

Adams Ranch II

Osceola County
St. Lucie County

Florida Forever Project Evaluation Report



Prepared by:
Division of State Lands
Office of Environmental Services

Submitted to the Acquisition and Restoration Council
October 8, 2021



Acres: 27,342
Just Value: \$95,417,516
Application Date: April 30, 2021
Project Sponsor: Adams Ranch, Inc.

Executive Summary

The proposed Adams Ranch II Florida Forever project contains all 15,157 acres of St. Lucie Ranch and 12,185 acres within Lake Marian Ranch. These are working cattle ranches owned and managed by Adams Ranch, Inc., a fourth-generation cattle business headquartered in Ft. Pierce, Florida. St. Lucie Ranch is in western St. Lucie County approximately 23 miles west of Fort Pierce on County Road (CR) 68. The property extends south from CR 68 to SR 70, the southern boundary. The southern boundary of Lake Marian Ranch is in southeastern Osceola County approximately 11.5 miles to the west of Yeehaw Junction on State Road (SR) 60. The property then extends north from SR 60 to the southern shore of Lake Marian. The portions of Lake Marian Ranch included within this project, are the remaining areas of the ranch not already encumbered by conservation easements or included within the existing Adams Ranch Florida Forever project. By the property tax appraiser's measurements, the total project area contains 27,342 acres and has a total tax assessed value of \$95,470,516 (\$46,421,615 St. Lucie Ranch and \$49,048,901 Lake Marian Ranch). The project is proposed as a less-than-free acquisition.

The St. Lucie Ranch is the original homestead and ranch of the Adams family. The ranch is noted for its long history as a cattle ranch operation and for its founder, Alto Adams, Florida Superior Court Justice and 1956 Florida gubernatorial candidate. The Adams Ranch Rural Historic Landscape contains eight historic structures and is potentially eligible for listing on the National Register of Historic Places. The ranch is also the site of the camp and residence of Polly Parker (Emateloye) a Seminole woman who famously evaded removal to Indian Territory. The landscape of St. Lucie Ranch is largely characterized by improved and semi-improved pasture interspersed with areas of mesic hammock and crossed by a network of narrow drainage canals. The western portion of St. Lucie Ranch adjacent to Cow Creek Swamp contains good quality natural systems including; depression marsh, cypress dome, floodplain swamp, and remnant dry prairie. The St. Lucie Ranch portion of the project adjoins the Bluefield to Cow Creek Florida Forever project along the south and west property boundary.

Lake Marian Ranch lies along the eastern slope of the Kissimmee Valley Lowlands just east of the Kissimmee River. The ranch lies within a conservation corridor that stretches between Kissimmee Prairie Preserve State Park and the Three Lakes Wildlife Management Area. The ranch lies to the northwest of the DeLuca Preserve and is adjacent to the northern boundary of the Pine Island Slough Florida Forever Project. Lake Marian Ranch contains large areas of good to high quality natural communities including mesic flatwoods, scrubby flatwoods, wet prairie, and depression marsh. Dry prairie is especially abundant, and the project includes over four miles of the southern shoreline of Lake Marian. Lake Marian Ranch is also within the sentinel landscape for Avon Park Air Force Range and the associated Readiness and Environmental Protection Integration Program (REPI) Partnership Opportunity Area.

Crested caracara (*Caracara cheriway*) were observed on both ranches along with abundant game species such as wild turkey, northern bobwhite quail (*Colinus virginianus*) and white-tailed deer (*Odocoileus virginianus*). Bald eagle (*Haliaeetus leucocephalus*), gopher tortoise (*Gopherus polyphemus*) and Bachman's sparrow (*Peucaea aestivalis*) were also observed within Lake Marian Ranch. The applicant notes that protection of the Lake Marian Ranch could play a role in the recovery of the narrowly endemic Florida grasshopper sparrow (*Ammodramus savannarum floridanus*) although this species has not been documented on the site. Portions of the project lie within a designated FWC Strategic Habitat Conservation Area (SHCA) for species including the American swallow-tailed kite (*Elanoides forficatus*), Cooper's hawk (*Accipiter cooperii*), Florida burrowing owl (*Athene cunicularia floridana*), Florida grasshopper sparrow, Florida snail kite (*Rostrhamus sociabilis*), and short-tailed hawk (*Buteo brachyurus*). Most of the project is located within the Florida Ecological Greenways Network (FEGN) Priority Areas 1 and 2.

An interagency team conducted a site visits to St. Lucie Ranch and Lake Marian Ranch on June 29 and 30, 2021. The information included in this report is a result of this site visit.

If approved for addition to the 2022 Florida Forever Priority List, the 12,185 acres of Lake Marian Ranch should be considered as an amendment to the Adams Ranch Florida Forever project boundary and the 15,157 acres of St. Lucie Ranch should be considered as an amendment to the Bluefield Cow Creek Florida Forever project boundary. Of the 27,342 acres proposed for acquisition, 24,912 acres are considered essential and 2,430 acres are considered non-essential, due to the resources documented on the property (see Appendix C).

PURPOSE FOR ACQUISITION

If acquired, the Adams Ranch II project will provide protection of open rangeland and native prairie that may provide wildlife habitat for imperiled species. The project also contributes to the protection of a working rural landscape that is managed to support Florida's biodiversity. The project would provide an important buffer for Three Lakes Wildlife Management Area and contribute to the conservation of a permanent landscape corridor that extends through the Kissimmee River Valley to the St. Johns River.

Acquisition of this project would serve to:

- increase the protection of Florida's biodiversity at the species, natural community, and landscape levels;
- conserve and protect a portion of Florida's rural landscape to provide and enhance wildlife corridors for rare and imperiled species;
- preserve significant cultural resources; and
- provide surface and groundwater protection and protect natural floodplain functions.

LOCATION AND PROXIMITY TO OTHER MANAGED AREAS

The Adams Ranch II proposal includes three disjunct blocks of working ranch land totaling 27,342 acre, the St. Lucie Ranch in St. Lucie County, and two disjunct blocks of the Lake Marian Ranch in Osceola County. All three properties are under the same ownership, and all are proposed for less-than-fee acquisition.

This evaluation is based, in part, on information gathered from the proposal application, aerial photography from 1995 to 2018, U.S. Geologic Survey (USGS) 7.5' topographic maps, Cooperative Land Cover data (Florida Natural Areas Inventory, Florida Cooperative Land Cover Map, version 3.4), and information in the FNAI database. A field survey was conducted on June 29-30, 2021, by FNAI staff Kim Alexander and Geoff Parks, along with the Acquisition and Restoration Council (ARC) liaison staff and representatives for the landowner.

The Lake Marian Ranch is located approximately eight miles northwest of Yeehaw Junction in Osceola County, on the eastern slope of the Kissimmee Valley Lowlands, five miles east of the Kissimmee River. Together, the two portions of Lake Marian Ranch included in this project extend south from the shore of Lake Marian to SR 60; the land separating the two disjunct blocks is part of the same ranch that is already protected by conservation easement or included in the Adams Ranch Florida Forever project. The ranch lies directly northwest of DeLuca Preserve and north of the Pine Island Slough Florida Forever project. Three Lakes Wildlife Management Area is less than 1.5 miles to the north and west, and Kissimmee Prairie Preserve State Park is six miles to the south. The proposal encompasses over four miles of lake shore, or approximately one quarter of the frontage of Lake Marian.

The third block of land in this proposal is the St. Lucie Ranch, approximately 13 miles west of Fort Pierce in western St. Lucie County, abutting the border of Okeechobee County. It extends between CR 68 to the north and SR 70 to the south, nearly six miles. The property is adjacent to St. Lucie County's Adams/Eaves Preserve across SR 70, and a Conservation Reserve Program easement to its west. The Bluefield to Cow Creek Florida Forever project adjoins the property to the south and west. The South Florida Water Management District's C-23/C-24 reservoir properties, a future water storage project to reduce nutrient and sediment inputs to the Indian River Lagoon, about the St. Lucie Ranch to the east.

The St. Lucie Ranch lies near the northern end of the southeast Florida watershed, in a broad low area with very little topographic relief. Accordingly, the property is nearly level, losing only about eight feet of elevation over approximately seven miles from the western edge of the property to its eastern edge.

RESOURCE DESCRIPTION

Florida Natural Areas Inventory (FNAI)

All three properties in this project are actively used for beef cattle production, and accordingly, improved, or semi-improved pasture are the dominant land cover, together making up 65% of the project area. Improved pastures vary from limpgrass (*Hemarthria altissima*; FLEPPC Category II) in wetter areas to Bahia grass (*Paspalum notatum*) dominated pastures on drier soils. Other native and non-native species interspersed with pasture grasses include smutgrass (*Sporobolus indicus*), danglepod (*Sesbania herbacea*), thistles (*Cirsium* sp.), soft rush (*Juncus effusus* ssp. *solutus*), torpedograss (*Panicum repens*; FLEPPC Category I), and isolated infrequent areas of cogongrass (*Imperata cylindrica*; FLEPPC Category I). Semi-improved pasture areas were similar vegetatively to improved pasture, but with islands of remnant native vegetation, such as saw palmetto (*Serenoa repens*). Other altered landcover types on the project area include over 1,800 acres (7% of the project area) of active or fallow agriculture, primarily citrus production.

About 26% of the Adams Ranch II project consists of natural vegetation. The most common natural community in the project area is depression marsh, making up about 5% of the St. Lucie Ranch and 6% of Lake Marian Ranch. On all three project parcels, depression marshes are numerous, and generally scattered within the pasture matrix, although they also are found within patches of flatwoods or dry prairie and are sometimes surrounded by a fringe of wet prairie. These marshes vary in size and condition, with some being ditched, and some more heavily grazed than others. Two depression marshes on the St. Lucie Ranch were viewed during the field assessment; one displayed distinct zonation, with the deepest central zone consisting of maidencane (*Panicum hemitomon*) and pickerelweed (*Pontederia cordata*), with a wider variety of species in the outer zone, including peelbark St. John's wort (*Hypericum fasciculatum*), longleaf threeawn (*Aristida palustris*), narrowfruit horned beaksedge (*Rhynchospora inundata*), and Tracy's beaksedge (*Rhynchospora tracyi*). A second depression marsh showed evidence of being more heavily grazed and had an outer fringe of sand cordgrass (*Spartina bakeri*), with the interior dominated by blue maidencane (*Amphicarpum muehlenbergianum*), maidencane, torpedo grass, and clumps of soft rush, with a few other species such as lemon bacopa (*Bacopa caroliniana*), spadeleaf (*Centella asiatica*), and Virginia buttonweed (*Diodia virginiana*) in gaps between the dominant species. Other marshes appeared to be generally similar, with the most visible variations being the presence in some marshes of sawgrass (*Cladium jamaicense*) or woody species such as red maple (*Acer rubrum*) and coastalplain willow (*Salix caroliniana*). Although depression marshes are typically isolated wetlands, those on the southern Lake Marian parcel appear to form much of the headwaters of Blanket Bay Slough, which flows west into the Kissimmee River.

