

ITEM 11:

Vote on whether to amend the Strategic Managed Area Lands List Florida Forever Project Boundary for the Division of Recreation and Parks to add two parcels totaling approximately 249 acres in St. Lucie and Wakulla counties with a tax assessed market value of \$264,950.

LOCATION:

St. Lucie and Wakulla counties

DSL STAFF REMARKS:

The proposed amendment represents a total of two new properties proposed by the Division of Recreation and Parks (DRP) in St. Lucie and Wakulla counties that will add approximately 249 acres to the Strategic Managed Area Lands List (SMALL) Florida Forever project.

According to the SMALL Florida Forever project, “Once a strategic parcel is acquired or recommended by the identifying agency for removal from the project, the agency may submit a boundary amendment application to add another parcel in its place. This will ensure that no more than 60 ownerships/parcels are included in the project.” DRP currently has six ownerships in this project. Four ownerships were successfully acquired (Fowler, Martin, Porter, Revels); and one ownership Collier Land Holdings is within another Florida Forever project and should be removed from the SMALL project. If the proposed amendment is approved, DRP will be using 8 of 15 available ownerships in this project.

Avalon State Park (ASP) - Lake Garden Property

The Lake Garden Property amendment proposed by DRP adds one parcel in St. Lucie County, totaling approximately 8.73 acres, to the SMALL Florida Forever project. The property is owned by Lake Garden Development, Inc. The parcel has a tax assessed value of \$8,700. The property is proposed for fee simple acquisition and would be managed by DRP as part of ASP.

The property consists entirely of a peninsula of intact mangrove swamp, surrounded by the waters of the Indian River Lagoon. This parcel has one mosquito impoundment ditch providing tidal flushing to the interior of the mangrove community. Protection of this property would provide an opportunity to acquire an important inholding in ASP and to protect coastal wetlands that provide wildlife habitat and benefit water quality in the Indian River Lagoon.

The property is adjacent to lands owned by St. Lucie County and ASP. DRP states that the addition of the Lake Garden property to ASP would be an opportunity to acquire natural lands for the continued health of the natural coastal environments provided for wildlife within ASP.

Ochlockonee River State Park (ORSP)- Wilson Property

The Wilson Property amendment proposed by DRP adds one parcel in Wakulla County, totaling approximately 239.78 acres, to the SMALL Florida Forever project. The property is owned by RL Wilson Trust. The parcel has a tax assessed value of \$256,250. The property is proposed for fee simple acquisition and would be managed by DRP as part of ORSP.

The property is undeveloped and is dominated floodplain swamp with smaller areas of floodplain marsh included within it. The remainder of the property contains pine dominated uplands most likely wet flatwoods. The property fronts the Ochlockonee River for almost a mile and contains a blackwater stream that originates within the boundaries of ORSP as well as additional tidal

creeks that are tributaries of the river. The property is Priority 1 within the Florida Ecological Greenways Network.

DRP states that the addition of the Wilson Property to ORSP would contribute to the protection of the surface waters and natural floodplain function of the park and provide an ecological corridor between ORSP and the St. Teresa Tract of Bald Point State Park.

Boundary Amendment Criteria:

The proposal meets the criteria to be submitted as a boundary amendment. The parcels total less than 1,000 acres, have a tax assessed value of less than \$2 million, and are less than 10% of the size of the overall project to which it is being added. The proposal area should be designated as essential.

Project History:

ARC approved the SMALL project in October 2018 to enhance or facilitate management of properties under public ownership. The project was sponsored by the DRP, the Office of Greenways and Trails, the Florida Forest Service, and the Fish and Wildlife Conservation Commission. The parcels included have been identified as part of the optimum management boundary within the approved management plans of the respective managed area. None of these parcels are located within the boundary of another Florida Forever project on the priority list. In August 2021, ARC approved a modification to include the Office of Resilience and Coastal Protection and increase the number of ownerships within the project from 10 to 15 for each agency.

