

## **2012 DISTRICT LANDS ASSESSMENT IMPLEMENTATION PLAN**



**St. Johns River Water Management District**

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## **INTRODUCTION**

This plan establishes a roadmap for a series of actions relating to lands owned by the SJRWMD. These actions, which have been developed over a one-year, collaborative process, include sale, exchange, or donation of approximately 6% of the acreage owned by the district. In addition, changes in the use of another 2% of the inventory are targeted. This plan is not self-executing. Actions identified in this plan will be implemented during the next few years as market conditions warrant. Contracts for land transactions will be acted on individually in the future by the Governing Board of the District.

The SJRWMD currently owns fee simple interest in 618,423 acres of land. In the fall of 2011, the Governing Board of the district initiated a process to assess every acre in this inventory to evaluate whether continued ownership of any of the properties is no longer needed or whether the use of any of the properties should be altered. The process which has been followed to answer these two questions has been carefully crafted to ensure its transparency, inclusiveness and scientific integrity. Substantial effort has been made to engage the Governing Board, district staff, local elected officials and staff representing partners in ownership and management of these properties, interest groups, and the public. Over 40 meetings have been conducted throughout the district's 18 county jurisdiction during the 12-month planning process.

This plan has been developed in two steps. First, a Geographic Information System- based, scientific analysis was completed to rank the "Overall Conservation Value" of every acre within the district boundaries (including district-owned lands) on a scale of 0-12. Second, a series of additional factors were evaluated in a collaborative process with partner local governments. Each of these steps is described briefly below. Actions included in this plan are based on the results of these two steps.

### **Step One - Overall Conservation Value**

Ownership of land by the district is governed by the Florida Constitution and implementing Florida Statutes. Essentially, the district may dispose of its fee interest in land only if the Governing Board reaches a super-majority determination that the land is "no longer needed for conservation purposes". This provision shaped the process followed in this step of the plan development. A series of maps were developed to identify areas of relative significance to each of four major natural resource conservation factors: floodplain protection, natural resource value, regional ecological corridors, and strategic habitat protection. Each of these four maps was based on state-of-the-art results from various governmental and academic efforts to further the understanding of relative conservation values throughout Florida.

The "Overall Conservation Value" map was generated using a computer-assisted overlay technique which combined the four conservation factors into one map with equal value attributed to each of the four factors. The resultant map was used to inform the second step in this process. Figure 1 shows the overall conservation value map. Figure 2 presents a series of summary conclusions relating to the conservation value of district-owned lands based on this step in the assessment. Details on the methods and results of this step may be found in a separate document entitled "Land Assessment Project – Resource Component Documentation Report".

Figure 1

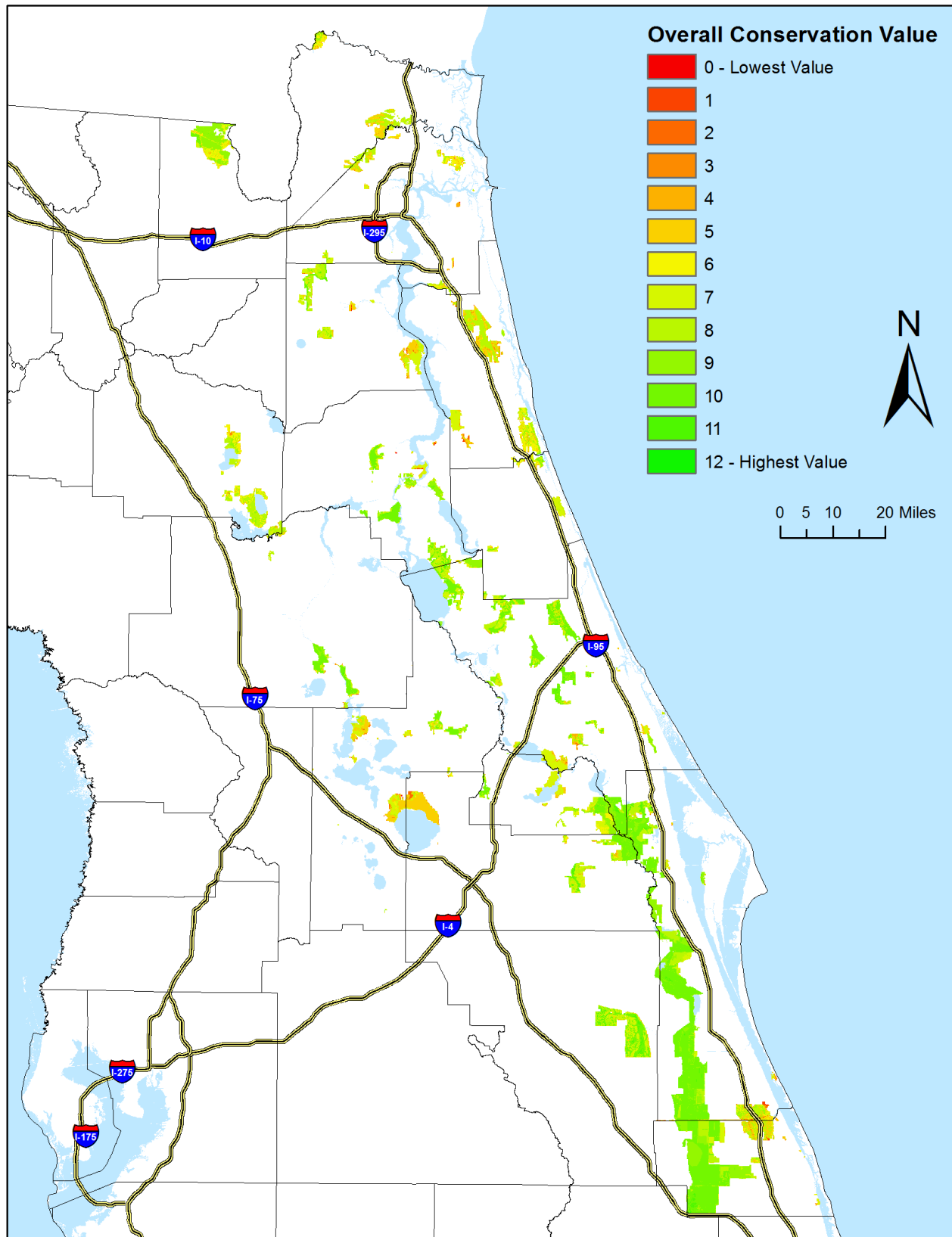


Figure 2

## ***What have we *learned*?***

### ► District lands:

**73%** in 100- yr Floodplain (vs. 39% of overall District area)

**67%** Wetlands

**78%** classified as Highest-Value Natural Communities

**60%** classified as Highest Priority Wildlife Corridors (vs. 24% of overall District area)

**82%** classified in top two tiers of Special Habitat Value (vs. 33% of overall District)

**85%** classified in upper third of Overall Conservation Value (vs. 23% of overall District)

## Step Two - Collaboration on Other Factors

Table 1 lists the other factors the district considered in this assessment. For properties owned by the district with lower conservation values from Step 1 of this assessment and for properties with unique ownership or land management features, each the factors listed in Table 1 were considered. Working sessions were conducted with staff from each county where the district owns lands to benefit from their local knowledge and familiarity with the issues.

The results of these collaborative working sessions were a series of draft recommendations. These draft recommendations were made available to the public and interested parties following a briefing to the Governing Board to facilitate a review and comment period. Public workshops were held in six cities and special presentations were made to several interest groups and local, elected officials. Refinements were made to the draft recommendations based on input received during this review period. This Implementation Plan represents the results of this collaborative process.

Table 1

## **EVALUATION FACTORS**

- **Recreation**
- **Manageability**
- **Management Revenue Potential**
- **Joint Ownership**
- **Encumbrances**
- **Encumbered Fee Sale Potential**
- **Sales Revenue Potential**
- **Funding Source**
- **Site-specific Conditions (Listed Species, Important Birding Areas (IBA), Recharge, etc.)**

## **RESULTS**

### Overview

This implementation plan consists of a series of five strategies. Each strategy pertains to a specific parcel of District-owned property. Implementation of these strategies will be undertaken beginning in 2013 based on an implementation work plan to be developed early in that year.

Strategies are arranged in one of five categories. Individual parcels have been drawn to delineate the portion of District-owned lands where each strategy will be employed. Specific boundaries of parcels may be refined as site-specific implementation proposals are brought back to the Governing Board for approval.

The five categories of strategies are listed in Table 2, along with a definition of each. Also included in Table 2 are the number of parcels in each category and the total acres included within each category.



Table 2

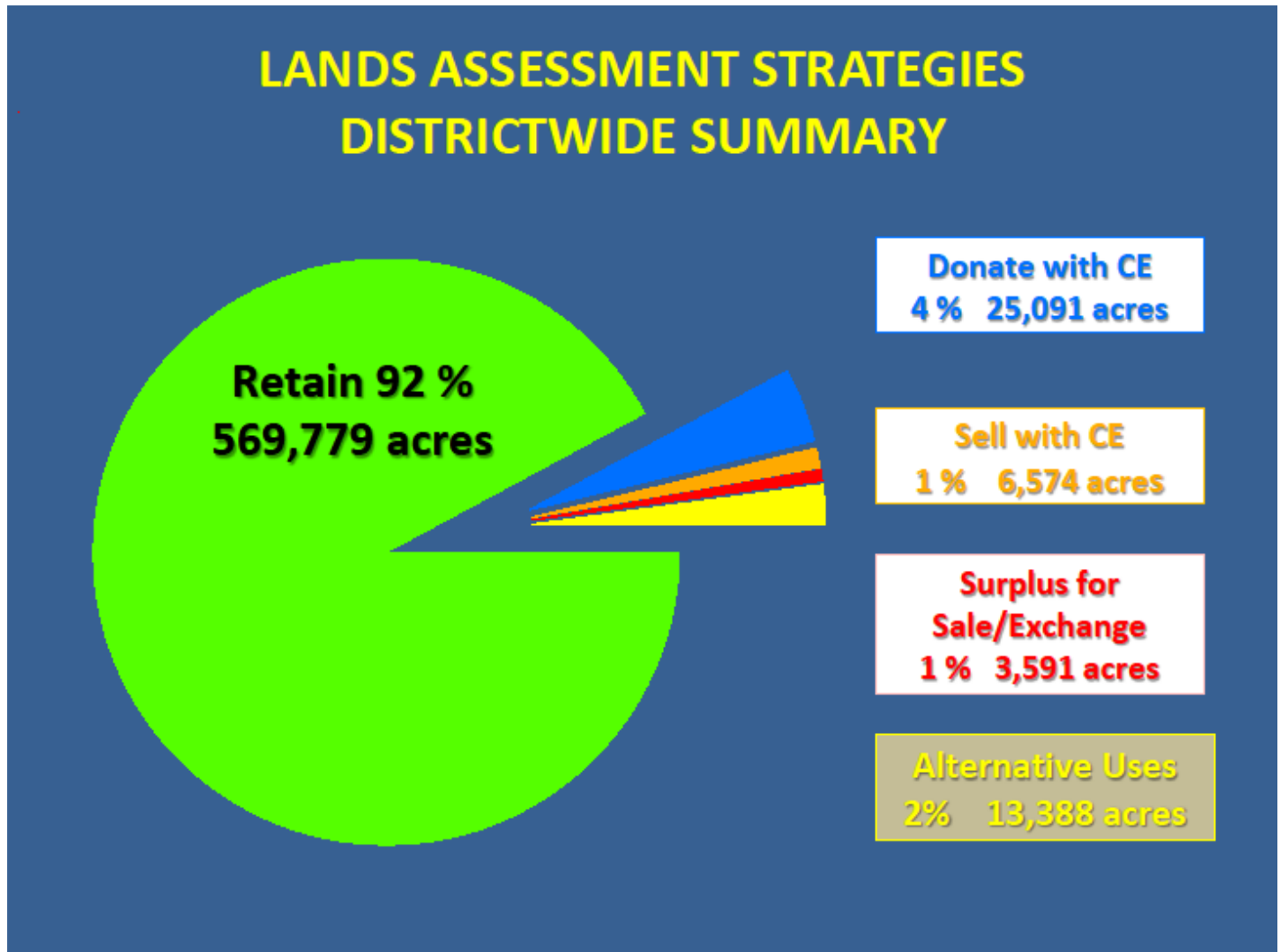
## STRATEGIES

Strategy	No. of Parcels	Total Acreage
<b><u>RETAIN</u></b> – Continue District ownership and land management program.	-	569,779
<b><u>DONATE WITH CONSERVATION EASEMENT</u></b> – Donate District fee interest to local government (keep conservation easement/reverter to ensure continued conservation).	23	25,091
<b><u>SELL WITH CONSERVATION EASEMENT</u></b> – Sell District fee interest on open market (keep conservation easement to ensure continued conservation).	12	6,574
<b><u>SURPLUS FOR SALE/EXCHANGE</u></b> – Sell/exchange District fee interest on open market. Disposition will be structured to ensure future uses will not be incompatible with conservation values of retained, District properties.	21	3,591
<b><u>ALTERNATIVE USES</u></b> – Continue District ownership, but change use of property.	11	13,388
<b>TOTALS</b>	<b>67</b>	<b>618,423</b>

## Strategies

Figure 3 represents the cumulative results of this Implementation Plan. The categories reported correspond to those listed in Table 2. Specific strategies are detailed individually in the following section arranged by county in alphabetical order.

Figure 3



**STRATEGIES**  
**(ARRANGED BY COUNTY)**

<b>Alachua County.....</b>	<b>13</b>
<b>Brevard County.....</b>	<b>16</b>
<b>Clay County.....</b>	<b>21</b>
<b>Duval County.....</b>	<b>24</b>
<b>Flagler County.....</b>	<b>28</b>
<b>Indian River County.....</b>	<b>32</b>
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## Lochloosa Wildlife Conservation Area

Alachua County

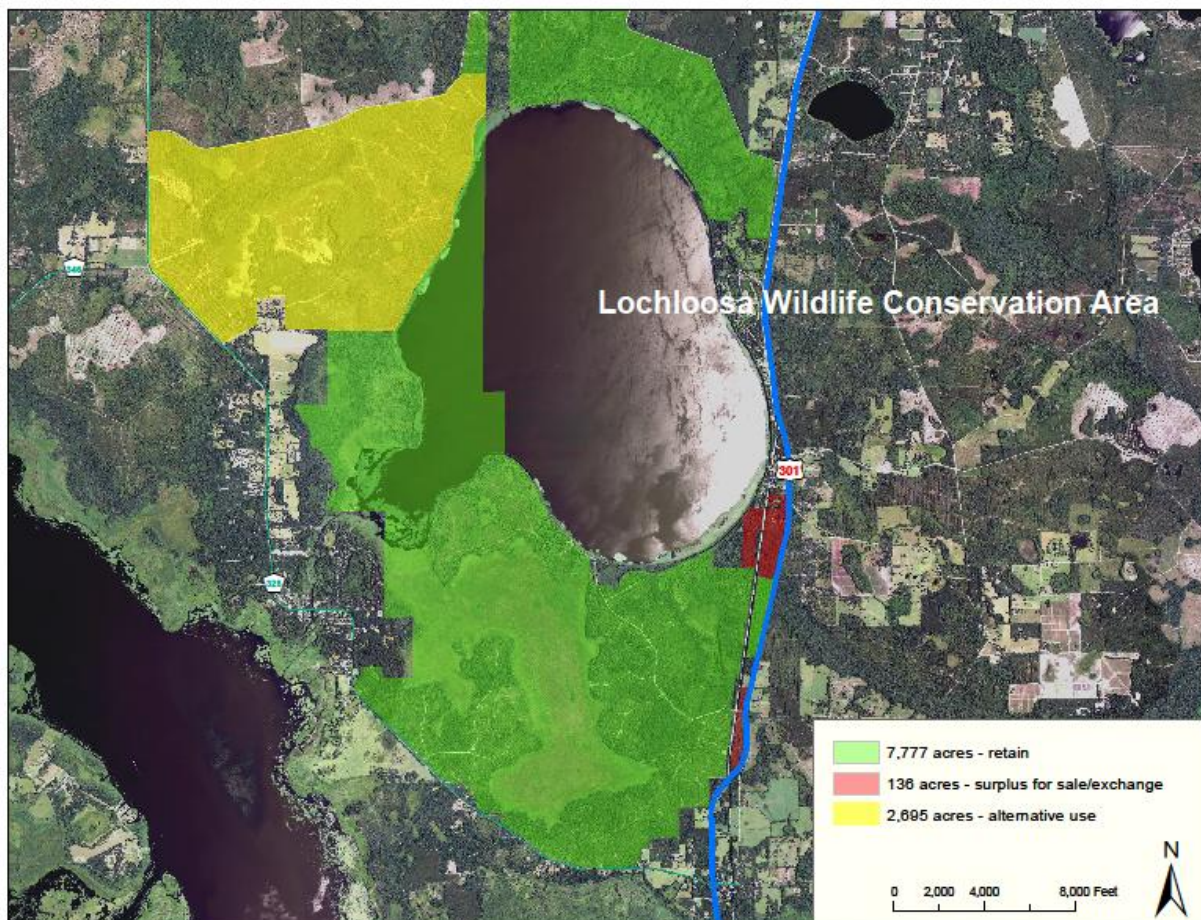
**Size:** 10,608 acres

**Ownership:** SJRWMD Full Fee

**Background:** The original, large acquisition occurred in 1994 and was, and is, dominated by active silviculture. A portion of the area has been identified as a site for enhanced forestry activities.

The east side of the conservation area abuts US 301 for approximately two miles. A portion of the CSX Railroad runs west, and parallel to this boundary. All of the land located east of the railroad and a small area to the west has been identified for potential exchange or surplus. Bisecting this land is Lochloosa Slough, an important wetland that is within the Lochloosa Lake Special Outstanding Florida Water boundary.

**Recommendation:** Apply enhanced forestry practices to the uplands within an approximately 2,695 acre area of the conservation area. Surplus for sale/exchange the approximately 136 acres located on the east side of the conservation area.





## Longleaf Flatwoods Reserve

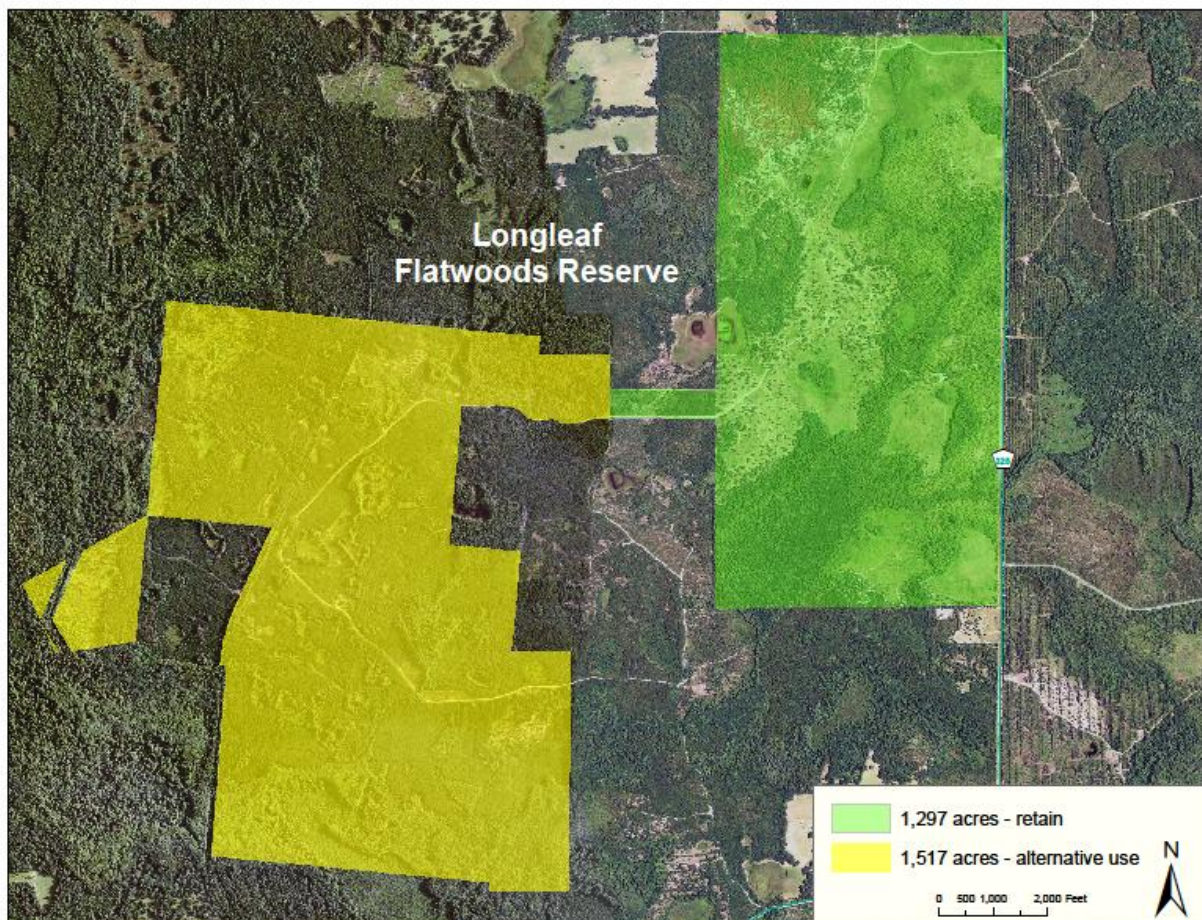
Alachua County

**Size:** 2,814 acres

**Ownership:** Joint Fee – SJRWMD 50%, Alachua County 50% & Joint Fee - Alachua County 67%, SJRWMD 33%

**Background:** There are two parcels that comprise the conservation area. The original eastern half of the area was mostly natural areas not converted by silvicultural or agricultural activities. The more recent western acquisition was in active, commercial silviculture at the time of purchase. This area has been identified for enhanced forestry activities.

