

Blue Head Ranch

Critical Natural Lands

Highlands County

<i>Year Added to Priority List</i>	2012
<i>Project Acres</i>	43,051
<i>Acquired Acres</i>	2,116
<i>Remaining Project Acres</i>	40,935
<i>2025 Assessed Value of Remaining Acres</i>	\$289,615,698

Purpose for State Acquisition

The Blue Head Ranch project will protect a large portion of the Fisheating Creek watershed, including Fisheating Creek and its important tributaries to naturally capture, store and slowly release water that migrates to the interconnected downstream ecosystems of Lake Okeechobee and the Everglades. The project expands land conservation efforts in a region of the state with renowned, high-quality natural resources. The project protects a diversity of high-quality natural communities, including large areas of endemic dry prairie and mesic flatwoods.

General Description

Blue Head Ranch is in the heart of the native, endemic Florida grassland that stretches north and west of Lake Okeechobee. The entire Blue Head Ranch ownership straddles the northern and southern sides of State Road 70. Blue Head Ranch is a working ranch with approximately 4,000 head of cattle along with associated facilities and employee residences.

Pasture is interspersed among prairie, hammocks and depressional wetlands, with the largest pasture occurring in the southern quarter of the proposal. Fisheating Creek has been channelized for about 75 percent of its length through the property but retains a more natural flow at the southern end of the project. Other ditching, some substantial, is present throughout the ranch along roads and through wetlands. There are roads throughout most of the property and several regularly graded limerock roads.

A large block of improved pasture along the southern boundary was the site of the old Graham Dairy. Although highly disturbed, the pasture areas still support an abundance of wildlife, including several rare species.





Florida Natural Areas Inventory (FNAI) Element Occurrence Summary

<u>FNAI Elements</u>	<u>Score</u>
Florida scrub-jay	G2/S2
Gopher tortoise	G3/S3
Florida black bear	G5T4/S4
Florida Keys sweat bee	G2/S2
Florida sandhill crane	G5T2/S2
<i>Edison's ascyrum*</i>	G2G3/S2S3
Short-tailed hawk	G4G5/S1
Wood stork	G4/S2
Bachman's sparrow	G3/S3
<i>Cutthroatgrass*</i>	G3/S3
Crested caracara	G5/S2
Bald eagle	G5/S3

**Plant species are in italics*

Public Use

Public use would depend on the acquisition type (fee simple or less-than-fee). If acquired as less-than-fee, public access would be dependent on the landowner's consent. The property could be used for hiking, geocaching, bird watching and primitive camping if it were publicly accessible.

Acquisition Planning

1987

Much of this area was submitted as a proposal and approved as a project in 1986. However, the landowner requested its removal from the list in 1987 because he was not interested in selling the land.

2012

On August 17, 2012, the current project was presented to the Acquisition and Restoration Council (ARC) by The Nature Conservancy and Realtor Dean Saunders (representing the landowner). The proposal was approved by ARC as a Florida Forever project in the Critical Natural Lands category on December 14, 2012. It had an estimated tax assessed value of \$5,559,153.

2015

On June 19, 2015, ARC approved evaluation of a new project proposal for A.P. Ranch, consisting of 822 acres in Highlands County adjacent to the Blue Head Ranch Florida Forever project.

On October 16, 2015, ARC approved the A.P. Ranch project, which had a tax assessed value of \$255,910. Because of its compatibility, ARC added this acreage to the boundary of the Blue Head Ranch Florida Forever project. This proposal is three parcels south of Lake Placid, all bordering the Blue Head Ranch Florida Forever project, and is hydrologically connected to the





Fisheating Creek area. The land is a mix of improved pasture that has been regularly burned (694 acres), scattered natural pines (467 acres) and wetland forests (448 acres).

2023

The Florida Department of Environmental Protection (DEP) acquired a 1,291-acre conservation easement in Highlands County from LTL Real Estate Holdings, LLC.

Coordination

This project would help establish a wildlife corridor between the Lake Wales Ridge and the South Florida Water Management District's Bright Hour Watershed Conservation Easement. There are no acquisition partners currently.

Management Policy Statement

The primary goals of managing Blue Head Ranch are to establish a connection with adjacent conservation properties, ensure the health of the Florida Everglades Ecosystem and protect and restore rare and imperiled species' habitat.

Manager(s)

The project could be acquired through less-than-fee acquisition. If acquired fee simple, the Florida Fish and Wildlife Conservation Commission (FWC) would be the designated manager.

Management Prospectus

Qualifications for State Designation

The Blue Head Ranch project would conserve, manage and restore important ecosystems; protect and enhance significant hydrological resources; and conserve, manage and restore Fisheating Creek and other area watersheds. The project would also establish beneficial wildlife corridors.

Conditions Affecting Intensity of Management

The intensity of Blue Head Ranch's management would depend on the conditions of its acquisition or its monitoring. Much of the area used for cattle ranching is dry prairie that has been converted to improved pasture, having been ditched, cleared, tilled and reseeded with specific grasses.

Management Implementation, Public Access, Site Security and Protection of Infrastructure

If acquired and leased to FWC for management, a management plan will be developed describing the management goals and objectives necessary to implement future resource management. The management plan will also establish the current and future roles of





cooperating entities including governmental agencies, non-government organizations and other stakeholders.

