

TURNBULL HAMMOCK CONSERVATION AREA

DRAFT LAND MANAGEMENT PLAN

VOLUSIA COUNTY, FLORIDA



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

XXXXXX, 2026

ACQUISITION AND RESTORATION COUNCIL DRAFT XXXXXX, 2026



EXECUTIVE SUMMARY

LEAD AGENCY: St. Johns River Water Management District (District)

COMMON NAME OF THE PROPERTY: Turnbull Hammock Conservation Area (THCA or the Property)

LOCATION: Volusia County

ACREAGE TOTAL: 4,940 acres

ACREAGE BREAKDOWN:

Natural Community	Acres
Basin marsh	7
Basin swamp	1,528
Hydric hammock	3,099
Mesic flatwoods	24
Mesic hammock	191
Pasture-improved	15
Scrub	18
Scrubby flatwoods	11
Successional hardwood forest	48

LEASE/MANAGEMENT AGREEMENT NO.: 4892

USE: Single:
Multiple: X

Management Responsibilities:

Agency
District

Volusia County

Florida Department of Environmental Protection (FDEP)/ Board of Trustees of the Internal Improvement Trust Fund (TIITF)

Responsibilities

Lead

Manager/Landowner

Landowner

Lessor

DESIGNATED LAND USE: Conservation

SUBLEASES: None

ENCUMBRANCES: Two access easements

TYPES OF ACQUISITION: Fee simple using funding from Water Resource Development, Florida Department of Transportation (FDOT) Mitigation, mitigation donation, District ad valorem, Volusia Forever and TIITF.

UNIQUE FEATURES: Protection of Turnbull Creek watershed, which leads to the Indian River Lagoon. Extensive, minimally altered wetlands.

CULTURAL AND HISTORICAL RESOURCES: Four documented cultural sites within the Property.

MANAGEMENT NEEDS: Preservation of the Property’s hydrology, invasive species management, cultural resource protection.

ACQUISITION NEEDS/ACREAGE: Parcels south of the Property should be considered for acquisition as well as parcels that improve access or build upon neighboring conservation lands.

SURPLUS LANDS/ACREAGE: No parcels are 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)

ARC Approval Date: _____

TIITF Approval Date: _____

Comments:

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1. Introduction and General Information

The Turnbull Hammock Conservation Area (THCA or Property) comprises approximately 4,940 acres in Volusia County. Many natural communities can be found on the THCA, with a majority of the Property consisting of basin swamp and hydric hammock. These natural communities provide a vital water quality treatment system for the Indian River Lagoon.

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 for nature-based public outdoor recreation, where appropriate. A wide range of resource management actions will be conducted on the THCA each year including fire surrogate treatments, habitat monitoring, invasive species maintenance and control, recreation management, property security, and cultural resources monitoring and protection.

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

1.1 Location

The THCA is comprised of approximately 4,940 acres and is in southeast Volusia County, between Edgewater, Oak Hill, and Interstate 95 (Figure 1). The Property is located in Sections 16, 39, 40, 41 43, 44, 46, 52 Township 18 South, Range 34 East and Sections 38, 39, 40 Township 19 South, Range 35 East in the Public Lands Survey System. This area was sectioned as part of the Spanish land grants. The Property is part of a larger basin that provides an influx of freshwater to the North Indian River Lagoon and is included in the Indian River Lagoon Blueway Florida Forever project boundary for land acquisition purposes.

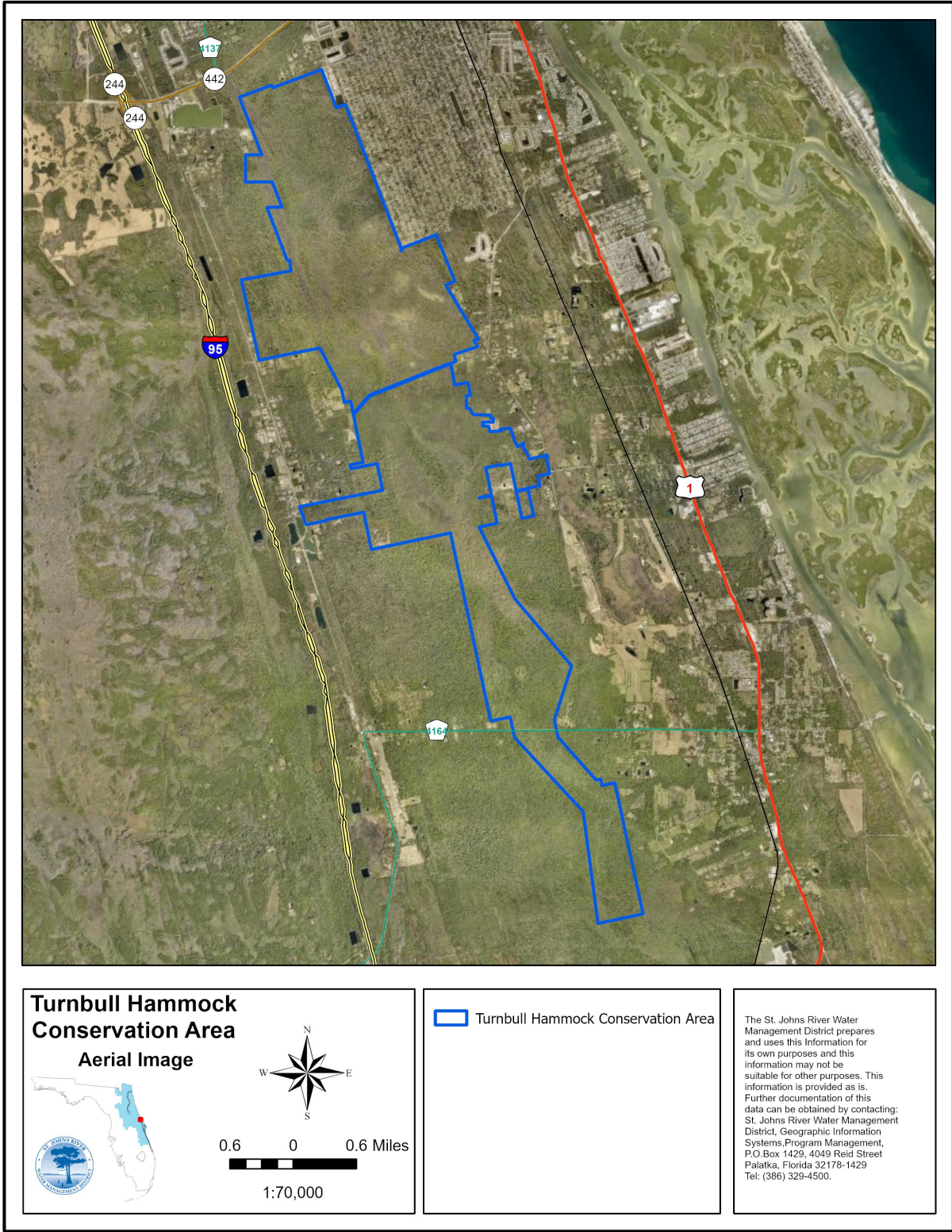


Figure 1: Turnbull Hammock Conservation Area Aerial Imagery

1.2 Acquisition

Acquisition of the THCA began in 1980 and currently consists of seven parcels totaling 4,940 deeded acres (Figure 2). All acreage in this section is derived from deed and parcel information.

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

The Trust for Public Land – 1979-002-P1 (1,167 acres)

The Trust for Public Land parcel was acquired by the District on Aug. 13, 1980, for \$116,730.00 using Water Resource Development funds.

Hart Land and Cattle – 1992-026-PA (17 acres)

The Hart Land and Cattle parcel was purchased by Florida Power and Light for \$49,866.07 with the property subsequently donated to the District on Nov. 18, 1994, for mitigation for wetland impacts associated with Florida Power and Light powerline construction.

Hart Land and Cattle Co. Inc. – 2008-022-P1 (1,212 acres)

The Hart Land and Cattle Co. Inc. parcels were purchased by the District on Jan. 6, 2010, for \$3,918,585.00 using FDOT Mitigation funds.

Peters – 2010-012-P1 (26 acres)

The Peters parcel was purchased by the District on Nov. 4, 2010, for \$51,060.00 using FDOT Mitigation funds.

Gentry – 2013-007-P1 (10 acres)

The Gentry parcel was purchased by the District on Feb. 28, 2014, for \$10,000.00 using ad valorem funding, designated as fund balance committed to Land Management and Acquisition purposes.

BTIITF (2,047 acres)

The BTIITF parcel was acquired by the Board of Trustees of the Internal Improvement Trust Fund (Trustees) on April 14, 2025. The \$3,214,400 acquisition was purchased with Florida Forever funds and the parcel is managed by the District under Trustees Lease 4892.

Volusia County (461 acres)

The Volusia County parcels were acquired by Volusia County on Jan. 22, 2025. The \$1,543,975 acquisition was purchased with Volusia Forever funds and the parcel is managed by the District under an intergovernmental management agreement.

