PABLO CREEK CONSERVATION AREA

LAND MANAGEMENT PLAN

DUVAL COUNTY, FLORIDA

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

ACQUISITION AND RESTORATION COUNCIL
DECEMBER 12, 2025

GOVERNING BOARD
SEPTEMBER 12, 2025

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
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Jeanette Nuñez
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Alexis A. Lambert
Secretary

December 16, 2025

Mr. Christopher Kinslow
Division of Water and Land Resources
St. Johns River Water Management District
P.O. Box 1429
Palatka, Florida 32178-1429

RE: Pablo Creek Conservation Area – Lease No. 4889

Dear Mr. Kinslow,

On **December 12, 2025**, the Acquisition and Restoration Council (ARC) recommended approval of the **Pable Creek Conservation Area** management plan. Therefore, Division of State Lands, Office of Environmental Services (OES), acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, hereby approves the **Pablo Creek Conservation Area** management plan. The next management plan update is due December 12, 2035.

Pursuant to s. 253.034(5)(a), F.S., each management plan is required to describe both short-term and long-term management goals and include measurable objectives to achieve those goals. Short-term goals shall be achievable within a 2-year planning period, and long-term goals shall be achievable within a 10-year planning period. Upon completion of short-term goals, please submit a signed letter identifying categories, goals, and results with attached methodology to OES.

Pursuant to s. 259.032(8)(g), F.S., by July 1 of each year, each governmental agency and each private entity designated to manage lands shall report to the Secretary of Environmental Protection, via OES, on the progress of funding, staffing, and resource management of every project for which the agency or entity is responsible.

Pursuant to s. 259.036(2), F.S., management areas that exceed 1,000 acres in size, shall be scheduled for a land management review at least every 5 years.

Pursuant to s. 259.032, F.S., and Chapter 18-2.021, F.A.C., management plans for areas less than 160 acres may be handled in accordance with the negative response process. This process requires small management plans and management plan amendments be submitted to OES for review, and tARC for public notification. OES will approve these plans or plan amendments submitted for review through delegated authority unless three

or more ARC members request the division place the item on a future council meeting agenda for review. To create better efficiency, improve customer service, and assist members of the ARC, OES will notice negative response items on Thursdays except for weeks that have State or Federal holidays that fall on Thursday or Friday. OES will contact you on the appropriate Friday to inform you if the item is approved via delegated authority or if it will be placed on a future ARC agenda by request of the ARC members.

Approval of this land management plan does not waive the authority or jurisdiction of any governmental entity that may have an interest in this project. Implementation of any upland activities proposed by this management plan may require a permit or other authorization from federal and state agencies having regulatory jurisdiction over those activities. Pursuant to the conditions of your lease, please forward copies of all permits to OES upon issuance.

Sincerely,

Sine Murray
Program Administrator
Office of Environmental Services
Division of State Lands

ACQUISITION AND RESTORATION COUNCIL DRAFT
DECEMBER 12, 2025

EXECUTIVE SUMMARY

LEAD AGENCY: St. Johns River Water Management District (District)
COMMON NAME OF THE PROPERTY: Pablo Creek Conservation Area (PCCA or the Property)
LOCATION: Duval County
ACREAGE TOTAL: 2,722 acres
ACREAGE BREAKDOWN:

Natural Community	Acres	Natural Community	Acres
Baygall	16	Sandhill	811
Blackwater stream	10	Scrubby flatwoods	107
Bottomland forest	5	Upland hardwood forest	73
Depression marsh	11	Wet flatwoods	224
Dome swamp	57	**Altered Land**	**Acres**
Floodplain marsh	136	Artificial pond	10
Floodplain swamp	373	Canal/Ditch	17
Mesic flatwoods	768	Clearing	1
Restoration mesic flatwoods	35	Clearing/Regeneration	3
Restoration scrubby flatwoods	5	Developed	12
Restoration wet flatwoods	20	Pasture-improved	28

LEASE/MANAGEMENT AGREEMENT NO.: 4889

USE: Single:
Multiple: X

Management Responsibilities:

Agency	Responsibilities
District	Lead Manager
Florida Department of Environmental Protection (FDEP)/ Board of Trustees of the Internal Improvement Trust Fund (TIITF)	Lessor

DESIGNATED LAND USE: Conservation
SUBLEASES: None
ENCUMBRANCES: Two access easements; one utility easement
TYPES OF ACQUISITION: Fee simple conversion from conservation easement purchased using funding from Florida Department of Transportation (FDOT) Mitigation, Preservation 2000 (P2000), City of Jacksonville (COJ), and TIITF.
UNIQUE FEATURES: Protection of Pablo Creek watershed; sandhill ecosystems with longleaf and slash pine over 100 years old; Red-cockaded Woodpecker (RCW) clusters located throughout the Property.
CULTURAL AND HISTORICAL RESOURCES: Three documented cultural sites within the Property.

MANAGEMENT NEEDS: Habitat restoration and enhancement, threatened and endangered species management, invasive species management, and recreation management.
ACQUISITION NEEDS/ACREAGE: Parcels east of the Property should be considered for acquisition as well as the Property's private inholding.
SURPLUS LANDS/ACREAGE: There are no parcels identified for surplus.
PUBLIC INVOLVEMENT: Management Advisory Group meeting and public hearing.

DO NOT WRITE BELOW THIS LINE (FOR DIVISION OF STATE LANDS USE ONLY)

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ARC Approval Date: _____ TIITF Approval Date: _____

Comments:

_____

_____

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_____

Land Management Plan Compliance Checklist

Section A: Acquisition Information Items			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
1	The common name of the property.	18-2.018 & 18-2.021	1
2	The land acquisition program, if any, under which the property was acquired.	18-2.018 & 18-2.021	3
3	Degree of title interest held by the Board, including reservations and encumbrances such as leases.	18-2.021	3, 5
4	The legal description and acreage of the property.	18-2.018 & 18-2.021	1, Appendix A
5	A map showing the approximate location and boundaries of the property, and the location of any structures or improvements to the property.	18-2.018 & 18-2.021	2, 7, 45
6	An **assessment** as to whether the property, or any portion, should be declared surplus. *Provide information regarding **assessment and analysis** in the plan, and provide **corresponding map**.*	18-2.021	31, 32
7	Identification of other parcels of land within or immediately adjacent to the property that should be purchased because they are essential to management of the property. *Please clearly indicate parcels on a map.*	18-2.021	47, 48
8	Identification of adjacent land uses that conflict with the planned use of the property, if any.	18-2.021	8
9	A statement of the purpose for which the lands were acquired, the projected use or uses as defined in 253.034 and the statutory authority for such use or uses.	259.032	30, 31
10	Proximity of property to other significant State, local or federal land or water resources.	18-2.021	6, 7, 26

Section B: Use Items			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
11	The designated single use or multiple use management for the property, including use by other managing entities.	18-2.018 & 18-2.021	1, 31, 57
12	A description of past and existing uses, including any unauthorized uses of the property.	18-2.018 & 18-2.021	30
13	A description of alternative or multiple uses of the property considered by the lessee and a statement detailing why such uses were not adopted.	18-2.018	30, 31, 32
14	A description of the management responsibilities of each entity involved in the property's management and how such responsibilities will be coordinated.	18-2.018	1, 40, 49, 57
15	Include a provision that requires that the managing agency consult with the Division of Historical Resources, Department of State before taking actions that may adversely affect archeological or historical resources.	18-2.021	30, 43, 52 Appendix I
16	Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land.	18-2.021	57

17	A determination of the public uses and public access that would be consistent with the purposes for which the lands were acquired.	259.032	40, 41, 50
18	A finding regarding whether each planned use complies with the 1981 State Lands Management Plan, particularly whether such uses represent "balanced public utilization," specific agency statutory authority and any other legislative or executive directives that constrain the use of such property.	18-2.021	30, 31, 57
19	Letter of compliance from the local government stating that the LMP is in compliance with the Local Government Comprehensive Plan.	BOT requirement	Appendix B
20	An assessment of the impact of planned uses on the renewable and non-renewable resources of the property, including soil and water resources, and a detailed description of the specific actions that will be taken to protect, enhance and conserve these resources and to compensate/mitigate damage caused by such uses, including a description of how the manager plans to control and prevent soil erosion and soil or water contamination.	18-2.018 & 18-2.021	9, 25, 26, 57
21	*For managed areas larger than 1,000 acres, an analysis of the multiple-use potential of the property which shall include the potential of the property to generate revenues to enhance the management of the property provided that no lease, easement, or license for such revenue-generating use shall be entered into if the granting of such lease, easement or license would adversely affect the tax exemption of the interest on any revenue bonds issued to fund the acquisition of the affected lands from gross income for federal income tax purposes, pursuant to Internal Revenue Service regulations.	18-2.021 & 253.036	5, 31, 57
22	If the lead managing agency determines that timber resource management is not in conflict with the primary management objectives of the managed area, a component or section, prepared by a qualified professional forester, that assesses the feasibility of managing timber resources pursuant to section 253.036, F.S.	18-021	25, 43, 52
23	A statement regarding incompatible use in reference to Ch. 253.034(10).	253.034(10)	5, 30

*The following taken from subsection 253.034(10), Florida Statutes, is not a land management plan requirement; however, it should be considered when developing a land management plan: The following additional uses of conservation lands acquired pursuant to the Florida Forever program and other state-funded conservation land purchase programs shall be authorized, upon a finding by the Board of Trustees, if they meet the criteria specified in paragraphs (a)-(e): water resource development projects, water supply development projects, storm-water management projects, linear facilities and sustainable agriculture and forestry. Such additional uses are authorized where: (a) not inconsistent with the management plan for such lands; (b) compatible with the natural ecosystem and resource values of such lands; (c) the proposed use is appropriately located on such lands and where due consideration is given to the use of other available lands; (d) the using entity reasonably compensates the titleholder for such use based upon an appropriate measure of value; and (e) the use is consistent with the public interest.

Section C: Public Involvement Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
24	A statement concerning the extent of public involvement and local government participation in the development of the plan, if any.	18-2.021	8, 32 Appendixes C & D
25	The management prospectus required pursuant to paragraph (9)(d) shall be available to the public for a period of 30 days prior to the public hearing.	259.032	Appendix D

26	LMPs and LMP updates for parcels over 160 acres shall be developed with input from an advisory group who must conduct at least one public hearing within the county in which the parcel or project is located. *Include the advisory group members and their affiliations, as well as the date and location of the advisory group meeting.*	259.032	Appendix C
27	Summary of comments and concerns expressed by the advisory group for parcels over 160 acres	18-2.021	Appendix C
28	During plan development, at least one public hearing shall be held in each affected county. Notice of such public hearing shall be posted on the parcel or project designated for management, advertised in a paper of general circulation, and announced at a scheduled meeting of the local governing body before the actual public hearing. *Include a copy of each County's advertisements and announcements (meeting minutes will suffice to indicate an announcement) in the management plan.*	253.034 & 259.032	Appendix D
29	The manager shall consider the findings and recommendations of the land management review team in finalizing the required 10-year update of its management plan. *Include manager's replies to the team's findings and recommendations.*	259.036	32
30	Summary of comments and concerns expressed by the management review team, if required by Section 259.036, F.S.	18-2.021	32
31	If manager is not in agreement with the management review team's findings and recommendations in finalizing the required 10-year update of its management plan, the managing agency should explain why they disagree with the findings or recommendations.	259.036	32

Section D: Natural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
32	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding soil types. *Use brief descriptions and include USDA maps when available.*	18-2.021	8, 11, Appendix E
33	Insert FNAI based natural community maps when available.	ARC consensus	24
34	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding outstanding native landscapes containing relatively unaltered flora, fauna and geological conditions.	18-2.021	12-25
35	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding unique natural features and/or resources including but not limited to virgin timber stands, scenic vistas, natural rivers and streams, coral reefs, natural springs, caverns and large sinkholes.	18-2.018 & 18-2.021	30
36	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding beaches and dunes.	18-2.021	29
37	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding mineral resources, such as oil, gas and phosphate, etc.	18-2.018 & 18-2.021	30
38	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding fish and wildlife, both game and non-game, and their habitat.	18-2.018 & 18-2.021	25
39	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding State and Federally listed endangered or threatened species and their habitat.	18-2.021	25, 37-40

40	The identification or resources on the property that are listed in the Natural Areas Inventory. *Include letter from FNAI or consultant where appropriate.*	18-2.021	37-40
41	Specific description of how the managing agency plans to identify, locate, protect and preserve or otherwise use fragile, nonrenewable natural and cultural resources.	259.032	25, 43, 52
42	Habitat Restoration and Improvement.	259.032 & 253.034	32, 49
42-A.	Describe management needs, problems and a desired outcome and the key management activities necessary to achieve the enhancement, protection and preservation of restored habitats and enhance the natural, historical and archeological resources and their values for which the lands were acquired.	↓	32, 49-53
42-B.	Provide a detailed description of both short (2-year planning period) and long-term (10-year planning period) management goals, and a priority schedule based on the purposes for which the lands were acquired and include a timeline for completion.		49-53
42-C.	The associated measurable objectives to achieve the goals.		49-53
42-D.	The related activities that are to be performed to meet the land management objectives and their associated measures. *Include fire management plans - they can be in plan body or an appendix.*		49-53, Appendix H
42-E.	A detailed expense and manpower budget in order to provide a management tool that facilitates development of performance measures, including recommendations for cost-effective methods of accomplishing those activities.		54, 56, 58
43	***Quantitative data description of the land regarding an inventory of forest and other natural resources and associated acreage. *See footnote.*	253.034	12, 25, 43, 52
44	Sustainable Forest Management, including implementation of prescribed fire management.	18-2.021, 253.034 & 259.032 ↓	25, 33, 43, 49, 52
44-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).		33, 43, 49, 52
44-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		49-53
44-C.	Measurable objectives (see requirement for #42-C).		49, 50, 52
44-D.	Related activities (see requirement for #42-D).		49, Appendix H
44-E.	Budgets (see requirement for #42-E).		54-56, 58
45	Imperiled species, habitat maintenance, enhancement, restoration or population restoration.	259.032 & 253.034	25, 37-40, 50
45-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	37, 50
45-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		50
45-C.	Measurable objectives (see requirement for #42-C).		50
45-D.	Related activities (see requirement for #42-D).		25, 37-40, 50
45-E.	Budgets (see requirement for #42-E).		54-56, 58

45-F	Assess the feasibility of managing the lands > 40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.	259.105	39
45-G	Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.	259.105	39
46	***Quantitative data description of the land regarding an inventory of invasive plants and associated acreage. *See footnote.*	253.034	40, 51
47	Place the Arthropod Control Plan in an appendix. If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the management unit.	BOT requirement via lease language	Appendix J
48	Invasive species maintenance and control.	259.032 & 253.034	40, 51
48-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	40, 51
48-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		40, 51
48-C.	Measurable objectives (see requirement for #42-C).		51
48-D.	Related activities (see requirement for #42-D).		51
48-E.	Budgets (see requirement for #42-E).		54-56, 58
Section E: Water Resources			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
49	A statement as to whether the property is within and/or adjacent to an aquatic preserve or a designated area of critical state concern or an area under study for such designation. *If yes, provide a list of the appropriate managing agencies that have been notified of the proposed plan.*	18-2.018 & 18-2.021	26
50	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding water resources, including water classification for each water body and the identification of any such water body that is designated as an Outstanding Florida Water under Rule 62-302.700, F.A.C.	18-2.021	26
51	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding swamps, marshes and other wetlands.	18-2.021	12, 26
52	***Quantitative description of the land regarding an inventory of hydrological features and associated acreage. *See footnote.*	253.034	26
53	Hydrological Preservation and Restoration.	259.032 & 253.034	43
53-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	43
53-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		43, 51
53-C.	Measurable objectives (see requirement for #42-C).		51
53-D.	Related activities (see requirement for #42-D).		51
53-E.	Budgets (see requirement for #42-E).		54-56, 58

Section F: Historical, Archeological and Cultural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
54	**Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding archeological and historical resources. *Include maps of all cultural resources except Native American sites, unless such sites are major points of interest that are open to public visitation.*	18-2.018, 18-2.021 & per DHR's request	30, 43, 52 Appendix I
55	***Quantitative data description of the land regarding an inventory of significant land, cultural or historical features and associated acreage.	253.034	30, 43, 52
56	A description of actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological and historical resources.	18-2.021	30, 43, 52
57	Cultural and Historical Resources.	259.032 & 253.034	30, 43, 52 Appendix I
57-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	30, 43, 52
57-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		52
57-C.	Measurable objectives (see requirement for #42-C).		52
57-D.	Related activities (see requirement for #42-D).		52
57-E.	Budgets (see requirement for #42-E).		54-56, 58

**While maps of Native American sites should not be included in the body of the management plan, the DSL urges each managing agency to provide such information to the Division of Historical Resources for inclusion in their proprietary database. This information should be available for access to new managers to assist them in developing, implementing and coordinating their management activities.

Section G: Facilities (Infrastructure, Access, Recreation)			
Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
58	***Quantitative data description of the land regarding an inventory of infrastructure and associated acreage. *See footnote.*	253.034	40, 43, 50, 51
59	Capital Facilities and Infrastructure	259.032 & 253.034	43, 50
59-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	43, 50, 51
59-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		50, 51
59-C.	Measurable objectives (see requirement for #42-C).		50, 51
59-D.	Related activities (see requirement for #42-D).		50, 51
59-E.	Budgets (see requirement for #42-E).		54-56, 58
60	*** Quantitative data description of the land regarding an inventory of recreational facilities and associated acreage.	253.034	43-46
61	Public Access and Recreational Opportunities	259.032 & 253.034	1, 40, 50
61-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	↓	40, 50
61-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).		50
61-C.	Measurable objectives (see requirement for #42-C).		50
61-D.	Related activities (see requirement for #42-D).		50

61-E.	Budgets (see requirement for #42-E).		54-56, 58

Section H: Other/ Managing Agency Tools

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
62	Place this LMP Compliance Checklist at the front of the plan.	ARC and managing agency consensus	v
63	Place the Executive Summary at the front of the LMP. Include a physical description of the land.	ARC and 253.034	iii
64	If this LMP is a 10-year update, note the accomplishments since the drafting of the last LMP set forth in an organized (categories or bullets) format.	ARC consensus	Not applicable, first plan
65	Key management activities necessary to achieve the desired outcomes regarding other appropriate resource management.	259.032	49-53
66	Summary budget for the scheduled land management activities of the LMP including any potential fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used to restore, manage, enhance, repopulate, or acquire imperiled species habitat for lands that have or are anticipated to have imperiled species or such habitat onsite. The summary budget shall be prepared in such a manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in s. 259.037(3) which are resource management, administration, support, capital improvements, recreation visitor services, law enforcement activities.	253.034	54-56, 58
67	Cost estimate for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired, include recommendations for cost-effective methods in accomplishing those activities.	259.032	54-56, 58
68	A statement of gross income generated, net income, and expenses.	18-2.018	54-56, 58

*** = The referenced inventories shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the DEP pursuant to s. 253.0325(2) shall be available to the land manager and his or her assignee.

Contents

Tables

Figures

1. Introduction and General Information

The Pablo Creek Conservation Area (PCCA or Property) comprises approximately 2,722 acres in Duval County. Many natural communities can be found on PCCA, with a majority of the Property consisting of sandhill and flatwoods. These natural areas provide a valuable buffer to the wetlands of Pablo Creek. Recreational opportunities include hiking, bicycling, horseback riding, photography, and wildlife viewing.

The Property is managed by the St. Johns River Water Management District (District) for the conservation and protection of natural and cultural resources as well as nature-based public outdoor recreation. A wide range of resource management actions will be conducted on PCCA each year including prescribed burning or fire surrogate treatments, habitat restoration and enhancement, threatened and endangered species management, invasive species maintenance and control, recreation management, and cultural resources monitoring and protection.

This document provides guidelines for land management activities to be implemented at PCCA over the next 10 years.

1.1 Location

The Property lies within portions of Sections 14, 15, 38, 39, 40 of Township 3 South, Range 28 East. The Property is located within the Lower St. Johns River Basin and lies within Duval County.

The Property is located within the city of Jacksonville, south of State Road (SR) 202 (Butler Boulevard), between Interstate 295 and the Intracoastal Waterway. Access to the Property is via the interchange of State Road 202 and Hodges Boulevard (Figure 1).

Figure 1: Pablo Creek Conservation Area Aerial Imagery

1.2 Acquisition

Acquisition of the Pablo Creek Conservation Area began in 1998 as perpetual conservation easements and currently consists of three parcels totaling 2,722 deeded acres (Figure 2). All acreage in this section is derived from deed and parcel information. The perpetual conservation easements included a purchase option where, upon the death of the surviving spouse of the perpetual conservation easement grantor, the District had the right of first refusal to acquire the Property in fee simple for $1 per parcel plus closing costs. Two parcels, Hodges I and II, are owned fully by the District while Hodges III is owned jointly by the District and the TIITF.

The three parcels that currently comprise the Property are listed below.

Hodges I – 1998-002-P1 (633 acres)

This parcel was purchased as a perpetual conservation easement with a purchase option by the District on September 8, 1998, utilizing FDOT mitigation funds for a total cost of $5,085,001. As part of the purchase option paragraph in the conservation easement, the District exercised its right of first refusal and received fee simple title on December 11, 2024.

Hodges II – 1998-002-P2 (601 acres)

This parcel was purchased as a perpetual conservation easement with a purchase option by the District on September 23, 1999, utilizing P2000 funds for a total cost of $3,600,001. As part of the purchase option paragraph in the conservation easement, the District exercised its right of first refusal and received fee simple title on December 11, 2024.

Hodges III – 1998-002-P3 (1,488 acres)

This parcel was purchased as a perpetual conservation easement with a purchase option by the TIITF (66%), the District (17%) and the City of Jacksonville (17%) on November 30, 2000, utilizing TIITF, City of Jacksonville, and P2000 funds, a total cost of $28,000,001. The TIITF cannot share title with a local government, so the City's title interest was allocated to the TIITF. As part of the purchase option paragraph in the conservation easement, the TIITF and the District exercised its right of first refusal and received fee simple title on December 11, 2024.

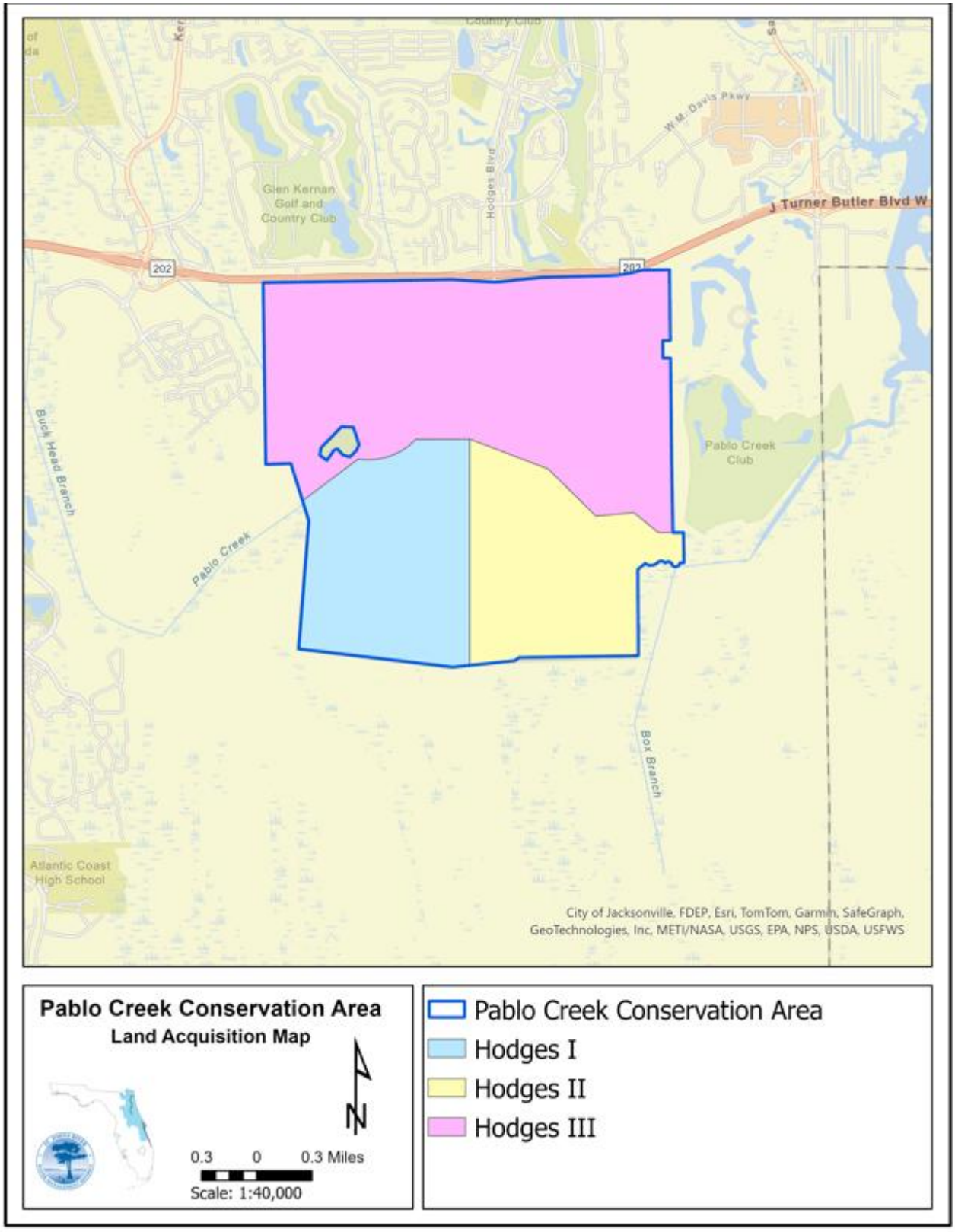

Figure 2: Pablo Creek Conservation Area Acquisition History

1.3 Title Interest and Encumbrances

Two of the three parcels of the Property are owned 100% full fee by the District (Hodges I and Hodges II). The third parcel, Hodges III, which is jointly held by the District and the TIITF, is encumbered by Lease Agreement 4889 wherein the TIITF assigns management responsibilities to the District.

There are no other leases on the Property at the time of this writing. The District may enter into leases if determined practicable and in the best interest for land management activities. An apiary lease would be the most compatible for PCCA.

Easements include two access easements; one benefits the inholding in the western portion of the Property and the other provides access to a private residence and airstrip on the east side of the Property. In addition, there is a utility easement that benefits the inholding.

1.4 Proximity to Other Public Lands

The Pablo Creek Conservation Area is a significant acquisition within a broad network of publicly owned lands and conservation easements in the Lower St. Johns River Basin. Table 1 lists nearby conservations areas and Figure 3 illustrates the regional significance of the Property.

Table 1: Proximate conservation areas

Lead Manager	Conservation Area
City of Jacksonville	Castaway Island Preserve
City of Jacksonville	Kathryn Abbey Hanna Park
District	9A Mitigation Parcel
District	Twelve Mile Swamp Conservation Area
District	Gourd Island Conservation Area
District	Julington-Durbin Preserve
Florida Department of Environmental Protection	Guana Tolomato Matanzas National Estuarine Research Reserve
Florida Department of Environmental Protection	Pumpkin Hill Creek Preserve State Park
Florida Department of Environmental Protection	Talbot Islands State Parks
Florida Fish and Wildlife Conservation Commission	Guana River Wildlife Management Area
Private Corporation	Lower St. Johns Mitigation Bank
St. Johns County	Nocatee Preserve
U.S. Department of the Interior, National Park Service	Theodore Roosevelt Area
U.S. Department of the Interior, National Park Service	Timucuan Ecological and Historic Preserve Federally Managed Lands
University of North Florida	Sawmill Slough Preserve

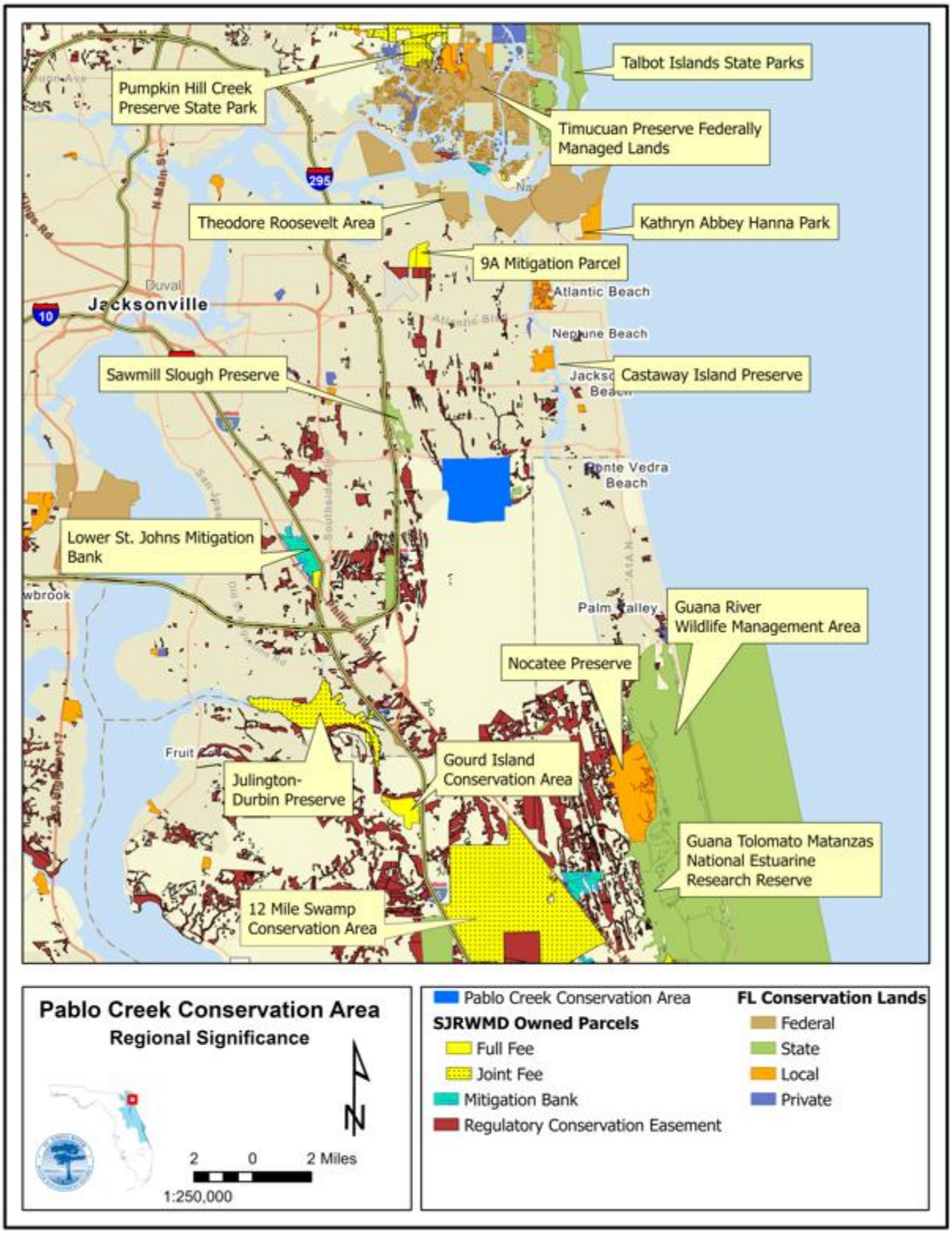

Figure 3: Pablo Creek Conservation Area Regional Significance (1/2025)

1.5 Adjacent Land Uses

Current land use and zoning classifications for properties located in Duval County that surround the Property include Agricultural, Community/General Commercial, Low Density Residential, Medium Density Residential, Multi-Use and Residential-Professional-Institutional. The future land use designations include all of the aforementioned designations.

