

Strategic Managed Area Lands List

Critical Natural Lands

Alachua, Bay, Brevard, Broward, Charlotte, Clay, Collier, Columbia, Dixie, Flagler, Franklin, Gadsden, Gilchrist, Glades, Hamilton, Hernando, Highlands, Hillsborough, Jefferson, Lafayette, Lake, Liberty, Levy, Manatee, Marion, Miami-Dade, Orange, Palm Beach, Pasco, Putnam, St. Lucie, Santa Rosa, Sumter, Taylor, Union, Volusia and Wakulla Counties

<i>Year Added to Priority List</i>	<i>2018</i>
<i>Project Acres</i>	<i>10,122</i>
<i>Acquired Acres</i>	<i>841</i>
<i>Remaining Project Acres</i>	<i>9,281</i>
<i>2025 Assessed Value of Remaining Acres</i>	<i>\$194,366,717</i>

Purpose for State Acquisition

Acquisition of these specific inholding parcels would enhance or facilitate management of properties already under public ownership. Collectively, acquisition of these fee simple parcels will meet the Florida Forever goal of enhancing the coordination and completion of land acquisition projects (essential natural resources, ecosystem service parcels and connecting linkage corridors as identified and developed by the best available scientific analysis).

General Description

The Strategic Managed Areas Lands List (SMALL), sponsored by the Florida Department of Environmental Protection's (DEP) Division of Recreation and Parks, DEP's Office of Greenways and Trails, DEP's Office of Resilience and Coastal Protection (ORCP), Florida Forest Service (FFS) and the Florida Fish and Wildlife Conservation Commission (FWC), is a collection of single-owner parcels statewide that would augment or improve management of existing state-managed conservation lands. The parcels included have been identified as part of the optimum management boundary within the approved management plans of state parks, state trail corridors, state forests and wildlife management/environmental areas. None of these parcels are located within the boundary of another Florida Forever project on the priority list. The largest parcel in this project would become part of Blackwater River State Forest in Santa Rosa County. The smallest parcel is 0.03 acres which would expand the Newberry to High Springs



Corridor in Alachua County. Over 7,000 acres of these proposals are in Strategic Habitat Conservation Areas.

The properties identified for better management for DEP’s Division of Recreation and Parks are properties adjoining existing state parks or railroad rights of way identified by DEP’s Office of Greenways and Trails that would extend or further connect existing recreation trails such as the existing Palatka to Lake City Corridor or the new Georgia to Cross City Corridor.

Properties chosen for better management by FFS augment existing state forests. Properties that would augment FWC lands would improve the management of such areas as Andrews Wildlife Management Area in Levy County or Lafayette Forest Wildlife and Environmental Area in Lafayette County.

Listed species element occurrences were reported by the Florida Natural Areas Inventory by parcel. More than 40 listed species have been identified overall, but some species may be counted more than once as this is a statewide, multi-parcel, multi-county project.

Florida Natural Areas Inventory (FNAI) Element Occurrence Summary

<u>FNAI Elements</u>	<u>Score</u>
Florida panther	G5T1/S1
Gopher tortoise	G3/S3
Florida black bear	G5T4/S4
Fat threeridge	G1/S1
<i>Fragrant prickly apple*</i>	G1/S1
Ochlockonee moccasinshell	G1/S1
Chipola slabshell	G1/S1
<i>Miami indigo-bush*</i>	G4T1/S1
Southern elktoe	G1/S1
Gulf moccasinshell	G2/S1
Oval pigtoe	G2/S1
Shiny-rayed pocketbook	G2/S1
<i>*Plant species are in italics</i>	

Public Use

Because these lands are to be acquired in full fee, they would increase the size of conservation or recreation areas and enhance the experience of such lands for members of the public. The public use would be predicated on the existing management of the adjoining areas. The parcels on this list all help to enhance essential natural resources, providing better operational or environmental management. The resource-based potential public use of the project is generally high, as the various parcels acquired in fee title can accommodate such activities as hiking,





natural resource appreciation and education, picnicking, camping, bicycling and horseback riding. Depending on management emphasis, fishing and hunting is also supportable.