The SMALL project includes 12,347 acres with 11,843 acres remaining to be acquired and is ranked number seven in the Critical Natural Lands category on the 2023 Florida Forever Priority List. The tax assessed value for the remaining acres to be acquired in this project per property appraiser information (2021) is \$62,325,396.

FNAI Review:

According to the Florida Natural Areas Inventory (FNAI) Florida Forever Measures Evaluation (FFME) for the Lake Garden Property, 100% the proposed property contributes to Surface Water Protection, Fragile Coastal Resources, and Functional Wetlands. The property also provides substantial contributions to FNAI Habitat Conservation Priorities (97%) and Strategic Habitat Conservation Areas (86%).

According to the FNAI FFME for the Wilson Property, 100% the proposed property contributes to Ecological Greenways and Functional Wetlands. The property provides substantial contributions to Surface Water Protection (99%), Natural Floodplain Function (99%) Strategic Habitat Conservation Areas (99%) and FNAI Habitat Conservation Priorities (99%).

STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ARC RECOMMENDATION:

Project	DHR	FFS	Lynetta Griner	DEP	FWC	Bill Palmer	Elva Peppers	Selected
Strategic Managed Area Lands List: Lake Garden, Wilson Property								



To: Sine Murray, DEP/OES
 From: Geoffrey Parks, FNAI
 Date: May 8, 2023
 Subject: Proposed Boundary Modification to Florida Forever BOT Project: SMALL Avalon State Park (Lake Garden property)

The major goals of the Strategic Managed Areas Lands List (SMALL) Florida Forever Project are to enhance protection of natural resources on existing public lands and to facilitate their management. This amendment proposes to add a single 8.4 acre (per GIS; 8.73 acres per application) parcel to Avalon State Park in northeast St. Lucie County. The tract is accessible via a mosquito control road through Avalon State Park. This property provides an opportunity to acquire an important inholding in Avalon State Park and to protect coastal wetlands that provide wildlife habitat and benefit water quality in the Indian River Lagoon. It is proposed for fee-simple acquisition.

The tract is within Avalon State Park's optimal boundary and lies completely within the boundaries of the park. However, the tract's only land connection is to an inholding owned by St. Lucie County that in turn connects to the park; it is otherwise separated from the park by water. This parcel would contribute to a discontinuous corridor of coastal and estuarine managed lands that extends from the Fort Pierce Inlet north to Vero Beach. St. Lucie County's Queen's Island and Indian River County's Round Island South Conservation Area lie within 1 mile of the tract to the south and north respectively; additional protected lands within 2 miles include the Indrio Scrub Preserve, Lakela's Mint Preserve, D.J. Wilcox Preserve, and HBOI Preserve managed by St. Lucie County, as well as Indian River County's Green Salt Marsh, Harmony Oaks Conservation Area, and Oyster Bar Salt Marsh.

The property is a peninsula surrounded to the west, north, and east by the Indian River Lagoon. It consists entirely of mangrove swamp, and is bisected by a mosquito control ditch that allows for tidal flushing. The FNAI database contains no records of imperiled species documented on the tract. The property contains approximately ½ mile of shoreline on the Indian River Lagoon; however, there is no beach or beach dune habitat capable of supporting nesting sea turtles as mentioned in the application.

The Florida Forever Measures Evaluation (FFME) following this memo is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural community distributions based primarily on data from the Cooperative Land Cover Map. According to the FFME, all or nearly all (>97%) of the property contributes to protection of Functional Wetlands, Fragile Coastal Resources, Surface Water Protection, FNAI Habitat Conservation Priorities, and Natural Floodplain Function. A significant majority of the property contains Strategic Habitat Conservation Areas as well.

