Florida Forever Project Evaluation Report

Gilchrist Club

Gilchrist County

Acquisition Type: Less-Than-Fee
Acres: 23,255
Just Value: $60,428,343
Application Date: April 30, 2022
Project Sponsor: Conservation Florida and FWC

Prepared By:
Division of State Lands
Office of Environmental Services

FLORIDA FOREVER
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Submitted to the Acquisition and Restoration Council
October 14, 2022

Executive Summary

The proposed Gilchrist Club Florida Forever project contains 94 parcels, owned by Suwannee Lake Plantation, Inc., totaling approximately 23,255 acres in Gilchrist County. The project is located south of County Road 232, east of US Highway 129, and west of U.S. Highway 41. The closest cities are Trenton and Newberry. Since the 1980s, the Gilchrist Club property has been utilized for forest products and as a private hunting and fishing club. The project is proposed as a less-than-fee acquisition and has a total tax assessed value of $60,428,343.

The property is located south of the North Waccasassa Flats Florida Forever project, southwest of the Bell Ridge Sandhills Florida Forever project, and northwest of the Watermelon Pond Florida Forever project. The Nature Coast State Trail managed by the Division of Recreation and Parks crosses the proposal east-west at the approximate midline. Other conservation lands in the vicinity include Bell Ridge Wildlife and Environmental Area (WEA), Goethe State Forest and Watermelon Pond WEA. Nearly all of the proposed project area falls within Priority 4 of the Florida Ecological Greenways Network (FEGN). No archaeological or historical resources were identified within the project area.

Water moves through the property as a series of swamps and other wetlands within three separate drainage basins. Due to its low-lying topography, more than half of the project area is characterized by various wetland communities, which are in a natural condition. The remaining acreage is largely pine plantation. Some planted pine stands can be considered as natural communities in active restoration. Multiple rare species have been documented on-site, including Florida mouse (*Podomys floridanus*) and bald eagle (*Haliaeetus leucocephalus*).

Developed portions of the property contain multiple cabins, a clubhouse and a lodge, as well as roads, pole barns, shop buildings, wildlife feeders, equipment storage and dog pens.

If approved for addition to the 2023 Florida Forever Priority List, it is recommended that the project be considered a new project and added to the Less-Than-Fee category. All 23,255 acres proposed for acquisition are considered essential due to the resources documented on the property (see Appendix C). An interagency team conducted a site visit to the project site on July 7, 2022. Information included in this project evaluation report is a result of this site visit.

PURPOSE FOR ACQUISITION

If acquired, the Gilchrist Club project would conserve a large expanse of natural wetland communities and surrounding uplands located at the junction of the Santa Fe, the Suwannee, and the Waccasassa river basins. The project will provide important water quality benefits for these riverine systems, protect valuable habitat for native wildlife and plant species and improve the connectivity of existing conservation lands that stretch from Goethe State Forest to the Suwannee 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 in order to provide and enhance wildlife corridors for rare and imperiled species
- provide surface and groundwater protection and protect natural floodplain functions

- protect, restore, and maintain the quality and natural functions of land, water and wetland systems
- increase the amount of forestland available for sustainable management of natural resources

LOCATION AND PROXIMITY TO OTHER MANAGED AREAS

The Gilchrist Club proposal comprises approximately 23,297 acres (calculated through GIS; 23,255 as reported in application) in south-central Gilchrist County approximately 2 miles east of the town of Trenton. The property is bounded to the north by the North Waccasassa Flats Florida Forever project, which is also a project within the Rural and Family Lands program under the name “Lyme Gilchrist”. The Nature Coast State Trail crosses the proposal east-west at the approximate midline. Other conservation lands in the vicinity include Bell Ridge WEA (4 miles to the NE), Wannee Conservation Area (3 miles NW), Circle Pines Farm Conservation Easement (2 miles NE), Goethe State Forest and Watermelon Pond WEA (4 miles SE).

RESOURCE DESCRIPTION

Florida Natural Areas Inventory (FNAI)

This evaluation is based on information gathered from the proposal application, aerial photography, U.S. Geologic Survey (USGS) 7.5’ topographic maps, Cooperative Land Cover data (FNAI, Florida Cooperative Land Cover Map, version 3.4), and information in the FNAI database. A field survey was conducted on July 7, 2022, by FNAI biologist Kim Alexander, along with the Acquisition and Restoration Council (ARC) liaison staff.

The Gilchrist Club proposal lies on the border of the Lower Suwannee River Valley to the west and the Bell Sandhills and Willford Flats to the east. The area is characterized by flats and rolling hills with limestone at or near the surface overlain by poorly drained soils. Elevation across the property ranges from 55 to 105 feet above mean sea level. A higher ridge runs through the center of the proposal in a northwest to southeast orientation. Wetlands are underlain by mostly Wesconnett, Lynn Haven, or Allanton mucky fine sands, while uplands have mostly Ridgewood, Leon, or Hurricane fine sands.

The property is divided by three drainage basins: the northeastern portion drains to the Santa Fe River; the northwestern portion drains to the Suwannee River to the west, and the southern half drains to the Waccasassa River. No named streams are present; water moves through a series of swamps and other wetlands.

Land use within the Gilchrist Club proposal is primarily timber management and recreational hunting with a focus on quail. The dominant land cover is pine plantation; planted stands cover approximately 10,000 acres, or 43 percent of the area. Slash pine (*Pinus elliottii*) is the most commonly planted species, but there is some longleaf pine (*Pinus palustris*). Ages range from recent clearcuts/new planting to mature stands. The understory may be dense or open, containing a subset of species that reflect the historical natural community such as saw palmetto (Serenoa repens), wiregrass (*Aristida stricta*), gallberry (*Ilex glabra*), large gallberry (*Ilex coriacea*), pricklypear (*Opuntia humifusa*), narrowleaf silkgrass (*Pityopsis graminifolia*), bracken fern (*Pteridium aquilinum*), sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), myrtle oak (*Quercus myrtifolia*), and winged sumac (Rhus *copallinum*). Weedy and encroaching baygall species are common, including loblolly bay (*Gordonia lasianthus*), fetterbush (*Lyonia lucida*), blue maidencane (*Amphicarpum muehlenbergianum*), maidencane (*Panicum hemitomon*), sand blackberry (*Rubus cuneifolius*), and muscadine (*Vitis rotundifolia*). Several of the plantations are planted over areas of former improved pasture. Although most stands are managed for timber production, ongoing quail management has created a more natural structure in many areas. At least 1,000 acres of planted pine stands are considered here as natural communities in active restoration and are discussed below.