Mesic hammock is relatively common in the project area, especially in the northern portion of the St. Lucie Ranch, where it occurs in innumerable small to large islands interspersed throughout the pastures. The field visit revealed that some hammocks show evidence of disturbance by hogs, cattle, and selective cabbage palm harvesting, while others are relatively intact and diverse. Canopy generally consists of live oak (*Quercus virginiana*) and cabbage palm (*Sabal palmetto*), although one hammock visited had a significant component of water hickory (*Carya aquatica*). Midstory is variable, and when present, consists of a variety of woody plants such as hog plum (*Ximenia americana*), smallflower mock buckthorn (*Sageretia minutiflora*), wild coffee (*Psychotria* sp.), stoppers (*Eugenia* spp.) and American beautyberry (*Callicarpa americana*). Epiphytes are abundant and include common wild pine (*Tillandsia fasciculata*), southern needleleaf (*Tillandsia setacea*), Spanish moss (*Tillandsia usneoides*), Florida butterfly orchid (*Encyclia tampensis*), golden polypody (*Phlebodium aureum*), and shoestring fern (*Vittaria lineata*). Vines include swallowwort (*Orthosia scoparia* or *Patalias palustre*), angle pod

(*Gonolobus suberosus*), and peppervine (*Ampelopsis arborea*). Herbaceous plants occur at variable densities, with big carpetgrass (*Axonopus furcatus*), West Indian chickweed (*Drymaria cordata*) rougeplant (*Rivina humilis*), Jamaican soda apple (*Solanum jamaicense*), and devil's horsewhip (*Achyranthes aspera*) being frequent. Caesar's weed (*Urena lobata*; FLEPPC Category I) varied from absent or nearly so in some hammocks to abundant in others. Rosary pea (*Abrus precatorius*; FLEPPC Category I) was also observed but was not common, and Brazilian pepper (*Schinus terebinthfolia*; FLEPPC Category I) was occasional. One particularly noteworthy hammock on the Lake Marian Ranch had several unusual species, including long strap fern (*Campyloneurum phyllitidis*), satinleaf (*Chrysophyllum oliviforme*), and large specimens of Simpson's stopper (*Myrcianthes fragrans*).

Dry prairie is found at both ranches, but more commonly at the Lake Marian Ranch, where it is the most abundant natural community, occupying over 1,000 acres on both the north and south parcels. Examples of this community seen during the site visit varied in their condition. High-quality, evidently frequently-burned patches were seen on both ranches, with low shrubs such as saw palmetto, dwarf live oak (*Quercus minima*), shiny blueberry (*Vaccinium myrsinites*), and coastal plain staggerbush (*Lyonia fruticosa*), interspersed with open areas of herbaceous plants including wiregrass (*Aristida stricta*), creeping little bluestem (*Schizachyrium stoloniferum*), savannah milkweed (*Asclepias pedicellata*), and Atlantic St. John's wort (*Hypericum tenuifolium*). However, other examples were overgrown with tall palmetto, and some were extensively invaded by cogongrass.

Areas classified as wet prairie occur on both properties. These communities lack tree canopy and are dominated by blue maidencane and wiregrass, with a wide variety of other graminoids and herbs, including such species as longleaf milkweed (*Asclepias longifolia*), big carpetgrass (*Axonopus furcatus*), wrinkled jointgrass (*Coelorachis rugosa*), Colombian waxweed (*Cuphea carthagenensis*), tenangle pipewort (*Eriocaulon decangulare*), clustered bushmint (*Hyptis alata*), Carolina redroot (*Lachnanthes caroliniana*), rosy camphorweed (*Pluchea baccharis*), tall pinebarren milkwort (*Polygala cymosa*), orange milkwort (*Polygala lutea*), narrowfruit horned beaksedge (*Rhynchospora inundata*), yellow hatpins (*Syngonanthus flavidulus*), and Elliott's yellow-eyed grass (*Xyris elliotii*). Occasional shrubs found in these communities were peelbark St. John's wort (*Hypericum fasciculatum*) and water toothleaf (*Stillingia aquatica*).

Nearly 700 acres of mesic flatwoods are found in the Adams Ranch II proposal area. On Lake Marian Ranch, this community occurs in a large contiguous area on the eastern end of the northern block. This community consists of a canopy of mature longleaf pine (*Pinus palustris*) and some slash pine (*Pinus elliotii*). It generally lacks midstory and has a low shrub layer of saw palmetto, dwarf live oak, runner oak (*Quercus pumila*), and gopher apple (*Geobalanus oblongifolius*). Herbaceous plants are abundant and diverse, including Elliott's milkpea (*Galactia elliotii*), wiregrass, coastal plain chaffhead (*Carphephorus corymbosus*), coastal plain palafox (*Palafoxia integrifolia*), blackroot (*Pterocaulon pycnostachyum*), Florida milkweed (*Asclepias feayi*), white tassels (*Dalea carnea*), pinweeds (*Lechea* spp.), and button rattlesnakemaster (*Eryngium yuccifolium*). This community is in good condition and had been recently burned; however, it was evident from Peavine Road that cogon grass was invading the stand from the roadside. Mesic flatwoods on the St. Lucie Ranch are in scattered patches throughout the property. These areas have an open slash pine canopy and generally exhibit a significant oak midstory and dense, tall saw palmetto, likely a result of fire exclusion.

Grading into the mesic flatwoods on the Lake Marian Ranch is about 40 acres of scrubby flatwoods. This area has many of the same species found in the mesic flatwoods, but with an added component of evergreen shrubs including sand live oak, myrtle oak (*Quercus myrtifolia*), Chapman's oak (*Quercus chapmanii*), and coastal plain staggerbush. Where it intergrades with the mesic flatwoods, it shows signs of recent fire and is in excellent condition. However, across an internal ranch road, the effects of fire exclusion were apparent in an adjacent stand, which had a dense shrubby midstory and largely lacked herbaceous plants. This area of scrubby flatwoods graded into a closed-canopy sand live oak forest that was not visited but which is likely best described as xeric hammock.

Two large basin marshes occur on the Lake Marian Ranch. The largest lies along the south shore of Lake Marian, while the other is an egg-shaped basin within a large area of pasture on the southern parcel. These marshes were not visited during the site visit. A small area within a forested wetland at Lake Marian Ranch that was also categorized as basin marsh was inspected, however; this area had an open canopy with scattered red maple and cabbage palm, and a continuous groundcover dominated by toothed midsorus fern (*Telmatoblechnum serrulatum*), maiden fern (*Thelypteris* sp.), and tropical nutrush (*Scleria microcarpa*, FLEPPC Category I). Spreading air-plant (*Tillandsia utriculata*) was noted growing as an epiphyte on the edge of this community.

Basin swamps make up 413 acres of the project area. The largest is a portion of Cow Creek Swamp, which extends onto the edge of the St. Lucie Ranch property from the west. This community has a closed canopy dominated by bald cypress (*Taxodium distichum*), with some cabbage palm, swamp laurel oak (*Quercus laurifolia*), and red maple, a relatively open midstory, and groundcover of herbaceous plants such as false nettle (*Boehmeria cylindrica*), false hop sedge (*Carex lupuliformis*), savannah panicum (*Phanopyrum gymnocarpon*), millet beaksedge (*Rhynchospora miliacea*), and lizard's tail (*Saururus cernuus*). Epiphytes such as Spanish moss, golden polypody, and southern needleleaf are common. Although standing water wasn't evident at the time of the site visit, lichen lines on the bases of trees indicate that flooding occurs regularly. Basin swamp also occurs as small fragments along the shore of Lake Marian, and in a larger continuous band along the edge of the landward edge of the basin marsh that extends from the lake onto the property.

Wet flatwoods occupy widely scattered patches ranging from less than one acre to 80 acres on the southern half of the St. Lucie Ranch property. The canopy consists of slash pine, with a varied midstory of cabbage palm with some swamp bay (*Persea palustris*), southern bayberry (*Morella cerifera*), and saw palmetto. Included among the diverse herbaceous plants are such species as maidencane, bushy bluestem (*Andropogon glomeratus*), wiregrass, big carpetgrass, smallfruit beggarticks (*Bidens mitis*), largeflower rosegentian (*Sabatia grandiflora*), various sedges (*Cyperus* sp., *Eleocharis* sp., *Fuirena scirpoidea*, and multiple *Rhynchospora* species), roundpod St. John's wort (*Hypericum cistifolium*), orange milkwort (*Polygala lutea*), and yellow-eyed grass (*Xyris* sp.).

Dome swamps make up 55 acres of the proposal, with several located in the western portion of the St. Lucie Ranch and one south of Lake Marian. A dome swamp visited during the field assessment was in good condition, with a canopy of pond cypress (*Taxodium ascendens*), a midstory of scattered Carolina ash (*Fraxinus caroliniana*) and cabbage palm. Groundcover was sparse and included false nettle and ferns (*Telmatoblechnum serrulatum*, *Thelypteris* sp.). Epiphytes such as golden polypody, resurrection fern, southern needleleaf and Spanish moss were abundant. Two invasive species, balsam pear (*Momordica charantia*; FLEPPC Category II) and Caesar's weed, occurred sparingly at the edge of the swamp.

Canals and ditches throughout the sites vary from shallow swales to deep channels with water control structures and are especially numerous in the St. Lucie Ranch property. According to the owners, these serve for both drainage and water storage. A mixture of native and invasive species grow in the ditches and along the banks, including giant leather fern (*Acrostichum danaeifolium*), groundsel tree (*Baccharis halimifolia*), water hyacinth (*Eichhornia crassipes*, FLEPPC Category I), swamp rosemallow, marshpennywort (*Hydrocotyle* sp.), soft rush, pineland water-willow (*Justicia angusta*), Peruvian primrosewillow (*Ludwigia peruviana*; FLEPPC Category I), old world climbing fern (*Lygodium microphyllum*; FLEPPC Category I), torpedo grass, water lettuce (*Pistia stratiotes*), sweetscent (*Pluchea odorata*), guava (*Psidium guajava*; FLEPPC Category I), cabbage palm (*Sabal palmetto*), Brazilian pepper, broadleaf cattail (*Typha latifolia*), and Guinea grass (*Urochloa maxima*; FLEPPC Category II). These ditches also provide habitat for wildlife such as wading birds and alligators, as was observed during the site visit.

A slough marsh was noted in an elongated, shallow drainage on the St. Lucie Ranch. Vegetation in the slough marsh includes a variety of herbaceous species, among them maidencane, wrinkled jointgrass (*Coelorachis rugosa*), and swamp rosemallow.

Small acreages of other natural communities—floodplain swamp, floodplain marsh, and flatwoods lake—are believed to occur in the project area based on GIS analysis, but their composition and condition were not assessed during the site visit. Additionally, several areas of forested wetlands were not identified to community type due to challenges in distinguishing forested communities with similar signatures in aerial photographs. These were not visited during the site assessment and remain classified as “freshwater forested wetlands” in the natural communities table. Several small developed areas on the ranches were excluded from the project boundary, but the main headquarters compound of the St. Lucie Ranch are in the project footprint, including the ranch’s original horse and cattle pens and several mid-20th Century buildings including a pole barn, a small museum, and ranch offices. Several structures supporting agricultural operations are also included in the Lake Marian Ranch portion of the project, as is a communications tower near SR 60. Several miles of unpaved roads also traverse the properties and have not been mapped in detail here.