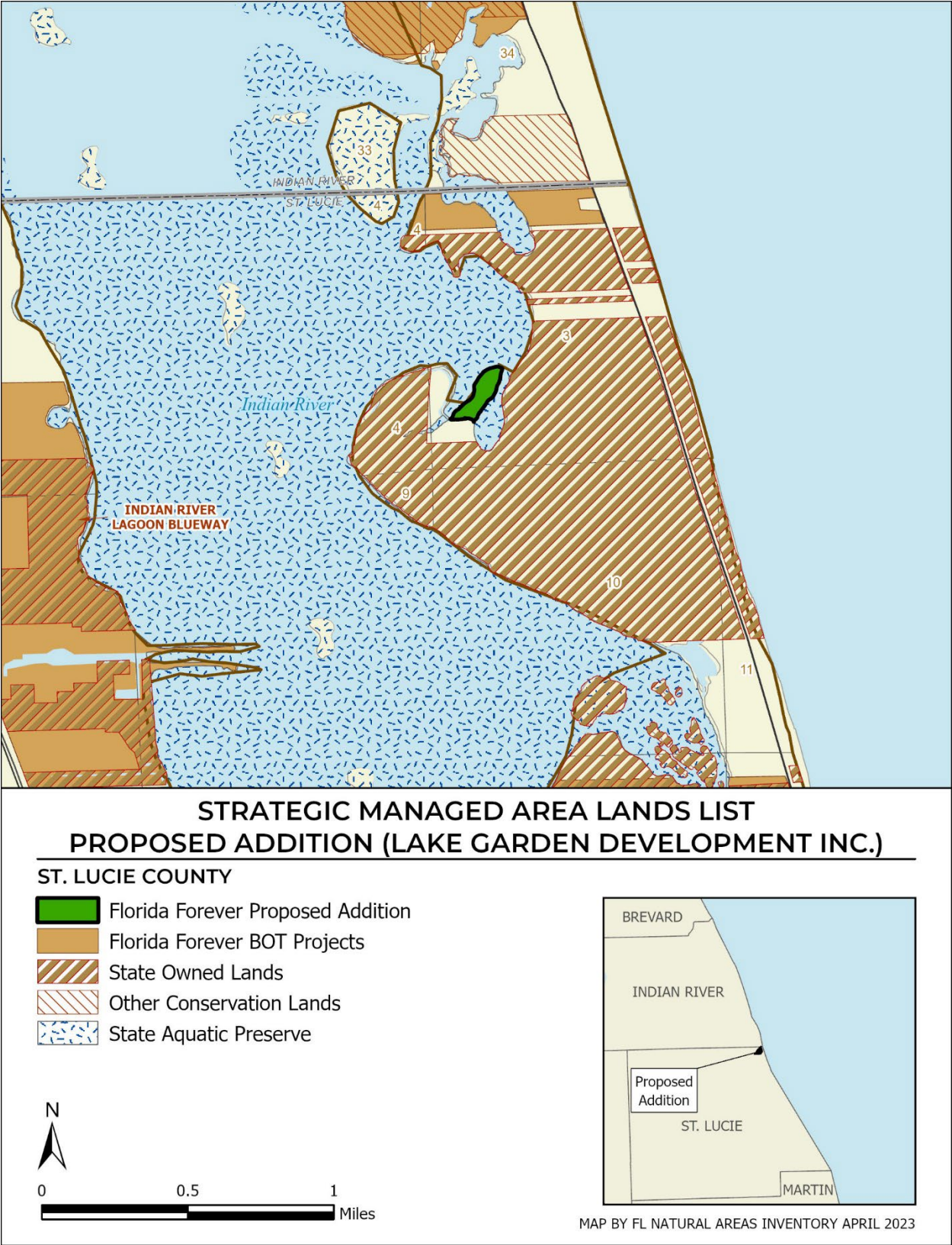
Strategic Managed Area Lands List (Avalon SP - Lake Garden): Florida Forever Measures Evaluation 20230425