More than half of the Gilchrist Club proposal is in natural condition, almost all of which is wetlands. A complex of forested and shrubby wetlands consisting of basin swamp, baygall, and shrub bog occupies large basins throughout the property, making up around 46 percent of the total area. Swamps have a closed or somewhat open canopy of mainly pond cypress (*Taxodium ascendens*), although red maple (*Acer rubrum*), swamp tupelo (*Nyssa biflora*), and slash pine may be frequent components. Spanish moss (*Tillandsia usneoides*), Bartram's air-plant (*Tillandsia bartramii*), resurrection fern (*Pleopeltis michauxiana*) are frequent epiphytes. Judging from aerial photography, cypress harvests appear to have occurred sometime in the past; however, a representative indicated during the site visit that there is no current cypress cutting. The mucky swamp soils were inundated during the site visit, and the understory of mostly tall shrubs was composed of common buttonbush (*Cephalanthus occidentalis*), dahoon (*Ilex cassine*), fetterbush, swamp rose (*Rosa palustris*), coastalplain willow (*Salix caroliniana*), coral greenbrier (*Smilax walteri*), American elm (*Ulmus americana*), and muscadine. Herbs are patchy in the shaded understory and include false nettle (*Boehmeria cylindrica*), bandana-of-the-Everglades (*Canna flaccida*), frog's bit (*Limnobium spongia*), narrowfruit horned beaksedge (*Rhynchospora inundata*), bulltongue arrowhead (*Sagittaria lancifolia*), lizard's tail (*Saururus cernuus*), and netted chain fern (*Woodwardia areolata*). Slightly higher, less frequently flooded areas may have bottomland forest vegetation characterized by a mix of hydrophytic trees such as swamp laurel oak (*Quercus laurifolia*), red maple, and American elm, but not dominated by cypress or tupelo. The extent of bottomland forest on the property is difficult to determine from aerial photographs and may occupy more than the small acreage estimated here.

Several large, permanently inundated swamp lakes occur on the property including Fourmile Lake where the main lodge is located. These lakes are surrounded by basin swamp or baygall communities. Shirley Lake on the south end of the proposal was observed to be ringed by pond cypress, swamp tupelo, red maple, common buttonbush, swamp laurel oak, dahoon, and Virginia willow (*Itea virginica*). White waterlily (*Nymphaea odorata*) and big floatingheart (*Nymphoides aquatica*) were frequent floating aquatics around the edge of the lake. The disturbed access point to the lake was also occupied by the non-native invasives alligator weed (*Alternanthera philoxeroides*; Florida Invasive Species Council [FISC] Category II), wild taro (*Colocasia esculenta*; FISC Category I), and water spangles (*Salvinia minima*; FISC Category I). Smaller, more isolated swamps are categorized as dome swamps, but are generally similar to the larger basins.

Baygall or shrub bog communities occupy about a quarter of the proposal; these areas include natural baygall and shrub bog but likely also represent invasion of harvested swamps by titi (*Cyrilla racemiflora*). These communities are much less diverse than basin swamps, with a dense, often viny understory. The baygall canopy is dominated by some mix of loblolly bay (*Gordonia lasianthus*), swamp bay (*Persea palustris*), slash pine, and pond cypress, and the understory is thick titi, large gallberry, laurel greenbrier (*Smilax laurifolia*), and muscadine. Shrub bogs are similar, but are generally lacking in canopy or have a stand of slash pine. Some baygall/shrub bog communities may be densely overgrown wet flatwoods resulting from fire exclusion.

Areas of open, non-canopied basin marshes occur throughout the property’s basin swamps. These are shrubby or herbaceous communities that range from mostly inundated basins to seepage-driven wetlands situated between high sandy ridges and lower basins. One deep marsh observed during the site visit was in good condition with emergent aquatic herbs and white waterlily dominating the flooded basin. A shallow, seepy marsh was observed to have mostly herbaceous vegetation including tenangle pipewort (*Eriocaulon decangulare*), Carolina redroot (*Lachnanthes caroliana*), sphagnum moss (*Sphagnum sp.*), and Virginia chain fern (*Woodwardia virginica*). From aerial photographs, some of the deeper basin marshes may have large stands of coastalplain willow.

A few small, isolated depression marshes are embedded in uplands throughout the property. A depression marsh observed in an area of restoration mesic flatwoods was in good condition. A few pond cypress and titi shrubs formed a minor woody component, but overall the marsh was herbaceous

with typical zonation of vegetation from the deepest area dominated by maidencane to the shallow edge and uplands ecotone dominated by purple bluestem (*Andropogon glomeratus var. glaucopsis*), pink sundew (*Drosera capillaris*), Carolina redroot, rosy camphorweed (*Pluchea baccharis*), yellow milkwort (*Polygala rugelii*), and bunched beaksedge (*Rhynchospora cephalantha*).

Historically, the proposal's uplands were a mix of mesic and wet flatwoods with some higher ridges of well-drained sandhill vegetation. There are a few areas of remnant pine flatwoods that may have a more natural, multi-aged canopy, or may be older planted stands that retain the characteristic components of flatwoods. These small areas are not a management focus for the club and are generally long unburned with a dense understory. Wet flatwoods are generally invaded with baygall species and are intermediate to these communities. However, quail management on the property does include pine thinning and prescribed fire in multiple planted stands. There has even been an investment in ground cover restoration to return wiregrass cover to one area of former mesic flatwoods. The slash pine stand there has been thinned down to less than 30 trees per acre, and the open, low understory is maintained by prescribed fire. There is a mix of characteristic native species and early successional species including bluestem (*Andropogon sp.*), partridge pea (*Chamaecrista fasciculata*), tread softly (*Cnidoscolus stimulosus*), frostweed (*Crocanthemum sp.*), Virginia buttonweed (*Diodia virginiana*), gallberry, hairy wicky (*Kalmia hirsuta*), pinweed (*Lechea sp.*), blazing star (*Liatris sp.*), maidencane, blackroot (*Pterocaulon pycnostachyum*), winged sumac, and shiny blueberry (*Vaccinium myrsinites*). A tortoise burrow was observed in this restoration area. The total area of planted pine stands in a "restoration natural community" state may be higher than estimated here.

The highest ridges on the property were historically sandhill communities before being clearcut of longleaf pine and replanted with slash pine. Pine thinning and prescribed fire have returned a more natural structure to some of these former sandhills; however, wiregrass, a key herbaceous species, is still notably lacking. In one area of fair quality restoration sandhill, longleaf pine had been planted and the open understory included a diverse mix of indicator species, notably slimleaf pawpaw (*Asimina angustifolia*), woolly pawpaw (*Asimina incana*), arrowfeather threeawn (*Aristida purpurascens*), pinewoods milkweed (*Asclepias humistrata*), pineland wild indigo (*Baptisia lecontei*), pinebarren frostweed (*Crocanthemum corymbosum*), Carolina indigo (*Indigofera caroliniana*), sweet goldenrod (*Solidago odora*), and scurf hoary-pea (*Tephrosia chrysophylla*). Tortoise burrows were observed in the exposed sandy soil and turkey oaks, a typical sub-canopy component of sandhill, were regenerating in the understory. The community also had many early successional and disturbance indicators such as common persimmon (*Diospyros virginiana*), yankeeweed (*Eupatorium compositifolium*), bahiagrass (Paspalum notatum), Michaux's croton (*Croton michauxii*), thin paspalum (*Paspalum setaceum*), and saw greenbrier (*Smilax bona-nox*); overall, it appeared to be moving towards a more stable, naturally functioning sandhill.

A few upland areas that are likely former pine plantations appear in aerial photographs to be dominated by oaks and other hardwoods. These mostly occupy historical sandhills and are classified as successional hardwood forests.

Developed portions of the property include a "primary clubhouse", a "lodge", several residences with associated out-buildings, a large dog kennel, and several pole structures. The property owners have been in discussion with the Florida Fish and Wildlife Conservation Commission (FWC) to build a Youth Conservation Center on 20 acres adjacent to Threemile Lake just off State Road 47. There is an extensive unpaved road network that is well-maintained. Other altered areas include wildlife food plots and other clearings, small pasture areas along the property boundary, utility corridors, and a few small artificial ponds and ditches. These make up less than 5 percent of the property.