Three impoundment areas are located on the St. Lucie Ranch. The owners report that these can be used for water storage to reduce storm flows and nutrient inputs to the St. Lucie estuary, in coordination with the South Florida Water Management District. We did not visit these during the site evaluation.

Table 1. Natural communities and landcover types within Florida Forever proposal

Community or Landcover	Acres	Percent of Proposal
depression marsh	1,365	5%
mesic hammock	1,352	5%
dry prairie	1,253	4%
wet prairie	819	3%
mesic flatwoods	696	3%
basin marsh	534	2%
basin swamp	413	2%
freshwater forested wetlands	258	1%
wet flatwoods	199	1%
dome swamp	55	<1%
xeric hammock	51	<1%
scrubby flatwoods	40	<1%
slough marsh	27	<1%
floodplain marsh	15	<1%
flatwoods lake	5	<1%
floodplain swamp	2	<1%
pasture—improved	15,741	58%
pasture—semi-improved	2,119	8%
agriculture	1,575	6%
impoundment	440	2%
abandoned field	307	1%
road	47	<1%
canal/ditch	43	<1%
developed	20	<1%
artificial pond	11	<1%

Florida Fish and Wildlife Conservation Commission (FWC)

The Adams Ranch II project is a Florida Forever less-than-fee proposal encompassing 27,342 acres in Osceola and St. Lucie counties. This assessment is based on a site visit to both the St. Lucie Ranch in St. Lucie County on June 29, 2021, and the Lake Marian Ranch in Osceola County on June 30, 2021. This report also includes the results of the GIS Analysis.

Lands within the project comprise a fourth-generation cattle ranch. Current uses include cattle, haying, row crop, citrus, and sod farming, ecotourism, and hunting. Just over two-thirds of the project area is improved or unimproved pasture (68.35%), primarily comprised of bahia grass (*Paspalum notatum*). Other significant landcover includes marsh (10.95%), mesic flatwoods (3.77%), and dry prairie (3.61%).

The Florida Natural Areas Inventory Element Occurrence database shows 17 records for rare wildlife or plant species: American alligator (*Alligator mississippiensis*), bald eagle, crested caracara, eastern indigo snake (*Drymarchon couperi*), Florida burrowing owl, gopher tortoise, little blue heron (*Egretta caerulea*), osprey (*Pandion haliaetus*), snowy egret (*Egretta thula*), southeastern fox squirrel (*Sciurus niger niger*), tricolored heron (*Egretta tricolor*), white ibis (*Eudocimus albus*), and wood stork (*Mycteria americana*). The GIS model shows the project as Potential Habitat for eastern indigo snake, crested caracara, and Florida sandhill crane (*Grus canadensis pratensis*) primarily, with minimal potential habitat for Florida grasshopper sparrow and red-cockaded woodpecker (*Picoides borealis*).

The FWC Florida Landscape Assessment Model (FLAM) is a GIS model that determines the landscape value based on natural resources and fish and wildlife habitat. The FLAM ranks habitat from a 0-10; a rank of 10 being of greatest value. The mean FLAM score for this property is 5.6.

Most of the project (62.79%) is identified as Priority 2 or 3 for the Critical Lands and Waters Identification Project. Approximately 36% lies within a designated FWC Strategic Habitat Conservation Area (SHCA) for species including the American swallow-tailed kite (*Elanoides forficatus*), Cooper's hawk (*Accipiter cooperii*), Florida burrowing owl, Florida grasshopper sparrow, Florida snail kite (*Rostrhamus sociabilis*), and short-tailed hawk (*Buteo brachyurus*).

Lake Marian Ranch

The ranch is within the Florida Wildlife Corridor (defined as FEGN Priority 1, 2 and 3 areas) and is embedded within the Kissimmee Chain of Lakes ecoregion. The ranch is surrounded by other conservation lands including the Kissimmee Preserve State Park to the south, DeLuca Preserve to the southeast, and Three Lakes Wildlife Management Area to the west and northwest. Florida Forever projects nearby include Pine Island Slough Ecosystem to the south, Bombing Range Ridge to the west, and Ranch Reserve to the northeast. The project is adjacent to the existing Adams Ranch Florida Forever project.

Animal species that were observed during the tour include gopher tortoise, wild hog (*Sus scrofa*), crested caracara, white-tailed deer, northern bobwhite quail, mourning dove (*Zenaida macroura*), bald eagle, and Bachman's sparrow. There were a decent amount of pine and oak snags (dead trees) within the flatwoods sites, which will provide benefits for the wildlife resources within the project area. There was a rookery sighting during the site visit as well. Invasive plants were common throughout the project area. Cogongrass (*Imperata cylindrica*) was the most prevalent species in areas along roadsides, ditches, and in natural areas. Cogongrass was mixed mainly in areas that are not grazed and consist of native species such as saw palmetto (*Serenoa repens*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), and other native plant species. Brazilian pepper was not as common, but there were some areas along ditch embankments and hammocks that were infested. Caesar's weed was present in most of the hydric hammock sites. Overall, the invasive plant infestations have not yet diminished the integrity of the natural areas they were observed in. Invasive plant management will need to be implemented in some capacity to maintain ecological integrity, biodiversity, and functionality of the ecosystems in the project area.

There was evidence of recent prescribed burns occurring within the dry prairie and mesic flatwoods sites. These sites appeared to receive successful and beneficial effects from the burn within the last year. Midstory control within the flatwoods was good and native groundcover, including wiregrass and other native plant species, were sprouting throughout. Prescribed fire can be further implemented to benefit plant and wildlife species in other areas/ecosystems within the project area.

There is potential in the future for Florida grasshopper sparrows to utilize the portions of dry prairie within the project area. Being geographically located between the Three Lakes Wildlife Management Area and the DeLuca Preserve, both of which have populations of Florida grasshopper sparrows, there is a chance that the Florida grasshopper sparrows may benefit from the project area.

Wild hogs are both hunted and trapped. Other native game species are hunted through a lease. Habitat for game species is adequate. Wild hog damage was not severe. Ranching has occupied the land for five generations. Most of the uplands noted during the field review were pasture or hammock. The ecotones and transitional zones between natural communities and pastures were abrupt, with pasture occurring right to the edge of the forest and wetlands.

St. Lucie Ranch

The St. Lucie Ranch is approximately 11 miles west of Fort Pierce and is within the Florida Wildlife Corridor. The ranch is bordered to the east by a South Florida Water Management District reservoir, and to the west by the Bluefield to Cow Creek Florida Forever project. Kissimmee Bend WMA, Bluefield Ranch Mitigation Bank, and several Wetlands Reserve Program easements are also in the vicinity.

A pair of crested caracaras were observed during the tour, as were swallow-tailed kites, and white-tailed deer. Landowners stated they have observed Sherman's fox squirrel. Exotic plants were not widespread. A few problem areas with Brazilian pepper (*Schinus terebinthifolia*) and Caesar's weed (*Urena lobata*) were observed.

Hogs are both hunted and trapped. Other native game species are hunted through a lease. Habitat for game species is adequate. Hog damage was not severe. Ranching has occupied the land for five generations. During the field review most of the uplands were in pasture or hammock. The ecotones and transition zones between natural communities and pasture were abrupt with pasture occurring right to the edge of the forest and wetlands. Prescribed fire has not been applied to the area.

Summary

The Adams Ranch II project in current condition will provide conservation value as a less-than-fee acquisition for the State of Florida. The primary benefit is providing connectivity between other conservation lands and easements and protecting the area from future development.

GOALS, MEASURES AND CRITERIA

GOAL A:

ENHANCE THE COORDINATION AND COMPLETION OF LAND ACQUISITION PROJECTS

Measure A1:

The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific data.

If acquired, 27,342 acres would contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors.

Measure A2:

The number of acres protected through the use of alternatives to fee simple acquisition.

The total acreage of the project, 27,342 acres is proposed for less-than-fee acquisition via conservation easement.

Measure A3:

The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the federal government.

No funding partners are identified for this project.

GOAL B:

INCREASE THE PROTECTION OF FLORIDA'S BIODIVERSITY AT THE SPECIES, NATURAL COMMUNITY, AND LANDSCAPE LEVELS

Measure B1:

The number of acres acquired of significant Strategic Habitat Conservation Areas.

According to the Florida Forever Measure Evaluation (FFME), approximately 10,407 acres or 38% of the proposed project is within priority 2 and 3 Strategic Habitat Conservation Areas. Priority 2 and 3 areas are privately-owned lands that may provide for the habitat needs of wildlife species considered imperiled or critically imperiled in Florida.

Measure B2:

The number of acres acquired of highest priority conservation areas for Florida's rarest species.

An analysis of priority conservation areas based on Florida Forever Conservation Needs Assessment data may be found in the FFME. Habitat conservation priorities for 281 of Florida's rarest species were mapped and divided into six priority classes. The FFME shows the acres for each priority class found on the Adams Ranch II proposal. Overall, the site contains approximately 16,635 acres (61% of site) of rare species habitat. The habitat is mostly divided between priority 6 (49% of the site), priority 5 (8%), and priority 4 (4%), with the remainder in priorities 2 and 3 (both <1% of the site).

Table 2 lists the acres of habitat for each species that may be found on the site, based on the FNAI Habitat Conservation Priorities. Please note that habitats for these species overlap, so that the total of habitat for all species is more than the total acreage of the priority conservation areas.

Table 2. Rare species habitat based on FNAI Habitat Conservation Priorities

Scientific Name	Common Name	Global Rank	Acres
<i>Drymarchon couperi</i>	eastern indigo snake	G3	506
<i>Ammodramus savannarum floridanus</i>	Florida grasshopper sparrow	G5T1	28
<i>Caracara cheriway</i>	crested caracara	G5	14,668
<i>Mycteria americana</i>	wood stork	G4	2,452
<i>Picoides borealis</i>	red-cockaded woodpecker	G3	326

Measure B3:

The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages

According to the FFME, approximately 26,062 acres (95%) of the proposed project contributes to protection of ecological greenways with nearly all acreage falling within priority 1 and 2 areas. Priority 1 and 2 areas represent a significant opportunity to maintain the large connected landscape needed to conserve viable populations of Florida's flagship animal species such as the Florida panther and Florida black bear.

Measure B4:

The number of acres acquired of under-represented native ecosystems.

The Florida Forever natural community analysis includes only those communities that are under-represented on existing conservation lands. This analysis provides a conservative estimate of the extent of these communities, because it identifies only relatively undisturbed portions of these communities that occur within their historic range. The FFME lists the acreages of under-represented natural communities found on the site. Based on this analysis, the Adams Ranch II proposal contains 1,253 acres of dry prairie (5% of the site), 895 acres mesic/wet flatwoods (3% of site), and 40 acres of scrubby flatwoods (<1% of the site).

Measure B5:

The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects, or augmentations to previous projects.

The Adams Ranch II proposal would not contribute to a contiguous landscape-sized protection area of >50,000 acres. However, it is adjacent to a few conservation lands that include C-23/C-24 Stormwater Treatment Area, C-23/C-24 North Reservoir, two USDA NRCS Grassland Reserve Program easements, three Adams Ranch Conservation Easements held by the State of Florida, and a conservation easement held by the U.S. Fish and Wildlife Service. Several larger conservation lands are in the general vicinity, but disjunct from the proposal.