Revenue-generating Potential

Revenue from conservation lands (such as Blue Head Ranch) can include permits and recreational user fees and ecotourism activities. Area regulations would be developed to identify the necessary and required permits, fees and regulations. Timber sales from thinning operations or restoration of off-site plantations may also yield additional revenue. Apiary leases will be considered as a revenue source depending on the area meeting the criteria of the FWC’s Apiary Policy. Additionally, cattle grazing leases may also be considered contingent upon the suitability of the site within FWC’s cattle grazing criteria.

Cooperators in Management Activities

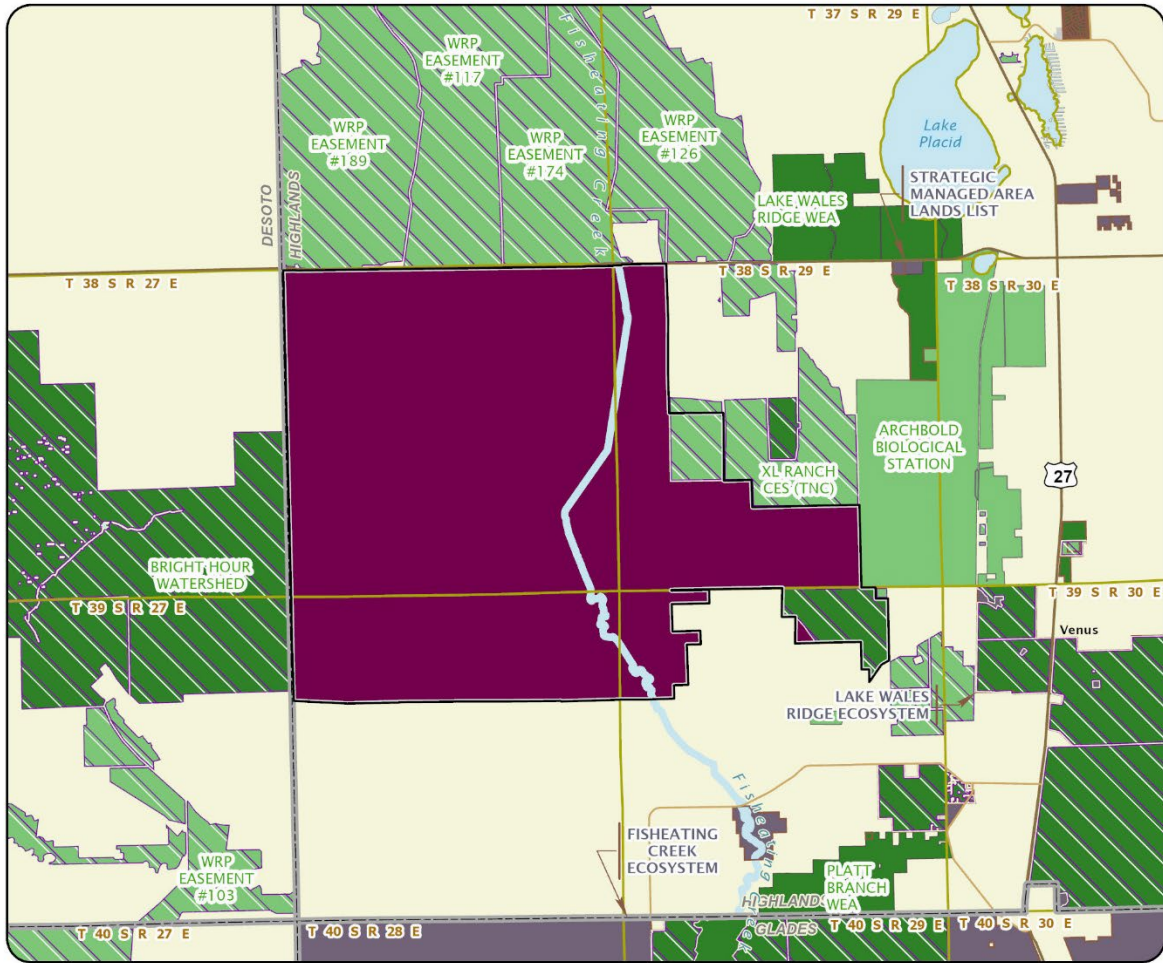
If Blue Head Ranch is acquired and leased to FWC for management, FWC will cooperate with other federal, state and local governmental agencies. These agencies may include DEP, Florida Forest Service, Highlands County, South Florida Water Management District, U.S. Department of Agriculture and U.S. Fish and Wildlife Service (among others).

Management Cost Summary

FWC	Startup	Recurring
Source of Funds	Land Acquisition Trust Fund (LATF)	LATF
Salary	not provided	not provided
OPS	not provided	not provided
Expense	not provided	not provided
OCO	\$0	\$1,992,098
FCO	\$6,490,240	\$424,299
TOTAL	\$6,490,240	\$2,416,397

Source: Management Prospectus as originally submitted in 2012





BLUE HEAD RANCH

HIGHLANDS COUNTY