There is a high likelihood that the inholding in the western portion of the Property as well as the airstrip to the east of the Property will become residential development. Access to these areas is via an access easement that runs within PCCA.

There are no land uses that conflict with the planned use of the Property as shown in documentation provided by Duval County (Appendix B).

1.6 Public Involvement

This plan was prepared with input from the PCCA Management Advisory Group (MAG). The PCCA MAG met on May 15, 2025, at the aircraft hangar on the Property. A summary of that meeting is in Appendix C.

A noticed public meeting was held on June 26, 2025, at the Pablo Creek Regional Library, 13295 Beach Blvd., Jacksonville, Fla. The objective of the public meeting was to receive public input regarding the draft management plan. A summary of that meeting is in Appendix C.

The District's Governing Board will be considering this management plan. This will be an additional forum for the public to provide input to the plan.

The Acquisition and Restoration Council (ARC) public hearing and meeting provide an additional forum for public input and review.

2. Natural and Cultural Resources

2.1 Physiography

a. Physiography/Mineral Resources

   There are no known outstanding mineral resources on the Property. The District retains mineral rights to the Property.

b. Topography
   The highest elevations, approximately 39 feet (NAD1983), occur on the western portion of the Property, and the lowest elevations, approximately 9 feet (NAD1983),

are adjacent to Pablo Creek (Figure 4).

c. Soils
The U.S. Department of Agriculture Natural Resources Conservation Service recognizes 25 different soil series within the Property. A soils map is contained in Figure 5. Leon fine sand and Hurricane and Ridgewood soils are the predominate soils on the Property.

Appendix E contains soil descriptions from the Duval County Soil Survey.

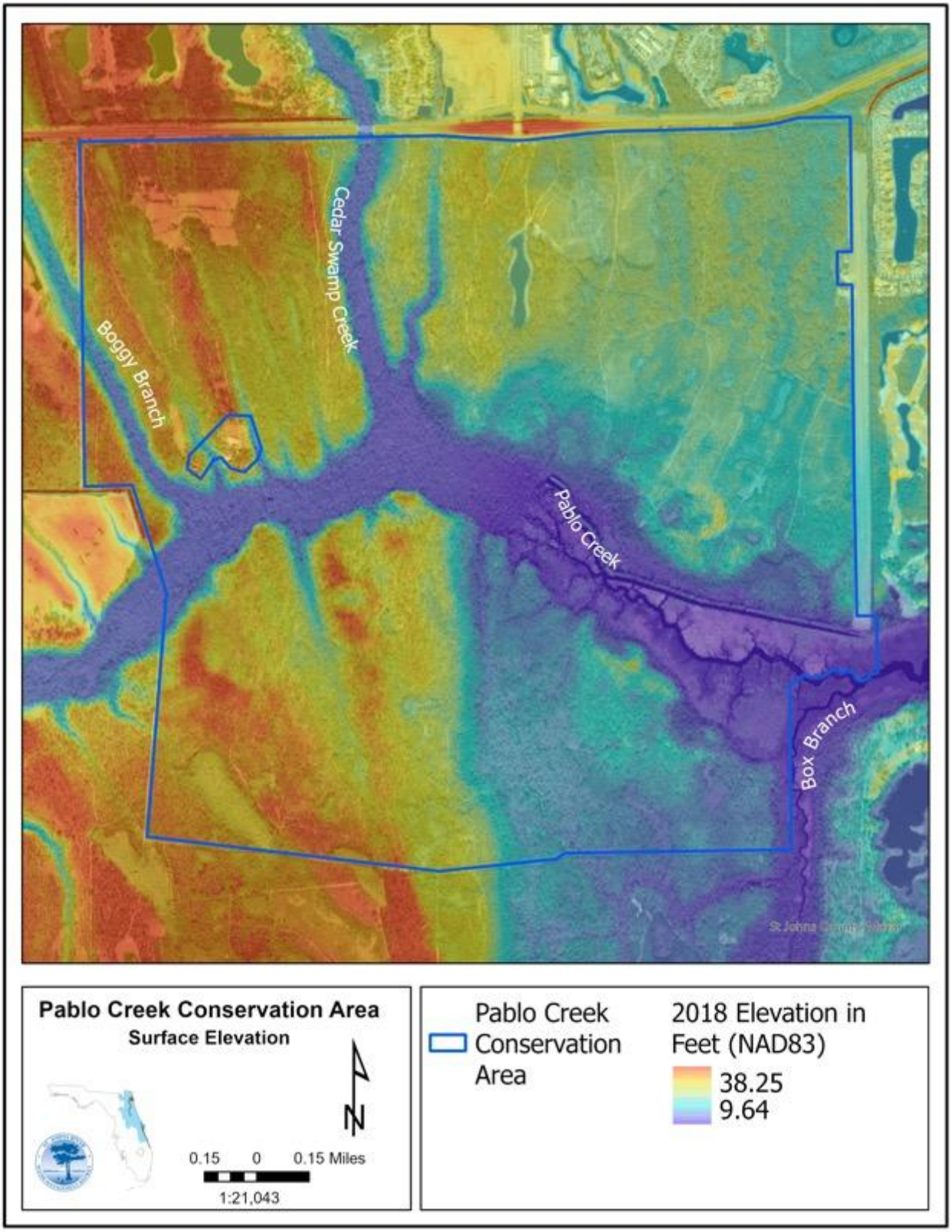

Figure 4: Pablo Creek Conservation Area Topography

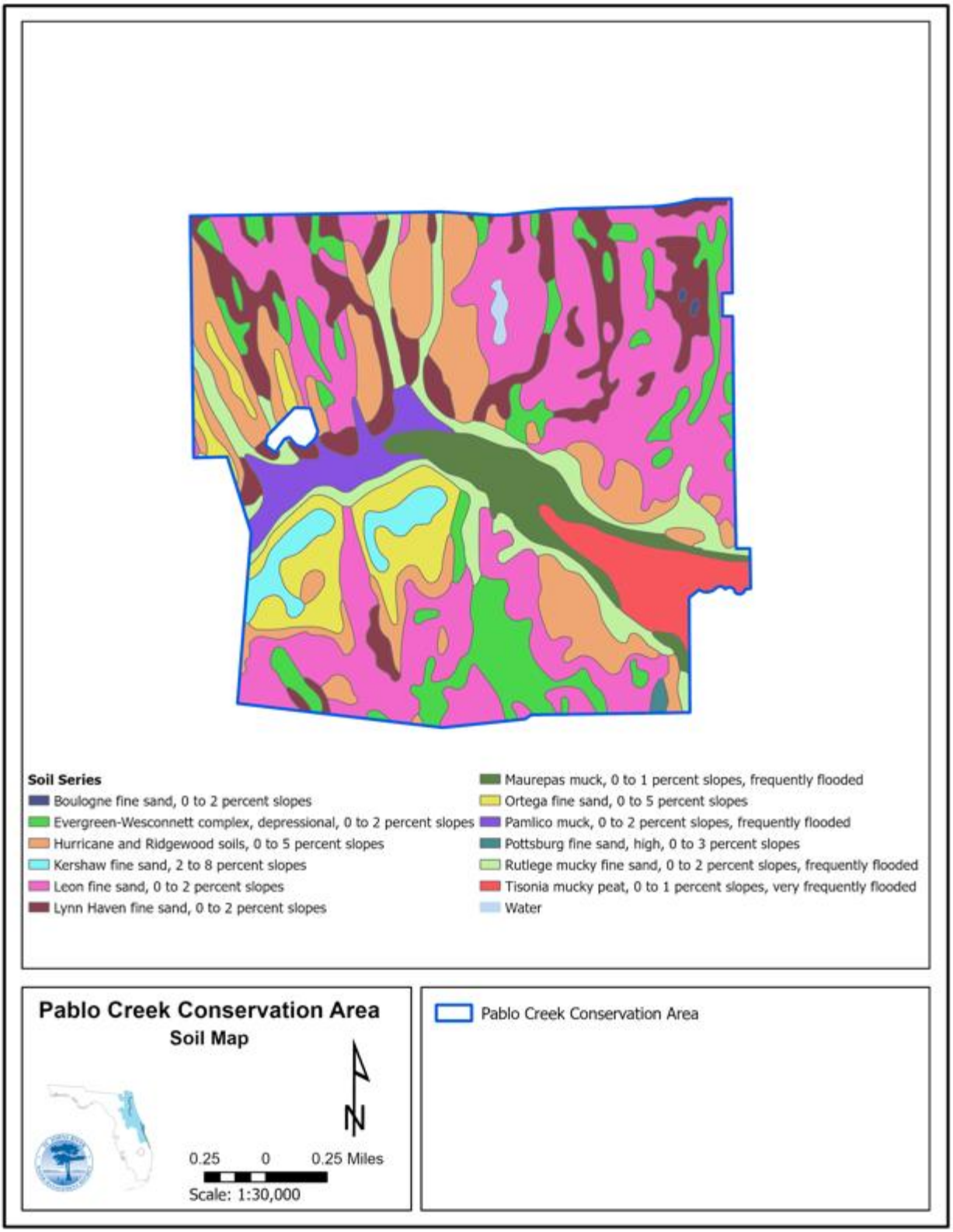

Figure 5: Pablo Creek Conservation Area Soils

2.2 Natural Communities

The Property's natural communities were mapped by Florida Natural Areas Inventory (FNAI) in the spring of 2025. Natural community delineations were made based on visual inspection of the historical and current photographs as well as onsite visits. The typical minimum mapping unit is 0.5 acres. FNAI scientists surveyed ("ground-truthed") a percentage of mapped natural community polygons on foot to assess the community type, and also to note variation in topography, hydrology, vegetation composition and structure, and to determine the types of disturbance present in each polygon. Each ground-truthed polygon should have at least one GPS point recorded inside the polygon, with, at a minimum, the FNAI Natural Community type recorded.

Ground-truth points are selected in an area determined to be representative of the polygon. If a polygon is large and heterogeneous, multiple ground-truth points may be collected to capture the variability. Temporary, circular data collection plots with a radius of 65.6 feet (20 meters) are estimated at each point. Scientists enter data on vegetation, hydrology, and other ecological and physical attributes within the plot and enter these data into field computers ("dataloggers"). For repetitive natural community types, a smaller data set may be recorded.

The following subsections describe the 12 natural communities and the 5 altered communities found on the Property, in alphabetical order. All natural community descriptions in this section are based on FNAI *Guide to the Natural Communities of Florida* (2010).

Baygall (16 acres; <1%)

Baygall is an evergreen, forested wetland typically found at the base of sandy slopes where water seepage maintains a saturated peat substrate. It may form an ecotone between uplands and swamps, or it may develop as a bay swamp in isolated basins or broad areas of seepage. These communities are characterized by a bay tree dominated canopy.

Sandy upland ridges in the Property provide seepage that encourages the growth of loblolly bays (*Gordonia lasianthus*) in small collection basins. Other canopy and subcanopy species include red maple (*Acer rubrum*), dahoon (*Ilex cassine*), sweetgum (*Liquidambar styraciflua*), sweetbay (*Magnolia virginiana* var. *australis*), swamp tupelo (*Nyssa biflora*), and slash pine (*Pinus elliottii*). The shrub layer includes Florida hobblebush (*Agarista populifolia*), coastal doghobble (*Leucothoe axillaris*), Southern bayberry (*Morella cerifera*), mountain azalea (*Rhododendron canescens*), swamp bay (*Tamala palustris*), and hairy highbush blueberry (*Vaccinium fuscatum*). Herbs are spare and mostly limited to scattered shade tolerant ferns such as Virginia chain fern (*Anchistea virginica*), royal fern (*Osmunda spectabilis*), and cinnamon fern (*Osmundastrum cinnamomeum*). Past fire exclusion and seepy conditions in pine flatwoods on the Property has also led to an overgrowth of bay species in those communities, and the distinction between baygall and wet or mesic flatwoods may be difficult to determine in certain locations.

Baygalls should burn infrequently, perhaps only a few times each century in the deepest areas. Although the saturated soils and humid conditions within baygalls typically inhibit fire, droughts may create conditions that allow them to burn catastrophically. These fires not only destroy the

canopy but also may ignite the deep peat layers that can smolder for weeks, or even months. If it can be done safely, prescribed fires in adjacent uplands should be allowed to burn into baygall edges to maintain grassy ecotones and to kill bay shrubs encroaching into the uplands. Plowed firebreaks and ditches should be restored, and hydrology should be returned to its natural state where possible.

Blackwater Stream (10 acres; <1%)

Blackwater streams are perennial or intermittent seasonal watercourses originating deep in sandy lowlands where extensive wetlands with organic soils function as reservoirs, collecting rainfall and discharging it slowly to the stream. The tea-colored waters of blackwater streams are laden with tannins, particulates, dissolved organic matter and iron derived from drainage through swamps and marshes. They generally are acidic (pH = 4.0 - 6.0). The dark-colored water reduces light penetration and, thus, inhibits photosynthesis and the growth of submerged aquatic plants. Emergent and floating aquatic vegetation may occur along shallower and slower moving sections, but their presence is often reduced because of typically steep banks and considerable seasonal fluctuations in water level.

The Property's blackwater stream, Pablo Creek, bisects the PCCA, running west to east through the Property. This is a braided stream for the first two thirds of its course on the Property, coalescing into a single channel that empties into the Intercoastal Waterway about 2.7 km to the west. A small parallel canal intersects the stream and connects it to the south end of a runway for a private airport. In 1943, the stream ran through forested wetlands for almost its entire length on the Property. But altered hydrology in subsequent decades has transformed much of that community to a tidal floodplain marsh. Streams along the small tributaries to Pablo Creek originate from water percolating through the adjacent sandy uplands and are thus more similar to seepage streams. It is most obvious from the central portion of the Property to the eastern boundary, due to its position within the floodplain marsh.

Bottomland Forest (5 acres; <1%)

Bottomland forest is a deciduous, or mixed deciduous/evergreen, closed-canopy forest on terraces and levees within riverine floodplains and in shallow depressions. Found in situations intermediate between swamps (which are flooded most of the time) and uplands, the canopy may be quite diverse with both deciduous and evergreen hydrophytic to mesophytic trees.

On PCCA, bottomland forest is mapped in a narrow drainage leading to the main creek floodplain. However, the community is also a significant inclusion with floodplain swamp on the Property. Bottomland forests occur throughout this swamp as part of a complicated mosaic with cypress and swamp tupelo dominating lower sloughs and more mesophytic trees occupying the higher rises. The closed canopy and subcanopy includes red maple, sweetgum, sweetbay, swamp tupelo, slash pine, loblolly pine (*P. taeda*), swamp laurel oak, and live oak (*Quercus virginiana*). The understory layers are mostly open and include young canopy/subcanopy trees along with Florida hobblebush, American hornbeam (*Carpinus caroliniana* var. *caroliniana*), Carolina ash (*Fraxinus caroliniana*), St. Andrew's cross (*Hypericum hypericoides*), dahoon, American holly (*Ilex opaca*), coastal doghobble, Southern bayberry, Southern red cedar (*Juniperus silicicola*),

cabbage palm (*Sabal palmetto*), swamp dogwood (*Swida foemina*), and swamp bay. Herbs are patchy, with longleaf woodoats (*Chasmanthium sessiliflorum* var. *sessiliflorum*), soft rush (*Juncus effusus* ssp. *solutus*), or Virginia chain fern often forming small monospecific stands. Other species such as common blue violet (*Viola sororia* var. *sororia*) are occasional. Epiphytes may be common with mostly Bartram's air-plant (*Tillandsia bartramii*) and Spanish moss (*Tillandsia usneoides*), although green fly orchid (*Epidendrum conopseum*) may be present.

Depression Marsh (11 acres; <1%)

Depression marshes are shallow, typically rounded, herb-dominated, seasonally inundated depressions embedded in pyrogenic communities such as pine flatwoods. These marshes may be dry for part of the year and frequently burn with the surrounding landscape, which limits organic accumulation, at least in the shallow edges. Frequently there are concentric zones of vegetation that respond to the hydroperiod and edaphic conditions within each zone.

Pablo Creek Conservation Area has several shallow depressions concentrated in the northeast portion of the Property that are mostly open on the 1943 aerial photographs, although a few cypress may have been present. The largest of these depressions was excavated out sometime in the mid to late 1970's for use as fill material for SR 202. Currently, most depression marshes are very dry, often dominated by abundant bluestem (*Andropogon* sp.) and being encroached by young slash pines. Pond cypress (*Taxodium ascendens*) may be present, and shrubs such as gallberry (*Ilex glabra*) and Southern bayberry may be scattered in or around the depression. More typical marsh species are often confined to the deepest areas. These include blue maidencane (*Amphicarpum muehlenbergianum*), Virginia chain fern, warty sedge (*Carex verrucosa*), spadeleaf (*Centella erecta*), *Coleataenia* sp., Southern umbrellasedge (*Fuirena scirpoidea*), branched hedgehyssop (*Gratiola ramosa*), roundpod St. John's wort (*Hypericum cistifolium*), myrtleleaf St. John's wort (*Hypericum myrtifolium*), St. John's wort (*Hypericum* sp.), needlepod rush (*Juncus scirpoides*), Carolina redroot (*Lachnanthes caroliniana*), netted chain fern (*Lorinseria areolata*), primrosewillow (*Ludwigia* sp.), beaksedge (*Rhynchospora* sp.), arrowhead (*Sagittaria* sp.), sphagnum moss (*Sphagnum* sp.), bladderwort (*Utricularia* sp.), Elliott's yellow-eyed grass (*Xyris elliottii*), and yellow-eyed grass (*Xyris* sp.). The marshes may be susceptible to invasion by the non-native Chinese tallow tree (*Triadica sebifera*).

Depression marshes require frequent fires to maintain a high herbaceous species component and reduce woody encroachment. The natural fire return interval for depression marshes is every 1–8 years, primarily during the growing season (April–-June) when water levels are low and fuels in surrounding uplands are dry. Prescribed burns should be implemented more often for depression marshes encroached by woody species to reduce their abundance. Feral hogs (*Sus scrofa*) are an ongoing threat to these and other wetlands.

Dome Swamp (57 acres; 2%)

Dome swamp is an isolated, forested, depression wetland occurring within a fire-maintained community such as mesic flatwoods. These swamps are usually small with a characteristic dome shape created by smaller trees that grow in the shallow outer edge, while taller trees grow in the

deeper, more frequently inundated interior where there is often more organic accumulation. Dome swamps are usually dominated by pond cypress and/or swamp tupelo.

Several dome swamps are found on PCCA, occurring as small, isolated depressions within pine flatwoods. The canopy is dominated by pond cypress or swamp tupelo with slash pine typically present. Due to past logging or other disturbances, several swamps have only young cypress, thus appearing to be dominated by the larger pines. Loblolly bay may also be frequent, and these swamps may intergrade with baygall communities. Shrubs include groundsel tree (*Baccharis halimifolia*), common buttonbush (*Cephalanthus occidentalis*), dahoon, gallberry, fetterbush (*Lyonia lucida*), Southern bayberry, cabbage palm, and swamp bay. The herb layer is sparse or patchy and includes blue maidencane, Virginia chain fern, bluestem, sedge (*Carex* sp.), warty sedge, witchgrass (*Dichanthelium* sp.), pipewort (*Eriocaulon* sp.), Southern umbrellasedge, maidencane (*Hymenachne hemitoma*), netted chain fern, Carolina redroot, primrosewillow, combleaf mermaidweed (*Proserpinaca pectinata*), beaksedge, sphagnum moss, and floating bladderwort (*Utricularia inflata*). Cypress trees harbor frequent epiphytes of ballmoss (*Tillandsia recurvata*) and Spanish moss, and vines of laurel greenbriar (*Smilax laurifolia*) and Eastern poison ivy (*Toxicodendron radicans* var. *radicans*) are occasional. The non-native invasive Chinese tallow tree may invade edges of this community.

Fire is essential to the maintenance of dome swamps; without fire, hardwoods will invade the otherwise open understory. Fires in the surrounding flatwoods should be encouraged to burn through the dome swamps periodically, and, where possible, hydrology restoration may improve natural wetland functions. As flatwoods restoration progresses and fire continues to be introduced in the surrounding landscape, these dome swamps should regain more of their natural function.

Floodplain Marsh (136 acres; 5%)

Floodplain marsh is a wetland community occurring in river floodplains and dominated by herbaceous vegetation and/or shrubs. At PCCA, the lower floodplain of Pablo Creek transitions to a tidal, predominantly herb and shrub-dominated system before the creek meets the Intracoastal Waterway. Since the 1940s, hydrology alteration, likely from construction of the Intracoastal Waterway, as well as logging near that time, has transformed much of the former forested floodplain area to floodplain marsh.

Along the edges of uplands are small trees of swamp tupelo and bald cypress (*Taxodium distichum*), often covered with Spanish moss. These are often part of an open floodplain swamp community that is partly transitioned to marsh. The dominant species is sawgrass (*Cladium jamaicense*), although broadleaf cattail (*Typha latifolia*) is common in disturbed areas. Other species are mostly confined to swampy edges. These include herb-of-grace (*Bacopa monnieri*), dahoon, Southern bayberry, swamp bay, groundsel tree, climbing hempvine (*Mikania scandens*), marshpennywort (*Hydrocotyle* sp.), giant leather fern (*Acrostichum danaeifolium*), and iris (*Iris* sp.). Soils throughout the floodplain marsh are deep muck.

Continued hydrology alterations may continue to change the current floodplain vegetation pattern. Management should focus on hydrology restoration and control of feral hogs, which are an ongoing threat to these and other wetlands.

Floodplain Swamp (373 acres; 14%)

Floodplain swamps occur on frequently flooded soils along stream and river channels and in low spots and oxbows within river floodplains. Dominant trees are usually buttressed hydrophytic trees such as cypress and tupelo; the understory and ground cover are generally very sparse. Canopy coverage is usually high but can be sparse as the community grades into open water or marsh areas. Shrub and herbaceous layers are often sparse and concentrated in open areas of the community and on included hummocks and stumps.

Floodplain swamp is the dominant community type along Pablo Creek and its tributaries on the property, although the swamp transitions to floodplain marsh in the lower reaches of the creek. Historically, swamp occupied almost the entire floodplain on the Property. Bottomland forest is a common inclusion and occurs in a complex mosaic with swamp along the braided Pablo Creek. The closed canopy and subcanopy of floodplain swamp in the mid portion of Pablo Creek is dominated by swamp tupelo and pond cypress, with red maple, green ash (*Fraxinus pennsylvanica*), sweetgum, American elm (*Ulmus americana*), and swamp laurel oak frequent. Tall and short shrubs consist of young canopy trees along with dahoon, common buttonbush, Carolina ash, Southern bayberry, and cabbage palm. Herbs are patchy and include sedge, *Coleataenia* sp., witchgrass, marshpennywort, smartweed (*Persicaria* sp.), and millet beaksedge (*Rhynchospora miliacea*). Broadleaf pondlily (*Nuphar advena*) occupies the permanently flooded stream. Epiphytes of resurrection fern (*Pleopeltis michauxiana*), Bartram's air-plant, and Spanish moss are common on cypress and oak trees, and vines of coral greenbriar (*Smilax walteri*) and Eastern poison ivy are occasional.

In the transition zone to marsh along lower Pablo Creek, the floodplain swamp becomes more herbaceous with an open canopy allowing much more sunlight in the understory layers. There the canopy includes a mix of swamp tupelo, sweetgum, red maple, loblolly pine, and bald cypress. The mixed shrub/herb understory includes Southern bayberry, swamp bay, giant leather fern, fetterbush, dahoon, iris, coastal doghobble, herb-of-grace, groundsel tree, birdbill woodoats (*Chasmanthium ornithorhynchum*), spotted water hemlock (*Cicuta maculata* var. *maculata*), sawgrass, cabbage palm, witchgrass, marshpennywort, and pickerelweed (*Pontederia cordata*).

Mesic Flatwoods (including Restoration) (803 acres; 30%)

Mesic flatwoods are open canopy upland communities of uneven aged pines with a low, diverse understory of herbs and shrubs maintained by frequent fires. The largest extent on the Property is found in the northwest portion of the Property. Most of these flatwoods are ecotonal areas between sandhill uplands and swampy drainages. As a result, these flatwoods may have some wet indicators. Past fire exclusion in wetter pine flatwoods on the Property has contributed to an often dense, tall saw palmetto layer and reduced herb diversity. On the upland edge, mesic flatwoods often form a complicated mosaic with scrubby flatwoods and sandhill with significant overlaps in species composition.

Currently, mesic flatwoods on PCCA are in a more or less natural state, although some areas have had timber removed in recent years. The most recently cut stands are delineated separately as "restoration." Most mesic flatwoods on the Property have an open, natural canopy of large longleaf pines (*P. palustris*), but slash pine and loblolly bay may be dominants where there is a strong seepage influence. Flatwoods designated as restoration are lacking a canopy, although pines are regenerating in the understory. In more ecotonal areas, a subcanopy of invading hardwoods may be present, mainly sand live oak (*Q. geminata*), laurel oak (*Q. hemisphaerica*), swamp laurel oak (*Q. laurifolia*), water oak (*Q. nigra*), and live oak. The shrub layer may be very dense with saw palmetto (*Serenoa repens*), particularly in wetter areas where tall shrubs may also be common, such as loblolly bay, red maple, Southern bayberry, and fetterbush. Where the understory is more open, typical mesic flatwoods shrubs are frequent, such as dwarf dangleberry (*Gaylussacia nana*), roundpod St. John's wort, Atlantic St. John's wort (*Hypericum tenuifolium*), fourpetal St. John's wort (*Hypericum tetrapetalum*), gallberry, coastalplain staggerbush (*Lyonia fruticosa*), dwarf live oak (*Quercus minima*), and shiny blueberry (*Vaccinium myrsinites*). More open areas also may have some herbaceous cover, but this is generally sparse. Species include blue maidencane, Southern wiregrass (*Aristida beyrichiana*), witchgrass, button rattlesnakemaster (*Eryngium yuccifolium*), Elliott's milkpea (*Galactia elliottii*), shortleaf gayfeather (*Liatris tenuifolia*), partridgeberry (*Mitchella repens*), small butterwort (*Pinguicula pumila*), silkgrass (*Pityopsis* sp.), orange milkwort (*Polygala lutea*), tailed bracken (*Pteridium pseudocaudatum*), blackroot (*Pterocaulon pycnostachyum*), and yellow hatpins (*Syngonanthus flavidulus*). Vines may be common in heavily overgrown areas, including yellow jessamine (*Gelsemium sempervirens*), muscadine (*Muscadinia rotundifolia*), earleaf greenbriar (*Smilax auriculata*), and cat greenbriar (*Smilax glauca*).

Management activities in natural and restoration mesic flatwoods should include growing season fires with an emphasis on returning fire to wetland ecotones. However, the heavy pine litter and dense palmetto may present risks for pine survival, unless fire surrogates are applied in conjunction with prescribed fire. For the restoration areas, reintroduction of longleaf pine may be necessary, although natural recruitment could potentially return the canopy. With no large canopy trees at risk, the recent clearcut areas could offer opportunities for increased fire. The groundcover will likely remain weedy for many years, but frequent burning should promote more high-quality groundcover.

Sandhill (811 acres; 30%)

Sandhills are open pinelands of widely spaced pine trees with a sparse understory of deciduous oaks and a moderate to fairly dense ground cover of grasses and herbs. Sandhill develops on hill crests and slopes in the Southeastern U.S. Coastal Plain. Soils are deep, marine-deposited, often yellowish sands that are well-drained and relatively infertile. Typical associations or indicator species are longleaf pine, turkey oak (*Quercus laevis*), and Southern wiregrass.

Sandhill is the predominant natural community on the Property, occupying most of the higher elevations. These sandhills have an abundance of mature and older mature longleaf pines in the canopy layer. Red-cockaded Woodpecker (RCW) (*Dryobates borealis)* cavity trees are extant in several areas. The understory of most stands is in good condition, but past fire exclusion is promoting an overgrowth of shrubs and subcanopy trees.

The Property has a remarkable number of mature longleaf pines throughout the uplands, sometimes forming up to a 25% canopy cover. Turkey oaks and, less frequently, bluejack oak (*Q. incana*) and sand post oak (*Q. margaretiae*), are typical in the subcanopy and shrub layers. Other oaks create pockets of successional hardwoods throughout the sandhills, particularly near the edges of wetlands. These patches resemble upland hardwood forests but are dominated by sand live oak and laurel oak with remnant longleaf pines throughout. Shrub cover in Pablo Creek sandhills is usually low, although small trees may form a significant tall shrub layer in fire excluded areas. Woody species include woolly pawpaw (*Asimina incana*), pignut hickory (*Carya glabra*), common persimmon (*Diospyros virginiana*), dwarf huckleberry (*Gaylussacia dumosa*), fourpetal St. John's wort, Carolina holly (*Ilex ambigua*), coastalplain staggerbush, Southern bayberry, Carolina laurelcherry (*Prunus caroliniana*), myrtle oak (*Quercus myrtifolia*), and deerberry (*Vaccinium stamineum*). Intermediate areas to flatwoods tend to have a higher cover of shiny blueberry and patchy saw palmetto. Where sandhill intergrades with scrubby flatwoods, shrubs of Chapman's oak (*Q. chapmanii*), sand live oak, and myrtle oak are more common.

Herb diversity is high throughout sandhills on the Property. There is a consistent cover of up to 25% Southern wiregrass. Other herbs include hammock snakeroot (*Ageratina jucunda*), fringed bluestar (*Amsonia ciliata*), Elliott's bluestem (*Andropogon gyrans*), splitbeard bluestem (*Andropogon ternarius*), green silkyscale (*Anthenantia villosa*), big threeawn (*Aristida condensata*), tread softly (*Cnidoscolus stimulosus*), Carolina frostweed (*Crocanthemum carolinianum*), rabbitbells (*Crotalaria rotundifolia*), Florida scrub roseling (*Cuthbertia ornata*), witchgrass, oblongleaf twinflower (*Dyschoriste oblongifolia*), Virginia snakeroot (*Endodeca serpentaria*), fragrant eryngo (*Eryngium aromaticum*), Elliott's milkpea, spoonleaf purple everlasting (*Gamochaeta purpurea*), hawkweed (*Hieracium* sp.), roundleaf bluet (*Houstonia procumbens*), lespedeza (*Lespedeza* sp.), slender gayfeather (*Liatris gracilis*), rose rush (*Lygodesmia aphylla*), crowngrass (*Paspalum* sp.), Florida needlegrass (*Piptochaetium avenacioides*), silkgrass, candyroot (*Polygala nana*), dollarleaf (*Rhynchosia reniformis*), lopsided indiangrass (*Sorghastrum secundum*), pineywoods dropseed (*Sporobolus junceus*), queen's delight (*Stillingia sylvatica*), wavyleaf noseburn (*Tragia urens*), and tall ironweed (*Vernonia angustifolia* var. *mohrii*). Vines of netleaf leather flower (*Clematis reticulata*) and earleaf greenbriar are occasional.