Acquisition Planning

As the application requires, the owners of parcels in this project were notified by mail that the Acquisition and Restoration Council (ARC) would be considering a Florida Forever proposal that included their parcel in the boundary, and that if or when they wished to sell their parcel, state acquisition could be possible using Florida Forever funding. They were also made aware that they could remove their parcels from the project's boundary at any time, but that removing the parcel from the boundary would make it ineligible for state acquisition. Florida statute requires that they send a certified letter requesting removal to DEP's Division of State Lands.

2018

In October 2018, this project was approved by ARC. All the parcels within the boundary are considered essential. The parcels are proposed for fee-simple acquisition.

2019

In September 2019, 10 parcels under a single ownership containing 120.19 acres (FWC Parcel One/FWC-1) were acquired fee simple from Zemel Family Ventures, LLC with funding from the U.S. Fish and Wildlife Service (USFWS) (79 percent) and Florida Forever funding (21 percent). The property will be managed by FWC as part of Fred C. Babcock/Cecil M. Webb WMA.

2020

On August 21, 2020, ARC approved a FWC addition of 249.5 acres in Hernando County (Chassahowitzka Wildlife Management Area) and Palm Beach County (J.W. Corbett Wildlife Management Area) to the project boundary.

ARC also approved a FFS addition of 41 acres in Lake County (Seminole State Forest) to the project boundary. One parcel was simultaneously removed (FFS Parcel Seven — HAU II LLC, 473.28 acres) to maintain a list of 10 agency parcels.

In 2020, DEP's Division of Recreation and Parks Parcels Four, Five and Eight containing a total of 66.34 acres were acquired. Parcel Four (River Rise State Park) contains 17.10 acres, Parcel Five (Silver Springs State Park) contains 9.86 acres and Parcel Eight (Dade Battlefield Historic State Park) contains 39.38 acres and will all be managed by DEP's Division of Recreation and Parks as part of the adjacent managed areas.



**2021**

On April 9, 2021, ARC approved a Division of Recreation and Parks addition of 184 acres in Columbia and Sumter counties, and a reduction of 91 acres in Washington County. ARC also approved an FWC addition of 158 acres in Charlotte County and a reduction of 40 acres in Taylor County.

On August 4, 2021, ARC approved modifications to the project to include DEP's Office of Resilience and Coastal Protection, remove the limitation on the timing of boundary amendment proposals and increase the number of "ownerships" each agency could include within the project from 10 to 15.

On October 8, 2021, ARC approved a Division of Recreation and Parks addition of 2.86 acres in Flagler County and an Office of Resilience and Coastal Protection addition of 198.51 acres in Charlotte County.

2022

On July 27, 2022, 160 acres (Division of Recreation and Parks – Martin, Revels and Porter) was purchased from the Alachua Conservation Trust and will be managed as part of River Rise Preserve State Park.

On August 12, 2022, ARC approved two FWC additions; one for 40.89 acres in Franklin County and one for 123 acres in Glades County.

On December 9, 2002, ARC approved an FWC addition of 297 acres in Gadsden County.

2023

In February of 2023, ARC approved the addition of one 40-acre parcel in Santa Rosa County.

In June of 2023, ARC approved the addition of two parcels totaling approximately 249 acres in St. Lucie and Wakulla Counties.

In October of 2023, ARC approved the addition of one parcel totaling approximately 16 acres in Pasco County.

In December of 2023, ARC approved to add four parcels totaling approximately 21.51 acres in Hillsborough, Charlotte, Lee and Miami-Dade counties and approved to add one parcel totaling approximately 7.25 acres in Brevard County. ARC also approved adding the 103-acre Lake Powell North project in Bay County to the 2024 Florida Forever Priority List. Lake Powell North was proposed as a fee-simple acquisition and had a tax-assessed value of \$1,436,938. After its approval, ARC added it to SMALL.





