a cooperative level with Reserve management include the Division of Archives, History and Records Management (assistance in managing any archaeological/historical resources) and the Florida Game and Fresh Water Fish Commission (assessing game resources and the feasibility of hunting in the Reserve).

Estimated budget needs for start-up and site security for The Savannahs (EEL)

State Reserve for the first year of operation is as follows:

Personnel salaries and benefits (1 ranger)	\$ 11,956
Operating capital outlay (O.C.O.)	\$ 13,897
Expenses	\$ 5,766
Structural facilities (shop and residential structures)	<u>\$140,000</u>
TOTAL	\$171,619

b. Management

Estimated cost for management is \$171,619.

7. Sales History

Sales history for the three parcels is complete.

NEW MAHOGANY HAMMOCK

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
New Mahogany Hammock	Monroe	48	\$574,200

Recommended

Public Purpose: EEL - To preserve an outstanding remnant tropical hardwood hammock. NMH is the best hammock remaining in private ownership in the Keys. There are very few examples of this unique ecosystem in public ownership. NMH contains many rare and unusual species. Acquisition would also further the goals of the Keys Area of Critical State Concern.

Value: Natural resource value high - a refuge for the rare and unusual plants and animals contained within it and as a healthy example of the tropical hardwood hammock ecosystem which is found in the United States only in extreme southern Florida. Recreational and archaeological value is rated low.

Ownership Pattern: The configuration is determined by roads, the ocean, and Ocean Reef Club property. It is adequate as drawn. There are three owners, all willing to sell. The ease of acquisition is rated high.

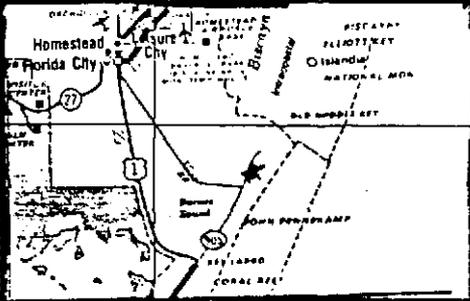
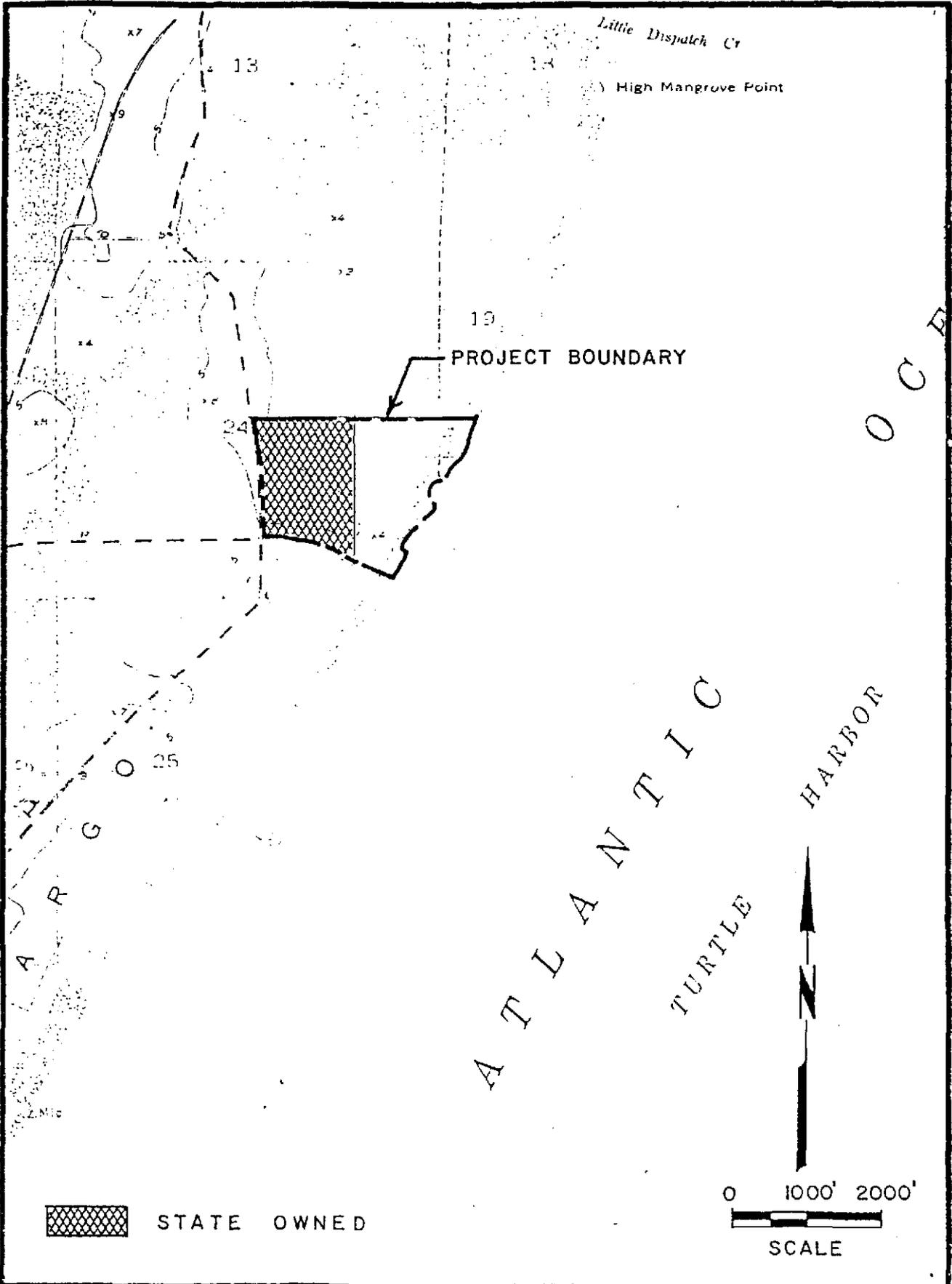
Vulnerability: NMH is vulnerable to residential or other development and fire. Its value is being diminished by wood poachers.

Endangerment: Few sites are as endangered as upland in the Keys. Even the Area of Critical State Concern regulations cannot protect it.

Location: On northern Key Largo, 20 miles south-southeast of Homestead and 40 miles south of Miami.

Cost: Management costs will be low because of the adjacent State Park.

Other Factors: NMH fits into a category of lands defined in Section 259.03 (2) (d), Florida Statutes, as included among the environmentally unique and irreplaceable lands whose conservation and protection is the purpose of State acquisition projects for environmentally endangered lands. This particular category comprises those lands within an Area of Critical State Concern which cannot be adequately protected by the ACSC regulations.



PROPOSED ACQUISITION PROJECT  
 NEW MAHOGANY HAMMOCK  
 MONROE COUNTY

### 3. Public Purpose

New Mahogany Hammock qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management. Please see attached sheet.

#### 5.a. Conformance with EEL Plan

New Mahogany Hammock has been designated an EEL project and it is in conformance with the EEL plan.

New Mahogany Hammock falls within the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring and relatively unaltered flora and fauna could be preserved by acquisition;
2. the flora, fauna and geologic resources are characteristic of the original domain of Florida and unique to the region; and
3. the tract is capable, if acquired, of providing protection to natural resources of recognized regional and state-wide importance.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

New Mahogany Hammock fits perfectly into the third category, especially considering that the EEL plan specifically mentions tropical hardwood hammocks as an example for this category. This particular hammock has the highest canopy layer in the Keys and one of the densest concentrations of Key Largo wood rat nests. This acquisition will contribute to the adjacent John Pennecamp Park and the proposed Crocodile Lakes National Wildlife Refuge. Besides the hammock itself, the transition zone to the Atlantic Ocean is in pristine condition. This area is located within one hour of Miami.

#### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

#### c. Unavailability of Suitable State Lands

There are no similar, equally suitable state-owned lands available in the vicinity of the New Mahogany Hammock tract.

NEW MAHOGANY HAMMOCK  
NORTH KEY LARGO HAMMOCK  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

The area known as New Mahogany Hammock comprised of 140 acres, has already been acquired and is adjacent to the proposed acquisition of the 665 acre North Key Largo Hammock located in Monroe County. Both properties will be managed as a state preserve by the Department of Natural Resources, Division of Recreation and Parks.

The area has four discernible hammocks with distinctive natural features. Three major biological communities constitute most of the area, and these are: 1) marine and estuarine (mangrove) swamp, 2) overwash plain (transition zone) populated primarily by buttonwood and saltwort, and 3) tropical hardwood hammock comprising a multitude of tropical and subtropical species. Many rare and endangered species of both plant and animal varieties inhabit the area and makes this area one of the best examples of endangered tropical hammocks in the Florida Keys.

Interim management will be assigned to John Pennekamp Coral Reef State Park, so no cost will be requested from the C.A.R.L. program.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$574,200.

7. Sales History

No indications of sales involving the subject property within the past six years have been found. A complete sales history is available in the Division of State Lands.

S P R I N G H A M M O C K

PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Spring Hammock	Seminole	1,800	\$2,000,000

Recommended

Public Purpose: Recommended for purchase as Environmentally Endangered Land. Also qualifies as Outdoor Recreation Land, Natural Floodplain, State Park and/or Recreation Area or Trail.

Value: High ecological value. Last major undisturbed hydric hammock in Seminole County. Recreational and archaeological value are rated moderate.

Ownership Pattern: Ownership Pattern: High value for usability and manageability. Accessible to public and is in a high population area. There are 36 owners of which one at this time has expressed a refusal to sell. Due to the number of owners, ease of acquisition is rated low.

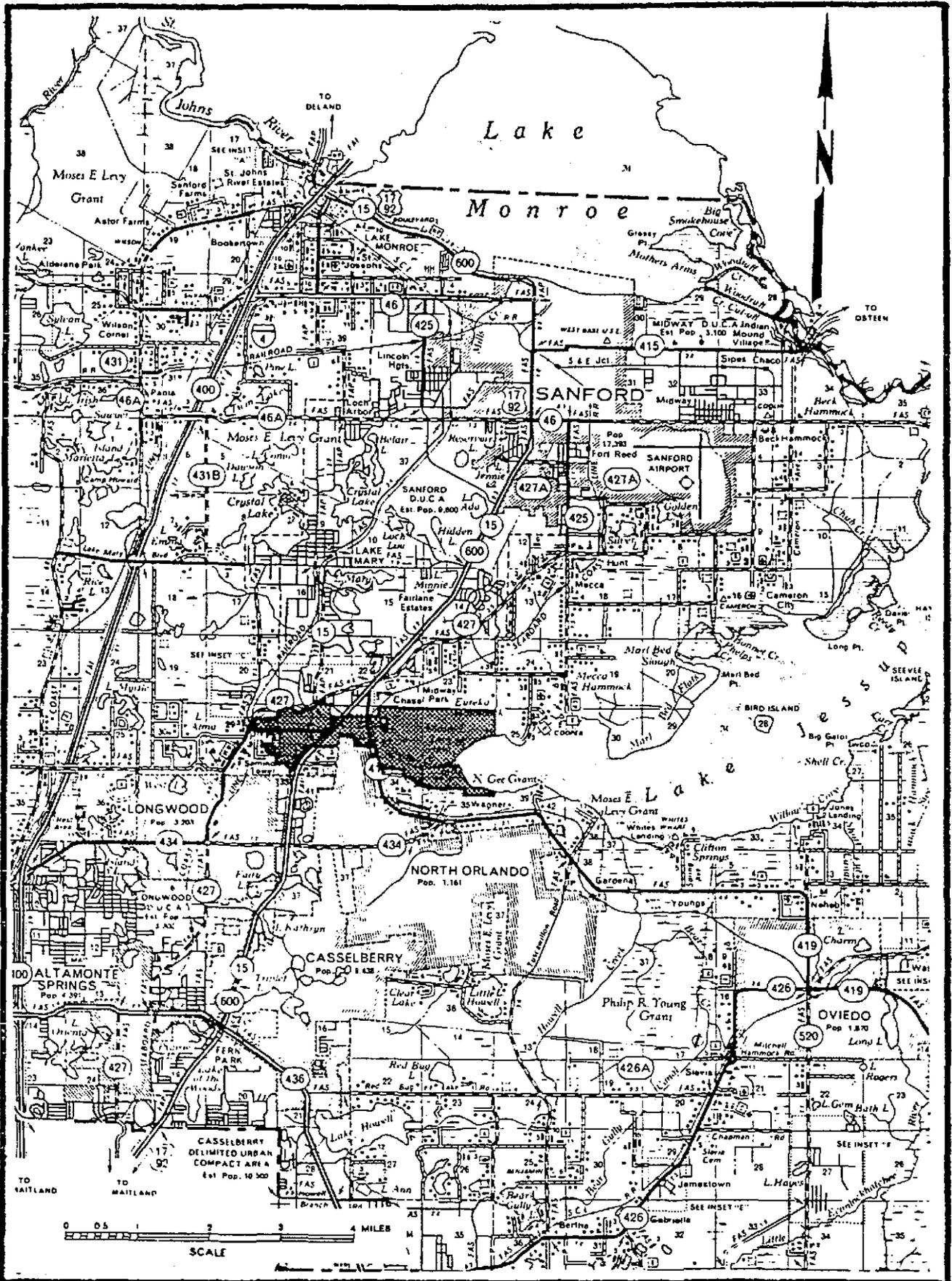
Vulnerability: High - delicate ecosystem; highly vulnerable to development.

Endangerment: Moderate - no development planned at this time, however, the hammock is in an area of rapid growth and is experiencing pressure from developers.

Location: High rating for local and regional significance. Easy access from major population centers of east central Florida.

Cost: Alternate funding through Land and Water Conservation Funds and Outdoor Recreation Funds is possible, but not probable. Cost appears to be appropriate for the area. Management will be by Seminole County.

Other Factors: Will provide for the protection of Lake Jessup.



Proposed Acquisition Project:  
 Spring Hammock  
 Seminole County

3. Public Purpose

Spring Hammock qualifies for acquisition as Environmentally Endangered Lands (EEL).

4. Preliminary Management Statement

Spring Hammock will be managed by Seminole County and the Division of Archives, History and Records Management.

5.a. Conformance to EEL Plan

Spring Hammock has been designated an EEL project, and it is in conformance with the EEL plan.

Spring Hammock qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively unaltered flora and fauna can be preserved intact through acquisition; and
2. the tract is of sufficient size to significantly contribute toward the overall natural environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Spring Hammock qualifies under categories 1, 2, and 5.

In summary, Spring Hammock is a fine example of hydric hammock, the last remaining habitat of this type in the county.

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no State lands presently available as an alternative to purchasing this hydric hammock.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$2,000,000.

7. Sales History

A sales history will be completed on each parcel prior to acquisition.

## COUNTY OF SEMINOLE



FLORIDA

PLANNING ~~DEPARTMENT~~ Office  
~~XXXXXXXXXXXXXXXXXXXX~~  
 PHONE: (305) 323-4330

COURTHOUSE, N. PARK A  
 SANFORD, FLORIDA 327

## Executive Summary: Spring Hammock Acquisition Area

The Spring Hammock acquisition area contains approximately fifteen hundred (1500) acres situated in the center of the population of Seminole County. The joint management agencies for the Spring Hammock Environmentally Endangered Lands Preserve are the Seminole County Board of County Commissioners and the Division of Archives and History.

This area encompasses a major hammock and mixed hardwood swamp which contains a variety of species and habitats for an area of this size. It includes a substantial population of Needle Palm which is listed as threatened and needs to be protected plus other threatened, endangered and rare species. The sensitivity of this area is due in part to the nature of the soils, which are poorly to very poorly drained.

The soils percolate very slowly and contain a wide range of organic material from low organic compound to deep muck loam with ninety-seven percent organic. The rooted vegetation in the area reduces flooding, aids evapotranspiration, helps maintain the hydrological cycle, and removes excessive nutrients from the water as it flows from the surrounding urban area to Lake Jesup.

A preliminary historic and archaeological survey of this area was completed by the Central Florida Anthropological Society. There were four (4) sites reported. Based on the pottery which is identified as St. Johns Plain and St. Johns Checked-Stamped, one of the sites would date from 450 B.C. to after 800 A.D. However, Bill Hauser also found a sherd of Orange fiber-tempered pottery, dating from 2000 B.C. Since the bottom of the site was not found, they dated it from at least 2000 B.C. A very early (Suwannee) projectile point was found by Bill Hauser along Soldiers Creek in the spoil bank after dredging. Suwannee points date from 8000-9000 B.C. The apparent gap between the projectile point and the shell mound may not exist, since we were unable to dig through the water table to find the earliest use of the Indian shell mound.

Management objectives for the first year include fencing the acquisition area and developing a detailed development plan for resource-based recreation and education. The first year cost estimate for these management tasks is \$59,750.

N O R T H P E N I N S U L A

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
North Peninsula	Volusia	1200	\$15,000,000

Recommended

Public Purpose: Other Lands - as a State Park or Recreation Area, as well as to protect marsh, estuary, and fishery resources. Management as a single use area by the Division of Recreation and Parks and the Division of Archives, History, and Records Management is recommended.

Value: Natural resource value is high, due to inclusion of coastal dune, estuarine, and scrub habitats in very good condition. Recreational value is very high, as over 2.8 miles of sandy beachfront is included. Archaeological and historical value is moderate, with likely occurrence of middens and also a reported shipwreck site.

Ownership Pattern: With 30 owners, the ease of acquisition is rated low. Section 1A (322 acres) has 6 owners, section 1B (408 acres) 23 owners, and section 3 (470 acres) 1 owner.

Vulnerability: High - dune habitats are easily disrupted by construction activities.

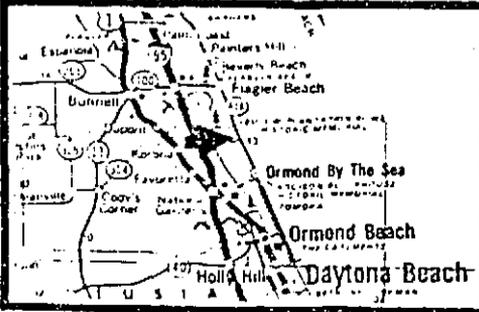
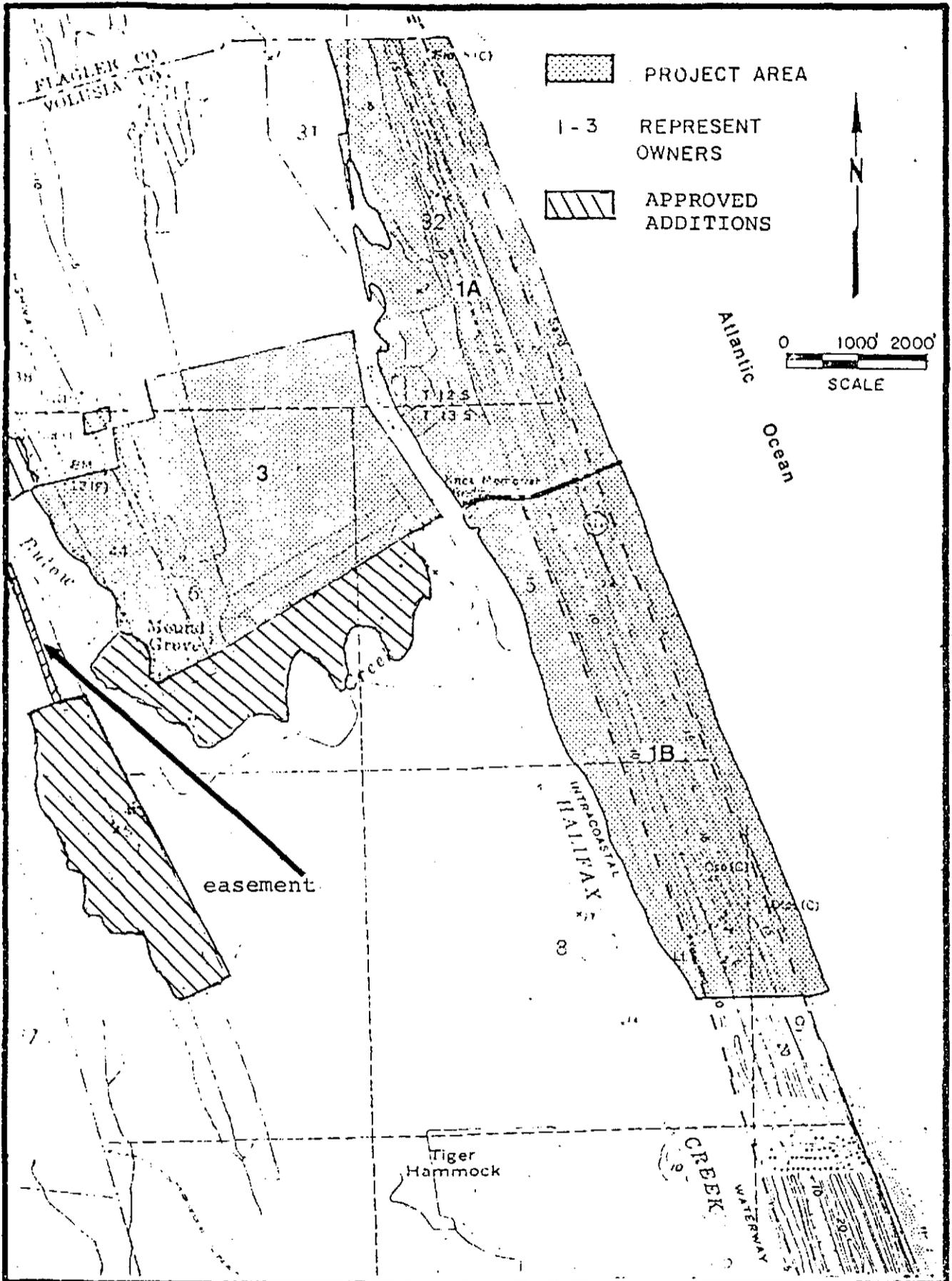
Endangerment: High - development is occurring nearby and survey teams have already made cuts through the secondary dunes and scrub. ORV traffic has caused some damage and is likely to continue without strict supervision.

Location: The project area is situated 15 miles north of Daytona Beach and 18 miles south of Marineland.

Cost: Cost per acre is high due to beachfront property.

Other Factors: If purchased, this area would combine with the Bulow Creek State Park lands to provide public ownership and protection for an entire portion of beach, dune, scrub, back marsh, creek, and hammock coastal ecosystems in one of the fastest growing areas of the state.

As route 1A is situated just landward of the primary dune line, recreational visitors will have to cross the road to get to the beach. This is judged to be an inconvenience but not a serious one.



PROPOSED ACQUISITION PROJECT  
 NORTH PENINSULA  
 VOLUSIA COUNTY

3. Public Purpose

This project qualifies as Other Lands - a single use State Park. Acquisition will also provide protection for fish, wildlife, and associated environmental resources.

4. Preliminary Management Statement

The Division of Recreation and Parks and the Division of Archives, History, and Records Management are the recommended managers. Please see attached management summary.

5. Conformance with Management Plans

- a. N/A
- b. This project is in conformance with the conceptual State Lands Management Plan.
- c. Several parcels of state-owned land are nearby, but the need for beach access has not been met. Projected growth for this area is high.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$15,000,000.

b. Management

Estimated cost for management is \$144,000 for the first year.

7. Sales History

A sales history has been completed and is available in the Division of State Lands.

NORTH PENINSULA  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

The 1,200 acre North Peninsula property located in northeastern Volusia County, is proposed for purchase under the C.A.R.L. program. This tract has 2.8 miles of ocean beach and extends from the ocean to the Intercoastal Waterway, and is typical of the coastal barrier islands along the east coast of Florida.

The property will provide active and passive public recreational opportunities for the increasing population in this part of the state. Proposed recreational activities include beach activities, salt-water swimming, camping, picnicking, fishing, and nature study.

Management as a state park will be provided by the Department of Natural Resources, Division of Recreation and Parks, with the Department of State, Division of Archives, History and Records Management cooperating. The management emphasis will be on maintaining a balance between active recreational use and conservation of the area's cultural and natural resources.

Interim management is required because of present public recreational uses and the need to provide protection and security until such time as recreational facilities and permanent staff are made available through legislative appropriation. The approximate cost to the C.A.R.L. program fund is \$144,000 for three park rangers, operating budget, and fixed capital expenditures.

CONSOLIDATED RANCH I I

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Consolidated Ranch/Wekiva River Tracts	Orange	210	\$210,000

Recommended

Public Purpose: Environmentally Endangered Lands (EEL)

Value:

Natural Resources: This proposal has high natural resource value. The tract contains a wide variety of habitat ranging from river swamp and hammocks to upland Longleaf Pine/Saw Palmetto Prairie and Sand Pine Scrub.

Recreational: This tract also offers high recreational values with approximately 14½ miles of spring-fed river frontage on Rock Creek Run and the Wekiva River. The proposal has potential for camping, canoeing, fishing, hunting, hiking, nature appreciation, and interpretative trails.