Sandhills are dependent on frequent, low intensity ground fires every 1 to 3 years to reduce hardwood competition and to perpetuate pines and grasses. Variability in fire season, frequency, and intensity are also important to maintain species diversity in this community. The natural condition of sandhills at PCCA should allow for restoration primarily by re-introduction of fire.

Scrubby Flatwoods (including Restoration) (112 acres; 4%)

Scrubby flatwoods have elements characteristic of both mesic flatwoods and scrub communities. This community has an open canopy of widely spaced pine trees with a low, shrubby understory dominated by scrub oaks and saw palmetto often interspersed with areas of barren white sand. In addition to the dominant shrubs, grasses and dwarf shrubs make up a substantial portion of the ground cover in this community. Scrubby flatwoods occur on slight rises within mesic flatwoods and in transitional areas between scrub and mesic flatwoods, on moderately well drained sands.

At PCCA, scrubby flatwoods occur in a mosaic with sandhill and mesic flatwoods, sometimes occurring as an intermediate between those two communities.

Currently, scrubby flatwoods on the Property are in a more or less natural state, although one area has been clearcut in recent years and is delineated separately as "restoration." Most scrubby flatwoods on the Property have an open, natural canopy of mature longleaf pines, but slash pine may also be present or dominant in areas with a history of clearcutting. Saw palmetto and scrub oaks – Chapman's oak, sand live oak, and myrtle oak– dominate the open, patchy shrub layer. Areas intermediate to sandhill may have indicators of that community such as turkey oak. Other woody species include tarflower (*Bejaria racemosa*), dwarf huckleberry, dwarf dangleberry, Carolina holly, gallberry, yaupon (*Ilex vomitoria*), coastalplain staggerbush, shiny blueberry, and deerberry. Hairy wicky (*Kalmia hirsuta*) and fetterbush may be common where there is a strong seepage influence. Herbs are common, particularly in areas intermediate to sandhill. Southern wiregrass dominates, with a diversity of other herbs also present, including Carolina milkweed (*Asclepias cinerea*), coastalplain honeycomb-head (*Balduina angustifolia*), oblongleaf twinflower, fragrant eryngo, button rattlesnakemaster, Tracy's goldenaster (*Pityopsis tracyi*), candyroot, coastalplain milkwort (*Polygala setacea*), tailed bracken, blackroot, sandyfield beaksedge (*Rhynchospora megalocarpa*), Curtiss' dropseed (*Sporobolus curtissii*), pineland scalypink (*Stipulicida setacea*), and Carolina yellow-eyed grass (*Xyris caroliniana*). The state endangered Florida toothache grass (*Ctenium floridanum*) may be present in this community, but follow-up visits during the fall flowering season, preferably after fire, are needed to confirm this.

The more continuous ground cover of scrubby flatwoods burns more readily than scrub, but less than mesic flatwoods. Ground fires in surrounding mesic flatwoods often enter scrubby flatwoods and extinguish forming a patchwork of burned portions. A natural fire return interval between 5 and 10 years (and occasionally up to 15 years) allows scrub oaks to maintain dominance in the community. These oaks produce acorns 3 years post-fire, with peak production at 5 years. For the recently clearcut restoration area, reintroduction of longleaf pine may be necessary, although natural recruitment could potentially return the canopy. With no large canopy trees at risk, the recent clearcut areas could offer opportunities for increased fire. The groundcover will likely remain weedy for many years, but frequent burning should promote more high-quality groundcover.

Upland Hardwood Forest (73 acres; 3%)

Upland hardwood forest is a well-developed, closed canopy forest dominated by deciduous hardwood trees on mesic soils in areas sheltered from fire. The canopy and shrubby understory are generally diverse, made up of deciduous and evergreen species. The dense canopy and understory prevent air movement and light from reaching the forest floor, maintaining high humidity in this community. Upland hardwood forests occur on rolling mesic hills, slopes above river floodplains, along sinkholes, and occasionally on rises within floodplains. Limestone or phosphatic rock are not uncommon near the surface. Sandy clays or clayey sands with substantial organic and sometimes calcareous components make up the soils of this community.

On PCCA, the lower steep slopes of sandy uplands are often occupied by upland hardwood forests, and the community is particularly well developed flanking the main Pablo Creek

floodplain swamp. Upland hardwood forest may also occur in areas naturally protected from fire as well as smaller inclusions on higher elevations within the floodplain swamp and bottomland on the Property.

Upland hardwood forests on PCCA have a mostly closed canopy of mixed hardwoods, mainly pignut hickory, sweetgum, Southern magnolia (*Magnolia grandiflora*), sweetbay, Eastern wild black cherry (*Prunus serotina* var. *serotina*), laurel oak, swamp chestnut oak (*Q. michauxii*), water oak, and live oak. Some loblolly pine or spruce pine (*P. glabra*) may be present, but longleaf pine is generally absent. There is a well-developed, diverse subcanopy consisting of young canopy species, American hornbeam, wild olive (*Cartrema americanum*), Carolina silverbell (*Halesia carolina*), red mulberry (*Morus rubra*), Eastern hophornbeam (*Ostrya virginiana*), Chickasaw plum (*Prunus angustifolia*), cabbage palm, and basswood (*Tilia americana*). Tall and short shrubs are scattered throughout the open understory and include red buckeye (*Aesculus pavia* var. *pavia*), Florida hobblebush, false indigo-bush (*Amorpha fruticosa*), smallflower pawpaw (*Asimina parviflora*), American beautyberry (*Callicarpa americana*), white fringe tree (*Chionanthus virginicus*), American strawberrybush (*Euonymus americanus*), American witchhazel (*Hamamelis virginiana*), American holly, Southern red cedar, Southern bayberry, cabbage palm, saw palmetto, sarsaparilla vine (*Smilax pumila*), red bay (*Tamala borbonia*), sparkleberry (*Vaccinium arboreum*), and deerberry. Herbs are generally sparse and patchy, including hammock snakeroot, sandywoods sedge (*Carex dasycarpa*), woodoats (*Chasmanthium* sp.), variable witchgrass (*Dichanthelium commutatum*), elephantsfoot (*Elephantopus* sp.), bedstraw (*Galium* sp.), man-of-the-earth (*Ipomoea pandurata*), partridgeberry, blackseed needlegrass (*Piptochaetium avenaceum*), whip nutrush (*Scleria triglomerata*), and violet (*Viola* sp.). Epiphytes are occasional to common, particularly on live oaks. These include green fly orchid, resurrection fern, Bartram's air-plant, and Spanish moss. Vines are occasional, with crossvine (*Bignonia capreolata*), yellow jessamine, muscadine, Virginia creeper (*Parthenocissus quinquefolia*), fringed greenbriar (*Smilax bona-nox* var. *bona-nox*), cat greenbriar, and Eastern poison ivy.

The state threatened little brown jug (*Hexastylis arifolia*) and cranefly orchid (*Tipularia discolor*) are both present in upland hardwood forests on PCCA. Any ground-disturbing activities should be limited in this community to prevent damage to these rare species. If surrounded by pyrogenic communities, fire may creep into the edges of the upland hardwood forest but rarely burns through the dense understory of this community.

Wet Flatwoods (including Restoration) (245 acres; 9%)

Wet flatwoods are open pine-dominated communities with a short understory of hydrophytic herbs and shrubs, or they may have a thick shrubby understory and very sparse groundcover, depending on landscape and soils. On PCCA, wet flatwoods are situated in seepy ecotones to wetlands or along linear drainageways between upland ridges. These flatwoods may intergrade with baygall or bottomland communities, and distinctions between the communities can be difficult to determine. Wet flatwoods also occupy a few isolated depressions that may have historically been marshes or cypress swamps.

Currently, wet flatwoods on PCCA are in a more or less natural state, with the exception of areas in the northeast portion of the Property that have had timber removed in recent years. The most recently cut stands are delineated separately as "restoration." Canopy composition in wet flatwoods on the Property is mostly dense, mature slash pine, although some areas may also have longleaf pine. Seepy areas can have a significant component of loblolly bay in the canopy and subcanopy layers, and pond cypress may be present in probable former swamps. Red maple, dahoon, sweetgum, Southern magnolia, sweetbay, swamp tupelo, and water oak are also occasional to common subcanopy components. Generally, areas with dense saw palmetto are included with mesic flatwoods, but this may also be common in wet flatwoods along with gallberry, fetterbush, Southern bayberry, and swamp bay. The often-dense shrub layer limits herb growth, which mainly comprises ferns such as Virginia chain fern, cinnamon fern, and tailed bracken. In more open wet flatwoods occupying depressions, shrub cover is much lower, and bluestems and sugarcane plumegrass (*Erianthus giganteus*) may be abundant. Vines are occasional to common and include yellow jessamine, muscadine, cat greenbriar, and Eastern poison ivy.

Several ditches are present in the linear wet flatwoods to provide additional drainage toward the Pablo Creek floodplain. These may require some hydrology restoration. Otherwise, management activities in natural and restoration wet flatwoods should include growing season fires with an emphasis on returning fire to wetland ecotones. However, the heavy pine litter and dense palmetto may present risks for pine survival. For the restoration areas, natural recruitment will likely return the slash pine canopy. With no large canopy trees at risk, the recent clearcut areas could offer opportunities for increased fire. The groundcover will likely remain weedy for many years, but frequent burning should promote more high-quality groundcover.

ALTERED COMMUNITIES

Artificial Pond (10 acres; < 1%)

Water retention ponds, cattle ponds, etc. One artificial pond currently occupies a former depression marsh on PCCA. The edges of this pond have emergent vegetation including blue maidencane, spikerush (*Eleocharis* sp.), and broadleaf cattail.

Canal/Ditch (17 acres; < 1%)

Artificial drainage way. One ditch located in the lower Pablo Creek floodplain is delineated on the current natural community map, but other smaller ditches are present on the Property, usually associated with wet flatwoods or bottomland drainages into the main floodplain.

Clearing/Regeneration (4 acres; < 1%)

Recent or historic clearings that have significantly altered the groundcover and/or overstory of the original natural community (old homesites, etc.), clearings of unknown origins. Several clearings are mapped on the Property, most of which were former food plots.

Developed (12 acres; < 1%)

A sliver of the maintained edge of the adjacent private airfield overlaps the boundary of the conservation area and is mapped as developed. There is also a small maintained lawn, possibly for golf, located just west of the privately owned inholding.

Pasture – Improved (28 acres; 1%)

Pasture – improved is not a natural community, but a type of disturbance where most of the natural vegetation has been removed to improve cattle grazing conditions. These are areas with well established, bahiagrass (*Paspalum notatum*) or other pasture grass monocultures that are maintained by cattle grazing and/or mowing and only have a few persistent native species. Weedy species such as dogfennel (*Eupatorium* sp.) and blackberry (*Rubus* sp.) may cover a portion of the pasture grass.

A single area of pasture totaling around 28 acres is located in the northwest corner of the Property. Several buildings are located in this area – barns, an old house, and a well house. The pasture is mainly bahiagrass and centipede grass (*Eremochloa ophiuroides*), with some scattered slash pine, Carolina laurelcherry, and cabbage palm. Yankeeweed (*Eupatorium compositifolium*), Southern dewberry (*Rubus trivialis*), and earleaf greenbriar are common weeds, and the pasture has a significant cover of non-native invasive plants – camphor tree (*Camphora officinarum*), torpedo grass (*Panicum repens*), and Chinese tallow tree.

Road (not mapped)

Roads are areas that are paved or unpaved and intended for vehicular traffic. A paved road runs along the north edge of the Property. Otherwise, roads on the Property are mostly small vehicle trails.

Spoil Area (not mapped)

Spoil areas are where dredge or spoil material is deposited. These may be bare soil or re-colonized by plants. Spoil material from the large ditch in the lower Pablo Creek floodplain was deposited along the northern edge of the ditch and has been colonized by a mixed forest of sweetgum, swamp laurel oak, cabbage palm, and bald cypress. Trees are covered with Spanish moss and oak mistletoe (*Phoradendron leucarpum* ssp. *leucarpum*). The berm has cut off the floodplain to the north from direct exposure to tidal flooding from the ditch and creek, so this area has a mix of swamp and marsh communities.

Successional Hardwood Forest (not mapped)

Successional hardwood forests are closed-canopied forests dominated by fast growing hardwoods such as laurel oak, water oak, and/or sweetgum, often with remnant pines. These forests are either invaded natural habitat (i.e., mesic flatwoods, sandhill, upland pine, upland mixed woodland) due to lengthy fire-suppression or old fields that have succeeded to forest. The subcanopy and shrub layers of these forests are often dense and dominated by smaller individuals of the canopy species. Successional hardwood forests can contain remnant species of the former natural community. Restoration of these forests includes mechanical tree removal and

reintroduction of fire. Where characteristic herbaceous species (e.g., wiregrass) have been lost, reintroduction via seed or plants may be necessary to restore natural species composition and community function.

Successional hardwood forest is a common inclusion in uplands on PCCA wherever weedy oaks have gained enough height and cover to significantly shade the understory. While this is more common along wetland edges, pockets of hardwoods are also found throughout the sandhills and mesic flatwoods. Longleaf pine may be remnant in the canopy, but sand live oak, laurel oak, and cabbage palm are the dominant influence. Other upland hardwood forest indicators such as Southern magnolia may also be present. Without the reapplication of growing season fires, these hardwood areas will continue to grow in size and maturity, eventually changing the character of the old sandhills. Even with increased prescribed burning, the established sand live oak clones, sometimes called “oak domes,” will be difficult, if not impossible, to eradicate due to the large underground biomass accumulated in a mature dome.

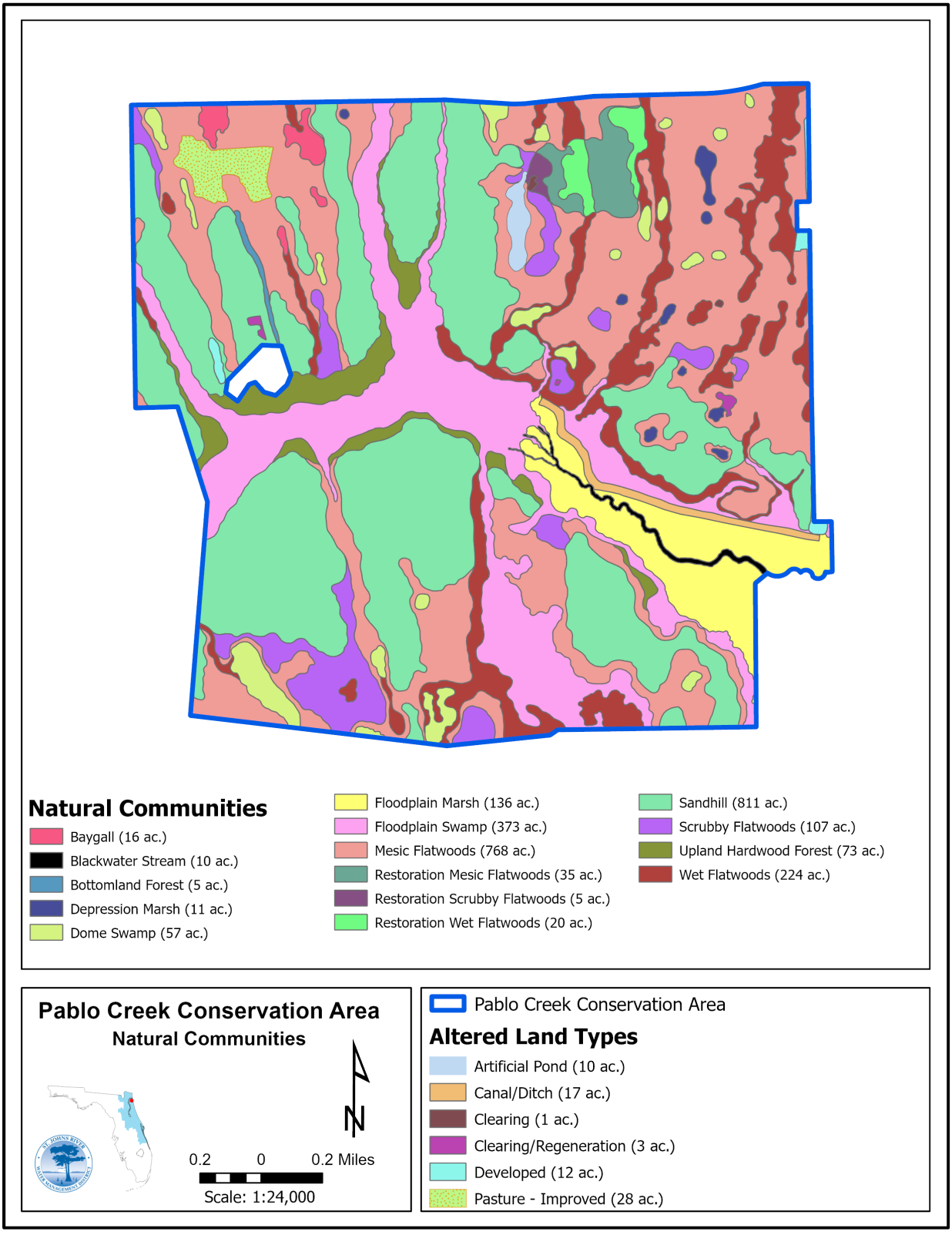

Figure 6: Pablo Creek Conservation Area Natural Communities

2.3 Plant and Animal Species

PCCA has a diverse assemblage of natural communities providing significant habitat for a variety of floral and faunal species. The sandhills and flatwoods support multiple federally threatened RCW clusters. The Property is within a Wood Stork (*Mycteria americana*) foraging buffer with a colony located less than a mile from the southeast border. Numerous species of wading birds occur in the wetland portions of the Property.

Plant, insect, and animal lists are contained in Appendix F. Lists were compiled using observations gathered on site visits by District staff, volunteers, and FNAI staff. The Property will be managed to improve natural community diversity and quality, resulting in diverse wildlife habitat.

2.4 Listed Species

To date, 22 listed species have been recorded on the Property, including wood stork, RCW, and the gopher tortoise (*Gopherus polyphemus*). There are two commercially exploited species that occur on the Property as well, saw palmetto and cinnamon fern (*Osmunda cinnamomea).* Appendix G contains an inventory of listed species recorded on the Property. Rather than manage for a single species or a small suite of species, it is the goal of the District to manage the natural communities within the Property for optimal health and biodiversity. This includes varying the timing and intensity of prescribed fire from year to year.

2.5 Forest Resources

Section 253.036, F.S, requires the lead agency of state lands to prepare a forest resource analysis, "…which shall contain a component or section…which assesses the feasibility of managing timber resources on the parcel for resource conservation and revenue generation purposes through a stewardship ethic that embraces sustainable forest management practices if the lead management agency determines that the timber resource management is not in conflict with the primary management objectives of the parcel." The majority of the Property is natural stands of mature longleaf pine with intact groundcover. There are no pine plantations established at this time. Any potential forest resource work on the Property will be restorative in nature to promote species diversity and overall natural community health and vigor.

A detailed forest inventory will be completed for the Property within the scope of this plan. This will provide the needed information to determine ecological timber stand improvement projects that will then be included in the District's Timber Harvest Plan. These projects will be thinnings of overstocked stands that are above the target basal area for sandhill and flatwoods as determined by FNAI's Reference Natural Communities Guide (2010) as well as the habitat requirements outlined in the RCW Recovery Plan (FWS 2003). The harvest of longleaf pine over 100 years old will be prohibited except for salvage after natural disasters and sanitation harvests for disease outbreaks.

The areas in the eastern portion of the Property that have naturally regenerated after salvage logging due to wildfire will be monitored for a pre-commercial thinning or a clearcut/replant based on their currently high per acre density.

There are no known reforestation needs on the Property, but should any arise, appropriate species and stocking rates will be determined by the District forester and land manager.

The District will abide by Florida Silviculture Best Management Practices (BMPs) and Florida Forestry Wildlife BMPs for State Imperiled Species when conducting any forest resource management activities.

2.6 Native Landscapes

The native landscapes on the Property include mesic and wet flatwoods, sandhill, floodplain swamp, and floodplain marsh. They are all described in more detail in the Natural Communities section (Section 2.2).

2.7 Water Resources

This section describes the surface and ground water within the Property.

a) Surface Water

The Property does not include any Outstanding Florida Waters and is not located within an Aquatic Preserve or an Area of Critical State Concern (Section 380.05, Florida Statutes). Several sloughs combine on the Property to form Pablo Creek. The area surrounding the Property is primarily forest and mixed development. The Property is located within the Intracoastal Planning Unit of the Lower St. Johns River major drainage basin.

In order to track water quality, the District monitors surface water quality at over 200 long-term sampling stations at rivers, streams, lakes, canals, and estuaries throughout the 18-county service area. Water quality status is an indication of the condition of a water body. The District's 2024 Status and Trends Report is a 15-year assessment of data from January 1, 2009, to December 31, 2023. These trends show whether a water quality parameter is increasing or decreasing over time. (SJRWMD, 2024 https://www.sjrwmd.com/data/water-quality/#status-trends).

Basic water chemistry data are collected at one surface water monitoring site connected to the Property's planning basin, being the Intracoastal Waterway (ICWW) McCormick Bridge site, located upstream of the Property to the northeast (Figure 7. Field data collected include water temperature, pH, specific conductivity, and dissolved oxygen (DO) were collected, as well as grab samples analyzed for nutrients, minerals, and metals. Water chemistry parameters discussed in this section include total nitrogen (nitrogen), total phosphorus (phosphorus), specific conductivity, dissolved oxygen (DO), hydrogen ion potential (pH), total suspended solids (TSS), and chlorophyll-*a* (Chl-*a*).

The following parameters for the ICWW McCormick Bridge site are discussed in relative terms for the past 15-year period as described in the 2024 Status and Trends Report:

Phosphorus, DO, Chl-a, and pH are in the mid-range and stable. Nitrogen is in the low range and stable. Specific conductivity and TSS are in the high range and stable.

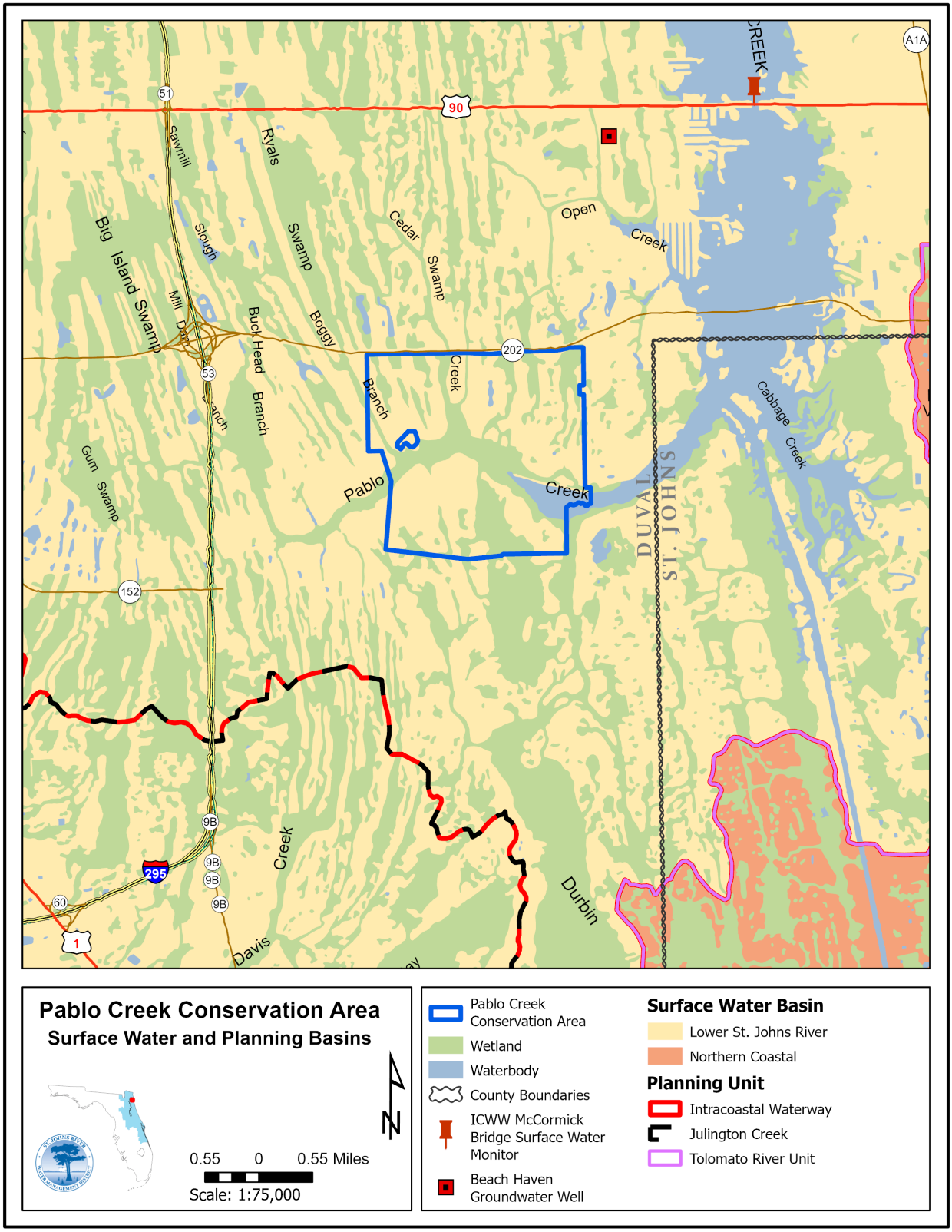

Figure 7: Pablo Creek Conservation Area Surface Water and Planning Basins

b) Groundwater

The District maintains a groundwater monitoring well north of the Property (Figure 17, which is identified as D-0259 (Floridan aquifer). Historic water levels of the past 10 years for the site are depicted in Figure 8. This site has been automatically monitored daily since 2006 and is the most representative of aquifer conditions at PCCA.

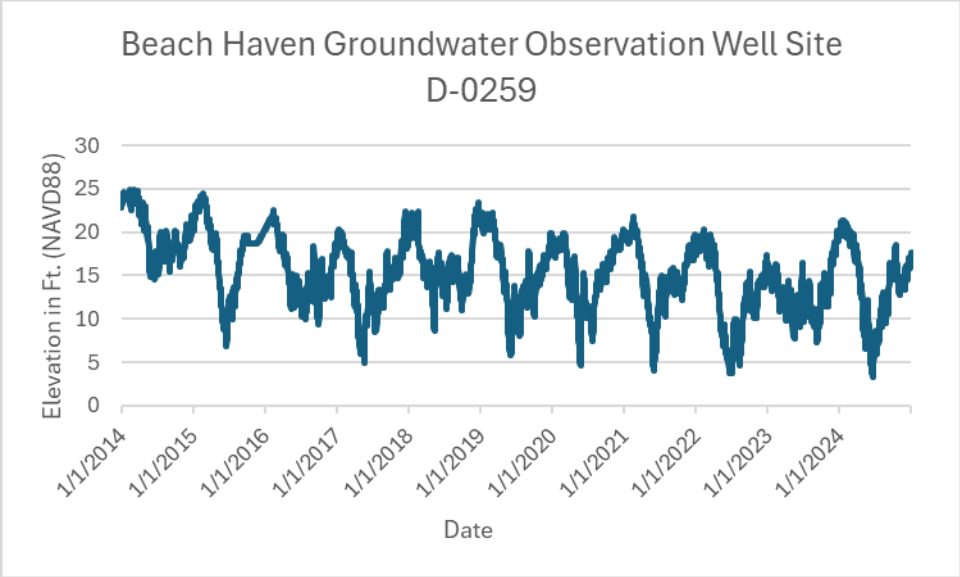

Figure 8: Beach Haven Groundwater Observation Well Site D-0259

c) Geomorphology

The Property lies within the Atlantic Coastal Complex Province of the Barrier Island Sequence District (Williams et al, 2022). The Barrier Island Sequence District occurs along and inland from the Atlantic Coast of Florida. Pliocene-Pleistocene and Holocene coastal processes formed extensive barrier islands, beaches, lagoons, embayments, and shallow water marine terraces. The estuarine coastlines consist of tidal marshes in the north, gradually changing to mangrove swamps to the south. The reaches of the St. Johns River Valley that are north and south of the St. Johns River Offset Province (Lakes District) were once lagoons or embayments. Wetlands are commonly coast-parallel in the swales between the ridges of the strand plains and tidal marshes or mangrove swamps landward of the barrier islands. Inland, there are broad, relatively flat provinces that are Pliocene-Pleistocene marine terraces.

2.8 Beaches and Dunes

There are no beaches or dunes within the Property.

2.9 Mineral Resources

There are no known mineral resources within the Property. The District retains the mineral rights to the Property.

2.10 Cultural Resources

There are three cultural sites on the Property (Table 2). A preliminary examination of the Property for cultural resources was conducted in the spring of 2025 by District and Florida Public Archeology Network (FPAN) staff.

Table 2: Historic Sites on PCCA

Site ID	Site Name	Site Type	Eligibility for listing on the National Register of Historic Places (NRHP)
DU21513	Norton Pablo Creek Canoe	Prehistoric canoe	Not Evaluated
DU21514	Norton Canoe #2 on Pablo Creek	Prehistoric canoe	Not Evaluated
DU24200	Box Cut Site	Not recorded	Not Evaluated

2.11 Scenic Resources

The rolling sandhills of the Property that grade into wetlands are some of the only remaining examples in Duval County.

3. Uses of the Property

3.1 Previous Use and Development

The Property has seen use and habitation since prehistoric times. The Property's ecosystems are in good to excellent shape due to the previous owner's land management practices. There are several miles of roads and relic trails traversing the Property. There are four recorded cultural sites on the Property. Within the past 50 years, clearings have been created for horse pastures, and several associated barn structures have been constructed. There is also a single-family home, a derelict boat dock on the lake in the central portion of the Property, and an aircraft hangar at the edge of the eastern boundary.

3.2 Purpose for Acquisition

The acquisition of the parcels that comprise the PCCA provides for the protection of important water resources and ecological functions. These acquisitions are consistent with the goals of the Lower St. Johns River Basin projects set forth in the District's Land

Acquisition and Management Five Year Plan, FDOT's mitigation plan, and the District's Water Management Plan which were in place during the acquisition of the parcels that now comprise PCCA. These goals are to preserve the natural floodplain for flood protection, maintain natural hydrologic regimes and water quality, and to restore, maintain, and protect native natural communities and biodiversity. In addition, the District aims to provide opportunities for recreation where compatible with the above listed goals as well as protect archaeological and cultural resources.

The Property is also part of the Conservation and Recreation Lands (CARL) Cedar Swamp project. While this project is now defunct, the goals of this acquisition project were the basis for acquiring PCCA, being: to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of this state or a larger geographic area; to conserve and protect significant habitat for native species or endangered and threatened species; to conserve, protect, manage, or restore important ecosystems, landscapes, and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources which local or state regulatory programs cannot adequately protect.

3.3 Single or Multiple-Use Management

The potential of the Property to accommodate multiple uses was analyzed in accordance with subsection 253.034(5), F.S. The Property is managed under the multiple-use concept. Timber harvesting, invasive plant and animal management, prescribed burning, and wildland fuels treatments, all as part of natural community management and restoration activities, can be accomplished in a manner that does not interfere with the primary purpose of conservation. Extraction of mineral resources is incompatible with the conservation purpose of the Property.

Recreation opportunities will be developed during the scope of this plan. These opportunities will include hiking, biking, and horseback riding on trails within the Property. Any recreational developments will occur so as not to disturb the integrity of the ecosystems on PCCA.