There were very few non-native invasive plant infestations observed during the site visit. All of these were noted in disturbed wetlands. Alligator weed, wild taro, and water spangles were found at a lake

access point, and water hyacinth (*Eichhornia crassipes*; FISC Category I) was seen in a roadside ditch through a basin swamp.

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

Community or Landcover	Acres	Percent of Proposal
basin swamp	4847	21
baygall	3840	16
shrub bog	2053	9
mesic flatwoods (27 acres natural, 691 acres restoration)	718	3
dome swamp	574	2
sandhill (restoration)	314	1
basin marsh	305	1
swamp lake	262	1
wet flatwoods (173 acres natural, 68 acres restoration)	241	1
bottomland forest	225	1
depression marsh	87	<1
pine plantation (est. 2285 acres currently clearcut)	9013	39
road	503	2
successional hardwood forest	145	1
clearing/food plots	64	<1
utility corridor	43	<1
developed	39	<1
pasture - improved	22	<1
artificial pond	3	<1
canal/ditch	1	<1
Totals	**23,298**	**100%**

Florida Fish and Wildlife Conservation Commission (FWC)

This summary provides a resource assessment of the Gilchrist Club Florida Forever proposal based on field observations and GIS analysis.

Acquisition of the Gilchrist Club property began in the 1980s and continued into the 2000s. It is managed to produce forest products as well as provide hunting and fishing opportunities. The current management program includes converting slash pine plantations to longleaf pine plantations, multiple thinnings, and prescribed burning to benefit wildlife while producing income from timber.

The Gilchrist Club property is comprised of approximately 40% pine plantations, 20% mixed scrub-shrub wetland, 5% in roads, facilities, and utility rights-of-way, and the remaining acreage balance in various other wetland communities including cypress domes, hardwood swamps, and other forested wetlands. Due to a long history of intensive silviculture, the pine flatwoods communities are altered, but with timber thinning and the use of fire the habitat is improving. A review of historic aerial photography shows a history of intensive silviculture since the 1960s. During the field review, most pine stands visited had been bedded and planted at commercial production densities of pine. Due to extensive mechanical and chemical site preparation, as well as a history of pine straw raking, the planted pine stands lacked the diverse herbaceous ground cover that is characteristic of the natural pine flatwoods. With thinning and the use of prescribed fire, the groundcover is improving, and the coverage of woody

shrubs is being reduced. The ecotones and transition zones between upland and wetland communities are improving as prescribed fire burns into the edges of the swamps.

There is potential habitat for listed plant and animal species that depend on fire-maintained pine forests with healthy herbaceous ground cover. Habitat for game species, such as white-tailed deer (*Odocoileus virginianus*) and wild turkey (*Meleagris gallopavo osceola*), and common non-game species is excellent. During the site visit, several gopher tortoise burrows (*Gopherus polyphemus*) were noted in areas with appropriate soils.

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 0-10: a rank of 10 being the greatest value. The mean FLAM score for this property is 5.7. 98% of the property shows an imperiled species richness for 3-8 imperiled species. Approximately 41% is identified as Priority 1 or 2 (of 5) for the Critical Lands and Waters Identification Project. The National Wetlands Inventory data shows 43% classified as wetlands. There were also several rare species identified in the analysis for the riverine systems within the boundary including the Alabama shad (*Alosa alabamae*), gulf sturgeon (*Acipenser oxyhynchus desotoi*), ironcolor shiner (*Notropis chalybaeus*), spotted bullhead (*Ameiurus serracanthus*), and Suwanee bass (*Micropterus notius*).

Approximately 83% lies within a designated FWC Strategic Habitat Conservation Area (SHCA) for species including Cooper's hawk (*Accipiter cooperii*) and swallow-tailed kite (*Elanoides forficatus*). The GIS analysis contains more detailed information.

The FNAI Element Occurrence database shows eight records for rare wildlife or plant species including a bald eagle and nest, Florida mouse, gopher tortoise, little blue heron (*Egretta caerulea*), and wood stork (*Mycteria americana*). The GIS analysis contains additional species occurrences. The FNAI database also identified 90% of the Gilchrist Club property as potential habitat for the Eastern indigo snake (Drymarchon couperi) and 30% for wood stork.

In conclusion, the Gilchrist Club property will provide good value as a less-than-fee acquisition for the State of Florida. The benefits provided by this acquisition include maintaining and improving upland wildlife habitat, protection of the wetlands, and providing water quality and quantity benefits. Additionally, the property is located to the south of the North Waccasassa Flats Florida Forever project, southwest of the Bell Ridge Sandhills Florida Forever project, and northwest of the Watermelon Pond Florida Forever project. The Gilchrist Club is well located to anchor a valuable wildlife corridor from Watermelon Pond to the Santa Fe River.

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, all 23,255 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 entirety of the project (23,255 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 have been 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.

The SHCA Florida Forever Conservation Needs layer identifies important remaining habitat conservation needs for 33 terrestrial vertebrates on private lands. Priority 1 and 2 represent habitat for species considered imperiled or critically imperiled in Florida. The Florida Forever Measure Evaluation (FFME) table (Appendix B) reports the site contains approximately 19,691 acres (85% of site) of Strategic Habitat Conservation Areas. This is primarily within Priority 3 (64% of site) with the remainder in Priority 5 (20%).

Measure B2:

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

Habitat conservation priorities for 633 of Florida's rarest species were mapped and divided into six priority classes. The FFME reports the proposed project contains approximately 8,541 acres (37% of site) of rare species habitat. The habitat is divided between Priority 6 (34% of site) and Priority 5 (2%).

The following table 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 sum total of habitat for all species is more than the total acreage of the priority conservation areas. Acreage for aquatic species includes a terrestrial buffer.

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

Scientific Name	Common Name	Global Rank	Acres
Drymarchon couperi	eastern indigo snake	G3	57
Antigone canadensis pratensis	Florida sandhill crane	G5T2	43
Mycteria americana	wood stork	G4	6,908
Podomys floridanus	Florida mouse	G3	1,252

Measure B3:

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

The FFME reports approximately 22,715 acres (98%) of the proposed project contributes to protection of ecological greenways with 97% falling within Priority 4 areas, and <1% in Priority 5. Prioritization is based on such factors as importance for wide-ranging species like Florida panther and Florida black bear, importance for maintaining a connected reserve network, and riparian corridors.

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 Florida Forever Measures table lists the acreages of under-represented natural communities found on the site. Based on this analysis, the Gilchrist Club proposal contains 959 acres of mesic or wet flatwoods (4% of 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 Gilchrist Club proposal would not contribute to a contiguous landscape-sized protection area of >50,000 acres. The closest landscape-sized protection area of such size is approximately 12 miles from the proposed site.

Measure B6:

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

Rare wildlife species documented on the Gilchrist Club property are shown in Table 3. The FNAI database contains four records of rare animals within the proposed area: gopher tortoise, Florida mouse, Florida black bear, and bald eagle. Gopher tortoise burrows were found during the site visit in two areas of restoration natural communities. The tortoise burrows on the site have the potential to harbor gopher frogs (*Lithobates capito*; G2G3, S3, N, N), which have been documented at Watermelon Pond about 4 miles south of the proposal. The Florida black bear is considered occasional in the region of the property by the FWC 2018 range estimate. The application highlights the proposal area as important for large roaming animals.