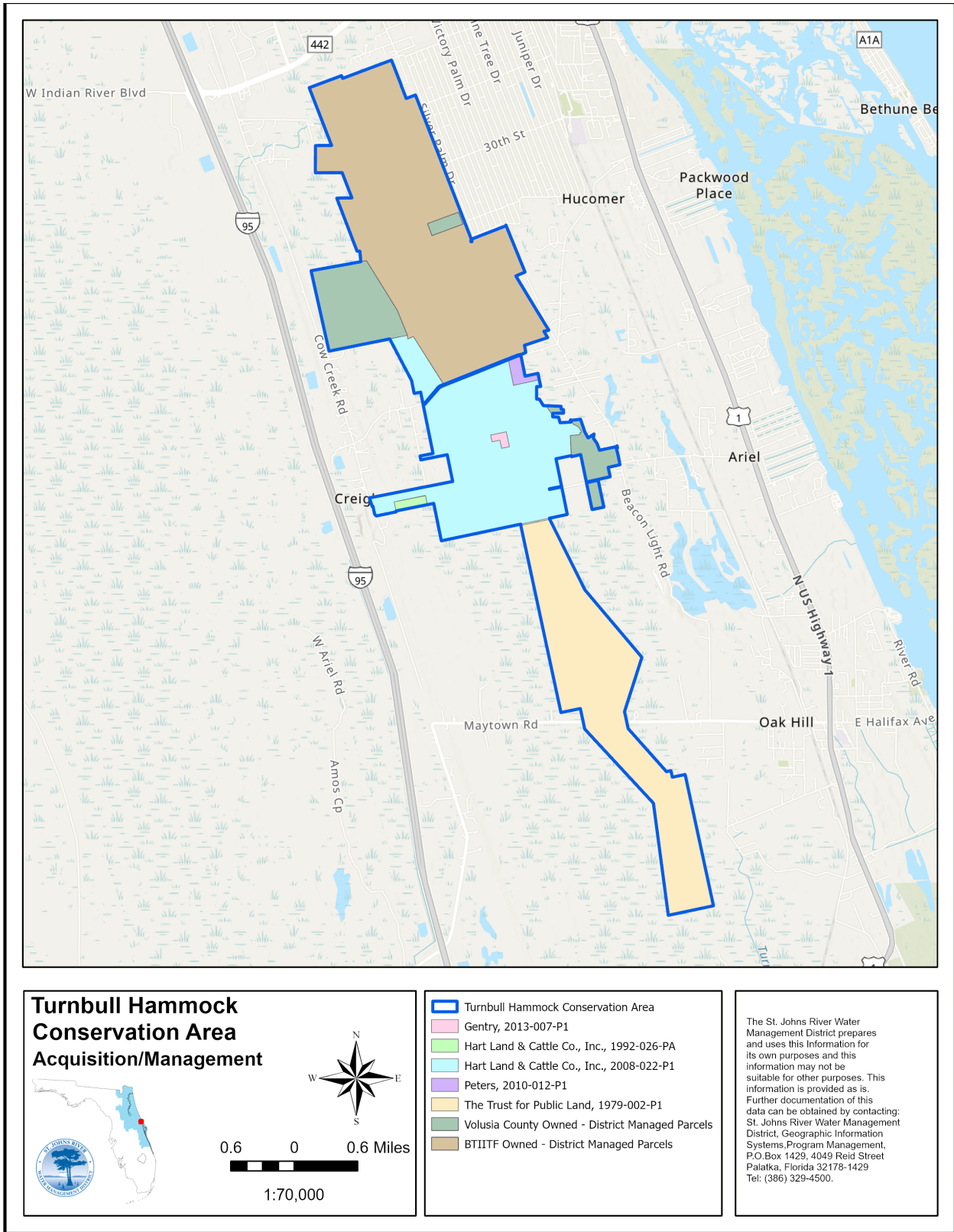


Figure 2: Turnbull Hammock Conservation Area Acquisition History

1.3 Title Interest and Encumbrances

Section 373.1391, *Florida Statutes*, authorizes and encourages the District to enter into cooperative land management agreements with state agencies or local governments to provide for the coordinated and cost-effective management of lands to which the water management districts, the Board of Trustees, or local governments hold title. District Policy #820 promotes the District entering into agreements with other agencies and private parties for cooperation and coordination of management of the District's lands. The District is authorized to enter into Cooperative Agreements, Cooperative Management Leases, Leases, Easements and Special Use Authorizations to protect the District's water management interests and to enhance the management and public value of the land. Leases can be a useful tool to accomplish land management objectives and will be evaluated and implemented where appropriate. Common examples include cattle grazing and apiaries, and the District remains open to considering other types of leases which help achieve management goals.

The BTIITF parcel is managed under a lease (Appendix A) to the District from the BTIITF. This parcel is fully owned by the BTIITF.

The Volusia County parcels are managed by the District under an intergovernmental management agreement (Appendix B). These parcels are fully owned by Volusia County.

The District benefits from one access easement that allows District staff and contractors to enter the Property off Cow Creek Road. There is an access and maintenance easement benefiting the City of Edgewater for maintenance of a canal within the Property off Silver Palm Drive.

The Property hosted a cattle lease until 2023. The lease was located on an area of improved pasture near Cow Creek Road. The lease may be rebid in the future.

1.4 Proximity to Other Public Lands

The THCA is a significant acquisition within a broad network of publicly owned lands and conservation easements in the Upper and Middle St. Johns River basins. Table 1 lists nearby conservation areas and Figure 3 illustrates the regional significance of the Property.

Table 1: Proximate conservation areas

Lead Manager	Conservation Area
Brevard County	Scottsmoor Flatwoods Sanctuary
District	Buck Lake Conservation Area
District	Lake Jesup Conservation Area
District	Lake Monroe Conservation Area
District	Palm Bluff Conservation Area
Florida Forest Service	Tiger Bay State Forest
Private Corporation	Farmton Conservation Easements
U.S. Department of the Interior, National Park Service	Canaveral National Seashore
U.S. Department of the Interior, Fish and Wildlife Service	Merritt Island National Wildlife Refuge
Volusia County	Deep Creek Preserve
Volusia County	Doris Leeper Spruce Creek Preserve
Volusia County	Longleaf Pine Preserve

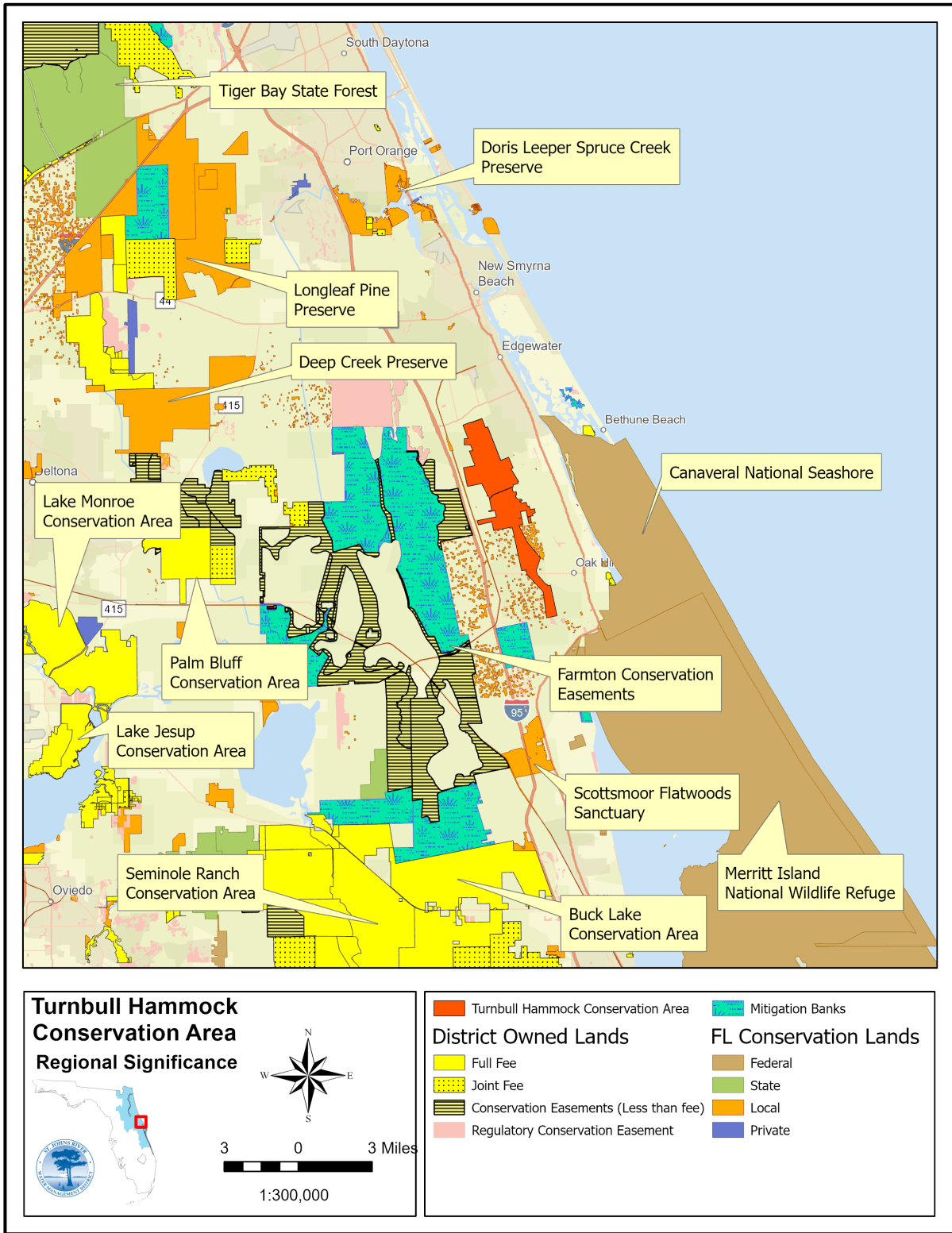


Figure 3: Turnbull Hammock Conservation Area Regional Significance (2/2026)

1.5 Adjacent Land Uses

Current land use and zoning classifications for properties located in Volusia County that surround the Property include Agricultural Resource, Environmental Systems Corridor, Incorporated and Rural. The future land use designations include all of the aforementioned designations.

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

1.6 Public Involvement

This plan was prepared with input from the THCA Management Advisory Group (MAG). The THCA MAG met on May 27, 2026, Appendix D.

A noticed public meeting was held on XXXXX. The objective of the public meeting was to receive public input regarding the draft management plan. A summary of that meeting is in Appendix E.

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, BTITF, and Volusia County retain mineral rights on the Property except for a 72-acre parcel at the intersection of Beacon Light Road and Daharo Road, which Volusia County owns.

b. Topography

The highest elevations, approximately 22 feet (NAD 83), occur on the western portion of the Property near Cow Creek Road, and the lowest elevations, approximately 2 feet (NAD 83), in the far southern portion of the Property (Figure 4).

c. Soils

The U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS) recognizes 14 different soil series within the Property. A soils map is

contained in Figure 5. Chobee fine sandy loam and Tuscawilla fine sand are the predominate soils on the Property.

Appendix F contains soil descriptions from the Volusia County Soil Survey.

