

# Garcon Ecosystem

Climate Change Lands

Santa Rosa

<i>Year Added to Priority List</i>	1995
<i>Project Acres</i>	7,446
<i>Acquired Acres</i>	4,195
<i>Cost of Acquired Acres</i>	\$3,499,061
<i>Remaining Project Acres</i>	3,252
<i>2020 Assessed Value of Remaining Acres</i>	\$13,486,923

## Purpose for State Acquisition

The peninsula jutting into the north end of Pensacola Bay is covered with wet grassy prairies, dotted with carnivorous pitcher plants as well as other rare plants; these are some of the best pitcher-plant prairies left in Florida. The Garcon Ecosystem project will protect these prairies, thereby helping the ecosystem's rare plant and animal inhabitants to survive, while maintaining Pensacola Bay's water quality, and allowing the public to learn about and enjoy this unique natural environment.

## General Description

Natural communities within this project are in good to excellent condition and include wet prairie, estuarine tidal marsh, and wet flatwoods. The prairie community is species-rich and includes orchids and insectivorous plants such as pitcher plants, sundews, butterworts, and bladderworts. Especially significant are the large populations of state endangered white-topped pitcher plants and the globally imperiled panhandle lily. The tracts are also habitat for the flatwoods salamander, a candidate for federal listing. Four cultural sites are known in the project area. The sensitive prairies are threatened by ditching, plant collecting and residential development.

### FNAI Element Occurrence Summary

FNAI Elements	Score
Reticulated flatwoods salamander	G2/S1
Florida black bear	G5T4/S4
<i>Louisiana yellow-eyed grass</i>	G2G3/S1
<i>Spring Hill flax</i>	G2/S2
Berry's skipper	G2/S2
Saltmarsh topminnow	G3/S2
Louisiana seaside sparrow	G4T4/S1
<i>pond rush</i>	G5/S1
<i>Panhandle lily</i>	G3/S3
<i>Curtiss' sandgrass</i>	G3/S3
<i>pinewoods bluestem</i>	G3/S3
<i>yellow fringeless orchid</i>	G3G4/S3

#### Public Use

This project is designated as a preserve, limited to such uses as nature study, hiking, and fishing.

#### Acquisition Planning

##### **1994**

On November 18, 1994, the LAAC combined the Prairies of Garcon and Garcon Point CARL projects and renamed the new project Garcon Ecosystem. This fee simple project consisted of approximately 7,601 acres, multiple owners, and had a taxable value of \$6,573,507.

Garcon Point consisted of approximately 21 owners. Phase I: FDIC (acquired by NFWFMD). Phase II: all other ownerships except in sections 24 and 25. Phase III: ownerships in sections 24 and 25.

Prairies of Garcon – essential tracts included the larger ownerships of Jenkins (acquired by the NFWFMD), Henzelman, Culpepper, Thompson and other ownerships greater than 160 acres. Phase II tracts included smaller ownerships and lots within Avalon Beach Subdivision.

##### **1998**

On February 5, 1998, the LAMAC approved a fee simple, 845-acre addition to the project boundary. The addition, sponsored by the owners' representative, consisted of five owners, and a 1997 taxable value of \$483,356. The NFWFMD will manage this addition that has been designated as non-essential, meaning it is important, but not critical to the project.

##### **2002**

On October 25, 2002, the NFWFMD acquired ten acres from Perdido Key, Inc. for \$9,000.

##### **2003**

On December 5, 2003, the ARC moved this project to Group A of the Florida Forever 2004 Priority list.



**2007**

On July 10, 2007, 20 acres within the project boundary were donated (Woodlands Ventures of Pensacola for a value of \$2,620).

**2011**

On December 9, 2011, the ARC moved this project to the Climate Change Lands category.

**2012**

On August 17, 2012, the ARC removed 283 acres from the project because the 89 parcels making up that land had been developed or had become otherwise unmanageable.

**2021**

DEP acquired in fee simple, 8 parcels (Springer 1 parcel; Brown Family, 7 parcels) totaling 138.20 acres to be managed as additions to the Yellow River Marsh Preserve State Park.

**Coordination**

In November 1995, the NFWFMD accepted \$1,025,350 of mitigation funds from the Santa Rosa Bridge Authority to acquire land (Jenkins) within the project boundary.

**Management Policy Statement**

The primary goals of management of the Garcon Ecosystem project are: to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of this state or a larger geographic area; to conserve and protect significant habitat for native species or endangered and threatened species; and to conserve, protect, manage, or restore important ecosystems, landscapes, and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources which local or state regulatory programs cannot adequately protect.

**Manager(s)**

DRP is lead manager for the northern portion of the project. The NFWFMD is the lead manager for the southern portion of the project.

**Management Prospectus****Qualifications for state designation**

The project has the size, location, and quality of resources to qualify as a "State Buffer Preserve" to the Yellow River Marsh Aquatic Preserve and adjacent Class II shell fishing waters.

**Conditions affecting intensity of management**

The Garcon Ecosystem project includes lands that require prescribed fire management.