All of the current uses and activities within the Property are in accordance with the purposes of acquisition, the District's mission, and the Conceptual State Lands Management Plan.

3.4 Surplus Acreage

There are no surplus lands identified, nor has any surplus action taken place, on land leased to the District by the Board of Trustees.

Pursuant to Section 373.139, F.S., the District may explore and pursue the surplus of portions of its land. The District's interest in surplusing land may arise from a variety of considerations, including but not limited to:

- The property purchased as part of a larger acquisition and the surplus portion is not needed for District purposes but was included to complete the larger acquisition
- Original project for which the property was purchased was ultimately not built
- The property is part of a patchwork of conservation ownership, managed by another agency or local government and the surplus is to transfer the ownership to the entity managing the property for conservation purposes
- Actions by adjacent owners which lower the property's conservation values or increase management costs

Any surplus of District-owned property requires the approval of the District's Governing Board. If the property in question was originally purchased for conservation purposes, the Governing Board shall determine that the land is no longer needed for conservation purposes, which requires two-thirds vote (Section 373.089, F.S.).

If it is found to be in the public interest and for the public convenience and welfare, and for the public benefit, the District may also convey land or rights of land owned to any governmental entity. When transferring lands, the District may retain a conservation easement over the property and/or include a reverter provision in the deed. This provides for the future conservation of the property and to ensure the property remains in public ownership.

4. Management Activities and Intent

The following section describes how the District has managed and plans to continue managing the diverse natural and cultural resources at the Property. The general goals guiding management of the Property include:

- Maintain water quality, natural hydrological regimes, and flood protection by preserving important wetland areas
- Restore, maintain, and protect native natural communities and biodiversity
- Maintain and protect cultural resources
- Provide opportunities for recreation where compatible with the above-mentioned goals

4.1 Land Management Review (Management Review Team)

A Management Review Team (MRT) has not been convened since acquisition although one will occur by 2031.

4.2 Habitat Restoration and Improvement

Beginning in the late 1960s, an approximately 1-mile long ditch was dug on the north side of the Pablo Creek marsh by the previous landowner. This ditch is of no land management value and may be filled in to restore the hydrology of the surrounding marsh. The District has engaged in numerous similar restoration efforts mainly involving mosquito control ditches.

Other habitat restoration and improvement activities include the application of prescribed fire, mechanical vegetation treatments, ecological timber stand improvement, and invasive species treatments. Wiregrass seed collection may take place to provide seeds for restoration projects on conservation lands.

Disturbed areas, including the former horse pastures, may be restored by planting native groundcover and/or tree species.

4.3 Prescribed Fire and Fire Management

Fire is a vital factor in managing the character and composition of vegetation in many of the natural communities in Florida. The District's primary use of fire is to mimic natural fire regimes to encourage the amelioration of native pyric natural communities and dependent wildlife. Additionally, the application of fire aids in the reduction of fuels and decreases the potential for catastrophic and damaging wildfires. All the upland natural communities within the Property are (or historically were) fire adapted, making prescribed fire an important tool for use in the restoration and maintenance of natural communities on PCCA.

The previous landowners conducted prescribed fires on the Property, resulting in relatively low fuel loads. There are no written records of prescribed fire locations, though many of the pines on the Property exhibit fire scars indicative of low-intensity prescribed fires. Two wildfires have occurred on the Property in the past 15 years totaling 270 acres (Figure 9).

Limiting factors narrowing the window of opportunity for the application of prescribed fire on portions of the Property is the proximity to critical smoke-sensitive areas. These areas include the City of Jacksonville Beach, SR 202 (J. Turner Butler Boulevard), I-295, the Mayo Clinic, numerous surrounding developed areas, and the down drainage effects of Pablo Creek and the Intracoastal Waterway. Additionally, prescribed fire where active RCW trees are located will necessitate mechanical preparation around the trees prior to the application of prescribed fire as well as careful application of fire around the trees the day of the burn. While there is currently a large smoke-shed via a privately owned ranch to the south, this area is approved for a planned use development. As this area becomes developed, opportunities to conduct prescribed fires will change, causing burn units to become smaller and increasing the use of fire surrogates.

Figure 10 shows the 2,101 acres of fire-maintained natural communities within the Property (73% of PCCA). These fire-maintained natural communities are broken into Fire Management Units (FMU) to facilitate management planning and project tracking. FMU's may include multiple natural community types. While prescribed fire is the preferred tool for fire-maintained ecosystem management, due to the aforementioned smoke management challenges, disturbance return interval will be used to describe the maintenance activities that mimic, but not replace, the function of fire as a disturbance mechanism. These activities include timber harvest, mechanical fuels reduction, and herbicide applications, which are often termed fire surrogates. The 821 acres of sandhill will be managed on a 2-year disturbance return interval with an annual disturbance goal of 410 acres, averaged over the 10-year planning period. The mesic and wet flatwoods will be managed on a 3-year

disturbance return interval with an annual disturbance goal of 367 acres, averaged over the 10-year planning period. The scrubby flatwoods will be managed on an 8-year disturbance return interval with an annual disturbance goal of 6 acres, averaged over the 10-year planning period. The total annual disturbance goal is 828 acres averaged over the 10-year planning period.

A system of condition class measures was originally developed by The Nature Conservancy (TNC) and the U.S. Forest Service in 2003 as an effort to assess ecosystem health. It was designated as Fire Regime Condition Class (FRCC) and is based on a relative measure describing the degree of departure from the historical natural fire regime of a given system. This departure results in changes to one or more of the following ecological components: species composition, structural stages, stand age, canopy closure, or mosaic pattern. The District adapted the system in 2008 to measure ecosystem health and, therefore, land management effectiveness. Baseline condition classes will be determined within the scope of this plan as part of the FMU delineation.

Currently, there are over 23 miles of fire lines on the Property. These fire lines will be evaluated for their future use and retired if determined to be of minimal management use.

All implementation of prescribed fire within the Property will be conducted in accordance with the District's Fire Management Plan, the Property's Fire Management Plan (Appendix J), and the annual burn plan for the Property.

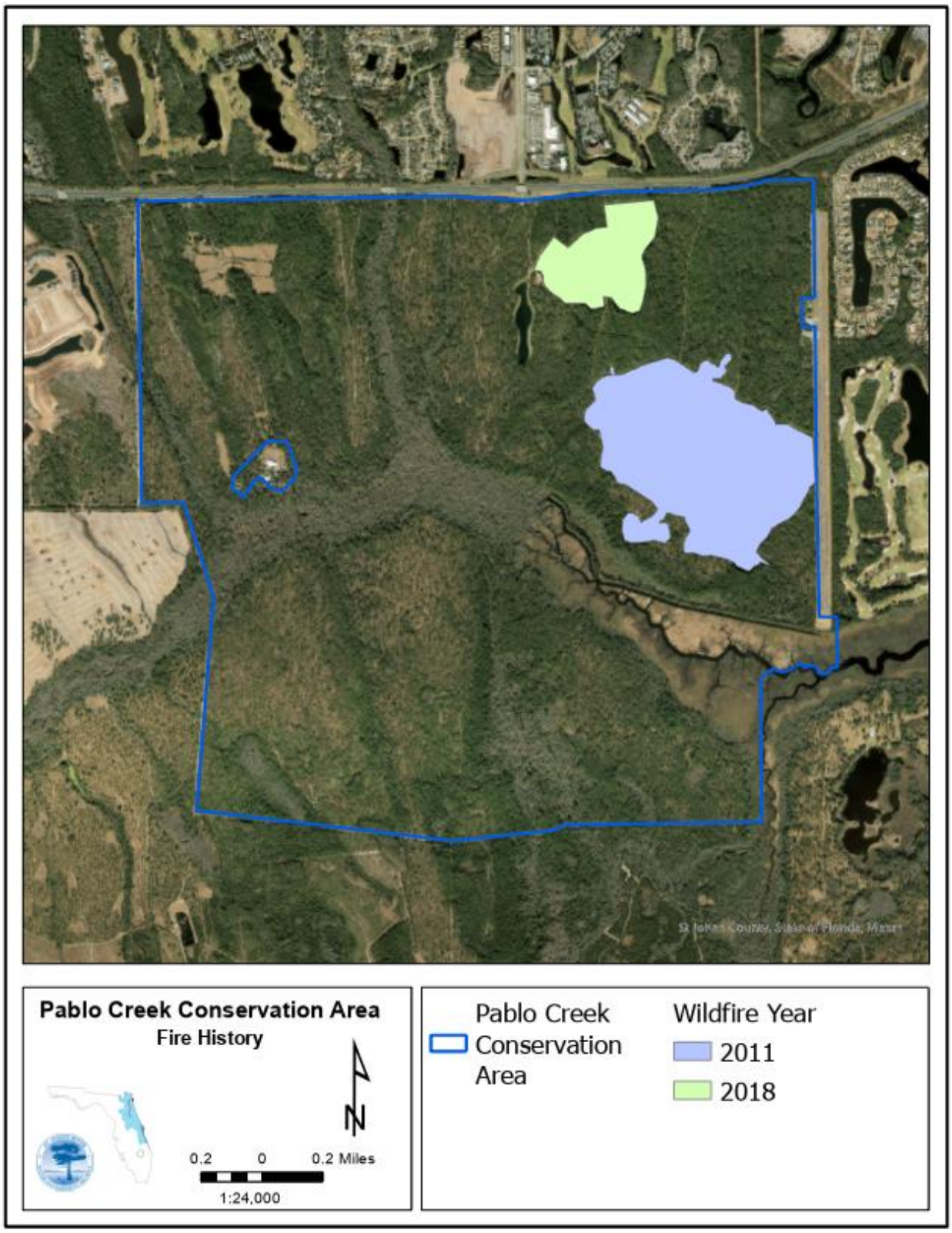

Figure 9: Pablo Creek Conservation Area Fire History

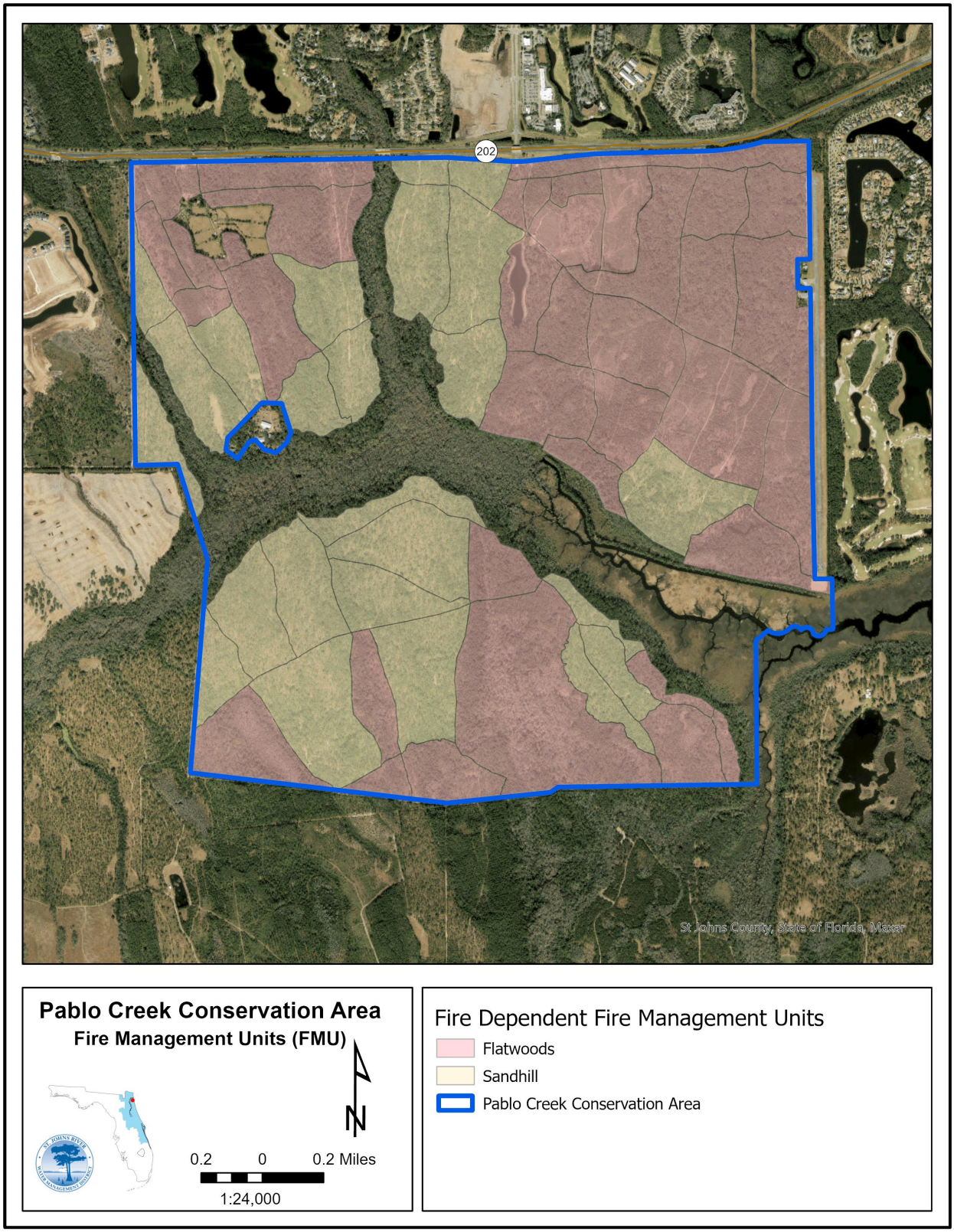

Figure 10: Pablo Creek Conservation Area Fire Management Units

4.4 Listed and FNAI-Tracked Species

The Property has a diverse assemblage of natural communities providing significant habitat for a variety of floral and faunal species (Figure 11). To date, 22 listed and tracked species have been recorded at the Property. A short discussion follows about the notable species documented on the Property. Appendix G contains a list of listed species recorded on the Property.

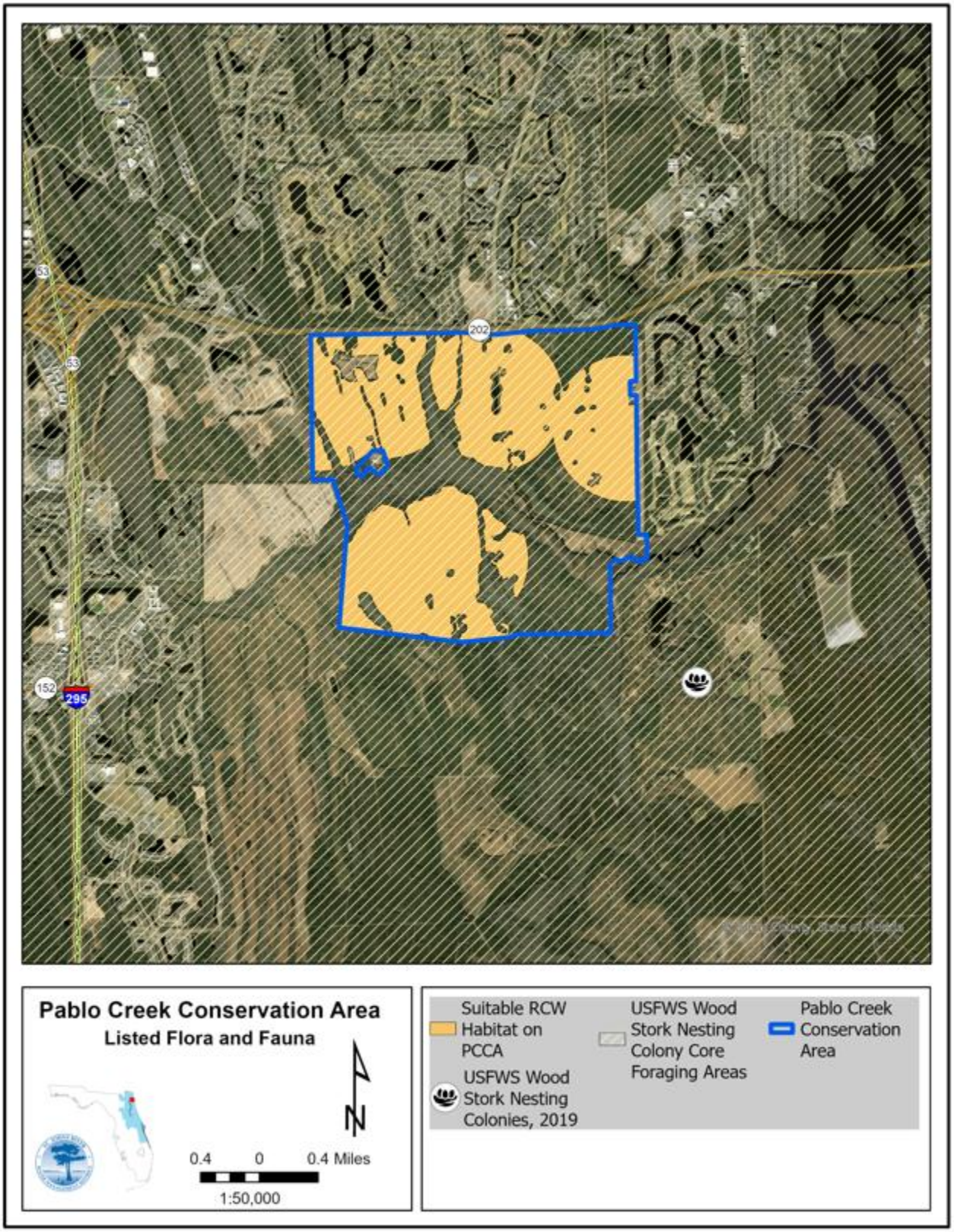

Figure 11: Pablo Creek Conservation Area Listed Flora and Fauna

Red-cockaded Woodpecker

The Property supports a population of RCWs, a federally threatened bird species. Several clusters occupy the sandhills and flatwoods of the Property. Figure 11 shows the suitable habitat at PCCA based on natural communities and known cluster centers. The Property was surveyed and found clusters were mapped by District staff in early 2025; nine active clusters were located.

This population is not part of the 2003 Recovery Plan for the RCW (USFWS, 2003), so it does not have a specific recovery goal, other than the overarching goal to increase RCW populations on public lands. The District aims to achieve this goal by the application of prescribed fire or fire surrogates as well as overstory management in currently suitable habitat and in the natural communities that may become suitable for RCWs with additional management actions. The District also acknowledges that growing the population will be a challenge as additional suitable habitat outside of the Property boundary may become unavailable as surrounding land use changes may impact population expansion.

The District will monitor the population with annual cavity surveys. Immigration from surrounding populations is unlikely as the nearest population is located on Camp Blanding, over 30 miles away.

Active cavity trees will be prepared shortly before the application of prescribed fire to limit the possibility of the tree igniting via the nest defense sap wells that often cover the entire bole of the tree below the cavity. Preparation will include the mowing of a perimeter around the cavity tree and ignition of the area around the cavity tree the day of the fire, but prior to the main prescribed fire, to burn out the fuels directly below the cavity tree. In the weeks following the fire, cavity trees will be checked for any lasting injury.

Gopher tortoise

The gopher tortoise, a state threatened species, occurs within the Property. This species is typically found in dry upland habitats, such as sandhill, scrub, and pine flatwoods. Gopher tortoises excavate deep burrows and are considered a keystone species because their burrows provide refuge for more than 300 animal species.

The Property is not suitable as a gopher tortoise recipient site. This is not because it is in conflict with the Property's conservation management purpose but that the current status of the Property's gopher tortoise population is unknown. The District may partner with the Florida Fish and Wildlife Conservation Commission (FWC) to conduct a gopher tortoise survey during the scope of the plan to determine population status and dynamics.

Management activities within the pine flatwoods and sandhill communities of the Property will focus on maintaining natural fire/disturbance return intervals using prescribed fire as well as limiting soil disturbance near burrows (FNAI, 2001). The use of fire surrogates to aid in the future application of prescribed fire will benefit the gopher tortoise and its commensal species.

Wood stork

The wood stork (*Mycteria americana*) is a federally threatened species that occurs within the Property. This large wading bird forages in the variety of wetlands found on the Property. The conservation of these wetlands through acquisition and land management efforts provides opportunities for the wood stork to continue to recover in northern Florida (FNAI, 2001). Currently, there are no wood stork nesting colonies found on the Property, though the Property is within a core foraging area.

4.5 Invasive Species Management and Control

District staff perform periodic surveys on the Property to identify and manage populations of invasive plant species. Populations identified include Chinese tallow, camphor tree, cogongrass (*Imperata cylindrica*), and Japanese climbing fern (*Lygodium japonicum*). Invasive species control is necessary to inhibit the continued proliferation of invasive plants and integral in the maintenance and restoration of natural plant communities. District staff use a variety of techniques including fire, mechanical, and biological and chemical treatments in combination with the property's seasonal inundation. Herbicide is applied per label rates using the most appropriate method of application for the target species.

While it is unlikely that the District will entirely eradicate invasive plants within the Property, maintaining or achieving maintenance control of such species is targeted within the scope of this plan. No treatment acreage goals have been established for this planning period but a coverage goal of 0.1% of the total Property acreage will be established.

Invasive wildlife species known to occur within the Property include feral hogs, brown anoles (*Anolis sagrei*), and nine-banded armadillos (*Dasypus novemcinctus*). The District will utilize a feral hog removal agent through a Special Use Authorization (SUA) process or other form of authorization to assist in the control of feral hogs on PCCA.

4.6 Public Access and Recreational Opportunities

Hiking, biking, fishing, horseback riding, photography, and wildlife viewing are allowed uses on the Property.

One public parking area, no greater than 0.75 of an acre in size, is planned to serve as a recreation access point on the Property at the intersection of Hodges Boulevard and SR 202. This parking area will be closed overnight, restricting access to the Property. A looping, approximately 6-mile long, multi-use trail system will be established during the scope of this plan. This trail system will untilize existing roads, trails, and relic firebreaks. The pole barn by the pond may be utilized as an inclement weather shelter. Foot bridges may be added where trails intersect low-water crossings. An overlook where the trail terminates at Pablo Creek is expected to be constructed during the scope of this plan, utilizing the footprint of existing dock pilings. Recreational maintenance will be managed by the City of Jacksonville (COJ) under a management agreement.

Boating and paddling opportunities are available on Pablo Creek, however, there are no boat launches located on the Property. No public vehicular access will be allowed on the Property.

No hunting opportunities are currently offered on the Property but, in accordance with Section 379.3001(5), F.S., the District will cooperate with FWC if it determines the Property is suitable for limited hunting.

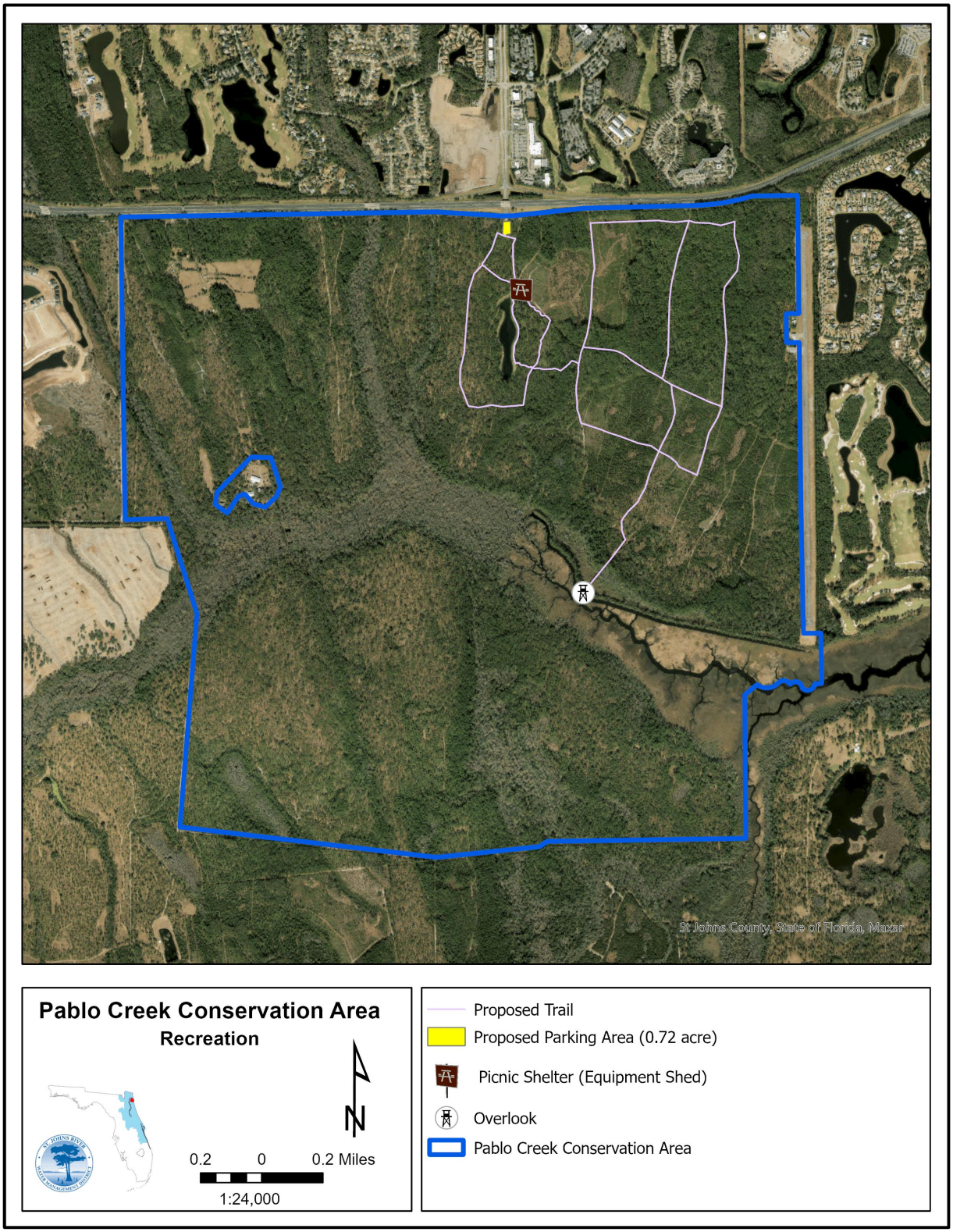

Figure 12: Pablo Creek Conservation Area Recreational Amenities

4.7 Hydrological Preservation and Restoration

The acquisitions that comprise the Property provide for significant hydrological preservation by protecting the lower Cedar Swamp Creek watershed, Boggy Branch, and Pablo Creek. During the scope of this plan, restoration of the approximately 1-mile-long ditch that interacts with Pablo Creek may include filling it in to match the surrounding grade. This project will reconnect separated portions of the marsh north of the ditch to the balance of the marsh. Research partnerships between the District, University of North Florida, and U.S. Geological Survey (USGS) may be established to document the post-restoration changes in this marsh. A USGS gauge station in Pablo Creek as well as one at the southern end of Cedar Swamp Creek may be reactivated during the scope of this plan. In addition, the Property provides non-structural flood protection by the protection of its wetlands.

Numerous culvert crossings, low water crossings, and bridges will be evaluated for replacement, repair, or abandonment. There are sizeable culverts that cross Pablo Creek which will be evaluated for replacement with a bridge. Based on recommendations by FWC, bat surveys may be conducted prior to replacement of culverts as these structures are often used by bats.

4.8 Forest Resource Management

A detailed forest inventory will be completed for the Property within the scope of this plan. This will provide the needed information to determine ecological timber stand improvement projects that will then be included in the District's Timber Harvest Plan. These projects will entail thinnings of overstocked stands that are above the target basal area for pine sandhill and flatwoods as determined by FNAI's Natural Communities Guide (2010) as well as the habitat requirements outlined in the RCW Recovery Plan (FWS 2003). The harvest of longleaf pine over 100 years old will be prohibited except for salvage after natural disasters and sanitation harvests for disease outbreaks.

4.9 Cultural Resources

There are three documented Florida Master Sites classified as prehistoric canoes and historical resources on the Property.

The District will consult with the Florida Division of Historical Resources (DHR) before taking actions that may adversely affect archeological or historical resources. If District staff discover any additional sites, staff will document and report those sites to the DHR. Additionally, detrimental activities discovered on these sites will also be reported to the DHR and appropriate law enforcement agencies. The location of the sites is not identified on public maps. The District will follow the management procedures outlined in "Management Procedures of Archaeological and Historical Sites and Properties on State-owned or Controlled Lands" (Appendix K).

4.10 Capital Facilities and Infrastructure

The facilities on the Property currently include a 1,600-square-foot single-family residence built in 1980, a 1,200-square-foot equipment barn, an 8,500-square-foot aircraft hangar, a 6-inch well

and diesel engine power unit, a boat dock and floating pier, and 15 stables or sheds associated with the horse pastures (Figure 13). All structures will be retained for District use aside from the boat dock and the stables and sheds associated with the horse pastures, which may be demolished due to their state of disrepair. Near the equipment barn and the inholding, derelict construction equipment and materials will be removed. A flexible hose line leading from the pond in the center of the Property to Cedar Swamp Creek will be removed. The single-family residence will be utilized by an onsite security resident. The hangar will be utilized for equipment storage and a land management office.

There are approximately 31 miles of land management access roads on the Property (Figure 14). Three miles of roadway are paved, with the balance being grass/dirt roads classified as secondary roads. Mowing of the secondary roads is conducted by District contractor. There are two gates to access the Property. Some roads may be retired or moved to another use, such as a fire line if deemed of low utility for land management access.

Recreation structures that are proposed during the scope of this plan include a parking area and kiosk. The equipment barn may be converted to an inclement weather shelter/picnic pavilion. An overlook where the trail terminates at Pablo Creek may be constructed during the scope of this plan, utilizing the footprint of the existing pilings.