2024

In February 2024, ARC approved the addition of two parcels totaling approximately 735.5 acres in Santa Rosa County to the project boundary.

In April 2024, ARC approved the addition of one parcel totaling 5.05 acres in Bay County to the project boundary.

On May 6, 2024, DEP acquired, in fee, 2.44 acres in Flagler County from Hal Smith Hansford.

In June 2024, ARC approved the addition of one parcel totaling approximately 0.23 acres in St. Lucie County. ARC also approved the addition of four parcels totaling approximately 35.4 acres in Charlotte County, one partial parcel totaling 41.75 acres in Liberty County and one partial parcel totaling approximately 341.38 acres in Orange County.

On July 30, 2024, DEP acquired, in fee, 9.45 acres in Putnam County from Ann Van Landingham and Ruth King.

In September 2024, ARC approved the addition of one parcel totaling 38.34 acres in Highlands County.

On October 29, 2024, DEP acquired, in fee, 7.18 acres in Charlotte County from Nosilla Properties LLC, et. al.

In November 2024, DEP acquired, in fee, 7.16 acres in Brevard County from Helene Batson and 0.19 acres in Miami-Dade County from the Land Trust of Dade County Inc.

In December 2024, ARC approved the removal of FWC-15 (McLaughlin Property) and FWC-3 (Arnold) and the subsequent additions to the Fisheating Creek Ecosystem and Lafayette Forest projects (respectively).

ARC also approved the addition of one parcel totaling approximately 10 acres in Highlands County.

2025

In February 2025, DEP acquired, in fee, 16.02 acres in Pasco County from Joe Ann Hill and 34.1 acres in Charlotte County from Beach Property Investment Group LLC.

On May 27, 2025, DEP acquired, in fee, 40.41 acres in Liberty County from Scott Kady et. al.

In June 2025, ARC approved the removal of OGT-2 (Georgia to Cross City) and OGT-10 (Morgan Property) and approved the addition of 16 parcels totaling approximately 178 acres in Collier





and Lee counties. ARC also approved the addition of one parcel totaling approximately 14 acres in Volusia County and one parcel totaling approximately 52 acres in Charlotte County.

On July 23, 2025, DEP acquired, in fee, 10.08 acres in Highlands County from Deborah Walden.

In August 2025, ARC approved the addition of one parcel totaling approximately 10 acres in Brevard County and one parcel totaling approximately 104 acres in Gulf County to the project boundary.

In December 2025, ARC approved the addition of three parcels totaling approximately 29.88 acres in Polk County and one parcel totaling approximately 27.38 acres in Miami-Dade County to the project boundary.

Coordination

These parcels are eligible for Florida Forever program funding. While opportunities for partnerships may present themselves in the years ahead, Florida Forever is the primary funding source.

Management Policy Statement

These acquisitions would fall under the management plan of the existing conservation lands and projects they would be attached to. These are parcels that will improve resource management of state conservation lands.

Manager(s)

Each parcel would be managed by the applicable state agency manager as part of the site they are adjacent to. The managing agencies would be FFS, FWC, DEP's Division of Recreation and Parks, DEP's Office of Greenways and Trails and DEP's Office of Resilience and Coastal Protection.

Management Prospectus

Qualifications for State Designation

What qualifies this fee simple project for state designation is the intent is to improve management efficiency and effectiveness of state-managed conservation lands for citizens, visitors, natural systems and wildlife by adding strategic parcels or ownerships to the management units. These additions will make for more seamless operation and maintenance at the various sites.





Conditions Affecting Intensity of Management

The conditions affecting intensity of management would vary by parcel but would reflect those of the conservation land management unit contiguous with each parcel.