Measure B6:

The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

The FNAI database contains documentation of Florida burrowing owl, crested caracara, and bald eagle onsite, and the application indicates that eastern indigo snake, southeastern American kestrel, snail kite, and southeastern fox squirrel have been seen on the sites in the past. Several additional species of noteworthy wildlife were seen during the site visit: tricolored heron and white ibis were noted by the visit team at the St. Lucie Ranch, and Bachman's sparrow and Florida sandhill crane were present at Lake Marian Ranch. The site visit team observed swallow-tailed kite and osprey at both locations. Active gopher tortoise burrows were observed during the site visit at Lake Marian Ranch.

The applicant notes that protection of the Lake Marian Ranch could play a role in the recovery of the narrowly endemic Florida grasshopper sparrow (G5T1, S1, E, FE*). The Lake Marian Ranch lies within the species' range, and although this species has not been documented on the site, remaining populations are within a very short distance. The sparrow relies on dry prairie, which is found throughout the portions of Lake Marian Ranch contained in this proposal. It is unknown whether surveys have been conducted for this species on the property. Suitable habitat documented within the properties could also support other rare or imperiled species.

The FNAI database contains no documentation of rare plants in the project area, but staff located several rare plant species during the site visit, as noted in the table below. Additional survey effort would likely find more rare plant species.

The FFME (Appendix A) lists the number of Element Occurrences by Global Rank that are found on the proposal. Note that the number of occurrences does not necessarily match the number of species in the following table because, a) some species may have more than one occurrence on the proposal site, or b) some species observed on site do not meet the criteria for addition to the FNAI database at this time. Table 3 contains species falling into any of these observational categories, as well as species gleaned from other sources (e.g., Florida Breeding Bird Atlas) with different degrees of locational precision. Rarity rankings are listed in the following order: FNAI global (G, T) and state (S) ranks, federal status, state status. Species ranks and conservation status are described in Appendix D.

Table 3. Rare plants and animals documented or reported to occur within the proposed project

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Rare plants documented on site					
<i>Chrysophyllum oliviforme</i>	satineaf	G5	S3	N	T
<i>Encyclia tampensis</i>	Florida butterfly orchid	G4	SNR	N	CE
<i>Gonolobus suberosus</i>	angle pod	G5	SNR	N	T
<i>Myrcianthes fragrans</i>	Simpson's stopper	G4	S4	N	T
<i>Tillandsia fasciculata</i>	common wild pine	G5	SNR	N	E
<i>Tillandsia utriculata</i>	spreading air-plant	G5	S3	N	E
Additional rare plants reported by applicant					
None					
Rare animals documented on site					
<i>Gopherus polyphemus</i>	gopher tortoise	G3	S3	C	ST
<i>Athene cunicularia floridana</i>	Florida burrowing owl	G4T3	S3	N	ST
<i>Caracara cheriway</i>	crested caracara	G5	S2	T	FT
<i>Egretta tricolor</i>	tricolored heron	G5	S4	N	ST
<i>Elanoides forficatus</i>	swallow-tailed kite	G5	S2	N	N
<i>Eudocimus albus</i>	white ibis	G5	S4	N	N
<i>Haliaeetus erythrocephalus</i>	bald eagle	G5	S3	N	N
<i>Mycteria americana</i>	wood stork	G4	S2	T	FT
<i>Pandion haliaetus</i>	osprey	G5	S3S4	N	N
<i>Peucaea aestivalis</i>	Bachman's sparrow	G3	S3	N	N
Additional rare animals reported on site by applicant					
<i>Drymarchon couperi</i>	eastern indigo snake	G3	S3	T	FT
<i>Falco sparverius paulus</i>	southeastern American kestrel	G5T4	S3	N	ST
<i>Rostrhamus sociabilis</i>	snail kite	G4G5	S2	E	FE
<i>Sciurus niger</i>	southeastern fox squirrel	G5T5	S3	N	N

GOAL C:

PROTECT, RESTORE AND MAINTAIN THE QUALITY OF NATURAL FUNCTIONS OF LAND, WATER, AND WETLAND SYSTEMS OF THE STATE

Measure C1:

The number of acres of publicly-owned land identified as needing restoration; enhancement, and management, acres undergoing restoration or enhancement; acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, and enhanced, repopulated, or acquired.

These properties are offered for less-than-fee acquisition, with the expectation that existing agricultural uses would continue. Much of the 1,253 acres of dry prairie and 935 acres of mesic, wet, and scrubby flatwoods are currently in good to excellent condition. Many of these areas are currently being managed with fire, although in some cases increased burn frequency would be beneficial. The wetland communities observed during the site visit were generally in good condition but given the extensive hydrologic modifications on the property in the past, many of these wetlands would likely benefit from some hydrological restoration. Restoring the over 20,000 acres of pasture and agricultural lands to natural communities would require considerable long-term efforts, well outside the scope of restoration commitment expected for a working cattle ranch.

Based on the field assessment, most invasive plants on the project parcels were localized; on a per-acre basis, invasive plant control needs on these properties would likely be relatively low. However, significant cogongrass infestations were observed in dry prairie and mesic flatwoods areas, and this species should be treated aggressively to ensure that it does not threaten the integrity of high-quality natural communities. Brazilian pepper and old world climbing fern would also be priorities for control, although these species were generally not abundant in areas of high quality habitat. Torpedo grass and Caesar's weed were somewhat widespread, and a handful of other invasive plants were observed as well. A baseline assessment to determine the full extent of invasive plant infestations is warranted if an easement is to be acquired.

Measure C2:

The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) report.

Lake Marian Ranch

The property is within the Lake Okeechobee Basin Management Action Plan (BMAP) restoration area. The property would provide surface and ground water protection and medium to low water quality protection benefits.

St. Lucie Ranch

The property is within the St. Lucie River and Estuary BMAP restoration area. The property would provide some surface and ground water protection and medium to low water quality protection benefits.

Measure C3:

The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453 (2), F.S., regional or master stormwater management system plans, or other adopted restoration plans.

The St. Lucie county property is located between a proposed deep water storage feature (C-23/24 north reservoir) and a proposed natural storage area (Cypress Creek Natural Water Storage and Treatment Area) that are both components of the Comprehensive Everglades Restoration Plan (CERP) Indian River Lagoon-South (IRLS) project. Protection of this property as a working ranch is consistent with the CERP plan.

Measure C4:

The number of acres acquired that protect natural floodplain functions.

According to the FFME, approximately 8,605 acres (31%) of the proposed project may contribute to the protection of natural floodplain function including 2,649 acres within priority 3. Priority 3 areas are ecologically viable tracts of land with semi-natural land uses.

Measure C5:

The number of acres acquired that protect surface waters of the State.

According to the FFME, approximately 27,242 acres (99%) of the proposed project could provide protection for those surface waters of the State that currently remain in good condition. This includes

2,887 acres within priority 2. Priority 2 areas represent acreage that contributes to the protection of state-designated Outstanding Florida Waters, springs or rare fish habitat.

Measure C8:

The number of acres of functional wetland systems protected.

According to the FFME, approximately 4,544 acres (17%) of the proposed project would provide protection for functional wetland systems. This includes 1,865 acres within priority 3 for protecting functional wetland systems. Priority 3 areas are considered wetlands in a natural state within semi-natural land uses.

Measure C11:

The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

No major infestations of upland invasive, exotic plants were observed within the project. Caesar's weed, cogongrass and Brazilian pepper were the most prevalent. Impacts to natural system were present but minimal. Invasive plant management will need to continue to maintain the ecological value of the project area.

GOAL D:

ENSURE THAT SUFFICIENT QUANTITIES OF WATER ARE AVAILABLE TO MEET THE CURRENT AND FUTURE NEEDS OF NATURAL SYSTEMS AND THE CITIZENS OF THE STATE

Measure D1:

The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans.

The St. Lucie county property is located between a proposed deep-water storage feature (C-23/24 north reservoir) and a proposed natural storage area (Cypress Creek Natural Water Storage and Treatment Area) that are both components of the CERP/IRLS project. Protection of this property to remain in agriculture is consistent with the CERP plan. Though a substantial portion of the property is developed as improved pasture, there are still significant natural resources present (mesic flatwoods, forested wetlands, wet prairies) such that protecting the site can provide additional long-term benefits of retention and natural storage throughout the site's wetland communities as well as a protected corridor for wildlife movement between the planned CERP project features. The estimated area available for natural retention is approximately one-third of the property. There will be benefit to several listed species, providing roosting, foraging and potential nesting habitat for listed species, especially caracara and various wading birds. Continued management to maintain and improve hydrology throughout the site could provide additional storage and retention in the watershed, above and beyond that anticipated with the construction and operation of the IRLS project, resulting in continued improvement to the downstream St. Lucie Estuary and southern Indian River Lagoon.

Measure D2:

The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible.

The South Florida Water Management District's Upper East Coast Water Supply Plan has not specifically identified any water to be made available from this property.

Measure D3:

The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

According to the FFME, 27,353 (100%) acres proposed for acquisition would contribute to aquifer recharge, with most acres categorized as priority 4.

Table 4. Spatial Analysis for Potential Water Quality Benefits Lake Marian Ranch

Categories	Scoring Criteria	Project Score
FDEP High Profile Springs (In 1,2,3 or > spring sheds)	12, 24, 36	0
FDEP Select Agricultural Land Use (0-30%, >30-65%, >65%)	4,8,12	12
FDEP Florida Aquifer Vulnerability (FAVA)	4,7,10	7
FDEP Special Nutrient Impaired WBIDs	9	9
FDEP Distance to Major Lakes (100, 500, 1000 meters)	8,7,6	8
FDEP Springsheds or within 5 miles	10, 7	0
FDEP BMAPs	10	10
FDEP Distance to Major Rivers (100, 500, 1000 meters)	6,5,4	0
Total Possible	101	46

GIS Evaluation score is converted to a 1 to 5 value (low to high)

FINAL DEAR SCORE = 3 (medium low water quality protection benefits)

Table 5. Spatial Analysis for Potential Water Quality Benefits Lake Marian Ranch

Categories	Scoring Criteria	Project Score
FDEP High Profile Springs (In 1,2,3 or > spring sheds)	12, 24, 36	0
FDEP Select Agricultural Land Use (0-30%, >30-65%, >65%)	4,8,12	12
FDEP Florida Aquifer Vulnerability (FAVA)	4,7,10	4
FDEP Special Nutrient Impaired WBIDs	9	9
FDEP Distance to Major Lakes (100, 500, 1000 meters)	8,7,6	0
FDEP Springsheds or within 5 miles	10, 7	0
FDEP BMAPs	10	10
FDEP Distance to Major Rivers (100, 500, 1000 meters)	6,5,4	0
Total Possible	101	36

GIS Evaluation score is converted to a 1 to 5 value (low to high)

FINAL DEAR SCORE = 2 (medium low water quality protection benefits)

GOAL E:

INCREASE NATURAL RESOURCE-BASED PUBLIC RECREATIONAL AND EDUCATIONAL OPPORTUNITIES

Measures E1-E3

The Adams Ranch II project is proposed for less-than-fee acquisition with no public access.

GOAL F:

PRESERVE SIGNIFICANT ARCHAEOLOGICAL OR HISTORIC SITES

Measure F1:

The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use.