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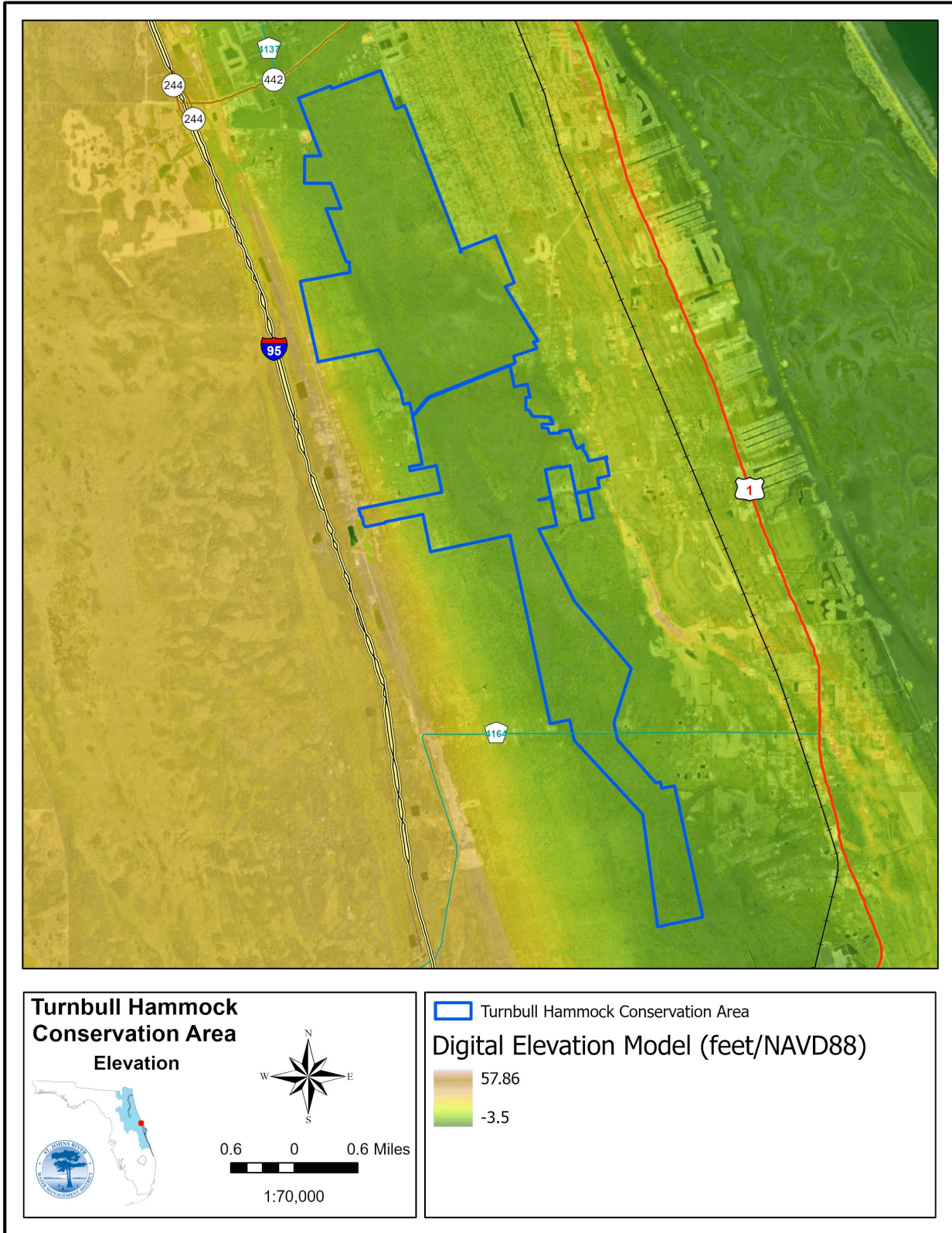


Figure 4: Turnbull Hammock Conservation Area Topography

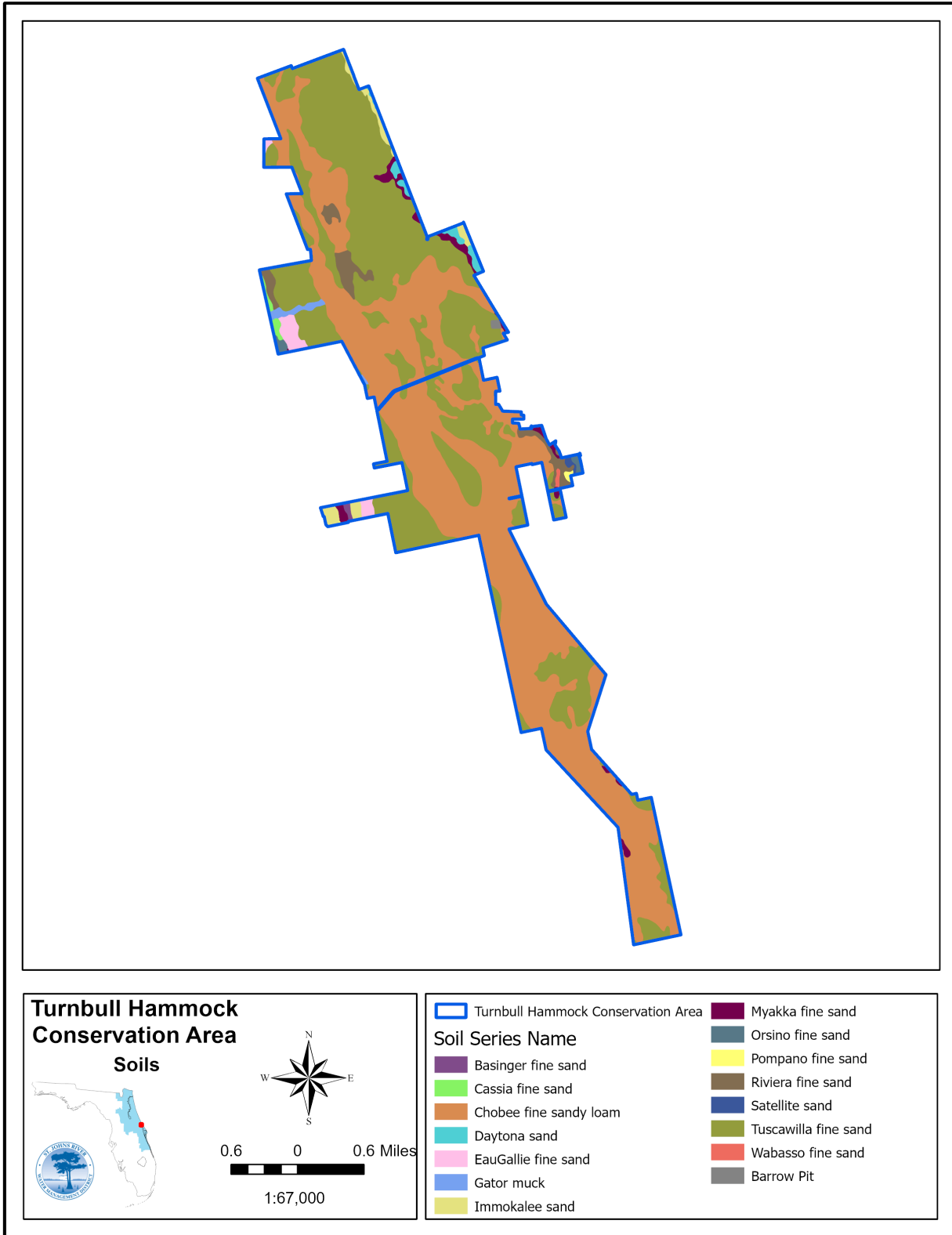


Figure 5: Turnbull Hammock Conservation Area Soils

2.2 Natural Communities

Nine natural communities are contained within the Property. The dominant community types on the Property are basin swamp, hydric hammock, and mesic hammock (Figure 6). Due to the long fire return intervals or the small acreage associated with these communities, prescribed fire is not used as a land management tool on this Property.

Information pertaining to the natural communities at the Property was derived from personal observations by District staff combined with aerial imagery analysis as well as mapping completed by Florida Natural Areas Inventory (FNAI) in 2022. Natural communities have been characterized using descriptions provided by FNAI staff during their 2022 site visit.

Hydric Hammock (3,099 acres, 63%)

Hydric hammock is a low-lying, closed-canopy forest that is periodically flooded, often occurring on shelly sands or where limestone is near the surface. The community is characterized by a mix of cabbage palm (*Sabal palmetto*) and swamp laurel oak (*Quercus laurifolia*). On the Property, hydric hammocks occupy higher elevations within the low terrace sandwiched between a sandhill ridge to the west and the St. Augustine-Edgewater coquina ridge to the east. This hammock grades up to a mesic hammock along a slope to the west and on small rises throughout the community. The two communities can be difficult to distinguish, with many areas intermediate between the two communities. Likewise, the transition to more frequently inundated basin swamp can be very gradual.

The canopy and subcanopy layers are dominated by hydrophytic trees with a consistent component of cabbage palm and swamp laurel oak. Green ash (*Fraxinus pennsylvanica*) is abundant in the canopy. Other occasional trees include sweetgum (*Liquidambar styraciflua*), American elm (*Ulmus americana*), sugarberry (*Celtis laevigata*), red maple (*Acer rubrum*), and water hickory (*Carya aquatica*). Slightly drier areas may include live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), and southern magnolia (*Magnolia grandiflora*).

The understory includes American hornbeam (*Carpinus caroliniana*), yaupon (*Ilex vomitoria*), needle palm (*Rhapidophyllum hystrix*), wild coffee (*Psychotria nervosa*), American beautyberry (*Callicarpa americana*), red mulberry (*Morus rubra*), eastern hophornbeam (*Ostrya virginiana*), shortleaf wild coffee (*Psychotria sulzneri*), and silverling (*Baccharis glomeruliflora*). Remnant citrus (*Citrus* sp.) is occasional.

Epiphytes are common, including Spanish moss (*Tillandsia usneoides*), Bartram's air-plant (*Tillandsia bartramii*), and spreading air-plant (*Tillandsia triculata*). Cabbage palms often support golden polypody (*Phlebodium aureum*) and shoestring fern (*Vittaria lineata*), with occasional wild Boston fern (*Nephrolepis exaltata*). Herbs are generally sparse but include slender woodoats (*Chasmanthium laxum*) and savannah panicum (*Phanopyrum gymnocarpon*).

Some portions of the hammock near the western boundary were converted to orange groves in the early 20th century, but these are long abandoned and have mostly reverted back to hammock vegetation, although one area was converted to a pasture. Current management considerations of the Property's hydric hammocks primarily consist of maintaining natural hydrology and controlling invasive plants.

Basin Swamp (1,528 acres, 31%)

Basin swamps are forested depressions that are typically large and/or embedded in a non-pyrogenic community and thus are not heavily influenced by frequent fires in the surrounding landscape. The soils are generally acidic, nutrient-poor peats overlying an impervious soil layer. This community type is dominated by cypress and/or tupelo but may contain additional hydrophytic trees and shrubs that can withstand inundation for most or all of the year.

At the Property, a large complex of basin swamp and hydric hammock make up most of the site. Swamp and hammock are roughly equal in size with swamp forming a branched network of deeper, frequently inundated, broad channels in the low terrace sandwiched between a sandhill ridge to the west and the St. Augustine-Edgewater coquina ridge to the east. Hydric hammocks occupy the higher elevations within this terrace.

Aerial photographs from the 1940s, relict logging tram beds and stumps of large cypress within the Property provide evidence of the large-scale timbering of cypress that occurred throughout Florida in the late 19th and early 20th century. Current management considerations include monitoring and treating for invasive species.

On the Property, basin swamp and hydric hammock form a large, interconnected mosaic. Bald cypress (*Taxodium distichum*), green ash, American elm, red maple, water hickory, swamp laurel oak, and cabbage palm dominate the canopy. Swamp tupelo (*Nyssa biflora*) is common, particularly in areas of former basin marsh.

Spanish moss is a common epiphyte. Additional species include resurrection fern (*Pleopeltis michauxiana*) and larger air plants, such as Florida air-plant (*Tillandsia simulata*). The shrub layer includes common buttonbush (*Cephalanthus occidentalis*).