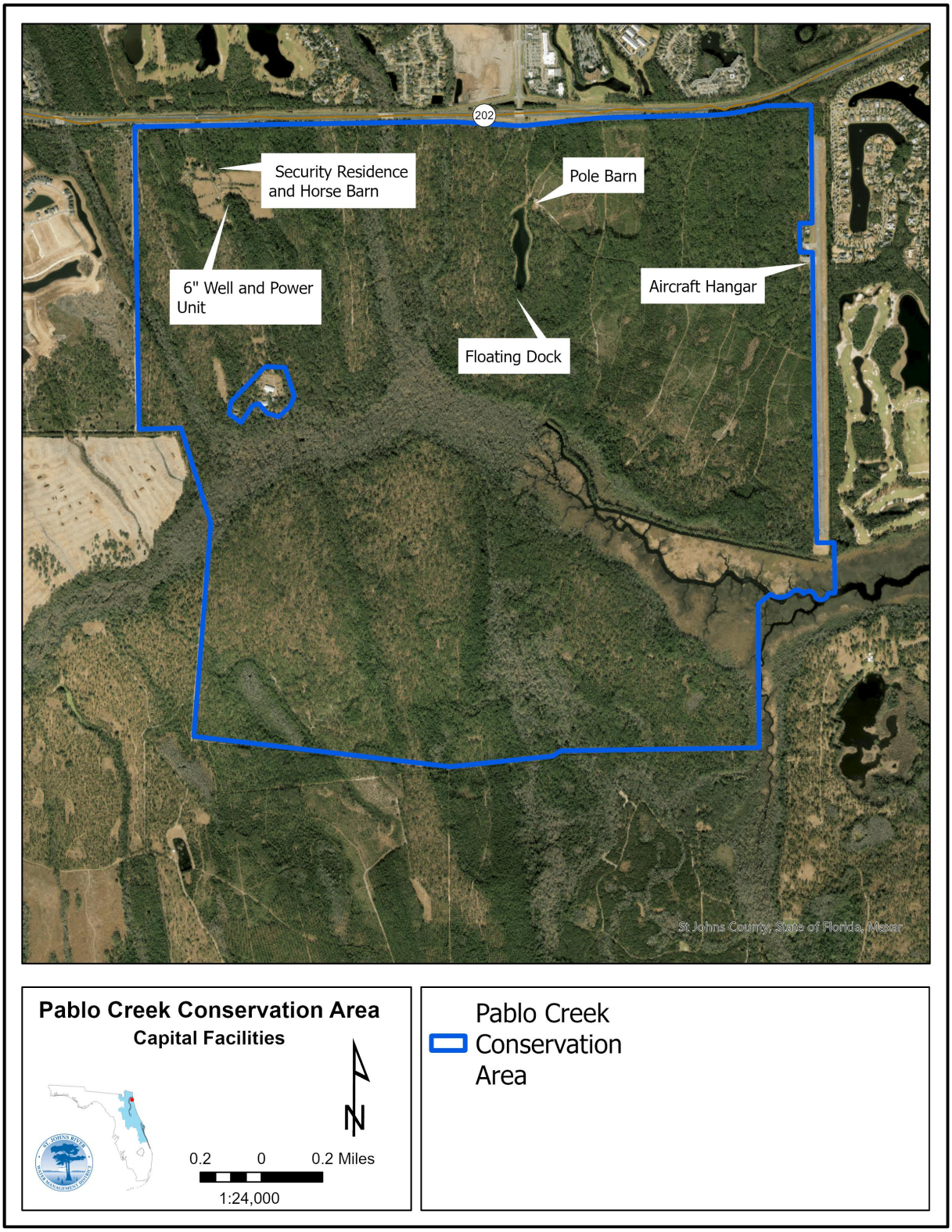

Figure 13: Pablo Creek Conservation Area Capital Facilities

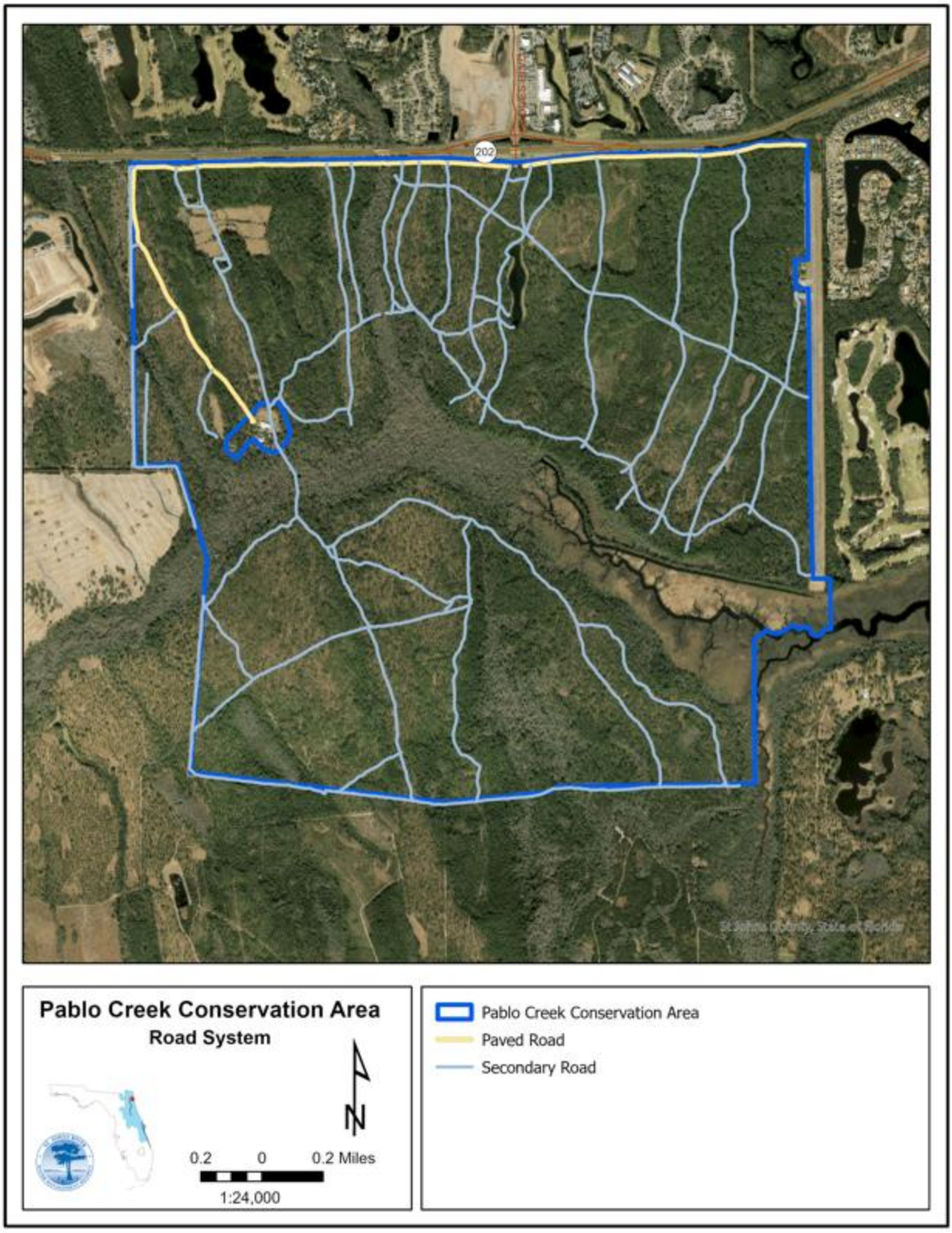

Figure 14: Pablo Creek Conservation Area Roads

4.11 Optimal Boundary

The optimal boundary of PCCA is limited by existing developments, planned developments, and infrastructure. The 15-acre inholding, which would provide a cleaner management boundary, and 55 acres to the east of the Property, which will provide a buffer to existing development are high priorities (Figure 15).

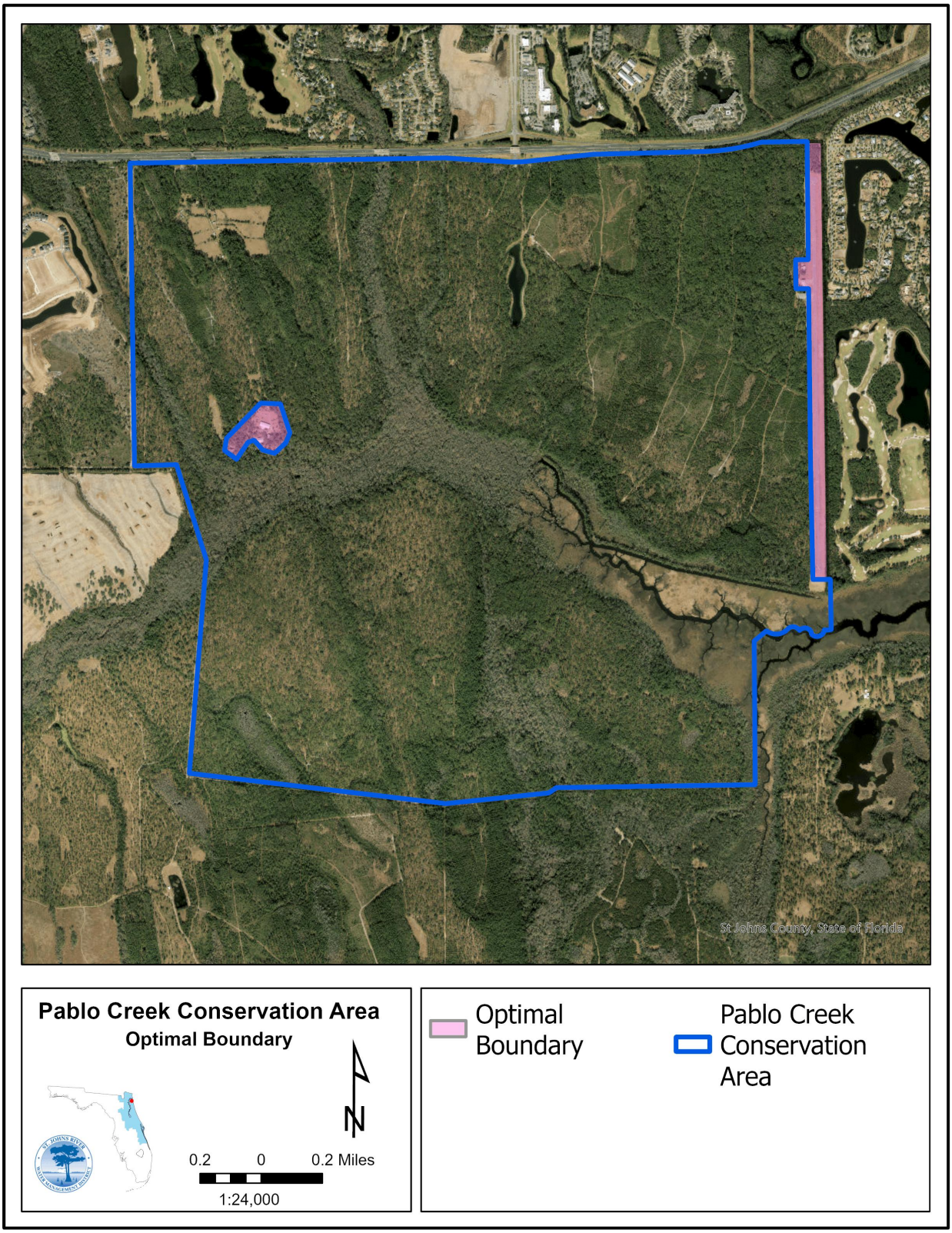

Figure 15: Pablo Creek Conservation Area Optimal Boundary

4.12 Research Opportunities

The District has in place an SUA process (Rule 40C-9.360, Florida Administrative Code) for research projects and other uses. To obtain an SUA, the applicant must provide reasonable assurance that the proposed use is consistent with the Land Management Plan and will not harm the natural and cultural resources of the Property. There is interest from the University of North Florida and USGS to research the creeks and the marsh on Property to study long-term changes to these wetlands.

4.13 Soil Conservation

The Property provides significant soil and water resource protection benefits. These include flood protection to the surrounding area and water quality protection for Pablo Creek and its tributaries.

The District will follow all soil erosion and silvicultural BMPs on the Property.

4.14 Cooperating Agencies

The District is the lead agency for the resource management of the Property. COJ is the lead agency for recreation management.

The District cooperates with the DHR regarding the management of cultural resources.

The District cooperates with FWC regarding the management of wildlife resources.

The District cooperates with FWC and COJ for law enforcement.

4.15 Arthropod Control Plan

The Property falls within the Duval County Mosquito Control District. An Arthropod Control Plan has not been developed for the Property with the Mosquito Control District, though the Property is included within the Duval County Mosquito Control District-wide operating plan for public safety (Appendix J).

5. Resource Management Goals and Objectives

The resource management goals described below are meant to be broad statements aimed at achieving desired future outcomes at the Property. The stated time period for short-term goals is less than 2 years and for long-term goals is up to 10 years. There are both short- and long-term goals in this plan.

5.1 Habitat Restoration and Improvement

Goal: Maintain, improve, or restore natural communities

Short Term

a. Conduct at least 828 acres of prescribed fire or fire surrogates annually, averaged over the 10-year planning period
b. Continue vegetation and fire management strategies to improve RCW habitat

Long Term

a. Maintain 1,151 acres of fire-adapted flatwoods natural communities within a 2-to-4-year fire return interval
b. Maintain 821 acres of fire-adapted sandhill natural communities within a 1-to-3-year fire return interval
c. Conduct habitat/natural community restoration and maintenance by utilizing fire, and/or fire surrogates such as mechanical methods and herbicides in the uplands to meet ecological goals for the habitats.

5.2 Listed Species Management

Goal: Maintain, improve, or restore listed species populations and habitats

Short Term

a. Continue to make vegetative and fire management decisions that will help the RCW population maintain stability or increase
b. Determining the extent of suitable habitat, implementing management strategies to improve habitat quality and distribution, and establishing a baseline gopher tortoise population estimate

Long Term

a. Monitor for population changes in listed animal and plant species utilizing District staff, cooperating agency staff, and volunteers, such as the Florida Native Plant Society

5.3 Public Access and Recreational Opportunities

Goal: Provide public access and recreational opportunities

Short Term

a. Develop and maintain multi-use trail for hiking, biking, and horseback riding
b. Develop and maintain parking area for multi-use trail access
c. Convert equipment shed near pond to inclement weather shelter/picnic pavilion
d. Establish intergovernmental agreement for COJ to manage recreation

Long Term

a. Continue to maintain public access and recreational opportunities
b. Construct overlook at trail terminus at Pablo Creek

5.4 Hydrological Preservation and Restoration

Goal: Protect water quality and quantity, restore hydrology to the extent feasible, and maintain the restored condition

Short Term

a. Evaluate culvert crossings, low water crossings, and bridges for replacement or repair

Long Term

a. Evaluate and, if determined feasible, fill the 1-mile ditch north of Pablo Creek to surrounding marsh grade
b. Evaluate the need to replace large culvert at the Pablo Creek crossing with a bridge

5.5 Invasive Species Maintenance and Control

Goal: Remove invasive plants and animals and conduct needed maintenance control

Short Term

a. Maintain invasive species coverage to less than 0.1% of the acreage of the Property

Long Term

a. Maintain a database on locations of invasive plant species
b. Treat invasive plant species as they are located to prevent further infestation
c. Monitor Property-wide trends of invasive species population size
d. Continue to monitor the feral hog population and maintain SUAs or other authorizations for the feral hog trapping program

5.6 Capital Facilities and Infrastructure

Goal: Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan

Short Term

a. Repair single-family residence for use as a security residence
b. Demolish and remove the sheds, stables, and cross fencing associated with the horse pastures, construction debris and hose line.
c. Prepare the hangar for use as an equipment storage building and land management office

Long Term

a. Maintain and evaluate sections for retirement the approximately 31 miles of roads
b. Maintain the single-family residence, pole barn, and hangar for District use

5.7 Forest Resources

Goal: Ecologically manage the Property's forest resources

Short Term

a. Conduct stand mapping and forest inventory

Long Term

a. Maintain forest inventory data

5.8 Cultural Resources

Goal: Protect and maintain the cultural resources of the Property

Short Term

a. Conduct an initial survey using digital elevation model data, historic photo interpretation and field verification with District and FPAN staff

Long Term

a. Annually monitor, protect, and preserve the three documented sites in accordance with DHR procedures
b. Ensure all known sites are recorded in the DHR Master Site file
c. Work with the DHR and the FPAN to document any new sites and train additional staff in Archaeological Resource Monitoring

5.9 Research Opportunities

Goal: Explore and pursue cooperative research opportunities

Short Term

None

Long Term

a. Continue to cooperate with researchers, other agencies, and universities as appropriate

b. Continue to assess the need for and pursue research and environmental education partnership opportunities as appropriate

5.10 Outreach

Goal: Provide information to the public regarding management activities

Short Term

a. Ensure activities that occur on the Property are reported at the annual Recreational Public Meeting and provide the public an opportunity for comment

Long Term

a. Convene an MRT every 5 years to ensure the land management plan is being followed

6. Ten-year Implementation Schedule, Measures, and Cost Estimates

GOAL 5.1	Maintain, improve, or restore natural communities	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Conduct at least 828 acres of prescribed fire or fire surrogates annually, averaged over the 10-year planning period	Acres burned	ST	$24,840	$248,400
Objective B	Conduct vegetation and fire management strategies to improve RCW habitat	Acres treated	ST	Included in Objective E	Included in Objective E
Objective C	Maintain 1,151 acres of fire-adapted flatwoods natural communities within a 2-to-4-year disturbance return interval	Acres burned	LT	Included in Objective A	Included in Objective A
Objective D	Maintain 821 acres of fire-adapted sandhill natural communities within a 1-to-3-year disturbance return interval	Acres burned	LT	Included in Objective A	Included in Objective A
Objective E	Conduct habitat/natural community restoration and maintenance by utilizing fire, and/or fire surrogates such as mechanical methods and herbicides in the uplands to meet ecological goals for the habitats	Acres treated	LT	$16,000	$160,000
GOAL 5.2	Maintain, improve, or restore listed species populations and habitats	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to make vegetative and fire management decisions that will help the RCW population maintain stability or increase	Acres of suitable habitat	ST	-	-
Objective B	Determining the extent of suitable habitat, implementing management strategies to improve habitat quality and distribution, and establishing a baseline gopher tortoise population estimate	Acres of suitable habitat	ST	-	-
Objective C	Monitor for population changes in listed animal and plant species utilizing District staff and volunteers such as the Florida Native Plant Society	Populations monitored	LT	$2,000	$20,000
GOAL 5.3	Provide public access and recreational opportunities	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Develop and maintain multi-use trail for hiking, biking, and horseback riding	Trail created	ST	$2,000	$20,000
Objective B	Develop and maintain parking area for multi-use trail access	Parking area created	ST	$5,000	$50,000
Objective C	Convert equipment shed near pond to inclement weather shelter/picnic pavilion	Conversion occurred	ST	$250	$2,500
Objective D	Continue to maintain public access and recreational opportunities	Sites maintained	LT	Included in Objectives A & B	Included in Objectives A & B
Objective E	Construct overlook at trail terminus at Pablo Creek	Overlook Complete	LT	-	$100,000
GOAL 5.4	Protect water quality and quantity, restore hydrology, and maintain the restored condition	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Evaluate culvert crossings for replacement or repair	Features replaced or repaired	ST	$5,000	$50,000
Objective B	Evaluate and, if determined feasible, fill the 1-mile ditch north of Pablo Creek to surround marsh grade		LT	-	$300,000

Objective C	Evaluate the need to replace large culvert at the Pablo Creek crossing with a bridge		LT	-	$1,000,000
GOAL 5.5	Remove invasive plants and animals and conduct needed maintenance/control	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Maintain invasive species coverage to less than 0.1% of the acreage of the Property	Acres treated	ST	Included in Objective C	Included in Objective C
Objective B	Maintain a database on any locations of invasive plant species	Database maintained	LT	-	-
Objective C	Treat invasive plant species and prevent further infestations	Acres treated	LT	$8,000	$80,000
Objective D	Monitor the Property wide trends of invasive species population size	Change in acres treated	LT	-	-
Objective E	Continue to monitor the hog population and institute control measures on feral hogs, where needed using Special Use Authorizations or other types of authorizations	Number of hogs removed	LT	-	-
GOAL 5.6	Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Repair single-family residence for use as a security residence	Facility repaired	ST	$30,000	$30,000
Objective B	Demolish and remove the sheds, stables, and cross fencing associated with the horse pastures, boat dock, and miscellaneous derelict construction equipment	Facilities removed	ST	$10,000	$100,000
Objective C	Prepare the hangar for use as an equipment storage building	Facility prepared	ST	$700	$7,000
Objective D	Maintain and evaluate sections for retirement the approximately 31 miles of roads	Miles maintained	LT	$3,100	$31,000
Objective E	Maintain the single-family residence, pole barn, and hangar for District use	Facility maintained	LT	$33,000	$33,000
GOAL 5.7	Ecologically manage the Property's forest resources	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Conduct timber stand mapping and inventory	Inventory completed	ST	$250	$2,500
Objective B	Maintain forest inventory data	Inventory maintained	LT	$250	$2,500
GOAL 5.8	Protect, preserve, and maintain the cultural resources of the Conservation Area	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Conduct an initial survey using digital elevation model data, historic photo interpretation, and field verification with District and FPAN staff	Sites discovered	ST	-	-
Objective B	Annually monitor, protect, and preserve the four documented sites in accordance with DHR procedures	Sites protected and monitored	LT	-	-
Objective C	Ensure all known sites are recorded in the DHR Master Site file	All sites recorded	LT	-	-
Objective D	Work with the DHR and FPAN to document any new sites and train additional staff in Archaeological Resource Monitoring	Site protected	LT	-	-
GOAL 5.9	Explore and pursue cooperative research opportunities	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to cooperate with researchers and universities as appropriate	Issue appropriate authorization	LT	-	-
Objective B	Continue to assess the need for and pursue research and environmental education partnership opportunities, as appropriate	Partnerships created	LT	-	-

GOAL 5.10	Provide information to the public regarding management activities	MEASURE	PLANNING PERIOD	ESTIMATED COST (per year)	ESTIMATED COST (10 year)
Objective A	Ensure activities that occur on the Property are reported at the annual Recreational Public Meeting and provide the public an opportunity for comment	Number of Recreational Public Meeting completed	LT	-	$500
Objective B	Convene an MRT every 5 years to ensure the land management plan is being followed	Number of Management Review Teams completed	LT	-	$500
ESTIMATED COST TOTALS				$83,190	$2,237,900

7. Resource Management Challenges and Strategies

The greatest resource management challenges at the Property are smoke management from prescribed fires, RCW management and developmental pressures surrounding PCCA.

Smoke management from prescribed fires is a challenge on the Property, as it is throughout Florida. The Property's placement within an urban area as well as its proximity to Interstate 295 and several state roads creates a very narrow smokeshed. This results in the need to scale down the size of the burns, which may increase the fire return intervals due to limited annual burn days. Fire surrogates will be used to reduce fuel structure and aid in maintaining the optimal fire and disturbance regime for the natural communities on the Property. However, the surrogates to prescribed fire are significantly more expensive per acre.

The habitat needs for RCWs intrinsically integrates with prescribed fire. As mentioned above, the application of prescribed fire will be challenging on PCCA. Thus, ensuring RCWs' habitat needs will be challenging. Periodic habitat monitoring with regard to the RCW's requirements will be conducted to ensure are management actions are benefiting the species as well as the ecosystem.

Currently, the private land to the south of the Property is undeveloped but a Planned Use Development application has been approved by the COJ City Council. As this area becomes developed, the smokeshed will decrease, compounding the challenge to applying prescribed fire as well as increasing the chance for illegal entry and dumping.

Lastly, land management personnel cover multiple counties, conservation areas and duties. This results in longer response times to issues and competing responsibilities. Having a security resident on PCCA will help alleviate these issues.

8. Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land

The District contracts and oversees private vendors to accomplish fuels management, larger infrastructure repairs, and invasive species control. Recreation management will be conducted by COJ under intergovernmental agreement.

10. Compliance with Federal, State, and Local Government Requirements

Management of the Property under the multiple-use concept complies with the State Lands Management Plan.

11. Revenue and Expenses

In an average year, the revenue generated by the Property is $0 and the expenses, including District staff time and one time, capital projects, are approximately $234,290. Table 5 summarizes the projected expenses and revenue incurred by the District over the next 10 years. All projects are subject to budget availability.

Table 3: Projected Expenses and Revenue at Pablo Creek Conservation Area 2025–2035

PROJECTED EXPENSES

Activity	Unit	Total Expense Over 10 Years	Agency Responsibility
Invasive plant management	27 acres	$80,000	District
Prescribed fire	8,280 acres	$248,400	District
RCW management	RCW population areas	$20,000	District
Trails/parking area/picnic shelter/overlook creation and maintenance	6 trail miles/ 1 parking area/ 1 shelter/ 1 overlook	$172,500	District/COJ
Road maintenance and mowing	31 miles	$31,000	District
Hydrologic improvement/ maintenance	Culverts/low water crossings installed/ maintained	$50,000	District
Pablo Creek bridge construction	Project completed	$1,000,000	District
Artificial ditch filling and grading	Project completed	$300,000	District
Structure demolition and removal	Structures removed	$100,000	District
Fuel reduction mowing	600 acres	$160,000	District
Capital improvement repairs and maintenance	Projects completed at hangar and house	$70,000	District
Public outreach	Management Review Team	$1,000	District
Forest stand mapping and inventory	Inventory competed	$5,000	District
Staff time	3,000 hours	$105,000	District
Total		**$2,342,900**	

PROJECTED REVENUE

Activity	Unit	Total Revenue Over 10 Years	Agency Responsibility
None Projected			
Total		**$0**	

12. References

Florida Natural Areas Inventory (FNAI), 2000, *Field Guide to the Rare Plants of Florida,* Tallahassee, FL.

Florida Natural Areas Inventory (FNAI), 2001, *Field Guide to the Rare Animals of Florida,* Tallahassee, FL.

Florida Natural Areas Inventory (FNAI), 2010, *Guide to the Natural Communities of Florida.* Tallahassee, FL.

Florida Natural Areas Inventory (FNAI), 2009, *Reference Natural Communities Geodatabase.* Tallahassee, FL.

Official Soil Series Descriptions – USDA-NRCS Soil Survey Division.

St. Johns River Water Management District (SJRWMD), 2024. *2024 Status and Trends Report* https://www.sjrwmd.com/data/water-quality/#status-trends. Accessed April 6, 2025

Williams et al. 2022. *Florida Geomorphology Atlas.* Florida Geological Survey Special Publication no. 59. Tallahassee, FL. https://publicfiles.dep.state.fl.us/FGS/Geological_Investigations/Geomorphology/SpecialPublication59/FloridaGeomorphologyAtlas_SP59.pdf Accessed March 5, 2025

U.S. Fish and Wildlife Service (USFWS). 2003. *Recovery Plan for the Red-cockaded Woodpecker, Second Revision.*

U.S. Fish and Wildlife Service (USFWS). 2019. *Wood stork core foraging areas for active nesting colonies in Florida.*

Appendix A - Trustees Lease

This Instrument was prepared by:
Mandi Siegfried
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3800 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000
Action No. 50369

SAL2
[+/- 1487.69 acres]

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

LEASE AGREEMENT

Lease Number 4889

This lease is made and entered into this 22nd day of August, 2025, between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** as to an eighty-two and 73/100's percent (82.73%) undivided interest, hereinafter referred to as "LESSOR", and **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, hereinafter referred to as "LESSEE".

WITNESSETH:

WHEREAS, the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** holds title jointly with the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT** to certain lands and property being utilized by the State of Florida for public purposes, and

WHEREAS, the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** is authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by state agencies that may properly use and possess them for the benefit of the people of the State of Florida, and

WHEREAS, the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** and **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, as joint owners of the subject property described below as the Leased Premise, desire for the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT** to manage the property and are entering into this Lease to memorialize those management responsibilities.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements hereinafter contained, LESSOR leases the below described premises to LESSEE subject to the following terms and conditions:

1. **DELEGATIONS OF AUTHORITY**: LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.

2. **DESCRIPTION OF PREMISES**: The property subject to this lease is situated in the County of **Duval,** State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter called the "leased premises".

3. **TERM**: The term of this lease shall be for a period of **50** years commencing on August 22, 2025 and ending on August 22, 2075, unless sooner terminated pursuant to the provisions of this lease.

4. **PURPOSE**: LESSEE shall manage the leased premises only for the conservation and protection of natural and historical resources and resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(7), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 7 of this lease.

5. **QUIET ENJOYMENT AND RIGHT OF USE**: LESSEE shall have the right of ingress and egress to, from and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.

6. **UNAUTHORIZED USE**: LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformance with this lease.

7. **MANAGEMENT PLAN**: LESSEE shall prepare and submit a Management Plan for the leased premises in accordance with Section 253.034, Florida Statutes, within twelve months of the effective date of this lease. The Management Plan shall be submitted for approval to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, Mail Station 140, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises without the prior written approval of LESSOR until the Management Plan is approved. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition, which established the primary public purpose for which the leased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written approval of LESSOR.

The Management Plan prepared under this lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

8. **RIGHT OF INSPECTION**: LESSOR or its duly authorized agents shall have the right at any and all times to inspect the leased premises and the works and operations thereon of LESSEE, in any matter pertaining to this lease.

9. **INSURANCE REQUIREMENTS**: LESSEE shall procure and maintain fire and extended risk insurance coverage, in accordance with Chapter 284, F.S., for any buildings and improvements located on the leased premises by preparing and delivering to the Division of Risk Management, State of Florida Department of Financial Services, a completed Florida Fire Insurance Trust Fund Coverage Request Form and a copy of this lease immediately upon erection of any structures as allowed by paragraph 4 of this lease. A copy of said form and immediate notification in writing of any erection or removal of structures or other improvements on the leased premises and any changes affecting the value of the improvements shall be submitted to the following: Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000.

10. **LIABILITY**: LESSEE shall assist in the investigation of injury or damage claims either for or against LESSOR or the State of Florida pertaining to LESSEE'S respective areas of responsibility under this lease or arising out of LESSEE'S respective management programs or activities and shall contact LESSOR regarding the legal action deemed appropriate to remedy such damage or claims. LESSEE is responsible for all personal injury and property damage attributable to the negligent acts or omissions of LESSEE, and its officers, employees, and agents. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

11. **ARCHAEOLOGICAL AND HISTORIC SITES**: Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Section 253.034, Florida Statutes, shall be reviewed by the Division of Historical Resources to ensure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

12. **EASEMENTS**: All easements of any nature including, but not limited to, utility easements are required to be granted by LESSOR and LESSEE. LESSEE is not authorized to grant any easements of any nature unilaterally and any easement granted by LESSEE unilaterally shall be void and without legal effect.

13. **SUBLEASES**: This lease is for the purposes specified herein and subleases of any nature are prohibited, without the prior written approval of LESSOR. Any sublease not approved in writing by LESSOR shall be void and without legal effect. Notwithstanding the foregoing, nothing herein shall be construed to prohibit LESSEE from entering into contracts to facilitate LESSEE's management responsibilities.

14. **SURRENDER OF PREMISES**: In the event no further use of the leased premises or any part thereof is needed, written notification shall be made to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of all or any part of the leased premises. Notification shall include a legal description, this lease number and an explanation of the release. The release shall only be valid if approved by LESSOR through execution of a release of lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon expiration or termination of this lease, all permanent improvements, including both physical structures and modifications to the leased premises, shall remain the property of LESSOR and LESSEE, unless LESSOR and LESSEE agree otherwise in writing.

15. **BEST MANAGEMENT PRACTICES**: LESSEE shall implement applicable Best Management Practices for all activities conducted under this lease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE or other land managing agencies for the protection and enhancement of the leased premises.

16. **PUBLIC LANDS ARTHROPOD CONTROL PLAN**: LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one year of the effective date of this lease all of the environmentally sensitive and biologically highly productive lands contained within the leased premises, in accordance with Section 388.4111, Florida Statutes and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

17. **UTILITY FEES**: LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having all utilities turned off when the leased premises are surrendered.

18. **ASSIGNMENT**: This lease shall not be assigned in whole or in part without the prior written consent of LESSOR. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

19. **PLACEMENT AND REMOVAL OF IMPROVEMENTS**: All buildings, structures, improvements, and signs shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to purpose location, and design. Further, no trees, other than non-native species, shall be removed or major land alterations done without the prior written approval of LESSOR. Removable equipment placed on the leased premises by LESSEE which do not become a permanent part of the leased premises will remain the property of LESSEE and may be removed by LESSEE upon termination of this lease.

20. **MAINTENANCE OF IMPROVEMENTS**: LESSEE shall maintain the real property contained within the leased premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Management Plan, meeting all building and safety codes. LESSEE shall maintain any and all existing roads, canal, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this lease.

21. **ENTIRE UNDERSTANDING**: This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

22. **BREACH OF COVENANTS, TERMS, OR CONDITIONS**: Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty days of receipt of written notice, LESSOR may terminate this lease.