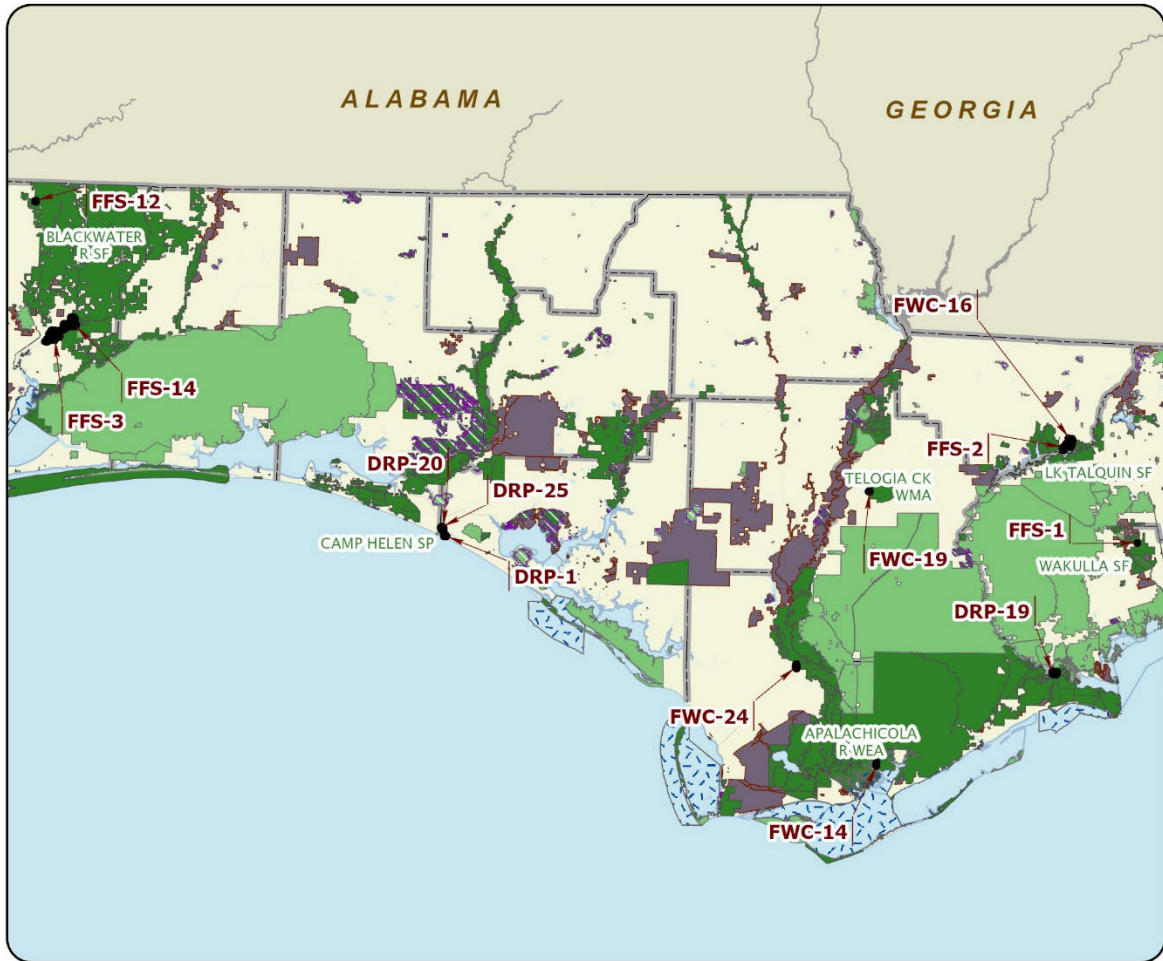
Management Implementation, Public Access, Site Security and Protection of Infrastructure

The timetable for implementing management and provisions for security and protection of infrastructure would become part of the general management of the larger management unit upon acquisition.

Revenue-generating Potential

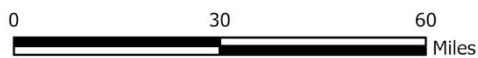
Revenue-generating potential for each parcel would vary, but management efficiencies from these acquisitions could result in a reduction of some management costs.