Herbaceous species in more open areas include savanna panicum, angle pod (*Gonolobus suberosus*), mild waterpepper (*Persicaria hydropiperoides*), barnyardgrass (*Echinochloa crus-galli*), narrowfruit horned beaksedge (*Rhynchospora inundata*), swamp rosemallow (*Hibiscus grandiflorus*), swamp milkweed (*Asclepias perennis*), and marshpennywort (*Hydrocotyle* sp.). Deeper areas support pickerelweed (*Pontederia cordata*), alligatorflag (*Thalia geniculata*), broadleaf cattail (*Typha latifolia*), and water spangles (*Salvinia minima*).

Fire intervals in basin swamps are highly variable. The lowest portions of basin swamps rarely, if ever, burn. If hydrology has been altered (i.e., ditches/canals), normal hydroperiod should be restored, if possible, since shortened hydroperiods can also allow devastating fire to enter, potentially altering the community. This community is thought to be very stable as long as hydrological conditions and water quality are maintained.

Mesic Hammock (191 acres, 4%)

Mesic hammocks are upland, closed-canopy, evergreen forests of mainly live oak and cabbage palm. They are similar to the upland hardwood forests mostly found further north, but generally have a less diverse, more evergreen canopy. At the Property, mesic hammock forms the broad, nearly one-kilometer wide transition area from the dry upland ridge to the west down to the low terrace of swamp and hydric hammock that makes up the majority of the site. The large hydric hammock also has several higher areas that are somewhat intermediate to mesic hammock. Large blocks of the mesic hammock were converted to orange groves in the early 20th century, but these are long abandoned and have reverted back to hammock vegetation, although one area was converted to a pasture.

The mesic hammocks on the Property have a closed canopy of mostly live oak, but with other species such as southern magnolia, water oak (*Quercus nigra*), pignut hickory, cabbage palm, sweetgum, swamp laurel oak, and sugarberry mixed throughout. Areas cleared for citrus production have a similar composition, but the trees are markedly smaller. Common epiphytes include Spanish moss, shoestring fern, and golden polypody. The understory includes southern bayberry (*Morella cerifera*), saw palmetto (*Serenoa repens*), rusty staggerbush (*Lyonia ferruginea*), yaupon, and false indigobush (*Amorpha fruticosa*). Herbs include Elliott's milkpea (*Galactia elliotii*), dogfennel (*Eupatorium capillifolium*), witchgrass (*Dichantheium* sp.), and Carolina ponysfoot (*Dichondra carolinensis*). The non-native invasive Caesar weed (*Urena lobata*) is occasional along roads through this community.

Current management considerations of the Property's mesic hammocks primarily consist of maintaining natural hydrology and controlling invasive plants.

Successional Hardwood Forest (48 acres, 1%)

Closed-canopied forest is dominated by fast growing hardwoods such as laurel oak (*Quercus hemisphaerica*), 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.

A small area of former pine flatwoods on the far western boundary of the Property is now primarily a successional hardwood forest. This community has a short canopy dominated by water oak, sand live oak, and cabbage palm, with an overstory of slash pine (*Pinus elliotii*). Shrubs are dense and include a mix of species including wild olive (*Cartrema americanum*), red bay (*Persea borbonia*), gallberry (*Ilex glabra*), shiny blueberry (*Vaccinium myrsinites*), American beautyberry, pricklypear (*Opuntia humifusa*), gopher apple (*Geobalanus oblongifolius*), and dwarf huckleberry (*Gaylussacia dumosa*). Vines include earleaf greenbrier (*Smilax auriculata*) and muscadine (*Vitis rotundifolia*). Herbs include bracken fern (*Pteridium aquilinum*) and vanillaleaf (*Carphephorus odoratissimus*).

The area of successional hardwood forest on the Property is considered too small for fire to be an effective management tool.

Mesic Flatwoods (24 acres, >1%)

Mesic flatwoods are open canopy upland communities of uneven aged pines, typically slash pine (*Pinus elliotii*) with a low, diverse understory of herbs and shrubs maintained by frequent fires. Two areas of mesic flatwoods occur on the Property. Most of these flatwoods are ecotonal areas between 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.

Due to the size and location of the mesic flatwoods within the wildland-urban interface on the Property, fire will not be used as a management tool. Fire surrogates may be used to reduce fuel structure.

Scrub (18 acres, >1%)

Scrub is a community composed of evergreen shrubs, with or without a canopy of pines, and is found on dry, infertile, sandy ridges. These ridges often mark the location of former Plio-Pleistocene shorelines. A small section of scrub occurs on the east side of the Property south of the Florida Shores neighborhood. It is principally composed of Chapman's oak (*Quercus chapmanii*), sand live oak, and myrtle oak (*Quercus myrtifolia*) with a component of sand pine (*Pinus clausa*).

While scrub is a fire-maintained community, it is not easily ignited. Scrub is thought to have burned less frequently than communities with a more easily ignited grassy groundcover, such as sandhill and mesic flatwoods. Due to the size and location of the scrub within the wildland-urban interface on the Property, fire will not be used as a management tool. Fire surrogates may be used to reduce fuel structure.

Pasture (15 acres, >1%)

Dominated by planted non-native or domesticated native forage species and evidence of current or recent pasture activity. Improved pastures have been cleared of their native vegetation. Most improved pastures in Florida are planted with bahia grass (*Paspalum notatum*) and to a lesser extent with Bermudagrass (*Cynodon dactylon*) or pangolagrass (*Digitaria eriantha*). Weedy native species are often common in improved pastures in Florida and include dogfennel (*Eupatorium capillifolium*), many species of flatsedge (*Cyperus* spp.), carpetgrasses (*Axonopus* spp.), crabgrasses (*Digitaria* spp.), and rustweed (*Polypremum procumbens*) among many others.

The pastures have a ground cover of bahiagrass (*Paspalum notatum*) mixed with weeds such as dogfennel (*Eupatorium capillifolium*) and turkey tangle fogfruit. Hammock vegetation occurs in clumps of live oak, sand live oak (*Quercus geminata*), cabbage palm, and American beautyberry (*Callicarpa americana*) with an open, disturbed understory.

Scrubby Flatwoods (11 acres, >1%)

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 occurs in areas between scrub and mesic flatwoods on the Property.

Currently, scrubby flatwoods on the Property are in a more or less natural state. Saw palmetto and scrub oaks — Chapman's oak, sand live oak, and myrtle oak — dominate the open, patchy shrub layer. 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.

Since it has a more continuous ground cover, scrubby flatwoods burns more readily than scrub and somewhat less readily than mesic flatwoods and it would thus naturally have burned at frequencies

intermediate between the two. Due to the size and location of the scrubby flatwoods within the wildland-urban interface on the Property, fire will not be used as a management tool. Fire surrogates may be used to reduce fuel structure.

Basin Marsh (7 acres, >1%)

Basin marshes are depressional, non-forested wetlands. They are typically large and/or embedded in a non-pyrogenic community and thus are not heavily influenced by frequent fires in the surrounding landscape. This community type is dominated by herbs or occasionally shrubs that can withstand inundation for most or all of the year. On the Property, large areas within the swamp matrix appear to be non-forested in the 1940s aerial photographs. Most of this former marsh now has a developed canopy and is currently included within the basin swamp. Additional areas of marsh vegetation occupy depressions in hammocks. The marsh near the western boundary at the interface between historic flatwoods and mesic hammock is highly disturbed by cattle grazing and old linear clearings that bisect the community. Red maples (*Acer rubrum*) and cabbage palms form a scattered short canopy. Basin marsh vegetation includes red maple, cabbage palm, common buttonbush, coastalplain willow (*Salix caroliniana*), sawgrass (*Cladium jamaicense*), spikerush (*Eleocharis* sp.), dotted duckweed (*Landoltia punctata*), climbing hempvine (*Mikania scandens*), turkey tangle fogfruit (*Phyla nodiflora*), and dogfennel.

Although not considered a pyrogenic community, occasional fires can be beneficial for restoring an herb-dominated vegetation structure. Removing feral hogs is desirable in areas where these animals are damaging basin marshes and other wetlands.

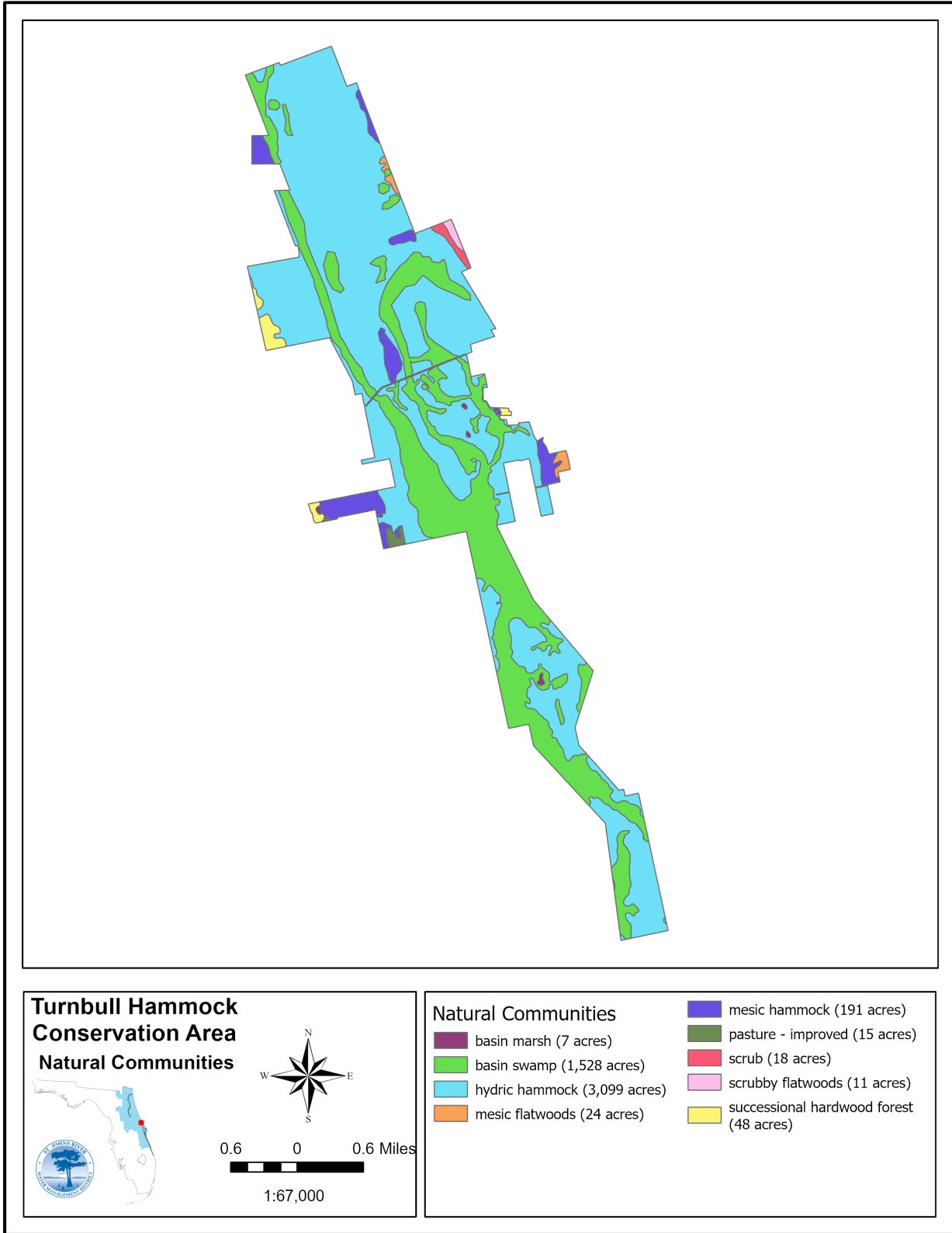


Figure 6: Turnbull Hammock Conservation Area Natural Communities

2.3 Plant and Animal Species

The THCA has a diverse assemblage of natural communities providing significant habitat for a variety of floral and faunal species. There are historic occurrences of a wading bird rookery being active in the 1970s, as well as indigo snake (*Drymarchon couperi*) observations in the late 1960s, but neither have been observed contemporarily.