**Recommendation:** Apply enhanced forestry practices to approximately 1,517 acres of the conservation area. This activity will be targeted at converting slash pine plantation to a mosaic of longleaf and slash pines, and restored prior-converted wetlands through selective clearcuts followed by groundcover restoration and flattening of previously bedded areas, where necessary, and replanting with soil-appropriate pine species.





## **Newnans Lake Conservation Area**

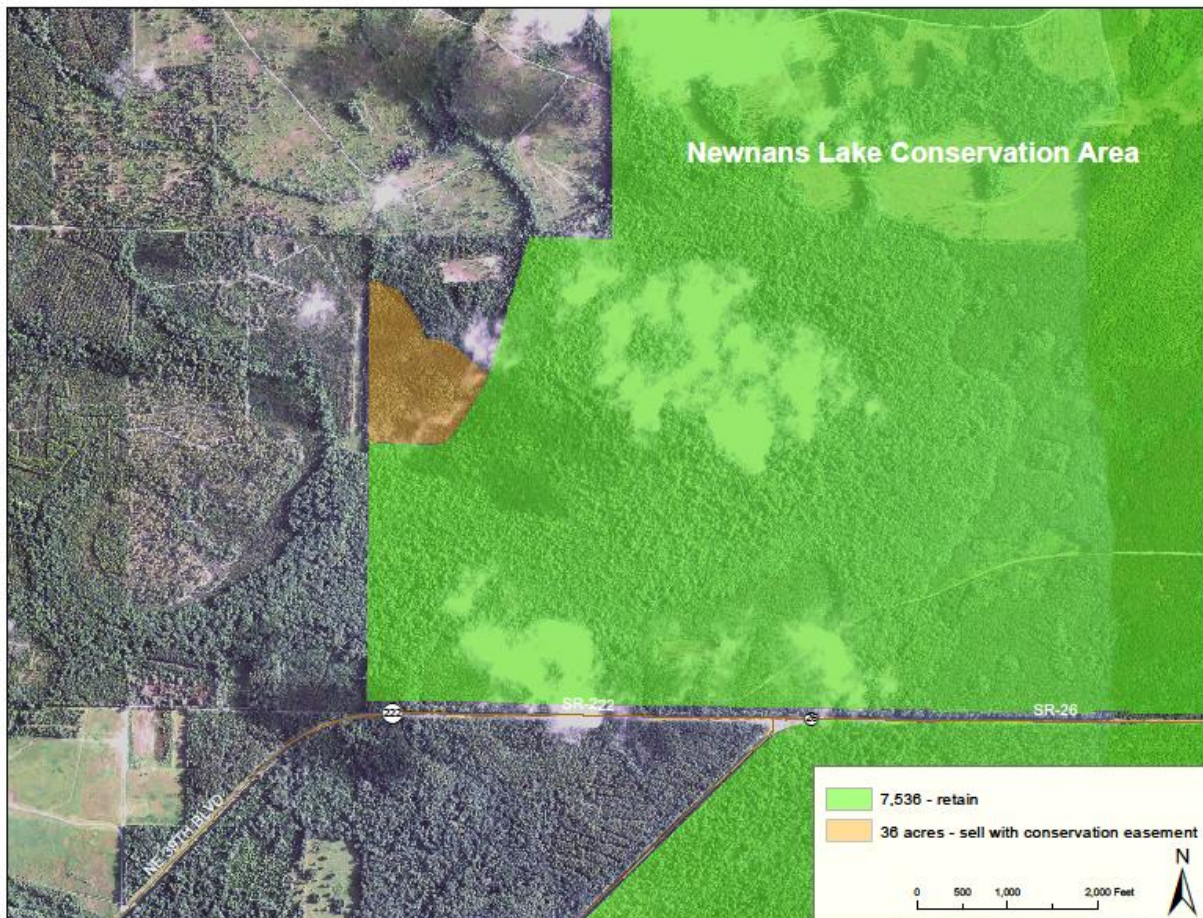
Alachua County

**Size:** 7,572 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, Alachua County 50%

**Background:** There are nine parcels that comprise the conservation area. There is a small portion of uplands that are isolated by a large swamp from the balance of the uplands located north of State Road 26. In 2008, a land exchange occurred on a portion of the isolated uplands. The remaining isolated uplands have been identified for sale with a conservation easement.

**Recommendation:** Sell, with a conservation easement, approximately 36 acres of the conservation area.



## **Chain of Lakes Regional Stormwater Park**

Brevard County

**Size:** 62 acres

**Ownership:** SJRWMD Full Fee

**Background:** Two parcels were acquired in 2000 to assist Brevard County with the construction of a stormwater facility. In 2008, an additional acquisition added 18 acres to the stormwater facility. That property was donated at acquisition, contingent upon Brevard County building the project expansion. Brevard County is the lead manager on all three tracts.

**Recommendation:** Donate the original two parcels to Brevard County with a conservation easement/reverter.





## **Malabar Road Properties**

Brevard County

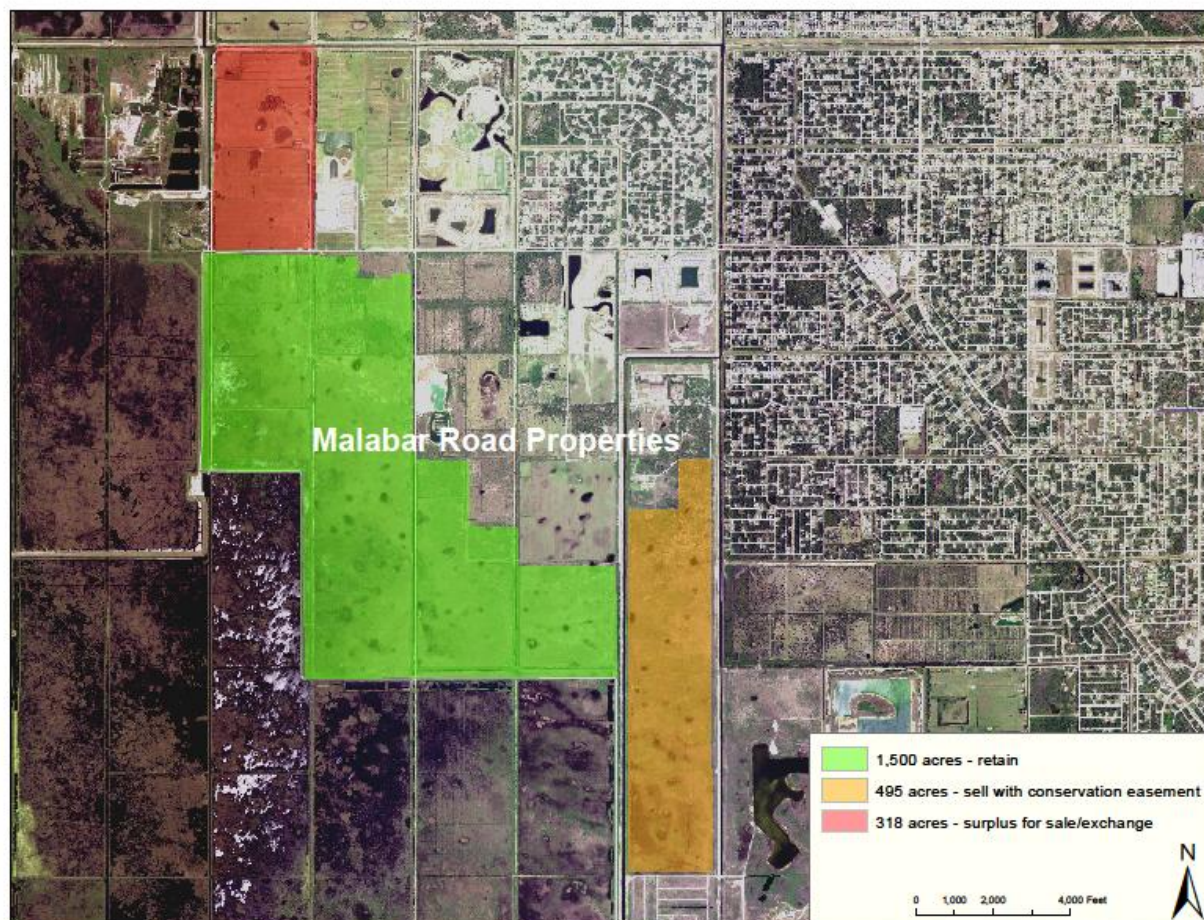
**Size:** 2,313 acres

**Ownership:** SJRWMD Full Fee

**Background:** This area is comprised of twelve parcels acquired in the late 1990's for the construction of a large stormwater retention area. Recent design work for the proposed C-10 Retention Area has demonstrated that two parcels will not be needed for the project. They have been identified for surplus. The northern parcel is mostly improved pasture and has been identified for sale/exchange. The southern parcel has a higher conservation value and contains a Florida Master Site (recorded cultural site).

**Recommendation:** Sell the southern parcel (approximately 495 acres) with a conservation easement. A new parkway is planned for this area. If the road is constructed, a portion of the southern parcel will likely be impacted. If so, the area north and east of the road will be recommended for surplus.

Surplus for sale/exchange the approximately 318 acres northern parcel.



## **Palm Bay stormwater facility**

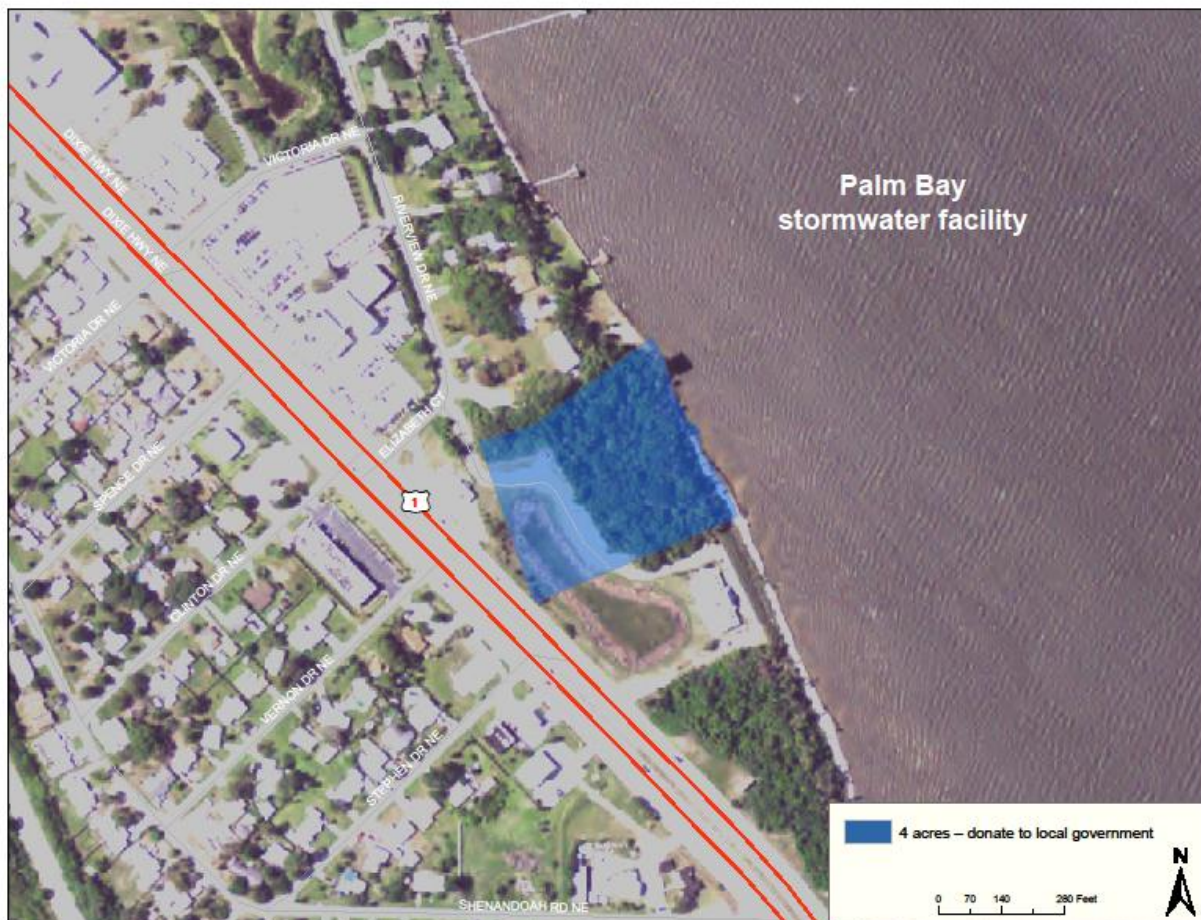
Brevard County

**Size:** 4 acres

**Ownership:** Joint Fee – DOT 61%, SJRWMD 39%

Background: DOT constructed and maintains the stormwater pond on this property. The City of Palm Bay initially expressed an interest in adding ancillary recreational amenities on the property.

**Recommendation:** Donate the District's ownership in the property to the City of Palm Bay with a conservation easement/reverter. A Florida Master Site (cultural site) is located on the property and should be protected in the conservation easement language.





## **Pine Island Conservation Area**

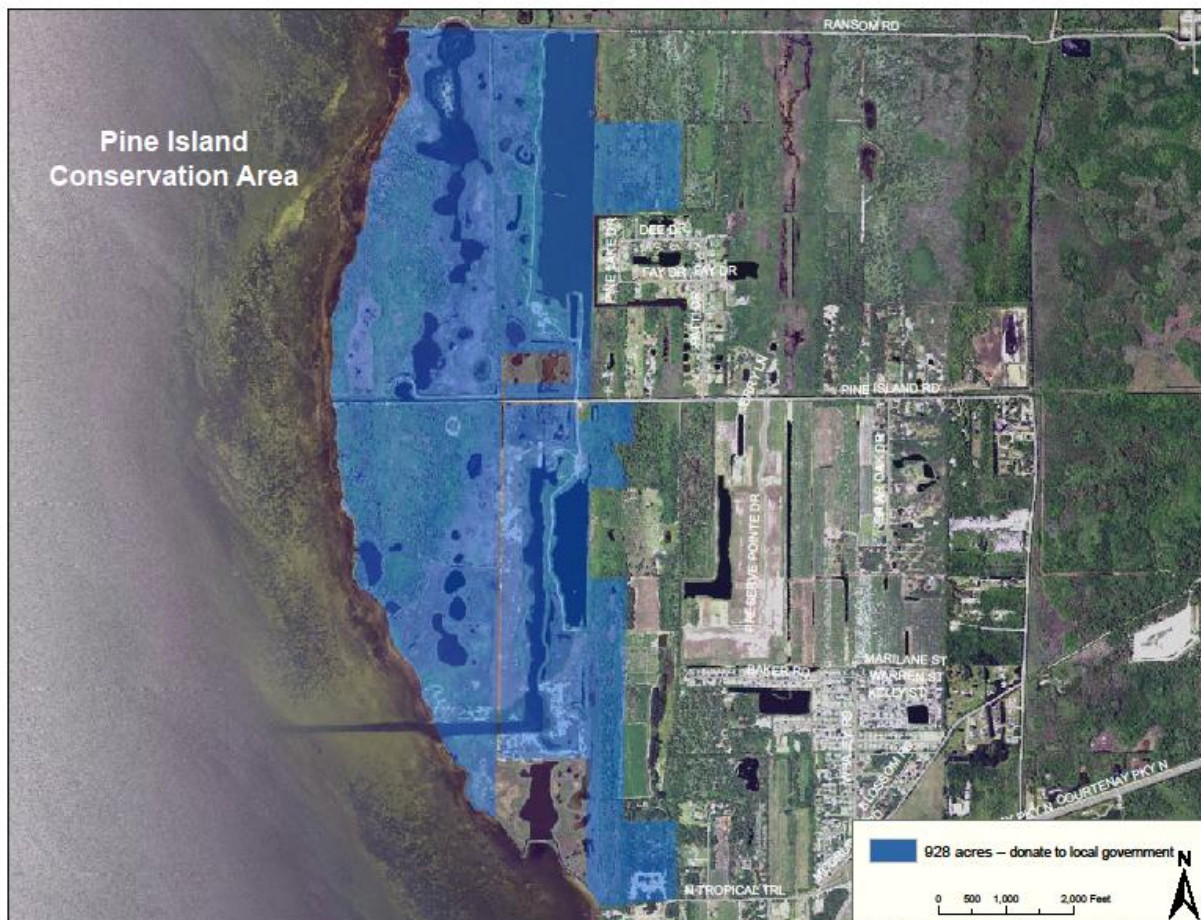
Brevard County

**Size:** 928 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, Brevard County 50%

**Background:** SJRWMD and Brevard County have both acquired property that comprises the conservation area. Brevard County has been the lead manager on the property since 1996. There are large areas of estuarine wetland restoration projects, and the “lake” is part of a stormwater treatment project – with more to come. In addition, the County has restored the historical building on the property. Expansion of the stormwater facilities on the property is planned to be implemented by the County.

**Recommendation:** Donate the District’s ownership in the property to Brevard County with a conservation easement/reverter.



## **Snag Harbor**

Brevard County

**Size:** 15 acres

**Ownership:** SJRWMD Full Fee

**Background:** This parcel was acquired in 2006. Adjacent land to the north and south is owned by the State of Florida (TIITF) and managed by Brevard County as part of the Maritime Hammock Sanctuary.

**Recommendation:** Donate the parcel to Brevard County with a conservation easement/reverter as an addition to the Maritime Hammock Sanctuary.





## **Bayard Conservation Area**

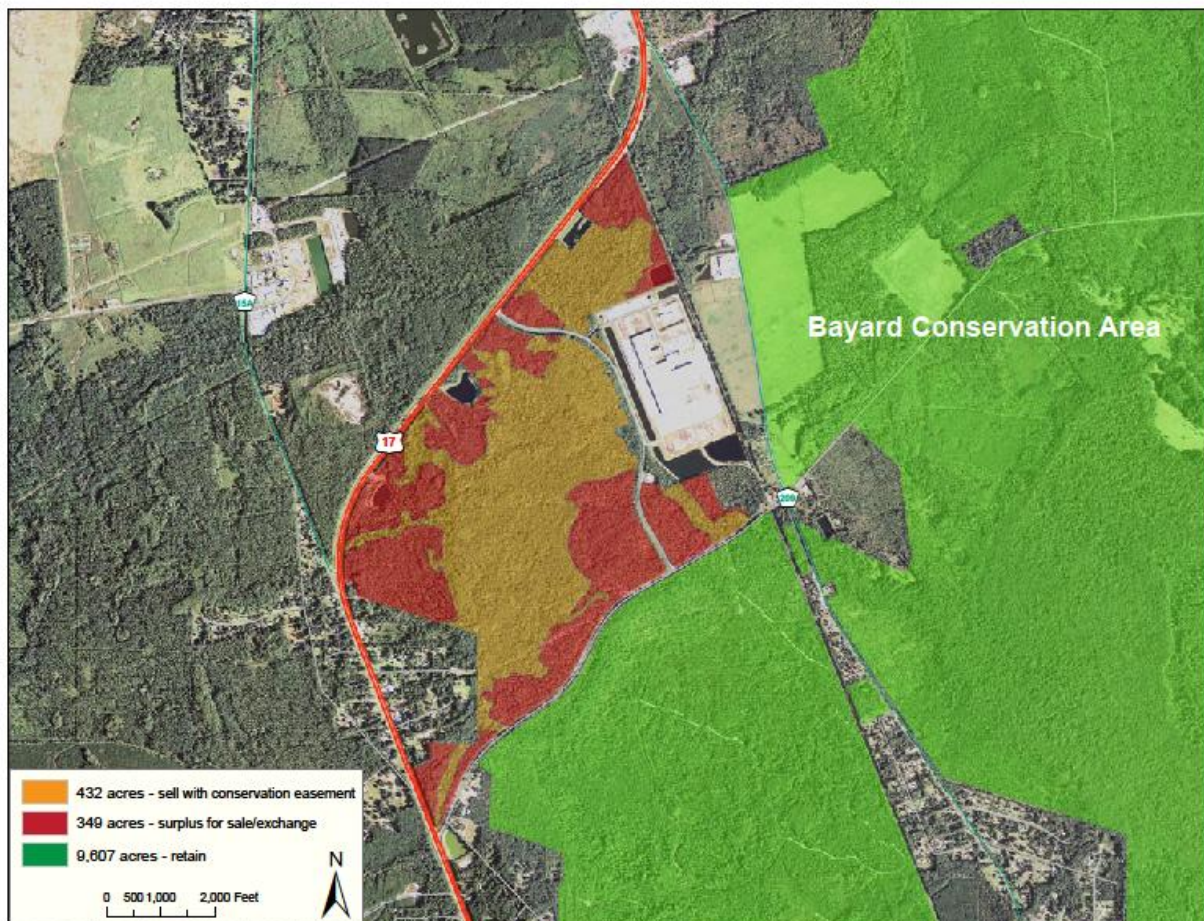
Clay County

**Size:** 10,388 acres

**Ownership:** SJRWMD Full Fee

**Background:** Twenty-seven parcels comprise the conservation area. A portion on the northwest corner of the conservation area is fragmented by roads, and is located adjacent to U.S. 17 and a commercial light industrial area. This area has been identified for surplus.