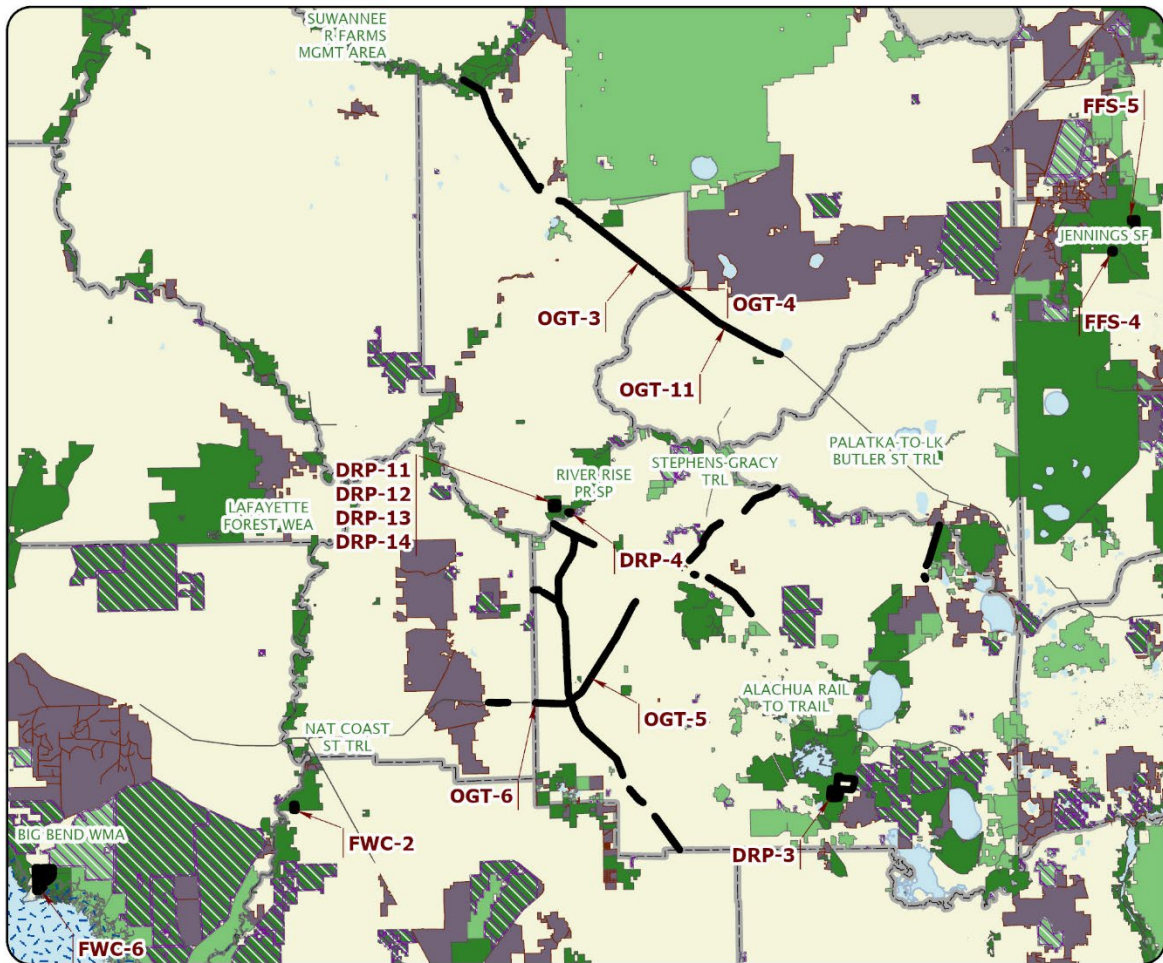




STRATEGIC MANAGED AREA LANDS LIST: MAP 1

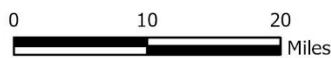
BAY, FRANKLIN, GADSDEN, GULF, LIBERTY, SANTA ROSA, AND WAKULLA COUNTIES

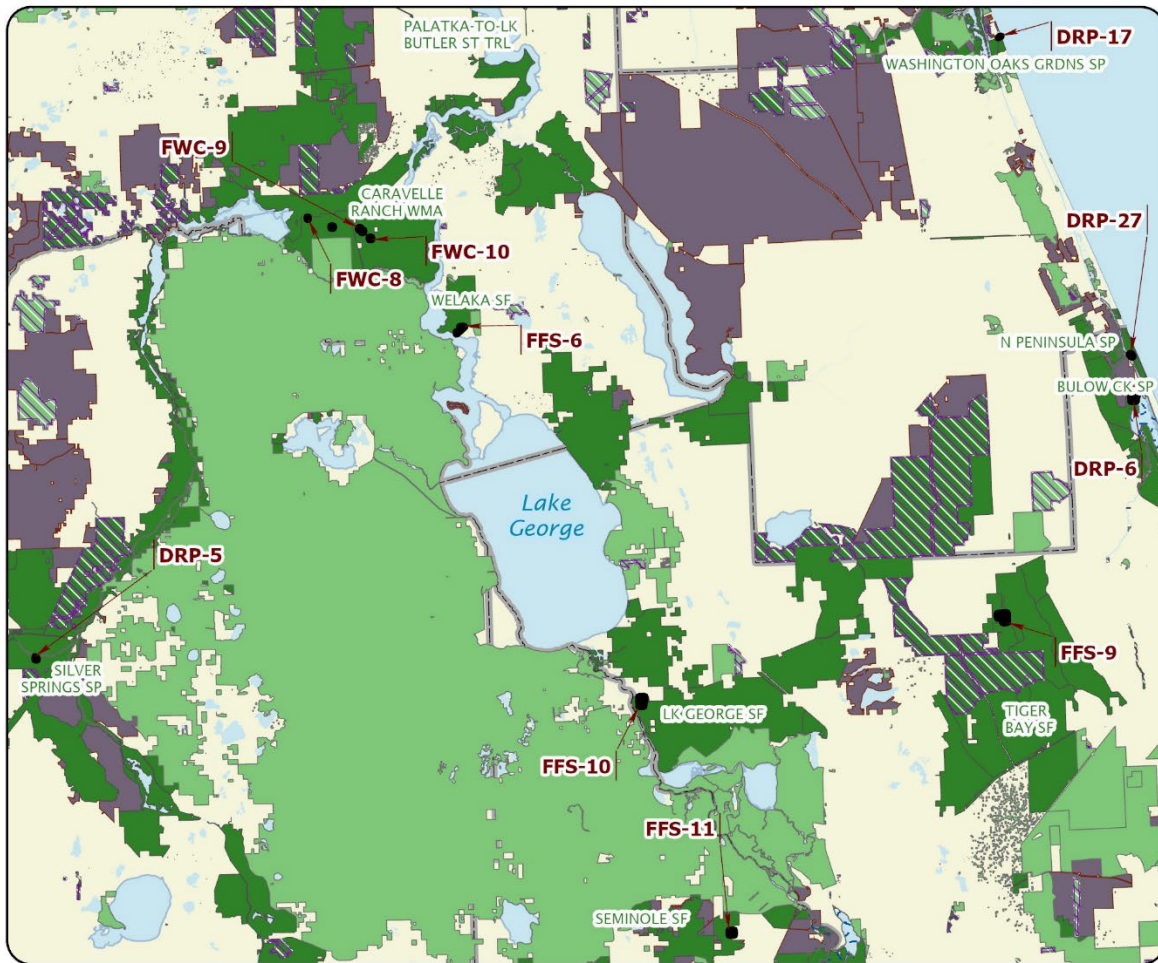