Florida Black Bear

The Florida black bear (*Ursus americanus floridanus*) has been documented near the Property. The THCA lies within a critical movement corridor for the Central (Ocala/St. Johns) subpopulation of the black bear. The Property is a significant acquisition in providing connectivity to other conservation lands and provides an optimal range of desirable habitat and seasonal food sources for bears, as well as cover for denning and protection from humans.

Needle Palm

The commercially exploited needle palm (*Rhapidophyllum hystrix*), a shrublike, clumping palm, has been observed in the hydric hammocks of the Property. Beginning in 2020, numerous specimens on the Property were observed in a state of decline. This decline preceded a noticeable die-off of this plant at the Property. In spring 2022, scientists with the Florida Department of Agriculture and Consumers Services (DACCS) made several visits to the Property to determine the reason for the decline and die-off. Research is still ongoing, and no conclusion has been determined as of the time of this writing. A variety of causal agents including nematodes, foliar fungus, and soil salinity have been discussed. While the die-off appears to have stabilized, District staff will continue to monitor the populations for any continuing changes.

Plant, insect, and animal lists are contained in Appendix G. 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, 14 listed species have been recorded on the Property, including wood stork, gopher tortoise (*Gopherus polyphemus*) and spreading air-plant (*Tillandsia utriculate*). Three commercially exploited species, saw palmetto, needle palm, and royal fern (*Osmunda regalis*), occur on the Property. Appendix H contains an inventory of listed species recorded on the Property. Rather than manage for a single species or a small suite of species, the District's goal is to manage the natural communities within the Property for optimal health and biodiversity.

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 natural communities as well as the access challenges of the Property make most forest management activities not practicable. The forested natural communities of the Property shall be monitored for structural and biotic changes. Where these changes occur, appropriate actions shall be undertaken in consultation with the District forester.

2.6 Native Landscapes

The native landscapes on the Property include hydric hammock, basin swamp, and mesic hammock. All natural communities described in more detail in the Natural Communities section (Section 2.2).

2.7 Water Resources

This section describes the surface water and groundwater 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*). The Property is located within the Mosquito Lagoon and North Indian River Lagoon planning units of the Indian River Lagoon 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 2025 Status and Trends Report is a 15-year assessment of data from January 1, 2010, to December 31, 2024. These trends show whether a water quality parameter is increasing or decreasing over time (SJRWMD 2025).

Basic water chemistry data is collected at one site connected to the planning unit that covers the majority of the Property, being Station IRLTBC, located downstream from the Property where Turnbull Creek flows into the Indian River Lagoon within the Northern Indian River Lagoon planning unit (Figure 7). Water chemistry data are typically collected on a monthly basis by Volusia County staff as in-kind payment to the District for water quality analyses of other samples. Field data including water temperature, pH, specific conductivity, and dissolved oxygen are 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 IRLTBC site are discussed in relative terms for the past 5 years for status and 15 years for trends as described in the 2025 Status and Trends

Report.

Station IRLTBC

Phosphorus is in the high range and decreasing. pH is in the mid-range and stable. TSS, nitrogen, specific conductivity, and Chl-a are in the mid-range and decreasing. DO is in the low range and increasing.

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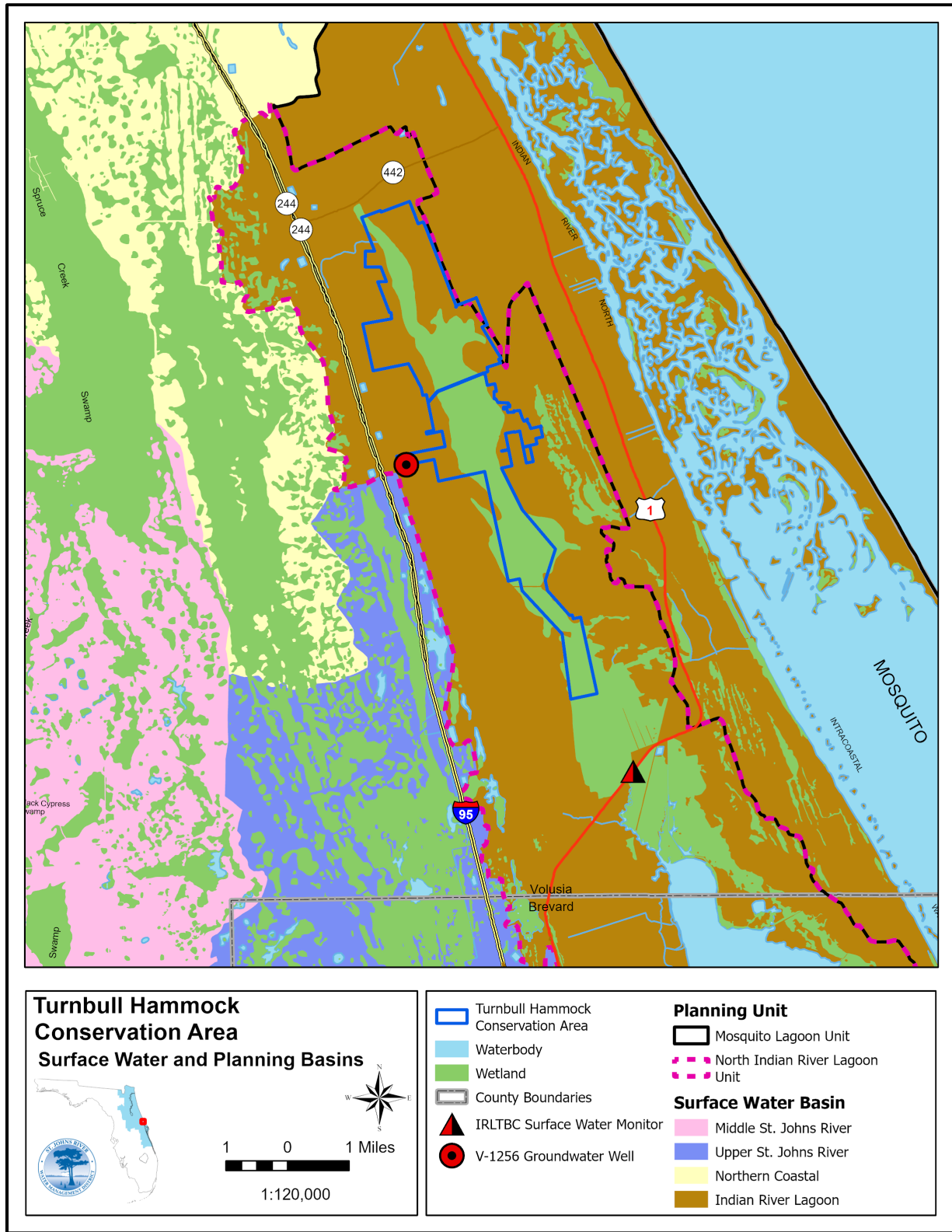


Figure 7: Surface Water and Planning Basins

b) Groundwater

The District has active groundwater monitor well site number 3719 located on the Property. Wells are identified as V-1256 for Upper Floridan aquifer (UFA) monitoring and V-1257 for surficial aquifer system (SAS) monitoring. Water levels from July 19, 2017, to Jan. 1, 2026, for both sites are depicted in Figure 8. Both the SAS and the UFA water levels are plotted together to show the elevations relative to the well site benchmark (NAVD 1988) of the water levels in each aquifer. The water elevations are higher in the SAS than in the UFA indicating downward flow from the SAS toward the UFA.