The large extent of undeveloped land on the property could potentially harbor additional rare animals and plants. Species that have been documented within 10 kilometers of the proposal include eastern indigo snake (G3, S2?, T, FT), southern hognose snake (*Heterodon simus*; G2, S2S3, N, N), pine snake (*Pituophis melanoleucus*; G4, S3, N, ST), little blue heron (G5, S4, N, ST), southeastern American kestrel (*Falco sparverius paulus*; G5T4, S3, N, ST), and wood stork (G4, S2, T, FT).

The Florida Forever Measures table lists the number of Element Occurrences by Global Rank (G-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. The table below 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 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					
none					
Additional rare plants reported on site by applicant					
none					
Rare animals documented on site					
Gopherus polyphemus	gopher tortoise	G3	S3	C	ST
Podomys floridanus	Florida mouse	G3	S3	N	N
Haliaeetus leucocephalus	bald eagle	G5	S3	N	N
Ursus americanus floridanus	Florida black bear	G5T4	S4	N	N
Additional rare animals reported on site by applicant					
none					

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.

The property is offered for less-than-fee acquisition, intended to be utilized in a manner consistent with existing uses. The large extent of natural wetlands offers significant, relatively contiguous habitat for native species. The uplands are almost entirely converted to planted pine stands, but these are of widely varying groundcover quality, ranging from low diversity, former pastures to dense, overgrown shrubs to fair quality restoration natural communities managed with frequent fire for quail habitat. The continued management of the pine stands for hunting should maintain the better quality areas, and the overgrown stands have good potential for future restoration if the landowner decided to switch the focus from pine production to game management in those areas.

Invasive exotic plant control needs of the property appear to be relatively minor considering the low populations observed during the site visit. Ditches and disturbed wetlands would be the primary focus, but the property could also be at risk of invasion by cogongrass (*Imperata cylindrica*; FISC Category I) if not monitored.

Measure C3:

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

There are no permits, no capital improvements in surface water improvement and management plans, no regional or master management system plans or adopted restoration plans known at this time for this project area.

Measure C4:

The number of acres acquired that protect natural floodplain functions.

The FFME reports approximately 15,091 acres (65%) of the proposed project may contribute to the protection of natural floodplain function. This area is mostly divided between Priority 3 (35% of site), Priority 2 (27%), and Priority 4 (1%), with the remainder in Priority 1 (<1%). Priority 1 areas are the most natural with the lowest intensity land uses.

Measure C5:

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

The FFME reports approximately 22,482 acres (97%) of the proposed project could provide protection for those surface waters of the State that currently remain in good condition. This area is divided between Priority 7 (54% of site), Priority 5 (23%), Priority 3 (14%), and Priority 6 (5%). These areas represent acreage that contributes to the protection of state-designated Outstanding Florida Waters, springs, rare fish habitat, or other surface waters.

Measure C8:

The number of acres of functional wetland systems protected.

The FFME reports approximately 11,914 acres (51%) of the proposed project would provide protection for functional wetland systems. This area is divided between Priority 3 (26% of site), Priority 2 (23%), with the remainder in Priorities 1 and 4 (<1% each). Priority 1 areas are the most natural with the lowest intensity land uses.

Measure C10:

The percentage of public lakes and rivers in which invasive, non-native aquatic plants are under maintenance control.

A few non-native invasive plant infestations were observed in disturbed wetlands. Alligator weed, wild taro, and water spangles were found at a lake access point, and water hyacinth (*Eichhornia crassipes*; FISC Category I) was seen in a roadside ditch through a basin swamp.

Measure C11:

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

No extensive infestation of invasive exotics was observed during the site visit except a small patch of what may have been cogongrass on the southern portion of the site. Additional surveys would be necessary to determine the extent of upland areas impacted by invasive plant species.

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 project is within the Suwannee and Santa Fe Basin Management Action Plan (BMAP), in between the Fanning and Devil's Ear Priority Focus Areas (PFAs) and Suwannee Spring shed. The property appears to have little to no development within or around the project area except some subdivisions adjacent to the boundaries. There are significant natural resources present (lakes and/or ponds, creeks and/or streams, and springs) 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. The project currently provides significant water retention and storage in wetlands and springs. Major portions of the project are within Zone AE flood areas. Water improvement projects would only increase the ability of the project area to achieve additional storage. Unfortunately, the number of properties and size of the project makes it difficult to estimate natural retention within the project area.

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 project is not in a District water supply plan. The Suwannee River Water Management District is preparing plans for a proposed water supply project just north of the Gilchrist Club project.

Measure D3:

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

The property is approximately 23,297 acres and located in Gilchrist County. The property is in a restoration plan area (Suwannee Springs BMAP) and would provide surface and ground water protection.

Table 4. Spatial Analysis for Potential Water Quality Benefits of Gilchrist Club

Categories	Scoring Criteria	Project Score
DEP High Profile Springs (In 1,2,3 or > spring sheds)	12, 24, 36	36
DEP Select Agricultural Land Use (0-30%, >30-65%, >65%)	4,8,12	0
DEP Florida Aquifer Vulnerability (FAVA)	4,7,10	10
DEP Special Nutrient Impaired WBIDs	9	9
DEP Distance to Major Lakes (100, 500, 1000 meters)	8,7,6	8
DEP Springsheds or within 5 miles	10, 7	10
DEP BMAPs	10	10
DEP Distance to Major Rivers (100, 500, 1000 meters)	6,5,4	0
Total Possible	**101**	**83**

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

FINAL DEAR SCORE = 5 – High water quality protection benefits

GOAL E:

INCREASE NATURAL RESOURCE-BASED PUBLIC RECREATIONAL AND EDUCATIONAL OPPORTUNITIES

Measures E1-E3

The Gilchrist Club project is proposed for less-than-fee acquisition with no public access. However, the site may be available on a limited basis for public use regarding special events. According to the application, the owners of the Gilchrist Club have been in discussion with FWC to develop a Youth Conservation Center on the property.

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.

The Gilchrist Club Florida Forever project would not meet Measure F1 as the project contains no recorded archaeological or historic sites.

Measure F2:

The increase in the number and percentage of historic and archaeological properties that are in state ownership.

The Gilchrist Club Florida Forever project would not meet Measure F2 as the project contains no recorded archaeological or historic sites.

CULTURAL RESOURCES:

There are no cultural resources recorded on this Florida Forever project. However, informants provided Division of Historical Resources (DHR) staff with anecdotal knowledge of archaeological resources including a recovered dugout canoe from one of the waterbodies on the property. To date, no portion of this property has been professionally surveyed for archaeological and/or historical sites.

FIELD OBSERVATIONS:

DHR staff present on the field review of this project noted several areas with a high likelihood for archaeological resources. In addition, archaeological materials were directly observed in the apron of a gopher tortoise burrow. Moreover, staff informants provided DHR with knowledge of recovered artifacts throughout the property. Given the fact that the Gilchrist Club has never been subject to a professional archaeological survey, staff knowledge of extant archaeological sites, and direct observation of archaeological materials, there is a high potential for numerous unrecorded sites to exist on the Gilchrist Club property. Should any artifacts be discovered on the project in the future, DHR recommends leaving them in place and contacting DHR's Public Lands Archaeology Program.

GOAL G:

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

Opportunities do exist for establishing future timber resources and wildlife management opportunities. However, significant enhancement of these resources has already been achieved throughout much of the property.