Archaeological: The tract contains several small shell midden sites along the Rock Springs Run.

Ownership Pattern: The primary parcel (8,559 acres) has been acquired. Six additional land owners (210 acres) are willing to sell.

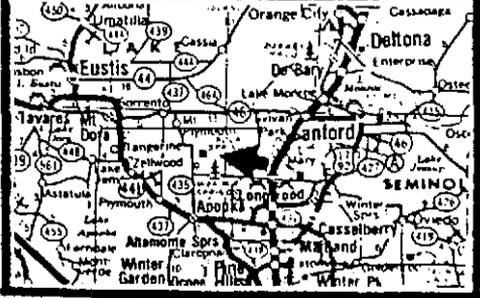
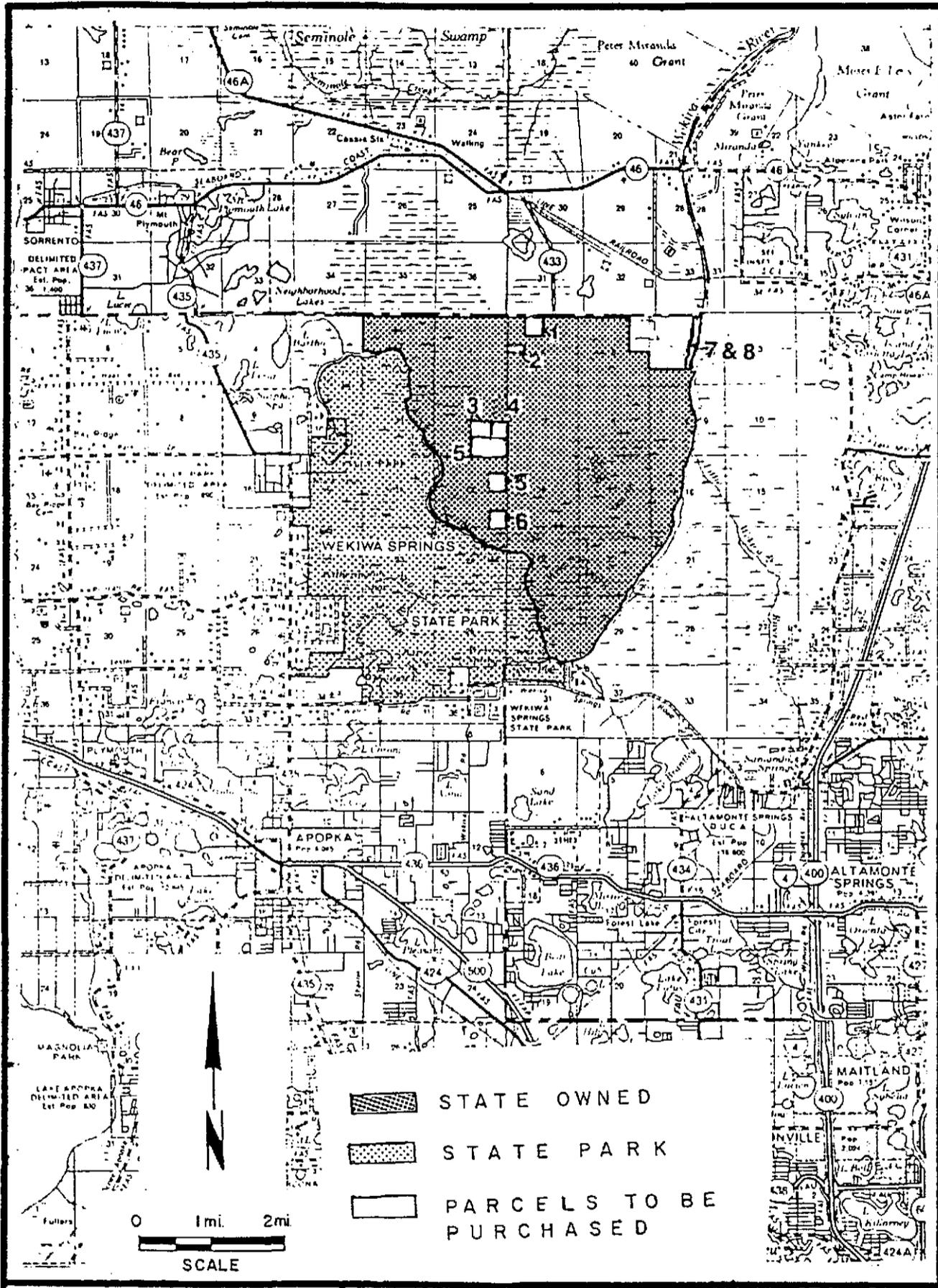
Vulnerability: The vulnerability of this proposal is high. The subject riverine property is vulnerable to development which would adversely affect water quality within the adjacent Wekiva Springs State Park, the adjacent Wekiva River State Aquatic Preserve and the downstream Lower Wekiva River State Environmentally Endangered Lands Preserve.

Endangerment: High.

Location: The project is located in north-central Orange County and is bounded by the Wekiva River on the south and east, Rock Springs Run on the west and the Orange/Lake County line on the north.

Cost: Management cost of \$256,893 would be for the entire C.A.R.L. project.

Other Factors: The adjacent Wekiva Springs State Park experiences an extremely high user demand and as a result often must stop admitting users by mid-day on Friday-Sunday periods. The completion of this purchase would help to relieve this user overflow.



PROPOSED ACQUISITION PROJECT  
 CONSOLIDATED RANCH AND  
 WEKIWA RIVER CORRIDOR  
 ORANGE COUNTY

### 3. Public Purpose

This project qualifies as Environmentally Endangered Lands.

### 4. Preliminary Management Statement

Management by the Department of Natural Resources, the Division of Forestry, the Game and Fresh Water Fish Commission, and the Division of Archives, History, and Records Management is recommended. Please see attached sheet.

### 5. Conformance with Management Plans

#### a. Environmentally Endangered Lands (EEL) Plan

This project has been declared as EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Consolidated Ranch II satisfies the first, and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL Plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The project complies with the first, second, third, fifth and sixth categories.

b. This project is in conformance with the conceptual State Lands Management Plan.

c. The Wekiva River State Park is immediately adjacent to this tract, but is already overfilled on weekends and holidays. Additionally, this project will provide for multiple use which is not available at the Park. No other suitable lands are near enough to the Orlando metropolitan area.

### 6. Preacquisition Budgeting

#### a. Acquisition

Rock Springs Run State Reserve  
Conceptual Management Plan

Executive Summary

Rock Springs Run State Reserve, formerly known as Consolidated Ranch, was acquired by the State to manage for a variety of public uses compatible with resource protection and perpetuation. The management program for this reserve, thus, will emphasize the goal of achieving public use without adversely impacting the attributes of the area. In addition, the management program will address the need to restore areas of the Reserve disrupted by commercial timbering and ranching operations.

The management plan being developed documents the objectives and administrative policies developed to achieve the aforementioned goals of the management program. As the program evolves, the plan will be periodically reviewed and, if necessary, revised to remain an up-to-date viable document. The current objectives of resource management concern using appropriate management tools (e.g., control burns, reforestation procedures) to maintain the different community associations. Scientific studies of the various communities will be encouraged to enhance the management.

By virtue of its size and diversity the Reserve has the potential for offering the public a wide variety of recreational opportunities. Activities being considered include, but are not limited to, canoeing, hiking, primitive camping, nature study and appreciation, hunting, and horseback riding.

Management and administration of the Rock Springs Run State Reserve are under the direction of the Florida Department of Natural Resources, Division of Recreation and Parks, Bureau of Environmental Land Management. The Florida

Division of Forestry, Florida Game and Fresh Water Fish Commission and Florida Division of Archives, History and Records Management will be cooperative management agencies providing their expertise in the forest management, wildlife management, and archaeological/historical site preservation, respectively, aspects of the Reserve program.

Presently no staff are assigned to the Reserve. Timely initiation of the management program is dependent upon receipt of "start-up" funds from the Conservation and Recreation Lands Trust Fund. More specifically, the following first year budget request is proposed to the C.A.R.L. program for consideration.

1. Reserve Manager (Biologist)	\$18,023	
2. Rangers (2)	25,170	
3. OPS	3,000	
4. Expenses	16,500	
5. OCO	<u>69,200</u>	
	Subtotal	\$131,893
6. FCO		
Mobile homes (2)	\$70,000	
Nature Trails	5,000	
Boundary Fence	15,000	
Shop	<u>35,000</u>	
	Subtotal	<u>\$125,000</u>
	Total	\$256,893

Estimated cost for acquisition is \$210,000.

b. Management

Estimated cost for management is \$256,893 (one year).  
Much of this is non-recurring capital investments.

7. Sales History

A sales history is complete and available in the Division of State Lands.

ESCAMBIA BAY BLUFFS

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Escambia Bay Bluffs	Escambia	19.6 State (34.5 City)	\$400,000

Recommended

- Public Purpose:
- 1) Environmentally Endangered Lands
  - 2) Management--single use
  - 3) Managers--City of Pensacola and Division of Archives, History, and Record Management.

Value: Natural Resource-moderate. The Bluffs are an unusual physiographic feature. They represent one of the largest and best outcrops in Florida of the Citronelle geologic formation. Recreational-low. Most of the site is suitable only for light recreational use. Archeological and historical-low. Few archeological/historical sites are likely to be found on the face of the bluffs.

Ownership Pattern: There are three owners of the project area. The ease of acquisition is high. The City of Pensacola has already purchased the adjacent lands as part of the project.

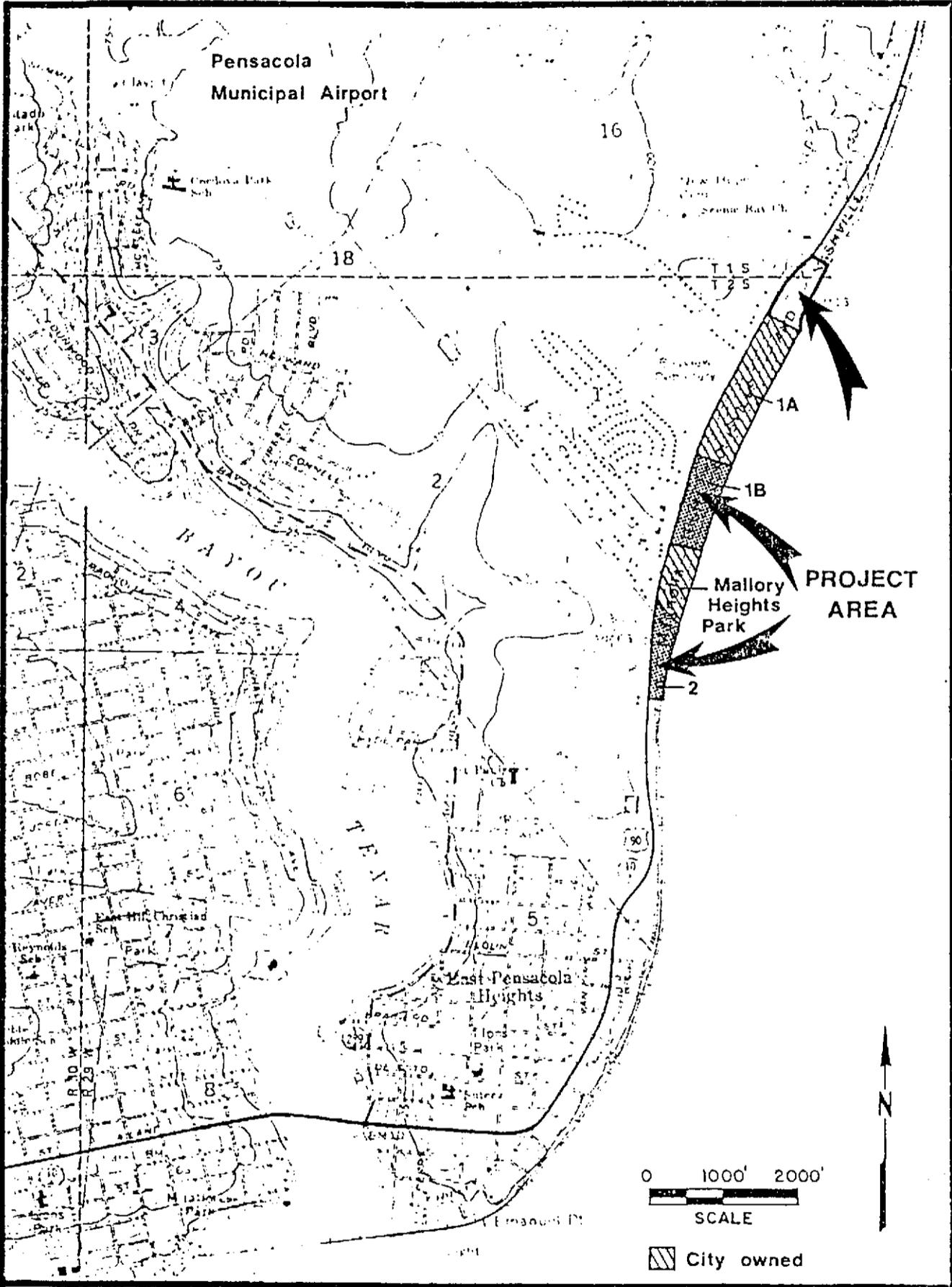
Vulnerability: Vulnerability is high. Development would jeopardize the erodible bluffs.

Endangerment: Endangerment is high. The project is located within a growing urban area (Pensacola).

Location: The project area is within the city limits of Pensacola along Escambia Bay.

Cost: The City of Pensacola has expended \$150,000 toward acquisition of the entire project.

Other Factors:



PROPOSED ACQUISITION PROJECT  
 ESCAMBIA BAY BLUFFS  
 ESCAMBIA COUNTY

### 3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL) - a single use project providing long-term protection for a unique geologic site.

### 4. Preliminary Management Statement

Please see attached management summary.

### 5. Conformance with Management Plans

#### a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Escambia Bay Bluffs satisfies the second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Escambia Bay Bluffs satisfies the third priority category.

b. This project is in conformance with the conceptual State Lands Management Plan.

c. There are no other lands of this type in state ownership.

### 6. Preacquisition Budgeting

#### a. Acquisition

## II. EXECUTIVE SUMMARY

The Escambia Bay Bluffs management plan reflects the management philosophy expressed by both the City of Pensacola and the State of Florida in the past. This philosophy proposes preservation and passive recreational use of the project site by the public with emphasis on the scenic view and unique topographical features of the site.

Recognizing that each parcel within the 5800 linear feet of the project site is an integral part of this natural resource, a comprehensive approach is presented. In order to achieve the dual goal of preservation of the environmentally sensitive, highly erodable portions of the site and improved public access to the site, the plan emphasizes controlled public access at the Summit Boulevard overlook location. Improvements to facilitate public access have already been planned for this City owned parcel and include scenic overlooks, observation decks and boardwalks down the Bluffs. This particular location has been noted as the site within the Bluffs project area most frequently used by the public.

The management plan also includes a scenic overlook at Rothschild Drive located immediately south of the City owned land and proposed for purchase with CARL funds. While public access down the slope on this site is available by way of a natural trail through a densely vegetated area, the public will be encouraged to utilize the improved boardwalk and observation decks at the Summit Boulevard site. At this time, there are no plans for an improved scenic overlook on the other parcel (Baars Estate) proposed for purchase through CARL funding. However, the City will identify the area as a general public open space but not install any physical improvements (i.e., paved scenic overlook, boardwalks or observation decks). When the legal status of the Mallory Heights Park, located between the two parcels proposed for acquisition with CARL funds, is resolved the City will consider the possibility of locating another improved scenic overlook facility extending from the Baars parcel into the park property in the vicinity of Bayview Way.

Other improvements and management activities planned throughout the project site include signs, both directional and educational; litter containers; slope stabilization through revegetation; and the adoption of an off-road vehicle ordinance.

Implementation of the management plan involves the participation of the City of Pensacola, the Department of Transportation, the Division of Archives, History and Records Management, and local civic groups who have expressed an interest in the preservation of the Bluffs. In order to assure that the dual goal of preservation and public access is being achieved, an evaluation and update of the management plan will be undertaken every three years by the City as part of the Comprehensive Plan evaluation and update process.

Estimated cost for acquisition is \$400,000, since the City of Pensacola has purchased a major portion of the project area.

b. Management

No costs are anticipated during the first year.

7. Sales History

Two out of the three parcels have a sales history completed. The remaining parcel will have one completed prior to purchase.

E A S T E V E R G L A D E S

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
East Everglades Aerojet	Dade	50,200	\$19,000,000

Recommended Public Purpose: Environmentally Endangered Lands

Value: The East Everglades property has very high natural resource values. Bordering the Everglades National Park, this project encompasses elements of Northeast Shark River Slough, the Rocky Glades, Taylor Slough, and cypress, thicket and tropical forest areas. These areas are critical for natural hydrologic functions. Recreational value is moderate. Project would offer activities such as camping, fishing, hunting, airboating, hiking and nature photography. Archaeological value is rated high.

Ownership Pattern:

Single willing owner, the Trust for Public Lands (TPL). Ease of acquisition is rated very high.

Vulnerability: Highly vulnerable to degradation by man's draining, filling, farming and flooding activities.

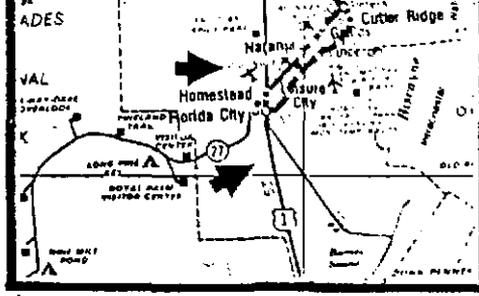
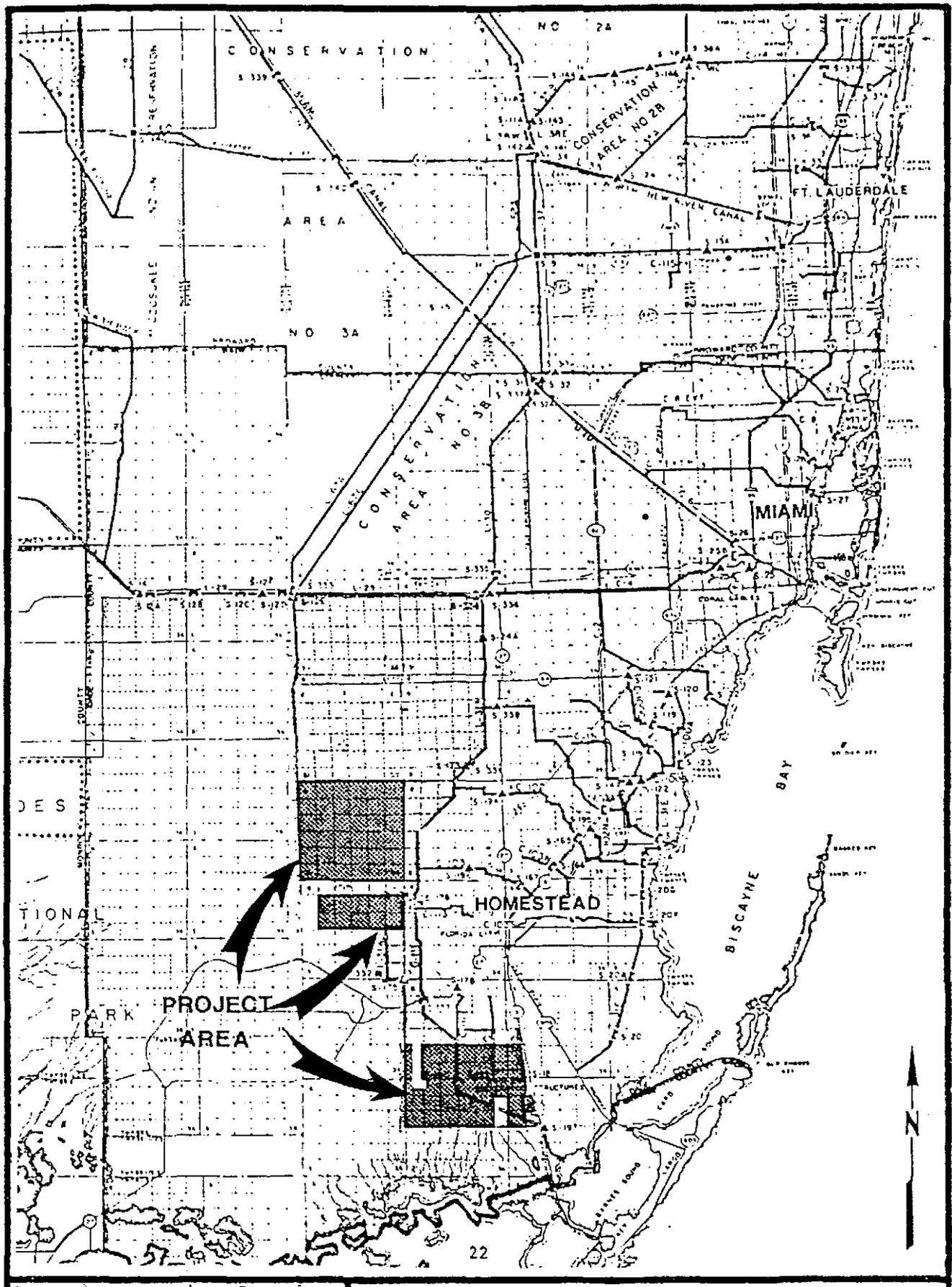
Endangerment: Judged to be moderate due to Dade County's recently developed East Everglades Management Plan.

Location: Abuts approximately twenty miles of the eastern Everglades National Park boundary. The City of Homestead is within six miles and the City of Miami within thirty miles.

Cost: According to TPL, value should be close to \$30 million.

TPL is willing to sell project for approximately \$17 million plus interest and costs.

Other Factors: The South Florida Water Management District may be able to assist in this purchase.



PROPOSED ACQUISITION PROJECT  
 EAST EVERGLADES AEROJET  
 DADE COUNTY

3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL) - a multiple use tract that will provide protection for a significant natural south Florida association.

4. Preliminary Management Statement

The Game and Fresh Water Fish Commission (lead agency), South Florida Water Management District, the Division of Archives, History, and Records Management, and the Department of Natural Resources are recommended managers. Please see attached page for management summary.

5. Conformance with Management Plans

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

East Everglades satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

## East Everglades

### Executive Summary

The East Everglades project property consists of three separate parcels adjacent to Everglades National Park in Dade County and totals 50,200 acres. The area is exceedingly important due to its hydrologic resources as it provides fresh water to Everglades National Park and Florida Bay, and contributes to the prevention of saltwater intrusion into the regional groundwater.

Vegetative communities include open marshes of sawgrass, spike rush and maidencane; hammock forest; prairies consisting of muhly or beardgrass; and prairie-marsh-tree island mosaics. The property supports a wide variety of wildlife and includes portions of the designated critical habitats of the American crocodile and the Cape Sable seaside sparrow. The archaeological value is very high since any tree island could conceivably contain a site, and numerous midden sites are already known.

This project will be managed as a multiple-use area for protection of water resources, aquifer recharge and endangered species, and to provide outdoor recreation opportunities consistent with protection of the resource values. The lead management agency will be the Game and Fresh Water Fish Commission with the Department of Natural Resources, South Florida Water Management District and Division of Archives, History and Records Management of the Department of State as cooperating agencies. All management activities will be closely coordinated with the Everglades National Park.

The following is a brief outline of recommended management options and objectives:

1. Management of the East Everglades is absolutely contingent upon maintaining and restoring natural water levels and hydroperiods. Proper management of water in the area contributes to the maintenance of natural vegetative

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associations, aquifer recharge potential, and fish and wildlife populations including several endangered species. The South Florida Water Management District is presently investigating possible alternatives for restoring water regimes and improving water management in the C-111 basin.

2. Native plant communities will be maintained and restored through improved water management, prescribed burning and control of exotic species.
3. Wildlife populations will be monitored to evaluate the success of hydrologic and vegetative restoration efforts. Specific efforts will be directed toward monitoring endangered species utilization of the area and implementing the recommendations of recovery plans for the Cape Sable seaside sparrow and the American crocodile.
4. Resource-based recreation, such as camping, fishing, nature appreciation and photography, and environmental research will be encouraged.
5. Limited hunting and fishing will be allowed in the East Everglades to the extent consistent with protection of the resource.
6. Off-road vehicles (ORV's) will only be allowed in conjunction with management activities or access-related, resource-based recreation. Particular areas sensitive to ORV use will be identified and protected. ORV use will be strictly regulated.
7. Archaeological sites will be conserved and protected from destruction through other management activities. Research is discouraged where such research would involve excavation or destruction of the resource.