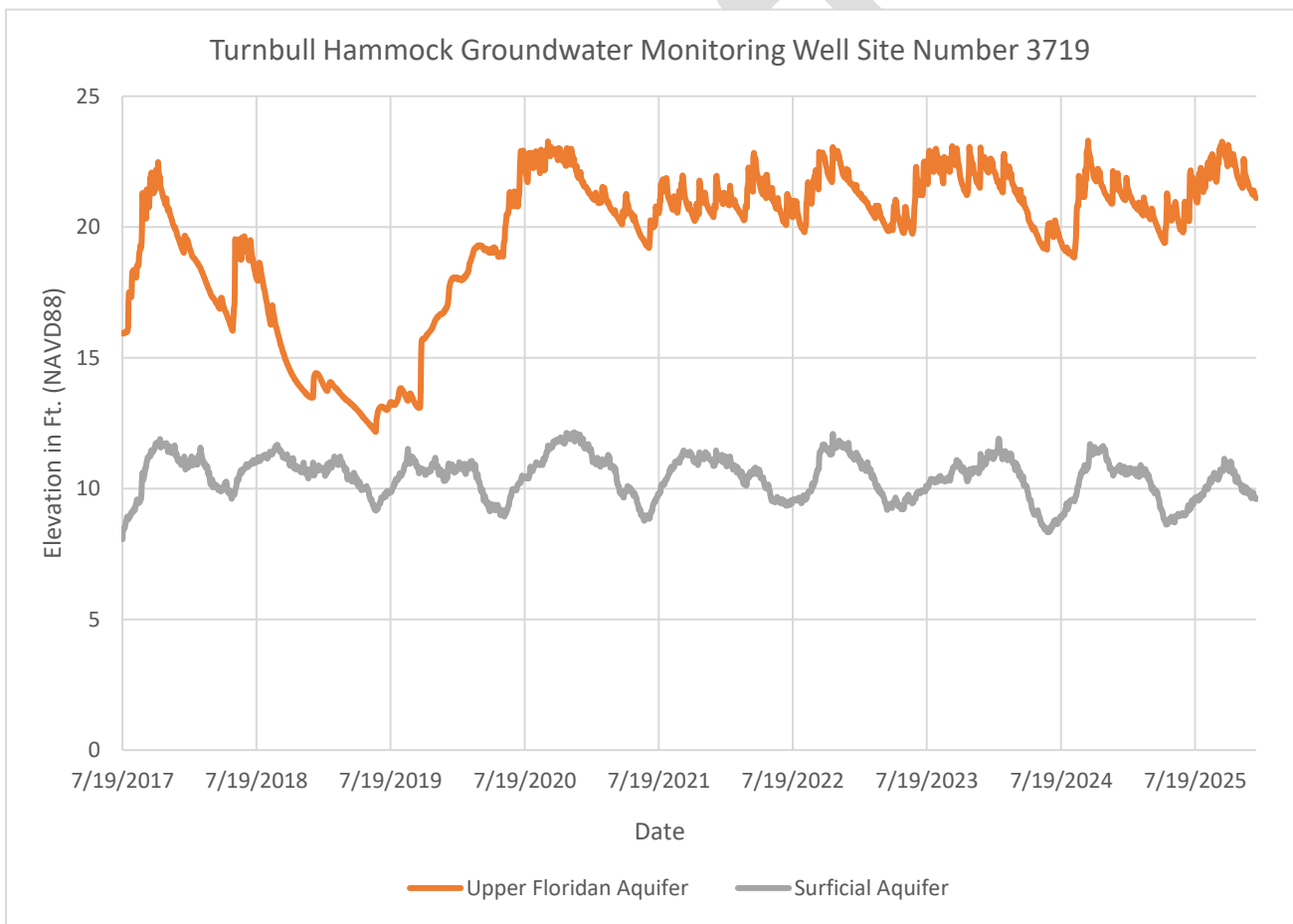


Figure 8: Turnbull Hammock Groundwater Monitoring Well Site Number 3719

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 and no known outstanding mineral resources on the Property. The District, BTITF, and Volusia County retain mineral rights on the Property except for a 72-acre parcel at the intersection of Beacon Light Road and Daharo Road, which Volusia County owns.

2.10 Cultural Resources

Four cultural sites have been documented on the Property (Table 2). All sites were monitored in 2023.

Table 2: Historic Sites on THCA

Site ID	Site Name	Site Type	Eligibility for listing on the National Register of Historic Places (NRHP)
VO00181	McMullen	Prehistoric midden(s)	Not Evaluated
VO02576	Council Midden	Campsite (prehistoric)	Ineligible for NRHP
VO02577	Indiana Jones Mounds	Prehistoric shell midden	Insufficient Information
VO02590	Christopher's Sandbox Mound	Prehistoric mound(s)	Insufficient Information

2.11 Scenic Resources

The Property is home to large, minimally altered wetlands that have very large hardwoods throughout.

3. Uses of the Property

3.1 Previous Use and Development

The Property has seen use and habitation since prehistoric times. There are four recorded cultural sites on the Property. Within the past 70 years, portions of the Property have been cleared for citrus groves. These groves have been abandoned and have succeeded into hardwood hammocks. There is evidence of cypress logging based on 1940s aerial photographs.

3.2 Purpose for Acquisition

The management focus for the THCA is the continued protection of the water resources of the Indian River Lagoon. This includes protection of diverse wetlands such as basin swamp, basin marsh, and hydric hammock, which act as a vital water quality treatment system for the Indian River Lagoon. Management activities within the Property will focus on the preservation of the site's hydrology, natural communities, and cultural resources to aid in the restoration of the Indian River Lagoon.

The Property is also part of the North Indian River Lagoon Site within the Indian River Blueway Florida Forever Project. The primary goals of management of Indian River Lagoon Blueway project are to conserve and protect environmentally unique and irreplaceable lands that contain native flora and fauna representing a natural area unique to or scarce within this state; to conserve and protect significant habitat for native species or endangered and threatened species; to conserve, protect, manage, or restore important ecosystems in order to enhance or protect significant surface water, coastal and recreational fish and wildlife resources that local or state regulatory programs cannot adequately protect; and to provide areas for natural resource-based recreation. The recent acquisitions by BTITF and Volusia County significantly added to the completion of this site within the project area.

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. Invasive plant and animal management, hydrologic restoration, 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.

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 or owned by the District. Should surplus lands be identified

in the future, all applicable laws and regulations related to the surplus of land that are in effect at that time will be followed.

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

In addition, goals related to the Volusia Forever program will also guide the management of the Property. Specifically, these goals include that lands shall be managed and maintained to the extent practicable in such a way as to ensure a balance between public access and restoration and protection of their natural state and condition. Public access, as well as public use, will be determined in the management plans (Section XIII, Volusia County Resolution 2020-80).

4.1 Land Management Review (Management Review Team)

A Management Review Team (MRT) occurred in 2021 on lands titled to the District. An MRT will occur on the land managed by the District for BTIITF and Volusia County by 2032.

4.2 Habitat Restoration and Improvement

The large swamps, which have limited access, have allowed for minimal disturbance on the Property. Habitat restoration and improvement will consist of monitoring the natural communities for biotic changes and invasive species.

4.3 Prescribed Fire and Fire Management

Except for the small acreage of scrub and scrubby flatwoods, the Property's natural communities are not dependent on frequent fire. Prescribed burning will not be utilized at this site. The aforementioned natural communities and the successional hardwood forest on the Property are considered too small or too close to development for fire to be an effective management tool. Fire surrogates may be used to reduce fuel structure where determined necessary.

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, 14 listed and tracked species have been

recorded at the Property. A short discussion follows about the notable species documented on the Property. Appendix H contains a list of listed species recorded on the Property.

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 rather because it does not contain contiguous suitable soil types, as defined by drainage class, greater than 40 acres (Figure 9) to provide adequate habitat following the Florida Fish and Wildlife Conservation Commission's (FWC) Gopher Tortoise Permitting Guidelines (FWC 2020).

Management activities within the Property will focus on minimizing impacts to the gopher tortoise. Most of the gopher tortoise occurrences on the Property are located near Cow Creek Road and the scrub south of the Florida Shores neighborhood.

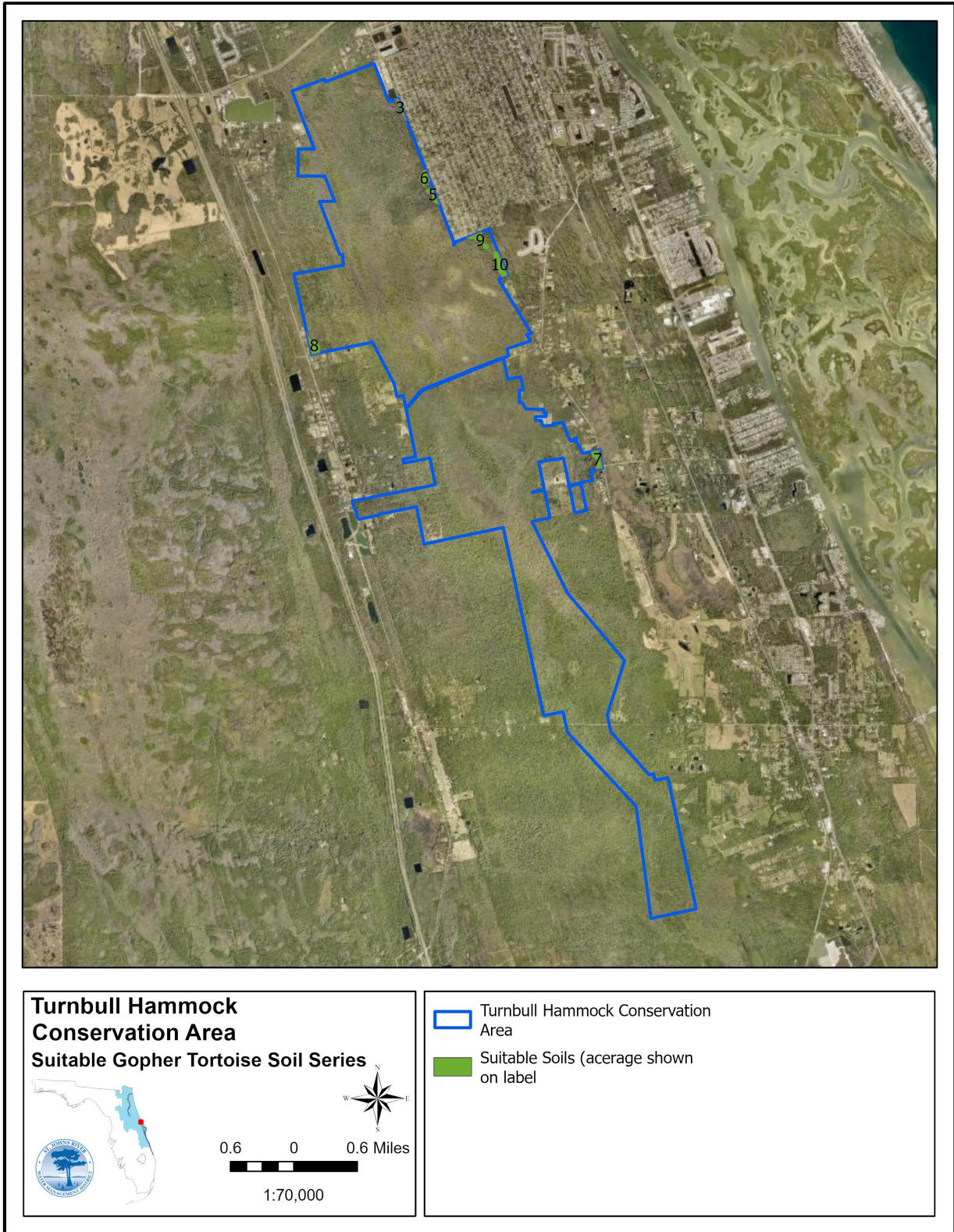


Figure 9: Suitable Gopher Tortoise Soil Series

Spreading Air-plant

Spreading air-plants may live for as many as 20 years, however, this is a monocarpic species. After flowering, the plant releases its seed and then dies. This is the largest Tillandsia species and the largest bromeliad in Florida. Its historic range extended across much of the central and southern peninsula. Since its introduction in 1989, the Mexican bromeliad weevil (*Metamasius callizona*) has killed many plants by burrowing into and destroying the leafy, tank-like rosettes. The Florida populations of spreading air-plant are particularly susceptible to damage from this weevil. Florida now lists this and most other rosette-forming bromeliads as threatened or endangered. Since most Tillandsia species are slow to mature, protecting the trees in primary habitats will encourage the development of healthy epiphyte populations.