**Recommendation:** Sell 432 acres with a conservation easement and surplus for sale/exchange 349 acres. Additional acreage will be included in the conservation easement area to provide upland buffers of at least 100 ft. from wetlands on the property.





## **Belmore State Forest – Satsuma Tract**

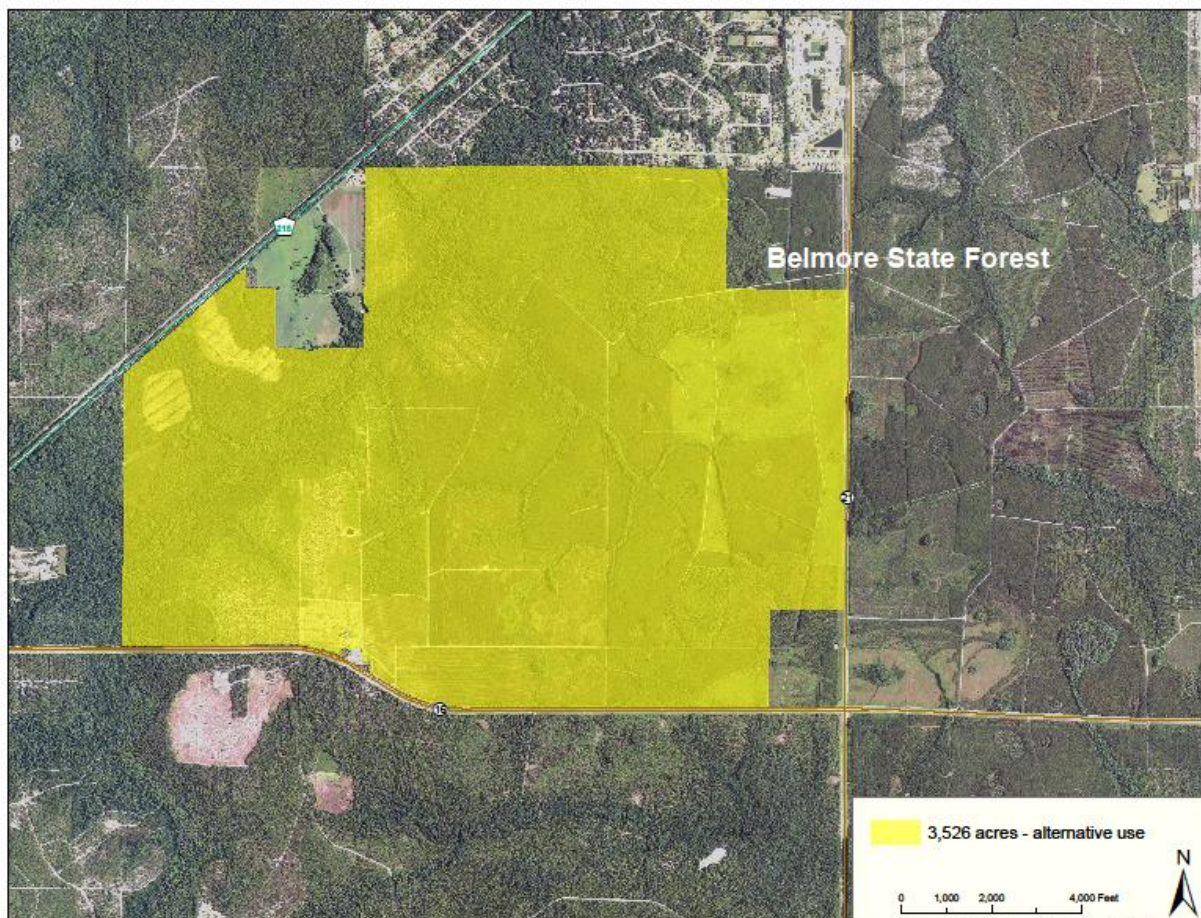
Clay County

**Size:** 3,526 acres

**Ownership:** SJRWMD Full Fee

**Background:** This single parcel acquisition occurred in 2007. It is managed by the Florida Forest Service as part of Belmore State Forest. The funding source for this transaction was primarily FDOT Mitigation Funds. Additional restoration and enhancement activities were committed to by the District with the use of the funds.

**Recommendation:** Implement an alternative use project in the areas adjacent to existing wetlands throughout the property. Former wetland edges, which were converted to pine plantations, will be managed to restore wetland areas.





## **Jennings State Forest**

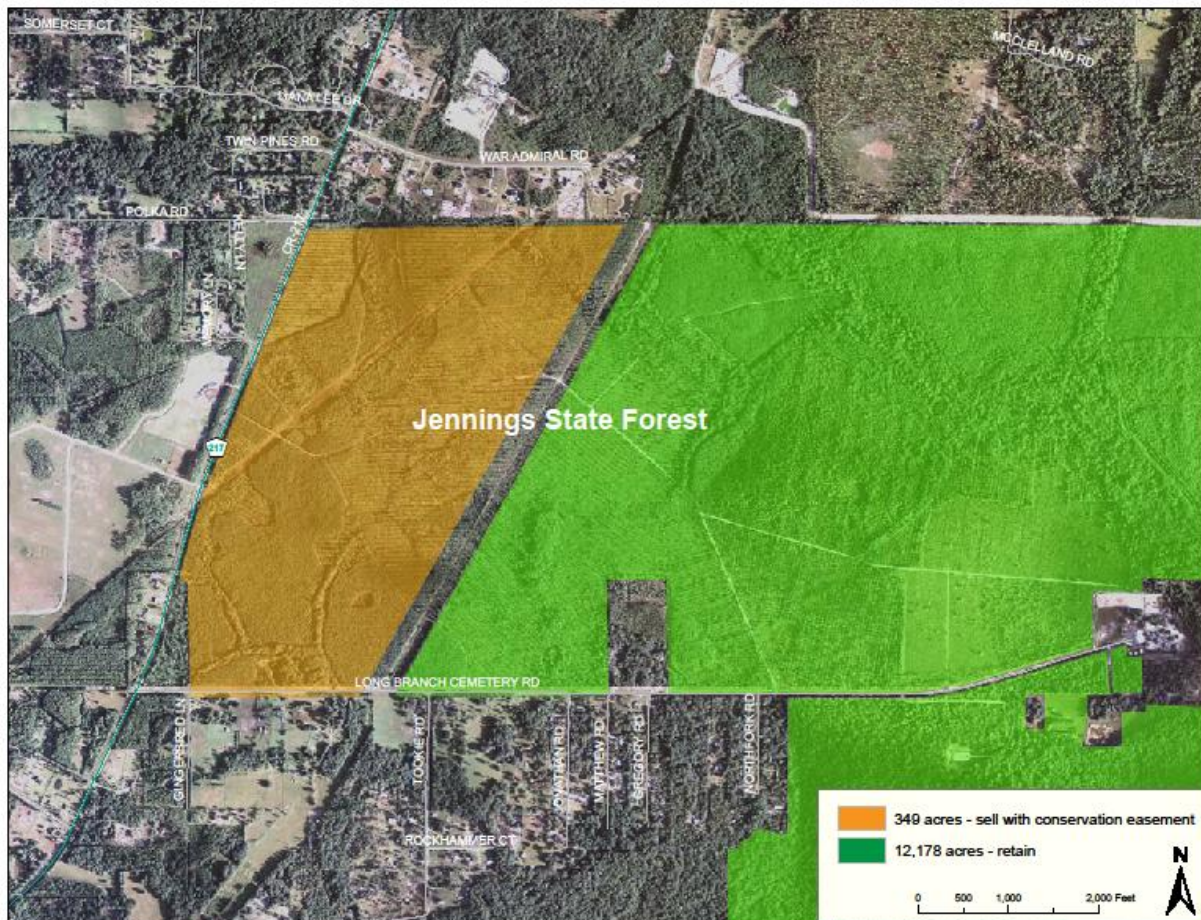
Clay & Duval County

**Size:** 12,527 acres

**Ownership:** SJRWMD Full Fee & Joint Fee - SJRWMD 50%, Trustees 50%

**Background:** The SJRWMD has ownership in 16 parcels. In addition, the Trustees own full fee in over 12,000 acres. A small area in the northwest portion of the State Forest has been identified for conversion from fee ownership to conservation easement.

**Recommendation:** Sell 349 acres with a conservation easement.





## **9A Properties**

Duval County

**Size:** 782 acres

**Ownership:** SJRWMD Full Fee

**Background:** The 9A Properties were acquired as mitigation for the construction of the I-295 east beltway. Two areas have been identified for alternative uses.

**Recommendation:** Apply enhanced forestry practices to the northern area (405 acres). As access to the site is improved, convert pine plantations to a condition where maintenance is possible without the use of prescribed fire. The southern 51 acre area is recommended for use as a passive recreational area (in conjunction with the City of Jacksonville) and as a site the construction of a public information system and/or a communication tower.





## **Julington-Durbin Preserve**

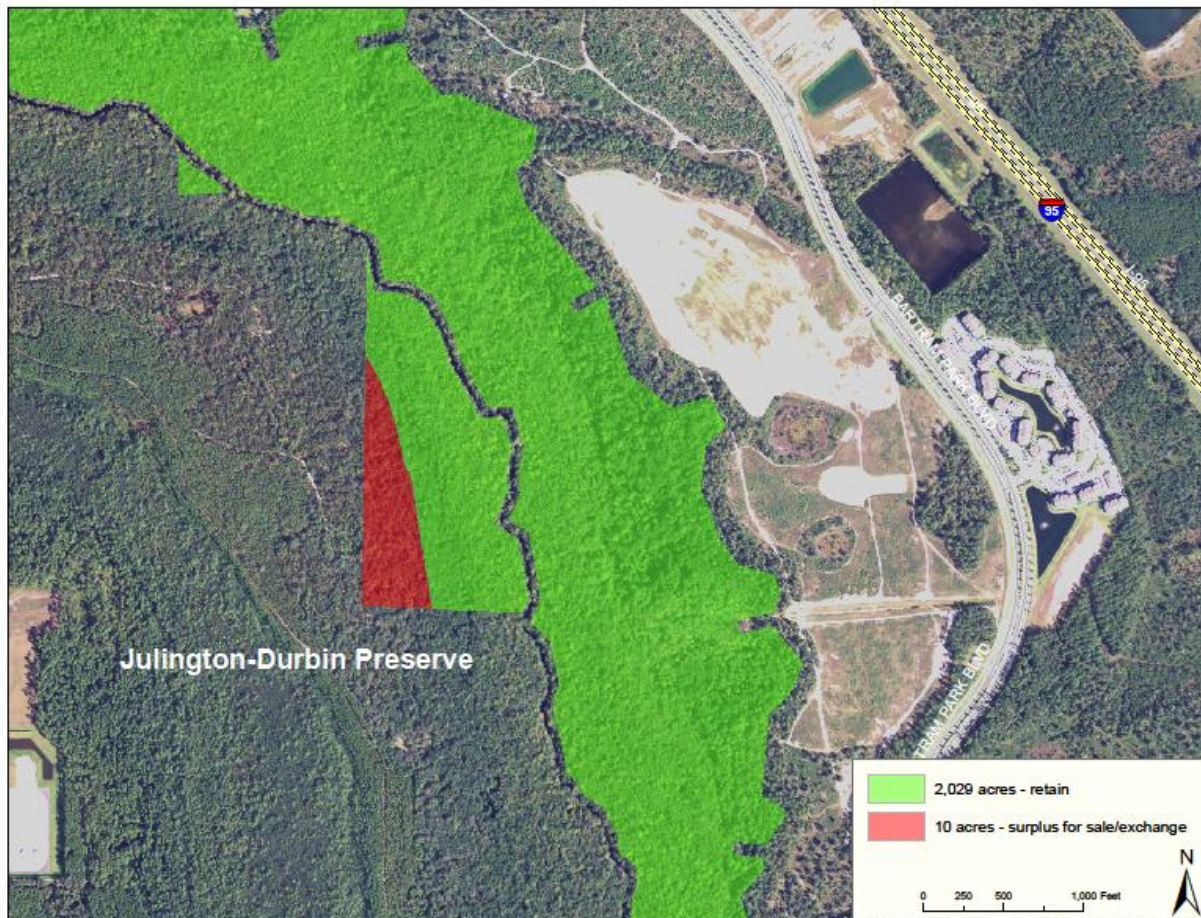
Duval & St. Johns County

**Size:** 2,039 acres

**Ownership:** SJRWMD Joint Fee – 75% Trustees, 25% SJRWMD

**Background:** There are two parcels that comprise this preserve. There are three, small areas that are located on the west side of Durbin Creek that are separated from the parent parcel. Only one part has uplands. This part has been identified for surplus.

**Recommendation:** Surplus for sale/exchange the approximately 10-acre upland area.





## **Stone Mountain**

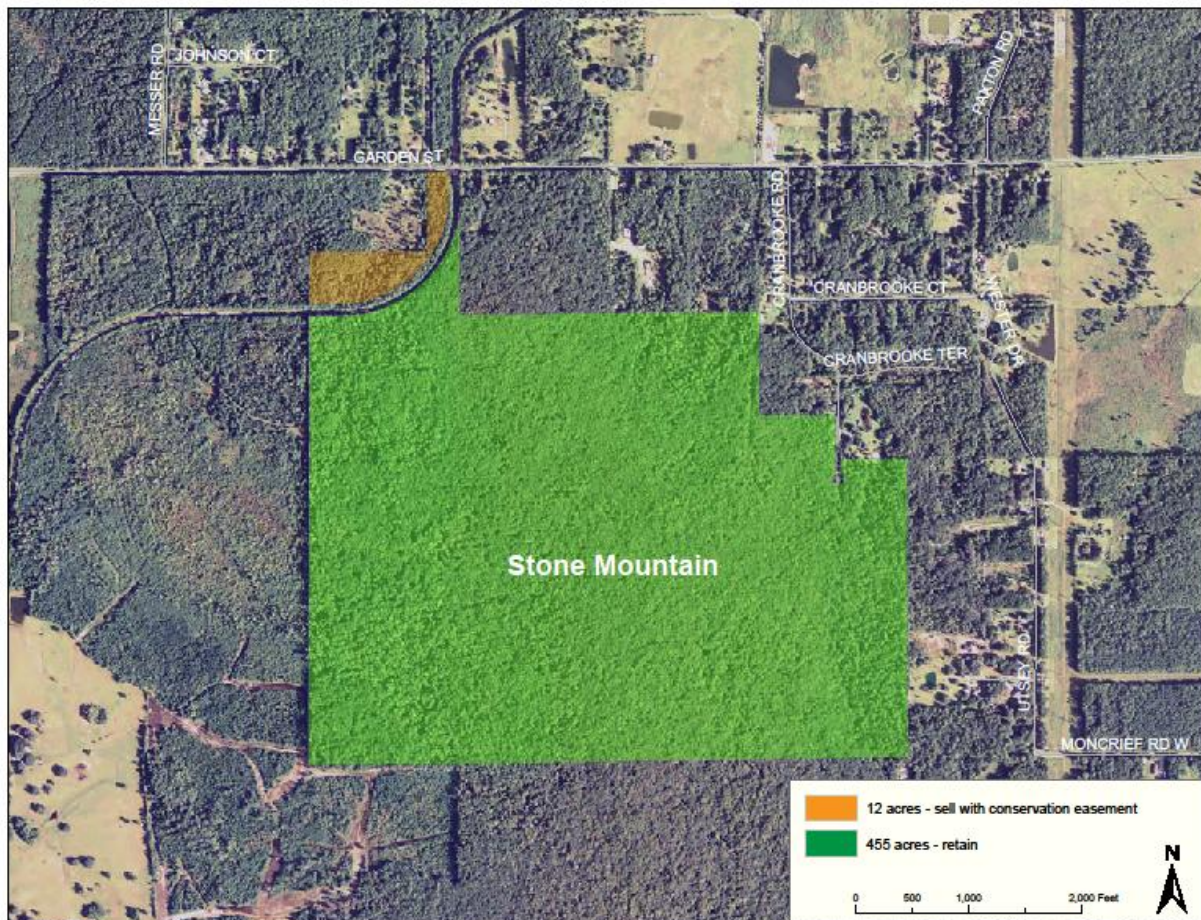
Duval County

**Size:** 467 acres

**Ownership:** SJRWMD Full Fee

**Background:** This property was acquired as mitigation in 1991. A 12-acre portion of the property is separated from the rest of the property by a railroad and has been identified for conversion to a conservation easement.

**Recommendation:** Sell the 12-acre portion with a conservation easement.





## **Thomas Creek Conservation Area**

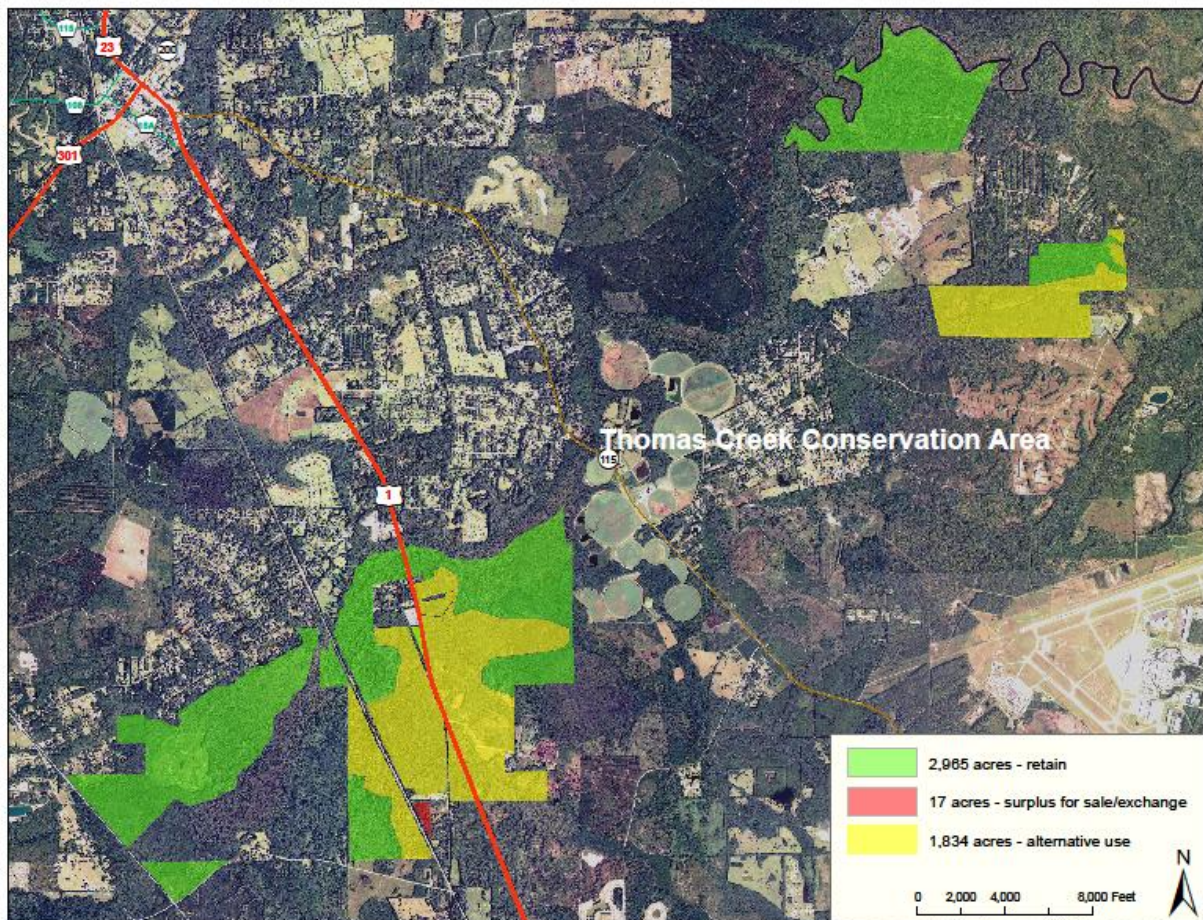
Duval & Nassau County

**Size:** 4,820 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, City of Jacksonville 50%

**Background:** There are six parcels that comprise this conservation area. One 17-acre area is isolated from the conservation area by a railroad. Two areas have been identified for alternative uses.

**Recommendation:** Surplus for sale/exchange 17 acres. Apply enhanced forestry practices to two sites totaling 1,834 acres. Long-term restoration of these pine plantation areas will be targeted by employing more aggressive timber production through 2-3 cycles of slash pine production.





## **Graham Swamp Conservation Area**

Flagler County

**Size:** 3,168 acres

**Ownership:** SJRWMD Full Fee

**Background:** The two parcels that comprise Graham Swamp Conservation Area were acquired in 1995 and 1999. The District managed the property from acquisition until 2005. At that time, the District entered into an Intergovernmental Management Agreement with Flagler County designating the County as the day-to-day manager of the Conservation Area.