Overall costs for long-term management will depend upon the degree of hydrologic restorations and the particular water management alternatives

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developed by the South Florida Water Management District for the C-111 basin and the East Everglades area. No capital cost estimates are available for any necessary structural works since an alternative has not been selected. Hydrologic restoration cost will be subject to legislative and public works budget processes.

For the first year, existing equipment and personnel will be used for site security, posting boundaries, environmental inventories and monitoring. Expenses anticipated to be required for the first year are estimated to be approximately \$15,000. Long-term management of the tracts will require a biologist position at a cost of \$17,500 annually, along with an airboat and a vehicle totaling approximately \$21,800.

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This project complies with the first, second, third, fifth, and sixth priority categories.

b. This project is in conformance with the conceptual State Lands Management Plan.

c. There are many other lands of this type in public ownership, including the adjacent Everglades National Park. The key issue here is location, since this property is judged to be a critical buffer area to those areas and also contains unique water resources that are not found anywhere else.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is approximately \$19,000,000.

b. Management

Estimated cost for the first year of management is \$15,000.

7. Sales History.

A completed sales history is available in the Division of State Lands.

CRYSTAL RIVER

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Crystal River	Citrus	2,244	\$2,244,000

**Recommended**

**Public Purpose:** The Crystal River tract should be classed as an environmentally endangered land. It should be managed for single use by the Department of Natural Resources with the assistance of the Division of Archives, History and Records Management.

**Value:**

**Natural Resource:** The tract has very high natural resource value. It is a major winter refuge for the endangered Manatee and a nesting site for the bald eagle and osprey. The tract consists of an upland hammock, densely wooded tidewater swamp, pine woods, fresh water and tidal marsh adjacent to the headwaters of the Crystal River. The area also supports a valuable commercial and sport fishery.

**Recreational:** It has areas suitable for fishing, canoeing, hiking, camping, nature photography and interpretative trails. However, recreational development must be coordinated closely with preservation of the critical Manatee habitat. Therefore, the site has been determined to have moderate recreational value.

**Archaeological:** The Crystal River area was a major trade center for prehistoric peoples as early as 500 B.C. Data suggests that significant archaeological sites are likely to occur in areas on high ground. The proposed tract has not been surveyed, but there are reports that Section 31 contains prehistoric mounds. The archaeological and historical value is considered to be moderate.

**Ownership Pattern:** A major parcel has already been purchased. There are seven additional owners in the project area.

**Vulnerability:** The vulnerability of this site is high. The large parcel of land southwest of the bay and river contains upland areas. Because of the upland areas, these tracts are vulnerable to development which could impact the areas' water quality. Increased boat traffic in this area will endanger the Manatee.

**Endangerment:** The majority of the lands involved in this proposal are the subject of development plans. There is a general feeling among the public that the lands will be developed before the state can acquire them. The Department of Environmental Regulation staff has met with developers to review development plans of the majority of the tract. This site is highly endangered.

**Location:** The project is located southwest of Kings Bay and the Crystal River. The general area is west and southwest of the City of Crystal River.

**Other Factors:**

### 3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL) - a single use project that will provide critical protection for manatee habitat as well as a significant portion of coastal marsh, hammocks, and associated uplands.

### 4. Preliminary Management Statement

The Division of Recreation and Parks and the Division of Archives, History, and Records Management are recommended managers. See attached management summary.

### 5. Conformance with Management Plans

#### a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Crystal River satisfies the first, second, and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having over-riding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The project complies with the second, third, fifth, and sixth categories.

#### b. This project is in conformance with the conceptual State Lands Management Plan.

#### c. There are no other state lands that provide protection for coastal ecosystems of this type or the same level of assistance for the endangered manatee.

6. Preacquisition Budgeting

a. Acquisition

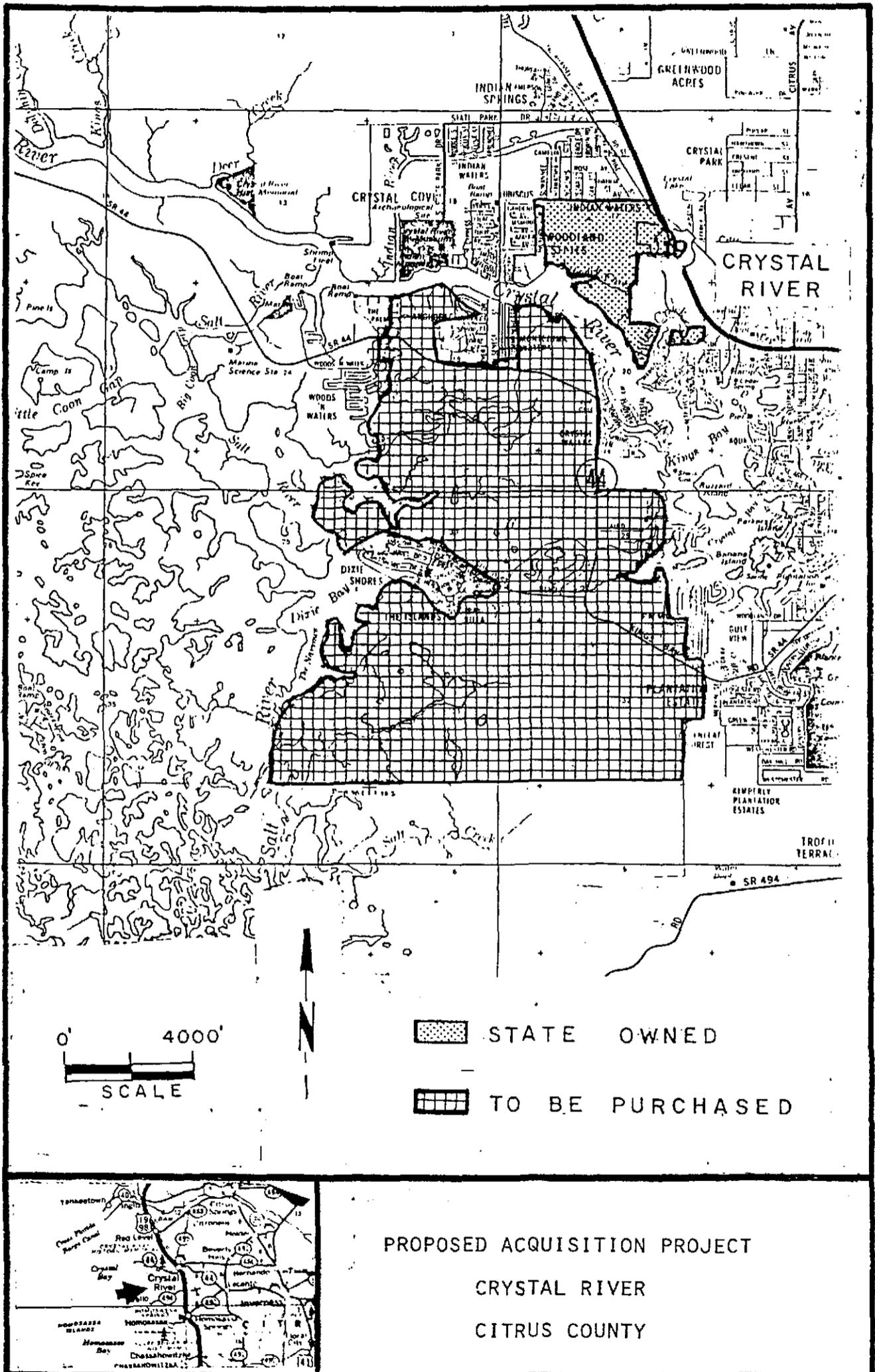
Estimated cost for acquisition is \$2,244,000.

b. Management

Estimated cost for the first year of management is \$119,322.

7. Sales History

A sales history for some parcels is complete. All will be completed prior to purchase.



PROPOSED ACQUISITION PROJECT  
CRYSTAL RIVER  
CITRUS COUNTY

Crystal River/Kings Bay  
Conceptual Management Plan

Executive Summary

The Crystal River/Kings Bay C.A.R.L. acquisition proposal contains approximately 2,150 acres, lying on both sides of the upper portion of Crystal River, in Citrus County. A tract containing approximately 320 acres lies on the north side of the Crystal River, with the remainder located south of the river.

The project area is located in a portion of Florida experiencing rapid urbanization pressures. Purchase of this property by the State will bring this sizable tract, containing diverse vegetative communities, into the public domain and ensure its future protection. Specifically, this acquisition will enhance the protection of the water quality of the Crystal River; a natural winter haven for the endangered manatee. The receiving estuarine water body, containing the St. Martin's Marsh Aquatic Preserve, will also benefit.

Vegetative communities include Juncus saltmarsh, Freshwater marsh, hardwood swamp, hardwood hammock, pine flatwoods, sand scrub and cabbage palm hammock associations. The northern tract has a very good hardwood hammock community, and the southern tract has an unusual hammock exhibiting karst features, including small caverns revealing the near surface water table. Approximately three percent of the total acquisition area can be categorized as disturbed, but none of the tract should be considered a "surplus" to the long-range management needs of the property. Vegetal succession is currently underway in the larger disturbed areas.

The Conceptual Management Plan recommends that management responsibility for this property be assigned to the Department of Natural Resources, Division of Recreation and Parks. The Department of State, Division of Archives, History and Records

Management will also have a direct management role relating to the archaeological and historical resources. The property will be managed as a state reserve, with primary emphasis upon the protection and perpetuation of the vegetal communities, archaeological and historical resources, geological features and natural animal diversity. Special emphasis will be given to the protection and maintenance of endangered and threatened species.

Public use of this property is anticipated, and will be encouraged to the extent that it does not conflict with the maintenance of the natural and cultural values. Specific anticipated uses include fishing, nature study, hiking, canoeing, and primitive camping. Acquisition is expected to have little impact upon the traditional commercial uses of the adjacent waters, which specifically include fishing and crabbing.

Funding is requested from the Conservation and Recreation Lands Trust Fund to cover two years of "start up" costs.

1. Reserve Manager (Biologist)	\$36,046
2. Expenses (including standard)	15,766
3. Operating Capital Outlay (including standard)	<u>67,510</u>
Total	\$119,322

B O W E R T R A C T

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Double Branch Bay (Bower Tract)	Hillsborough	172 Uplands	\$2,890,000
		1377 Wetlands	
		1549 Total Acres	

Recommended

Public Purpose: EEL - In addition to qualifying as an EEL, this proposal could also qualify as: an Outdoor Recreation Land, as Natural Floodplain, as a State Park site, as a Recreation Trail site, as a Wilderness Area, to protect significant archaeological sites.

Value: High ecological values - extensive marsh, mangrove, tidal creeks, salt barrens, tidal ponds, mud flats, and some uplands with slash pines, oaks and cabbage palms. Represents significant feeding and breeding areas for fish and wildlife resources. Moderate recreational and archaeological value.

Ownership Pattern: Extremely high management feasibility, primarily due to county ownership and management of adjacent 600+ parcel and County Environmental Education Center. Parcel is currently under single ownership. Public access would be very good, due to adjacent SR 580 (Hillsborough Avenue) and developing county park. Due to single ownership, ease of acquisition should be high. However, negotiations have been unsuccessful to date.

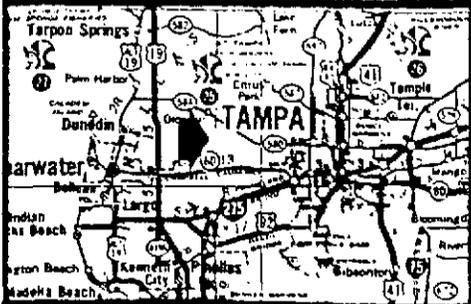
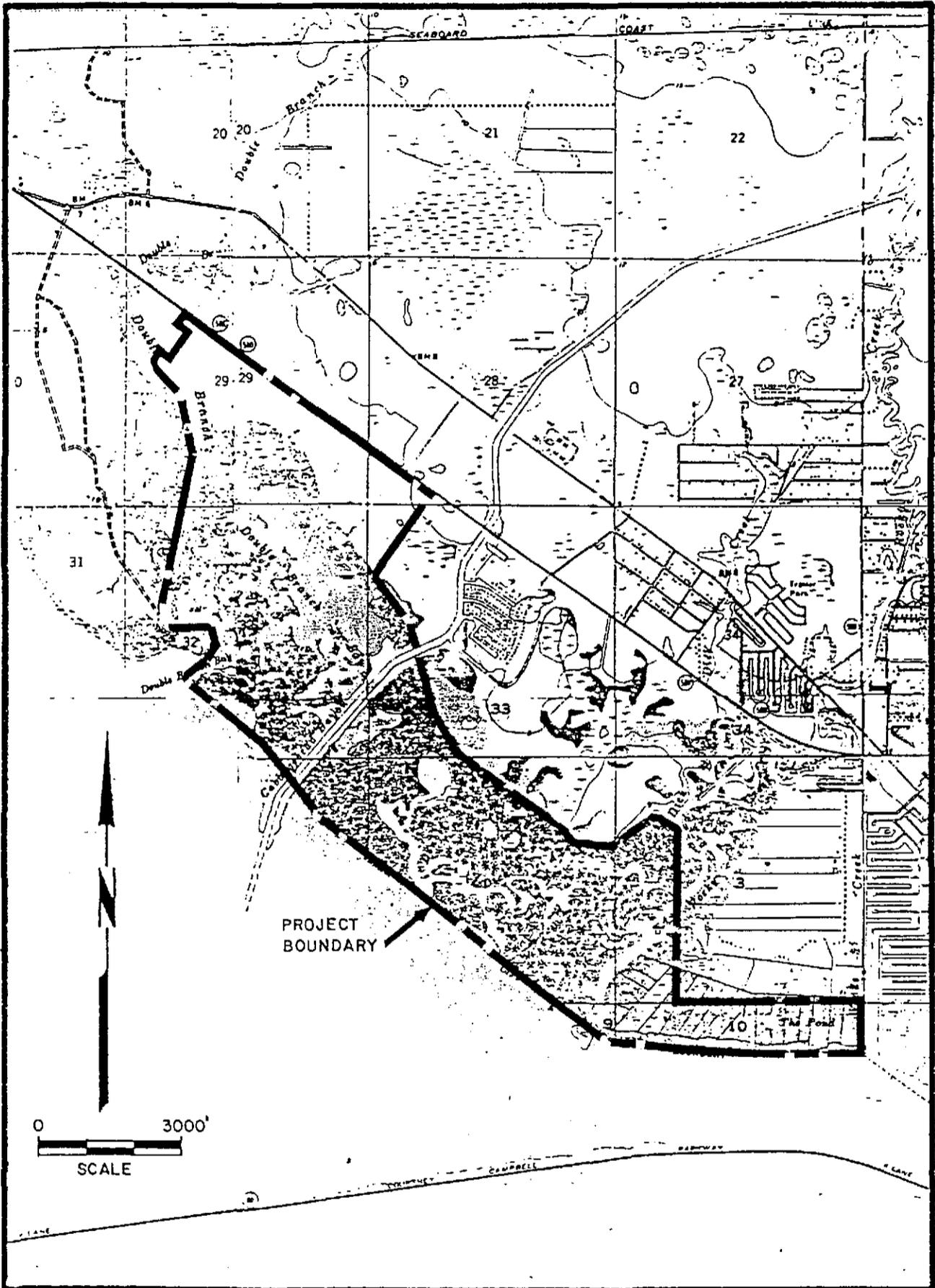
Vulnerability: This proposal represents a unique segment of coastal wetlands habitat reminiscent of historical Old Tampa Bay. As such, these resource areas are quite vulnerable to development for residential/commercial purposes.

Endangerment: The uplands portion represents a choice developable coastal site less than 10 minutes from Downtown Tampa. This factor makes this project very endangered, as the development of these uplands would undoubtedly have an adverse ecological impact of the adjoining wetlands.

Location: Property lies within a 45 minute drive of at least 1 million persons, or roughly half-way between the Tampa-St. Pete SMSA's.

Cost: Management will be carried out by Hillsborough County.

Other Factors: Proposed project tract would compliment adjoining 600 acre Hillsborough County Park and Environmental Education Center.



PROPOSED ACQUISITION PROJECT  
 DOUBLE BRANCH BAY/BOWER TRACT  
 HILLSBOROUGH COUNTY

### 3. Public Purpose

Double Branch Bay qualifies for acquisition as Environmentally Endangered Land (EEL).

### 4. Preliminary Management Statement

The Bower Tract will be managed by Hillsborough County and the Division of Archives, History, and Records Management. See next page for management summary.

#### 5.a. Conformance with EEL Plan

The Bower Tract, also known as Double Branch Bay, has been designated an EEL project, and it is in conformance with the EEL plan.

The Bower Tract qualifies under the EEL plan's definition of environmentally endangered lands in that:

1. the naturally occurring, relatively undisturbed flora and fauna can be preserved intact by acquisition; and
2. the tract is sufficiently large enough to significantly contribute to the natural environmental well-being of a large area.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Bower Tract qualifies under the second and third categories.

In summary, the Bower Tract is an excellent example of the diversity of Florida's gulf coastal habitats.

#### b. Conformance to State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

#### c. Unavailability of Suitable State Lands

No similar, suitable State lands are in the vicinity of the Bower Tract in old Tampa Bay.

### 6. Preacquisition Budgeting

#### a. Acquisition

Estimated cost for acquisition is \$2,890,000.

## I Executive Summary

The Bower Tract consists of a 1549 acre tract on the north of Tampa Bay. It is one of the last undeveloped sections of the Bay. About 1377 acres of the tract are wetlands and consist of a diverse estuarine system of mangrove islands, salt marshes, mud flats, oyster bars, creeks, small bays and bayous. The upland portion is about 172 acres and is separated from the wetlands by salt barrens. The uplands are mostly pine flatwoods with hammocks, perched ponds and small streams.

A wide variety of wildlife inhabits the Bower Tract, some of which rely on the uplands for feeding and nesting habitat. The tract has been documented as being highly productive both as a source of food for area wildlife and as a nursery for many species of marine organisms of both sport and commercial importance. Several endangered or threatened wildlife species are common to the site including the American bald eagle, manatee, wood stork and brown pelican.

Future management of the Bower tract should include the protection of the tract to insure its continued ecological productivity. Although some areas of the uplands are well suited to development as a public park, care should be taken to insure that runoff waters from the uplands remain of good quality. Soil conditions of the upland portion of the Bower Tract are such that much of the water tends to run off rather than percolate. This phenomenon is critical due to the fact that seagrass beds found in the site's estuaries are highly susceptible to increases in silt and water turbidity. Seagrasses are a vital component of the Tampa Bay ecosystem. Since seagrasses have been reduced to 20% of the original extent in the Bay, every effort should be made to avoid further reduction of the community.

It is for the above reasons, i.e. wildlife habitat, recreation and critical protection of sensitive estuarine habitat; that the lands of the Bower tract should become public and that they be protected and/or developed with great care. Hillsborough County has proposed that public access can be effectively managed and that recreational and natural history interpretation objectives can be a positive benefit of this access. However, more important is the long range objective of preserving the integrity of the Bower Tract for its inherent value and what it will mean to future generations.

M. K. R A N C H

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
M-K Ranch	Gulf	9,071	\$4,950,000

Recommended

Public Purpose: It is recommended that the project be acquired as "Other Lands" and managed as a single use area as a part of the Apalachicola River and Bay National Estuarine Sanctuary. Recommended management agencies are: the Game and Fresh Water Fish Commission, Department of Natural Resources, Division of Forestry, and Division of Archives, History, and Records Management. The Game Commission will be lead manager.

Value: The natural resource values of the Wewahitchka and Chipola tracts are high, whereas the value of the Saul Creek tract is moderate. Archaeological and historical value is also high, and recreational value is moderate.

Ownership Pattern: The project consists of three separate and non-contiguous parcels. The project is under single ownership and the owner is willing to sell. The owner has expressed a desire to donate an additional 3,552 acres if the other property is acquired.

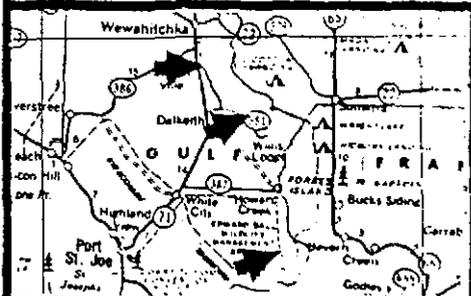
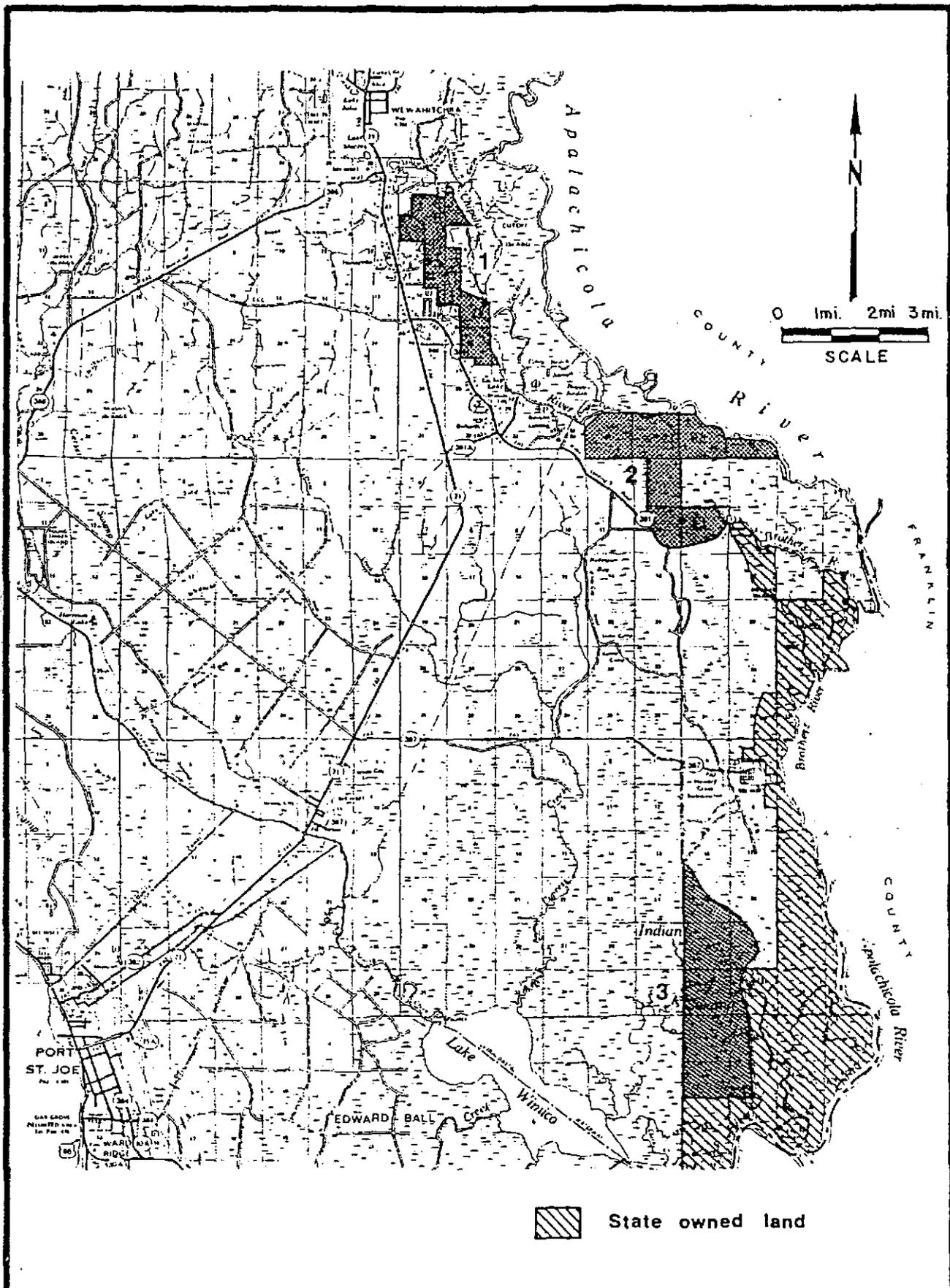
Vulnerability: The area is moderately vulnerable to drainage, conversion to agricultural use, and timber cutting. The Saul Creek tract is already impacted by drainage.

Endangerment: The area is moderately endangered. Further development by the landowner is improbable due to litigation by the EPA for restoration of portions of the project.

Location: The three parcels are along the Apalachicola and Chipola Rivers between Wewahitchka and Apalachicola. The project is within 35 miles of Panama City and within 65 miles of Tallahassee. A portion of the project is adjacent to the Lower Apalachicola Environmentally Endangered Lands Tract.

Cost: The project may qualify under the "Save Our Rivers" program. Management costs would be minor since the property could be managed in conjunction with the Lower Apalachicola Environmentally Endangered Lands Tract or the Ed Ball Wildlife Management Area. Management costs are estimated at \$27,000 for the first year.