The spreading air-plant is found throughout the Property in the bright, exposed areas in swamps, hammocks, mesic flatwoods, and occasionally on the periphery of basin marshes and in improved pastures. Found on live oaks and other trees with thick ridged bark allow for easier attachment and seedling recruitment (FNAI 2025).

4.5 Invasive Species Management and Control

The most common invasive plants that occur within the Property include cogongrass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), and tropical soda apple (*Solanum viarum*). These invasive plants are managed by District staff and contractors. 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 apply various U.S. Environmental Protection Agency-approved herbicides per label rates using the most appropriate method of application for the target species.

While it is unlikely that the District will eradicate invasive plants within the Property, depending on species and level of infestation, maintaining control or achieving maintenance control of such species is targeted within the scope of this plan. Invasive plant infestations are minimal across the Property, and the Property is regularly monitored and treated, as necessary. A goal of treating/scouting 5% percent of the Property's uplands annually will be established in this plan. The Property's overall undisturbed condition, as well as its limited access, provides for a natural barrier to invasive species but also presents challenges to scouting the entire Property.

Invasive wildlife species known to occur within the Property include feral hogs (*Sus scrofa*). Overall, soil disturbance from feral hog activity on the Property is minimal. From 2015 to 2025, 399 hogs have been removed from the Property by contracted nuisance feral hog removal agents.

4.6 Public Access and Recreational Opportunities

The Property does not offer developed recreation amenities at this time due to limited, but not prohibited, access. The limited trails and roads that exist on the Property are often inundated and impassable. There is no legal access off Cow Creek Road. Large ditches on either side of Maytown Road prevent access.

A potential access point off Silver Palm Drive in the Florida Shores neighborhood may be constructed during the scope of this plan. This access point will utilize a City of Edgewater access easement to an east-west canal. The 1-mile out-and-back trail that will originate from this access point will parallel the canal (Figure 10). An additional access point may be established off Volco Road.

If additional parcels are acquired along Cow Creek Road or 35th Street in Florida Shores, access could be expanded using relic road systems.

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 hunting. Special opportunity hunts in coordination with Volusia County or other agencies will also be considered. The aforementioned limited access will be a challenge for expanded hunting opportunities.

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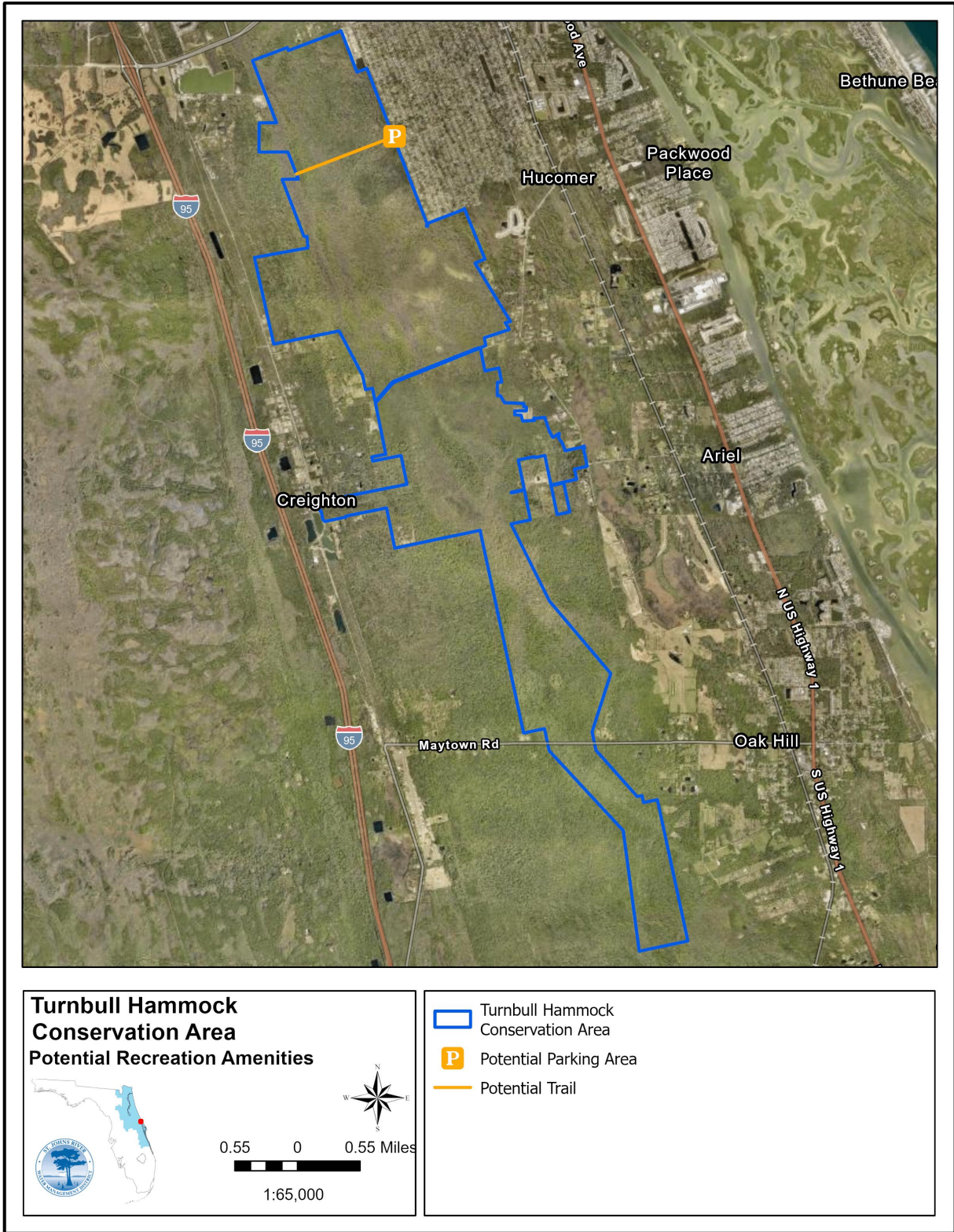


Figure 10: Turnbull Hammock Conservation Area Recreational Amenities

4.7 Hydrological Preservation and Restoration

The Property protects forested wetland habitat that inputs freshwater into the North Indian River Lagoon. Land acquisition has been the principal form of protection at this Property. The District will continue to manage this Property for its water quality filtering and flood protection functions. In addition, the Property provides non-structural flood protection by the protection of its wetlands.

The City of Edgewater holds a maintenance and flowage easement for the canal system west of the Florida Shores neighborhood and for the east-west flowing canal off this system. The City of Edgewater will conduct periodic maintenance on this system.

4.8 Forest Resource Management

The natural communities and the access challenges of the Property make most forest management activities not practicable. The forested natural communities of the Property shall be monitored for structural and biotic changes. Where these changes occur, appropriate actions shall be undertaken in consultation with the District forester.

4.9 Cultural Resources

There are four documented Florida Master Sites classified as Prehistoric midden(s), Campsite (prehistoric), Prehistoric shell midden, and Prehistoric mound(s) on the Property.

These sites are remote and, in conjunction with the limited access to the Property, will be monitored once every 2 years.

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 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 I).

4.10 Capital Facilities and Infrastructure

There are minimal capital facilities and infrastructure on the Property. These include the east-west canal that the City of Edgewater maintains, two small sheds, and District water level monitoring wells. There are no maintained roads on the Property.

4.11 Optimal Boundary

A total of 5,355 acres has been identified as potential acquisitions near the Property (Figure 11). If these or other neighboring parcels become available, they will be evaluated for acquisition by District staff and subsequent consideration by the Governing Board for purchase based on

several factors that include: (1) the parcels increase continuity between the Properties and the surrounding conservation easements, (2) the properties provide additional protection for Turnbull Creek and/or the Indian River Lagoon, or (3) acquisition of the parcels allows for restoration of impacted land.

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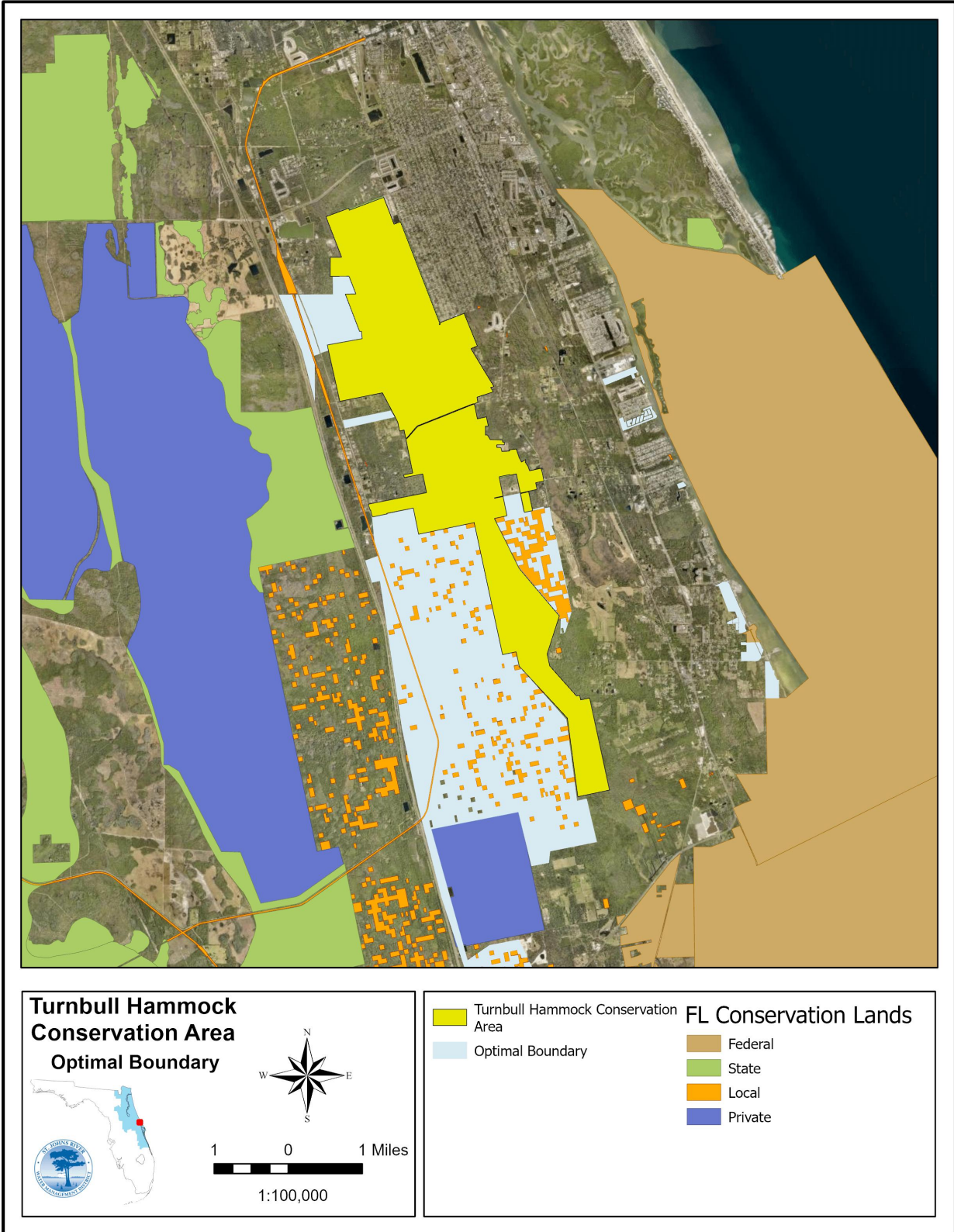


Figure 11: Turnbull Hammock Conservation Area Optimal Boundary

4.12 Research Opportunities

The District has in place a Special Use Authorization (SUA) process (Rule 40C-9.360, *Florida Administrative Code*) for research projects and other uses. To obtain an SUA, an applicant must provide reasonable assurance that, among other things, the proposed use is consistent with the Land Management Plan and will not harm the natural and cultural resources of the Property.