23. **NO WAIVER OF BREACH**: The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms and conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any one of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.

24. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES**: Fee title to the leased premises is held jointly by LESSOR and LESSEE. LESSEE shall not do or permit anything which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or against any interest of LESSOR therein.

25. **CONDITIONS AND COVENANTS**: All of the provisions of this lease shall be deemed covenants running with the land included in the leased premises and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

26. **NOTICES**: All notices given under this lease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. LESSOR and LESSEE hereby designate their address as follows:

LESSOR: State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration, MS 130
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

LESSEE: St. Johns River Water Management District
Real Estate Services Program
4049 Reid Street
Palatka, Florida 32177-2571

27. **DAMAGE TO THE PREMISES**: (a) LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises or adjacent properties, any act which may result in damage or depreciation of value to the leased premises or adjacent properties, or any part thereof. (b) LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the leased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE'S failure to comply with this paragraph, LESSEE shall, at its sole cost and expense, and to the extent required by law, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the leased premises, and (2) all off-site ground and surface waters and lands affected by LESSEE'S such failure to comply, as may be necessary to bring the leased premises and affected off-site waters and lands into full compliance

with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this lease. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Notwithstanding the foregoing, nothing contained herein shall be construed as LESSEE indemnifying or holding harmless LESSOR from LESSOR'S obligations resulting from joint ownership of the Leased Premises under applicable environmental laws. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to LESSOR, all within the reporting periods of the applicable governmental agencies.

28. **PAYMENT OF TAXES AND ASSESSMENTS**: LESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the leased premises or to the improvements thereon, including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against the leased premises.

29. **RIGHT OF AUDIT**: LESSEE shall make available to LESSOR all financial and other records relating to this lease and LESSOR shall have the right to audit such records at any reasonable time. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to Chapter 119, Florida Statutes.

30. **NON-DISCRIMINATION**: LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.

31. **COMPLIANCE WITH LAWS**: LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease of any provisions thereof.

32. **TIME**: Time is expressly declared to be of the essence of this lease.

33. **GOVERNING LAW**: This lease shall be governed by and interpreted according to the laws of the State of Florida.

34. **SECTION CAPTIONS**: Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

35. **ADMINISTRATIVE FEE**: LESSEE shall pay LESSOR an annual administrative fee of $300 pursuant to subsection 18-2.020(8), Florida Administrative Code. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this lease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

36. **RIGHT OF TERMINATION**: Anything contained in this lease to the contrary notwithstanding, LESSOR shall have the right and option to terminate this lease, at will, for any reason whatsoever, by giving the LESSEE written notice of such election to terminate at least six (6) months prior to the effective date of such termination. LESSEE shall continue to honor its obligations under the lease until the effective date of the termination, including LESSEE's obligations concerning surrender of the leased premises.

37. **ELECTRONIC SIGNATURES:** This lease may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the day and year first above written.

"LESSOR"

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: _____

Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

Approved subject to proper execution:

BY: _____ 08-12-2025

DEP Attorney Date

"LESSEE"

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes

(SEAL)

BY: _____

Michael A. Register, P.E., Executive Director

ATTEST:

BY: _____

Erin Preston, General Counsel

St. Johns River Water Management District
4049 Reid Street
Palatka, Florida 32177

For use and reliance only by St. Johns River Water Management District, Legal Form and Content Approved:

BY: _____

Karen Ferguson
Office of General Counsel

EXHIBIT "A"

Doc # 2024274322, OR BK 21299 Page 1260, Number Pages: 6,
Recorded 12/17/2024 11:33 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $52.50 DEED DOC ST $0.70

Prepared by:
John R. Cathey
P.O. Box 17393
Jacksonville, Florida 32245

Return to: Grantor

BE Parcel #'s: See Exhibit A

TRUSTEE'S WARRANTY DEED

THIS INDENTURE, made this 9th day of April, 2024, between **JOHN R. CATHEY, AS TRUSTEE OF THE KERNAN R. HODGES TRUST** under Agreement dated January 23, 1981, whose mailing address is Post Office Box 17393, Jacksonville, Florida 32245 ("Grantor") and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** as to an eighty-two and 73/100's percent (82.73%) undivided interest, whose mailing address is % Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399, and the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, as to a seventeen and 27/100's percent (17.27%) undivided interest, whose mailing address is Post Office Box 1429, Palatka, Florida 32178-1429 (collectively, the "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration to the Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto said Grantee, its successors and assigns forever, the following described land situate, lying and being in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor certifies that on the date of execution hereof, neither the Grantor nor any member of Grantor's family resides upon any portion of the Property.

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor covenants with Grantee that it is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will forever defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first written above.

Signed and sealed in the presence of:

Kathern E. Collings
Print: Kathern E. Collings
Mailing address: 9914 Alabama River Rd E.
Jacksonville, FL 32224

Lois R. Cathey
Print: Lois R. Cathey
Mailing address: P.O. Box 17393
Jacksonville, FL 32245

JOHN R. CATHEY, as Trustee
aforesaid

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was executed before me by means of physical presence this 9 day of April, 2024 by JOHN R. CATHEY, as Trustee of the Kernan R. Hodges Trust under Agreement dated January 23, 1981, who acknowledged before me that he executed the same for the purposes therein expressed and that he has the power and authority to do so. He is personally known to me.

Kathern E. Collings
Kathern E. Collings; Notary Public, State of Florida
My Commission Expires 2/10/2027

KATHERN E. COLLINGS
MY COMMISSION # HH 316008
EXPIRES February 10, 2027

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For Deed for
Conservation Easement and Purchase Option Parcel #3

R.E. Parcel #'s: 167771-4000 (partial), 167771-1000 (partial), 167771-0000 (partial), 167769-0000 (partial), 167769-2000 (partial), 167739-0020, 167737-9500, 167738-0000, 167739-0010, 167739-0000 and 167769-1000

LEGAL DESCRIPTION:

A PORTION OF THE BARTOLOMEO DE CASTRO Y FERRER GRANT, SECTION 38, THE AGNEDA SEGUI GRANT, SECTION 39, THE DE CASTRO OR PEAVETT GRANT, SECTION 40, THE JOSEPH PEAVETT GRANT, SECTION 41, SECTION 14, AND A PORTION OF SECTION 15, ALL IN TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 15 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT LIMITED ACCESS RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES, COURSE NO. 1: NORTH 89°03'41" EAST, 5357.00 FEET; COURSE NO. 2: NORTH 88°35'59" EAST, 63.73 FEET TO THE WESTERLY CORNER OF A PARCEL FOR ADDITIONAL RIGHT-OF-WAY FOR RAMPING AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726; THENCE ALONG THE SOUTHERLY LINE OF SAID RAMPING PARCEL, THE FOLLOWING 3 COURSES, COURSE NO. 1: SOUTH 86°28'25" EAST, 1159.48 FEET; COURSE NO. 2: NORTH 88°43'48" EAST, 200.00 FEET; COURSE NO. 3: NORTH 83°54'00" EAST, 1220.90 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES, COURSE NO.1: NORTH 88°35'59" EAST, 1880.16 FEET TO A POINT OF CURVATURE; COURSE NO. 2: IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 3989.72 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°00'31" EAST, 1048.82 FEET; THENCE NORTH 89°10'10" EAST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 8250, PAGE 1454, 775.80 FEET TO A POINT THAT BEARS SOUTH 89°10'10" WEST, 300.00 FEET FROM THE NORTHWESTERLY CORNER OF LAST MENTIONED LANDS; THENCE SOUTH 00°36'43" EAST, ALONG A LINE PARALLEL WITH AND 300.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, OF THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8250, PAGE 1454, 2038.52 FEET; THENCE SOUTH 89°23'17" WEST, 220.00 FEET; THENCE SOUTH 00°36'43" EAST, 500.00 FEET; THENCE NORTH 89°23'17" EAST, 220.00 FEET; THENCE SOUTH 00°36'43" EAST, ALONG A LINE PARALLEL WITH AND 300.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, OF THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 1833, PAGE 541, 2865.83 FEET; THENCE SOUTH 01°08'41" EAST, CONTINUING ALONG LAST MENTIONED PARALLEL LINE, 2153.47 FEET TO THE NORTHERLY LINE OF A CONSERVATION EASEMENT AND PURCHASE OPTION PARCEL AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9420, PAGE 1967; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE FOLLOWING 5 COURSES, COURSE NO. 1: SOUTH 89°33'31" WEST, 418.90 FEET; COURSE NO. 2: NORTH 51°01'51" WEST, 912.51 FEET; COURSE NO. 3: SOUTH

Grantor

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84°54'17" WEST, 1096.77 FEET; COURSE NO. 4: NORTH 45°13'55" WEST, 1917.80 FEET; COURSE NO. 5: NORTH 69°09'24" WEST, 2422.11 FEET TO THE NORTHWESTERLY CORNER OF LAST MENTIONED CONSERVATION EASEMENT, THE SAME BEING THE NORTHEASTERLY CORNER OF A CONSERVATION EASEMENT AND PURCHASE OPTION PARCEL AS DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 9067, PAGE 1723; THENCE ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE FOLLOWING 3 COURSES, COURSE NO. 1: NORTH 90°00'00" WEST, 1542.08 FEET; COURSE NO. 2: IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1866.29 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 71°08'50" WEST, 1757.47 FEET; COURSE NO. 3: SOUTH 52°59'00" WEST, 2000.00 FEET TO THE NORTHWESTERLY CORNER OF LAST MENTIONED LANDS, THE SAME BEING THE WESTERLY LINE OF SAID SECTION 39; THENCE NORTH 17°28'42" WEST, ALONG SAID WESTERLY SECTION LINE, 1119.05 FEET TO A SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE SOUTH 88°20'08" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, 725.43 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°49'00" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, 5223.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION OF "EXCEPTION PARCEL":

A PORTION OF THE AGNEDA SEGUI GRANT, SECTION 39, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF SECTION 15, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°49'00" EAST, ALONG THE SAID WESTERLY LINE OF SECTION 15, 5223.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 15; THENCE NORTH 88°20'08" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, 725.43 FEET TO A SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 73°29'01" EAST, 885.79 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 09°19'13" EAST, 211.21 FEET; THENCE NORTH 44°13'21" EAST, 847.06 FEET; THENCE SOUTH 87°38'11" EAST, 339.63 FEET; THENCE SOUTH 18°06'40" EAST, 524.31 FEET; THENCE SOUTH 22°37'10" WEST, 184.70 FEET; THENCE SOUTH 46°25'37" WEST, 287.32 FEET; THENCE NORTH 74°03'01" WEST, 211.04 FEET; THENCE NORTH 41°17'05" WEST, 227.01 FEET; THENCE SOUTH 70°01'48" WEST, 110.78 FEET; THENCE SOUTH 34°14'48" WEST, 353.44 FEET; THENCE NORTH 53°32'08" WEST, 256.38 FEET TO THE POINT OF BEGINNING.

Grantor

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RESERVING, HOWEVER, UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE EXCEPTION PARCEL HEREIN DESCRIBED, A NON-EXCLUSIVE AND ASSIGNABLE PERPETUAL ACCESS, RIGHT-OF-WAY AND UTILITY EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE SUFFICIENT FOR DEVELOPMENT IN ACCORDANCE WITH PREVAILING CITY OF JACKSONVILLE DEVELOPMENT STANDARDS ON, ALONG, OVER, THROUGH, ACROSS AND UNDER THE FOLLOWING DESCRIBED LANDS:

LEGAL DESCRIPTION OF 80-FOOT ACCESS EASEMENT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING AN 80-FOOT ACCESS EASEMENT ACROSS A PORTION OF SECTIONS 14 AND 15 AND A PORTION OF THE AGNEDA SEGUI GRANT, SECTION 39, ALL IN TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 15, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT WIDE-LIMITED ACCESS RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 89°03'41" EAST, ALONG LAST SAID RIGHT-OF-WAY LINE, 19.95 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE ALONG LAST SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES, COURSE NO. 1: NORTH 89°03'41" EAST, 5337.05 FEET; COURSE NO.2: NORTH 88°35'59" EAST, 63.73 FEET TO THE WESTERLY CORNER OF A PARCEL FOR ADDITIONAL RIGHT-OF-WAY FOR RAMPING AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5581, PAGE 728; THENCE SOUTH 86°28'25" EAST, ALONG THE SOUTHERLY LINE OF SAID RAMPING PARCEL, 1159.49 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THE SAME BEING THE NORTHWESTERLY CORNER OF AN 80-FOOT WIDE EASEMENT AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 8380, PAGE 1647; THENCE SOUTH 01°16'12" EAST, ALONG THE WESTERLY LINE OF SAID EASEMENT, 80.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE SOUTH 88°43'48" WEST, 3.35 FEET; THENCE NORTH 86°28'25" WEST, 1159.39 FEET; THENCE SOUTH 88°35'59" WEST, 60.61 FEET; THENCE SOUTH 89°03'41" WEST, 5255.57 FEET; THENCE SOUTH 02°12'41" EAST, 724.78 FEET; THENCE SOUTH 08°17'02" EAST, 454.12 FEET; THENCE SOUTH 27°49'31" EAST, 1145.33 FEET; THENCE SOUTH 33°17'17" EAST, 522.47 FEET; THENCE SOUTH 17°12'23" EAST, 213.03 FEET; THENCE SOUTH 33°24'34" EAST, 698.42 FEET; THENCE SOUTH 46°03'30" EAST, 251.12 FEET; THENCE SOUTH 36°44'28" EAST, 640.44 FEET; THENCE SOUTH 30°49'02" EAST, 142.03 FEET; THENCE SOUTH 44°13'21" WEST, 82.81 FEET; THENCE NORTH 30°49'02" WEST, 159.27 FEET; THENCE NORTH 36°44'28" WEST, 629.78 FEET; THENCE NORTH 46°03'30" WEST, 253.47 FEET; THENCE NORTH 33°24'34" WEST, 718.88 FEET; THENCE NORTH 17°12'23" WEST, 213.11 FEET; THENCE NORTH 33°17'17" WEST, 514.99 FEET; THENCE NORTH 27°49'31" WEST, 1182.92 FEET; THENCE NORTH 08°17'02" WEST, 472.14 FEET; THENCE NORTH 02°12'41" WEST, 810.82 FEET TO THE POINT OF BEGINNING.

Grantor

EXHIBIT A
(Page 4 of 4)
Fee Deed for
Conservation Easement and Purchase Option Parcel #3

RESERVING, HOWEVER, UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF THE BENEFITED PARCEL DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, A NON-EXCLUSIVE AND ASSIGNABLE PERPETUAL ACCESS, RIGHT-OF-WAY AND UTILITY EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE SUFFICIENT FOR DEVELOPMENT IN ACCORDANCE WITH PREVAILING CITY OF JACKSONVILLE DEVELOPMENT STANDARDS ON, ALONG, OVER, THROUGH, ACROSS AND UNDER THE FOLLOWING DESCRIBED LANDS:

LEGAL DESCRIPTION OF 80-FOOT ACCESS EASEMENT 2:

AN 80-FOOT WIDE ACCESS EASEMENT ACROSS A PORTION OF THE JOSEPH PEAVETT GRANT, SECTION 41, THE DE CASTRO OR PEAVETT GRANT, SECTION 40, AND A PORTION OF SECTION 14, ALL IN TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID EASEMENT LYING 80.00 FEET RIGHT, AS MEASURED AT RIGHT ANGLES, OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY AND SURVEY LINE. FOR THE POINT OF BEGINNING OF SAID RIGHT-OF-WAY AND SURVEY LINE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY LINE OF A TRACT FOR ADDITIONAL RAMPING FOR J. TURNER BUTLER BOULEVARD AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726, THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, THE FOLLOWING 2 COURSES, COURSE NO.1: NORTH 88°43'48" EAST, 200.00 FEET; COURSE NO. 2: NORTH 83°54'00" EAST, 1220.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID J. TURNER BUTLER BOULEVARD, A 300-FOOT LIMITED ACCESS RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES, COURSE NO. 1: NORTH 88°35'59" EAST, 1880.16 FEET TO A POINT OF CURVATURE; COURSE NO. 2: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 3969.72 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°00'31" EAST, 1048.82 FEET; THENCE NORTH 89°10'10" EAST, DEPARTING FROM LAST SAID RIGHT-OF-WAY LINE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 8250, PAGE 1454, 775.80 FEET; THENCE SOUTH 00°38'43" EAST, ALONG A LINE PARALLEL WITH AND 300.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, OF THE WEST LINE OF LAST MENTIONED LANDS, 2038.52 FEET TO THE TERMINUS POINT OF SAID EASEMENT DESCRIBED HEREIN. SAID TERMINUS POINT BEARS SOUTH 21°51'39" WEST, 784.84 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 8250, PAGE 1454.

Grantor

EXHIBIT B
(Page 1 of 1)
Fee Deed for
Conservation Easement and Purchase Option Parcel #3

LEGAL DESCRIPTION OF BENEFITED PARCEL:

A PORTION OF THOSE LANDS AS DESCRIBED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 19488, PAGE 601, LYING IN A PORTION OF THE BARTOLOMEO DE CASTRO Y FERRER GRANT, SECTION 38, THE DE CASTRO OR PEAVETT GRANT, SECTION 40, AND THE JOSEPH PEAVETT GRANT, SECTION 41, ALL IN TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF PABLO CREEK RESERVE PHASE FIVE-B, AS RECORDED IN PLAT BOOK 66, PAGES 93-97, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°36'43" EAST, ALONG THE WESTERLY LINE OF SAID PABLO CREEK RESERVE PHASE FIVE-B AND ITS SOUTHERLY PROLONGATION, 5297.32 FEET, SAID LINE BEING THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 541, OF SAID PUBLIC RECORDS; THENCE SOUTH 01°08'41" EAST, ALONG JUST MENTIONED WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1833, PAGE 541, 2155.76 FEET; THENCE SOUTH 89°32'31" WEST, 300.00 FEET, TO A POINT THAT LIES 300.00 FEET, WESTERLY (WHEN MEASURED AT RIGHT ANGLES) TO JUST MENTIONED WESTERLY LINE, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CONSERVATION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9814, PAGE 684, OF SAID PUBLIC RECORDS; THENCE NORTH 01°08'41 WEST, ALONG THE EASTERLY LINE OF JUST MENTIONED LANDS 2153.47 FEET; THENCE NORTH 00°36'43" WEST CONTINUING ALONG JUST MENTIONED EASTERLY LINE 2865.63 FEET; THENCE SOUTH 89°23'17" WEST, CONTINUING ALONG SAID EASTERLY LINE 220.00 FEET; THENCE NORTH 00°36'43" WEST, CONTINUING ALONG SAID EASTERLY LINE 500.00 FEET; THENCE NORTH 89°23'17" EAST CONTINUING ALONG SAID EASTERLY LINE 220.00 FEET; THENCE NORTH 00°36'43" WEST, CONTINUING ALONG SAID EASTERLY LINE 2038.52 FEET, TO THE NORTHEAST CORNER OF SAID CONSERVATION EASEMENT, SAID POINT LYING ON A SOUTHERLY LINE OF PABLO CREEK RESERVE PHASE FOUR AS RECORDED IN PLAT BOOK 63, PAGES 116-121, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; THENCE NORTH 89°10'30" EAST, ALONG JUST MENTIONED SOUTHERLY LINE 300 FEET; THENCE SOUTH 00° 36' 43" EAST, ALONG THE WESTERLY LINE OF JUST MENTIONED PABLO CREEK RESERVE PHASE FOUR 106.59 FEET, TO THE POINT OF BEGINNING.

BSM APPROVED
By: [illegible] Date: 8/06/2019

Grantor

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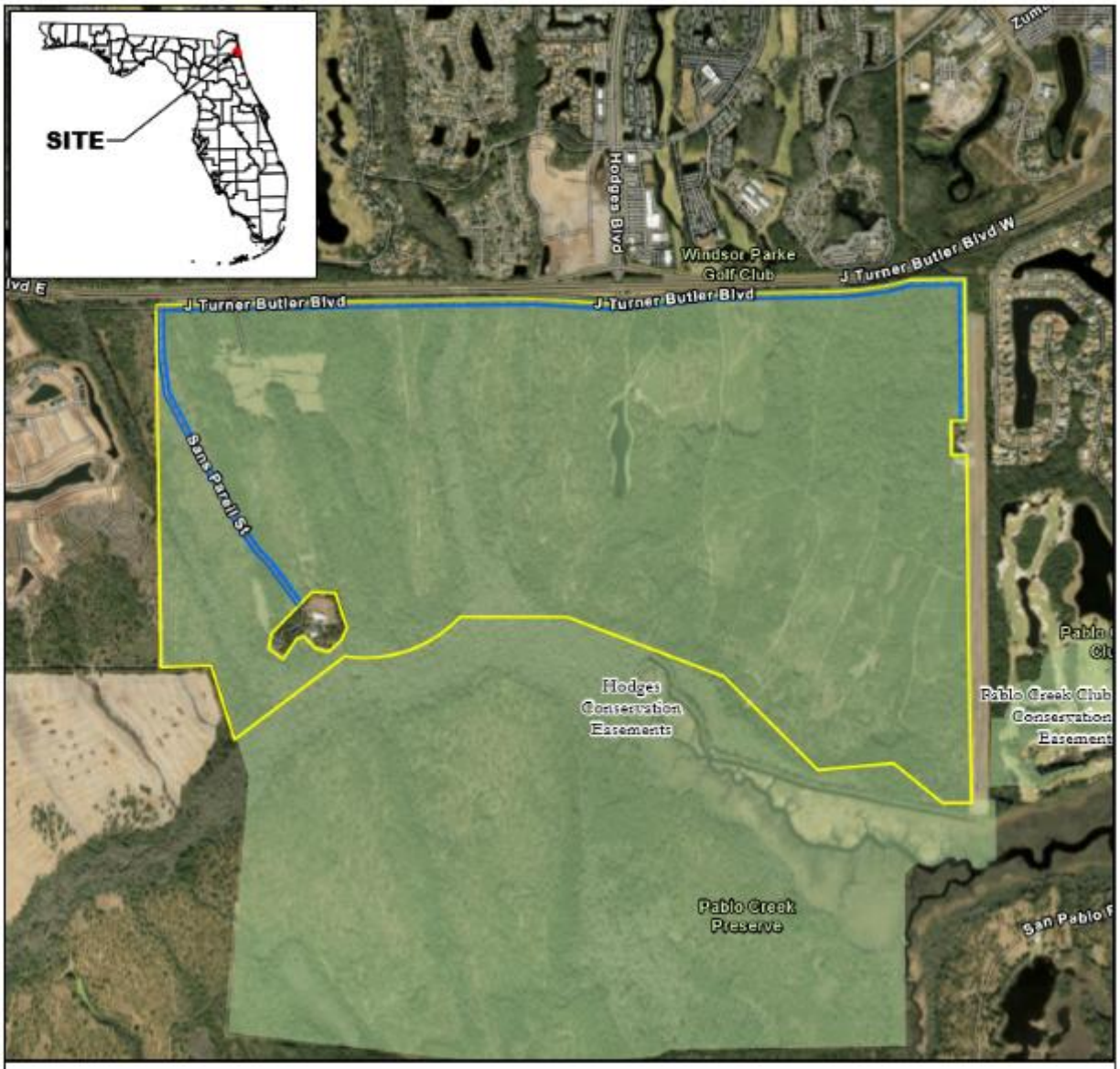

Lease No. 4889

Pablo Creek Conservation Area

Duval County, Florida

Appendix B – Land Use Consistency Letter

A NEW DAY.

City of Jacksonville, Florida
Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

June 18, 2025

Chris Kinslow, CF, Land Resource Specialist
Bureau of Land Resources
Division of Infrastructure and Land Resources
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178

RE: Consistency of Pablo Creek Conservation Area Land Management Plan with the City of Jacksonville's 2045 Comprehensive Plan

Dear Mr. Kinslow,

The Jacksonville Planning Department has reviewed the Ten-Year Land Management Plan for the Pablo Creek Conservation Area. The Pablo Creek Conservation Area is located within the Agriculture (AGR) zoning district within the Agriculture (AGR) land use category. Both of these designations allow for the use of resource-based activities such as conservation and recreation.

Since the St. Johns River Water Management District will continue to allow public access and manage the property for recreational and natural resources, the proposed uses are consistent with the following goals, objectives, and policies of the 2045 Comprehensive Plan:

Future Land Use Element:

Goal 1	To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
Objective 1.5	Maintain, enhance and conserve natural and environmental resources, especially coastal resources.

Policy 1.5.10	In accordance with the Conservation/Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement.
Goal 2	To enhance and preserve for future generations geographic areas with unique economic, social, historic or natural resource significance to the City.
Objective 2.5	The City shall implement strategies to encourage the preservation of environmentally sensitive lands.

Recreation and Open Space Element:

Goal 2	To establish an active/passive park system in the suburban and rural areas of the City which assist in providing identity, form and a visual framework to the City and its communities.
Objective 2.1	The City of Jacksonville shall improve, expand and enhance its natural areas such as waterfronts, park lands, and open spaces to preserve the identity of these areas and encourage sectional recognition.
Goal 3	To use open space and recreational facilities as a key element in the City's planning strategy to enhance the natural environment and to conserve important natural resources.
Objective 3.1	The City shall establish and maintain a comprehensive resource management program for the protection of natural areas having special characteristics.
Policy 3.1.2	The Recreation and Community Services Department, along with State and Federal agency partnerships will manage those portions of park properties containing important natural resources for long-term conservation. Opportunities for public access to the resource will continue to be developed in a manner that is consistent with the conservation of the resource. In addition, the Recreation and Community Services Department, along with State and Federal agency partnerships shall carry out the resource protection plan developed for preservation lands that incorporates the removal of non-native or invasive species for natural areas having special characteristics.
Goal 5	The City, in cooperation with the State and Federal governments, shall utilize stream and tributary areas for open space, watershed and wildlife habitat protection and recreational purposes.

Objective 5.1 The City, in cooperation with State, Federal, and private non-profit agencies, shall acquire and preserve major stream valley corridors plus adjacent vital resources such as wetlands, wooded areas, and conservation areas when deemed necessary for watershed protection.

Policy 5.1.2 The City, in cooperation with the State and Federal governments, shall utilize stream and tributary areas for open space, watershed and wildlife habitat protection and recreational purposes.

Conservation / Coastal Management Element:

Goal 3 Manage, preserve and enhance viable native ecological communities in order to protect and improve the functions of natural systems and the distribution, productivity and diversity of native plants, animals and fisheries, particularly those species which are endangered, threatened, of special concern, or have high ecological, recreational, scientific, educational, aesthetic, or economic value.

Objective 3.4 The City shall conserve, appropriately use, protect and manage environmentally sensitive lands (native plant communities and wildlife habitat) to maintain the natural ecological community types and sustainable populations of wildlife native to the City.

Policy 3.4.1 The City shall continue to promote wildlife preservation and conservation of natural systems and the long-term maintenance of natural systems through such means as establishing wildlife sanctuaries, refuges, riverine preserves, wildlife management areas, parks and open space by buying or acquiring other interests in the land.

Based on the information noted above, the Planning Department finds that the Ten-Year Land Management Plan for Pablo Creek Conservation Area is consistent with the 2045 Comprehensive Plan.

Should you have any questions please feel free to contact me at (904) 255-7842 or via email at HParola@coj.net.

Sincerely,

Helena Atalla Parola
Chief, Community Planning Division
Acting Director, Planning Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Appendix C – Management Advisory Group Summary

On May 15, 2025, a meeting of the Pablo Creek Conservation Area Management Advisory Group (MAG) was convened at the aircraft hangar on the Property. The attendees and their affiliations are as follows: Will Hinton, Florida Fish and Wildlife Conservation Commission (FWC); Jennifer Klindt, Florida Forest Service (FFS); Tom Larson, Scenic Jacksonville (SJ); Adam Saffles, Florida Native Plant Society, Ixia Chapter (FNPS); Rianna Elliot, North Florida Land Trust (NFLT); Fred Richards, Timucuan Parks Foundation (TPF); Lauren Chappell, City of Jacksonville Parks, Recreation, and Community Services (COJ); John November, Public Trust (PT), Michelle Waterman, Florida Parks Service (FPS); Peter Harding, Serria Club (SC); Cory Hermle, St. Johns River Water Management District (SJR); Katie Conrad, U.S. Fish and Wildlife Service (FWS). Raul Arias, Evin Herzberg and Jamey Crozier of the Jacksonville City Council were able to attend the Property tour but unable to attend the MAG discussion that followed; Chris Farrell, Florida Audubon was invited but was unable to attend. After a driving tour of the Property, a presentation was given including the overview of the land management plan update and its goals and objectives. This was followed by a roundtable discussion with the members of the MAG. A summary of their statements as well as District responses in italics during the roundtable discussion are as follows:

SJ – Was the defunct CARL project south of parcel? *No, it ended at this Property.*
FPS – Are inholdings part of easement? *No.*
SJ – What about optimal boundary including south of parcel? *Likelihood of acquisition is low, so not included*
FPS – Do you know your current coverage of invasives? *They seem to be centered around the horse pastures and along JTB; no coverage metric yet.*
SJ – Didn't see hogs mentioned in land management plan? *They are included.*
FPS – Hogs are in objectives but not in expenses. *Hog removal is no cost to the District.*
PT– How do you allocate resources over a 10-year period? *Prioritize resource management and public safety.*
FNPS – Trails are mainly on east – is it still priority to maintain security residence if public isn't allowed over there? *Security coverage would include the entire property.*
COJ– Horse trailer parking area – would that be possibly phased in over time? *Not at this time, plans for one single lot for the scope of this plan.*
SC – How do you split funding with the City of Jacksonville? *COJ manages recreation, the District manages natural resources.*
SJ – Early access to public is important. It is a large area, get parking area open and at least open a piece within a year. *Public safety and natural resource protection are paramount. Public access will likely occur within two years.*
COJ – Concern is safety – need to make sure there aren't buildings that people could move into. Want to go as quickly as possible but don't want issues. *Agreed.*
PT – Has wife and kids – bathrooms are important. Can see not having bathroom by entrance but what about having it by the pond? Composting bathrooms could work. *Bathrooms are not a priority at this point.*
FFS – Have seen high prices lately for mechanical vegetation treatments. Fire is important but mowing is too, especially for areas like this. May want to add money to account for higher prices. *Costs included are an estimation and are based on current, higher end bids.*
FWC – Curious about listed species surveys. Tortoises and commensal species. Look into getting help from FWC for surveys. *Will coordinate with FWC and FNAI.*
NFLT – Parking lot on outer boundary – how are you going to ensure ATVs and UTVs aren't going to access property? *Maintaining fence and security resident.*

SC – Public meeting next month – fair to say plan will be completed before then? *Yes.*
FNPS – Want to make more people aware. Is there anything we should not talk about when we share info? *Utilize your networks as you see fit.*
FNPS – Fire is important but want to see mechanical and chemical treatments are part of the process in certain situations. *Agreed, they will be part of management*.
SJR – Paved road going west from parking area will attract people. May want to consider posting that it is not a trail. *Agreed.*
FWS – Concerned about RCW population and genetic diversity. Disjunct population so inbreeding is possible. *Population will be monitored over time to see if genetic depression occurs.*
TPF – Consider having a conservation group that would be advocates and voice for area. *Agreed. This is where it starts!*
COJ – People are interested in water access. *We will evaluate, with COJ, additional options.*
FPS – FFS mitigation team that does mowing for wildfire control, may want to consider. *Agreed.*
SJ – Have been in areas where shared trails have been a problem. Trail planning should identify which ones are most suitable for horses. Trailer parking is different and requires more space. *Trails are wide as they are mostly co-located with roads and can typically handle multiple uses.*
PT – Stand-up paddle boarder, kayaker. Besides pond what about creek to get paddle craft out into system? May not be able to get to creek but at least see it. *May be considered in future plans.*
FFS – If considering RCW translocations to improve genetic diversity, realize it is a commitment since banding all birds is necessary. *Acknowledged.*
SC – Where does funding come from for lookout towers, trails, etc.? *COJ is intended recreation manager, from their budget*.
SC – Where would apiary leases be? *Likely near the horse pastures but there is no commitment yet.*
FNPS – Piggyback on access to water comments. Lots of steep ravines, concerned people will trample these areas if they could see water. Consider keeping trails far away for now from sensitive areas and build boardwalks in future to minimize erosion/trampling impacts. *Acknowledged.*
FNPS – Mowing – if you have contractors, anything coming onto property should be cleaned to prevent invasives. *Provisions for this are included in contracts.*
SJR – We need to ensure people know new traffic pattern once entrance is open. People aren't used to cars entering intersection from south. *Acknowledged.*
FWS – Consider leaving area where ditch and Pablo Creek meet intact, has value. *Agreed.*
FPS – Interpretive planning – lots of inexperienced people from Jax so keep that in forefront. *Agreed*.
SJ – Cypress cut in past. Consider restoring areas where it once was. *Acknowledged.*
PT – Signage is important to keep people from getting lost. Can assist with funding if needed. *Thanks!*
FWC – Consider signage for invasive species. *Acknowledged.*
FNPS – Castaway Island Preserve has small paved nature trail. Most people go there so remainder of preserve doesn't get impacted. *Acknowledged.*
SJ – Paddled up Pablo Creek – went as far as we could until there were too many downed trees across creek. May consider clearing more of creek to improve paddling and use volunteers to help. *Acknowledged.*
SC – What is District's stance on fire pits? *Located at campsites; none planned for the Property.*
FNPS – Consider allowing for collecting seeds of plants to help restore other nearby areas. *Acknowledged.*
COJ – Electric hookups by old paddocks would set up well for camping. "Glamping" is getting more and more popular. *Acknowledged; no plans for camping of any type on the Property.*
FPS – Need people to be comfortable on our lands so consider offering more options. *Acknowledged.*

SJ – Would like plan to have more detail on longer term vision. *10-year plan is typical and gives flexibility.*
NFLT – The public interface part of planning is a tough part – see management plans as versions not the end all forever. *Agreed.*
SC – Are there any study proposals/partnership opportunities for UF/UNF? *Yes, but nothing specific at this time.*
FNPS – Consider improving visibility into area from north on road so passersby can see intact ecosystem even if they don't come onto area. *Acknowledged.*
COJ – Lots of opportunity to partner with UNF. *Acknowledged.*
FPS – Consider summer camp potential. *Acknowledged.*
SJ – Canal going west/north from Pablo Creek was remarkable, steep hillsides that may be evaluated before restoring. *This will be part of the project planning process.*
FFS – Are you keeping high fence? *Yes, part of it is required by FDOT.*

Appendix D – Public Meeting Summary

On June, 26, 2025, a public hearing was held from 6:00 to 8:00 PM at the Pablo Creek Regional Library, 13295 Beach Blvd., Jacksonville, Fla. to solicit input as well as provide a question-and-answer session regarding the Pablo Creek Conservation Area land management plan. 32 members of the public and 6 staff members from the District and City of Jacksonville attended. After a presentation including the overview of the land management plan and the goals and objectives, a comment period and question-and-answer session. The District did not receive any comments by mail/email. A summary of the comments and questions as well as District responses in italics during the comment and question and answer period are provided below. The notices, posted in newspapers, posted on site and the announcements at public meeting as provided within this appendix as well.