Other Factors: As a result of litigation between the owner and EPA, the owner has agreed to restore the property prior to selling it to the state.



PROPOSED ACQUISITION PROJECT  
 M. K. RANCH  
 GULF COUNTY

3. Public Purpose

This project qualifies as Other Lands - single use, to protect fish and wildlife habitat as well as water resources.

4. Preliminary Management Statement

Please see attached management summary.

5. Conformance with Management Plans

a. N/A

b. This project is in conformance with the conceptual State Lands Management Plan.

c. Similar state-owned lands are found on the nearby Lower Apalachicola River tract. Purchase of the M.K. project will simply increase protection for the Apalachicola River and its tributaries as well as provide more public recreational opportunities.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$4,950,000. Owner has also offered to donate approximately 3,352 acres of land.

b. Management

Estimated management costs for one year are \$27,000.

7. Sales History

A sales history is complete and available in the Division of State Lands.

## M-K Ranches

### Executive Summary

The M-K Ranch project consists of 12,623 acres divided into four separate parcels located along the Apalachicola River in eastern Gulf County. The property consists of several community types including floodplain forest, sawgrass marsh, bayheads, pine flatwoods, and some disturbed agricultural lands, and provides high fish and wildlife resource values. Although there are no known archaeological or historical sites on the property, there is a strong possibility of unrecorded prehistoric sites being present.

The lead managing agency for the M-K Ranch project will be the Game and Fresh Water Fish Commission. Cooperating managing agencies will include the Division of Forestry of the Department of Agriculture and Consumer Services, the Division of Archives, History and Records Management (DAHRM) of the Department of State, and the Division of Recreation and Parks of the Department of Natural Resources.

The following is a brief outline of recommended activities and objectives for management of the M-K tracts.

1. The project will be managed to maintain water quality, restore natural hydroperiods and enhance wildlife habitat.
2. Structural modifications shall be used for purposes of restoring or maintaining the natural hydroperiod or for improving wildlife habitat where such improvements will not adversely affect the water quality of the area.
3. Native plant communities shall be restored or maintained in their natural condition or managed for wildlife and multiple use activities. Reforestation and tree planting will be conducted by the DOF and input from the Game and Fresh Water Fish Commission (GFC).

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4. Cutting of timber shall be restricted to Timber Stand Improvement (TSI) plots for experimental purposes, salvage operations and pine uplands. Such activities will be administered by the Division of Forestry (DOF).
5. Control burning will be done on pine uplands and in sawgrass marshes. Sawgrass burning will be conducted primarily by the GFC with the DOF cooperating. Pine upland burning will be carried out by the DOF with input from the GFC on wildlife values.
6. Surveillance and monitoring of native wildlife shall be conducted annually by the GFC.
7. Consumptive uses of fish and wildlife such as hunting, fishing and trapping shall be regulated by the GFC.
8. Nonconsumptive uses relating to fish and wildlife resources such as camping, nature appreciation, hiking, picnicing, and boating, shall be encouraged.
9. Archaeological and historic sites will be conserved and protected from destruction through other management activities or vandalism and shall be regulated by the DAHRM. Research is discouraged, where such research would involve excavation or destruction of the resource.
10. Field surveys may be conducted to identify the potential endangerment of historic sites due to activities requiring land surface alteration. Salvage measures prior to a site's alteration may be undertaken if the DAHRM grants permission.
11. Apiary site regulations will be administered by the DOF with the GFC coordinating on bear-apiary conflicts.

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In summary, the management of the M-K Ranches tracts would be for low intensity, multiple uses featuring fishing, hunting, environmental research, boating, camping and nature appreciation. The purchase of any or all of these tracts would have a primary role of ensuring the protection and ecological integrity of the lower Apalachicola region and provide additional access to existing state-owned lands and increased recreational opportunities for Florida's rapidly increasing population.

The project may be managed in conjunction with the Apalachicola River and Bay National Estuarine Sanctuary, and should be incorporated into the management of the existing Apalachicola Environmentally Endangered Lands Tract. Hunting, fishing and most traditional uses are compatible with the objectives of the sanctuary management. Research in all phases of environmental, wildlife, fishery, botany and the natural sciences should be encouraged on all tracts.

Management costs for the first year will vary according to whether a high intensity or low intensity management option is selected. First year costs for both options include boundary posting, access control and maintenance, minor habitat improvement and forest management, and general maintenance. The more intense option would differ by providing increased access, additional minor hydrologic improvements, and administration and management of public hunting. First year funds required from the CARL Trust Fund would be \$5,500 for the low intensity option and \$27,000 for the high intensity option. Existing buildings and state-owned equipment will be used during the first few years.

1E665c-3

C H A S S A H O W I T Z K A S W A M P

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Chassahowitzka Swamp	Hernando & Citrus	21,000	\$12,000,000

Recommended

Public Purpose: Recommended for purchase in the Environmentally Endangered Lands category for management as a multiple use area. Recommended management agencies are Game and Freshwater Fish Commission, Division of Forestry, Department of Natural Resources, Division of Archives, History, and Records Management, and Citrus County. The Game Commission would be lead management agency.

Value: Rates very high for natural resource value because it is the best and largest remaining example of coastal hardwood swamp on the Gulf coast of Florida. Recreational value is moderate and archaeological and historical value is high.

Ownership Pattern: There are two major owners and 20-30 minor owners within the project area. The two major owners are willing to sell. However, small acreage sales recently have increased and the ownership pattern is becoming more difficult. One major owner (Lykes Bros.) is included in the recent eminent domain legislation.

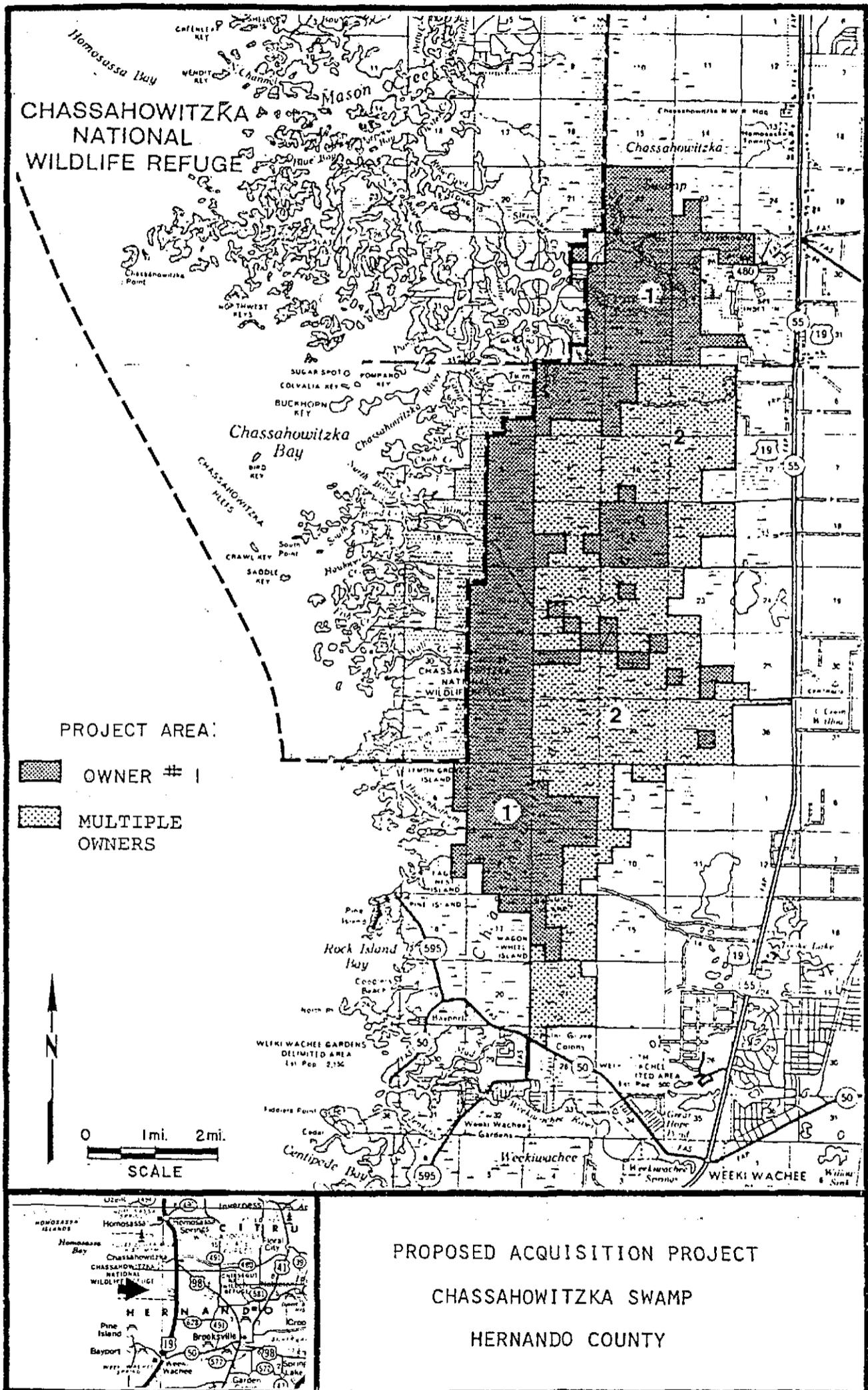
Vulnerability: The area is moderately vulnerable, but could be impacted by timbering, drainage, limerock mining, and residential development.

Endangerment: Endangerment is high. Development in the transition areas has suddenly begun.

Location: The project area is within 60 miles of Tampa and 90 miles of Orlando. It is located between the Homossassa Springs and Weeki Wachi Springs tourist attractions.

Cost: This project does not appear to qualify for any other funding.

Other Factors: One of the major owners, the Lykes Brothers, may be willing to trade their holdings in Chassahowitzka Swamp for other lands in the state.



3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL), a multiple use area providing protection for a significant example of natural coastal wetlands habitat.

4. Preliminary Management Statement

Please see attached management summary.

5. Conformance with Management Plans

a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Chassahowitzka Swamp satisfies all three requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

This project complies with the second, third, fifth, and sixth priority categories.

- b. This project is in conformance with the conceptual State Lands Management Plan.
- c. There are no sizeable tracts of this ecosystem type presently in state ownership. The project would highly complement the adjacent federal marsh land.

## CHASSAHOWITZKA SWAMP

### Executive Summary

The Chassahowitzka Swamp project consists of 21,200 acres in Citrus and Hernando counties between U.S. 19 and the Gulf of Mexico adjacent to the Chassahowitzka National Wildlife Refuge. Chassahowitzka Swamp is the largest coastal hardwood swamp remaining along the Gulf coast south of the Suwannee River. Community types in the project include hardwood swamps, sandhills, pine flatwoods, cypress ponds, and coastal salt marsh. The project would also include an existing campground with a convenience store, parking lot, overnight hook-up facilities for mobile camper trailers, and a boat ramp on the Chassahowitzka River.

Resource values of this project are considered very high due in part to the uniqueness of such a coastal hardwood swamp. Fish and wildlife habitat values are high and the project provides nesting and feeding habitat for the bald eagle. The potential for cultural resource sites being present is very high although no comprehensive survey of the area has been conducted.

The Chassahowitzka Swamp tract will be managed as a multiple-use area consistent with the protection of its high resource values. The Game and Fresh Water Fish Commission will have lead management responsibilities, with the Division of Forestry of the Department of Agriculture and Consumer Services, the Division of Archives, History and Records Management of the Department of State, the Department of Natural Resources, and Citrus County cooperating.

The following is a brief outline of recommended activities and objectives for management of the Chassahowitzka tract.

1E665e-1

1. The tract will be managed to maintain water quality and natural hydroperiods, and to protect and enhance wildlife habitat values.
2. Native plant communities will be maintained or restored. This may require some reforestation through tree planting, timber stand improvement, and control burning of pine uplands and sawgrass marsh.
3. Surveillance and monitoring of native wildlife shall be conducted annually.
4. Consumptive uses of fish and wildlife such as hunting and fishing shall be allowed consistent with protection of the resources.
5. Nonconsumptive uses relating to fish and wildlife resources such as camping, nature appreciation, hiking, picnicing, and boating shall be encouraged.
6. Archaeological and historic sites will be conserved and protected from destruction through other management activities or vandalism and shall be regulated by the Division of Archives, History and Records Management. Research is discouraged, where such research would involve excavation or destruction of the resource.
7. Field surveys may be conducted to identify the potential endangerment of historic sites due to activities requiring land surface alteration.
8. The Citrus County Department of Parks and Recreation has expressed a desire to operate an existing campground with a convenience store, parking lot, boat ramp and overnight hook-up facilities for mobile camper trailers.

1E665e-2

In summary, the proposed tract would be managed for low intensity, multiple uses featuring fishing, hunting, research, boating, camping and nature appreciation. The purchase of any or all of this tract would have a primary role of ensuring the protection and ecological integrity of the Chassahowitzka region and provide additional recreational opportunities for Florida's rapidly increasing population. Hunting, fishing and most traditional uses are compatible with management objectives. Research in all phases of environmental, wildlife, fishery, botany and the natural sciences is encouraged.

No capital expenditures are planned for the tract during the first year of operation. Existing equipment and facilities will be used until a comprehensive management plan is developed. Site security will be provided by existing law enforcement personnel and technical personnel assigned to the area.

A full time wildlife biologist and a technical assistant are needed to design and plan for future management activities, to monitor wildlife populations, to control user access and to serve as coordinator with local officials and general public. The approximate cost of the two positions is \$30,000 annually. Maintaining gates, roads, fences and posting boundary and informational signs will cost about \$10,000 for the first year, which should be provided from the CARL Trust Fund.

1E665e-3

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$12,000,000. The owners have expressed interest in a value for value trade.

b. Management

Estimated cost for the first year of management is \$10,000.

7. Sales History

A sales history is complete and available in the Division of State Lands.

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Cockroach Key	Hillsborough	10	\$62,500

Recommended

Public Purpose: Other Lands: This project fulfills the following criteria for state acquisition under the C.A.R.L. program guidelines: 1) the need to preserve significant archaeological and historical sites; 2) continued use as recreation lands; and 3) use and protection of a natural estuary and shoreline.

Value: Very high archaeological value: one of the few sites in Hillsborough County inhabited by the prehistoric ancestors of the Calusa Indians of South Florida and in the historic by the Calusa themselves. This is in contrast to many sites inhabited by the prehistoric ancestors of the Timucua Indians. Knowledge contained in this site would allow analysis of two different prehistoric political systems, subsistence patterns, settlements, etc. Recreational and ecological value are low.

Ownership Pattern: Due to reduction of this project to one island, management feasibility is vastly improved. Security of state ownership would protect this irreplaceable archaeological resource by controlling access. This project has only one owner, but he has been unwilling to sell at the offered price to date.

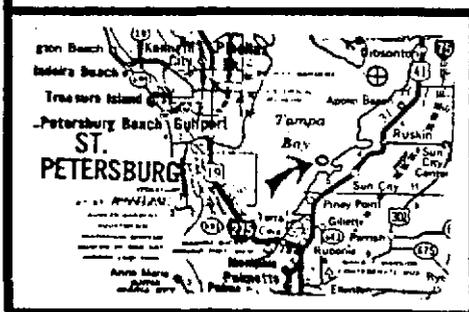
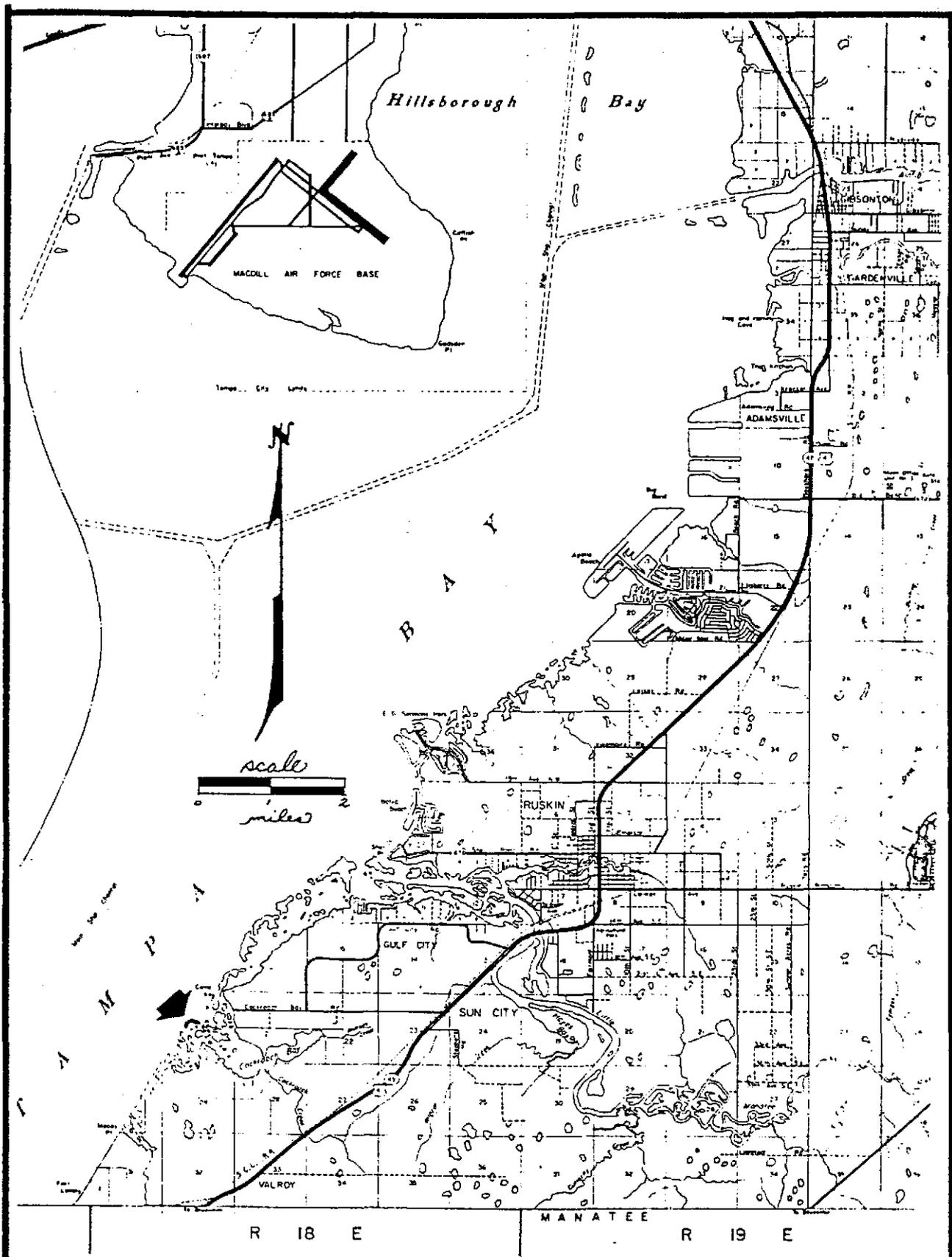
Vulnerability: High: Big Cockroach Key is now being destroyed by relic hunters. This destruction can be significantly reduced by state acquisition of this property.

Endangerment: Moderate to High: While relic hunters are a danger, there seems to be no eminent threat of commercial development, although it is a possibility. Should this property be commercially developed, the loss of scientific knowledge is judged to be very great. State acquisition could protect against such loss.

Location: Midway between two large urban centers: Tampa/St. Petersburg and Bradenton/Sarasota. At the mouth of the Little Manatee River, it is easily accessible by boaters.

Cost: Since Big Cockroach would be managed passively for conservation of its archaeological resources, no significant development or management costs should be incurred.

Other Factors: This project has been scaled down from many islands to one (Big Cockroach Key), thereby significantly reducing the cost of acquisition.



Proposed Acquisition Project:  
Cockroach Key  
Hillsborough County

3. Public Purpose

Big Cockroach Key qualifies for acquisition as Other Lands under the Conservation and Recreation Lands (C.A.R.L.) Program guidelines for purchasing state archaeological sites.

4. Preliminary Management Statement

Management by the Division of Archives, History and Records Management and the Division of Recreation and Parks Bureau of Environmental Land Management is recommended. Please see following page for management summary.

5. Conformance with Management Plans

a. N/A

b. Conformance with State Lands Management Plan

This project is in conformance with the Conceptual State Lands Management Plan.

c. Unavailability of Suitable State-owned Lands

There are no state-owned lands comparable to the Cockroach Key Indian mound available as an alternative to acquisition of this project.

6. Preacquisition Budgeting

a. Estimated cost for acquisition is \$62,500.

b. No additional management costs have been requested.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

## EXECUTIVE SUMMARY, COCKROACH KEY

Big Cockroach Key is one of several islands located at the interface of Tampa Bay and Cockroach Bay which is approximately three miles south of the mouth of the Little Manatee River. Apparently Cockroach Key was a mangrove island typical of the area prior to human habitation. Today, all portions of the key that extend above the water line appear to be artificial in origin consisting of shellfish remains deposited over hundreds of years by indigenous populations.

Analysis of excavated materials from Cockroach Key indicates a Glades I-III (ca. 500 B.C. - Historic Times) occupation of the site. Midden remains indicate that marine resources were a major factor in the site occupant's subsistence pattern, with hunting of mainland animals also represented. Burials indicate continuous use of the site over hundreds of years, with evidence suggesting that many of the individuals died of an epidemic disease. Not only is this site significant from the standpoint of the rich data it has to offer on subsistence and burial practices, it is also one of the northern most manifestations of the Glades cultural tradition. Finally Cockroach Key is one of the largest remaining archaeological sites on the central west coast of Florida, and has been listed on the National Register of Historic Places since 1973.

For the near future, the Division of Archives, History and Records Management recommends a generalized policy of conservation for Cockroach Key. In order to prevent any adverse disturbance to the site, other state agencies should coordinate planned activities there closely with the Division of Archives, History and Records Management.

Any state agent with law enforcement authority working in the area should be cognizant of looting or unauthorized destruction at the site and take necessary action to prevent and control this problem. Finally, archaeological excavations, except on a small test scale, are generally discouraged at this time. Detailed survey and mapping, however, is strongly encouraged.

The management of Cockroach Key will be jointly shared by the Division of Recreation and Parks and the Division of Archives, History and Records Management. No costs will be incurred in the management of this property during the first year except for routine law enforcement patrol.

NORTH KEY LARGO HAMMOCKS

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
North Key Largo Hammocks	Monroe	665.16	\$5,239,680

Recommended

Public Purpose: Environmentally Endangered Lands (EEL): to establish a State Preserve on Key Largo to protect the best remaining examples of tropical rockland hammock in the United States. This area is critical for the preservation of endangered plants and animals.

Value: High ecological value: contains mangrove (marine) swamp, buttonwood transition zone and tropical rockland hammock. The unique combination of a well established soil layer on reefal limestone supports an unusual diversity of native species, many of which have very limited distributions and are endangered or threatened. Recreational value is rated moderate. Archaeological value is rated high.

Ownership Pattern: Management feasibility is high since the project area is adjacent to a state-owned preserve (New Mahogany Hammock), and can be easily incorporated into the management activity of nearby John Pennekamp Coral Reef State Park. With five owners, the ease of acquisition is rated as high.