GIS ACRES = 8.4

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0.0	0%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	7.3	86%
Total Acres	7.3	86%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0.0	0%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	8.2	97%
Priority 5	0.0	0%
Priority 6	0.0	0%
Total Acres	8.2	97%
B3: Ecological Greenways		
Priority 1	0.0	0%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	0.0	0%
Total Acres	0.0	0%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0.0	0%
Pine Rockland (G1)	0.0	0%
Scrub and Scrubby Flatwoods (G2)	0.0	0%
Rockland Hammock (G2)	0.0	0%
Dry Prairie (G2)	0.0	0%
Seepage Slope (G2)	0.0	0%
Sandhill (G3)	0.0	0%
Sandhill Upland Lake (G3)	0.0	0%
Upland Pine (G3)	0.0	0%
Mesic/Wet Flatwoods (G4)	0.0	0%
Upland Hardwood Forest (G5)	0.0	0%
Total Acres	0.0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	0	
G5	0	
Total	0	
C4: Natural Floodplain Function		
Priority 1	0.0	0%
Priority 2	8.4	99%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	0.0	0%
Priority 6	0.0	0%
Total Acres	8.4	99%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	8.5	100%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	0.0	0%
Priority 6	0.0	0%
Priority 7	0.0	0%
Total Acres	8.5	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0.0	0%
Imperiled Coastal Lakes	0.0	0%
Coastal Wetlands	8.5	100%
Total Acres	8.5	100%
C8: Functional Wetlands		
Priority 1	0.0	0%
Priority 2	8.5	100%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	0.0	0%
Priority 6	0.0	0%
Total Acres	8.5	100%
D3: Aquifer Recharge		
Priority 1	0.0	0%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5	0.0	0%
Priority 6	0.8	9%
Total Acres	0.8	9%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)		0 sites
G1: Sustainable Forestry		
Priority 1	0.0	0%
Priority 2	0.0	0%
Priority 3	0.0	0%
Priority 4	0.0	0%
Priority 5 - Potential Pinelands	0.0	0%
Total Acres	0.0	0%
G3: Forestland for Recharge		0.0 0%

^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.



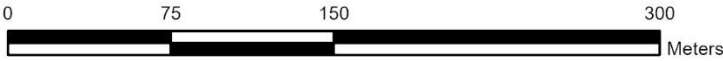
Strategic Managed Area Lands List Proposed Addition
(Avalon State Park - Lake Garden Development Inc.)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF APRIL 2023



Map Produced by: FL Natural Areas Inventory, N. Pasco, April 2023

Background: USA NAIP Imagery Resolution = 1.0 meter





To: Sine Murray, DEP/OES
 From: Geoffrey Parks, FNAI
 Date: May 8, 2023
 Subject: Proposed Boundary Modification to Florida Forever BOT Project:
 SMALL-- Ochlockonee River State Park (Wilson property)

The major goals of the Strategic Managed Areas Lands List (SMALL) Florida Forever Project are to enhance protection of natural resources on existing public lands and to facilitate their management. This amendment proposes to add a single tract (the Wilson Trust property) of approximately 244 acres to Ochlockonee River State Park at the southern edge of Wakulla County. The property is proposed for fee-simple acquisition.

The Wilson Trust property is a generally rectangular property, lying just east of U.S. 319 about 4.5 miles south of Sopchoppy. The tract extends about $\frac{3}{4}$ mile from west to east, and about $\frac{1}{2}$ mile from its northern boundary—which is entirely contiguous with managed lands—to its southern edge along the Ochlockonee River. The tract shares a boundary with Ochlockonee River State Park for approximately $\frac{1}{4}$ mile, and with St. Marks National Wildlife Refuge for about $\frac{1}{2}$ mile, and fronts the Ochlockonee River for ca. $\frac{3}{4}$ miles. In addition to the managed lands directly to the north, Bald Point State Park and Tates Hell State Forest are directly south across the Ochlockonee, and Apalachicola National Forest is less than a mile to the northwest. This proposed addition has the potential to ensure additional connectivity between Bald Point State Park and Ochlockonee River State Park, and to the large landscape of protected lands in the region. It also would likely contribute to protection of water quality of the Ochlockonee and associated tributaries, as well as Ochlockonee Bay.