Comments/Questions and answers:

- Example of Six Mile Cypress Slough as a model for boardwalks and other uses.
- Thrilled about the property. How do we make sure you get enough funding to maintain the property?
    - *We have state and local partners supporting the purchase. LATF funds also can play a role. There's a lot to be done. COJ has been communicative with the District. MAG group has good representation from non-profit land protection organizations.*
    - *Be our eyes and ears. Call us. Tell us if you see an issue. Participate in the recreation public meetings.*
- What happens to the hogs?
    - *Illegal to transport feral hogs from the property.*
- No work has begun yet? September and January approvals?
    - *No substantial work. Monitoring for RCWs. Plan has to be approved to begin work. District and ARC*
- What's the expected opening?
    - *2028 most realistic*
- What is the nature of the trails? Do they feel like trails or roads?
    - *From a maintenance perspective, try to utilize existing roads, fire lines; path is already there. May have minimal opportunity for smaller trails but don't want to create a maintenance nightmare. Trails may get mowed monthly, which may not be enough for summer growth.*
    - *Trails at Julington-Durbin are used as fire breaks. Canopy here will be more shaded than J-D.*

- Are there other acres set aside for something else?
    - *No, this is it.*
- What kind of research has been done on the parking lot location?
    - *We acknowledge this will be a challenge but will work to a positive, safe solution*
- Will barns be converted to for recreation use?
    - *No, they are pretty dilapidated*
- Suggest reaching out to UNF and researchers for cultural site research.
    - *Canoes in waterways*
    - *Minimum will be interpretive signage based on Florida Public Archaeology Network (FPAN) recommendations*
- How much research on cultural sites?
    - *7 months. Cursory study and LIDAR*
- Are there volunteer opportunities for cultural site research?
    - *Will be headed by FPAN*
- What wildlife on the property?
    - *Wild turkeys, bobcats, water moccasins, big alligators, RCWs*
- Inspired by property from a visit 10 years ago as a teacher. Saw a black bear.
- Why filling in the ditch?
    - *Evaluation first for ecological benefit. Spoil islands are almost damming water on the north side of the ditch. Marsh is getting shrubbier. Was dug for boat access.*
- When Mr. Hodges lived there, he had access from there to Glen Kernan. We have a feral pig property at Glen Kernan; are they coming from PCCA?
    - *More likely the other way around. They find a way.*
    - *JEA is looking at putting utilities in the underpass. (Gated off now)*
- Voiced support from Timucuan Parks Foundation. Fully support this. Six miles of trail and all the benefits. Going to be a real jewel.
- Is Mr. Cathey still involved?
    - *His involvement is done but still gives context. Lives next door.*
- Six miles of trail but 31 miles of road?
    - *The roads are existing but will grow back in or become fire breaks or incorporated into the trail system.*

- *Almost all dirt roads*

- Do you have a sense of how many people will be using it recreationally?
  - *Not yet but we will likely have trail counters. We anticipate good usage because the population is concentrated.*
  - *The current COJ bike/pedestrian network is nearby.*
- What will be allowed other than pedestrian access?
  - *No motors. Hiking, bicycling, horseback riding.*
- Will dogs be allowed?
  - *Leashed*
- Close to UNF trails. Have you reached out to them for information/guidance?
  - *Good idea, please write it down.*
- Why has it taken 27 years between buying it and now? (Former District employee's story about spearheading the purchase. Had to meet Mr. Hodges on-property, negotiated the acquisition there, through life estate and his wife's life. She recently passed away so the opportunity came to fruition.)
- Are there any threats of surplus or other development?
  - *No, just potential JEA utility easement*
- How long is this conservation agreement going to last?
  - *To change it, it would be a lot of bureaucratic hoops to overcome.*
- How many people live nearby?
  - *Don't know but there will be a security residence to provide security.*
- When is the next update on the status?
  - *September at our Governing Board meeting (virtual option)*
  - *October or December in Tallahassee*

Announcements posted on site at the future access point on the Property

Image of public meeting announcement at the City of Jacksonville City Council Meeting

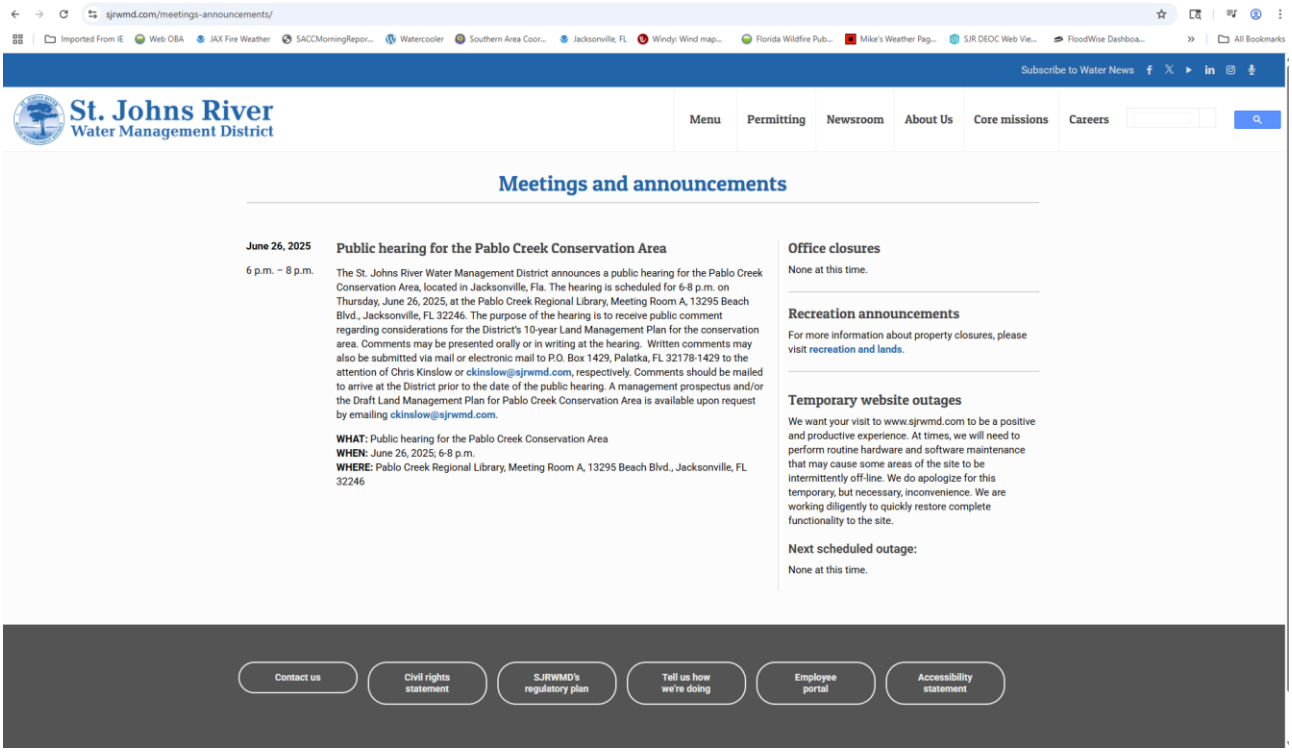

Image of public meeting announcement on the SJRWMD Website

Daily Record
JACKSONVILLE
JaxDailyRecord.com

PROOF OF PUBLICATION
DUVAL COUNTY

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Angela Campbell, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Hearing

in the matter of Pablo Creek Conservation Area

in the Court, was published in said newspaper by print in the issues of 5/29/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Angela Campbell

Angela Campbell

Sworn to and subscribed before me this 29th day of May, 2025 by Angela Campbell who is personally known to me.

Notary Public State of Florida
Nichol Y Stringer
My Commission
HH 219331
Exp. 4/18/2026

Seal Notary Public, State of Florida

NOTICE

The St. Johns River Water Management District announces a public hearing for the Pablo Creek Conservation Area, located in Jacksonville, FL. The hearing is scheduled for 6 p.m. to 8 p.m. on Thursday, June 26, 2025, and will be held at the Pablo Creek Regional Library, Meeting Room A, 13295 Beach Blvd., Jacksonville, FL 32246. The purpose of this hearing is to receive public comment regarding the development of the 10-year Land Management Plan update for the Conservation Area.

Comments may be presented orally or in writing at the hearing. Written comments may also be submitted via mail or email to P.O. Box 1429, Palatka, FL 32178-1429 to the attention of Chris Kinslow or ckinslow@sjrwmd.com, respectively. Comments should be mailed to arrive at the office prior to the date of the public hearing.

A Management Prospectus and/or the Draft Land Management Plan for Pablo Creek Conservation Area is available upon request from Chris Kinslow at ckinslow@sjrwmd.com.

May 29 00 (25-02863D)

Proof of Publication for newspaper of record in Duval Co.

Notice of Meeting/Workshop Hearing

WATER MANAGEMENT DISTRICTS

St. Johns River Water Management District

The St. Johns River Water Management District announces a hearing to which all persons are invited.

DATE AND TIME: June 26, 2025, 6:00 p.m. – 8:00 p.m.

PLACE: Pablo Creek Regional Library, Meeting Room A, 13295 Beach Blvd., Jacksonville, FL 32246

GENERAL SUBJECT MATTER TO BE CONSIDERED: The purpose of this hearing is to receive public comment regarding the development of the 10-year Land Management Plan for the Conservation Area. Comments may be presented orally or in writing at the hearing. Written comments may also be submitted via mail or email to P.O. Box 1429, Palatka, FL 32178-1429 to the attention of Chris Kinslow or ckinslow@sjrwmd.com, respectively. Comments should be mailed to arrive at the office prior to the date of the public hearing. A Management Prospectus and/or the Draft Land Management Plan for Pablo Creek Conservation Area is available upon request from Chris Kinslow at ckinslow@sjrwmd.com.

A copy of the agenda may be obtained by contacting: Chris Kinslow, Land Resource Specialist, P.O Box 1429, Palatka, FL 32178-1429, email ckinslow@sjrwmd.com, phone (386)643-1939

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the agency at least 7 days before the workshop/meeting by contacting: Chris Kinslow, ckinslow@sjrwmd.com. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence from which the appeal is to be issued.

For more information, you may contact: Chris Kinslow, ckinslow@sjrwmd.com, or (386)643-1939.

Image of public meeting announcement at the Florida Administrative Record

Appendix E - Soil Descriptions

The following soil series descriptions correspond with soil names found in Figure 5 and are taken directly from the USDA-NRCS using the online query tool.

BOULOGNE- The Boulogne series consists of very deep, poorly drained and very poorly drained, very slow to moderate where cemented, moderately rapid to rapid elsewhere. They formed in sandy marine sediments.

Most areas of Boulogne soils are used for forestry, range, and improved pasture. The natural vegetation may consist of longleaf and slash pines, water oaks, waxmyrtle and undergrowth of sawpalmetto, running oak, fetterbush, inkberry, chalky and creeping bluestems, and pineland threeawn.

EVERGREEN- The Evergreen series consists of nearly level, very poorly drained soils that formed in thin decomposed organic materials underlain by sandy marine sediments. They are in depressions within the flatwoods. Slopes range from 0 to 2 percent.

Evergreen soils are used for woodland. Natural vegetation is baldcypress, sweetgum, sweetbay, water oak, gallberry, large gallberry, swap cyrilla, greenbriar, fern and smooth sumac.

HURRICANE- The Hurricane series consists of very deep, somewhat poorly drained, moderately rapid permeable soils on broad areas that are slightly higher than the adjacent flats in the Southern Coastal Plain.

Hurricane soils are mainly used for woodland. Native vegetation consists of slash pine, longleaf pine, bluejack oak, turkey oak, and post oak with an understory of sawpalmetto, inkberry (gallberry), broomsedge, bluestem, and pineland threeawn (wiregrass). A few areas have been cleared for improved bahiagrass pasture.

KERSHAW- The Kershaw series consists of very deep, excessively drained, rapid or very rapidly permeable soils on uplands and dune-like landscapes of the Coastal Plain. They formed in thick sandy deposits.

These soils are used mostly for woodland. A few areas have been cleared and planted to coastal bermudagrass or bahiagrass. Native vegetation consists of turkey oak, bluejack oak, and scrub live oak with scattered longleaf pine as the overstory and scattered rosemary, palmettos, and clumps of thin grasses are in the understory. Lichens cover the surface in some of the open places.

LEON- The Leon series consists of very deep, very poorly and poorly drained, moderately rapid to moderately slowly permeable soils on upland flats, depressions, stream terraces and tidal areas. They formed in sandy marine sediments.

Most areas of Leon soils are used for forestry, rangeland, and pasture. Areas with adequate water control are used for cropland and vegetables. The natural vegetation consists of longleaf pine, slash pine, water oak, myrtle, with a thick undergrowth of sawpalmetto, running oak, fetterbush and other lyionia, inkberry (gallberry), wax myrtle, goldenrod, ligustrina, dog fennel, chalky bluestem, lowbush blueberry, creeping bluestem, and pineland threeawn (wiregrass). In depressions, the vegetation is dominated by brackenfern, smooth sumac and swamp cyrilla are common. Vegetation in the tidal marshes includes bushy seaoxeye, marshhay cordgrass, seashore saltgrass, batis, and smooth cordgrass.

LYNN HAVEN- The Lynn Haven series consists of very deep, poorly and very poorly drained, moderate or moderately rapid permeable soils in low areas and depressions the Gulf Coast and Atlantic Flatwoods. They formed in thick deposits of sandy marine sediments.

Most areas of Lynn Haven soils remain in their natural state. A few small areas are used for truck crops and pastureland. The native vegetation consists of slash pine, longleaf pine, or cypress and bay trees with an undergrowth of sawpalmetto, gallberry, fedderbush, huckleberry, and pineland threeawn. In depressions, cypress and bay trees are denser along with blackgum, red maple, and Ogeechee lime. The shrubs include fetterbush, Virginia willow, buttonbush, and waxmyrtle. Common herbaceous plants and vines include muscadine grape, greenbriars, and poison-ivy, along with maidencane grass, cinnamon fern, and sphagnum.

MAUREPAS- The Maurepas series consists of very deep, very poorly drained, rapidly permeable organic soils that formed in woody plant remains. These soils are in large backswamps of the lower Mississippi River Delta and associated coastal areas.

The Maurepas series consists of very deep, very poorly drained, rapidly permeable organic soils that formed in woody plant remains. These soils are in large backswamps of the lower Mississippi River Delta and associated coastal areas.

ORTEGA- The Ortega series consists of very deep, moderately well drained soils that formed in a sandy deposit on marine terraces. These soils are on nearly level to strongly sloping upland landscapes.

Some areas of this soil are used for community development. A few areas are used for tame pasture, timber, and pulpwood production. Natural vegetation consists of second growth slash and longleaf pine, turkey and blackjack oak, and scattered sawpalmetto with an understory of pineland threeawn, low panicums, and grassleaf goldaster.

PAMILCO- The Pamlico series consists of very poorly drained soils that formed in decomposed organic material underlain by dominantly sandy sediment. The soils are on nearly level flood plains, bays, and depressions of the Coastal Plain.

In its natural state, practically all of these soils are used for woodland and wildlife. The native vegetation consists of pond pine, tupelo gum, sweetbay, gumtrees, cypress, greenbrier, wax myrtle bushes, with undergrowth of gallberry and cut bamboo briers. These soils are used for improved pasture, corn, soybeans, oats, truck crops, and other cultivated crops when drained.

POTTSBURG- The Pottsburg series consists of very deep, somewhat poorly and poorly drained soil that formed in marine sediments.

The dominate vegetation of the Pottsburg series is second growth slash and longleaf pine with an understory of sawpalmetto, gallberry, pineland threeawn, broomsedge bluestem, lopsided indiangrass, chalky bluestem, wild grape, and other perennial grasses

RUTLEGE- The Pottsburg series consists of very deep, very poorly drained soil that formed in marine or fluvial sediments.

Dominate vegetation in its natural state includes blackgum, Carolina ash, red maple, sweetbay, tulip popular, water oak, pin oak, pond pine, slash pine, and loblolly pine. The understory is huckleberry, wax myrtle, greenbriar, grasses and sedges. Some ponded areas consist of entirely grasses and sedges.

TISONIA- The Tisonia series consists of very poorly drained, very slowly permeable soils that formed from halophytic plant remains overlying clayey alluvium. These soils are on broad nearly level tidal marsh areas. They are flooded daily during normal high tides.

Tisonia soils are used mainly for wildlife habitat and as a nursery for saltwater fin and shellfish. Native vegetation is dominantly needlegrass rush, seashore saltgrass, marshhay cordgrass, and smooth cordgrass.

Appendix F – Pablo Creek Conservation Area Species List

Plants

Scientific Name	Common Name	Status
Acer rubrum	red maple	
Agarista populifolia	Florida hobblebush	
Ageratina jucunda	hammock snakeroot	
Andropogon cretaceus	purple bluestem	
Anomodon minor	dwarf anomodon moss	
Aralia spinosa	devil's walkingstick	
Aristida beyrichiana	Southern wiregrass	
Aristida stricta	wire grass	
Aristolochia serpentaria	Virginia snakeroot	
Arnoglossum floridanum	Florida indian plantain	
Arundinaria tecta	switch cane	
Asarum arifolium	little brown jug	G5, S3, N, ST
Asclepias amplexicaulis	clasping milkweed	
Asclepias humistrata	sandhill milkweed	
Asclepias perennis	aquatic milkweed	
Asemeia grandiflora	showy milkwort	
Asimina incana	woolly pawpaw	
Asimina parviflora	small-flower pawpaw	
Bacopa monnieri	herb-of-grace	
Berlandiera pumila	soft greeneyes	
Bignonia capreolata	cross vine	
Boehmeria cylindrica	false nettle	
Callicarpa americana	American beautyberry	
Callisia ornata	scrub roseling	
Camphora officinarum	camphor tree	Invasive
Cardamine occulta	nursery bittercress	
Carex alata	broadwing sedge	
Carex dasycarpa	sandy woods sedge	
Carex gigantea	giant sedge	
Carex leptalea harperi	Harper's bristly-stalked sedge	
Carex stipata	awl-fruited sedge	
Carphephorus	chaffheads	
Carya tomentosa	mockernut hickory	
Centella erecta	American coinwort	
Cephalanthus occidentalis	buttonbush	

Cicuta maculata	water hemlock	
Cirsium horridulum	bristle thistle	
Cladium mariscus jamaicense	Jamaica swamp sawgrass	
Clematis reticulata	netleaf leather flower	
Cnidoscolus stimulosus	spurge nettle	
Coreopsis leavenworthii	leavenworth's tickseed	
Crinum americanum	Southern swamp crinum	
Crocanthemum carolinianum	Carolina rockrose	
Crocanthemum corymbosum	pine barren frostweed	
Crotalaria rotundifolia	rabbitbells	
Ctenium floridanum	Florida toothache grass	G2, S2, N, SE
Desmodium lineatum	sand ticktrefoil	
Dichanthelium commutatum	variable witchgrass	
Dichanthelium patulum	hemlock witchgrass	
Dichanthelium strigosum	roughhair rosette grass	
Diospyros virginiana	common persimmon	
Drosera capillaris	pink sundew	
Eremochloa ophiuroides	centipede grass	Invasive
Eryngium aromaticum	fragrant eryngo	
Eryngium yuccifolium	rattlesnake master	
Erythrina herbacea	Eastern coral bean	
Eupatorium album	white boneset	
Fraxinus caroliniana	Carolina ash	
Galactia elliottii	Elliott's milkpea	
Galactia volubilis	eastern milkpea	
Gaylussacia dumosa	dwarf huckleberry	
Gaylussacia tomentosa	blue huckleberry	
Gelsemium sempervirens	yellow jessamine	
Gordonia lasianthus	loblolly bay	
Hamamelis virginiana	common witch-hazel	
Hydrangea barbara	woodvamp	
Hypericum hypericoides	St. Andrew's cross	
Hypoxis curtissii	swamp star grass	
Ilex cassine	dahoon holly	
Ilex opaca	American holly	
Imperata cylindrica	cogongrass	Invasive
Itea virginica	Virginia sweetspire	
Juniperus virginiana	Eastern redcedar	
Justicia ovata	looseflower water-willow	
Lechea mucronata	hairy pinweed	
Lechea torreyi	sandhill pinweed	

Lepidium virginicum	Virginia pepperweed	
Lespedeza hirta	hairy lespedeza	
Lespedeza stuevei	tall bush-clover	
Leucothoe axillaris	swamp dog-laurel	
Limnophila sessiliflora	sessile marshweed	
Liquidambar styraciflua	american sweetgum	
Lithospermum virginianum	Virginia marbleseed	
Lygodesmia aphylla	rose rush	
Lygodium japonicum	Japanese climbing fern	Invasive
Lyonia lucida	fetterbush lyonia	
Magnolia grandiflora	Southern magnolia	
Magnolia virginiana	sweetbay magnolia	
Micranthemum umbrosum	dwarf helzine	
Mikania scandens	climbing hempvine	
Mimosa floridana	Florida sensitive briar	
Mitchella repens	partridgeberry	
Morella cerifera	Southern wax myrtle	
Morella pumila	dwarf bayberry	
Nephrolepis cordifolia	fishbone fern	
Nyssa biflora	swamp tupelo	
Opuntia drummondii	creeping cactus	
Osmunda cinnamomea	cinnamon fern	
Osmunda spectabilis	American royal fern	
Pallavicinia lyellii	ribbonwort	
Parthenocissus quinquefolia	Virginia creeper	
Passiflora lutea	yellow passionflower	
Pediomelum canescens	buckroot	
Phyla lanceolata	lanceleaf frogfruit	
Pinus clausa	sand pine	
Pinus palustris	longleaf pine	
Pinus taeda	loblolly pine	
Piptochaetium avenaceum	blackseed needlegrass	
Piriqueta cistoides	pitted stripeseed	
Pityopsis oligantha	grassleaf goldaster	
Plagiomnium cuspidatum	woodsy thyme-moss	
Pleopeltis michauxiana	resurrection fern	
Pluchea camphorata	camphor-weed	
Polypodiidae	leptosporangiate ferns	
Pontederia cordata	pickerelweed	
Prunus umbellata	hog plum	
Pteridium aquilinum pseudocaudatum	tailed bracken fern	
Pterocaulon pycnostachyum	dense-spike blackroot	

Ptilimnium capillaceum	herbwilliam	
Pyrrhopappus carolinianus	Carolina desert-chicory	
Quercus geminata	sand live oak	
Quercus incana	bluejack oak	
Quercus laevis	American turkey oak	
Quercus laurifolia	swamp laurel oak	
Quercus margaretiae	sand post oak	
Quercus michauxii	swamp chestnut oak	
Rhododendron canescens	Southern pinxter azalea	
Rhus copallinum	shining sumac	
Rhynchosia	snoutbeans	
Rhynchosia reniformis	dollarleaf	
Rhynchospora miliacea	millet beaksedge	
Rubus trivialis	Southern dewberry	
Ruellia caroliniensis	Carolina ruellia	
Sabatia calycina	coastal rose gentian	
Sagittaria graminea	grass-leaved arrowhead	
Samolus parviflorus	seaside brookweed	
Saururus cernuus	lizard's tail	
Scleria triglomerata	whip nutrush	
Selaginella apoda	meadow spikemoss	
Senega lutea	orange milkwort	
Serenoa repens	saw palmetto	
Sericocarpus tortifolius	dixie aster	
Sideroxylon tenax	tough bully	
Sisyrinchium xerophyllum	jeweled blue-eyed grass	
Smilax laurifolia	laurel-leaf greenbrier	
Smilax pumila	sarsaparilla vine	
Sorghastrum secundum	lopsided indiangrass	
Sphagnum affine	imbricate bog-moss	
Spiranthes vernalis	spring ladies' tresses	
Sporobolus junceus	pineywoods dropseed	
Stachys floridana	Florida hedgenettle	
Stillingia sylvatica	queen's delight	
Symphyotrichum dumosum	bushy aster	
Symphyotrichum elliottii	Elliott's aster	
Taxodium ascendens	pondcypress	
Taxodium distichum	baldcypress	
Thalia geniculata	alligator flag	
Thuidium delicatulum	delicate fern moss	
Tillandsia bartramii	Bartram's airplant	
Tillandsia usneoides	Spanish moss	

Toxicodendron radicans	Eastern poison ivy	
Tipularia discolor	cranefly orchid	ST
Tragia urens	wavyleaf noseburn	
Triadica sebifera	Chinese tallow	Invasive
Vaccinium arboreum	sparkleberry	
Vaccinium myrsinites	shiny blueberry	
Vaccinium stamineum	deerberry	
Verbena carnea	Carolina vervain	
Vernonia angustifolia	narrow leaf ironweed	
Viola palmata	three-lobed violet	
Vitis aestivalis	summer grape	
Vitis rotundifolia	muscadine	
Woodwardia areolata	netted chain fern	
Yucca filamentosa	common yucca	

Birds

Scientific name	Common Name	Status
Agelaius phoeniceus	Red-winged Blackbird	
Aix sponsa	Wood Duck	
Anhinga anhinga	Anhinga	
Antrostomus carolinensis	Chuck-will's-widow	
Antrostomus vociferus	Eastern Whip-poor-will	
Ardea alba	Great Egret	
Ardea herodias	Great Blue Heron	
Baeolophus bicolor	Tufted Titmouse	
Bombycilla cedrorum	Cedar Waxwing	
Botaurus lentiginosus	American Bittern	
Bubo virginianus	Great Horned Owl	
Bubulcus ibis	Cattle Egret	
Buteo jamaicensis	Red-tailed Hawk	
Buteo lineatus	Red-shouldered Hawk	
Butorides virescens	Green Heron	
Calidris alpina	Dunlin	
Cardinalis cardinalis	Northern Cardinal	
Cathartes aura	Turkey Vulture	
Catharus guttatus	Hermit Thrush	
Catharus minimus	Gray-Cheeked Thrush	
Chaetura pelagica	Chimney Swift	
Charadrius vociferus	Killdeer	
Chordeiles minor	Common Nighthawk	
Cistothorus palustris	Marsh Wren	
Cistothorus stellaris	Sedge Wren	
Colaptes auratus	Northern Flicker	
Colinus virginianus	Northern Bobwhite	
Columbina passerina	Common Ground Dove	
Coragyps atratus	Black Vulture	
Corvus brachyrhynchos	American Crow	
Corvus ossifragus	Fish Crow	
Cyanocitta cristata	Blue Jay	
Dendroica palmarum	Palm Warbler	
Dryobates borealis	Red-cockaded Woodpecker	G3, S2, T, FT
Dryocopus pileatus	Pileated Woodpecker	
Dumetella carolinensis	Gray Catbird	
Egretta caerulea	Little Blue Heron	G5, S4, FN, ST
Egretta thula	Snowy Egret	G5, S3, FN, SN
Egretta tricolor	Tricolored Heron	G5, S4, FN, ST