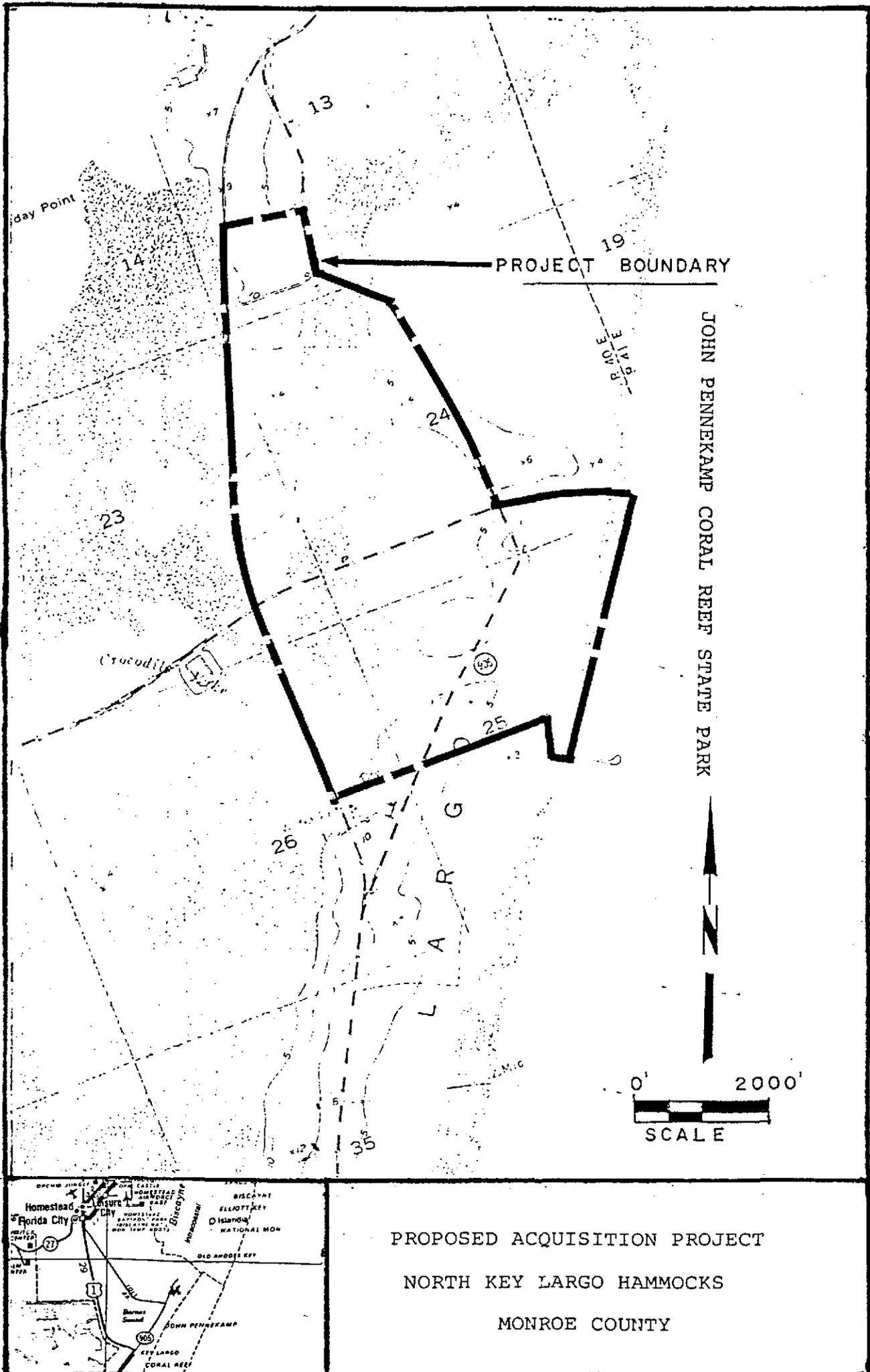
Vulnerability: Very high, since the relatively small area and coastal location of this project makes it unusually susceptible to fire, wind damage and storm surge.

Endangerment: Very high, since adjacent areas are being developed as multi-family housing, and portions of the project area itself are slated for a planned unit development. Dumping of garbage and poaching of native species have been damaging to this biological community.

Location: Seaward of where the toll bridge across Card Sound enters Key Largo, and provides access from the nearby Miami metropolitan area.

Cost: The estimated project land value is minimized by the absence of water and electrical hook-ups in the project area. This area will be managed in conjunction with the Pennekamp Coral Reef State Park, and will receive its initial management allocation therefrom.

Other Factors:



PROPOSED ACQUISITION PROJECT  
 NORTH KEY LARGO HAMMOCKS  
 MONROE COUNTY

### 3. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

North Key Largo Hammocks will be managed jointly with the adjacent C.A.R.L. Acquisition Project, New Mahogany Hammock, by the Department of Natural Resources Division of Recreation and Parks, as a new State Preserve, with the Division of Archives, History and Records Management cooperating. Please see the following page for the management executive summary.

### 5a. Conformance with EEL Plan

The lands within the North Key Largo Hammocks proposal qualify for acquisition as Environmentally Endangered Lands and as such would be managed in conformance with the EEL plan to emphasize preservation while permitting non-destructive public use.

The proposal meets the EEL plan's definition of an environmentally endangered land, namely, it:

1. contains naturally occurring and relatively unaltered flora and fauna which could be preserved by acquisition;
2. contains flora, fauna, and geologic resources characteristic of the original domain of Florida which are unique to, and scarce within the region; and
3. is capable, if acquired, of providing protection to natural resources of recognized regional or state-wide importance.

The EEL plan also provides criteria for the establishment of priorities among candidates for acquisition. The criteria are in the form of six "priority categories" of land and eleven "general considerations." The EEL plan directs that highest priority for acquisition be given to (1) areas representing the best combination of values inherent in the six categories and (2) areas having overriding significance in any single category. The six categories are listed below:

1. Lands of critical importance to supplies of fresh water for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

North Key Largo Hammocks fits into the third category, "Unique and outstanding natural areas." Specifically, the EEL plan, in its discussion of this category mentions tropical hammocks:

One goal of the program to preserve environmentally unique and irreplaceable lands shall be to preserve at least a remnant of each of Florida's distinctive biological communities. Especially valuable are those that, in the United States, are found only in Florida. Those communities and subcommunities that are rapidly disappearing are in most urgent need of protection. These include custard apple swamps, coastal hammock, and tropical hammocks.

NEW MAHOGANY HAMMOCK  
NORTH KEY LARGO HAMMOCK  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

The area known as New Mahogany Hammock comprised of 140 acres, has already been acquired and is adjacent to the proposed acquisition of the 665 acre North Key Largo Hammock located in Monroe County. Both properties will be managed as a state preserve by the Department of Natural Resources, Division of Recreation and Parks.

The area has four discernible hammocks with distinctive natural features. Three major biological communities constitute most of the area, and these are: 1) marine and estuarine (mangrove) swamp, 2) overwash plain (transition zone) populated primarily by buttonwood and saltwort, and 3) tropical hardwood hammock comprising a multitude of tropical and subtropical species. Many rare and endangered species of both plant and animal varieties inhabit the area and makes this area one of the best examples of endangered tropical hammocks in the Florida Keys.

Interim management will be assigned to John Pennekamp Coral Reef State Park, so no cost will be requested from the C.A.R.L. program.

The EEL plan also mentions the Florida Keys as one of the nine regions in the State with distinctive plant and animal communities.

In summary, North Key Largo Hammocks is an outstanding example of a biological community unique to Florida (in the continental U.S.), and one that is rapidly disappearing.

b. Conformance with State Lands Management Plan

This project is in conformance with the Conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no state-owned lands of comparable size which have such a great diversity of native, endangered endemics found nowhere in the United States outside of Florida.

6. Preacquisition Budgeting

a. Estimated cost for acquisition is \$5,239,680.

b. Initial management costs will be paid by the Division of Recreation and Parks.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

EMERALD SPRINGS

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Emerald Springs	Bay	978.97	\$1,657,734

Recommended

Public Purpose: The Emerald Springs property should be classed as an Environmentally Endangered Lands proposal. It should be managed by the Department of Natural Resources and the Division of Archive History and Records Management for single use.

Value: The Emerald Springs project has high ecological values. Bordering Econfina Creek for nearly 1 mile, the numerous springs of this property discharge approximately 50 million gallons per day into the creek, which is the principal source of drinking water for Bay County. The high limestone bluffs adjacent to the springs support several unusual plant species and geologic sinkhole features known as chimneys. Recreational and archaeological values are moderate.

Ownership Pattern: The entire project proposal is owned by Emerald Springs, Inc., a willing seller. Therefore, the ease of acquisition for this project was determined to be very high.

Vulnerability: The riverine springs and bluff association areas are very susceptible to resource degradation by man's development activities. Land clearing, timbering, agricultural practices and residential development would adversely affect water quality and turbidity. Aesthetic impairment would also occur with development. The vulnerability of the Emerald Springs property was judged to be high.

Endangerment: Although adverse impact upon this project could result from residential development and/or recreational misuse, the owner's present protective attitude towards his land rates this project a low vulnerability factor.

Location: Emerald Springs is located along Econfina Creek and State Road 20 approximately 20 miles north of Panama City in Bay County.

Cost: An update of this project's 1979 appraisal value gave an estimated 1982 market value of \$1,657,734. This estimate is still reasonably accurate. Estimated start-up management costs will be \$84,000.

Other Factors:

EMERALD SPRINGS  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

The 1,000 acre Emerald Springs property located in northern Bay County, is proposed for purchase as a state park under the C.A.R.L. program. The property has four springs, one mile of the Econfina Creek, and diverse plant communities.

The diversity of plant communities and fresh water features makes it ideal to support active resource-based recreation for a multi-county area. Proposed recreational activities include swimming, fishing, picnicking, camping, hiking, canoeing, and nature study. The Department of Natural Resources, Division of Recreation and Parks, will provide the lead management role with the Department of State, Division of Archives, History and Records Management cooperating.

The initial management costs needed from the C.A.R.L. program to provide for staff, operating budget, fencing, and a ranger residence, will be approximately \$84,000. Interim management will be provided by one park ranger whose duties will include protection and security of the resources, as well as monitoring the existing public recreational uses. Interim management will be required for approximately two years or until we receive a legislative appropriation for the property.

J U L I N G T O N / D U R B I N C R E E K S

PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Julington/Durbin Creek Peninsula	Duval & St. Johns	3,305	\$9,100,000

Recommended

Public Purpose: This tract is recommended for purchase under the Other Lands category to be managed for multiple-use as a state forest. Suggested managing agencies are the Division of Forestry and the Division of Archives, History and Records Management.

Value: Ecological: Moderate

The three major ecosystems represented on this parcel are the hardwood swamp, sandhills and pine flatwoods. Forest resources are variable but nevertheless have management potential. Recreational - High; the habitat variability of this project makes it suitable for a variety of recreational activities including hiking, horseback riding, camping, canoeing and fishing. Archeological and Historical - Moderate.

Ownership Pattern:

There are three owners of the project area. The major owner (Goneden Corporation) was willing to sell in the past, but has recently expressed an unwillingness to sell. Ease of acquisition is high.

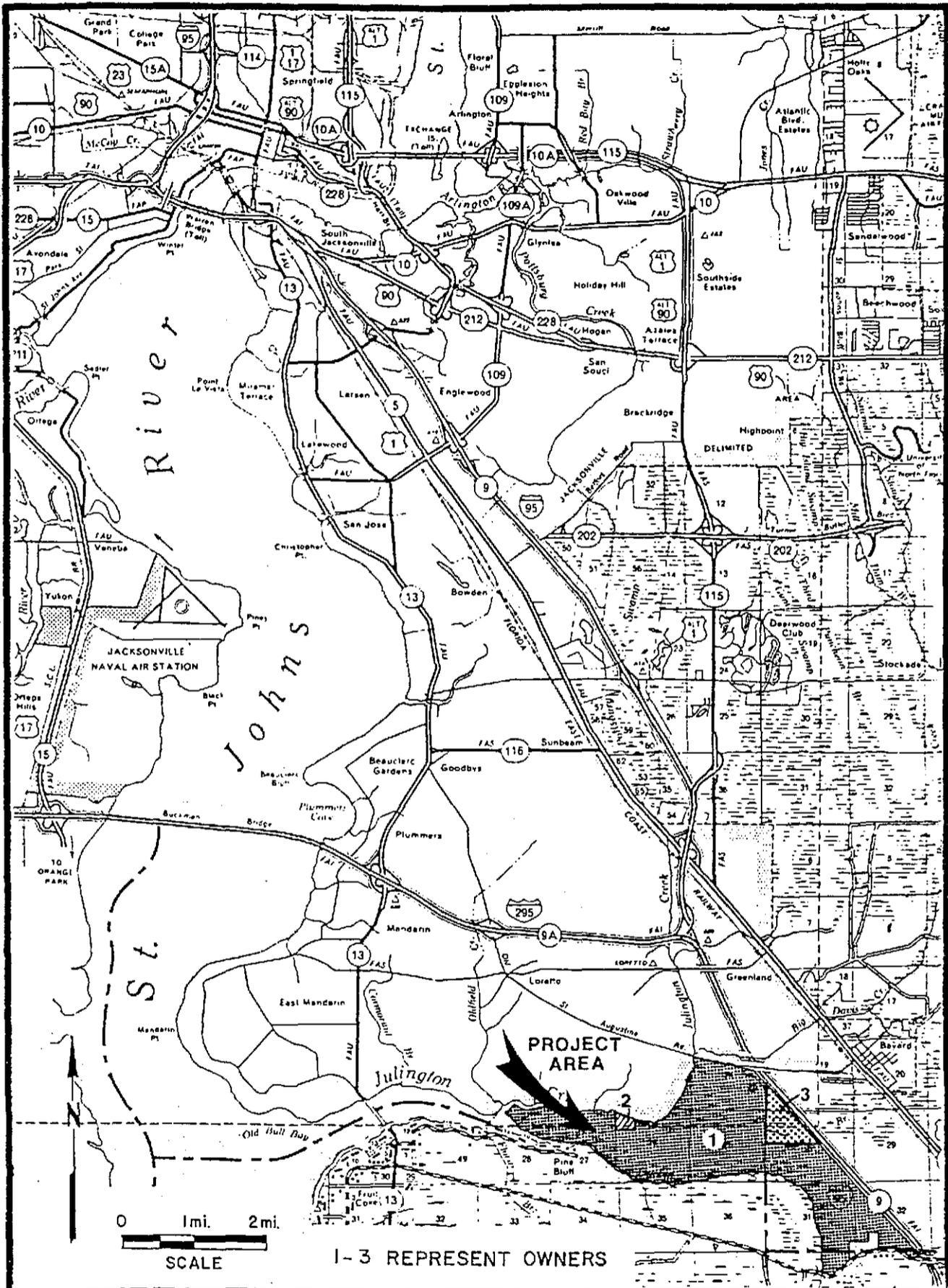
Vulnerability: High - The majority of this tract is in close proximity to two major creeks and is composed of hydric and mesic ecosystems which are highly vulnerable to developmental activities. Site modifications necessary for the development of residential and/or business structures would damage vegetation on the uplands and lowlands, and would adversely affect water quality in the adjoining creeks.

Endangerment: Moderate - The current owners claim to have no immediate development plans for the property. However, a major development is planned immediately south of this parcel and negotiations are underway for a possible access corridor across this tract.

Location: The project area is twenty miles south of Jacksonville and twenty miles north of St. Augustine.

Cost: The project may qualify for acquisition under the Save Our Rivers Program. Yearly management costs should be approximately \$8,000. Approximately \$111,000 will be needed from the C.A.R.L. Program for capital improvements, including construction of recreational facilities.

Other Factors: There is a limited supply of public recreational lands in this area, and the project is readily accessible from the metropolitan Jacksonville area.



PROPOSED ACQUISITION PROJECT  
 JULINGTON-DURBIN CREEKS PENINSULA  
 DUVAL COUNTY

3. Public Purpose

This project qualifies as Other Lands: a multiple use state forest, outdoor recreation area, and natural floodplain.

4. Preliminary Management Statement

Julington/Durban Creek will be used as a multiple use state forest, with emphasis placed on protecting the valuable hydrological resources as well as providing outdoor recreational opportunities. The uplands will be selectively managed for timber production under as near a natural regime as possible. Timber cutting in the hardwood swamp will be restricted to only that which is necessary to maintain a healthy stand. The Division of Forestry and the Division of Archives, History and Records Management are recommended managers. Please see following page for the management executive summary.

5. Conformance with Management Plans

a. N/A

b. This project is in conformance with the Conceptual State Lands Management Plan.

c. There are no similar state-owned lands in the region.

6. Preacquisition Budgeting

a. Estimated cost for acquisition in \$9,100,000.

b. Estimated cost for management is \$62,000 for the first year.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

JULINGTON/DURBIN CREEK STATE FOREST

CONCEPTUAL MANAGEMENT PLAN

EXECUTIVE SUMMARY

The Julington/Durbin Creek Peninsula contains approximately 3,305 acres proposed for purchase, as a State Forest, under the Conservation and Recreation Lands (C.A.R.L.) Program. The majority of the tract is located in southern Duval County with approximately 97 acres lying in St. Johns County.

A variety of community types exist on the property, making it an ideal multiple-use area for the expanding population centers of Duval and St. Johns Counties. The Division of Forestry of the Department of Agriculture and Consumer Services will be the lead managing agency with the Division of Archives, History and Records Management of the Department of State cooperating. Recreation management, timber management and wildlife management will be given equal consideration so that resources will be utilized in the combination that will best serve the people of the State.

Approximately \$111,000 will be needed from the C.A.R.L. Program for capital improvements. These funds will cover construction of a ranger residence and camping facilities, improvement of the road network and construction of a boat ramp. Yearly management expenses to be incurred by the Division of Forestry are estimated at \$8,000.

Prepared For The  
Conservation and Recreation Lands Program  
By  
Division of Forestry  
Florida Department of Agriculture and Consumer Services

G A T E W A Y

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Gateway	Pinellas	858.42	\$3,000,000

Recommended

Public Purpose: Other Lands, due to inclusion of estuarine mangrove swamp and its potential as a passive recreational area. Management by Pinellas County and the Division of Archives, History, and Records Management is recommended.

Value: Ecological value is moderate, as Gateway consists of a mangrove fringe with a few small sandy berms and a narrow landward strip constituting the only uplands. Mosquito ditching in the swamp has generated spoil banks, now colonized by exotic plant species. Recreational value is low due to the extremely limited uplands. Archaeological and historical value is moderate, since sites are of a type abundant on the adjacent Weedon Island State Preserve.

Ownership Pattern: The potential ease of acquisition is very high, since there is one major owner and two minor owners.

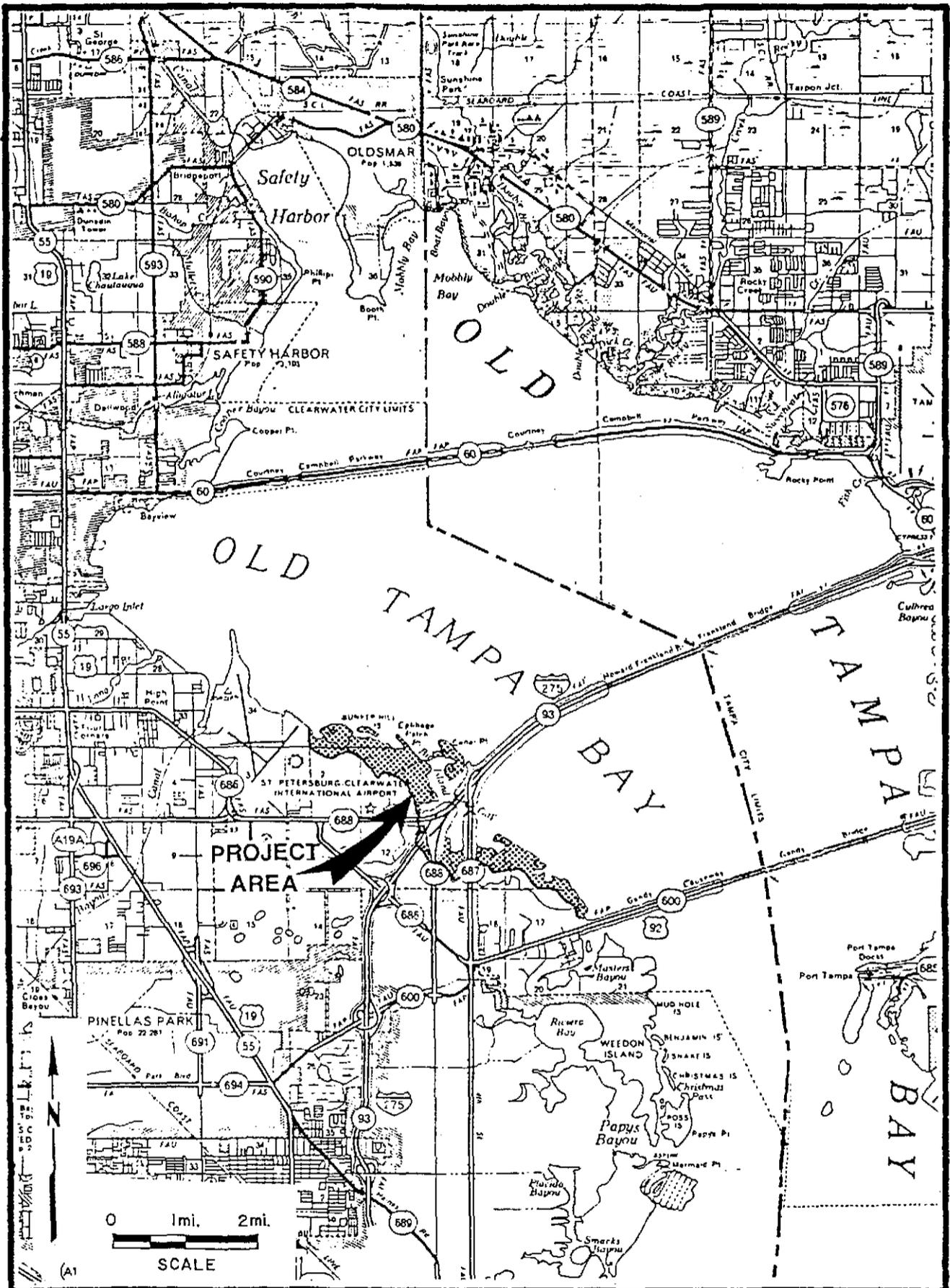
Vulnerability: Moderate, since mangrove habitats are susceptible to alterations in water flow and uplands construction disruption.

Endangerment: Low, since state and federal regulatory authority would severely limit development of most of the tract.

Location: The project area is a mangrove fringe adjacent to the west end of the Howard Franklin Bridge (I-275) and bordering the eastern edge of the St. Petersburg-Clearwater International Airport. Pinellas County is a highly populated urban area.

Cost: Pinellas County has already raised \$6.7 million in matching funds to support this purchase. It is unlikely that any other funding source at the state or federal level is available for this project.

Other Factors: A great deal of public support has been generated for this project in Pinellas County.



PROPOSED ACQUISITION PROJECT  
 GATEWAY  
 PINELLAS COUNTY

3. Public Purpose

This project qualifies as Other Lands - a single use area protecting fish and wildlife and water resources, plus providing for passive outdoor recreation.

4. Preliminary Management Statement

Gateway will be managed to protect the estuarine mangrove resources of the tract, although such outdoor activities as fishing, crabbing, canoeing, boat launching, and bird watching will be encouraged and continued. Pinellas County and the Division of Archives, History, and Records Management are recommended managers. Please see following page for management executive summary.

5. Conformance with Management Plans

- a. N/A
- b. This project is in conformance with the Conceptual State Lands Management Plan.
- c. There are very similar state-owned lands nearby. However, most of the coastal land in this highly urbanized area has been destroyed. Therefore, it is important to protect as much additional land as possible.

6. Preacquisition Budgeting

- a. Estimated cost for acquisition is \$3,000,000, with Pinellas County offering to pay 50% of the purchase price.
- b. There would be no management cost to the State if Pinellas County manages.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

## II.

### EXECUTIVE SUMMARY

#### Pinellas County

#### Gateway Management Plan

The Gateway property encompasses approximately 820 acres and is located on the western shore of Tampa Bay in Central Pinellas County. Access to the proposed purchase parcels is currently available via publicly dedicated frontage roads adjacent to these parcels and, to a lesser degree, through private properties some of which are developed. It is anticipated that the Pinellas County Board of County Commissioners through the Pinellas County Parks Department will be the managing agency.

The site is predominantly a mangrove swamp forest (747 acres) with additional acreages of salt barren and upland pine flatwoods. The entire Gateway property is utilized by many species of fish and other wildlife. The nursery fishery habitat provided by this wetland area is of primary importance to Tampa Bay. The bird life of the Gateway is also extensive due to the abundant nesting and feeding habitat available for a variety of the common wading birds, song birds, migratory waterfowl and also the potentially endangered Wood Stork and Southern Bald Eagle. The Mangrove Water Snake and Diamond Back Terrapin which are considered species of special concern have also been observed on site. It is anticipated that the Gateway property and the associated Tampa Bay area could be utilized for the continued study and investigation of the abundant fish and wildlife present and the interactions which occur with the adjacent urban systems.

The geology of the Gateway property basically presents a flat, low-sloping, coastal zone ending in Tampa Bay. The soils of the Gateway are typically characteristic of tidal swamps and of upland pine flatwoods. In terms of water resources, one of the major contributions to Tampa Bay by the Gateway property is the filtering effect provided by the mangroves of the runoff from the uplands. Under the proposed management plan, this filtering system will be maintained.

The Gateway property provides an excellent opportunity for our citizens, tourists, and the school children to identify with, learn from and, hopefully, become more appreciative of the very intricate balance that exists between man and his environment. Due to the site's uniqueness, it is anticipated that it could be used for scientific study by educational institutions in showing the importance of maintaining the relationship of this type of natural system to a very urbanized metropolis which insures the quality of life we now enjoy in this area.