In addition to frontage on the Ochlockonee, the tract contains a number of smaller waterways. A blackwater stream originates on state park property to the north and follows a sinuous path to join the Ochlockonee at the southeast corner of the proposed addition. West of this blackwater stream, 3 smaller tidal creeks originate on the property and meander south to the river.

Landcover on the tract consists of two main natural community types. Flatwoods (likely wet flatwoods) make up approximately 25% of the tract. Most of the remaining area (an estimated 73% of the property), particularly closer to the river and its tributaries, appears to be floodplain swamp, which may have small areas of other communities—particularly floodplain marsh—included within it. Two small but well-defined areas of floodplain marsh are visible in aeriels, and make up less than 1% of the tract. At the margin of the property, an area of sandhill mostly on the St. Marks National Wildlife Refuge extends very slightly onto the property from the north, occupying less than 1% of the proposed addition.

The tract lies within a region in which the Florida Fish and Wildlife Conservation Commission considers the Florida black bear (*Ursus americanus floridanus*, G4T4/S4, N, N) to be frequent. The FNAI database indicates that the Red-cockaded woodpecker (*Dryobates borealis*, G3, S2, E, FE) is present in the vicinity, and it could occur on the property. In addition, a handful of imperiled riverine species including alligator

snapping turtle (*Macrochelys temminckii*, G3, S3, PT, N) and several mussels including the Ochlockonee moccasinshell (*Medionidas simpsonianus*, G1, S1, E, FE) are not known to be present on this property, but have been documented elsewhere along the river and could occur.

The Florida Forever Measures Evaluation (FFME) following this memo is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural community distributions based primarily on data from the Cooperative Land Cover Map. All or nearly all (99% or more) of the proposed addition contributes to Strategic Habitat Conservation Areas, FNAI Habitat Conservation Priorities, Ecological Greenways, Natural Floodplain Function, Surface Water Protection, and Functional Wetlands. More than half of the property contributes to Aquifer Recharge, and smaller portions of the property contain Under-represented Natural Communities and could contribute to Sustainable Forestry.