**Recommendation:** Donate the two parcels to Flagler County with a conservation easement/reverter.



## **Haw Creek Preserve**

Flagler County

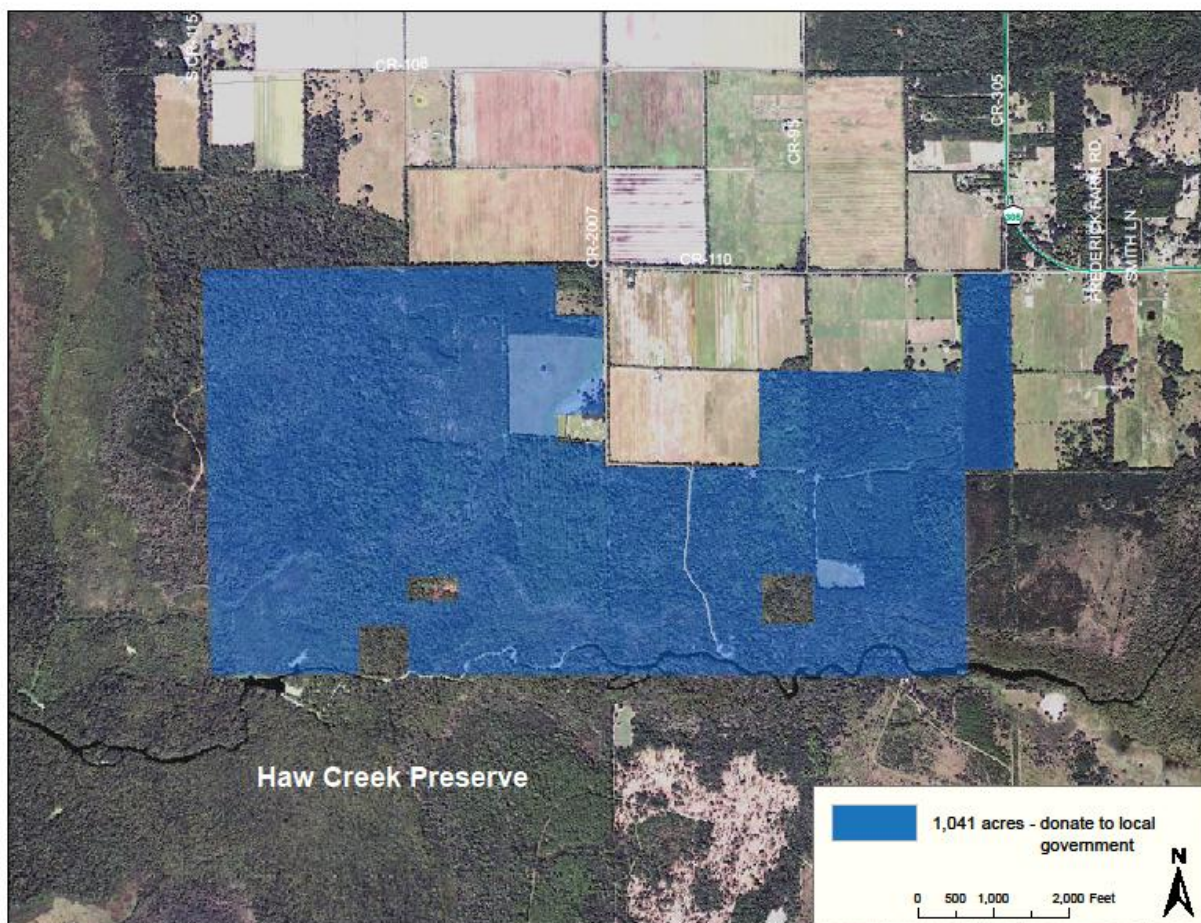
**County:** Flagler

**Size:** 1,041 acres

**Ownership:** Joint Fee – Flagler County 67%, SJRWMD 33%

**Background:** This single parcel was acquired in 1990. Flagler County has managed the property since acquisition.

**Recommendation:** Donate the property to Flagler County with a conservation easement/reverter.





## **Heart Island Conservation Area**

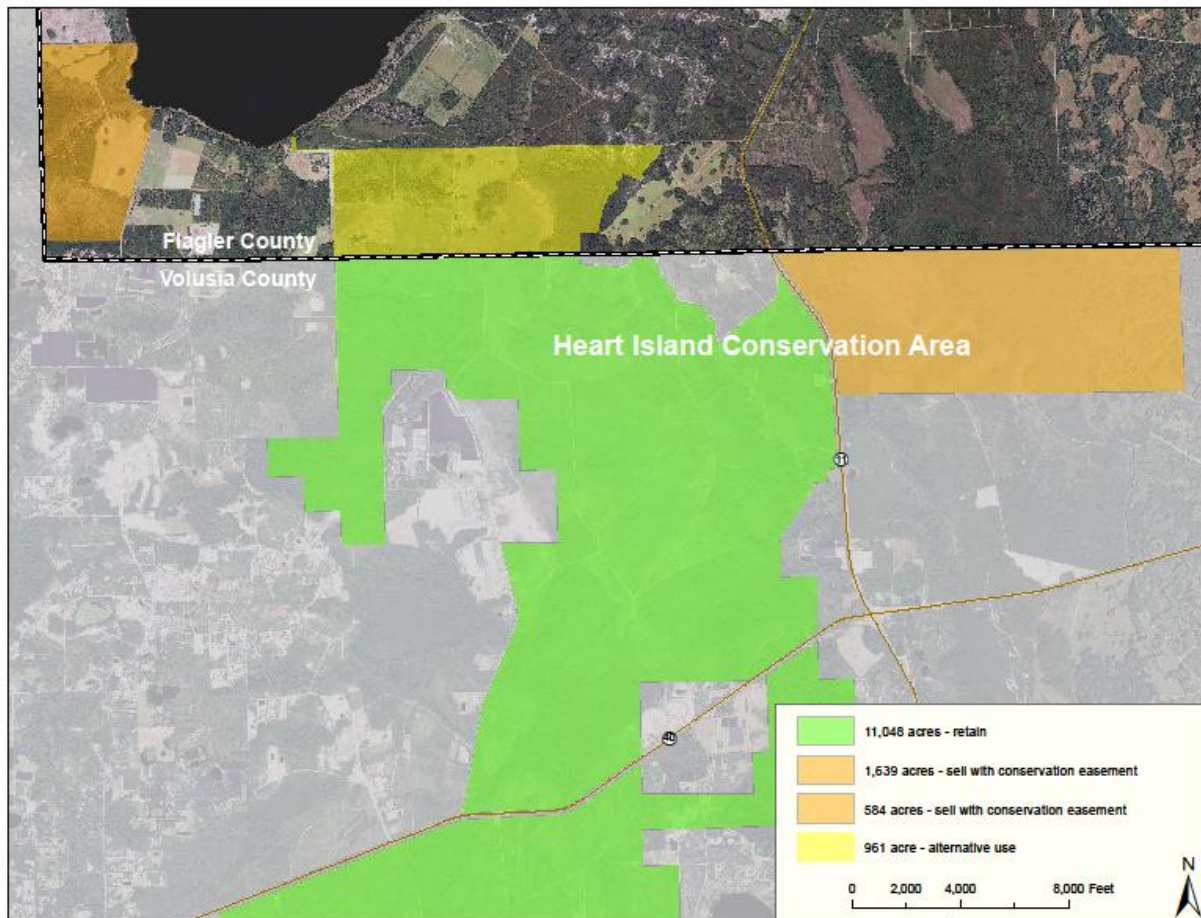
Flagler & Volusia County

**Size:** 14,232 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – Volusia County 75%, SJRWMD 25%

**Background:** There are five parcels that comprise this conservation area. Two areas, both owned full fee by the District, have been identified for conversion to a conservation easement. An additional area has been identified for alternative use.

**Recommendation:** Sell the 1,639 and 584-acre parcels with a conservation easement. Apply agri-forestry practices in a 961- acre area.



## Pellicer Creek Conservation Area/Princess Place Preserve

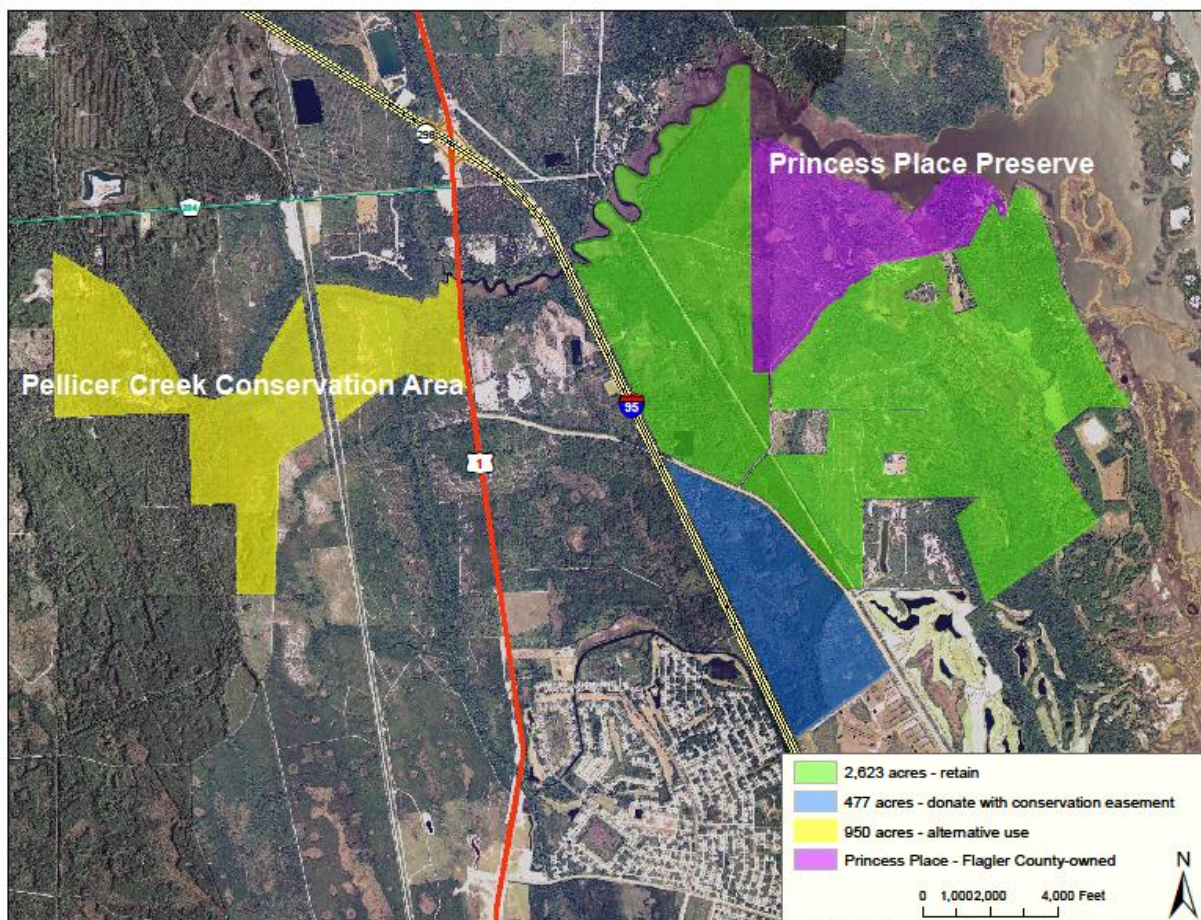
Flagler & St. Johns County

**Size:** 3,126 acres

**Ownership:** SJRWMD Full Fee

**Background:** Two parcels comprise this conservation area which has three major roads impacting management of this property.

**Recommendation:** Apply enhanced forestry practices on the 950 acre area west of U.S. 1. Donate to Flagler County the 477-acre property located between I-95 and Old Kings Road for a passive county park. Consolidate management with Flagler County on the 2,623- acre area east of I-95 that will include the current Princess Place Preserve – 551 acres of which is owned full fee by the county.





## **Block Property**

Indian River County

**Size:** 32 acres

**Ownership:** SJRWMD Full Fee

**Background:** Two parcels were acquired in one transaction. They were purchased from The Nature Conservancy, which acquired the property through a donation.

**Recommendation:** Sell the 32 acres to Indian River County with a conservation easement/reverter. It is anticipated the sale will be at a value equal to the District's investment in the property. The eastern portion of the northern piece is currently being managed by the Indian River Mosquito Control District.





## **North Sebastian Conservation Area**

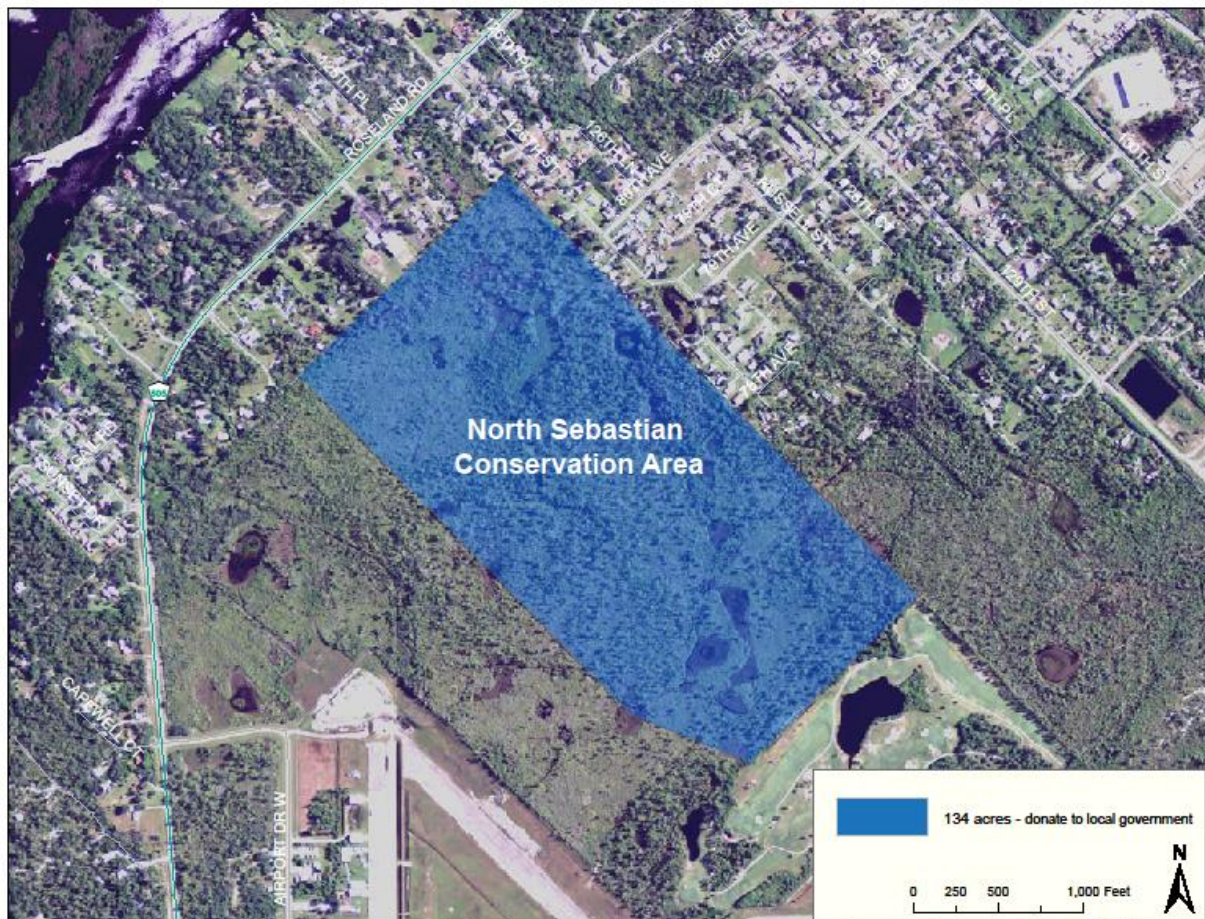
Indian River County

**Size:** 134 acres

**Ownership:** Joint Fee – SJRWMD 67%, Indian River County 33%

**Background:** This property was acquired as an addition to the 441-acre Indian River County, full fee, North Sebastian Conservation Area that is managed by the County.

**Recommendation:** Donate the SJRWMD's interest in the 134-acre property to Indian River County, with a conservation easement/reverter.





**Oslo Riverfront Conservation Area** Indian River County

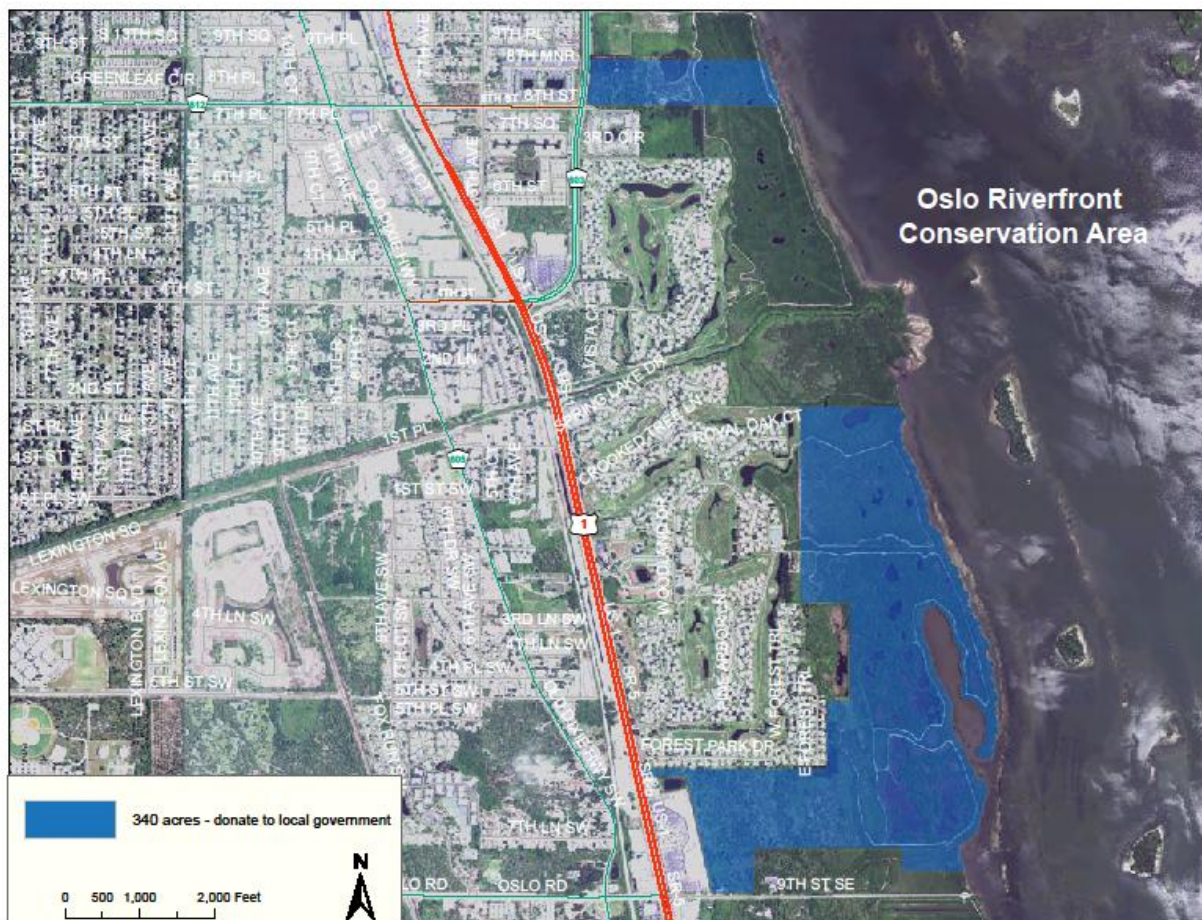
Indian River County

**Size:** 340 acres

**Ownership:** Joint Fee – Indian River County 50%, SJRWMD 50% & Joint Fee - Indian River County 50%, SJRWMD 25%, Florida Inland Navigation District 25%

**Background:** There are two non-contiguous parcels that comprise this conservation area. Indian River County has been the lead manager on this conservation area since 1991.

**Recommendation:** Donate the SJRWMD's interest in the 340-acre property to Indian River County, with a conservation easement/reverter.





## **Sebastian Stormwater Park**

Indian River County

**Size:** 176 acres

**Ownership:** SJRWMD Full Fee

**Background:** The three parcels that comprise this stormwater park were acquired to improve water quality in the South Prong of the Sebastian River. The City of Sebastian manages the property.

**Recommendation:** Donate the property interest in the 176-acre property to the City of Sebastian, with a conservation easement/reverter.