Measure G1:

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

The FFME reports approximately 11,482 acres (49% of site) could be available for sustainable forest management, divided between Priority 2 (6,198 acres), Priority 3 (4,496 acres), and Priority 5 (788 acres). Prioritization is based on 4 criteria set by the Florida Forest Service: whether trees are natural or planted, size of tract, distance to market, and hydrology. 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.

The forestlands on the property are currently sustainably managed for timber (pine production) and wildlife habitat (quail management). A conservation easement would benefit sustained favorable management for multiple balanced uses: recreation, wildlife, and timber. A pine timber liquidation was seen onsite and occurred on the south block approximately 5 to 6 years ago, followed by slash pine reforestation. The predominant pine species onsite is longleaf.

Measure G3:

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

The FFME reports approximately 8,766 acres (38% of the site) would provide forestland to maintain natural groundwater recharge functions.

Measure G4:

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

Some planted pine stands are managed with frequent fire for quail habitat and can be considered as natural communities in active restoration. Overgrown pine stands could be restored by shifting management activities from pine production to game management.

FLORIDA FOREVER CRITERIA

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

- the project meets multiple goals
- 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

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 the Department of Environmental Protection (DEP), Division of State Lands (DSL), Office of Environmental Services (OES).

FUNDING SOURCES

Florida Forever would be the funding source.

OWNERSHIP PATTERN AND ACQUISITION PLANNING

Title and Legal Access, Jurisdictional and Sovereignty Lands, Legal Issues

Record of title, a designation of jurisdictional and sovereignty lands and any other legal Issues will be determined at the time of acquisition and are not known at this time.

Known Encumbrances (easement, long-term leases, restrictive covenants, etc.)

The easements and encumbrances of record would be determined during the appraisal mapping. A current title insurance commitment would be obtained, or the owner's title insurance policy would be reviewed if the policy is available. The easements and encumbrances would be depicted or noted on the appraisal map.

Description and location of hazardous waste sites, dumps, borrow pits

There are no apparent contamination sites within the project based on the application form.

Estimated Cost of Appraisal and Mapping

DEP Bureau of Appraisal estimates $10,000 to $20,000 in appraisal fees.

Acquisition Phases

Subject to funding, the Gilchrist Club Florida Forever project will be phased based upon price.

GOVERNMENT PLANNING AND DEVELOPMENT

Contribution to Recreation and Open Space Needs

The project is more than 23,000 acres. The property is largely within the Waccasassa Flats, a large wetland system within Gilchrist County. The project would provide a large section of wildlife corridor. Water in the Waccasassa Flats winds its way down to the Gulf of Mexico, through Waccasassa Bay Preserve. Waccasassa Bay serves as an important estuarine habitat for sport fish and shellfish.

Potential for Losing Significant Natural Attributes or Recreational Open Spaces

The owners of the Gilchrist Club have been working with FWC to create a Youth Conservation Center onsite. The center is expected to become a destination facility for children and their families. The public would be able to safely engage in outdoor activities such as shooting, archery, hunting, fishing, hiking, camping, and canoeing.

The proposed center wouldl be constructed in partnership with FWC and the Gilchrist Club and located on 20 lakefront acres, provided by the Gilchrist Club allowing use of much of the 23,000-acre property. The center would provide a general conference/meeting room, kitchen, 10 bedrooms and eating spaces for the families.

Potential for Being Subdivided

There are currently no known development plans that have potential to negatively impact the value of the proposed project.

Existing Land Uses and Future Land Use Designations

Silviculture/Agriculture-6, 1 dwelling unit per160 acres, Agricultural-5, 1 dwelling unit per 40 acres, and Agricultural-2, 1 dwelling unit per 5 acres.

Development Potential

The bulk of the project is located within Gilchrist County Silviculture/Agricultural 6 (1 dwelling unit per 160 acres) land use designation and could result in as many as 150 dwellings units. Development pressure from Trenton carries the most development potential.

Transportation Planning Issues

The proposed project falls within Florida Department of Transportation (FDOT) District 2 and is bisected by SE State Road 47, and State Road 26, a Strategic Intermodal System (SIS) facility. Within a two-mile radius of the project site are 12 Designated Evacuation Routes, primarily SR 26, SW County Road 232, and SE SR 47. Additionally, a funded, pre-construction facility (undeveloped portions of the Nature Coast State Trail) designated as a part of the SUN Trail Network bisects the project site. While the Department finds no adverse impact to this proposed project, 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.

ACKNOWLEDGEMENTS

Staff in the DEP's DSL and FNAI determined the final project recommendations. Sine Murray and Hannah Turbiville in DSL's OES were responsible for the overall coordination of this report, with contributions from the following:

- Florida Natural Areas Inventory – Kim Alexander
- Florida Fish and Wildlife Conservation Commission – Scotland Talley & Larame Ferry
- Florida Forest Service – Catherine Ingram & Joseph Mackenzie
- Florida Department of State, Division of Historical Resources – Jason O'Donoughue & Brandon Ackermann
- Suwannee River Water Management District – William McKinstry
- Florida Department of Transportation – Ben Naselius
- Florida Department of Economic Opportunity – Barbara Powell
- DEP Division of Environmental Assessment and Restoration – Kevin Coyne
- DEP DSL, Bureau of Appraisal

APPENDICES

Appendix A:

Final FF measures table: Report requirement 259.105 (15)d, prepared by FNAI

Gilchrist Club Wacasassa River: Florida Forever Measure Evaluation 20220803

GIS ACRES = 23,297

MEASURES	Resource Acres[a]	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	14,993	64%
Priority 4	0	0%
Priority 5	4,698	20%
Total Acres	19,691	85%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	512	2%
Priority 6	8,029	34%
Total Acres	8,541	37%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	22,710	97%
Priority 5	5	< 1%
Total Acres	22,715	98%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	959	4%
Upland Hardwood Forest (G5)	0	0%
Total Acres	959	4%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	2	
G4	0	
G5	1	
Total	3	
C4: Natural Floodplain Function		
Priority 1	217	< 1%
Priority 2	6,392	27%
Priority 3	8,218	35%
Priority 4	263	1%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	15,091	65%