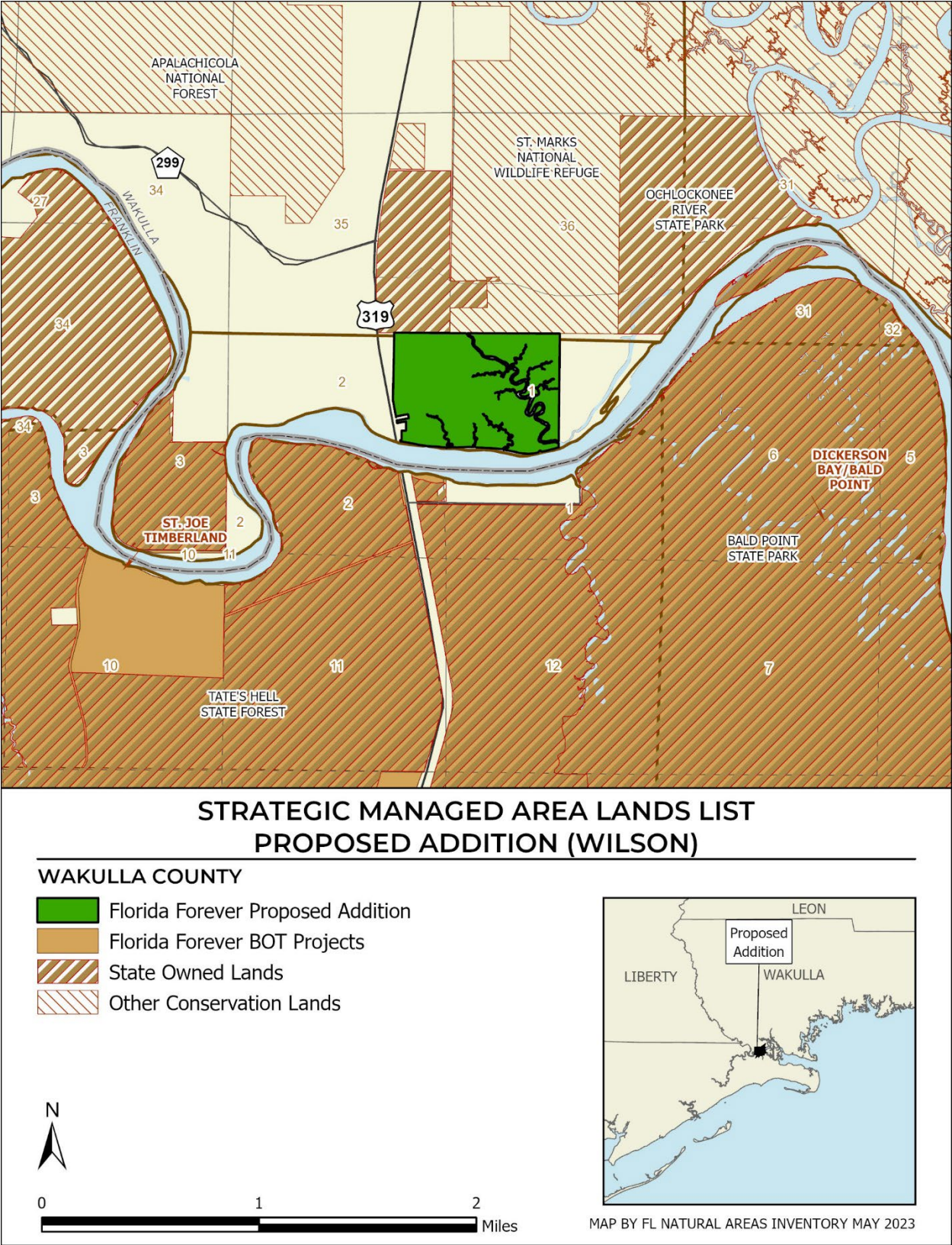
Strategic Managed Area Lands List (Ochlockonee River SP-Wilson): Florida Forever Measures Evaluation 2023

GIS ACRES = 244

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	39	16%
Priority 3	200	82%
Priority 4	0	0%
Priority 5	1	< 1%
Total Acres	240	99%
B2: FNAI Habitat Conservation Priorities		
Priority 1	13	5%
Priority 2	220	91%
Priority 3	7	3%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	240	99%
B3: Ecological Greenways		
Priority 1	243	100%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	243	100%
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)	63	26%
Upland Hardwood Forest (G5)	0	0%
Total Acres	63	26%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	1	
G4	1	
G5	0	
Total	2	
C4: Natural Floodplain Function		
Priority 1	179	74%
Priority 2	57	24%
Priority 3	4	2%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	240	99%