**Management implementation, Public access, Site security and Protection of infrastructure**

Within the first year after acquisition, initial or intermediate activities will concentrate on site security, fire management planning, resource inventory, and a completed management plan. Long-range plans for this property will generally be directed toward the restoration of disturbed areas and the



perpetuation and maintenance of natural communities. Management activities will also stress the protection of threatened and endangered species. An all-season burning program will be established using conventional practices. Whenever possible, existing roads, black lines, foam lines and natural breaks will be used to contain, and control prescribed and natural fires. An educational program for all age groups will be used in conjunction with a carefully designed hiking trail, to keep the public away from sensitive areas. Efforts to prohibit vehicle activity except in designated areas will be a major concern.

Infrastructure development will be confined to already disturbed areas and will be the absolute minimum required to allow public access, provide facilities for the public, and to manage the property.

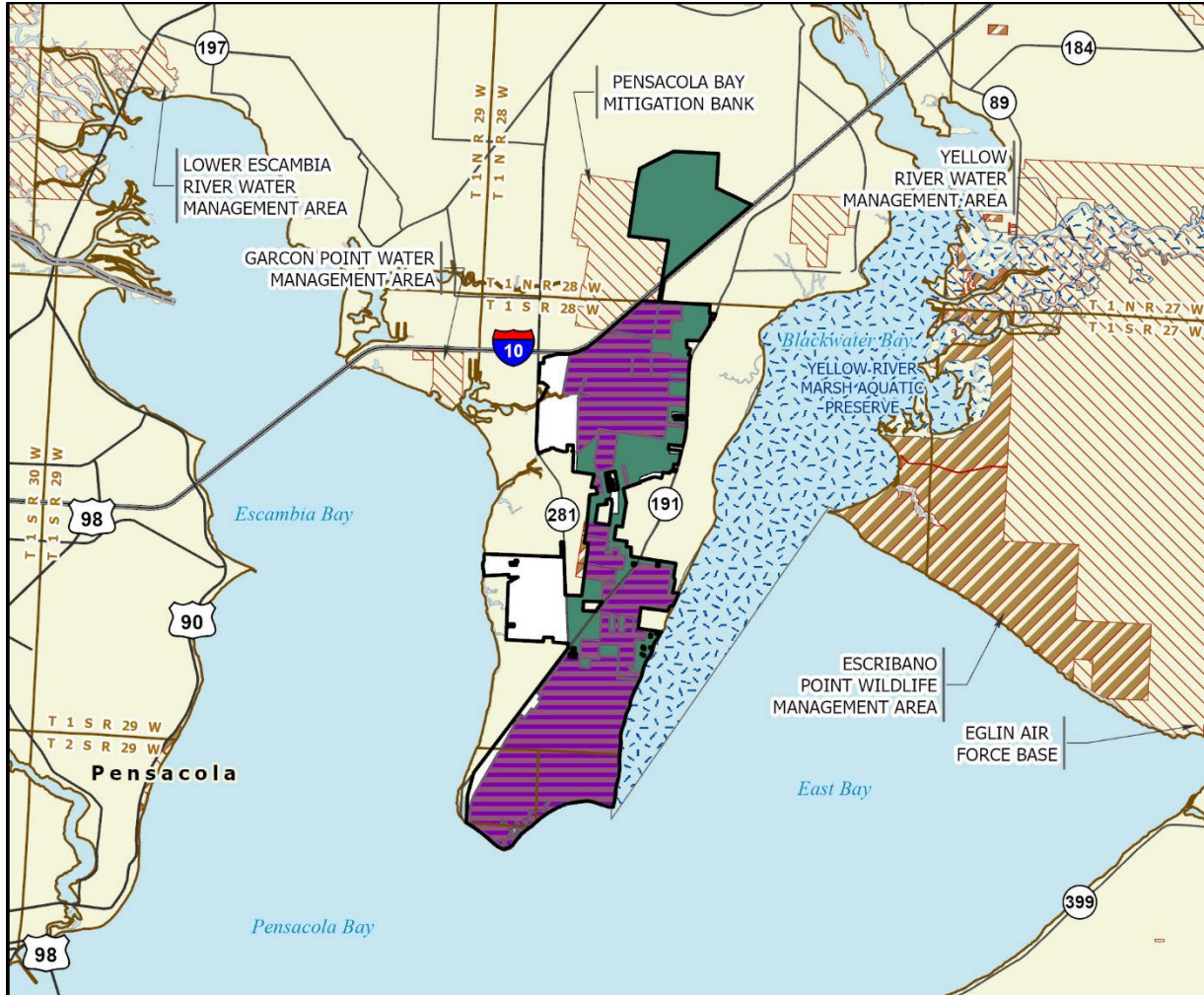
**Revenue-generating potential**

No revenue is expected to be generated.

**Cooperators in management activities**

FFS or DRP may help with fire management.

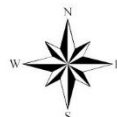
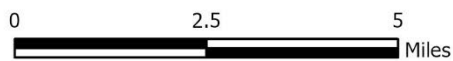




**GARCON ECOSYSTEM**

**SANTA ROSA COUNTY**

-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Essential Parcel(s) Remaining
-  State Owned Conservation Lands
-  Other Conservation Lands
-  State Aquatic Preserve



FEBRUARY 2022

Map 1: FNAI, February 2022