STRATEGIC MANAGED AREA LANDS LIST: MAP 2

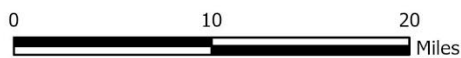
ALACHUA, CLAY, COLUMBIA, DIXIE, GILCHRIST, LEVY, AND UNION COUNTIES

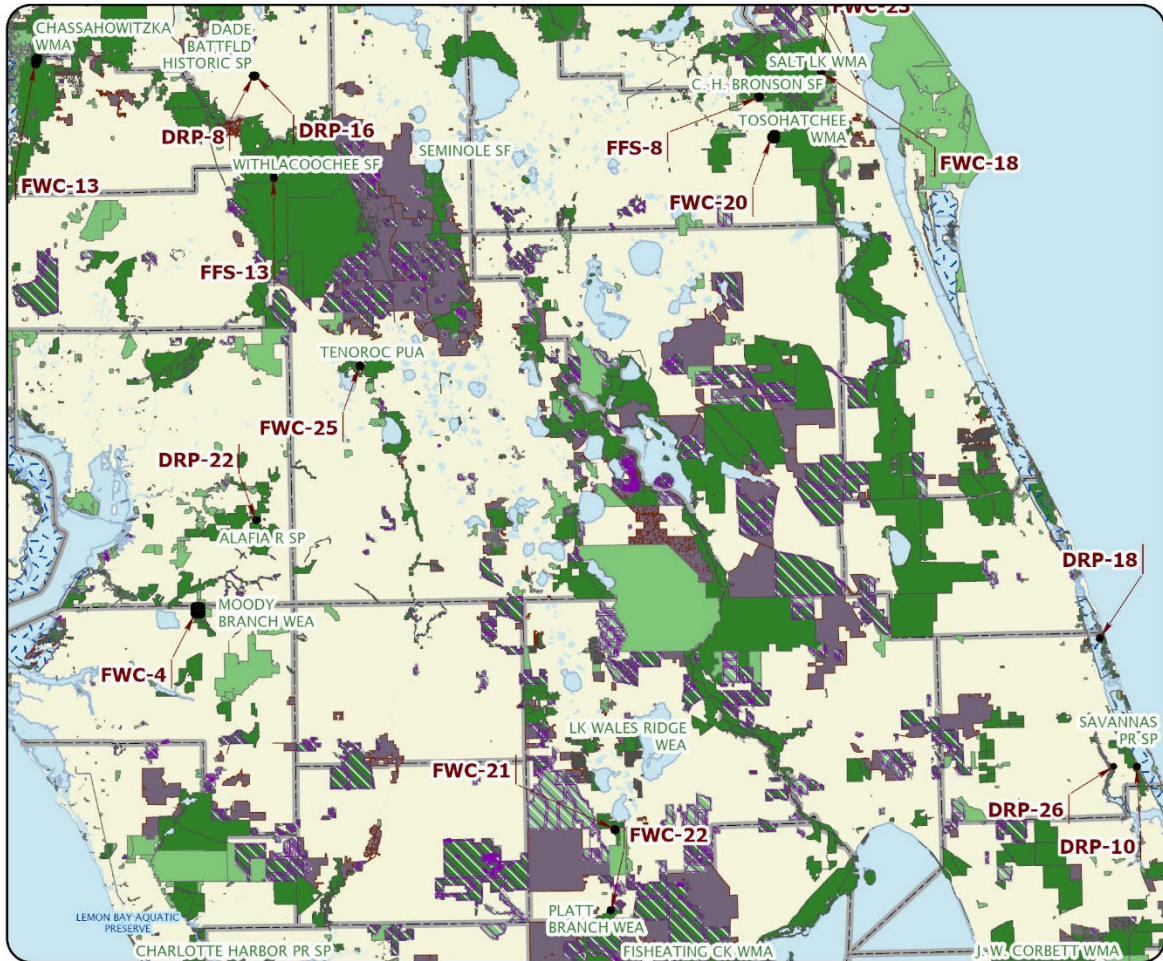




STRATEGIC MANAGED AREA LANDS LIST: MAP 3