Through the cooperation of the Florida Department of Natural Resources, Florida Division of Archives, History & Records Management, the Pinellas County Parks and Environmental Management Departments and the Pinellas County School Board the overall management objective will be to preserve the site, basically as a natural, dynamic, ecological system. This will be done through the development of passive recreational and educational elements, such as boardwalks, overlooks, a nature study area, canoe trails and other such activities. One area of more intense use is planned, that being a boat-launching area which will be provided at a location with existing deep-water access to Tampa Bay.

Natural succession of plant species will be permitted to continue to occur as a part of the Management Plan with, perhaps, some selective and controlled removal of certain invader species, e.g., Brazilian pepper. Through restricted access to the site, it is felt that the natural ecosystems can be maintained which will provide a strong basis for the re-occurrence of fish and wildlife populations with increased densities and species diversity.

The initial management objective will be to properly post the property as a preservation area. Fencing of portions of the Gateway property will also be necessary in order to control access to the site, at least from the landward side. It is anticipated that this can be accomplished within the first year after acquisition. The second objective will be to work with the scientific community to develop a more detailed scientific analyses of the site in order that the intended uses can be implemented properly and the ecosystems present on the site, may be adequately preserved. This objective, hopefully, should be accomplished within one (1) year after acquisition. The final objectives will be to implement the intended, passive uses, i.e., boardwalks, overlooks, foot trails, the nature center and the boat ramp and its associated improvements. The total capital costs for all of the proposed improvements of the site is fairly large. The fencing and posting can be accomplished with minor costs, however, the more substantial improvements, previously mentioned, will require considerable funding. The ongoing capital needs of the site should be minimal.

It is anticipated that Pinellas County will be seeking funding from various revenue sources at the Local, State and Federal level to improve and maintain this property.

J O S S L Y N I S L A N D

PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Josslyn Isl.	Lee	48	\$150,000

Recommended

Public Purpose: Other Lands: The purpose of acquisition of Josslyn Island is the preservation of a significant archaeological site. Neighboring island sites with similar features have been all but destroyed.

Josslyn Island could also serve as an outdoor recreation area that would be designed to complement the prehistoric and historic archaeological mounds and features.

Value: Ecological value is moderate, since this island is primarily a red-mangrove wetland with a large aboriginal shell mound colonized by subtropical and tropical species. There is a very high archaeological value. Contains a 12 acre ceremonial and village complex of the historic Calusa Indians and their ancestors that dates back from the 1400's. It represents perhaps the last undisturbed archaeological mound site in Pine Island Sound. Water-logged areas contain artifacts made of wood, fabric and fiber that are rare for all ancient sites throughout Florida. Recreational value is moderate.

Ownership Pattern: With one owner, ease of acquisition is very high. At present the Island is privately owned and under the management of the Caloosa Mound Grove Inc. Management of Josslyn Island will be handled through the Department of Natural Resources, Division of Parks and Recreation as part of the Pine Island Sound Aquatic Preserve. Eminent domain for the project has recently been granted.

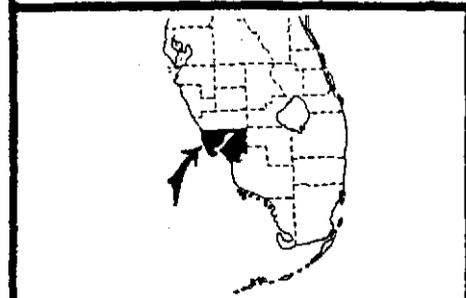
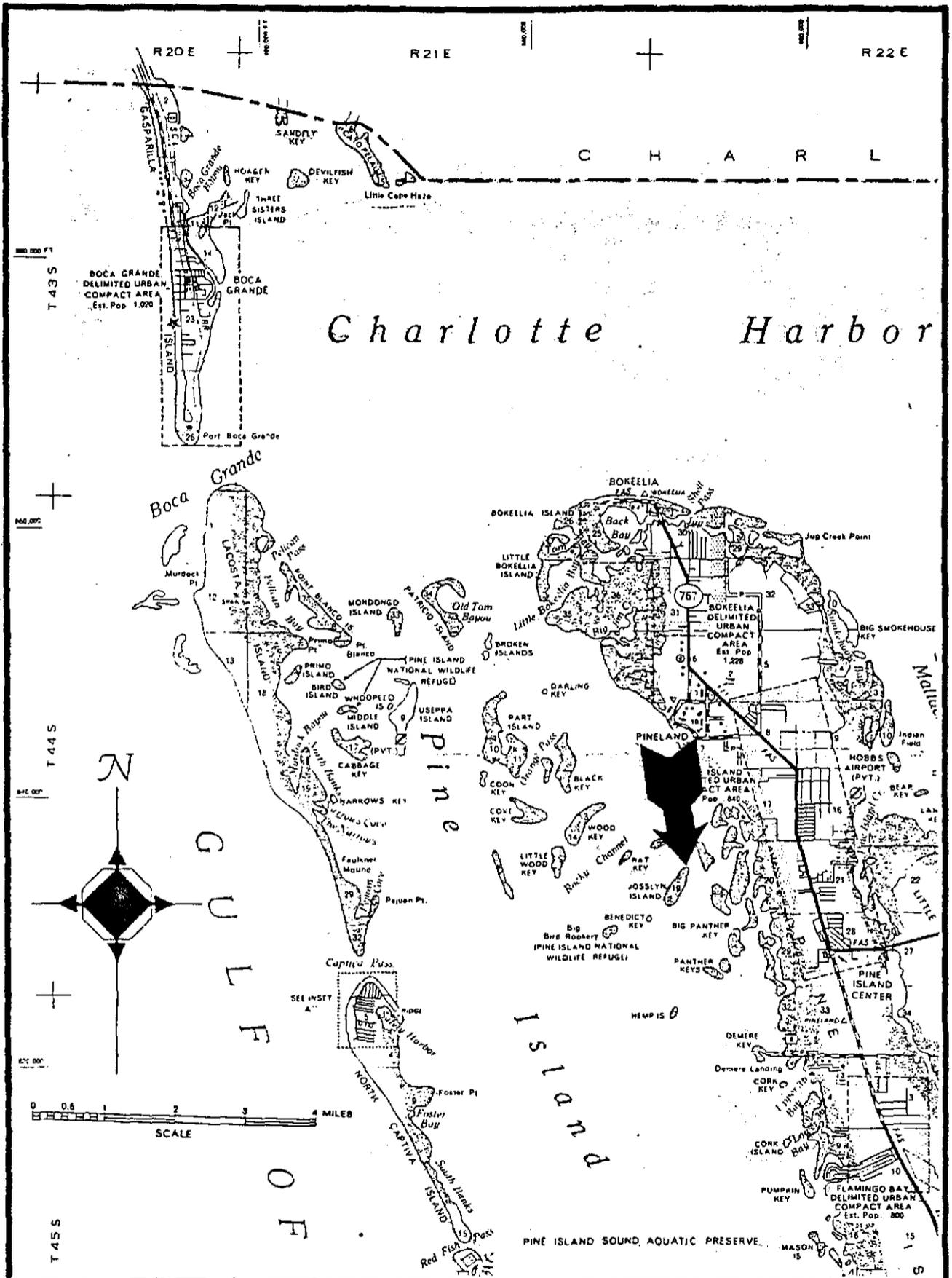
Vulnerability: Vulnerability is high. The recreational and residential development of Pine Island Sound mark Josslyn Island as a prime spot for building secluded residences or condominium complexes. Any development of the island would destroy its high archaeological value.

Endangerment: Endangerment is low at present. The current owners are protecting the area and the absence of easy road access to the island keeps it relatively free from pothunters and other trespassers.

Location: Located two miles offshore from Pine Island, Josslyn Island lies in close relation to Boca Grande, Sanibel Island, and Charlotte Harbor. The closest major urban center is Ft Myers.

Cost: The cost of developing public facilities would be minimal. A clearing effort for viewing the mounds and for recreational areas would be necessary as would a security patrol. Security is recommended to protect the valuable archaeological and historical remains.

Other Factors:



Proposed Acquisition Project:  
Josslyn Island  
Lee County

3. Public Purpose

Josslyn Island qualifies for acquisition as "Other Lands", specifically as a significant archaeological site.

4. Preliminary Management Statement

Josslyn Island will be an archaeological preserve managed by the Division of Archives, History, and Records Management and by the Division of Recreation and Parks as part of the Pine Island Sound Aquatic Preserve. Please see the following page for the management executive summary.

5a. Not Applicable

b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State Lands

There are no equivalent state-owned lands available in the vicinity of Josslyn Island. The primary value of this tract is archaeological (an example of Calusa Indian earthen-works) and, as such, is distinctly unique.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$150,000.

b. Management

Management and maintenance cost for one year is estimated at zero, since existing staff will be used initially.

7. Sales History

There have been no sales involving the subject property during the past six years. The current owner is:

Caloosa Mound Grove, Inc.  
c/o Donald H. Randell  
Pineland, Florida 33945

Josslyn Island  
Conceptual Management Plan

Executive Summary

Josslyn Island is a significant archaeological site containing approximately 36 acres, lying in Pine Island Sound in Lee County. This island contains approximately 12 acres of "upland" property, with the remainder consisting of predominately red mangroves. Access to the island is by boat.

The archaeological significance of Josslyn Island was first noted in 1895, and subsequent archaeological investigators have repeatedly reaffirmed the importance of this site. In 1978, Josslyn Island was placed on the National Register of Historic Places, and it is currently under consideration as a State "archaeological landmark". The importance of the archaeological remains stem from 1) the greatly undisturbed nature of the island, 2) the extensive physical features, such as shell mounds, terraces, canals and inundated courtyards, and 3) the fact that the archaeological remains probably range from pre-Calusa up to post-European contact materials. The physical description of the remains on Josslyn Island are identical to the accounts for Calusa villages provided by 16th Century Spanish explorers to the area. The physical characteristics of the Island also provide the potential for good preservation of subsistence related data, which is vital to the understanding of the Calusa culture. Disturbance of the archaeological remains is slight, and is estimated to affect approximately five percent of the total.

The Conceptual Management Plan recommends that the Department of State, Division of Archives, History and Records Management and the Department of Natural Resources, Division of Recreation and Parks, jointly manage this property. This management arrangement will provide professional expertise by the Division of Archives,

History and Records Management in the preservation of the archaeological data contained on Josslyn Island, along with the ongoing management presence of the Department of Natural Resources' Charlotte Harbor Aquatic Preserves, Charlotte Harbor State Reserve, and Cayo Costa State Reserve programs. Protection of the nonregenerative archaeological remains will be the primary management objective, and such secondary public uses that are deemed compatible with this objective shall be considered by the managing agencies.

L A K E A R B U C K L E

PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Lake Arbuckle	Polk	16,324	\$16,340,000

Recommended

Public Purpose: Recommended for purchase as "Other Lands" to be managed as a multiple use area. Management by the Department of Natural Resources, Game and Fresh Water Fish Commission, Division of Forestry, and the Division of Archives, History, and Records Management is recommended.

The Division of Forestry is recommended as lead agency.

Value: Ecological value is high due to inclusion of a large area of several, different upland and wetland communities. Archaeological and historical value is moderate. The area has the potential to support a wide variety of outdoor recreational uses and, therefore, has high recreational value.

Ownership Pattern: The ease of acquisition is very high since the project has a single owner. The property includes rights-of-way for highway and railroad, agricultural leases, and mineral and gas leases.

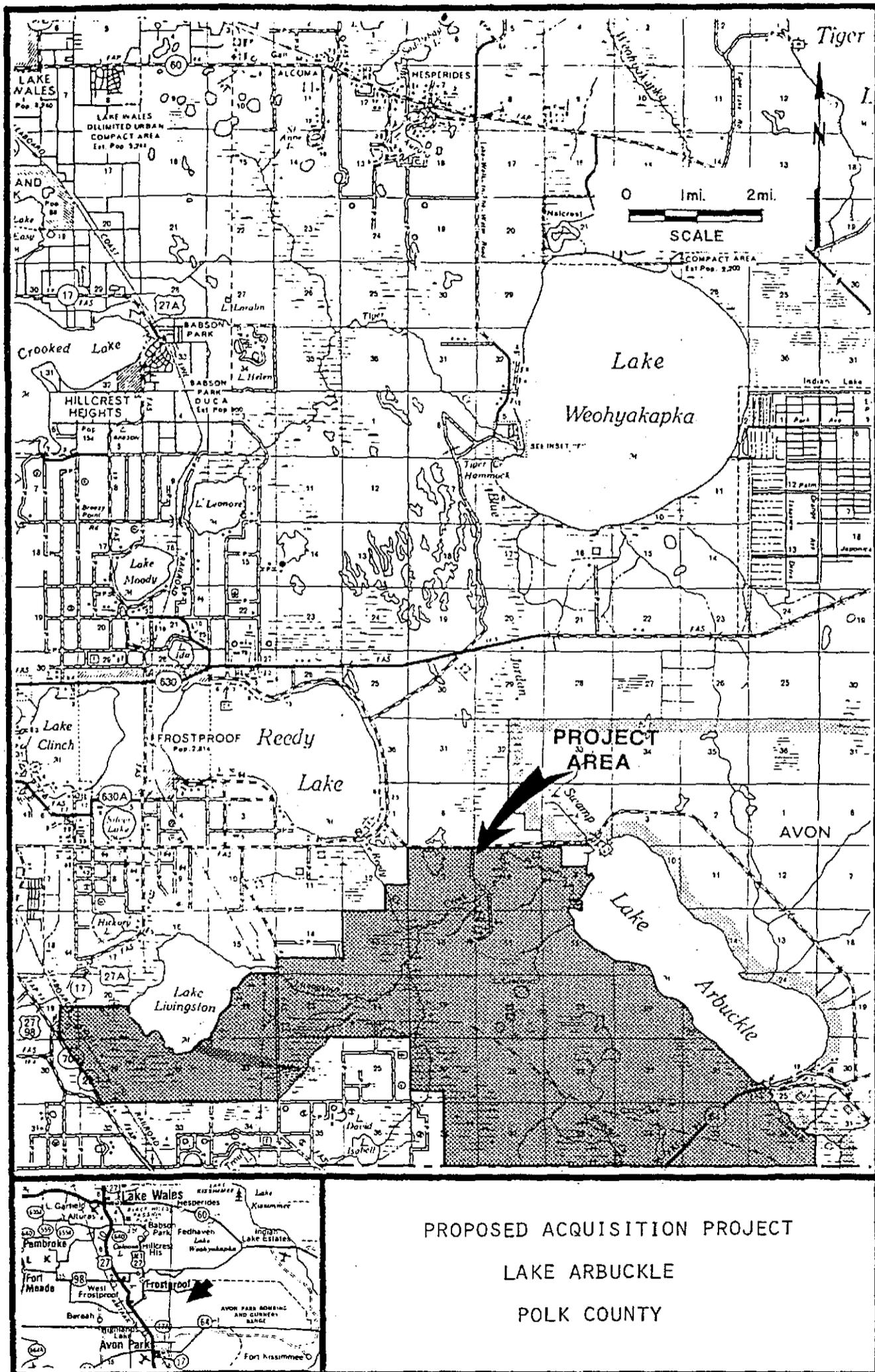
Vulnerability: The area is moderately vulnerable to development. Property in this area of the state with these physical characteristics is presently being converted to housing and citrus.

Endangerment: The area is moderately endangered. The area is developable, but no development appears imminent.

Location: Sebring and Lake Wales are within 25 miles of the project area. The project is approximately 65 miles south of Orlando and 65 miles from Tampa. It is immediately adjacent to the Avon Park Bombing Range owned by the U.S. Air Force.

Cost: The project is currently under consideration in the Outdoor Recreation Program. The estimated cost of fencing the project area is \$150,000, with annual maintenance and management costs being estimated at \$20,445.

Other Factors: The Lake Regional Audubon Society has donated \$15,000 for the appraisals of this project.



PROPOSED ACQUISITION PROJECT  
 LAKE ARBUCKLE  
 POLK COUNTY

3. Public Purpose

This project qualifies as Other Lands - a multiple use outdoor recreation area.

4. Preliminary Management Statement

Lake Arbuckle will be managed as a multiple use outdoor recreation area, as well as to maintain and improve natural habitat diversity and protect threatened and endangered species. The area immediately around Lake Arbuckle will provide water oriented recreational opportunities, and could be managed as a park. Hunting, fishing, and forestry will be permitted where appropriate. The Department of Natural Resources, Game and Fresh Water Fish Commission, Division of Forestry, and Division of Archives, History, and Records Management are recommended managers. Please see following page for management executive summary.

5. Conformance with Management Plans

- a. N/A
- b. This project is in conformance with the conceptual State Lands Management Plan.
- c. No similar multiple use state-owned lands are available in this region.

6. Preacquisition Budgeting

a. Acquisition

Estimated cost for acquisition is \$15,730,000.

b. Management

Estimated cost for management is \$282,837. The Division of Forestry will require approximately \$20,445 from the C.A.R.L. fund during the first year.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
St. Johns River Forrest Estates	Lake	2280	\$1,254,000

Recommended

Public Purpose: Environmentally Endangered Lands (EEL): Contains naturally occurring, relatively unaltered flora which can be preserved by acquisition. This property should be managed in conformance with the EEL Plan to emphasize preservation while encouraging non-destructive public use and enjoyment.

Value: High ecological value since this area includes wilderness areas and sensitive floodplain areas important for nonstructural water management along the St. Johns River. The archaeological and historical values are rated as high since numerous sites, dating from 6500 B.C. to the 19th Century, are predicted to occur there. Recreational value is rated as moderate, as the potential for some active and passive recreational pursuits are projected: camping, canoeing, fishing and wildlife appreciation.

Ownership Pattern: Management feasibility is high, since the natural boundaries of this property include river frontage, other wetlands, and areas already under state management (Blue Springs State Park and Hontoon Island). The Fechtel Ranch property to the south could be acquired in the future to extend this management area southward to the Lower Wekiva River State Preserve. The ease of acquisition is high since only two owners are involved.

Vulnerability: These lands are moderately vulnerable to consumptive timber practices as well as the effects of runoff from residential developments towards the western part of the project area.

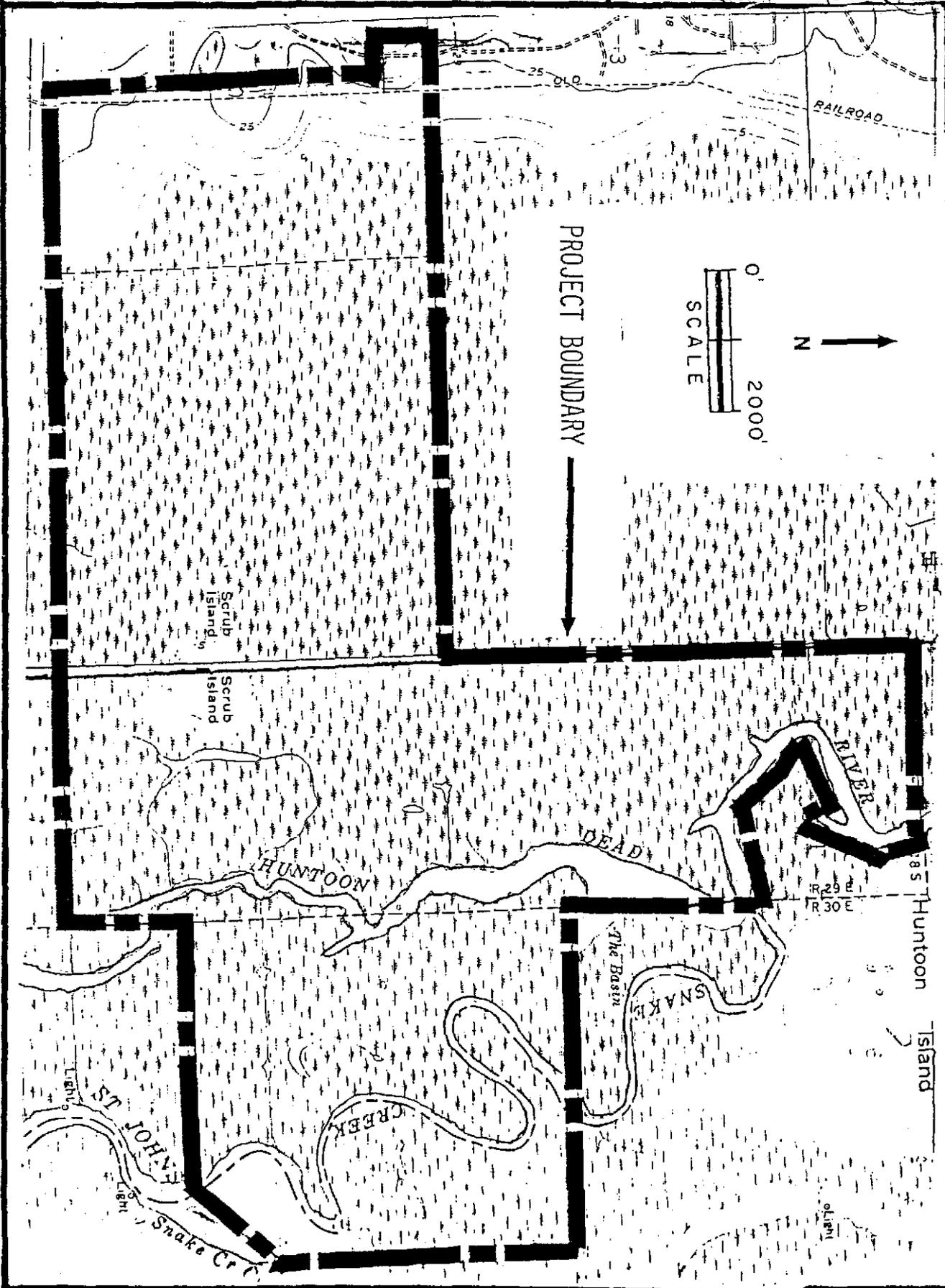
Endangerment: This tract is moderately endangered since it is located in a region of central Florida where encroachment from urbanization can be expected in the near future.

Location: Approximately midway between the rapidly expanding Orlando area and Daytona Beach; about 30 miles north of Orlando. Deland, a city of about 15,000, is seven miles away.

Cost: In addition to the purchase price, first-year management costs are expected to be \$43,656.

Other Factors: It is anticipated that acquisition of Fechtel Ranch, which borders St. Johns River Forrest Estates on the south, will be made with public funds in the future in order to enhance the manageability of environmentally sensitive lands in this region.

LAKE COUNTY  
ST. JOHNS RIVER FOREST ESTATES  
PROPOSED ACQUISITION PROJECT



### 3. Public Purpose

This project qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

St. Johns River Forrest Estates will be managed by the Bureau of Environmental Land Management (Division of Recreation and Parks) as a State Reserve, with the Division of Archives, History and Records Management cooperating. The Game and Fresh Water Fish Commission and Division of Forestry are also recommended as cooperating management agencies. Please see following page for the management executive summary.

### 5a. Conformance with EEL Plan

It has been recommended that this project be designated as an Environmentally Endangered Lands category acquisition.

These lands qualify under the EEL Plan's definition of environmentally endangered land because the naturally occurring, relatively unaltered flora and fauna can be preserved by acquisition.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL Plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of fresh water for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The St. Johns River Forrest Estates/Fechtel Ranch project proposal qualifies for categories 1,2,5 and 6.

### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

### c. Unavailability of Suitable State-Owned Lands

Although similar state-owned lands do exist in this region, the extent and distribution of those lands is insufficient to protect the sensitive wetland communities along the St. Johns River, and hence to maintain water quality of the river itself. Acquisition of this parcel and Fechtel Ranch will enhance the value and manageability of the state's initial investments in adjacent park lands and other management areas.

### 6. Preacquisition Budgeting

- a. Estimated cost for acquisition is \$1,254,000.
- b. Estimated first year cost for management is \$43,656.

### 7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

St. Johns River Forrest Estates  
Conceptual Management Plan

Executive Summary

The St. Johns River Forrest Estates project is being considered for acquisition to enhance protection and preservation of water quality in the middle St. Johns River region and provide the public with recreational opportunities compatible with resource protection.

Initially, management objectives will concern maintaining a natural hydrological regime, and evaluating the area's recreational potential. Access to this property appears to be only via the St. Johns River. It is possible that canoe or boating trails could be developed utilizing the Snake River and old logging canals which deeply penetrate the river swamp. Some of the pine islands scattered through the swamp are associated with logging canals and might be suitable for nature trails. Recreational opportunities will be increased if the adjacent 8,000± acres to the south are proposed to and acquired by the C.A.R.L. program as has been postulated.

Management and administration of the property should be the responsibility of the Department of Natural Resources. The Florida Division of Forestry and the Game and Fresh Water Fish Commission are recommended as cooperative managers, lending their expertise in forestry and wildlife management, respectively. The Florida Division of Archives, History and Records Management will cooperate in the identification and protection of archaeological and historical sites.