## **Emeralda Marsh Conservation Area**

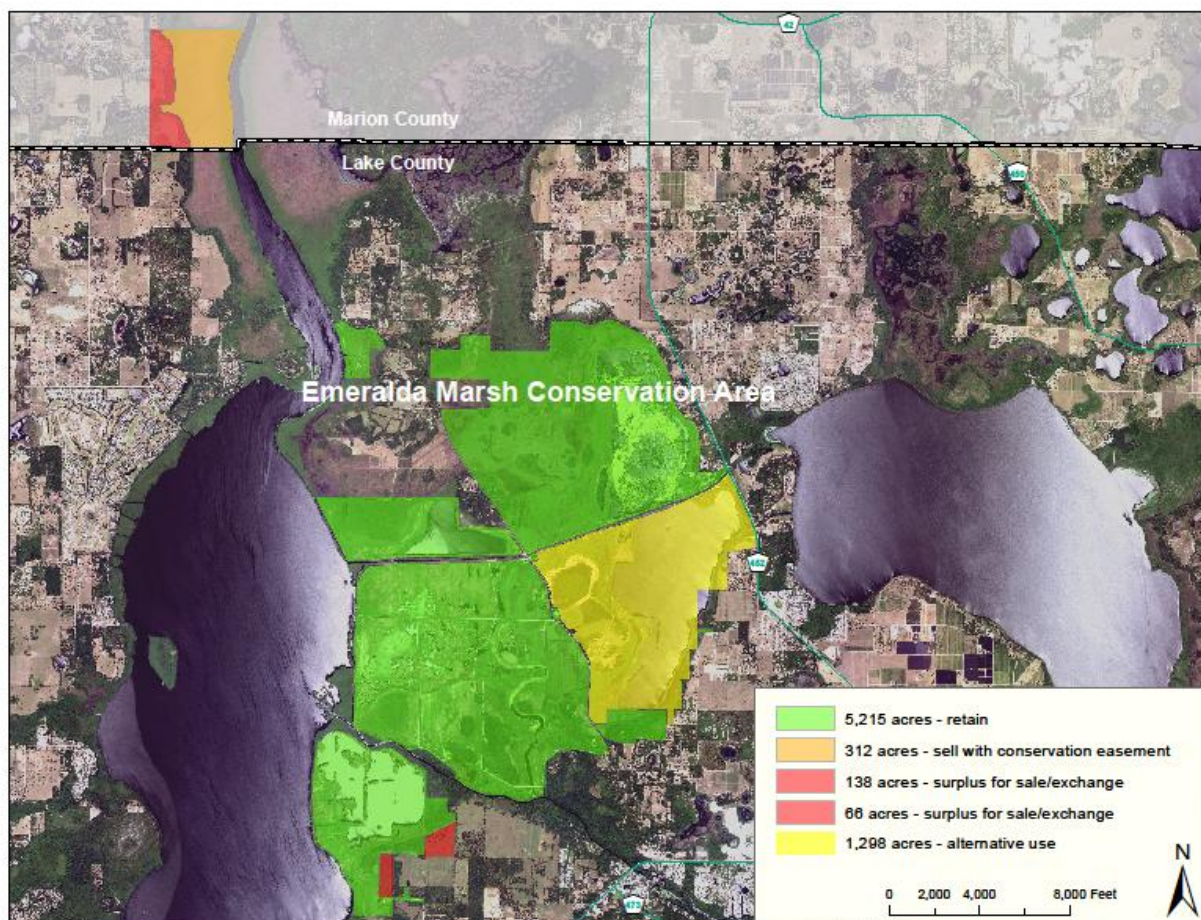
Lake & Marion County

**Size:** 7,029 acres

**Ownership:** SJRWMD Full Fee

**Background:** There are 19 parcels that comprise this conservation area. The main portion of this property was once a muck farm. Since acquisition, most of the areas that were historically marsh have been reconnected to Lake Griffin (to the west). The area recommended for alternative use has not been reconnected due to high levels of phosphorus. The proposed alternative use is to remove peat from approximately 200 acres which will reduce the phosphorus levels with the goal of reconnecting this area with the lake.

**Recommendation:** Implement an alternative use of the 1,298 acres of marsh for the removal of peat. Surplus for sale/exchange the 60 acres of pasture located in the southwest part of the conservation area. Surplus the 138 acres of uplands and sell with a conservation easement the 312 acres of wetlands on the Marion County portion of the conservation area.



## Lake Norris Conservation Area

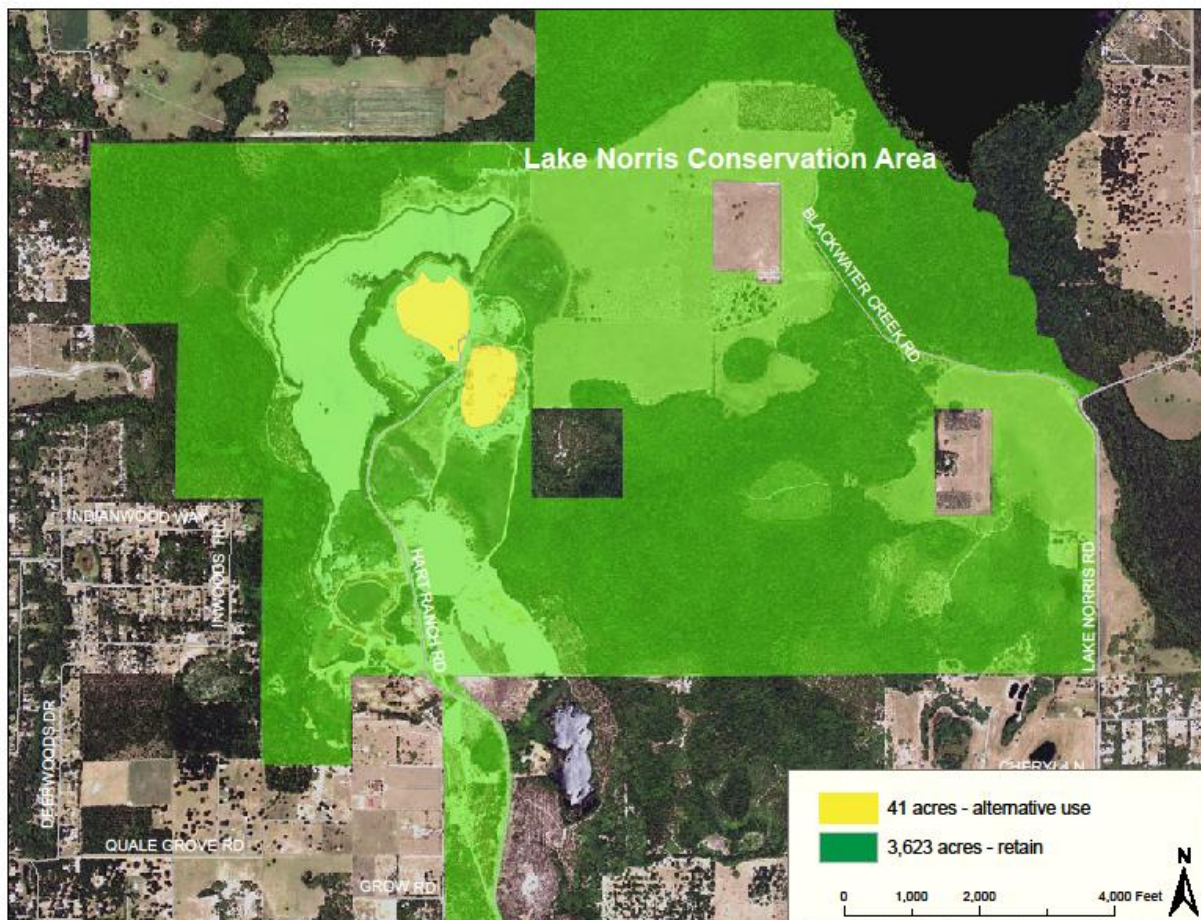
Lake County

**Size:** 3,664 acres

**Ownership:** SJRWMD Full Fee

**Background:** This conservation area was acquired between 1996 and 2002. The western portion of the property contains an old sand mine. The alternative use being considered is to remove the overburden stockpiled during mining activities from 41 acres.

**Recommendation:** Implement an alternative use of approximately 41 acres to sell the stockpiled fill material.





## **Neighborhood Lakes**

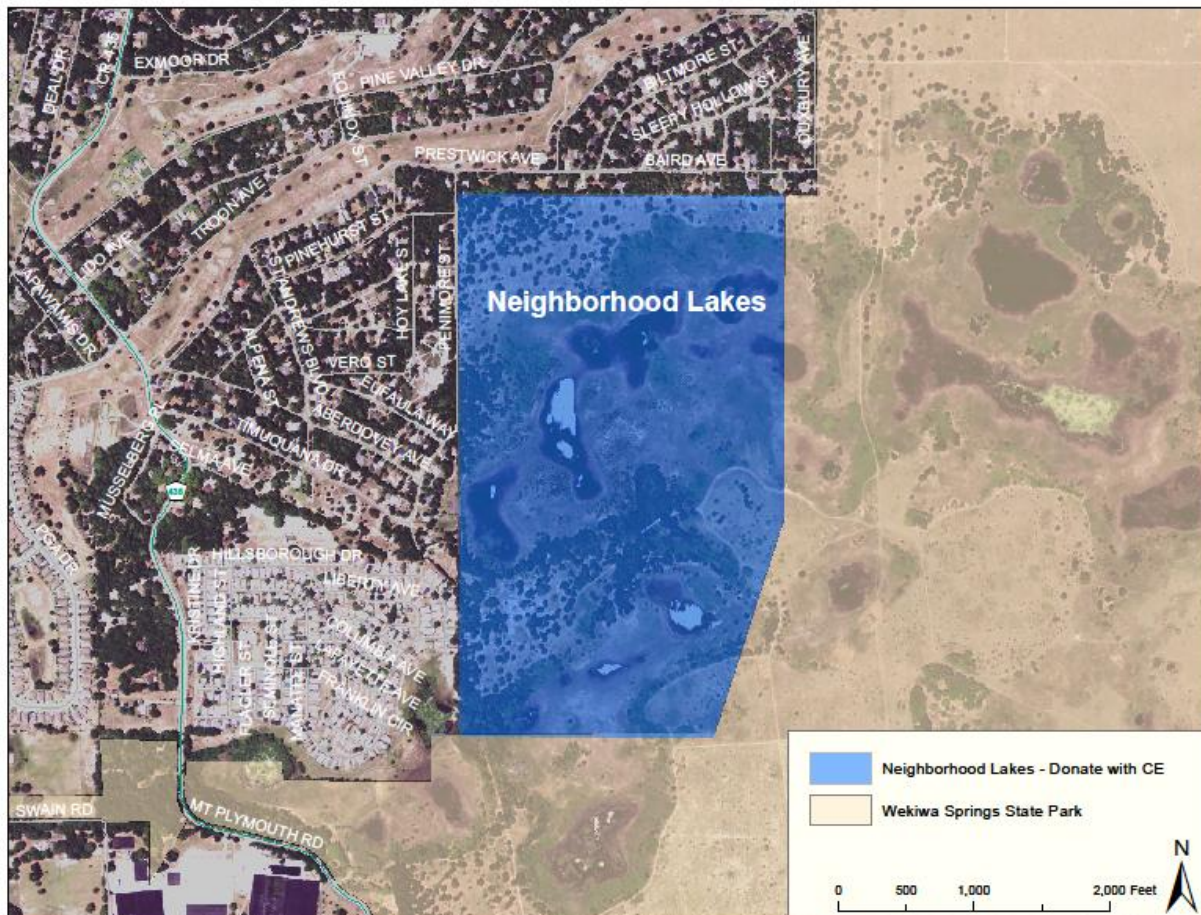
Lake County

**Size:** 211 acres

**Ownership:** Joint Fee – Lake County 62%, SJRWMD 38%

**Background:** This parcel was acquired as a result of the Wekiwa Parkway Protection Act. Lake County is the lead manager of this property.

**Recommendation:** Donate the SJRWMD's interest in the 211-acre property to Lake County, with a conservation easement/reverter.



## **Pine Meadows Conservation Area**

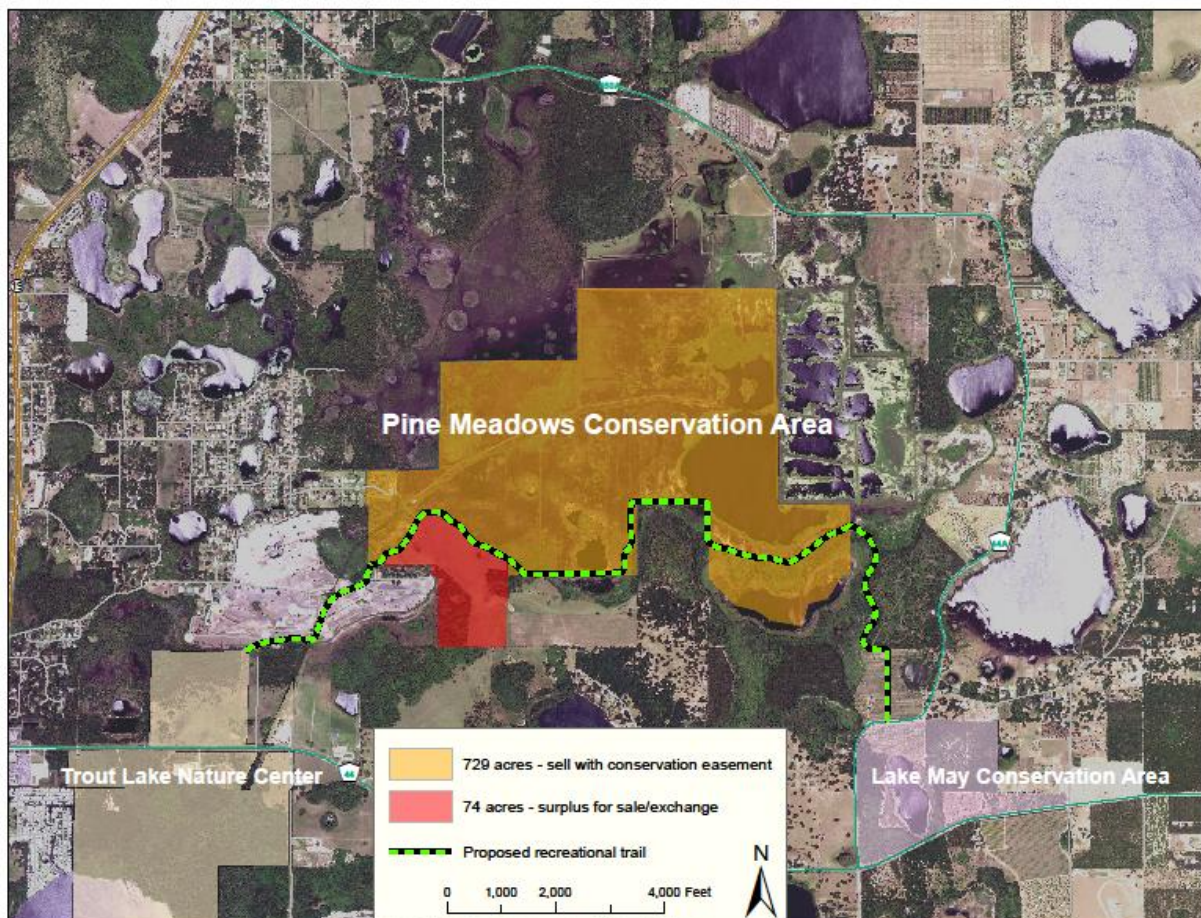
Lake County

**Size:** 803 acres

**Ownership:** SJRWMD Full Fee

**Background:** This former muck farm was acquired between 1992 and 2008. The purpose of the acquisition was to eliminate pump discharge of the nutrient-laden water downstream. The area is currently passively managed with no active water management capability. Approximately 90% of the property is wetlands.

**Recommendation:** Sell 729 acres with a conservation easement and surplus for sale/exchange 74 acres. The conservation easement will be written to conserve the conservation value of the wetlands. A right-of-way for a proposed trail will be retained. Implementation of these recommendations will be implemented no sooner than July 2013.





## **Emeralda Marsh Conservation Area**

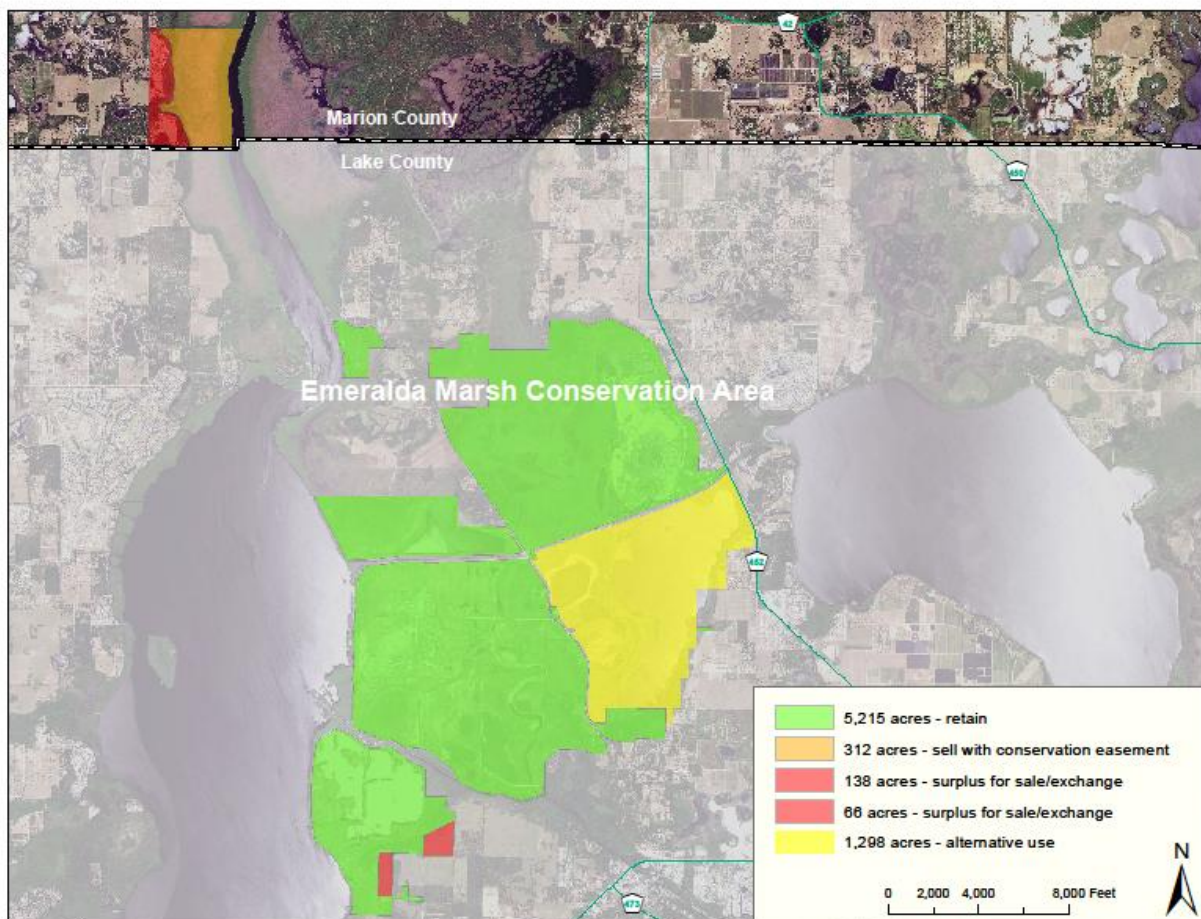
Marion & Lake County

**Size:** 7,029 acres

**Ownership:** SJRWMD Full Fee

**Background:** There are 19 parcels that comprise this conservation area. The main portion of this property was once a muck farm. Since acquisition, most of the areas that were historically marsh have been reconnected to Lake Griffin (to the west). The area recommended for alternative use has not been reconnected due to high levels of phosphorus. The proposed alternative use is to remove peat from approximately 200 acres which will reduce the phosphorus levels with the goal of reconnecting this area with the lake.

**Recommendation:** Lease the 1,298 acres of marsh for the removal of peat. Surplus for sale/exchange the 60 acres of pasture located in the southwest part of the conservation area. Surplus the 138 acres of uplands and sell with a conservation easement the 312 acres of wetlands on the Marion County portion of the conservation area.





## **Orange Creek Restoration Area**

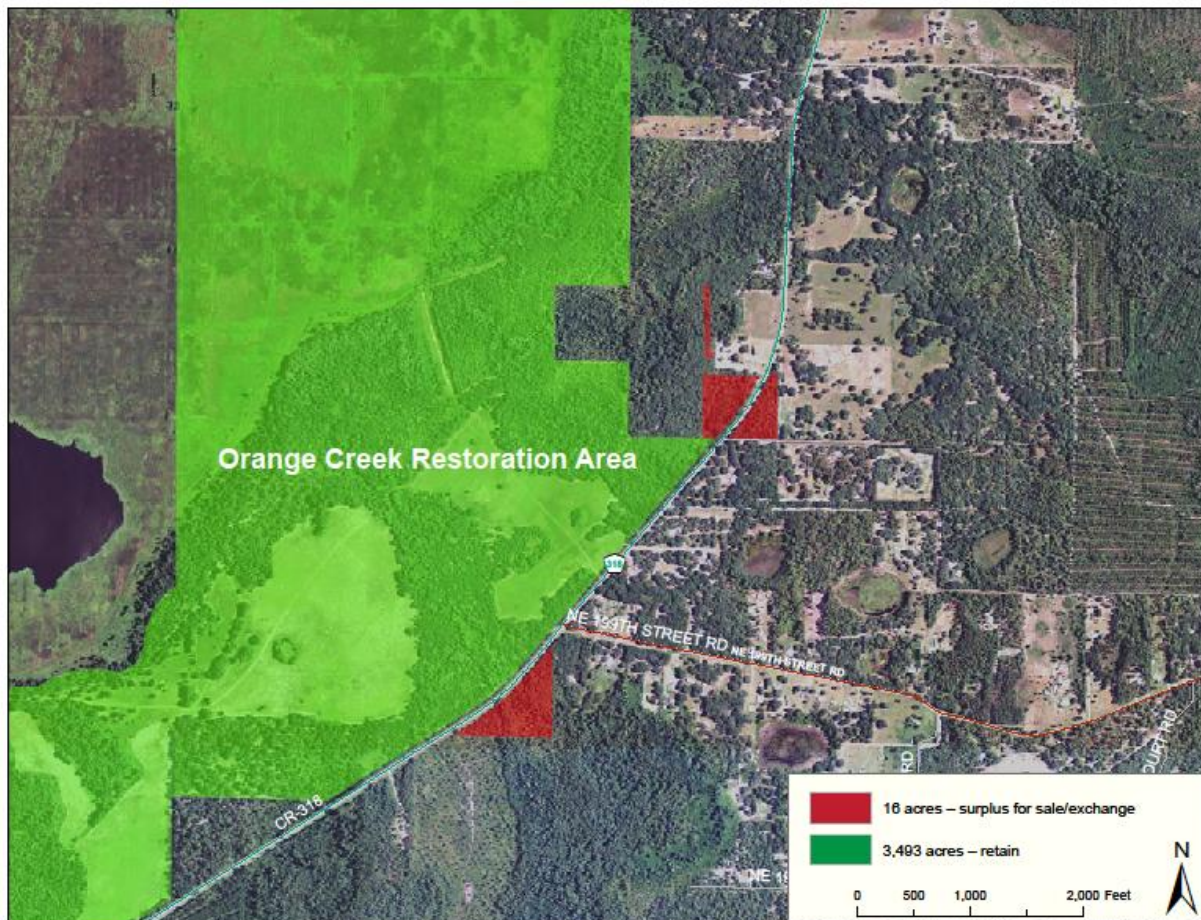
Marion & Alachua County

**Size:** 3,509 acres

**Ownership:** SJRWMD Full Fee

**Background:** The majority of this conservation area was acquired in one large tract in 1998. Four, small areas have been identified for possible sale/exchange, two of which are east of C.R. 318.