As a less-than-fee project, the Adams Ranch II Florida Forever project would not increase the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; however, through the conservation easement agreement, Adams Ranch II would preserve and protect a number of very significant historic and archaeological sites that are listed in the Florida Master Site File and eligible for the National Register of Historic Places.

CULTURAL RESOURCES:

The Adams Ranch II Florida Forever project contains several significant historical and archaeological resources recorded in the Florida Master Site File. The resources that are currently recorded are largely

the result of a cultural resource assessment survey conducted in 2007 by Archaeological and Historical Conservancy, Inc. This survey was conducted on portions of the Adams Ranch in St. Lucie County in response to the creation of a Stewardship Sending Area (SSA), and in order to fulfill historic resource and cultural heritage requirements in accordance with Section 106 of the National Historic Preservation Act of 1966, and 36 C.F.R., part 800: *Protection of Historic Properties*. Although this survey was conducted on only a portion of the St. Lucie County parcel of the Adams Ranch II Florida Forever project, given the location and characteristics of the entire project, it is likely that there are a number of resources that have yet to be identified and/or recorded.

Most of the St. Lucie County parcel, including a total of eight historic structures as well as the land itself, has been recorded as a Resource Group, the Adams Ranch Rural Historic Landscape (8SL3031). With its long history as a cattle operation dating back to 1937, association with its founder, Florida Superior Court justice and 1956 gubernatorial candidate, Alto Adams, and archaeological sites occupied by both pre-Columbian peoples and Seminole Indians, the Adams Ranch Rural Historic Landscape has been assessed as potentially eligible for the National Register of Historic Places (NRHP) based on several criteria for evaluation. Currently, there has been no official determination of NRHP eligibility made by the State Historic Preservation Officer .

Two Historic Structures have been recorded on the Adams Ranch II Florida Forever project. 26001 Orange Avenue (8SL108) includes a 1937 frame vernacular residence at 2601 State Road 68 as well as a barn and two additional houses. A second recorded Historical Structure, the Kenansville Post Office (8SL285) is a frame vernacular building that served as the Kenansville Post Office from 1914 until 1976. Shortly after decommissioning the building was relocated to the Adams Ranch where it was recorded as a Historical Structure in 2004. The building has since been removed from Adams Ranch, and as such, should not be considered as a contributing resource to the project.

Ten Archaeological Sites have been recorded on the St. Lucie County portion of the Adams Ranch II Florida Forever project. These include middens, a Seminole camp, a Seminole canoe, and a pre-Columbian burial mound. One particular site on the project, Polly's Hammock (8SL3025), is significant as the camp and residence of Polly Parker (Emateloey), a Seminole woman who was captured during the Third Seminole War (1855-1858) and famously evaded removal to Indian Territory when she escaped from the steamship Grey Cloud at St. Marks and walked 400 miles back to her home in Central Florida. Well into old age, Polly Parker made the hammock her home from the early to mid-twentieth century. When the property was purchased by Alto Adams in 1936, she was found living there alone. Adams allowed Polly Parker to continue living there, even carrying supplies to her camp twice a week. The family lost track of "Aunt Polly", as she was known, after they moved to Tallahassee for Alto Adams to take his seat on the Florida Supreme Court. She was estimated to be 115 years old at her death.

Archaeological testing has been conducted on only about twenty of the numerous hammocks that dot the St. Lucie County property; however, based on these results, it is likely that additional hammocks contain historic and pre-Columbian Native American sites potentially eligible for the National Register of Historic Places on an individual basis or as an archaeological district.

FIELD OBSERVATIONS:

Prior to the field review a search of the Florida Master Site File revealed three previously recorded historical resources on the Adams Ranch II Florida Forever project. These were the Adams Ranch Canoe (8SL1170) and Historic Structures at 2601 State Road 68 (8SL108). The canoe is held on site in a ranch museum. The canoe and historic structures are all kept in good condition.

When asked if there was any knowledge of additional unrecorded resources, the applicants initially responded that they were unaware of any archaeological sites on the project; however, during the course of the review it was learned that there were in fact a number of known archaeological sites and

that a portion of the project had been subject to a cultural resource reconnaissance survey in 2007. Two of these archaeological sites including Polly's Hammock (8SL3025) were visited by the review team during the field review and were found to be preserved in good condition.

Following the on-site field review, the archaeologist responsible for conducting the 2007 reconnaissance survey, Bob Carr of the Archaeological and Historical Conservancy, Inc. (AHC) was contacted for additional information. Although an additional nine Archaeological Sites and one Resource Group had been recorded and given site numbers in the Florida Master Site File at the time of the 2007 survey, the final report and site forms had never been submitted to the Division of Historical Resources. A copy of that final report was sent to DHR in late July 2021 and augmented DHR's full review of the Adams Ranch II Florida Forever project. The survey report and all associated site forms are now recorded in the Florida Master Site File.

Table 6. Recorded Cultural Resources for Adams Ranch II Florida Forever Project

Site Name	Site Number	FMSF Category	Site Type
Adams Ranch Rural Historic Landscape	8SL3031	Resource Group	Rural Historic Landscape
Adams Ranch Canoe	8SL1170	Archaeological Site	Canoe, Seminole, 19th Century
Adams Ranch 1	8SL3022	Archaeological Site	Midden, Habitation
Adams Ranch 2	8SL3023	Archaeological Site	Midden, Habitation
Adams Ranch 3	8SL3024	Archaeological Site	Midden, Habitation
Polly's Hammock	8SL3025	Archaeological Site	Midden, Seminole Homestead
Gammon Hammock	8SL3026	Archaeological Site	Midden, Historic Homestead
Adams Ranch 4	8SL3027	Archaeological Site	Midden, Habitation
Adams Ranch Burial Mound	8SL3028	Archaeological Site	Sand Burial Mound
Adams Ranch 5	8SL3029	Archaeological Site	Midden, Habitation
Adams Ranch 6	8SL3030	Archaeological Site	Midden, Habitation
2601 SR 68	8SL108	Historic Structure(s)	20th Century wood frame structure

Measure F2:

The increase in the number and percentage of historic and archaeological properties that are in state ownership.
If acquired as a fee-simple acquisition the project would increase the number of historic properties in state ownership.

As a less-than-fee project, Adams Ranch II would not meet Measure F2, as the number and percentage of historic and archaeological properties on the project would remain privately owned.

GOAL G:

INCREASE THE AMOUNT OF FORESTLAND AVAILABLE FOR SUSTAINABLE MANAGEMENT OF NATURAL RESOURCES

Measure G1:

The number of acres acquired that are available for sustainable forest management.

According to the FFME, approximately 4,445 acres (16%) could be available for sustainable forest management; with most of the acreage (4,312 acres) in priority 5. Priority 5 areas are considered "potential" pinelands; agricultural areas that could be restored to pineland.

Measure G2:

The number of acres of state-owned forestland managed for economic return in accordance with current best management practices.

No significant forestland occurred within the project area.

Measure G3:

The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

According to the FFME, approximately 5 acres (< 1%) would provide forestland to maintain natural groundwater recharge functions.

Measure G4:

The percentage and number of acres identified for restoration actually restored by reforestation.

St. Lucie Ranch is maintained for pasture management and livestock; forestry is not a management goal. On Lake Marian Ranch, several areas of flatwoods containing mature, fire-managed pines, and evidence of appropriate fire-adapted ground cover species was observed. Prescribed fire should be continued to enhance wildlife habitat quality and native plant diversity.

FLORIDA FOREVER CRITERIA

The proposed project meets the following Florida Forever criteria (s. 259.105, F.S.)

- The project meets multiple goals described in subsection (4).
- The project has significant archaeological or historic value.
- The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.

The Acquisition and Restoration Council shall give increased priority to:

- Protecting areas underlying low-level military air corridors or operating areas; and
- Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.

MANAGEMENT

If acquired as a perpetual conservation easement, primary management responsibility would remain with the landowner. Periodic monitoring of the site's management would occur to confirm continued compliance with the conditions of the easement. Monitoring would be coordinated by DEP State Lands Division, Office of Environmental Services.

FUNDING SOURCES

Florida Forever. Lake Marian Ranch is also within the sentinel landscape for Avon Park Air Force Range and the associated REPI Partnership Opportunity Area.

FUNDING FOR MAPPING, APPRAISAL, NEGOTIATIONS & CLOSING

OWNERSHIP PATTERN AND ACQUISITION PLANNING

Title and Legal Access Issues

Lake Marian Ranch is in Sections 13,14, 23 – 26, 35, and 36, Township 30 South, Range 32 East; Sections 1, 2, 11 – 14, and 23 – 25, Township 31 South, Range 32 East; Sections 19 – 22, and 27 –

33, Township 30 South, Range 33 East; and Sections 7, 28 – 30, 32, and 33, Township 31 South, Range 33 East. and St. Lucie Ranch is in Sections 9 -16, 21 – 36, Township 35 South, Range 37 East; Sections 7, 18, 19 and 30, Township 35 South, Range 38 East; and Sections 1 – 3, 10 and 11, Township 36 South, Range 37 East. The Board of Trustees holds title to the lands lying below the Ordinary High Water Line (OHWL) of Lake Marion within the project area. No BOT title interest within the uplands on the property.

Estimated Cost of Appraisal and Mapping

DEP's Bureau of Appraisal estimates \$12,000 to \$15,000 in appraisal fees.

Acquisition Phases

Subject to funding, acquisition within Lake Marian Ranch would be pursued in two phases north and south of the current Adams Ranch Florida Forever project. Acquisition within St Lucie Ranch would be pursued in at least two phases, west to east.

GOVERNMENT PLANNING and DEVELOPMENT**Contribution to Recreation and Open Space Needs****Lake Marian Ranch**

The proposed project has a medium to high potential for contribution to recreation and open space needs. According to supporting documents, the Lake Marian Ranch would help to connect a variety of protected lands along the east side of Lake Kissimmee and the Kissimmee River. A portion of the project area provides lake front access to Lake Marian and could support camping, hiking and a variety of water recreational activities.

St. Lucie Ranch

The proposed project has a medium to high potential for contribution to recreation and open space needs. According to supporting documents, the project is identified for less-than-fee acquisition, so public recreational opportunities are anticipated to be limited to the current uses of ecotourism, agritourism, and hunting leases. Additionally, the St. Lucie Ranch would help connect a variety of protected lands along a wildlife dispersal route around the north and east side of Lake Okeechobee to south Florida.

Potential for Losing Significant Natural Attributes or Recreational Open Spaces**Lake Marian Ranch**

The property has significant natural attributes. According to the application, its location is within the Florida Wildlife Corridor and is one of several large ranches that lie between the Kissimmee River, Kissimmee Prairie Preserve State Park, the St. Johns River, and Three Lakes Wildlife Management Area. The importance of this ranch to the Florida grasshopper sparrow recovery efforts was magnified significantly with the donation of a conservation easement and gift of the underlying land for the creation of the 27,000-acre DeLuca Preserve in November of 2020.

Additionally, the application reports that the ranch's significant species that are potentially present include (among many others) the crested caracara, eastern indigo snake, bald eagle, snail kite, southeastern American kestrel, and Sherman's fox squirrel.