Elanoides forficatus	Swallow-tailed Kite	G5, S2, FN, SN
Eudocimus albus	White Ibis	G5, S4, FN, SN
Falco columbarius	Merlin	G5, S2, FN, SN
Falco sparverius	American Kestrel	G5T4, S3, FN, ST
Fulica americana	American Coot	
Gallinula chloropus	Common Moorhen	
Gallinula galeata	Common Gallinule	
Geothlypis formosa	Kentucky Warbler	
Geothlypis trichas	Common Yellowthroat	
Grus canadensis pratensis	Florida Sandhill Crane	G5T2, S2, FN, ST
Haemorhous mexicanus	House Finch	Non-Native
Haliaeetus leucocephalus	Bald Eagle	G5, S3, FN, SN
Hirundo rustica	Barn Swallow	
Hylocichla mustelina	Wood Thrush	
Leiothlypis peregrina	Tennessee Warbler	
Leiothlypis ruficapilla	Nashville Warbler	
Leucophaeus atricilla	Laughing Gull	
Megaceryle alcyon	Belted Kingfisher	
Megascops asio	Eastern Screech-Owl	
Melanerpes carolunus	Red-bellied Woodpecker	
Melanerpes erythrocephalus	Red-headed Woodpecker	
Meleagris gallopavo	Wild Turkey	
Melospiza georgiana	Swamp Sparrow	
Melospiza lincolnii	Lincoln's Sparrow	
Melospiza melodia	Song Sparrow	
Mimus polyglottos	Northern Mockingbird	
Mniotilta varia	Black-and-white Warbler	
Molothrus ater	Brown-headed Cowbird	
Mycteria americana	Wood Stork	G4, S2, DL, FT
Myiarchus crinitus	Great Crested Flycatcher	
Nannopterum auritum	Double-crested Cormorant	
Nyctanassa violacea	Yellow-crowned Night-Heron	G5, S3, FN, SN
Nycticorax nycticorax	Black-crowned Night-Heron	G5, S3, FN, SN
Pandion haliaetus	Osprey	G5, S3S4, FN, SN
Passer domesticus	House Sparrow	Non-Native
Passerculus sandwichensis	Savannah Sparrow	
Pelecanus erythrorhynchos	American White Pelican	
Peucaea aestivalis	Bachman's Sparrow	
Passerina caerulea	Blue Grosbeak	
Picoides pubescens	Downy Woodpecker	

Pipilo erythrophthalmus	Eastern Towhee	
Piranga rubra	Summer Tanager	
Podilymbus podiceps	Pied-billed Grebe	
Poecile carolinensis	Carolina Chickadee	
Polioptila caerulea	Blue-gray gnatcatcher	
Porphyrio martinica	Purple Gallinule	
Progne subis	Purple Martin	
Quiscalus quiscula	Common Grackle	
Sayornis phoebe	Eastern Phoebe	
Seiurus aurocapilla	Ovenbird	
Setophaga americana	Northern Parula	
Setophaga coronata	Yellow-rumped Warbler	
Setophaga magnolia	Magnolia Warbler	
Setophaga pensylvanica	Chestnut-sided Warbler	
Setophaga petechia	Yellow Warbler	
Setophaga pinus	Pine Warbler	
Sialia sialis	Eastern Bluebird	
Sitta pusilla	Brown-headed Nuthatch	
Sphyrapicus varius	Yellow-bellied Sapsucker	
Spinus tristis	American Goldfinch	
Strix varia	Barred Owl	
Sturnella magna	Eastern Meadowlark	
Sturnus vulgaris	Starling	
Sturnus vulgaris	European Starling	Non-Native
Thryothorus ludovicianus	Carolina Wren	
Toxostoma rufum	Brown Thrasher	
Tringa flavipes	Lesser Yellowlegs	
Tringa solitaria	Solitary Sandpiper	
Troglodytes aedon	House Wren	
Turdus migratorius	American Robin	
Tyrannus tyrannus	Eastern Kingbird	
Tyto alba	Barn Owl	
Vireo griseus	White-eyed Vireo	
Vireo olivaceus	Red-eyed Vireo	
Yellow-throated Warbler	Yellow-throated Warbler	
Zenaida macroura	Mourning Dove	

Mammals

Scientific name	**Common Name**	**Status**
Dasypus novemcinctus	Nine banded armadillo	

Dedelphis virginiana	Opossum	
Lynx rufus	Bobcat	
Odocoileus virginianus	White-tailed deer	
Procyon lotor	Racoon	
Sciurus carolinensis	Eastern gray squirrel	
Sciurus niger niger	Southeastern fox squirrel	G5T5, S2, ST, FN
Sus scrofa	Feral hog	
Sylvilagus floridanus	Eastern cottontail rabbit	
Ursus americanus floridanus	Florida black bear	G5T4, S4, SN, FN

Reptiles

Scientific name	**Common Name**	**Status**
Alligator mississippiensis	American alligator	G5, S2, FT(S/A), SAT
Anolis carolinensis	Green anole	
Anolis sagrei	Brown anole	Non-native
Apalone ferox	Florida softshell turtle	
Aspidoscelis sexlineatus	Six-lined racerunner	
Crotalus adamanteus	Eastern diamondback rattlesnake	G3, S3, UR, SN
Pantherophis guttatus	Corn snake	
Pantherophis alleghaniensis	Yellow rat snake	
Gopherus polyphemus	Gopher tortoise	G3, S3, N, ST
Micrurus fulvius	Harlequin coralsnake	
Nerodia fasciata pictiventris	Florida watersnake	
Sceloporus undulatus	Eastern fence Llizard	
Sisturus miliarius barbouri	Dusky pygmy rattlesnake	
Terrapene carolina	Florida box turtle	

Amphibians

Scientific name	**Common Name**	**Status**
Anaxyrus terrestris	Southern toads	
Arcis gryllus	Southern cricket frog	
Hyla cinerea	Green treefrog	
Hyla crucifer	Spring peeper	
Hyla femoralis	Pinewoods treefrog	
Hyla gratiosa	Barking treefrog	
Hyla grylio	Pig frog	
Rana catesbeiana	Bullfrog	

Insects and Arachnids

Scientific name	Common Name	Status
Amblycorypha floridana	Florida Oblong-winged Katydid	
Amblyomma americanum	Lone Star Tick	
Argia tibialis	Blue-tipped Dancer	
Argiope aurantia	Yellow Garden Spider	
Battus philenor	Pipevine Swallowtail	
Calopteryx maculata	Ebony Jewelwing	
Dione vanillae	Gulf frittillary	
Eurema daira	Barred Yellow	
Eurytides marcellus	Zebra Swallowtail	
Mangora placida	Tuft-legged Orbweaver	
Odontoxiphidium apterum	Wingless Meadow Katydid	
Papillo cresphontes	Giant Swallowtail	
Phoebis sennae	Cloudless Supher	
Pogonomyrmex badius	Florida Harvester Ant	
Polites vibex	Whirlabout	
Romalea microptera	Eastern Lubber Grasshopper	
Typocerus zebra	Zebra Longhorn Beetle	

Appendix G – Pablo Creek Conservation Area Listed and FNAI Tracked Species

Scientific Name	Common Name	Status
Alligator mississippiensis	American Alligator	G5, S2, FT(S/A), SAT
Asarum arifolium	Little brown jug	G5, S3, N, ST
Crotalus adamanteus	Eastern diamondback rattlesnake	G3, S3, UR, SN
Ctenium floridanum	Florida toothache grass	G2, S2, N, SE
Dryobates borealis	Red-cockaded Woodpecker	G3, S2, T, FT
Egretta caerulea	Little Blue Heron	G5, S4, FN, ST
Egretta thula	Snowy Egret	G5, S3, FN, SN
Egretta tricolor	Tricolored Heron	G5, S4, FN, ST
Elanoides forficatus	Swallow-tailed Kite	G5, S2, FN, SN
Eudocimus albus	White Ibis	G5, S4, FN, SN
Falco columbarius	Merlin	G5, S2, FN, SN
Falco sparverius	American Kestrel	G5T4, S3, FN, ST
Gopherus polyphemus	Gopher Tortoise	G3, S3, N, ST
Grus canadensis pratensis	Florida Sandhill Crane	G5T2, S2, FN, ST
Haliaeetus leucocephalus	Bald Eagle	G5, S3, FN, SN
Mycteria americana	Wood Stork	G4, S2, DL, FT
Nyctanassa violacea	Yellow-crowned Night-Heron	G5, S3, FN, SN
Nycticorax nycticorax	Black-crowned Night-Heron	G5, S3, FN, SN
Pandion haliaetus	Osprey	G5, S3S4, FN, SN
Sciurus niger niger	Southeastern Fox Squirrel	G5T5, S2, ST, FN
Tipularia discolor	Cranefly orchid	ST
Ursus americanus floridanus	Florida Black Bear	G5T4, S4, SN, FN

Species Ranking and Legal Status definitions as reported by FNAI

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.
FE = Federally Endangered
SE = State Endangered
FT = Federally 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.
FT(S/A) = Federal Threatened due to similarity of appearance
DL = Delisted
ST = State Threatened
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.
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.
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 (FNAI designation).
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. (FNAI designation)
S3 = 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 of other factors. (FNAI designation)
S4 = Apparently secure in Florida (may be rare in parts of range). (FNAI designation)
S5 = Demonstrably secure in Florida. (FNAI designation)
I = Invasive Species
CE = Commercially Exploited (FDACS designation)

Appendix H – Pablo Creek Conservation Area Fire Management Plan

The District Fire Management Plan provides general fire management information relative to policy, procedure, and reporting. This document provides the guidelines for the implementation of prescribed fire activities on the Pablo Creek Conservation Area (Property or PCCA).

Introduction and Objectives

The Property lies within portions of Sections 14, 15, 38, 39, 40 of Township 3 South, Range 28 East. The Property is located within the Lower St. Johns River Basin and lies entirely within Duval County

The Property is located within the City of Jacksonville, approximately four miles west of Jacksonville Beach. State Road (SR) 202, also known as J. Turner Butler (JTB)Boulevard, is the Property's northern boundary. Interstate 295 is 2 miles to the west of the Property. Access to the Property will be at the intersection of SR 202 and Hodges Blvd. An additional gate is located near the northwest corner of the Property off of SR 202, though this will be for secondary, emergency access only.

Historically, fires have played a vital role in the shaping and maintenance of many of the natural communities in Florida. As such, most vegetative communities and associated wildlife are fire adapted and, in many instances, fire dependent. Conversely, the exclusion of fire from an area allows for successional changes within the natural community. Fire exclusion leads to the excessive accumulation of fuel loads, which increases the risk for catastrophic wildfires. The goals for the implementation of fire management activities within the Property include:

- Reintroduction of fire after a nearly 20-year absence.
- Reduction of fuel loads through the application of prescribed fire as well as fire surrogates to decrease potential risk of damaging wildfires.
- Introduction of growing season (April–August) burns to encourage the perpetuation of native fire adapted ground cover species.
- Mitigation of smoke management issues.
- Maintain or increase the amount of suitable RCW habitat with the combination of prescribed fire and fire surrogates.

The achievement of these goals requires that the Property be partitioned into manageable burn units, termed fire management units (FMU), prior to the application of prescribed fire within those units. The following sections summarize the considerations necessary for the safe and effective use of prescribed fire as a land management tool within the Property.

Fire Return Interval

The general frequency to which fire returns to a community type is termed its fire return interval. Some communities require frequent pyric disturbances to perpetuate themselves while others are not fire adapted and subsequently do not require fire to maintain their characteristics. The following discussion of native plant communities occurring on the Property and optimal fire return intervals was characterized in part using information from the 2010 Florida Natural Areas Inventory's (FNAI) *Guide to the Natural Communities of Florida* (Table 1). For the purposes of this plan, the use of fire surrogates, including but not limited to mechanical fuels reduction mowing, herbicide applications for the reduction of hardwoods and timber harvest to reduce the stand density to what is ecologically appropriate based on FNAI's Reference Natural Communities, will be considered a fire disturbance

with regard to fire return intervals. As such, disturbance return interval will be used to allow for a wider range of actions to be included.

Table 1: Fire Return Interval by Natural Community Type

Natural Community Type	FNAI Fire/Disturbance Return Interval
Floodplain marsh	Periodic; no established return interval
Upland hardwood forest	Not fire maintained
Bottomland forest	Not fire maintained
Scrubby flatwoods	5–15 years
Floodplain swamp	Not fire maintained
Mesic flatwoods	2–4 years
Wet flatwoods	3–5 years
Depression marsh	1–8 years; depending on community embedded within
Baygall	Burn edges with surrounding pyric communities
Dome swamp	2–15 years; depending on community embedded within
Sandhill	1–3 years

The above-referenced fire/disturbance return intervals relate to high quality natural communities. The fire return interval within degraded systems is variable. Prescribed fire will be applied as necessary to achieve restoration and management goals. In addition, the use of fire surrogates will be used to augment prescribed fire efforts or reduce the stature of fuel loads in difficult to burn areas of PCCA. Below are descriptions of these natural communities' relationship with fire in order of overall acreage found on the Property. Natural communities that are not fire maintained are not discussed in this section.

The 812 acres of sandhill natural community represents the largest, single natural community on the Property. This community also has the shortest fire/disturbance return interval of all the natural communities at 1–3 years. The majority of this community occurs in the southwest corner of the Property, but sandhills occur throughout the Property. This community hosts a significant number of RCW cavity trees, making maintenance of this community a priority. While fire will be the primary tool for ecological management, mechanical and chemical methods will also be employed to reduce the stature of the mid-story. These actions should allow for more effective application of fire in the future.

Mesic flatwoods comprise 803 acres of the Property. Its short fire/disturbance return interval of 2–4 years combined with where the majority of the natural community is located on the Property will make it a challenging natural community in which to apply prescribed fire. In the absence of regular fire, fuel loads accumulate quicker on mesic flatwoods than on sandhills. This condition often necessitates the need to conduct mechanical fuels treatments to change the fuel structure prior to applying prescribed fire. This will be the case in most of the flatwoods in the northeast corner of the Property. In addition, several RCW cavity trees are located in the mesic flatwoods of the Property.

Wet flatwoods is the third most extensive pyric natural community on the Property. Most of the wet flatwoods on PCCA are scrubby in composition, resulting in a fire/disturbance return of 3–5 years, with a management focus on the shorter end of the interval. Fire management in wet flatwoods are similar to those of mesic flatwoods pertaining to fuel loads. In addition, the location of wet flatwoods in the Property is such that there is limited holding access for prescribed fires. Most of the wet flatwoods grade into floodplain swamps, which may not be a reliable natural fire break due to pine components within the swamps.

Scrubby flatwoods comprise 112 acres of the Property. This community has the most variable fire/disturbance return interval at 5–15 years. At PCCA, scrubby flatwoods occur in a mosaic with sandhill and mesic flatwoods, sometimes occurring as an intermediate between those two communities. Due to their spatial distribution with other pyric natural communities, scrubby flatwoods will likely be burned with the adjacent units, following those units' fire/disturbance return interval. This may result in patchy burns in the scrubby flatwoods but over time the patches will ignite when available.

Fire management within the remaining pyric plant communities (described below) will be in conjunction with the associated sandhill or flatwoods (scrubby, mesic, or wet). These plant communities will burn as site conditions permit during the implementation of prescribed burns in adjacent natural communities. Accordingly, these areas will not be excluded from fire activities unless warranted by safety or smoke management issues.

- The 11 acres of depression marsh provide prime breeding habitat for a variety of herpetofauna. These marshes are embedded within the mesic flatwoods on the Property. These marshes will be prescribed burned in conjunction with these flatwoods. Prescribed fire objectives for the flatwoods units that have basin and/or depression marshes included within them should include ensuring fire moves into the ecotone between the natural communities in order to reduce the shrubby fire shadow that often occurs in the transition between uplands and wetlands.

- The 52 acres of dome swamps on the Property are embedded within the flatwoods and sandhills. The dome swamps will likely receive fire on their ecotones when fires are affecting the surrounding community.

The altered communities on PCCA are not included in this fire return interval discussion and will be burned as needed or as a component of larger FMU's which includes the above-described natural communities.

Seasonality and Type of Fire

Historically, most fires in Florida occurred during what is commonly referred to as the "growing season." The growing season usually spans from April through mid-August. Fires during the growing season generally have significant ecological benefits as most fire adapted flora is perpetuated by fire. Mimicking lightning ignited natural fires by implementing prescribed fire during the growing season provides benefits to natural systems by controlling shrub layers and encouraging diversity in groundcover species.

Dormant season burns, conducted from late November through mid-March, help to reduce fuel loads in overgrown areas or in areas of newly planted pines. Cooler conditions associated with dormant

season burning are a consideration in areas of high fuel loads and where only minimal pine mortality is acceptable. Additionally, dormant season burning may result in fewer safety and smoke management issues due to higher fuel moisture and more consistent winds. District staff will continue to work to maintain fire return intervals that are consistent with those identified by FNAI for the various communities within the Property (Table 1).

Wildfire Policy

In the event of a wildfire, if conditions permit, suppression strategies will utilize existing fuel breaks to contain the wildfire. These fuel breaks may include previously burned areas, existing roads, trails, and firelines, and wetlands and other water bodies. This is only possible with the agreement of local fire rescue, Florida Forest Service, District staff, and when all the following conditions are met:

1) Fuels within the area have been managed.

2) No extreme weather conditions are present or expected.

3) There are no other wildfires that may require action.

4) There are sufficient resources available to manage the fire to containment.

5) The fire and the resulting smoke will not impact neighbors or smoke sensitive areas.

If any of these conditions are not met, direct suppression action will be taken.

As soon as possible following a fire in which firelines are plowed, a plan for fireline rehabilitation shall be developed and implemented.

Persons discovering arson or wildfires on the conservation area should report them to the Florida Department of Agriculture and Consumer Services, Florida Forest Service, the St. Johns River Water Management District, or by dialing 911.

Post Burn Reports

Burn reports must be completed after each prescribed burn or wildfire. These reports include detailed information regarding the acreage, fuel models, staff and equipment hours, cooperator hours, contractor hours, weather (forecasted and observed), and fire behavior. The timely completion of these reports is necessary for the compilation of information relative to the entire District burn program. Additionally, these reports provide a documented account of site-specific conditions which are helpful in the planning of future burns.

Smoke Management

A significant challenge to the implementation of any prescribed burn program is smoke management (Figure 1). Fuel loads across the Property are moderate to high as the application of prescribed fire ceased around 2009. Accumulated fuels have the potential to produce a tremendous amount of smoke as areas are burned. As the surrounding areas become increasingly urbanized, smoke management concerns will increase in magnitude, as there become fewer acceptable places to maneuver a smoke column from a prescribed fire.

While the Property currently has an acceptable smoke shed to the south in which to place a smoke column from a prescribed fire, there are smoke sensitive areas that surround the Property and may affect the smoke management of each FMU. Thus, smoke management is a limiting factor in the

application of prescribed fire within the Property (Figure 1). As development increases in the area, fire management will become more difficult. Having SR 202 as a northern boundary and the Property's proximity to I-295 greatly impact the District's ability to implement prescribed burns at the appropriate fire return intervals within the Property. Concern for smoke settling into Pablo Creek and the St. Johns River from prescribed fires on the Property is also a concern. The use of fire surrogates as well as smaller acreage burn units will be the best way to overcome the current and future smoke management challenges.

Depending on the arrangement and composition of fuels, fire spread may be through grasses and/or needle litter or shrub layer. Areas within the Property having heavier shrub and mid-story fuel accumulation can burn for long periods of time causing additional smoke management issues. If areas of duff and organic soils are present in a FMU, these must also be considered in regard to smoke management. If these are fuels do not contain a high moisture content, then the potential of long-term smoldering combustion and smoke production is high.

A fire weather forecast is obtained and evaluated for suitable prescribed fire conditions and smoke management objectives. A wind direction is chosen that will transport smoke away from urbanized areas and/or pose the least possible impact on smoke sensitive areas. When possible, the smoke plume from burns should be directed back through the Property. Smoke can then mix and loft into the atmosphere over uninhabited or rural land adequately enough to minimize off-site impacts.

On burn days, the ability of smoke to mix and disperse into the atmosphere should be acceptable for the fuels within the burn unit. The Dispersion index is a value that indicates the atmosphere's ability to "absorb and disperse" smoke. The higher the index value, the more the smoke dissipates but these high values can also produce erratic fire behavior. Dispersion indices should be above 25. Dispersions of greater than 75 will not be utilized unless other weather conditions such as high relative humidities and recently burned fuels (less than 6 months) adjacent to the unit mitigate expected fire behavior. Forecast mixing heights should be above 1,700 ft. Transport winds should be at least 9 mph to effectively minimize residual smoke. Lower transport wind speeds can be utilized if dispersion index and mixing heights are above average. Burns will be conducted with a carefully plotted wind direction to limit and/or eliminate negative impacts from smoke to neighbors and urbanized areas.

Mechanical and Chemical Treatments

Short- and long-term weather conditions and a fire management unit's proximity to urban areas become increasingly important when implementing a prescribed fire program. Should drought conditions become severe, or if smoke management becomes an insurmountable problem, the District may use mechanical methods, such as mowing or roller-chopping, as well as herbicide treatments, as alternatives to prescribed fire. Ideally these methods are a bridge to the continued use of prescribed fire with additional mitigation measures such as reducing burn acreage size in urbanizing areas.

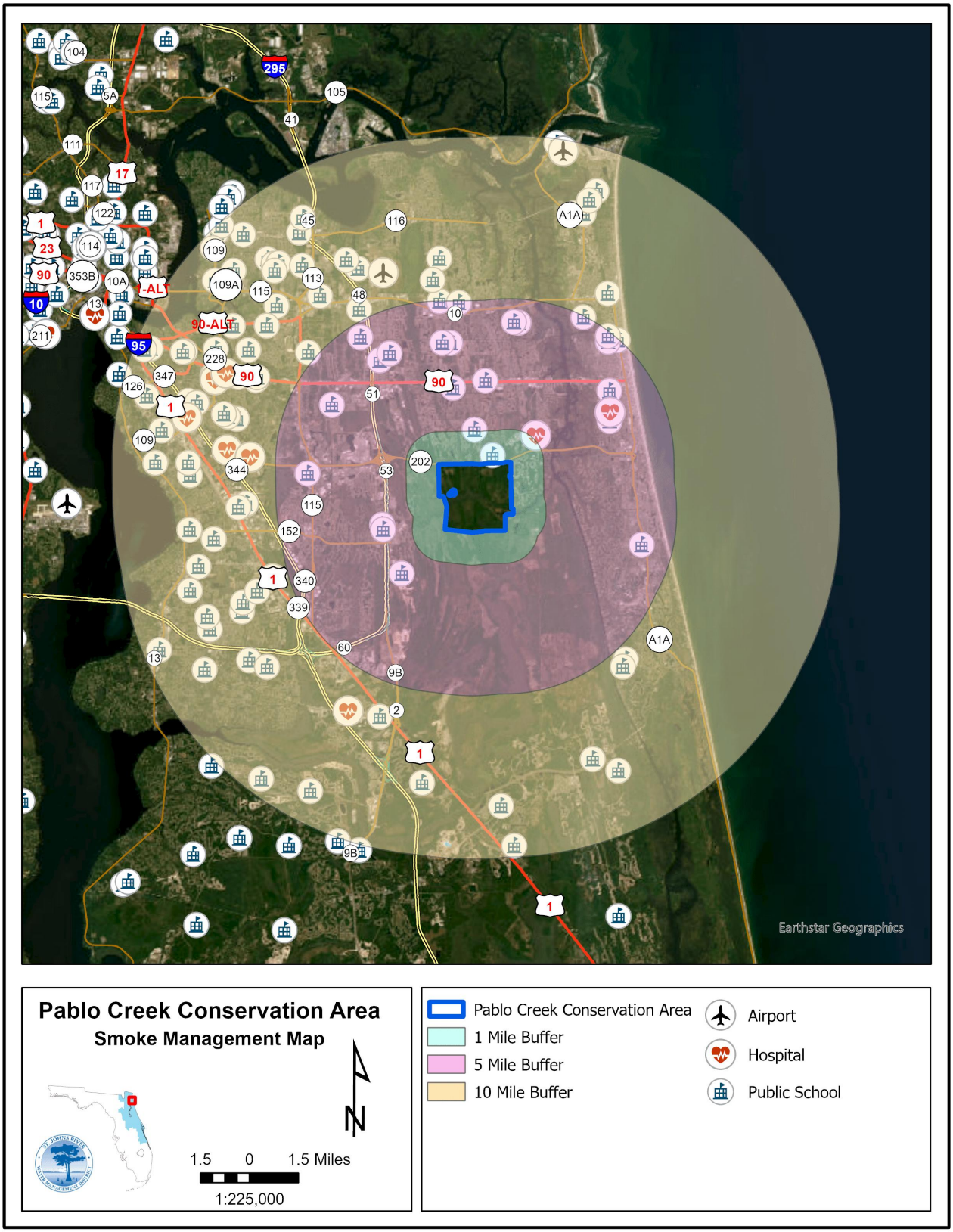

Figure 1: Fire management – smoke sensitive areas.

Hazards
Common hazards include heat stress, venomous snakes, trip hazards, or falling trees. Individual prescriptions address the hazards to consider when burning each unit and are discussed during the pre-burn briefing.

Legal Considerations

Only burn managers certified by the Florida Forest Service will approve the unit prescriptions and must be onsite while the burn is being conducted. Prescriptions and weather parameters will be approved up the burn manager's chain of command before a specific burn can be conducted. Certified burn managers adhering to the requirements of Section 590.125, F.S., are protected from liability for damage or injury caused by fire or resulting smoke, unless gross negligence is proven.

Fire Management Units

FMU's have been delineated on the Property. Where logical, the District used existing roads and landscape features to delineate fire management units. Occasionally, multiple FMU's with similar fire needs will be burned simultaneously. Roads and natural landscape features provide a break in fuels so that staff can burn smaller areas than initially planned if needed.

Ideally, District staff will thoroughly address and describe each fire management unit in terms of its fire management needs. District staff anticipates the change of vegetative assemblages over time due to growth and/or restoration and understand that fuel characteristics, models, and resulting fire behavior will also change.

Appendix I – Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised June 2021)

These procedures apply to state agencies, local governments, and non-profits that manage state-owned properties.

A. Historic The Property Definition

Historic properties include archaeological sites and historic structures as well as other types of resources. Section 267.021, Florida Statutes (F.S.), defines "historic property" or "historic resource" as "any prehistoric district, site, building, object, or other real or personal property of historical, architectural, or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state."

B. Agency Responsibilities

Pursuant to section 267.061, F.S., and state policy related to historic properties, state agencies of the executive branch must provide the Division of Historical Resources (DHR) the opportunity to comment on any undertakings with the potential to affect historic properties that are listed, or eligible for listing, in the National Register of Historic Places, whether these undertakings directly involve the state agency, i.e., land management responsibilities, or the state agency has indirect jurisdiction, i.e. permitting authority, grants, etc. No state funds should be expended on the undertaking until the DHR has the opportunity to review and comment on the undertaking. (Section 267.061(2)(a), F.S.)

State agencies of the executive branch must consult with DHR when, as a result of state action or assistance, a historic property will be demolished or substantially altered in a way that will adversely affect the property. State agencies must take timely steps to consider feasible and prudent alternatives to the adverse effect. If no feasible or prudent alternatives exist, the state agency must take timely steps to avoid or mitigate the adverse effect. (Section 267.061(2)(b), F.S.)

State agencies of the executive branch must consult with DHR to establish a program to locate, inventory and evaluate all historic properties under ownership or controlled by the agency. (Section 267.061(2)(c), F.S.)

These agencies are responsible for preserving historic properties under their control. They are directed to use historic properties available to the agency when that use is consistent with the preservation of the property and the agency's mission. They are also directed to pursue preservation of historic properties to support their continued use. (Section 267.061(2)(d), F.S.)

C. Statutory Authority

The full text of Chapter 267, F.S. and additional information related to the treatment of historic properties is available at:
https://dos.myflorida.com/historical/preservation/compliance-and-review/regulations-guidelines/

D. Management Implementation

Although the DHR sits on the Acquisition and Restoration Council and approves land management plans, these plans are conceptual and do not include detailed project information. Specific information for individual projects must be submitted to the DHR for review and comment.

Managers of state lands must coordinate any land clearing or ground disturbing activities with the DHR to allow for review and comment on the proposed project. DHR's recommendations may include but are not limited to: approval of the project as submitted, recommendation for a cultural resource assessment survey by a qualified professional archaeologist, and modifications to the proposed project to avoid or mitigate potential adverse effects.

Projects such as additions or alterations to historic structures as well as new construction must also be submitted to DHR for review. Projects involving structures 50 years of age or older must be submitted to DHR for a significance determination. In rare cases, structures under 50 years of age may be deemed historically significant.

Adverse effects to historic properties must be avoided when possible, and if avoidance is not possible, additional consultation with DHR is necessary to develop a mitigation plan. Furthermore, managers of state property should prepare for locating and evaluating historic properties, both archaeological sites and historic structures.

E. Archaeological Resource Management (ARM) Training

The ARM Training Course introduces state land managers to the nature of archaeological resources, Florida archaeology, and the role of the Division in managing state-owned archaeological resources. Participants gain a better understanding of the requirements of state and federal laws with regard to protecting and managing archaeological sites on state-managed lands. Participants also receive a certificate recognizing their ability to conduct limited monitoring activities in accordance with the Division's Review Procedure, thereby reducing the time and money spent to comply with state regulations. Additional information regarding the ARM Training Course is available at:

https://dos.myflorida.com/historical/archaeology/education/arm-training-courses/

F. Matrix for Ground Disturbance on State Lands

The matrix is a tool designed to help streamline DHR's Review Procedure. The matrix allows state land managers to make decisions about balancing ground disturbance and stewardship of historic resources. The matrix establishes types of undertakings that are either minor or major disturbances and then guides the land manager to consult DHR, conduct ARM-trained project monitoring, or proceed with the project.

Additional information regarding the matrix is available at:

https://dos.myflorida.com/historical/archaeology/education/dhr-matrix-for-ground-disturbance-on-state-lands/

G. Human Remains Treatment

Pursuant to chapter 872, F.S., it is illegal to willfully and knowingly disturb human remains. In the event human remains are discovered, the provisions of Chapter 872, F.S., will be followed. All activity in the area that may disturb the remains will cease. Bones and nearby items will be left in place and law enforcement or the local district medical examiner will be notified immediately of the discovery. Additional information regarding the treatment of human remains and cemeteries is available at:

https://dos.myflorida.com/historical/archaeology/human-remains/

https://dos.myflorida.com/historical/archaeology/human-remains/abandoned-cemeteries/what-are-theapplicable-laws-and-regulations/

H. Division of Historical Resources Review Procedure

Projects on state owned or controlled properties may submit projects to DHR for review using the streamlined State Lands Consultation Form. The form provides instructions to submit projects for review and outlines the necessary information for DHR to complete the review process. The State Lands Consultation Form and additional information about DHR's review process is available at:

https://dos.myflorida.com/historical/preservation/compliance-and-review/state-lands-review/

* * *

Questions relating to the treatment of archaeological and historic resources on state lands should be directed to:

Compliance and Review Section
Bureau of Historic Preservation
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250
StateLandsCompliance@dos.myflorida.com
Phone: (850) 245-6333
Toll Free: (800) 847-7278
Fax: (850) 245-6435

Appendix J – Arthropod Control Plan

City of Jacksonville, Florida

Donna Deegan, Mayor

Mosquito Control Division

1321 Eastport Rd.

Jacksonville, FL 32218

(904) 696-4374

www.coj.net

June 4, 2025

Chris Kinslow, Land Resource Specialist

St Johns River Management District

P.O. Box 1429

Palatka, FL 32178-1429

(386) 643-1939

Dear Mr. Kinslow,

The Jacksonville Mosquito Control Division does not have an Arthropod Control Plan that covers the Pablo Creek Conservation Area.

If you have any questions, please contact me.

Sincerely,

Randy Wishard

Chief of Jacksonville Mosquito Control

1321 Eastport Road

Jacksonville, FL 32218

Direct (904) 255-6596

RWishard@coj.net