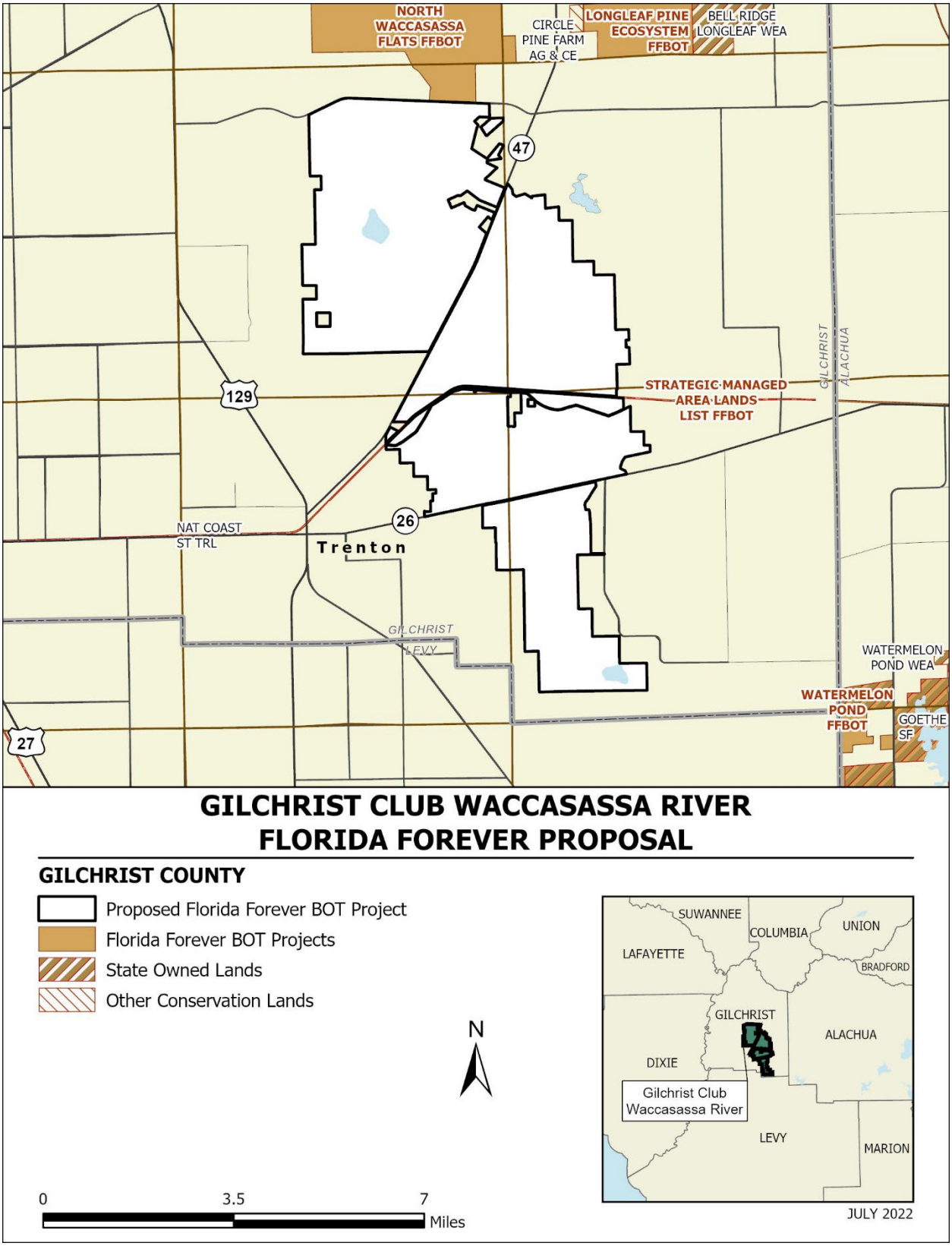
MEASURES (continued)	Resource Acres[a]	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	3,376	14%
Priority 4	0	0%
Priority 5	5,323	23%
Priority 6	1,101	5%
Priority 7	12,683	54%
Total Acres	22,482	97%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	219	< 1%
Priority 2	5,431	23%
Priority 3	6,135	26%
Priority 4	128	< 1%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	11,914	51%
D3: Aquifer Recharge		
Priority 1	153	< 1%
Priority 2	4,981	21%
Priority 3	13,582	58%
Priority 4	4,394	19%
Priority 5	187	< 1%
Priority 6	0	0%
Total Acres	23,297	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	5.4	
Land Trail Opportunities	0.0	
Total Miles	5.4	
F2: Arch. & Historical Sites (number)	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	6,198	27%
Priority 3	4,496	19%
Priority 4	0	0%
Priority 5 - Potential Pinelands	788	3%
Total Acres	11,482	49%
G3: Forestland for Recharge	8,766	38%

[a]Acres 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.

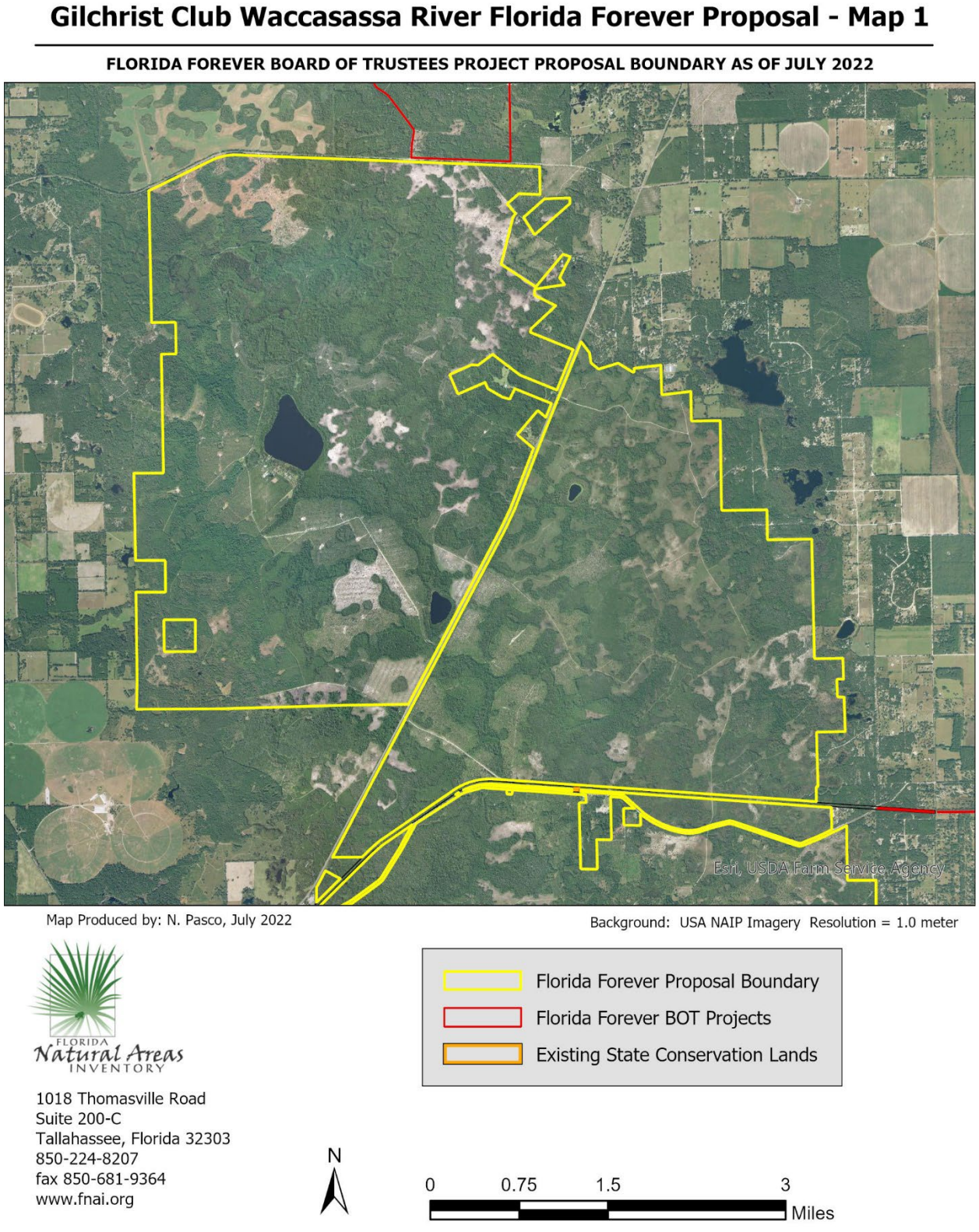
Appendix B:

Final FF proposal boundary maps: Report requirement 259.105 (15)k, prepared by FNAI

B1: Florida Forever map

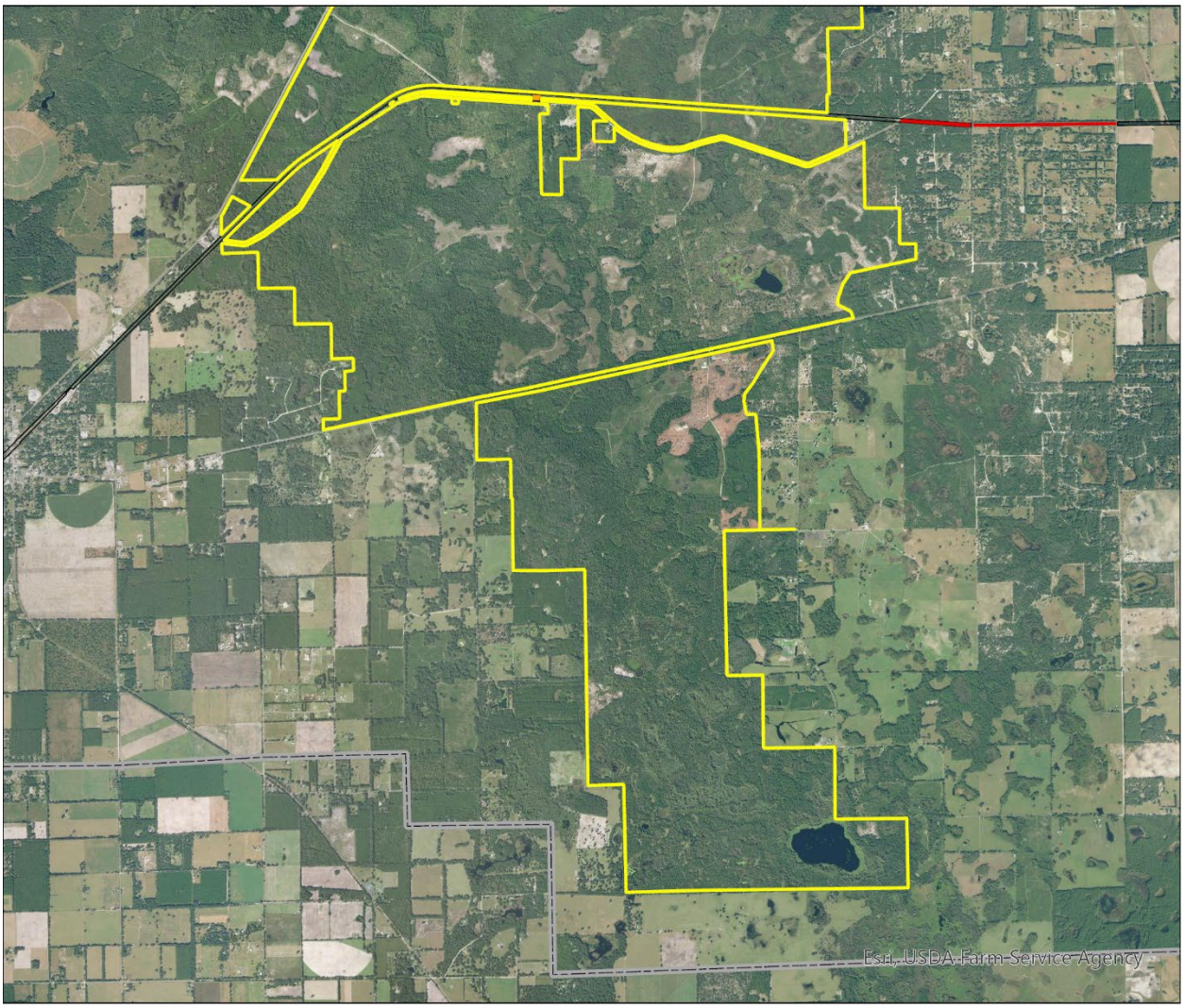


B2: Aerial map



Gilchrist Club Waccasassa River Florida Forever Proposal - Map 2

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSAL BOUNDARY AS OF JULY 2022



Map Produced by: N. Pasco, July 2022

Background: USA NAIP Imagery Resolution = 1.0 meter

Florida Natural Areas Inventory

1018 Thomasville Road
Suite 200-C
Tallahassee, Florida 32303
850-224-8207
fax 850-681-9364
www.fnai.org

- Florida Forever Proposal Boundary
- Florida Forever BOT Projects
- Existing State Conservation Lands

N

0 0.75 1.5 3 Miles

Appendix C:

PROPERTY ID #'S FOR FINAL RECOMMENDED BOUNDARY

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	01-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	59.2	$177,600	$10,095	Essential
Gilchrist	01-09-15-0000-0001-0011	SUWANNEE LAKE PLANTATION, INC.	55	$165,000	$10,034	Essential
Gilchrist	01-09-15-0000-0001-0020	SUWANNEE LAKE PLANTATION, INC.	10.18	$38,175	$1,126	Essential
Gilchrist	01-10-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	639	$1,597,500	$89,240	Essential
Gilchrist	01-10-15-0000-0003-0000	SUWANNEE LAKE PLANTATION, INC.	0.69	$1,725	$48	Essential
Gilchrist	02-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	215.15	$537,875	$33,271	Essential
Gilchrist	02-10-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	472	$1,180,000	$56,595	Essential
Gilchrist	02-10-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	112.32	$280,800	$17,923	Essential
Gilchrist	03-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	252.27	$630,675	$41,127	Essential
Gilchrist	03-10-15-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	34.3	$111,475	$5,159	Essential
Gilchrist	03-10-15-0000-0002-0010	SUWANNEE LAKE PLANTATION, INC.	20	$65,000	$2,247	Essential
Gilchrist	03-10-15-0000-0002-0030	SUWANNEE LAKE PLANTATION, INC.	7.56	$28,350	$1,279	Essential
Gilchrist	04-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	97.29	$243,225	$13,643	Essential
Gilchrist	04-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	160.55	$401,375	$22,831	Essential
Gilchrist	05-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	574.6	$1,436,500	$100,299	Essential
Gilchrist	05-10-16-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	52.4	$157,200	$6,916	Essential
Gilchrist	06-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	3	$107,641	$94,768	Non-essential