Timely initiation of an on-site management program will require funds from the Conservation and Recreation Lands Trust Fund. More specifically, funds are requested to meet the following first year budgetary needs:

1. Ranger	\$11,956
2. Expense	5,000
3. OCO - standard	6,700
4WD vehicle	10,000
boat w/motor & trailer	10,000
Total	\$43,656

PAYNES PRAIRIE (COOK-DECONNA)

PROJECT SUMMARY

<u>Name</u>	<u>County</u>	<u>Acres</u>	<u>Best Estimate of Value</u>
Paynes Prairie Additions	Alachua	1144	\$3,300,000

Recommended

Public Purpose: Environmentally Endangered Lands (EEL): the Cook/DeConna tracts are considered critical as major water sources for the adjacent state-owned preserve. Also qualifies as natural wetlands, outdoor recreation lands, and as a historical area. Other parcels proposed would be beneficial as buffer areas but are of secondary importance.

Value: High ecological value: contains a diversity of habitats ranging from freshwater ponds and marshes to upland pinewoods and hardwoods. Archaeological-historical value of this state preserve, as a whole, is rated as high, since many aboriginal sites are known to occur there. Moderate recreational value: controlled passive activities such as hiking, picnicing, and primitive camping.

Ownership Pattern: Management feasibility is high, cost would be minimal due to inclusion with adjacent Paynes Prairie Preserve. Cook/DeConna tracts are recommended as first priority for acquisition while all additional buffer area tracts should be deferred. There are two owners, one has refused a value for value trade recently; ease of acquisition is high.

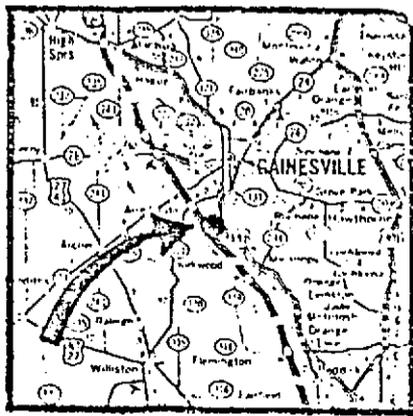
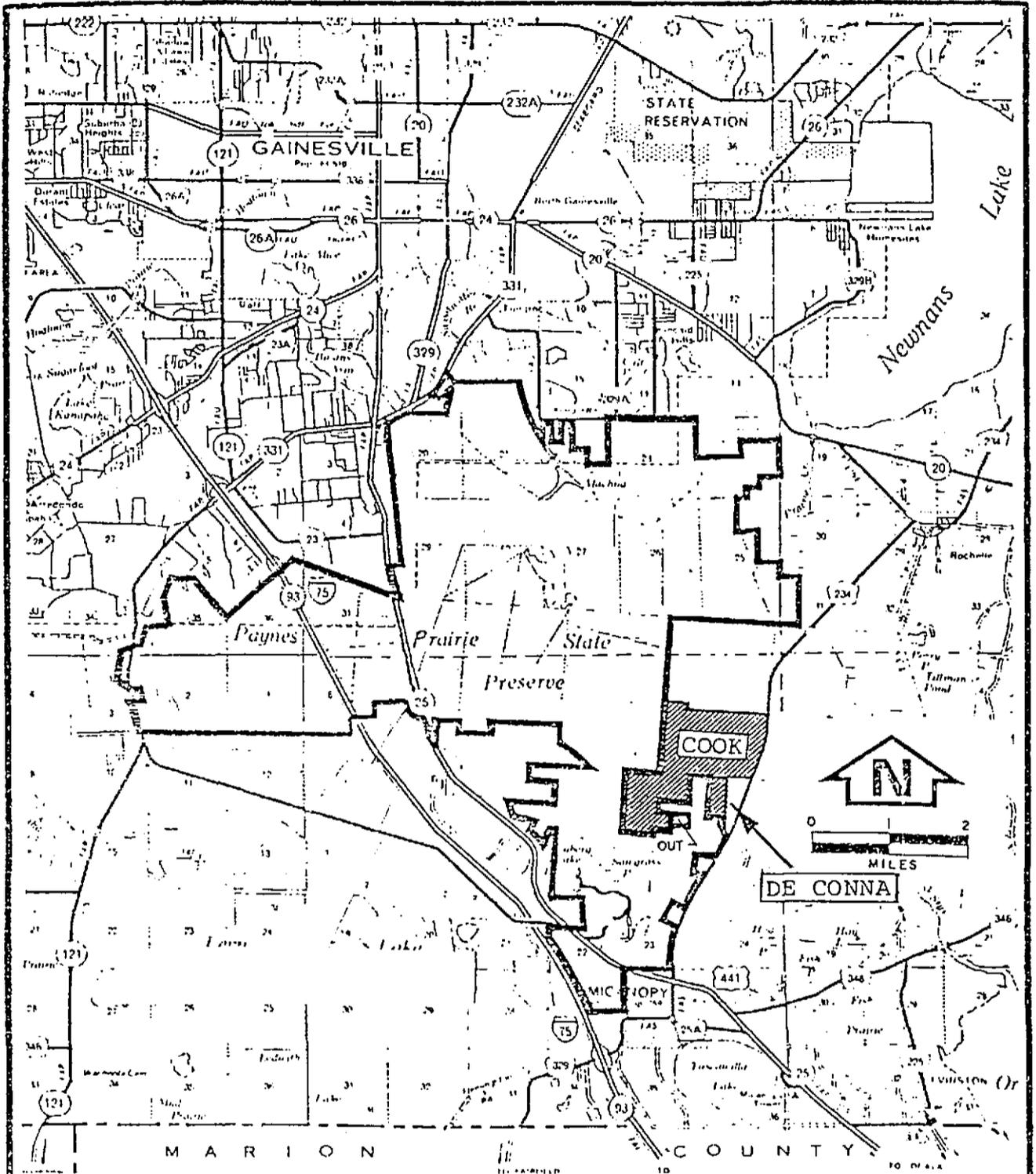
Vulnerability: High: this area is critical to the water quality and quantity of the adjacent state preserve and is easily disturbed by human activity.

Endangerment: High: development pressure in rapidly growing Alachua County is increasing, upland portions of these tracts are prime areas for development and will probably be sold to a private developer if not purchased by the state.

Location: Near a moderately sized urban area: Gainesville.

Cost: Recommended tracts have only two owners and both have indicated a willingness to sell.

Other Factors: A possible value for value land swap has been suggested by the owner's agent.



VICINITY MAP

- PRESENT BOUNDARY OF STATE OWNED LAND
- PROPOSED ACQUISITIONS

FLA. DEPT. OF NATURAL RESOURCES

**PROPOSED ACQUISITIONS  
AT PAYNES PRAIRIE  
STATE PRESERVE**

ALACHUA COUNTY

### 3. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

Paynes Prairie Addition will be an addition to the existing state preserve. Management by the Division of Recreation and Parks and the Division of Archives, History and Records Management is recommended with assistance by the Game and Fresh Water Fish Commission regarding endangered species management. Please see following page for the management executive summary.

#### 5.a. Conformance with EEL Plan

The Cook-Deconna outparcel addition to Paynes Prairie State Preserve has been designated an EEL project and it is in conformance with the EEL plan.

The Cook-Deconna tract qualifies under the EEL plan's definition of environmentally endangered lands because:

1. the naturally occurring, relatively unaltered flora, fauna and geologic conditions can be preserved by acquisition;
2. the tract is of sufficient size to significantly contribute to the overall natural environmental well-being of a large area;
3. the tract contains flora, fauna and geologic resources characteristic of the original domain of Florida which are scarce within the state; and
4. the area, if preserved by acquisition, would provide significant protection to natural resources of recognized statewide importance (i.e., Paynes Prairie).

Criteria for the establishment of priorities among the candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The Cook-Deconna tract, because of Chacala Pond, qualifies for compliance with the first, second, third, and fifth criteria.

#### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

COOK-DeCONNA ADDITION  
PAYNES PRAIRIE STATE PRESERVE  
CONCEPTUAL MANAGEMENT PLAN  
EXECUTIVE SUMMARY

This 1,150 acre addition to Paynes Prairie State Preserve in Alachua County is proposed for purchase under the C.A.R.L. program. It will be managed as a part of Paynes Prairie State Preserve by the Department of Natural Resources, Division of Recreation and Parks, with the Department of State, Division of Archives, History and Records Management cooperating.

The property is within the optimum boundaries of the preserve and will add significantly to the state's ability to manage the prairie basin's ecosystem, as well as providing recreational opportunities and a buffer to the basin.

No interim management costs are anticipated from the C.A.R.L. program fund since Paynes Prairie State Preserve is currently staffed, funded, and open to the public.

c. Unavailability of Suitable State Lands

The land under consideration here lies adjacent to the Paynes Prairie State Preserve and, if acquired would become an addition. It also has attributes distinct from the currently state-owned lands and would contribute toward the completion of the state preserve purchase.

6. Preacquisition Budgeting

- a. Estimated cost for acquisition is \$3,300,000.
- b. Management and maintenance cost for one year is estimated at zero, since it could be accomplished with existing staff.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

L A R G O N A R R O W S

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Largo Narrows	Pinellas	35	\$500,000

Recommended

Public Purpose: Other Lands: a passive recreational area and nature area for the residents of central Pinellas County.

Value: Ecological value is low due to small size; hence it contributes a relatively small natural area and has little effect on regional resource planning. Archaeological-historical value is rated as low. Recreational value is moderate since this area will provide opportunities for passive recreation to a popular area.

Ownership Pattern: Manageability is probably low because of adverse impact of surrounding developed areas and relatively heavy use over a small project area. Since there is a single owner, ease of acquisition is rated very high.

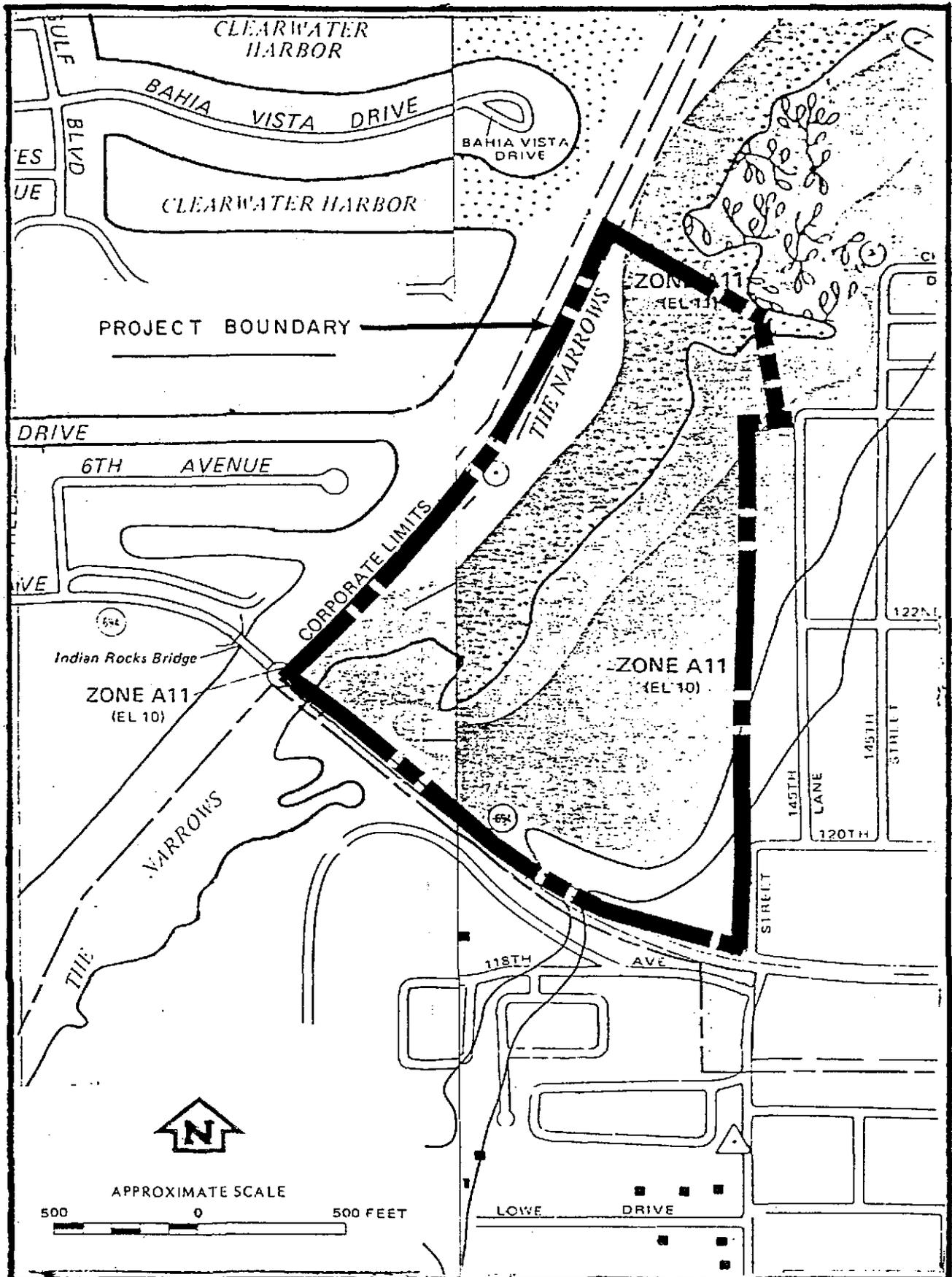
Vulnerability: Vulnerability is regarded as high, due primarily to the small area of native vegetation, which includes mesic pine flatwoods. A large proportion of this forest could be destroyed by fire or wind damage.

Endangerment: High, because of its location in an urban area where incentive to extend development is great. The zoning of the small upland area of this project permits both residential and commercial development.

Location: This project area is in the easternmost part of the City of Largo, and is readily accessible to the Clearwater-St. Petersburg metropolitan areas by means of a divided thoroughfare (Ulmerton Rd.) It is approximately 5 miles southwest of Clearwater and 10 miles northwest of St. Petersburg on the Intracoastal Waterway.

Cost: An agreement exists between the Pinellas County Commission and the City of Largo (City of Largo Resolution No. 1045) that Pinellas County will purchase this project area if the C.A.R.L. Selection Committee approves C.A.R.L. funds to purchase a portion of the Gateway C.A.R.L. Acquisition Project, also on the current list. Pinellas County has raised \$6.7 million for purchase of environmentally sensitive lands.

Other Factors:



PROPOSED ACQUISITION PROJECT  
 LARGO NARROWS  
 PINELLAS COUNTY

3. Public Purpose

This project qualifies as Other Lands: a single use area serving for conservation of coastal wetlands and as a passive recreational area (i.e., city park).

4. Preliminary Management Statement

Largo Narrows will be managed by the City of Largo, in cooperation with the Division of Archives, History and Records Management. Please see following page for the management executive summary.

5. Conformance with Management Plans

a. N/A

b. This project is in conformance with the conceptual State Lands Management Plan.

c. Unavailability of Suitable State-Owned Lands

There are comparable wetland areas under state ownership in Pinellas County: Weedon Island State Preserve and Caldesi Island State Park. However, there is very little natural pine upland within the urbanized areas of Pinellas County where this project is located.

6. Preacquisition Budgeting

a. Estimated cost for acquisition is \$500,000.

b. Estimated management costs, to be assumed by the City of Largo, are \$12,000 for the first year.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

LAND MANAGEMENT PLAN FOR  
LARGO NARROWS PROJECT

EXECUTIVE SUMMARY

In October, 1982, the City of Largo, Pinellas County, Florida, made application to the Department of Natural Resources through the Conservation and Recreation Lands program for state acquisition of a site within the City. The site was subsequently given the name Largo Narrows.

The Largo Narrows site is a triangular approximately 34-acre parcel located in the southwestern portion of the City. Its western boundary consists of approximately 1,780 feet of mangrove-lined shoreline on the Intracoastal Waterway. Of the entire parcel acreage, approximately 9.4 acres are mangrove swamp with the remainder being upland pine flatwoods.

The Intracoastal Waterway channel is constricted at the site and because of it, this southern extension of Clearwater Harbor is known as the Narrows. Most of the original mangrove swamp around Clearwater Harbor has been filled in, leaving this site as one of the few remaining areas where mangroves still contribute to the productivity of the estuary.

There is no evidence that the property was ever developed. The area may have been used as grazing land during the period when cattle were raised in this area of Pinellas County. When the Indian Rocks Bridge was built during the 1960's, part of an originally-larger parcel was taken for bridge construction. Since that time, the land has remained undisturbed.

The City of Largo is proposing that, upon acquisition, the property should be developed as a passive recreation park and nature area. The park would include parking for approximately 70 cars, a picnic shelter with facilities (water and rest rooms), a designated picnic area, two observation shelters on the Intracoastal Waterway, and approximately 1.4 miles of trails and/or boardwalks. The development of this park would serve the needs of all residents of central Pinellas County by providing the facilities described above.

The City of Largo, as lead management agency for the Largo Narrows project, will be assisted by the Division of Archives, History and Records Management as cooperating agency.

First-year management costs will include startup and site security. Initial requirements needed for startup and security include clearing an entrance road and parking area circulation route totaling approximately 500 feet in length for City and volunteer crews and equipment. Fencing and gate at this area will also be required. Estimated costs for clearing the unpaved road and parking area, 1,500 feet of fence, and gate is \$12,000.

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Grayton Dunes	Walton	139	\$6,900,000

Recommended

Public Purpose: Environmentally Endangered Lands - includes unique lands comprising native, unaltered biological communities: dunes, sand-pine scrub, pine flatwoods, freshwater wetlands, and high energy beach. Single use management by the Division of Recreation and Parks and the Division of Archives, History, and Records Management will protect the delicate natural systems while allowing public recreational use.

Value: Ecological value is high because of the diversity of relatively unaltered biological communities present. Some of the highest sand dunes known in the state are on this site. Recreational value is high due to a large area of sandy beach and sufficient uplands for facilities. Archaeological and historical value is rated low.

Ownership Pattern: With six owners, ease of acquisition is rated moderate. The configuration of the property is good.

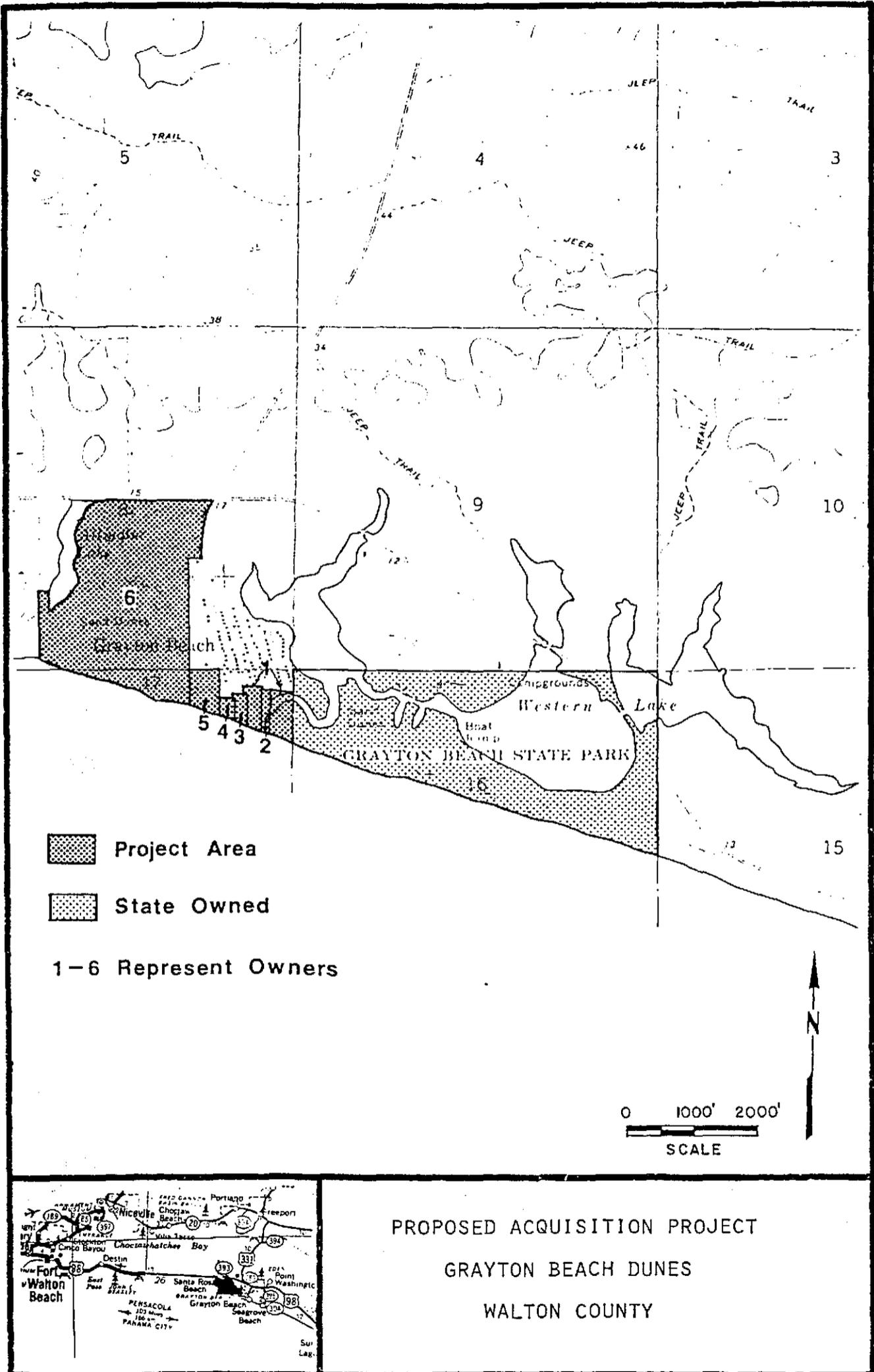
Vulnerability: High, since beach and dune systems are maintained only by natural and biological factors, they are easily disrupted by human impact.

Endangerment: High, development is pending and has been slowed only by the fact that legal action has so far prevented the auction of the largest single owner parcel.

Location: The project is 65 miles east of Pensacola and 40 miles west of Panama City.

Cost: Price per front foot of beach is relatively low compared to other areas of the state. A local citizen's group in Grayton Beach has pledged \$20,900 for match. The project is currently being considered for the Save Our Coasts program.

Other Factors:



### 3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL), a single use project that will protect a unique example of coastal natural lands.

### 4. Preliminary Management Statement

Grayton Dunes will be used as a park or recreation area, but the highly sensitive and unique dune system will be protected. Management as an adjunct to the adjacent State Recreation Area or as a separate unit is appropriate. The Division of Recreation and Parks is the recommended manager.

### 5. Conformance with Management Plans

#### a. Environmentally Endangered Lands (EEL) Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Grayton Dunes satisfies the second and third requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The project complies with the second, third, and fourth priority categories.

#### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

#### Unavailability of Suitable State-Owned Lands

There are somewhat similar state-owned lands nearby. However, the beach and dune systems on this project are judged to be the finest of their type.

#### Reacquisition Budgeting

- Estimated cost for acquisition is \$6,900,000, with a citizen's group pledging \$20,900, as partial funding.
- Estimated first year cost for management is unknown.

#### Sales History

Complete sales history is available for inspection in the Division of State Lands.

M A S H E S   S A N D S

PROJECT SUMMARY

County	ACRES	Best Estimate of Value
Wakulla	240	\$1,249,000

mended

ic Purpose: Mashas Sands qualifies as Other Lands, due to sion of marine and estaurine marsh, its potential for outdoor ation, and for archaeological resources. Single use manage- by the Division of Recreation and Parks or Wakulla County and ivision of Archives, History, and Records Management is recom- ed.

e: Ecological value is rated low to moderate due to disturbed re of uplands and wetlands, although submerged lands offshore in very good condition. Recreational value is moderate, due to ted uplands for facilities and limited sandy beach. Archaeo- cal value is rated low.

ership Pattern: The project consists of two, single owner parcels onging to Mr. Mack Hart of Sycamore Creek, Inc. (52 acres south of 372) and McMillan Realty of Panacea (remaining acreage). Both ers are willing to negotiate a sale price: ease of acquisition is ed high.