Medium/High Potential: There is a medium to high potential for losing significant natural attributes located on the property due to potential urban development. The northernmost portion of the subject property borders scenic Lake Marian and could be highly attractive for development. The southern boundary of the Lake Marian Ranch starts approximately 8.4 miles west of the Yeehaw Junction/Florida Turnpike Interchange and continues westerly for almost another five miles.

St. Lucie Ranch

The property has significant natural attributes. Its location is within the Florida Wildlife Corridor and the property connects to the Bluefield to Cow Creek Florida Forever project to the west and south, and other NRCS Grassland and Wetland easements. Additionally, the application reports that species identified as documented, likely, or potentially present on the ranch by the FNAI, include the wood stork, crested caracara, eastern indigo snake, gopher tortoise, snail kite, Florida long-tailed weasel, red-cockaded woodpecker, gopher frog, and American alligator. Plentiful game can also be found on the ranch including white-tailed deer and wild turkey.

Medium Potential: There is a medium potential for losing significant natural attributes located on the property due to potential urban development. According to project documents, the subject property is in the heart of an agriculture corridor midway between the Kissimmee River and the Atlantic coast. However, the property's northern boundary has four miles of frontage on County Road 68 (Orange Avenue), less than 11 miles west of Interstate 95. The southern boundary has approximately 2.4 miles of frontage on State Road 70, less than 13 miles west of the Florida Turnpike. Both highways are major arterials for sprawling residential and commercial growth to the west of the City of Fort Pierce.

Potential for Being Subdivided**Lake Marian Ranch**

Low Potential: The subject property has low potential for being subdivided. The future land use designation is Rural/Agricultural, which allows residential use at a density of one dwelling unit per five acres. The property could provide an important linkage to a variety of protected lands if it were to be acquired for conservation.

St. Lucie Ranch

Low Potential: The subject property has low potential for being subdivided. The future land use designation is Agriculture-5, which allows residential use at a density of one dwelling unit per five acres. The property could provide an important linkage to a variety of protected lands if it were to be acquired for conservation.

Development Potential**Lake Marian Ranch**

Based on the Osceola County Comprehensive Plan future land use designation (Rural/Agricultural), the subject property has a development potential of 2,437 residential dwelling units.

St. Lucie Ranch

Based on the St. Lucie County Comprehensive Plan future land use designation (Agriculture-5), the subject property has a development potential of 3,229 residential dwelling units.

Existing Land Uses and Future Land Use Designations**Lake Marian Ranch**

Existing Land Uses: The application states that both blocks of the Lake Marian Ranch are predominantly improved pasture, with some former citrus lands on the southern block, and scattered areas of remnant upland and wetland natural communities. Upland natural communities include several areas of dry prairie, generally on the western portions of both properties. The property is home to abundant game and non-game wildlife populations.

Future Land Uses: The subject area is designated as Rural/Agricultural on the Osceola County 2040 Future Land Use Map. The Rural/Agricultural future land use category provides for continuation of agricultural production and supporting land uses outside of the adopted Urban Growth Boundary.

Maximum density allowed shall be one dwelling unit per five acres. Limited residential subdivision development is allowed based upon meeting the following criteria:

1. The number of units allowed for a development proposed as "ranchettes" shall be based upon net density defined as the total number of dwelling units divided by developable land, i.e., land area minus natural water bodies and wetlands.
2. The number of units allowed for a development proposed as a Conservation Subdivision shall be based upon gross density defined as the total number of dwelling units divided by the development's total area.
 - a. At a minimum 50 percent of the land area shall be set aside as conservation, agricultural, or recreational open space.
 - b. Conservation Subdivisions shall optimize the land maintained as open space to retain agricultural functions, minimize fragmentation of area resources and/or preserve existing ecological connections. Open space within a Conservation Subdivision will be permanently preserved via easement and managed by the agricultural owner, homeowner's association, property owner's association, land trust, conservation organization, public agency, or other ownership and maintenance entity as defined on the plat. The easement or dedication shall remove all residential development rights from the open space, but shall not limit agricultural, conservation, or recreational uses.

Based on the allowable density standard, the subject property has a residential development potential of 2,437 residential dwelling units (12,185 acres with a density of one dwelling unit per five gross acres).

St. Lucie Ranch

Existing Land Uses: The subject property is classified with mostly improved pasture, with approximately 510 acres planted in citrus, and another 200 acres of fallow citrus land. The ranch's wetlands contain a diverse array of natural habitats that include cypress, freshwater swamps and marshes, mixed shrub wetlands, and mixed wetland hardwoods. The current use of the property includes a cow/calf operation, haying, haylage, row crop farming, citrus, sod farming, native plant harvesting, ecotourism, agritourism, hunting, and passive recreation.

Future Land Uses: The subject area is designated as Agriculture-5 on the St. Lucie County 2040 Future Land Use Map. The Agriculture-5 future land use category is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential and nonresidential development under the following criteria:

- All residential and nonresidential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of forty-five (45) units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element;
- Residential densities are set at a maximum of 0.20 units per gross acre (one unit per 5 gross acres).

Based on the allowable density standard, the subject property has a residential development potential of 3,229 residential dwelling units (16,149 acres with a density of one dwelling unit per five gross acres).

Transportation Planning Issues

Located in FDOT's District 4 (St. Lucie County) and District 5 (Osceola County), the proposed project would protect approximately 28,000 acres by conservation easement. The property would continue to be managed for cattle, hay, and other existing uses. There should be coordination with the appropriate FDOT District staff during the acquisition process to ensure that issues related to the transportation system and partnering opportunities are addressed and incorporated into the management plan as appropriate.

Lake Marian Ranch (Osceola County)

The project area in Osceola County is bordered by the Florida Turnpike on the east and State Road 60 (SR 60) on the south. Both roadways are Strategic Intermodal System facilities and evacuation routes. The Florida Turnpike will be conducting a Project Development & Environment (PD&E) study for the widening of the Turnpike in this area from Milepost (MP) 152 (Fort Pierce) to MP 193 (Yeehaw Junction). The potential for a conservation easement in this area should be incorporated into the PD&E study.

St. Lucie Ranch (St. Lucie County)

State Road 70 (SR 70) is adjacent to the southern border of the project area in St. Lucie County. SR 70 is a Strategic Intermodal System facility and an evacuation route. There is a multi-use trail on the north side of SR 70 in this area. This trail runs along SR 70 from the Turnpike to the St Lucie/Okeechobee County line. Public access to the project area would be supported by this trail. There may also be partnering opportunities along the SR 70 corridor related to gopher tortoise mitigation and wildlife crossings in support of the Florida Wildlife Corridor initiative.

ACKNOWLEDGEMENTS

Staff in DEP's Division of State Lands (DSL) and the Florida Natural Areas Inventory determined the final project recommendations. Deborah Burr and Sine Murray in DSL's Office of Environmental Services were responsible for the overall coordination of this report, with contributions from the following:

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- Florida Forest Service - Cat Ingram and Carlin Ionita
- Department of Economic Opportunity – Kelly Corvin
- DSL Bureau of Appraisal – Jay Scott
- Florida Fish and Wildlife Conservation Commission – Laramie Ferry and Carol Rizkalla
- Florida Natural Areas Inventory – Geoffrey Parks and Kimberly Alexander
- DEP Division of Environmental Assessment and Restoration - Kevin Coyne
- Florida Department of Transportation –Jennifer Carver
- South Florida Water Management District – Beth Kacvinsky and Natasha Warrich

APPENDICES**Appendix A:***Florida Forever Measures Evaluation prepared by the Florida Natural Areas Inventory***Adams Ranch II : Florida Forever Measure Evaluation 20210917**

GIS ACRES = 27,409

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	9	< 1%
Priority 2	5,707	21%
Priority 3	4,352	16%
Priority 4	0	0%
Priority 5	339	1%
Total Acres	10,407	38%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	26	< 1%
Priority 3	3	< 1%
Priority 4	1,009	4%
Priority 5	2,239	8%
Priority 6	13,358	49%
Total Acres	16,635	61%
B3: Ecological Greenways		
Priority 1	9,615	35%
Priority 2	16,447	60%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	<1	<1%
Total Acres	26,062	95%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	40	< 1%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	1,253	5%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	895	3%
Upland Hardwood Forest (G5)	0	0%
Total Acres	2,188	8%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	1	
G4	1	
G5	11	
Total	13	
C4: Natural Floodplain Function		
Priority 1	104	< 1%
Priority 2	858	3%
Priority 3	2,427	9%
Priority 4	2,476	9%
Priority 5	2,151	8%
Priority 6	590	2%
Total Acres	8,605	31%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	2,877	10%
Priority 3	11	0%
Priority 4	10,257	37%
Priority 5	135	< 1%
Priority 6	13,961	51%
Priority 7	0	0%
Total Acres	27,242	99%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	92	< 1%
Priority 2	722	3%
Priority 3	1,666	6%
Priority 4	1,290	5%
Priority 5	713	3%
Priority 6	61	< 1%
Total Acres	4,544	17%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	569	2%
Priority 3	1,093	4%
Priority 4	12,204	45%
Priority 5	7,429	27%
Priority 6	6,058	22%
Total Acres	27,353	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	4.4	
Land Trail Opportunities	2.3	
Total Miles	6.7	
F2: Arch. & Historical Sites (number)		
	1 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	133	< 1%
Priority 4	0	0%
Priority 5 - Potential Pinelands	4,312	16%
Total Acres	4,445	16%
G3: Forestland for Recharge		
	5	< 1%

^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.

Final Florida Forever proposal boundary maps: Report requirement 259.105 (15)k, prepared by Florida Natural Areas Inventory

This map illustrates the Kissimmee River and its surrounding regions in Florida, highlighting various FFBOTs and land management areas. The Kissimmee River is shown flowing from the north towards the south, eventually emptying into Lake Okeechobee. Key features include:

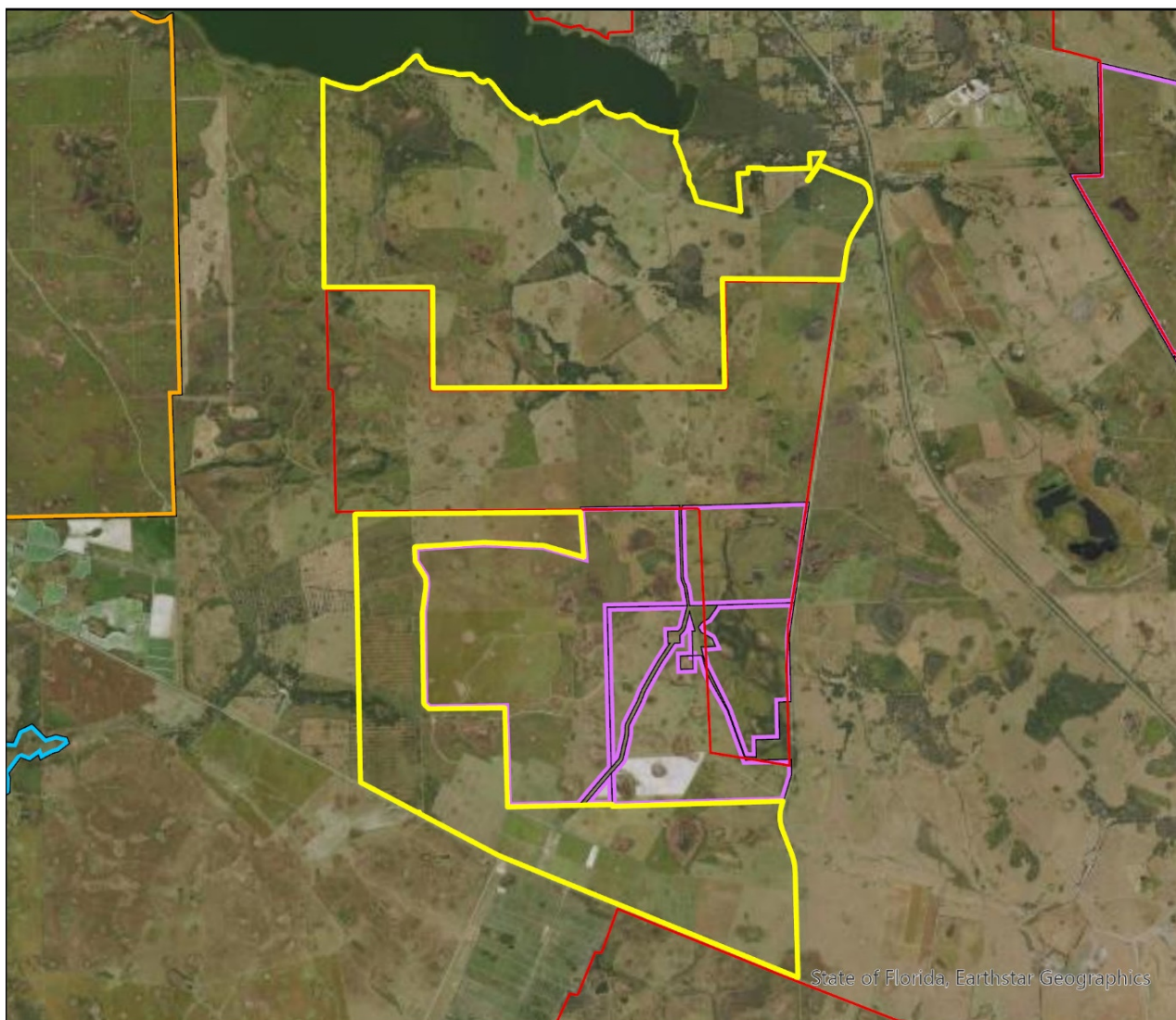
- FFBOTs (Florida Forever Baseline of Operations and Treatment):**
 - OSCEOLA PINE SAVANNAS FFBOT
 - RANCH RESERVE FFBOT
 - BREVARD COASTAL SCRUB ECOSYSTEM FFBOT
 - ADAMS RANCH FFBOT
 - BOMBING RANGE RIDGE FFBOT
 - PINE ISLAND SLOUGH ECOSYSTEM FFBOT
 - KISSIMMEE ST. JOHNS RIVER CONNECTOR FFBOT
 - EASTERN SCARP RANCHLANDS FFBOT
 - CORRIGAN RANCH FFBOT
 - TRIPLE DIAMOND FFBOT
 - BLUEFIELD-TO-COW CREEK FFBOT
 - ARCHIE CARR SEA TURTLE REFUGE FFBOT
 - INDIAN RIVER LAGOON BLUEWAY FFBOT
- Land Management Areas:**
 - THREE LAKES WILDLIFE MANAGEMENT AREA
 - HIGHLANDS AVON PARK AIR FORCE RANGE
 - KISSIMMEE PRAIRIE PRESERVE STATE PARK
 - CYPRESS CREEK COMPLEX
- Geographical Features:**
 - INDIAN RIVER
 - FLORIDA'S TURNPIKE
 - OSCEOLA
 - OKEECHOBEE
 - ST. LUCIE
 - LAKE OKEECHOBEE
- Infrastructure:**
 - Highway 1 (Sebastian to Vero Beach)
 - Highway 95 (Interstate 95)
 - Highway 441
 - Highway 98
- Other Labels:**
 - Sebastian
 - Gifford
 - Vero Beach
 - Port St. Lucie
 - C-23/C-24 NORTH RESERVOIR

AUGUST 2021

B2: Aerial map

Adams Ranch II Florida Forever Proposal (Map 1 of 2)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSAL BOUNDARY AS OF AUGUST 2021



Map Produced by: N. Pasco, August 2021

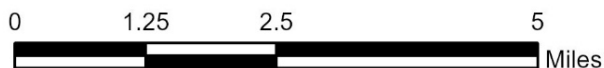
Background: World Imagery Resolution = 0.3 meter



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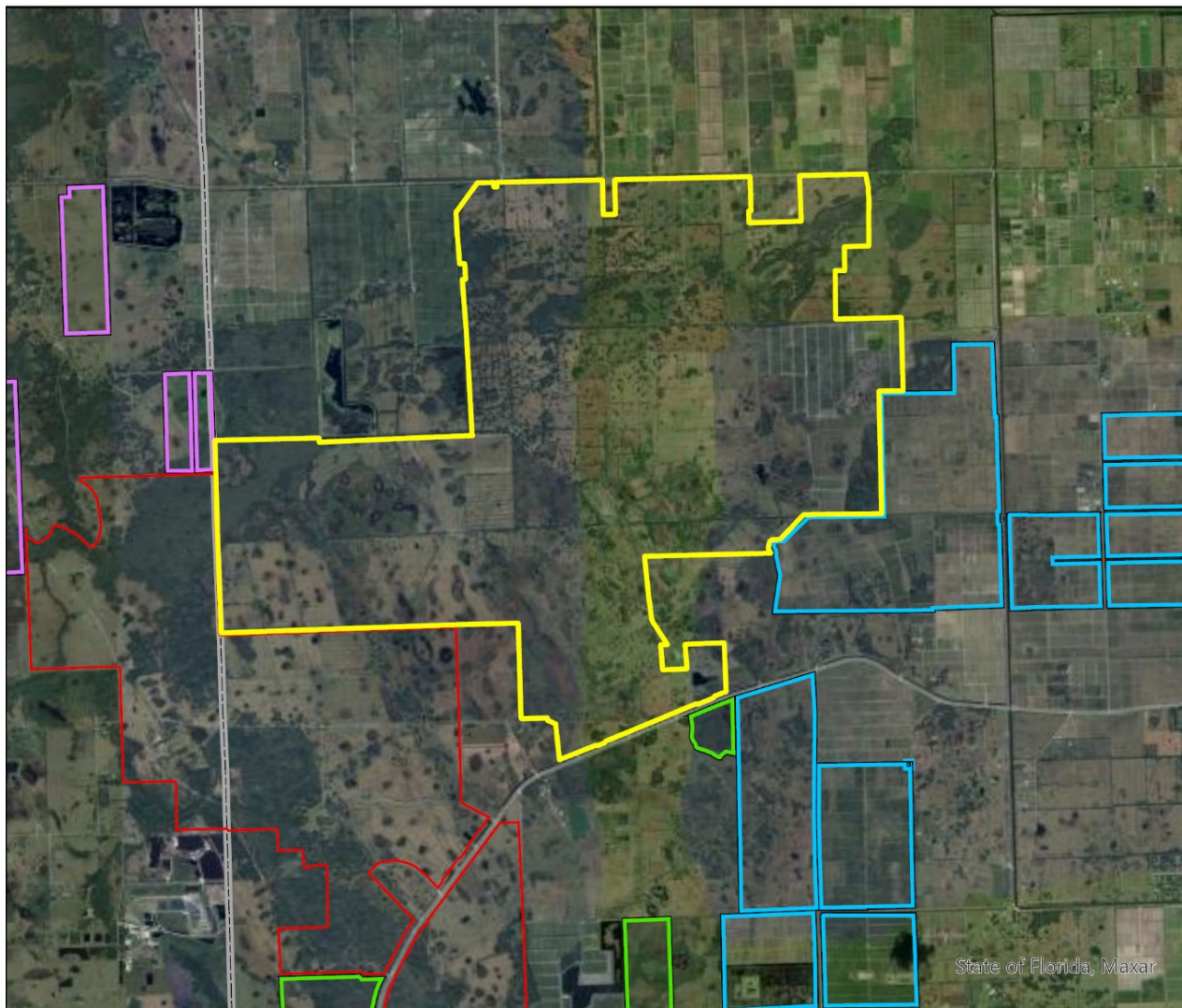
- Florida Forever Proposal Boundary
- Florida Forever BOT Projects
- Existing State Conservation Lands
- Existing Water Management District Conservation Lands
- Existing Private Conservation Lands



B3: Aerial map

Adams Ranch II Florida Forever Proposal (Map 2 of 2)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSAL BOUNDARY AS OF AUGUST 2021



Map Produced by: N. Pasco, August 2021

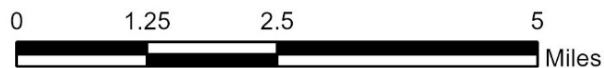
Background: World Imagery Resolution = 0.3 meter



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- Florida Forever Proposal Boundary
- Florida Forever BOT Projects
- Existing Water Management District Conservation Lands
- Existing Local Conservation Lands
- Existing Private Conservation Lands



Appendix C:*Property ID Numbers for Final Recommended Boundary***Lake Marian Ranch**