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	06-10-16-0054-0000-0010	SUWANNEE LAKE PLANTATION, INC.	392.69	$981,725	$74,520	Essential
Gilchrist	06-10-16-0054-0000-0011	SUWANNEE LAKE PLANTATION, INC.	1.19	$2,975	$170	Essential
Gilchrist	06-10-16-0054-0000-0060	SUWANNEE LAKE PLANTATION, INC.	5	$21,250	$1,017	Essential
Gilchrist	06-10-16-0054-0000-0370	SUWANNEE LAKE PLANTATION, INC.	20	$65,000	$4,213	Essential
Gilchrist	06-10-16-0054-0000-0540	SUWANNEE LAKE PLANTATION, INC.	20	$65,000	$4,207	Essential
Gilchrist	06-10-16-0054-0000-0680	SUWANNEE LAKE PLANTATION, INC.	10	$37,500	$2,150	Essential
Gilchrist	06-10-16-0054-0000-0690	SUWANNEE LAKE PLANTATION, INC.	20	$75,000	$4,220	Essential
Gilchrist	06-10-16-0054-0000-0700	SUWANNEE LAKE PLANTATION, INC.	25	$81,250	$4,969	Essential
Gilchrist	06-10-16-0054-0000-0710	SUWANNEE LAKE PLANTATION, INC.	10	$37,500	$1,682	Essential
Gilchrist	06-10-16-0054-0000-0890	SUWANNEE LAKE PLANTATION, INC.	25	$81,250	$4,167	Essential
Gilchrist	07-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	556	$1,390,000	$111,329	Essential
Gilchrist	07-10-16-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	71	$195,520	$10,543	Essential
Gilchrist	08-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	407	$1,017,500	$66,575	Essential
Gilchrist	08-10-16-0000-0001-0070	SUWANNEE LAKE PLANTATION, INC.	96.9	$375,411	$152,499	Essential
Gilchrist	09-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	471.09	$927,725	$76,241	Essential
Gilchrist	09-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	88.44	$221,100	$16,082	Essential
Gilchrist	10-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$94,963	Essential
Gilchrist	11-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$96,742	Essential

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	11-10-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	69.06	$189,915	$9,294	Essential
Gilchrist	11-10-15-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	360	$900,000	$46,950	Essential
Gilchrist	12-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	378.48	$756,960	$66,216	Essential
Gilchrist	12-09-15-0000-0001-0011	SUWANNEE LAKE PLANTATION, INC.	44.7	$134,100	$5,924	Essential
Gilchrist	12-09-15-0000-0001-0012	SUWANNEE LAKE PLANTATION, INC.	3	$16,500	$634	Essential
Gilchrist	12-10-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	636.01	$1,590,000	$85,494	Essential
Gilchrist	13-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	260.35	$650,875	$37,752	Essential
Gilchrist	13-09-15-0000-0001-0060	SUWANNEE LAKE PLANTATION, INC.	161	$402,500	$24,824	Essential
Gilchrist	13-09-15-0000-0001-0070	SUWANNEE LAKE PLANTATION, INC.	56.6	$169,800	$8,493	Essential
Gilchrist	13-10-15-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	213.19	$532,975	$42,171	Essential
Gilchrist	13-10-15-0000-0002-0010	SUWANNEE LAKE PLANTATION, INC.	41.06	$123,180	$6,435	Essential
Gilchrist	14-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$79,166	Essential
Gilchrist	14-10-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	67.12	$184,580	$10,690	Essential
Gilchrist	15-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$96,840	Essential
Gilchrist	16-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	300	$750,000	$40,285	Essential
Gilchrist	17-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	304.04	$760,100	$61,463	Essential
Gilchrist	17-10-16-0000-0003-0020	SUWANNEE LAKE PLANTATION, INC.	2.98	$7,450	$903	Essential
Gilchrist	18-09-16-0000-0005-0000	SUWANNEE LAKE PLANTATION, INC.	308.44	$771,100	$47,301	Essential

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	18-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$83,280	Essential
Gilchrist	19-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	646.25	$1,615,625	$90,337	Essential
Gilchrist	19-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	520	$1,300,000	$70,083	Essential
Gilchrist	20-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	220	$550,000	$33,990	Essential
Gilchrist	20-10-16-0000-0008-0000	SUWANNEE LAKE PLANTATION, INC.	160	$400,000	$28,072	Essential
Gilchrist	21-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	440	$1,100,000	$52,279	Essential
Gilchrist	22-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$3,185,873	$1,687,317	Essential
Gilchrist	23-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$77,859	Essential
Gilchrist	24-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	312	$936,000	$42,769	Essential
Gilchrist	24-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	314.8	$787,000	$41,141	Essential
Gilchrist	24-10-15-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	39.99	$120,000	$10,256	Essential
Gilchrist	25-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	592.2	$1,480,500	$95,347	Essential
Gilchrist	25-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	41.8	$125,400	$6,687	Essential
Gilchrist	26-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	587.6	$1,762,800	$89,244	Essential
Gilchrist	26-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	44.35	$133,050	$6,409	Essential
Gilchrist	27-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	640	$1,600,000	$91,360	Essential
Gilchrist	28-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	400	$1,200,000	$61,394	Essential
Gilchrist	29-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	491.6	$1,229,000	$59,464	Essential

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	29-09-16-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	142.4	$356,000	$22,685	Essential
Gilchrist	29-10-16-0000-0003-0000	SUWANNEE LAKE PLANTATION, INC.	480	$1,200,000	$51,435	Essential
Gilchrist	30-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	497.6	$995,200	$59,839	Essential
Gilchrist	30-09-16-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	142.4	$356,000	$20,825	Essential
Gilchrist	30-10-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	440	$1,100,000	$54,263	Essential
Gilchrist	31-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	320	$800,000	$43,559	Essential
Gilchrist	31-09-16-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	313.85	$784,625	$42,828	Essential
Gilchrist	31-09-16-0000-0001-0020	SUWANNEE LAKE PLANTATION, INC.	6.15	$26,138	$1,237	Essential
Gilchrist	31-09-16-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	0.16	$400	$34	Essential
Gilchrist	31-10-16-0000-0003-0000	SUWANNEE LAKE PLANTATION, INC.	160	$400,000	$32,659	Essential
Gilchrist	32-09-16-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	711.57	$1,788,925	$119,988	Essential
Gilchrist	32-10-16-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	320	$800,000	$41,541	Essential
Gilchrist	33-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	120	$300,000	$38,232	Essential
Gilchrist	33-09-16-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	99.38	$248,450	$9,763	Essential
Gilchrist	33-10-16-0000-0002-0000	SUWANNEE LAKE PLANTATION, INC.	160	$400,000	$17,523	Essential
Gilchrist	34-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	160	$400,000	$44,105	Essential
Gilchrist	35-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	102.12	$255,300	$18,918	Essential
Gilchrist	35-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	207.88	$519,700	$32,069	Essential

COUNTY	PARCEL ID	OWNER	ACRES PER TAX CARD	JUST VALUE	ASSESSED VALUE	PARCEL DESIGNATION
Gilchrist	35-09-15-0000-0001-0020	SUWANNEE LAKE PLANTATION, INC.	156.7	$391,750	$23,297	Essential
Gilchrist	35-09-15-0000-0001-0030	SUWANNEE LAKE PLANTATION, INC.	2.9	$7,250	$301	Essential
Gilchrist	36-09-15-0000-0001-0000	SUWANNEE LAKE PLANTATION, INC.	320	$800,000	$52,401	Essential
Gilchrist	36-09-15-0000-0001-0010	SUWANNEE LAKE PLANTATION, INC.	225	$562,500	$33,511	Essential
Gilchrist	36-09-15-0000-0001-0011	SUWANNEE LAKE PLANTATION, INC.	45	$135,000	$8,669	Essential
			23,254.55	**$60,428,343**	**$5,300,695**	

Appendix D:

Imperiled Species FNAI Ranking Definitions

FNAI
Definitions of imperiled species ranks and conservation status

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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

FNAI
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. Wet flatwoods and cypress dome

2. Nature Coast State Trail

3. Shirley Lake

4. Basin swamp

5. Former pine plantation restored and managed for quail

6. Sandhill

7. Depression marsh within mesic flatwoods

8. Recent silvicultural activity north of the lodge