**Recommendation:** Surplus 16 acres for sale/exchange.



## **Hal Scott Regional Preserve & Park**

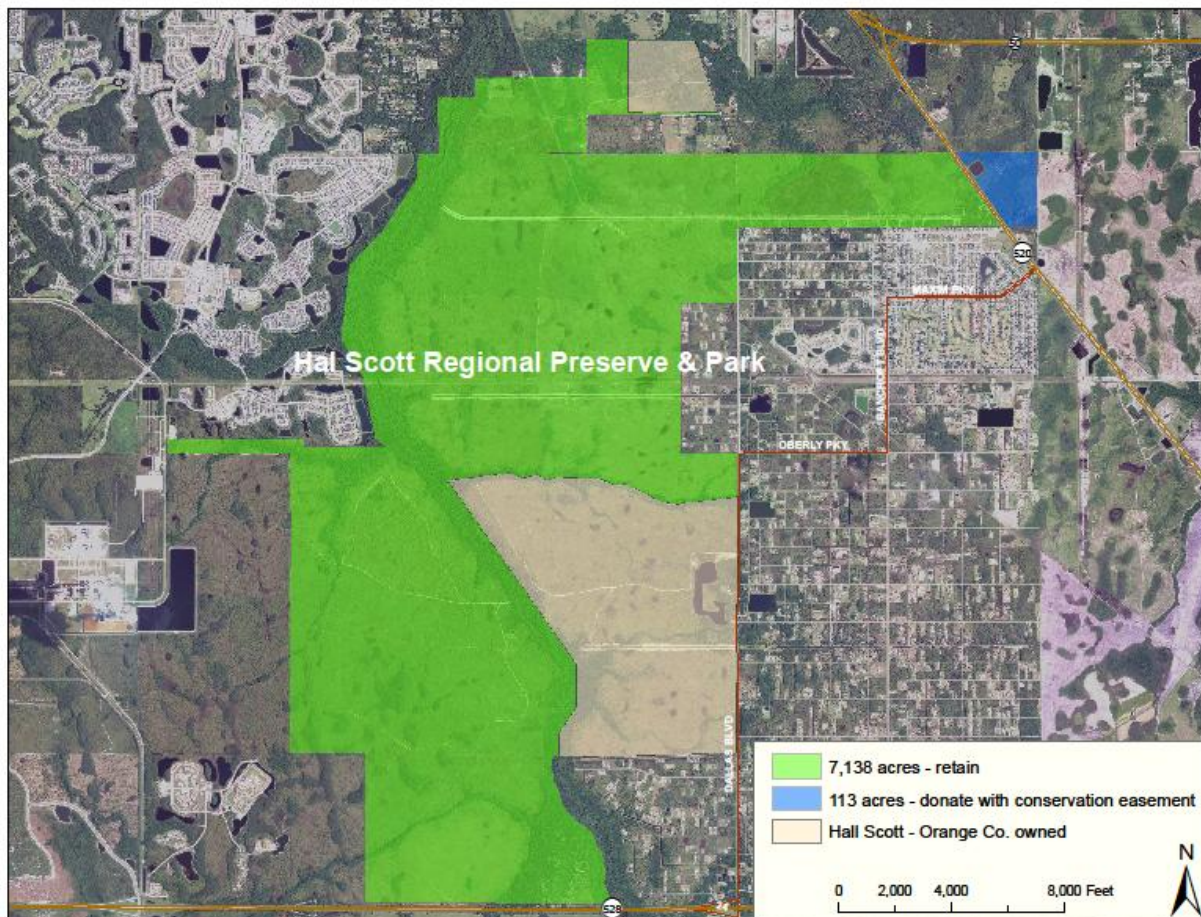
Orange County

**Size:** 7,251 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, Orange County 50%

**Background:** Six parcels with SJRWMD ownership and one full fee Orange County parcel comprise the property. One area has been identified as a donation to Orange County. It is separated from the rest of the Preserve by C.R. 520.

**Recommendation:** Donate the SJRWMD's interest in the 113-acre property to Orange County, with a conservation easement/reverter.





## **Lake Apopka Restoration Area**

Orange & Lake County

**Size:** 20,010 acres

**Ownership:** SJRWMD Full Fee

**Background:** Fifty parcels were acquired under the Lake Apopka Restoration Act legislation. Some portions of the acquisitions are above the historic floodplain elevation and are not necessary for maintaining the Restoration Area. Four of these areas have been identified for donation or surplus for sale/exchange. An additional area has been identified for an Alternative Use as a site for implementing an alternative lake restoration project.

**Recommendation:** Donate the property interest in a 66-acre property to Orange County for a park, with a conservation easement/reverter. Surplus for sale/exchange three areas totaling 564 acres.

Make available an area to be determined for Alternative Use as a site for an alternative lake restoration project.





## **Pine Street Property**

Orange County

**Size:** 13 acres

**Ownership:** SJRWMD

**Background:** This parcel was originally purchased , with a fee reverter, for a stormwater facility for the Western Beltway – S.R. 429 Mitigation Plan. Design and construction of the project did not occur. Ownership of the property reverted to the District.

**Recommendation:** Surplus the 13-acre property for sale/exchange.



## **Seminole Ranch Conservation Area**

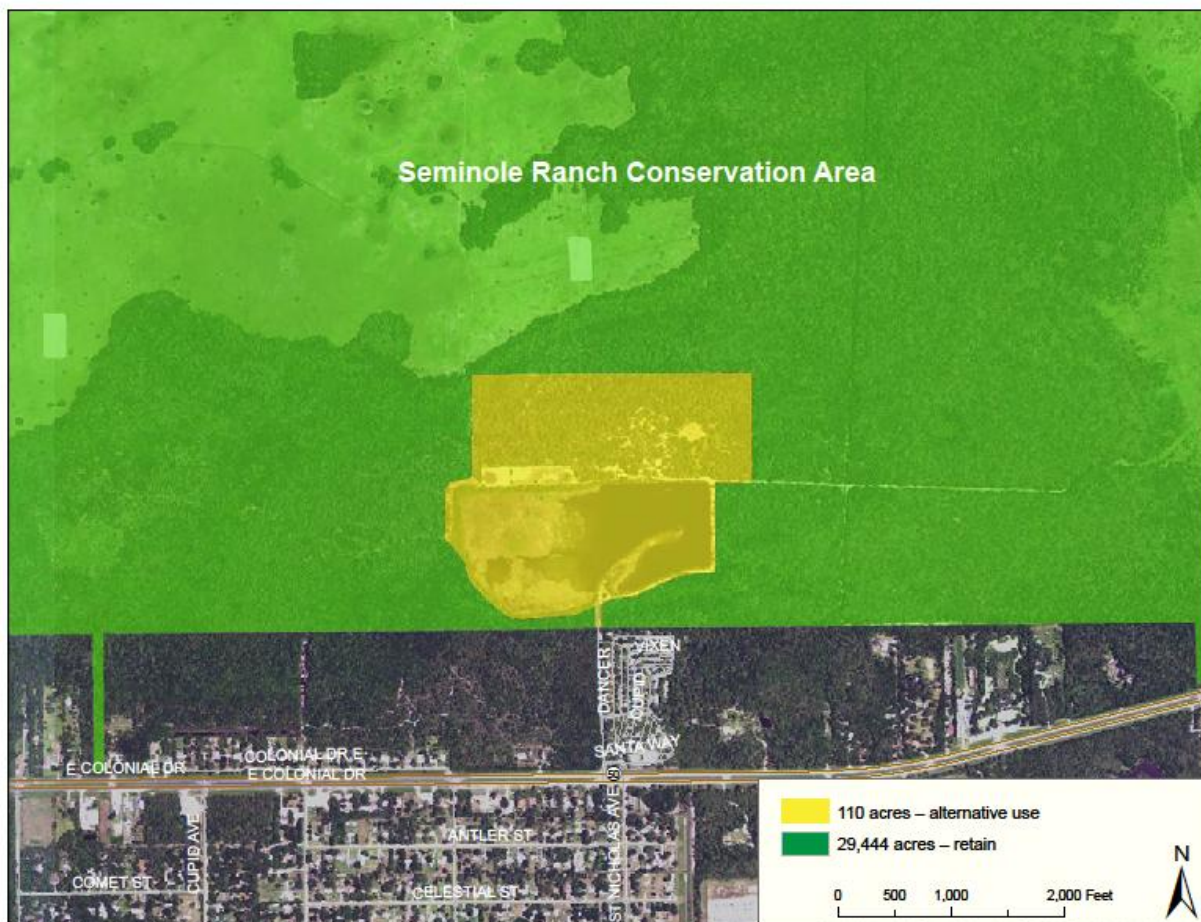
Orange, Brevard, Seminole & Volusia County

**Size:** 29,554 acres

**Ownership:** SJRWMD Full Fee

**Background:** Most of this property was acquired in the 1980's. For many years, a small area near S.R. 50 was leased as a youth camp facility. That lease has expired and the area has been cleaned up. This area, along with a borrow site, has been identified as a potential campground.

**Recommendation:** Lease the 110-acre site to Orange County for a county park.





## **Crescent Lake Conservation Area**

Putnam & Volusia County

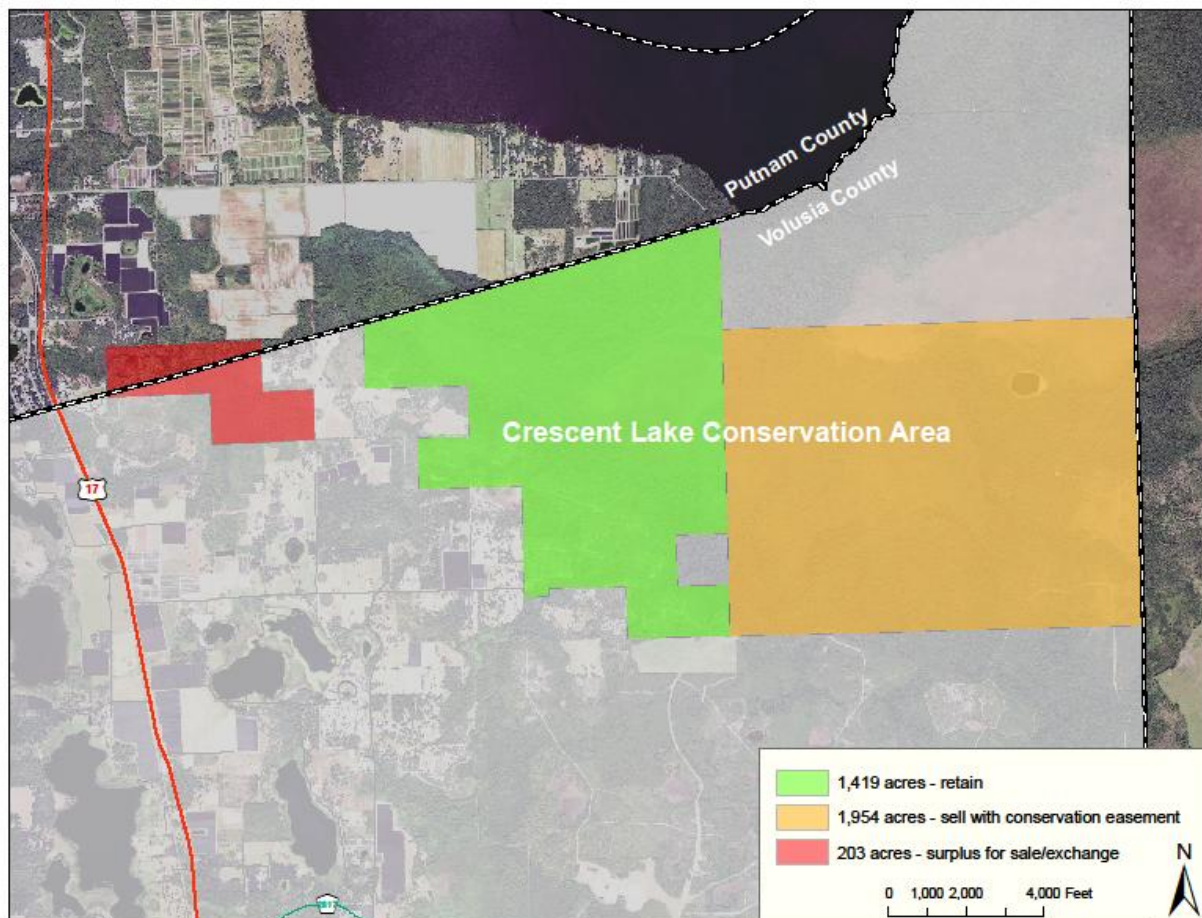
**Size:** 3,576 acres

**Ownership:** SJRWMD Full Fee

**Background:** This conservation area is comprised of a single parcel that has a non-contiguous piece located west of the main portion of the property. This non-contiguous piece is recommended for surplus.

On the main portion of the property, the eastern half has legal access on the southeast corner, but there is no road on the access. In order to reach the eastern half from the western half, one has to cross onto private property. To date, the private property owner has been unwilling to provide an easement. If reasonable access cannot be arranged, then the sale of the 1,954 acres with a conservation easement will be recommended.

**Recommendation:** Sell 1,954 acres with a conservation easement. Surplus for sale/exchange 203 acres.





## **Deep Creek Conservation Area**

Putnam & St. Johns County

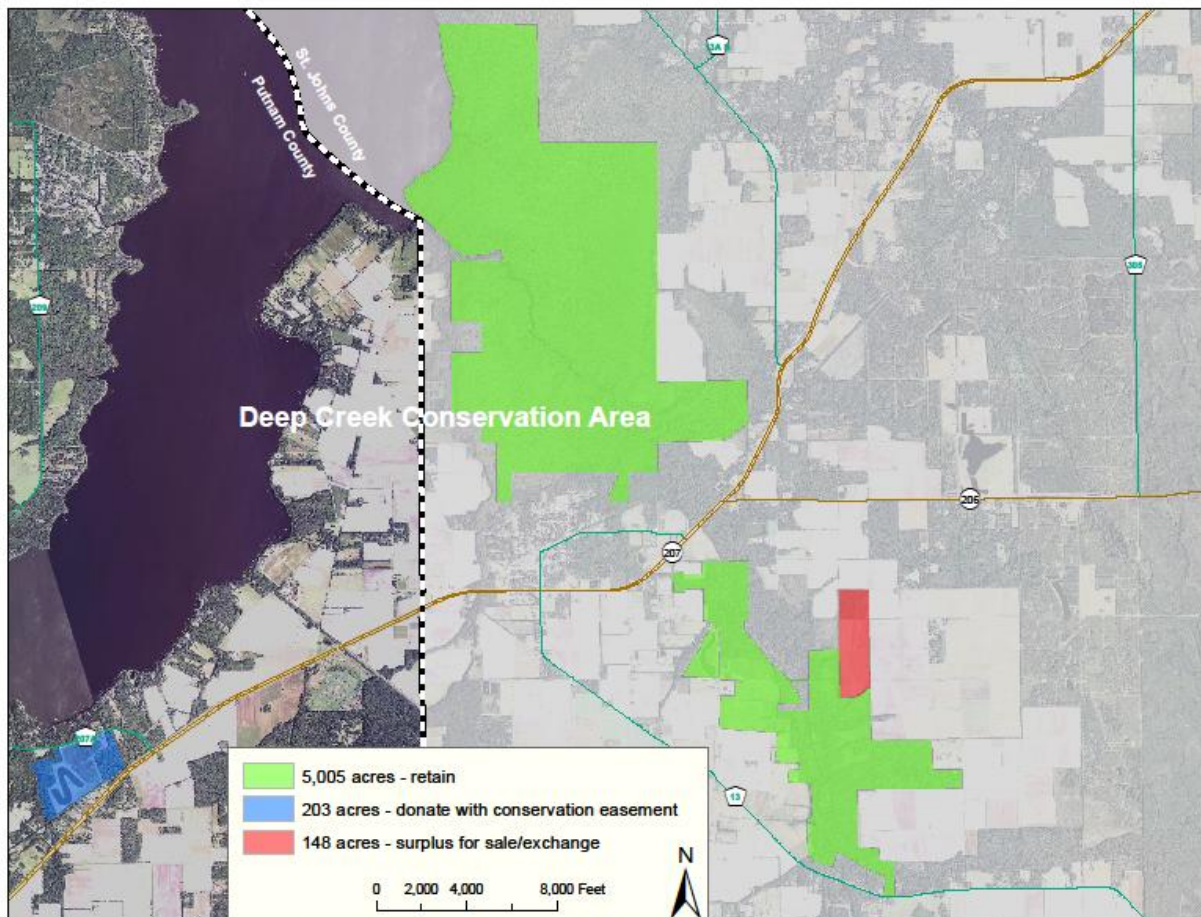
**Size:** 6,079 acres

**Ownership:** SJRWMD Full Fee

**Background:** Six parcels comprise this conservation area, which includes two regional stormwater treatment areas (RST's). One RST is located in, and managed by, Putnam County. It is recommended for donation.

On the east side of the southern part of the conservation area is an area that was purchased to build a RST, but was never constructed. This area is recommended for surplus.

**Recommendation:** Donate 203 acre RST to Putnam County with a conservation easement. Surplus for sale/exchange a 140 acre area.



## **Lake George Conservation Area**

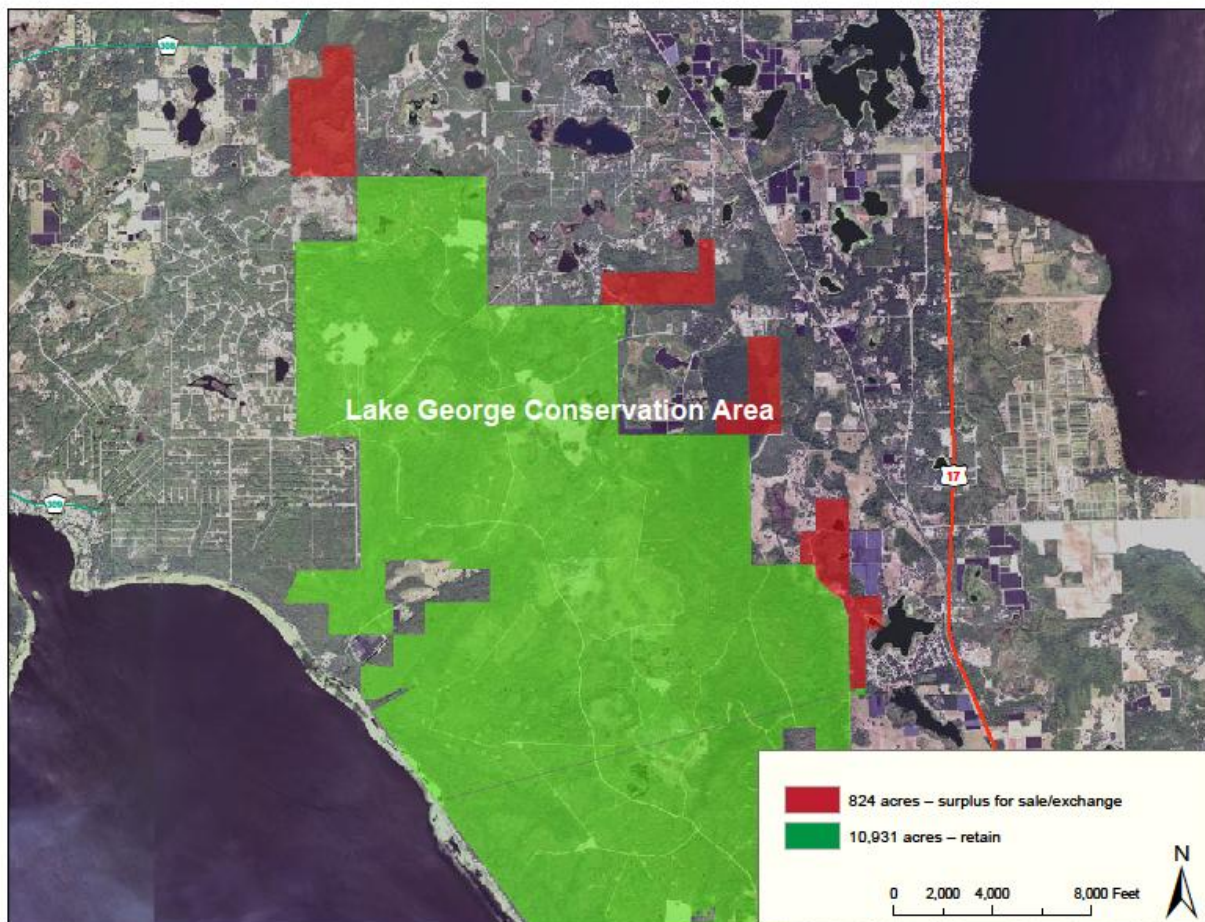
Putnam & Volusia County

**Size:** 11,755 acres

**Ownership:** SJRWMD Full Fee

**Background:** The majority of this conservation area was acquired in the early 1990's. Four areas have been identified for surplus because they are difficult to access and manage.