FLAGLER, LAKE, MARION, PUTNAM, AND VOLUSIA COUNTIES



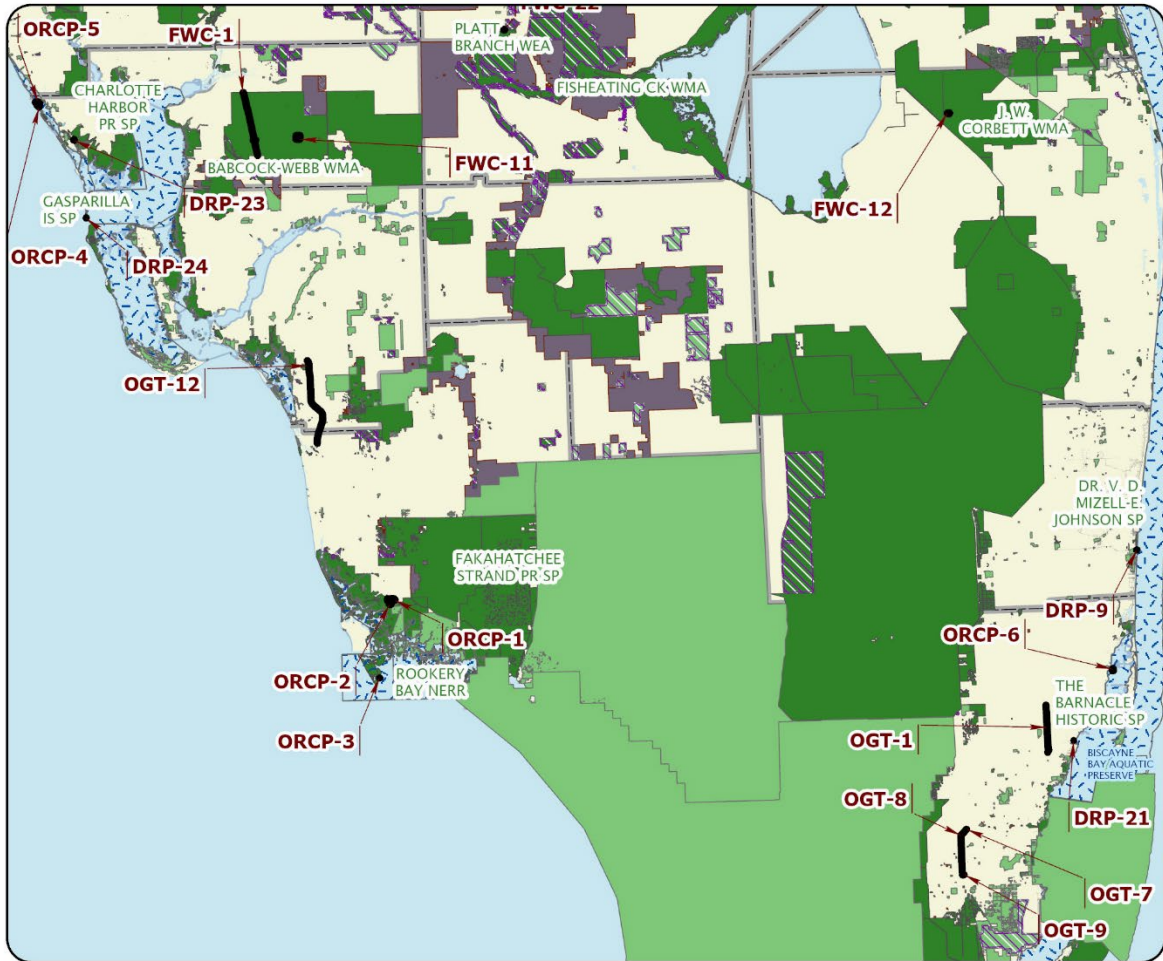


STRATEGIC MANAGED AREA LANDS LIST: MAP 4

BREVARD, HERNANDO, HIGHLANDS, HILLSBOROUGH, MANATEE, ORANGE, PASCO, POLK, ST. LUCIE, AND SUMTER COUNTIES

- Florida Forever BOT Project Sites
- Other Florida Forever Projects
- State Conservation Lands
- Other Conservation Lands
- Less-Than-Fee Acquisition
- State Aquatic Preserve





STRATEGIC MANAGED AREA LANDS LIST: MAP 5

BROWARD, CHARLOTTE, COLLIER, MIAMI-DADE, AND PALM BEACH COUNTIES