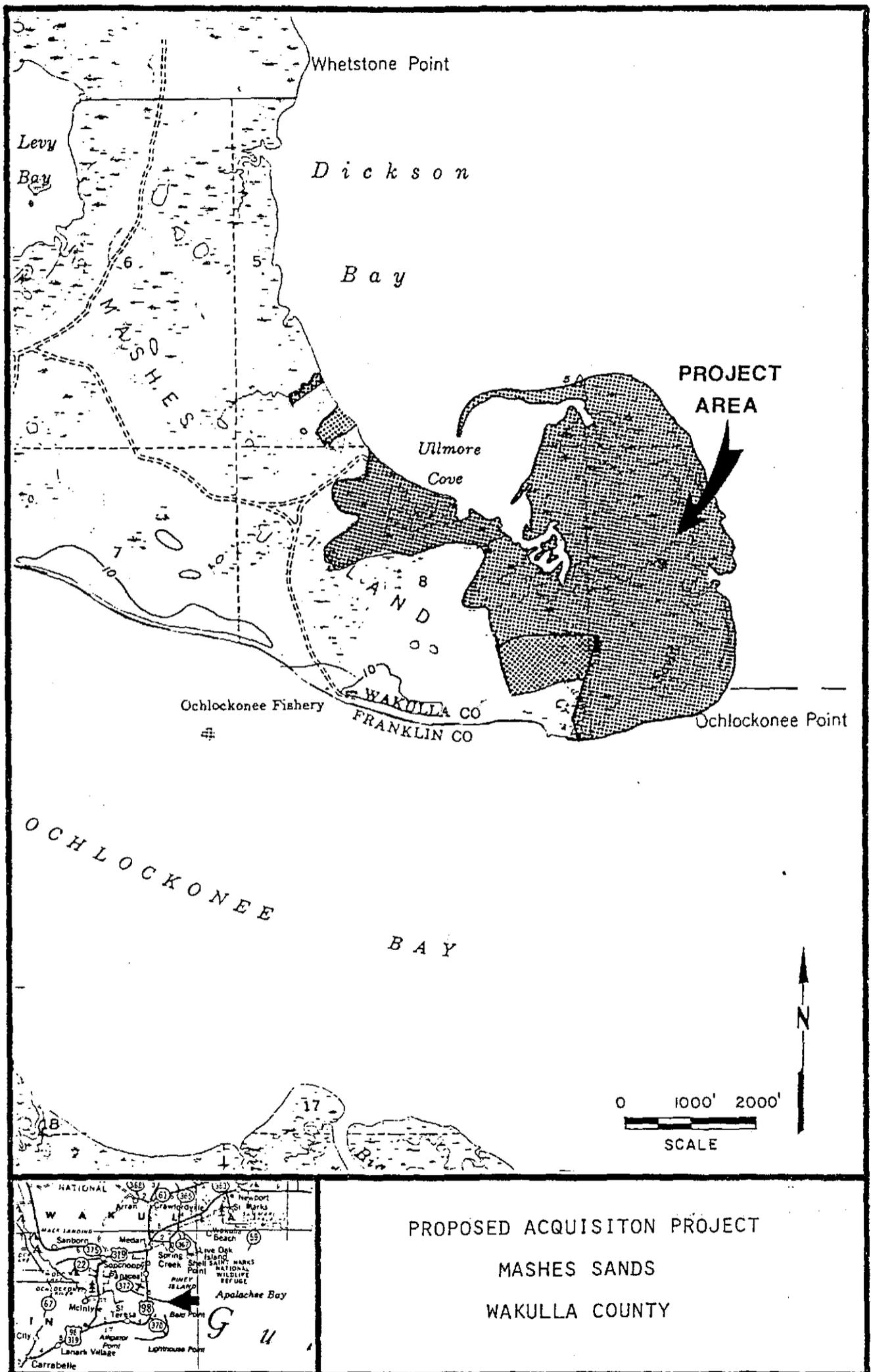
ulnerability: High, since tidal marsh systems are easily disrupted alteration of water flow and topography, and pollutant runoff om dredge and fill operations or other construction.

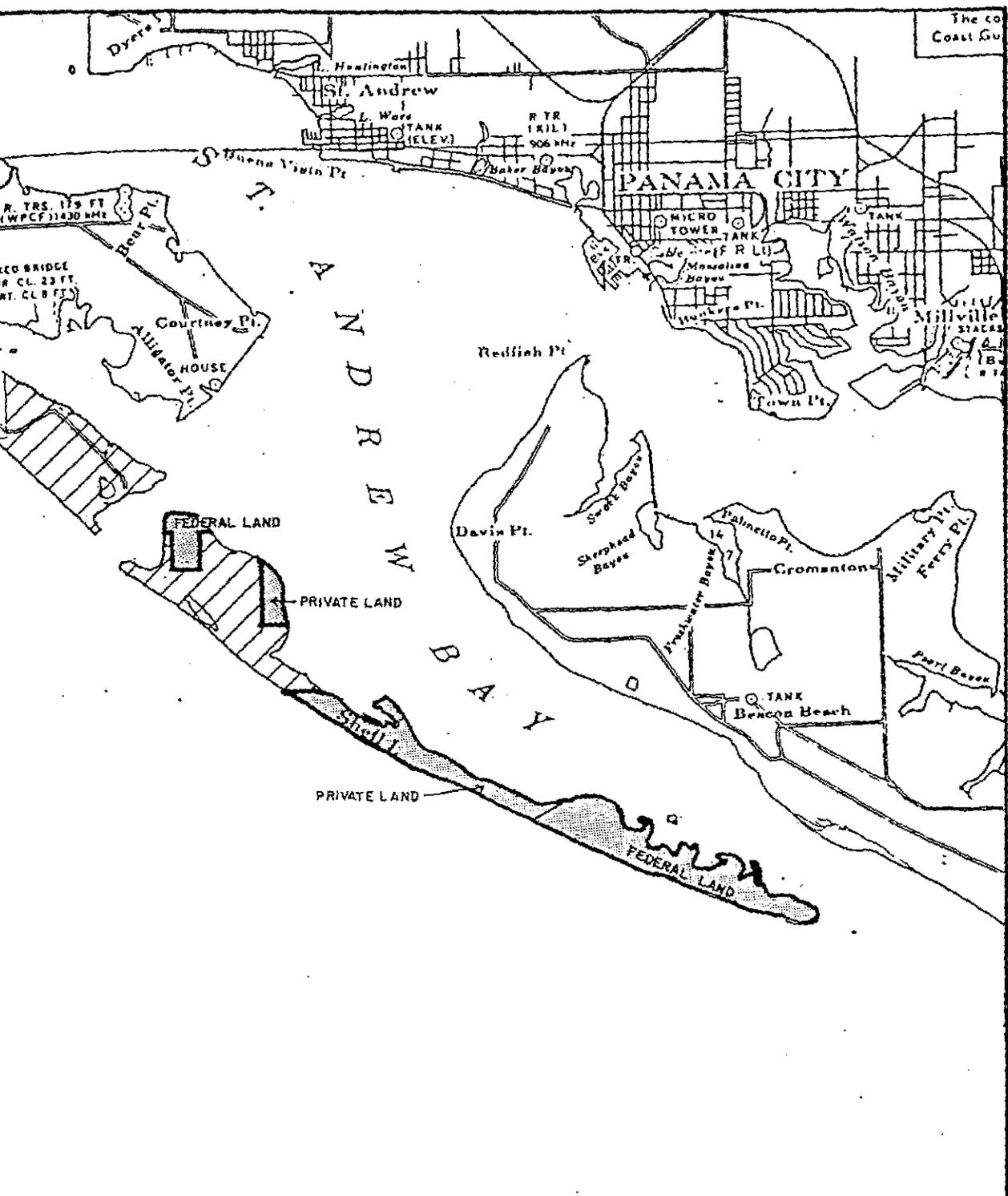
ndangerment: Moderate, since owners have sought local development approval but generally pressure to develop here is slow.

ocation: The project area is 35 miles southwest of Tallahassee and six miles south of Panacea.

ost: Due to limited uplands, cost to develop and manage will be relatively high relative to number of possible users. May qualify for either Outdoor Recreation of Save Our Coasts programs. Project is currently being acquired under the Save Our Coasts program.

ther Factors: Although this is the only known sandy beach area in Wakulla County, beach quality is generally lower than that of other C.A.R.L. beach projects and regional existing State Parks such as St. George Island or St. Andrews.





VICINITY MAP

0 3333.5' 6667'

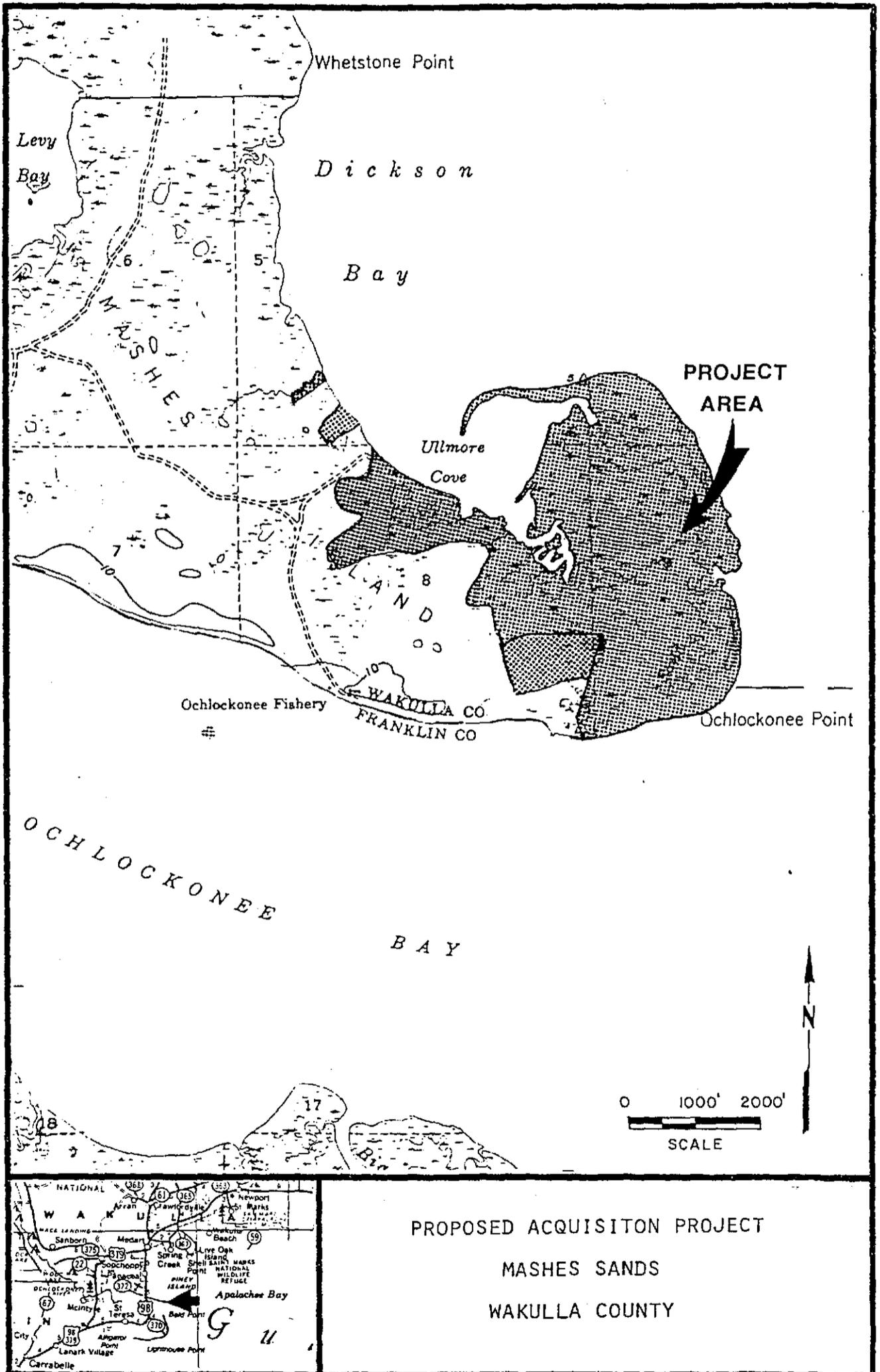
SCALE 1" = 6667'

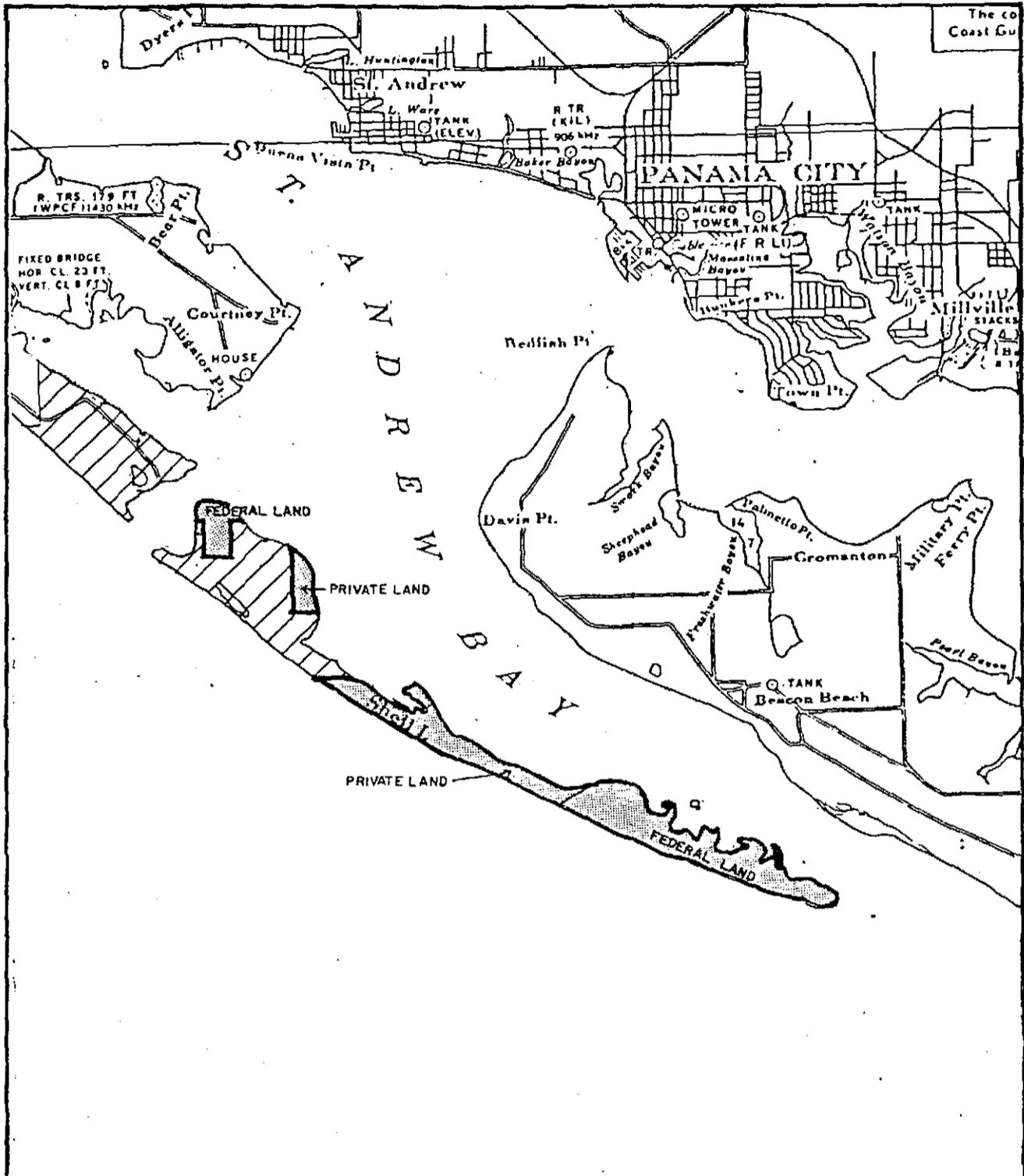
PROPOSED PROJECT  
 BOUNDARY  
 PRESENT S.R.A.

FLA. DEPT. OF NATURAL RESOURCES  
 DIVISION OF RECREATION AND PARKS

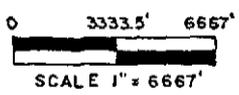
SHELL ISLAND  
 MAJOR ADDITION TO  
 ST. ANDREWS S.R.A.

BAY COUNTY





VICINITY MAP



-  PROPOSED PROJECT BOUNDARY
-  PRESENT S.R.A.

FLA. DEPT. OF NATURAL RESOURCES  
DIVISION OF RECREATION AND PARKS

**SHELL ISLAND  
MAJOR ADDITION TO  
ST. ANDREWS S.R.A.**

BAY COUNTY

### 3. Public Purpose

This property qualifies for acquisition as Environmentally Endangered Lands (EEL).

### 4. Preliminary Management Statement

Shell Island will be an addition to St. Andrews State Recreation Area whose purpose will be resource protection of a relatively unaltered barrier island. Beach recreation will be permitted. Management by the Division of Recreation and Parks, the Game and Fresh Water Fish Commission and the Division of Archives, History and Records Management is recommended.

#### 5.a. Conformance with EEL Plan

The Shell Island tract has been designated an EEL project and it is in conformance with the EEL plan.

Shell Island qualifies under the EEL plan's definition of environmentally endangered land in that:

1. the naturally occurring, unaltered flora and fauna can be preserved by acquisition;
2. the tract is of sufficient size to contribute significantly to the overall natural environmental well-being of a larger area; and
3. the flora and fauna are characteristic of the original domain of Florida and scarce in an undisturbed condition.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The Plan directs that highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

1. Lands of critical importance to supplies of freshwater for domestic use and natural systems.
2. Freshwater and saltwater wetlands.
3. Unique and outstanding natural areas.
4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

Shell Island qualifies under priority categories 2,3,4, and possibly 6.

#### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

#### c. Unavailability of Suitable State Land

The portion of Shell Island now under consideration lies adjacent to lands in the St. Andrews State Recreation Area. The addition of the proposal would complete public ownership of the entire island.

6. Preacquisition Budgeting

- a. Estimated cost for acquisition is \$6,325,000.
- b. Management and Maintenance cost for one year is unknown at present.

7. Sales History

A complete sales history is available for inspection in the Division of State Lands.

HUTCHINSON ISLAND (BLIND CREEK)

PROJECT SUMMARY

Name	County	Acres	Best Estimate of Value
Hutchinson Island "Blind Creek"	St. Lucie	358.5	\$17,544,650

Recommended

- Public Purpose:
- 1) Environmentally Endangered Lands
  - 2) Management--single use (State Park)
  - 3) Managers--Department of Natural Resources and Division of Archives, History and Records Management.

Value: Ecological rated high. The project has over one mile of undeveloped Atlantic beach and runs all the way back to the Indian River. The beach is one of the most important sea turtle nesting areas in the United States. The project contains a 165-acre subtropical coastal hammock - a rapidly disappearing plant community. The Indian River side is occupied by a mangrove forest.

Archeological and historical rated moderate. Hutchinson Island contains archeological/historical sites ranging in age from pre-historic Indian mounds and middens to recent historical ruins, including 18th and 19th century shipwrecks.

Ownership Pattern: This section has five owners. The ease of acquisition is high.

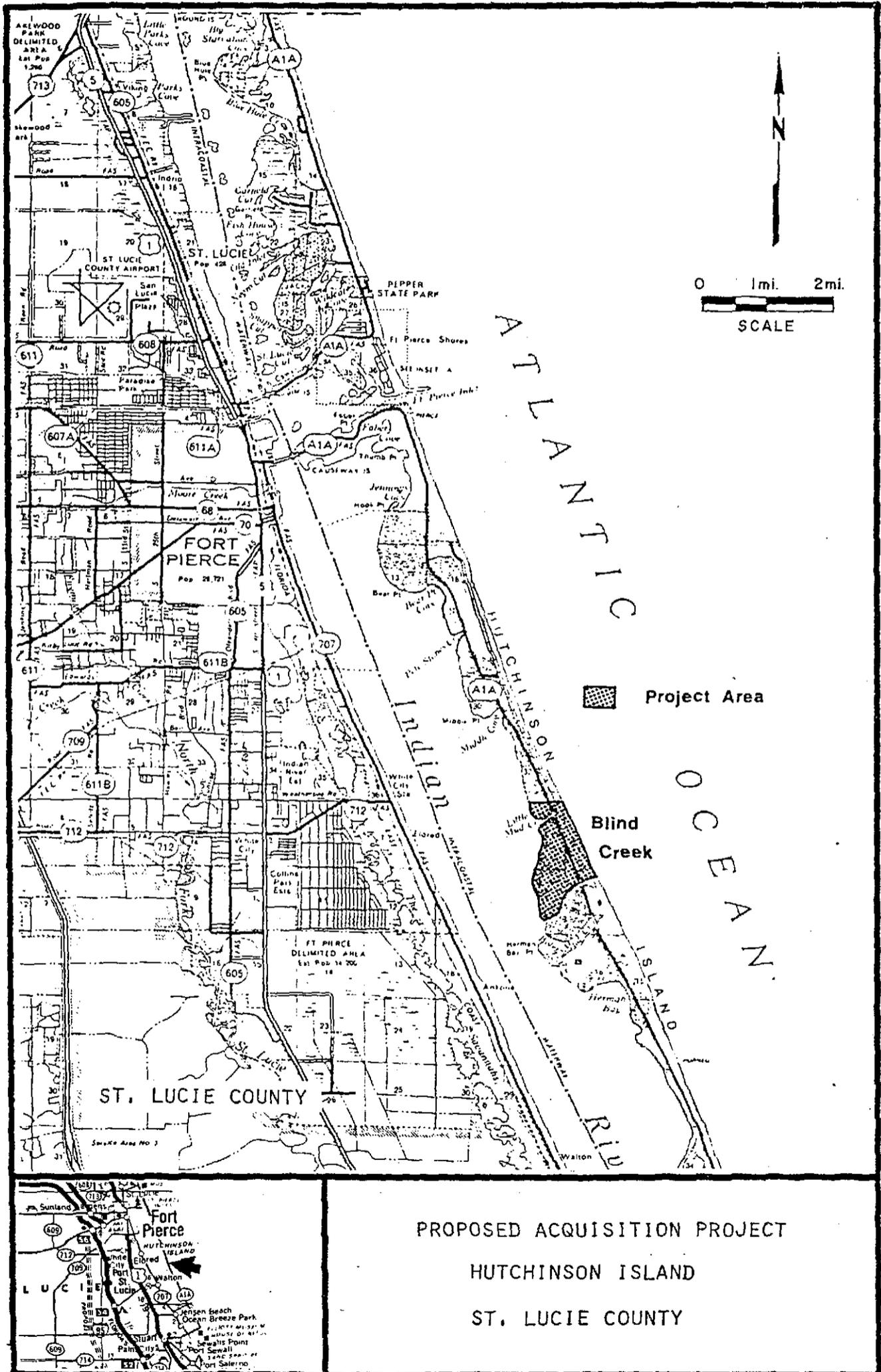
Vulnerability: rated high. Development of the site would mean destruction of the coastal hammock and probable interference with sea turtle nesting.

Endangerment: rated high. Hutchinson Island is developing rapidly. St. Lucie County advises that interest in developing this site has recently been expressed.

Location: The project is six miles south of Ft. Pierce.

Cost: Blind Creek is being purchased under the Save Our Coasts Program.

Other Factors:



### 3. Public Purpose

This project qualifies as Environmentally Endangered Lands (EEL) - a single use area providing protection for a relatively undisturbed section of barrier island.

### 4. Preliminary Management Statement

Blind Creek will be managed to provide for beach recreation, to safeguard turtle nesting sites, to protect the native plant communities, and to allow the development of compatible recreation facilities. The Division of Recreation and Parks and the Division of Archives, History, and Records Management are recommended managers.

### 5a. Conformance with EEL Plan

This project has been declared an EEL project and is in conformance with the EEL plan. All EEL's contain land and water resources that are naturally occurring and relatively unaltered flora, fauna, or geologic conditions that might be essentially preserved intact by acquisition. In addition:

1. The area must be of sufficient size to materially contribute to the overall natural environmental well-being of a large area or region; or
2. The area must contain flora, fauna, or geologic resources characteristic of the original domain of Florida and that these be unique to, or otherwise scarce within, the region or larger geographical area; or
3. The area, whatever its size or the condition of its resources, must be capable, if preserved by acquisition, of providing significant protection to natural resources of recognized regional or statewide importance.

Blind Creek satisfies the first and second requirements.

Criteria for the establishment of priorities among candidates for acquisition are also provided in the EEL plan. These criteria consist of six land priority categories and eleven general considerations. The plan directs that the highest priority for acquisition be given to areas representing the best combination of values inherent in the six categories but not to the exclusion of areas having overriding significance in only one category. The six categories are:

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4. Natural ocean and gulf beach systems.
5. Areas that protect or enhance the environmental values of significant natural resources.
6. Wilderness areas.

The project complies with the second and fourth priority categories.

### b. Conformance with State Lands Management Plan

This project is in conformance with the conceptual State Lands Management Plan.

### c. Unavailability of Suitable State-Owned Lands

There is no suitable state-owned beach land in the vicinity that will fulfill the need for public recreation and resource protection.

6. Preacquisition Budgeting

a. Estimated cost for acquisition is \$17,544,650.

7. Sales History

a complete sales history is available for inspection in the Division of State Lands.