**Recommendation:** Surplus for sale/exchange 824 acres. Portions of these areas will be protected through retention of a conservation easement.





## **Deep Creek Conservation Area**

St. Johns & Putnam County

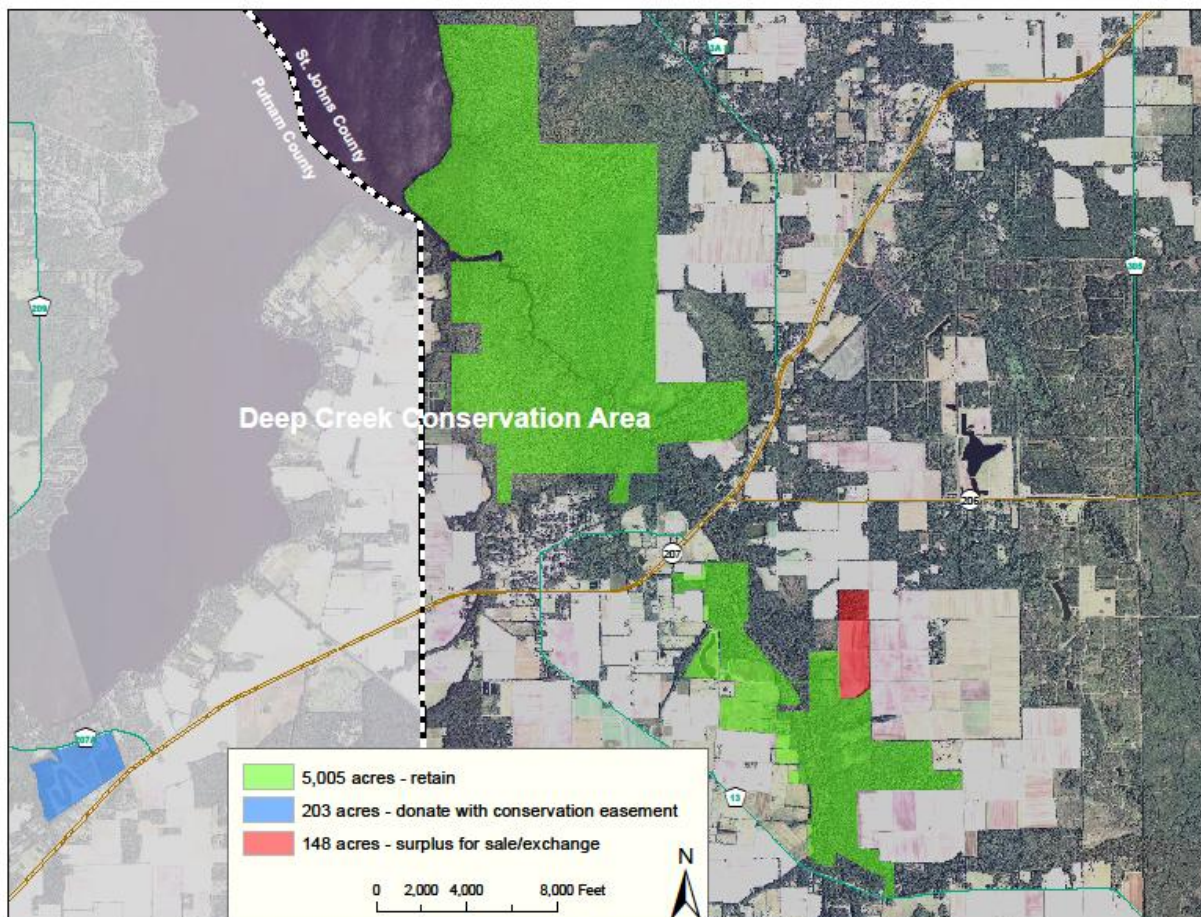
**Size:** 6,079 acres

**Ownership:** SJRWMD Full Fee

**Background:** Six parcels comprise this conservation area, which includes two regional stormwater treatment areas (RST's). One RST is located in, and managed by, Putnam County. It is recommended for donation.

On the east side of the southern part of the conservation area is an area that was purchased to build a RST, but was never constructed. This area is recommended for surplus.

**Recommendation:** Donate 203 acre RST to Putnam County with a conservation easement. Surplus for sale/exchange a 140 acre area.





## Moses Creek Conservation Area

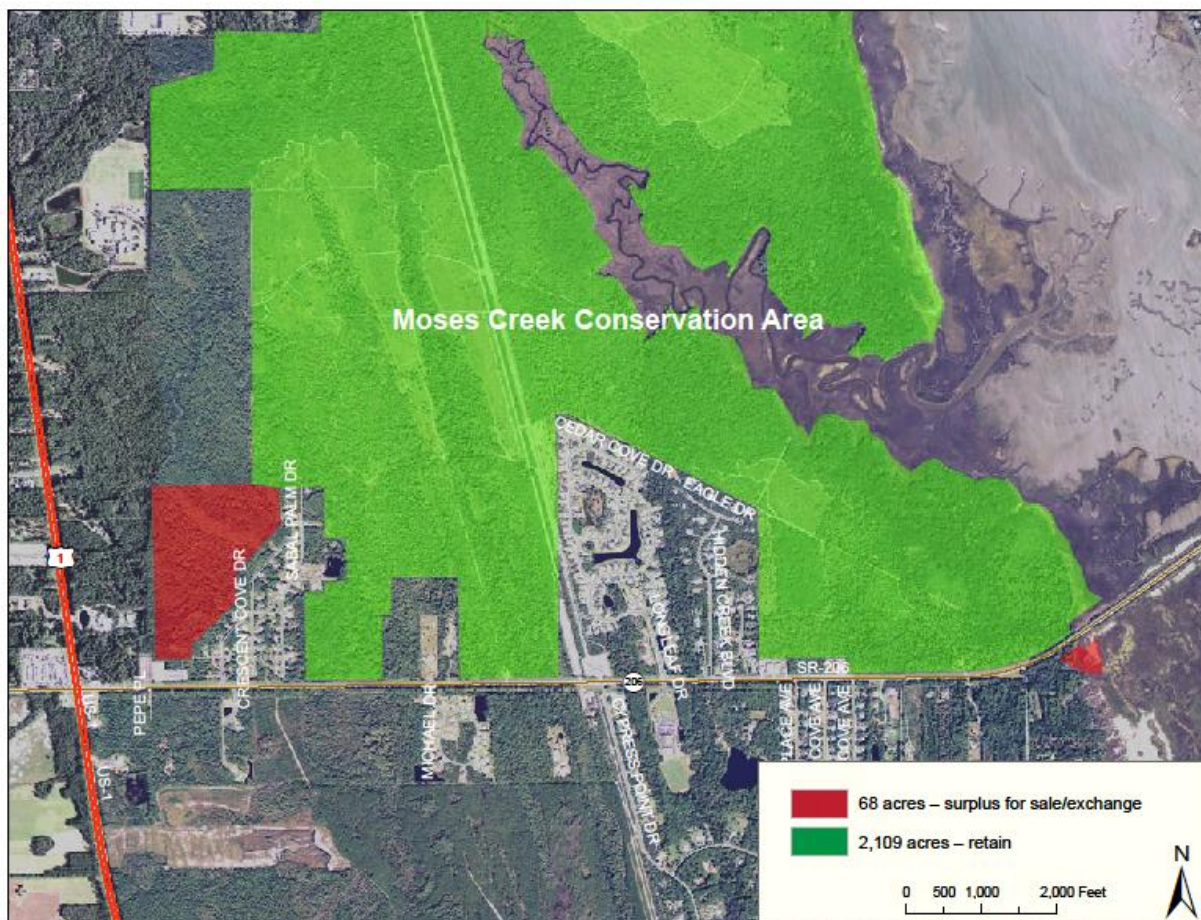
St. Johns County

**Size:** 2,177 acres

**Ownership:** SJRWMD Full Fee

**Background:** Five parcels comprise this conservation area. Two areas have been identified for surplus. One is a 64-acre piece in the southwest portion of the property that is difficult to manage and cannot be accessed by vehicle from the balance of the conservation area because of a wetland strand. The property to the north of this area is owned by the St. Johns County School Board. The other proposed surplus piece is a 4-acre site on the south side of C.R. 206.

**Recommendation:** Surplus for sale/exchange a 64-acre and a 4-acre area. Discuss with St. Johns County School Board the possibility of an exchange on the 64 acre area.



## **Twelve Mile Swamp Conservation Area**

St. Johns County

**Size:** 20,983 acres

**Ownership:** Joint Fee – SJRWMD 50%, Trustees 50%

**Background:** There are three parcels that comprise this property with one making up 97% of the property acreage. Most of the property is also encumbered by a timber lease through the year 2025.

A state road (S.R. 313) is planned for this area. There are currently two alternative routes planned. If the road is constructed, a portion of the eastern side of the conservation area will likely be impacted. The map below depicts the westernmost alignment. The area east of the road will be recommended for surplus.

An area in the northeast portion of the property has been identified for donation to St. Johns County. The county owns property adjacent to this area.

**Recommendation:** Surplus for sale/exchange the area east of S.R 313 (531 acres), if the road is constructed. Donate the SJRWMD's interest in an approximately 108- acre area to St. Johns County, with a conservation easement/reverter.





## **Crescent Lake Conservation Area**

Volusia & Putnam County

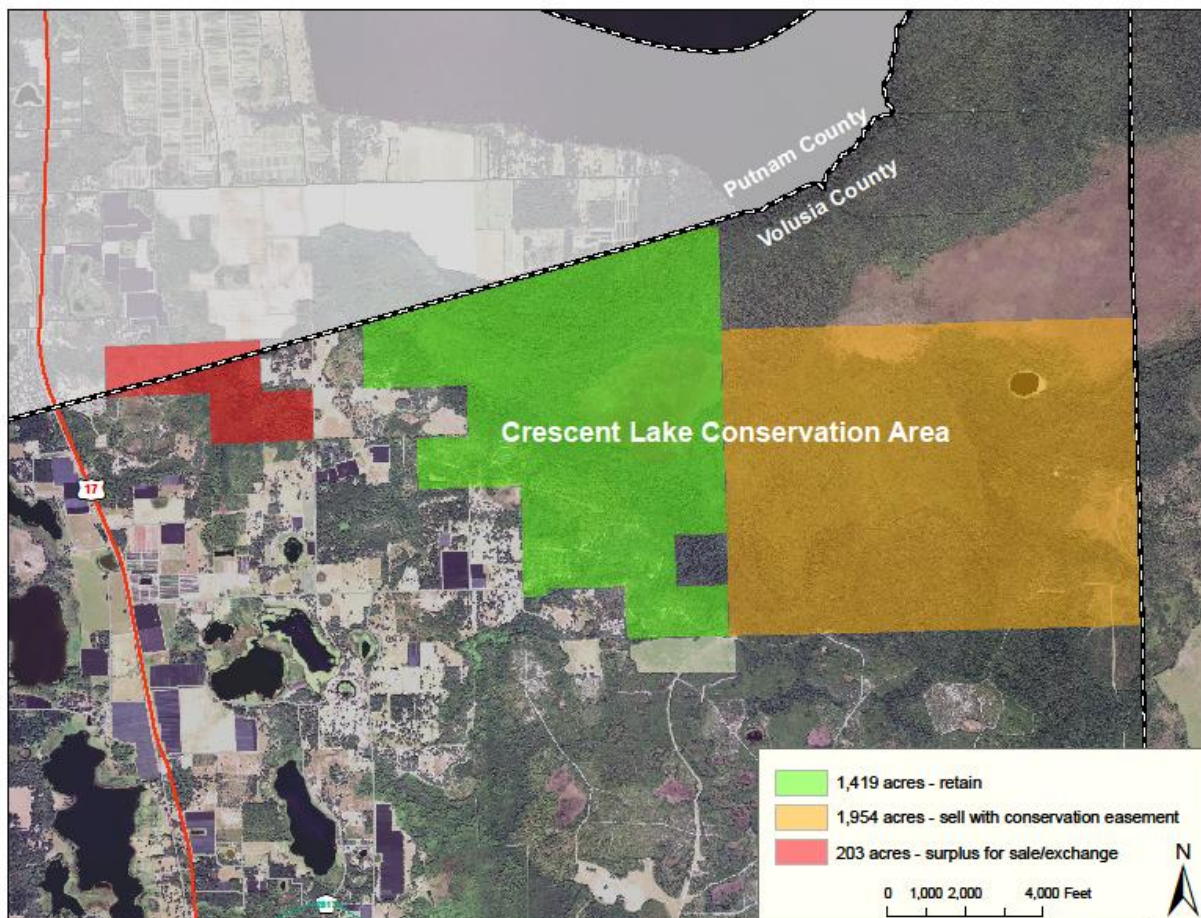
**Size:** 3,576 acres

**Ownership:** SJRWMD Full Fee

**Background:** This conservation area is comprised of a single parcel that has a non-contiguous piece located west of the main portion of the property. This non-contiguous piece is recommended for surplus.

On the main portion of the property, the eastern half has legal access on the southeast corner, but there is no road on the access. In order to reach the eastern half from the western half, one has to cross onto private property. To date, the private property owner has been unwilling to provide an easement. If reasonable access cannot be arranged, then the sale of the 1,954 acres with a conservation easement will be recommended.

**Recommendation:** Sell 1,954 acres with a conservation easement. Surplus for sale/exchange 203 acres.



## **Deep Creek Preserve**

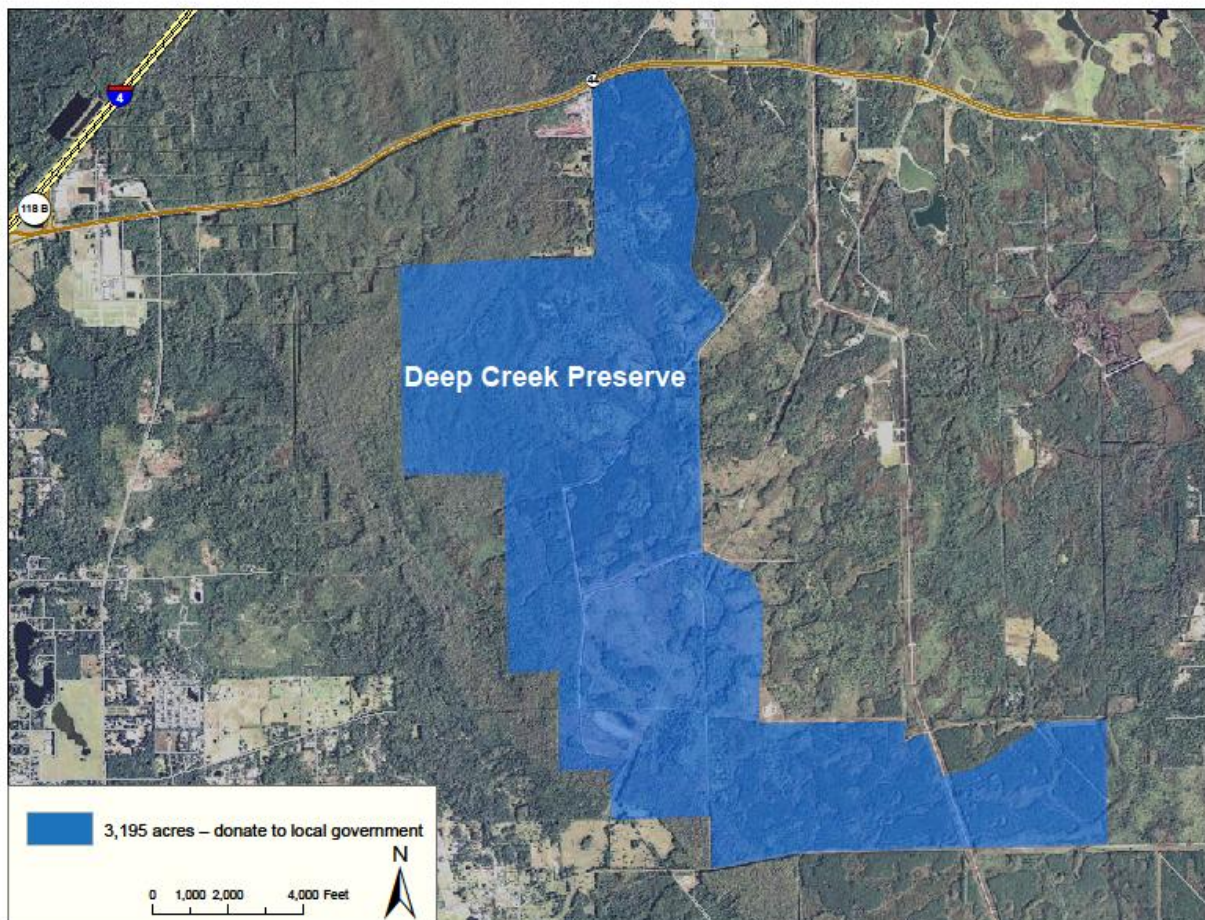
Volusia County

**Size:** 3,195 acres

**Ownership:** SJRWMD Full Fee

**Background:** This single parcel is adjacent to a larger parcel owned by Volusia County and is managed by the County.

**Recommendation:** Donate the property to Volusia County with a conservation easement/reverter.





## **Gemini Springs County Park & Addition**

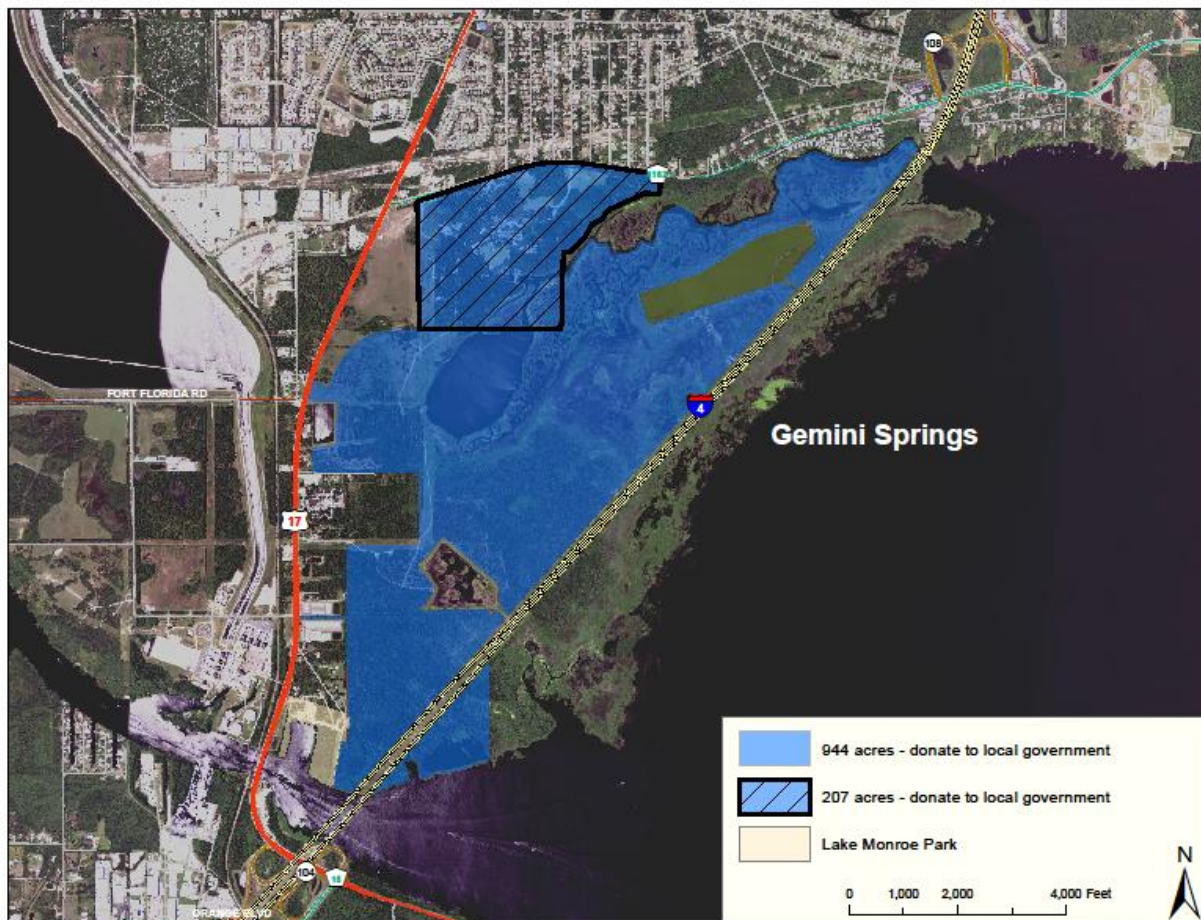
Volusia County

**Size:** 1,152 acres – Gemini Springs Addition 944 acres & Gemini Springs Park 207 acres

**Ownership:** Gemini Springs Addition – SJRWMD Full Fee; Gemini Springs County Park – Joint Fee - Volusia County 80%, SJRWMD 20%

**Background:** The County Park was acquired in 1994 and is managed by Volusia County. The two parcels that comprise Gemini Springs Addition were acquired in 1999 and are managed by SJRWMD. Volusia County owns and maintains a park south of Gemini Springs Addition (Lake Monroe Park). In 2007, a multi-use trail was constructed by the County connecting the two county parks and traversing Gemini Springs Addition.