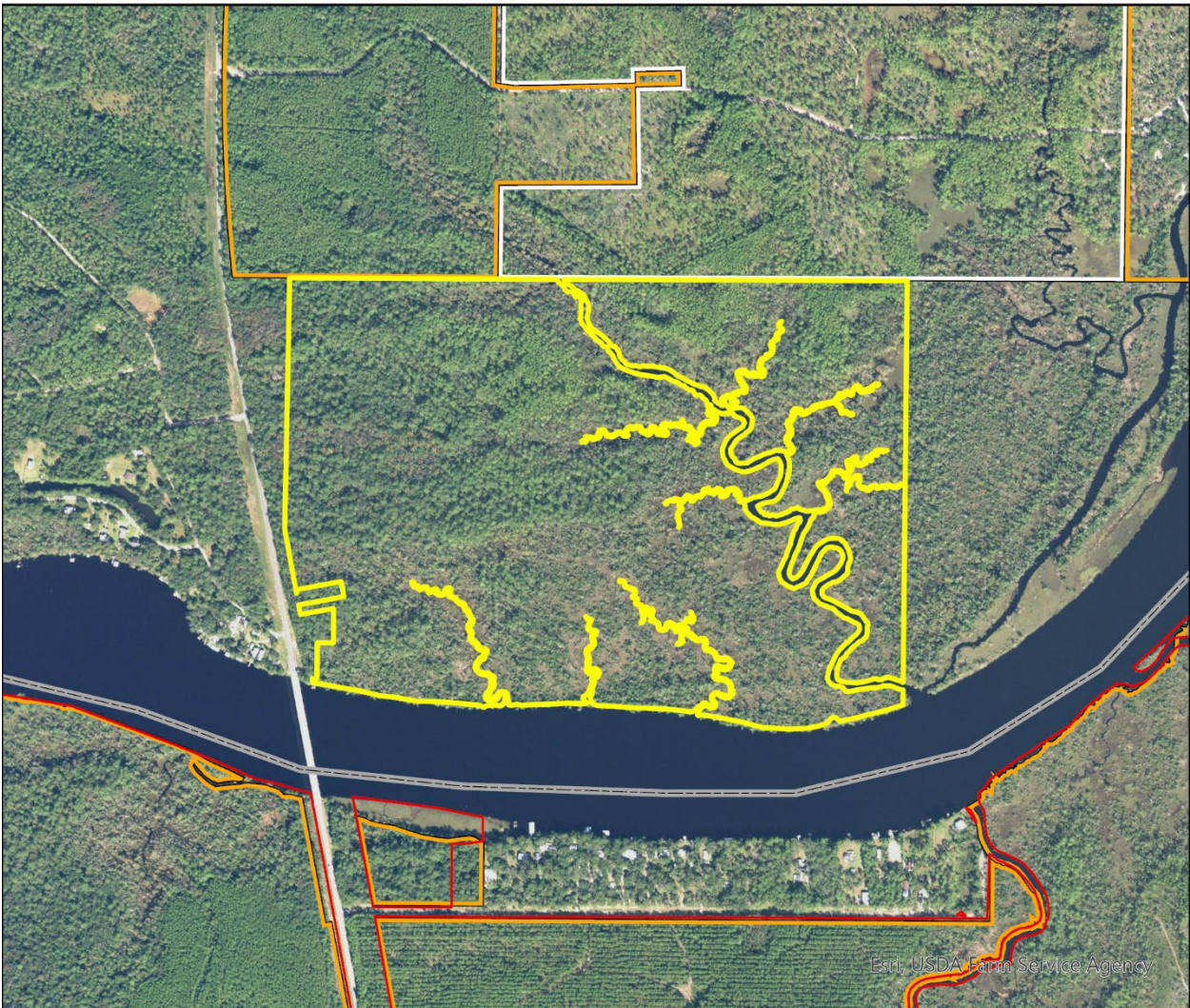
MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	218	89%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	22	9%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	240	99%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	179	74%
Priority 2	58	24%
Priority 3	4	2%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	242	100%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	155	64%
Priority 6	0	0%
Total Acres	155	64%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	1.0	
Land Trail Opportunities	0.0	
Total Miles	1.0	
F2: Arch. & Historical Sites (number)		
	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	49	20%
Priority 4	0	0%
Priority 5 - Potential Pinelands	0	0%
Total Acres	49	20%
G3: Forestland for Recharge		
	0	0%

^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.



Strategic Managed Area Lands List Proposed Addition
(Ochlockonee River State Park - Wilson)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF APRIL 2023



Map Produced by: FL Natural Areas Inventory, N. Pasco, May 2023

Background: USA NAIP Imagery Resolution = 1.0 meter