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Osceola	07-31-33-0000-0010-0000	ADAMS RANCH INC.	628.99	\$2,515,900.00	\$84,600.00	Essential
Osceola	11-31-32-0000-0010-0000	ADAMS RANCH INC.	375.73	\$1,502,900.00	\$35,000.00	Essential
Osceola	12-31-32-0000-0010-0000	ADAMS RANCH INC.	661.15	\$2,644,600.00	\$81,400.00	Essential
Osceola	13-30-32-0000-0020-0000	ADAMS RANCH INC.	103.91	\$415,600.00	\$16,900.00	Essential
Osceola	13-31-32-0000-0010-0000	ADAMS RANCH INC.	657.67	\$2,630,700.00	\$122,600.00	Essential
Osceola	14-30-32-0000-0010-0000	ADAMS RANCH INC.	103.85	\$415,400.00	\$6,700.00	Essential
Osceola	14-31-32-0000-0010-0000	ADAMS RANCH INC.	383.46	\$1,533,800.00	\$40,200.00	Essential
Osceola	19-30-33-0000-0010-0000	ADAMS RANCH INC.	487.68	\$2,055,400.00	\$154,899.00	Essential
Osceola	19-31-33-0000-0010-0000	ADAMS RANCH INC.	634.45	\$2,537,800.00	\$84,700.00	Essential
Osceola	20-30-33-0000-0010-0000	ADAMS RANCH INC.	437.13	\$1,801,900.00	\$131,900.00	Essential
Osceola	21-30-33-0000-0040-0000	ADAMS RANCH INC.	557.38	\$2,362,600.00	\$179,000.00	Essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Osceola	22-30-33-0000-0065-0000	ADAMS RANCH INC.	4.97	\$67,600.00	\$67,600.00	Essential
Osceola	22-30-33-0000-0066-0000	ADAMS RANCH INC.	5.09	\$14,200.00	\$14,200.00	Essential
Osceola	22-30-33-0000-0100-0000	ADAMS RANCH INC.	1.01	\$7,800.00	\$7,800.00	Essential
Osceola	22-30-33-0000-0125-0000	ADAMS RANCH INC.	30.16	\$120,600.00	\$2,300.00	Essential
Osceola	23-30-32-0000-0010-0000	ADAMS RANCH INC.	642.16	\$2,568,600.00	\$67,400.00	Essential
Osceola	23-31-32-0000-0010-0000	ADAMS RANCH INC.	332.66	\$1,330,600.00	\$41,900.00	Essential
Osceola	24-30-32-0000-0010-0000	ADAMS RANCH INC.	632.59	\$2,530,400.00	\$88,500.00	Essential
Osceola	24-31-32-0000-0010-0000	ADAMS RANCH INC.	657.82	\$2,631,300.00	\$87,200.00	Essential
Osceola	25-30-32-0000-0010-0000	ADAMS RANCH INC.	643.13	\$2,572,500.00	\$87,100.00	Essential
Osceola	25-31-32-0000-0010-0000	ADAMS RANCH INC.	185.14	\$740,600.00	\$38,600.00	Essential
Osceola	26-30-32-0000-0010-0000	ADAMS RANCH INC.	641.82	\$2,567,300.00	\$70,600.00	Essential
Osceola	27-30-33-0000-0020-0000	ADAMS RANCH INC.	304.43	\$1,217,700.00	\$39,500.00	Essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Osceola	28-30-33-0000-0010-0000	ADAMS RANCH INC.	660.55	\$2,642,200.00	\$108,500.00	Essential
Osceola	28-31-33-0000-0020-0000	ADAMS RANCH INC.	407.75	\$1,631,000.00	\$67,800.00	Essential
Osceola	28-31-33-3340-0101-0010	ADAMS RANCH INC.	24.75	\$99,000.00	\$4,700.00	Essential
Osceola	28-31-33-3350-0116-0010	ADAMS RANCH INC.	42.55	\$170,200.00	\$9,400.00	Essential
Osceola	29-30-33-0000-0010-0000	ADAMS RANCH INC.	647.29	\$2,589,200.00	\$107,900.00	Essential
Osceola	29-31-33-0000-0010-0000	ADAMS RANCH INC.	642.86	\$2,571,400.00	\$86,200.00	Essential
Osceola	30-30-33-0000-0010-0000	ADAMS RANCH INC.	647.54	\$2,649,100.00	\$166,200.00	Essential
Osceola	30-31-33-0000-0010-0000	ADAMS RANCH INC.	474.66	\$2,067,000.00	\$273,600.00	Essential
Osceola	31-30-33-0000-0010-0000	ADAMS RANCH INC.	649.11	\$2,596,400.00	\$91,700.00	Essential
Osceola	32-30-33-0000-0010-0000	ADAMS RANCH INC.	645.30	\$2,581,200.00	\$115,000.00	Essential
Osceola	32-31-33-0000-0010-0000	ADAMS RANCH INC.	118.38	\$473,500.00	\$24,500.00	Essential
Osceola	33-30-33-0000-0010-0000	ADAMS RANCH INC.	654.56	\$2,618,200.00	\$88,300.00	Essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Osceola	33-31-33-0000-0020-0000	ADAMS RANCH INC.	231.04	\$924,200.00	\$45,400.00	Essential
Osceola	33-31-33-3270-001-0010	ADAMS RANCH INC.	27.23	\$108,900.00	\$6,000.00	Essential
Osceola	33-31-33-3360-0144-0010	ADAMS RANCH INC.	39.42	\$157,700.00	\$4,400.00	Essential
Osceola	36-30-32-0000-0010-0000	ADAMS RANCH INC.	646.16	\$2,584,600.00	\$87,000.00	Essential
TOTALS*			12185.00	\$49,048,901.00 (prorated)		

*excludes lands encumbered by conservation easements granted to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and United States of America (U.S. Fish and Wildlife Service), and unprotected acres lying within the existing Adams Ranch Florida Forever site

St. Lucie Ranch

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
St. Lucie	2109-411-0001-000-9	ADAMS RANCH INC.	133.03	\$518,381.00	\$25,777.00	Essential
St. Lucie	2110-311-0001-000-6	ADAMS RANCH INC.	318.90	\$1,142,906.00	\$77,097.00	Essential
St. Lucie	2111-311-0001-000-9	BUD'S HAMMOCK LLC	286.14	\$1,032,828.00	\$64,041.00	Essential
St. Lucie	2112-311-0001-000-2	BUD'S HAMMOCK LLC	154.10	\$923,183.00	\$387,267.00	Essential
St. Lucie	2113-111-0001-000-1	BUD'S HAMMOCK LLC	658.44	\$1,845,029.00	\$90,116.00	Essential
St. Lucie	2114-111-0001-000-4	ADAMS RANCH INC.	658.26	\$1,838,027.00	\$89,370.00	Essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
St. Lucie	2115-111-0001-000-7	ADAMS RANCH INC.	654.01	\$1,826,159.00	\$81,676.00	Essential
St. Lucie	2116-111-0001-000-0	ADAMS RANCH INC.	267.08	\$797,456.00	\$24,081.00	Essential
St. Lucie	2116-131-0001-000-2	ADAMS RANCH INC.	32.06	\$111,133.00	\$2,405.00	Essential
St. Lucie	2121-111-0001-000-6	ADAMS RANCH INC.	314.08	\$955,836.00	\$47,112.00	Essential
St. Lucie	2122-111-0001-000-9	ADAMS RANCH INC.	659.80	\$1,944,678.00	\$105,720.00	Essential
St. Lucie	2123-111-0001-000-2	ADAMS RANCH INC.	656.46	\$1,934,834.00	\$107,469.00	Essential
St. Lucie	2124-111-0001-000-5	ADAMS RANCH INC.	671.33	\$1,978,661.00	\$217,699.00	Non-essential
St. Lucie	2125-111-0001-000-8	ADAMS RANCH INC.	674.93	\$1,884,573.00	\$125,752.00	Non-essential
St. Lucie	2125-433-0001-000-7	ADAMS RANCH INC.	350.81	\$1,374,987.00	\$38,972.00	Essential
St. Lucie	2126-111-0001-000-1	ADAMS RANCH INC.	638.64	\$1,783,243.00	\$158,013.00	Essential
St. Lucie	2127-111-0001-000-4	ADAMS RANCH INC.	635.76	\$1,775,201.00	\$90,414.00	Essential
St. Lucie	2128-111-0001-000-7	ADAMS RANCH INC.	651.65	\$1,819,570.00	\$161,621.00	Essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
St. Lucie	2129-111-0001-000-0	ADAMS RANCH INC.	611.67	\$1,707,936.00	\$84,459.00	Essential
St. Lucie	2130-111-0001-000-4	ADAMS RANCH INC.	684.03	\$1,909,983.00	\$66,451.00	Essential
St. Lucie	2131-111-0001-000-7	ADAMS RANCH INC.	640.63	\$1,888,177.00	\$149,140.00	Essential
St. Lucie	2132-111-0001-000-0	ADAMS RANCH INC.	99.25	\$289,810.00	\$27,294.00	Essential
St. Lucie	2133-111-0001-000-3	ADAMS RANCH INC.	1412.93	\$4,404,301.00	\$152,597.00	Essential
St. Lucie	2134-111-0001-000-6	ADAMS RANCH INC.	582.11	\$1,625,397.00	\$87,316.00	Essential
St. Lucie	2135-111-0001-000-9	ADAMS RANCH INC.	251.00	\$802,725.00	\$37,650.00	Essential
St. Lucie	2207-311-0001-000-3	ADAMS RANCH INC.	143.68	\$554,165.00	\$24,768.00	Essential
St. Lucie	2207-411-0001-000-0	ADAMS RANCH INC.	19.90	\$108,654.00	\$3,482.00	Essential
St. Lucie	2207-422-0001-000-4	ADAMS RANCH INC.	38.68	\$201,364.00	\$10,637.00	Essential
St. Lucie	2218-111-0001-000-3	ADAMS RANCH INC.	291.64	\$948,807.00	\$46,301.00	Essential
St. Lucie	2219-111-0001-000-6	Arrco of St. Lucie Inc	596.72	\$1,853,124.00	\$440,676.00	Non-essential
St. Lucie	2230-121-0001-000-2	Arrco of St. Lucie Inc	483.19	\$1,499,097.00	\$126,752.00	Non-essential

COUNTY	PARCEL ID	OWNER	ACRES	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
St. Lucie	3101-211-0001-000-4	ADAMS RANCH INC.	43.52	\$229,533.00	\$9,495.00	Essential
St. Lucie	3102-111-0001-000-0	ADAMS RANCH INC.	483.01	\$1,651,706.00	\$55,026.00	Essential
St. Lucie	3103-111-0001-000-3	ADAMS RANCH INC.	264.47	\$791,543.00	\$39,671.00	Essential
St. Lucie	3110-111-0001-000-5	ADAMS RANCH INC.	66.00	\$328,060.00	\$19,855.00	Essential
St. Lucie	3111-122-0015-000-3	ADAMS RANCH INC.	29.22	\$140,548.00	\$4,383.00	Essential
TOTALS			15157.13	\$46,421,615.00		

Appendix D: Imperiled Species FNAI Ranking Definitions

FNAI Definitions of imperiled species ranks and conservation status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

- G1** = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- G2** = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- G3** = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- G4** = Apparently secure globally (may be rare in parts of range).
- G5** = Demonstrably secure globally.
- GH** = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX** = Believed to be extinct throughout range.
- GXC** = Extirpated from the wild but still known from captivity or cultivation.
- G#?** = Tentative rank (e.g., G2?).
- G#G#** = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T#** = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q** = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q** = Same as above, but validity as subspecies or variety is questioned.
- GU** = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
- GNA** = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- GNR** = Element not yet ranked (temporary).
- GNRTNR** = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

- S1** = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- S2** = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- S3** = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- S4** = Apparently secure in Florida (may be rare in parts of range).
- S5** = Demonstrably secure in Florida.
- SH** = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX** = Believed to be extirpated throughout Florida.
- SU** = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA** = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR** = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida

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Definitions of imperiled species ranks and conservation status

populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
E = Endangered: species in danger of extinction throughout all or a significant portion of its range.
E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
E, PDL = Species currently listed endangered but has been proposed for delisting.
E, PT = Species currently listed endangered but has been proposed for listing as threatened.
E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.
T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
PE = Species proposed for listing as endangered
PS = Partial status: some but not all of the species' infraspecific taxa have federal
PT = Species proposed for listing as threatened
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN = Federal listed as an experimental population in Florida
FT(S/A) = Federal Threatened due to similarity of appearance
ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)
N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <<http://www.doacs.state.fl.us/pi/>>.

E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
T = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N = Not currently listed, nor currently being considered for listing.

Appendix E:
Site Visit Photos



1. Scrubby Flatwoods Lake Marian Ranch



2. Dry Prairie Lake Marian Ranch



3. Depression Marsh Lake Marian Ranch



4. Canal Lake Marian Ranch



5. Semi-improved Pasture St. Lucie Ranch



6. Mesic Hammock St. Lucie Ranch



7. Wet Prairie St. Lucie Ranch



8. Cow Creek Swamp St. Lucie Ranch