**Recommendation:** Donate Gemini Springs Addition (944 acres) to Volusia County with a conservation easement. Donate the SJRWMD's interest in the 207-acre Gemini Springs County Park to Volusia County, with a conservation easement/reverter.



## **Heart Island Conservation Area**

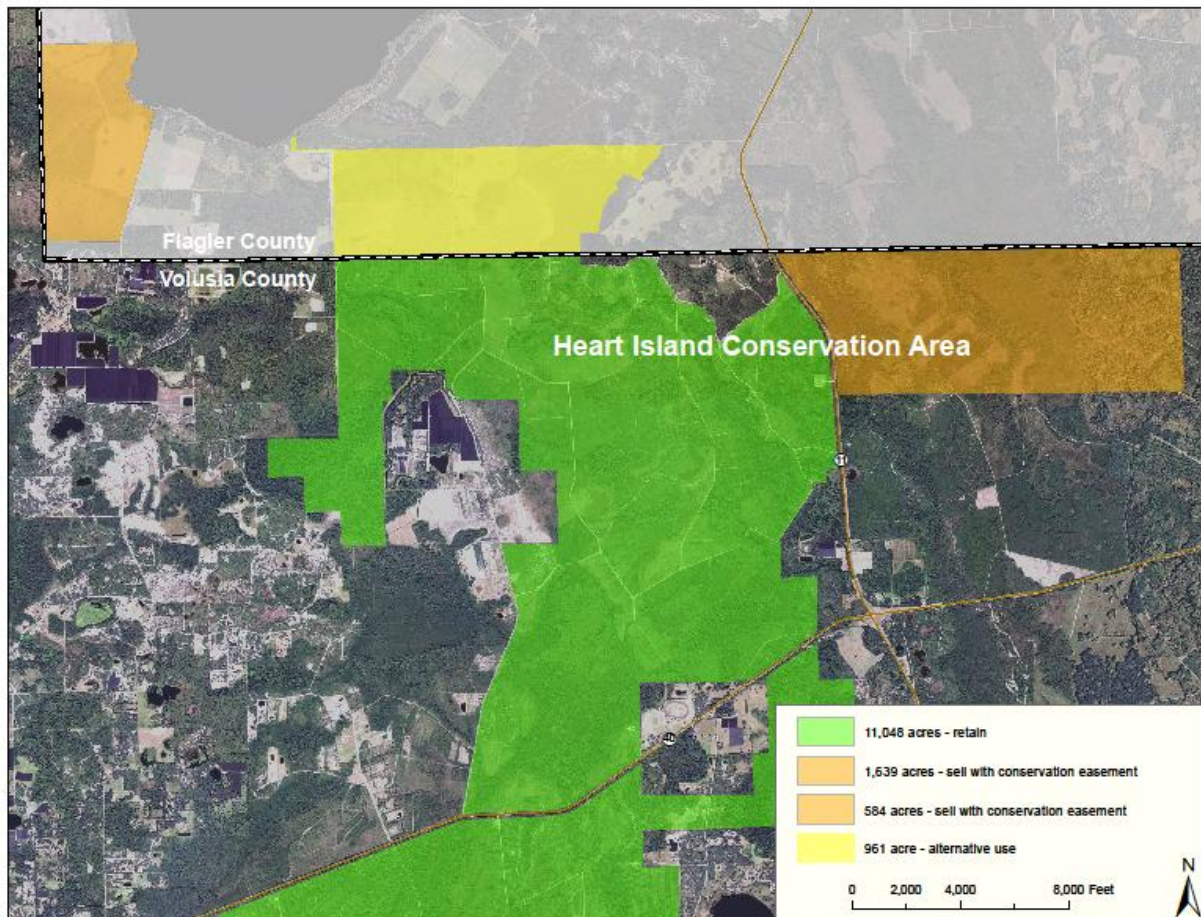
Volusia & Flagler County

**Size:** 14,232 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – Volusia County 75%, SJRWMD 25%

**Background:** There are five parcels that comprise this conservation area. Two areas have been identified for a sale with a conservation easement.

**Recommendation:** Sell the 1,639 and 584-acre parcels with a conservation easement.





## **Lake George Forest**

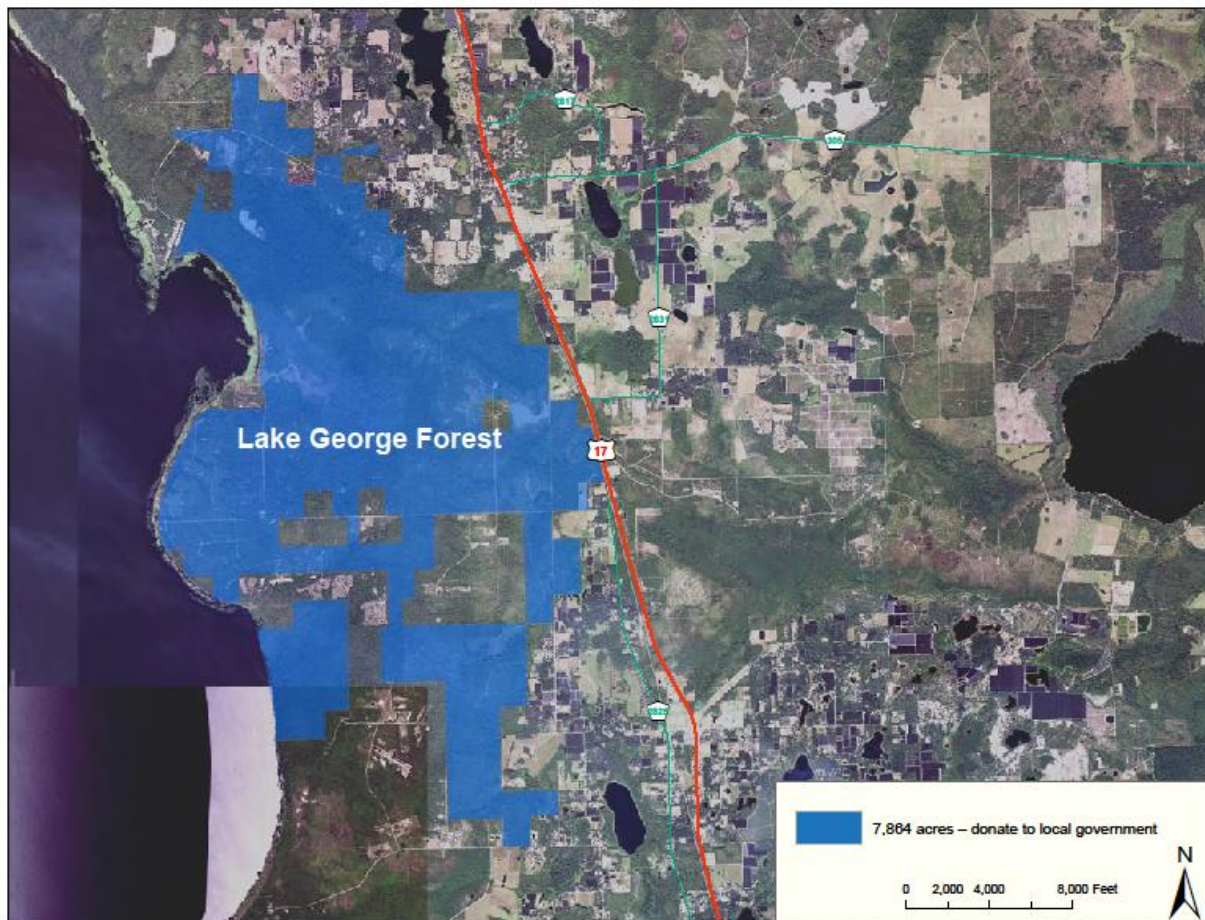
Volusia County

**Size:** 7,923 acres

**Ownership:** SJRWMD Full Fee; Joint Fee – Volusia County 66%, SJRWMD 33% & Joint Fee – SJRWMD 50%, Volusia County 50%

**Background:** This property is comprised of three parcels. Volusia County has been managing the property since acquisition.

**Recommendation:** Donate the SJRWMD's interest in the 7,923-acre property to Volusia County, with a conservation easement/reverter.



## **Longleaf Pine Preserve**

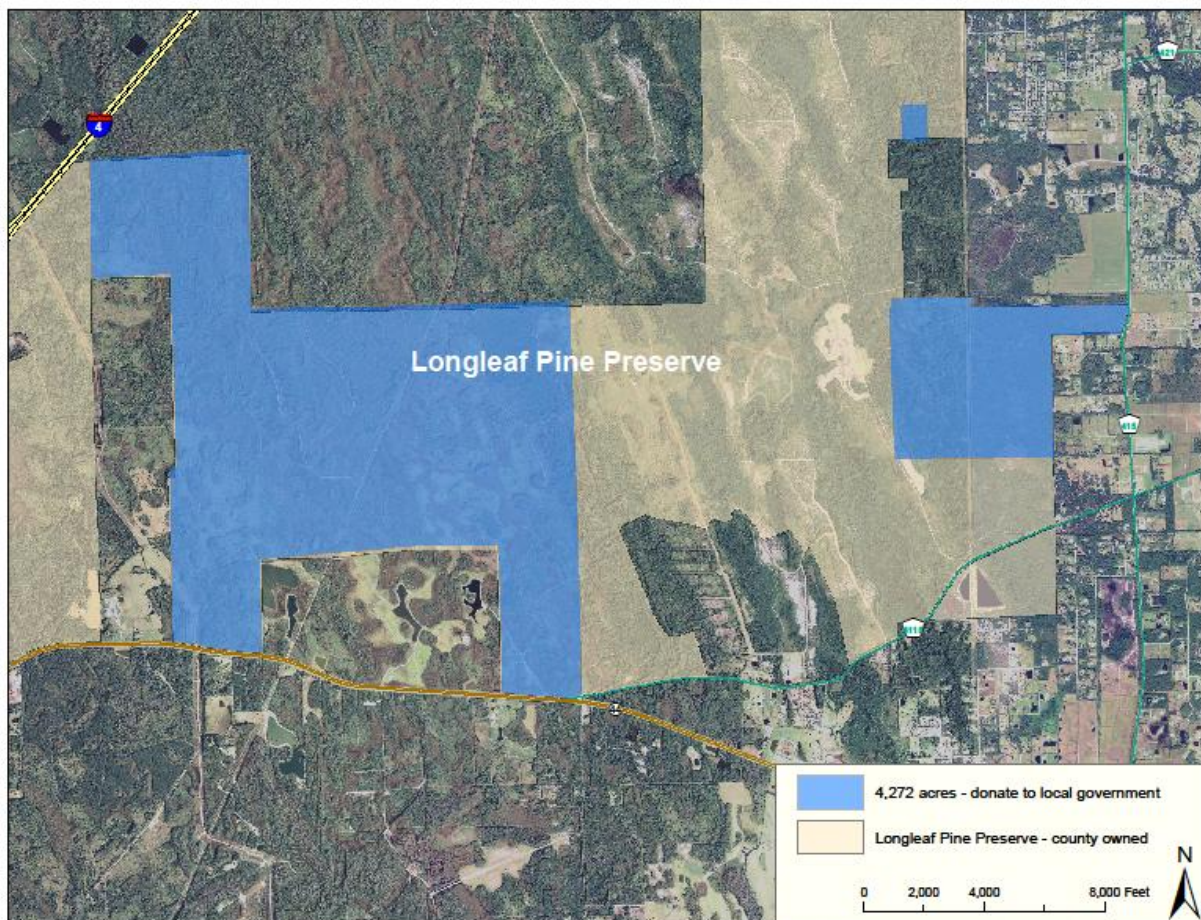
Volusia County

**Size:** 4,272 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, Volusia County 50%

**Background:** There are six parcels that comprise this preserve. Volusia County owns full fee parcels in this preserve and is the lead manager.

**Recommendation:** Donate the SJRWMD's interest in the 4,272-acre preserve to Volusia County, with a conservation easement/reverter.





## **Port Orange stormwater property**

Volusia County

**Size:** 23 acres

**Ownership:** Joint Fee – SJRWMD 50%, City of Port Orange 50%

**Background:** This parcel was acquired to treat stormwater from the Halifax Canal which discharges into Rose Bay.

**Recommendation:** Donate the SJRWMD's interest in the 23-acre property to the City of Port Orange, with a conservation easement/reverter.



## **Spruce Creek Preserve**

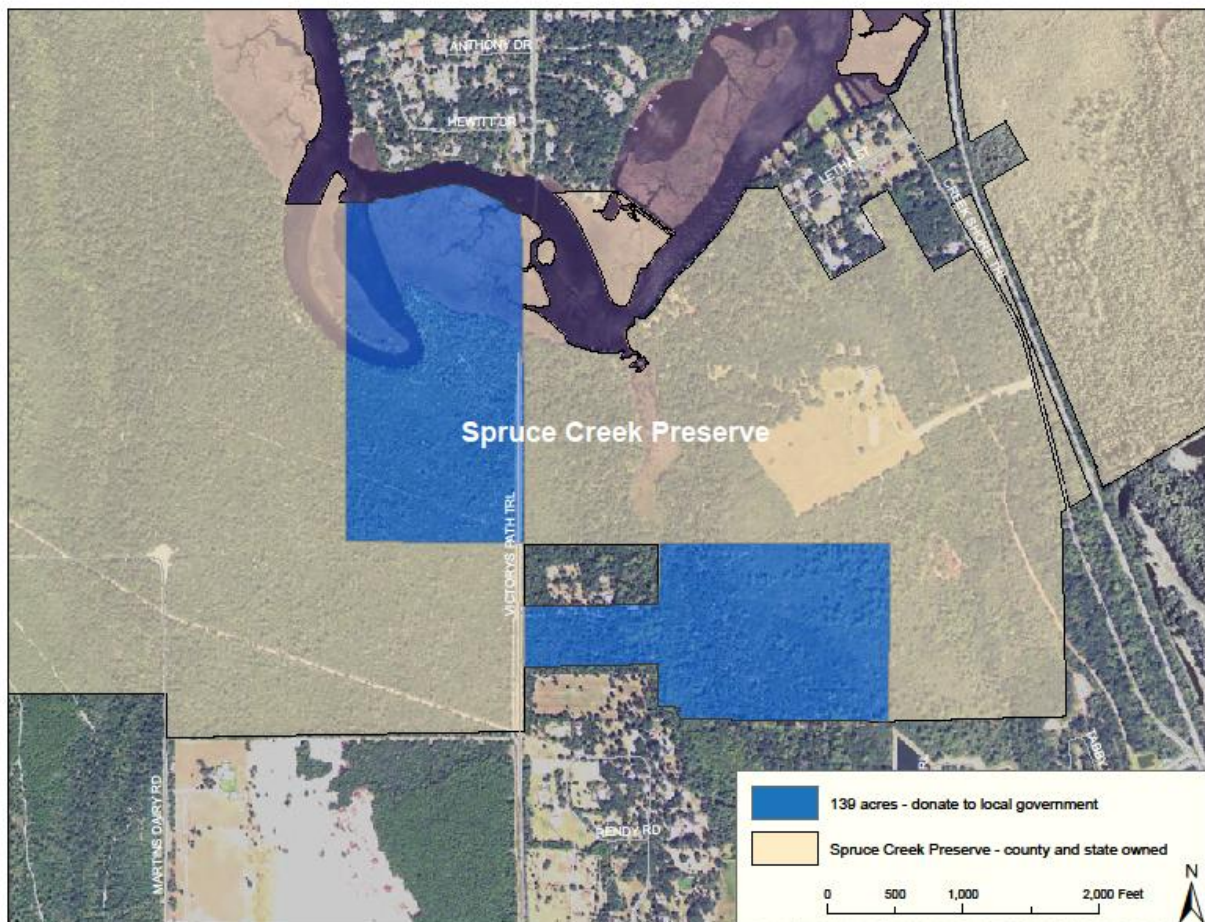
Volusia County

**Size:** 139 acres

**Ownership:** SJRWMD Full Fee & Joint Fee – SJRWMD 50%, Volusia County 50%

**Background:** The SJRWMD purchased three parcels to buffer Spruce Creek and augment Volusia County's and the State of Florida's ownership in the watershed. Volusia County is the lead manager of the preserve.

**Recommendation:** Donate the SJRWMD's interest in the 139-acre preserve to Volusia County, with a conservation easement/reverter.





## **Wiregrass Prairie Preserve**

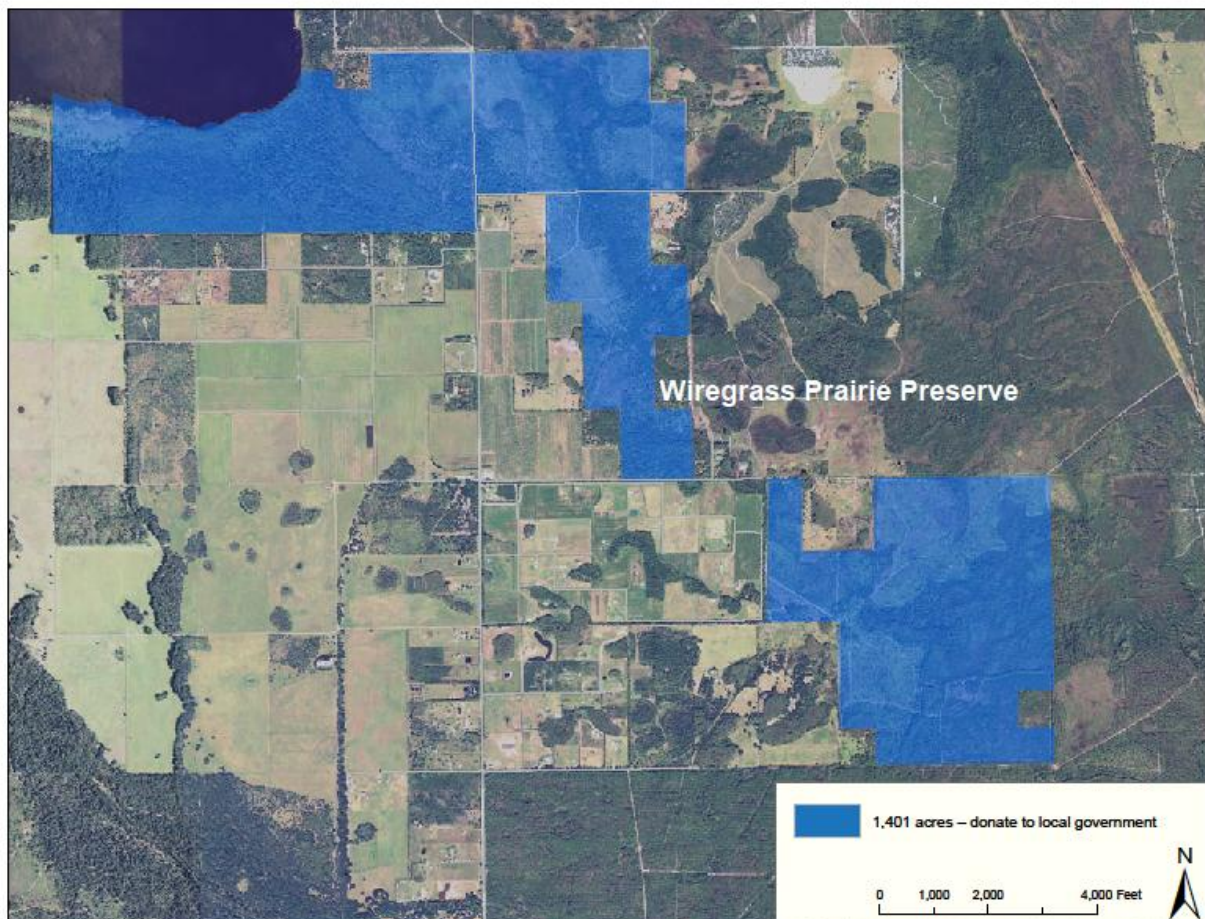
Volusia County

**Size:** 1,401 acres

**Ownership:** Joint Fee – SJRWMD 50%, Volusia County 50%

**Background:** This preserve was purchased in a single acquisition in 2002. Volusia County is the lead manager for this property.

**Recommendation:** Donate the SJRWMD's interest in the 1,401-acre property to Volusia County, with a conservation easement/reverter.



## **IMPLEMENTATION**

This Implementation Plan identifies the strategies the District intends to employ on each of 67 parcels of property owned by the District. The Plan is not self-executing.

Individual strategies will be refined in both form, and in some cases, parcel boundary, to develop a legal contract or other executable document for the consideration of the Governing Board at a future date. Disposition of parcels will be structured to ensure future uses will not be incompatible with conservation values of retained, District properties. During the first quarter of 2013, an implementation work plan will be prepared which will include a schedule and sequence for implementing individual strategies.

Preliminary estimates of the fiscal impact of this plan indicate a potential for the District to realize one-time revenues of approximately \$21,000,000 over a five-year period. In addition, approximately \$228,000 in annual revenue and \$90,000 in reduced expenses are anticipated.