4.13 Soil Conservation

The Property provides significant benefits to soil and water resource protection. These include flood protection to the surrounding area and water quality protection for Cow Creek, Turnbull Creek, and the northern Indian River Lagoon.

4.14 Cooperating Agencies

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

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

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

The District cooperates with the FWC and Volusia County Sheriff's Office for law enforcement.

4.15 Arthropod Control Plan

The Property falls within the Volusia 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 Volusia 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

-None

Long Term

- a. Monitor natural communities for biotic or structural changes

5.2 Listed Species Management

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

Short Term

-None

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 and biking
- b. Develop and maintain parking area for trail access
- c. Determine access points for potential special opportunity or Wildlife Management Area (WMA) hunts

Long Term

- a. Maintain recreation infrastructure
- b. Investigate additional access points via land acquisition with Volusia Forever

5.4 Hydrological Preservation and Restoration

Goal: Protect water quality and quantity, restore hydrology as needed, and maintain wetland natural communities for its water quality filtering and flood protection functions.

Short Term

-None

Long Term

- a. Continue to manage the Property in a manner that will assist in the protection of the water quality of the Indian River Lagoon
- b. Coordinate with the City of Edgewater for canal maintenance along the northeastern boundary of the Property

5.5 Invasive Species Maintenance and Control

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

Short Term

- a. Scout recent acquisitions for invasive species
- b. Treat/scout 5% of the uplands on the Property annually

Long Term

- a. Maintain a database of 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:

Short Term

- a. Determine need for existing shed structures and repair/demolish as necessary

Long Term

- a. Maintain gates and boundary marking

5.7 Forest Resources

Goal: Maintain forest resources for water quality, water supply, flood protection, and natural resource benefit

Short Term

-None

Long Term

- a. Monitor forest health and take forest management actions as necessary and where practicable

5.8 Cultural Resources

Goal: Protect and maintain the cultural resources of the Property

Short Term

- a. Monitor sites on a 2-year interval

Long Term

- a. Annually monitor, protect, and preserve the four 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 Florida Public Archeology Network (FPAN) to document 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 with an opportunity for comment

Long Term

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

6. 10-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	Monitor natural communities for biotic or structural changes	Monitoring days	LT	\$5,000	\$50,000
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	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	Monitoring days	LT	Included in goal 5.1	Included in goal 5.1
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 and biking	Trail created	ST	\$500	\$5,000
Objective B	Develop and maintain parking area for trail access	Parking area created	ST	\$750	\$7,500
Objective C	Determine access points for potential special opportunity hunts	Sites located	ST	-	-
Objective D	Maintain recreation infrastructure	Sites maintained	LT	Included in Objectives A & B	Included in Objectives A & B
Objective E	Investigate additional access points via land acquisition with Volusia Forever	Parcels acquired	LT	-	-
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	Continue to manage the Property in a manner that will assist in the protection of the water quality of the Indian River Lagoon	Features replaced or repaired	LT	Included in goal 5.1	Included in goal 5.1
Objective B	Coordinate with the City of Edgewater for canal maintenance along the northeastern boundary of the Property	Canals maintained	LT	City of Edgewater Responsibility	City of Edgewater Responsibility
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	Scout recent acquisitions for invasive species	Acres scouted	ST	Included in Objective C	Included in Objective C
Objective B	Maintain invasive species coverage to less than 0.1% of the acreage of the Property while treating/scouting 5% of the Property annually	Acres treated	ST	Included in Objective C	Included in Objective C
Objective C	Maintain a database of any locations of invasive plant species	Database maintained	LT	-	-
Objective D	Treat invasive plant species and prevent further infestations	Acres treated	LT	\$33,000	\$330,000
Objective E	Monitor the Property-wide trends of invasive species population size	Change in acres treated	LT	-	-
Objective F	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	Determine need for existing shed structures and repair/demolish as necessary	Facility repaired or removed	ST	\$500	\$5,000
Objective B	Maintain gates and boundary marking	Facilities maintained	LT	\$450	\$4,500
GOAL 5.7	Ecologically manage the Property's forest resources	MEASURE	PLANNING PERIOD	ESTIMATED COST (per year)	ESTIMATED COST (10 year)
Objective A	Monitor forest health and take forest management actions as necessary and where practicable	Inventory completed	LT	-	-
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	Monitor sites on a 2-year interval	Sites monitored	ST	\$500	\$5,000
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 with 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				\$40,700	\$408,000

7. Resource Management Challenges and Strategies

The greatest resource management challenges at the Property are limited access due to the Property's hydrology. Neighboring development may cause challenges due to illegal access and dumping.

In addition, land management personnel cover multiple counties, conservation areas, and duties. This results in longer response times to issues and competing responsibilities.

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.

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, are approximately \$460,500. 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 Turnbull Hammock Conservation Area 2026–2036

PROJECTED EXPENSES

Activity	Unit	Total Expense Over 10 Years	Agency Responsibility
Monitor natural communities	Annual site visits	\$50,000	District
Invasive plant management	23 acres treated/scouted annually	\$330,000	District
Develop trail and parking area	1 trail miles/ 1 parking area/	\$12,500	District/City of Edgewater/Volusia County
Determine need for repair/demolish existing shed structures	Shed maintenance/demo	\$5,000	District
Maintain gates and boundary marking	Gates maintained and boundary marked	\$4,500	District
Cultural resource monitoring	Monitor sites on two-year interval	\$5,000	District
Public outreach	Management Review Team	\$1,000	District
Staff time	1,500 hours	\$52,500	District
Total		\$460,500	

PROJECTED REVENUE

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

12. References

Florida Natural Areas Inventory (FNAI), 2025, *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.

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

St. Johns River Water Management District (SJRWMD), 2025. *2025 Status and Trends Report* <https://www.sjrwmd.com/data/water-quality/#status-trends>. Accessed March 10, 2026

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/SpecialPublication_59/FloridaGeomorphologyAtlas_SP59.pdf Accessed March 5, 2026

Appendix A - Trustees Lease

DRAFT

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. 50836

SAL2
[+/- 2,033.7 acres]

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

LEASE AGREEMENT

Lease Number 4892

This lease is made and entered into this 10th day of December, 2025, between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, 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 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.

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 **Volusia**, 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 December 10, 2025 and ending on December 10, 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. LESSEE is not authorized to grant any easements of any nature and any easement granted by LESSEE 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.

14. **POST CLOSING RESPONSIBILITIES**: In an effort to define responsibilities of LESSOR and LESSEE with regard to resolving post-closing management issues, the parties agree to the following:

- a. After consultation with LESSEE, LESSOR agrees to provide the LESSEE with the title, survey and environmental products procured by LESSOR, prior to closing.

- b. LESSOR will initiate surveying services to locate and mark boundary lines of specific parcels when necessary for immediate agency management and will provide a boundary survey of the entire acquisition project at the conclusion of all acquisitions within the project boundary. Provided, however, LESSEE may request individual parcel boundary surveys, if necessary, prior to the conclusion of acquisition activities within the project boundaries.
 - c. Unless otherwise agreed to by LESSEE, LESSOR shall at its sole cost and expense, make a diligent effort to resolve all issues pertaining to all title defects, survey matters or environmental contamination associated with the leased premises, including but not limited to trash and debris, which were either known or should have been reasonably known by LESSOR at the time LESSOR acquired the leased premises. Notwithstanding the foregoing, LESSOR will not be responsible for any of LESSEE'S attorney's fees, costs, or liability or damages incurred by LESSEE in resolving any issue in which LESSEE is named as a party in any litigation or other legal or administrative proceeding.
 - d. With regard to all title defects, survey matters, or environmental contamination associated with the leased premises which were not known or could not have been reasonably known by LESSOR at the time LESSOR acquired the leased premises, LESSOR and LESSEE agree to cooperate in developing an appropriate strategy for jointly resolving these matters. LESSOR acknowledges and understands that LESSEE is unable to commit any substantial amount of their routine operating funds for the resolution of any title defect, survey matter, or environmental contamination associated with the lease premises. Notwithstanding the foregoing, LESSOR will not be responsible for any of LESSEE'S attorney's fees, costs, or liability or damages incurred by LESSEE in resolving any issue in which LESSEE is named as a party in any litigation or other legal or administrative proceeding.
15. **SURRENDER OF PREMISES**: Upon termination or expiration of this lease LESSEE shall surrender the leased premises to LESSOR. 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 become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination of this lease shall be at

LESSOR'S sole discretion. Prior to surrender of all or any part of the leased premises, a representative of the Division of State Lands shall perform an on-site inspection and the keys to any buildings on the leased premises shall be turned over to the Division. If the leased premises and improvements located thereon do not meet all conditions set forth in paragraphs 18 and 21 herein, LESSEE shall pay all costs necessary to meet the prescribed conditions.

16. **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.

17. **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.

18. **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.

19. **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.

20. **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.

21. **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.

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

23. **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 either terminate this lease and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

24. **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.

25. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES**: Fee title to the leased premises is held by LESSOR. 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.

26. **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.

27. **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

28. **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, 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. 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.

29. **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.

30. **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.

31. **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.

32. **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 or the United States or of any political subdivision or agency of either.

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

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

35. **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.

36. **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.

37. **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.

38. **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

“LESSEE”

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

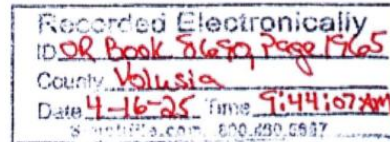
 (SEAL)
BY: _____
Michael A. Register, P.E., Executive Director

Approved, subject to proper execution:

BY:  10-21-2025
DEP Attorney Date

Exhibit "A"

This Instrument Prepared By:
Samantha Tannous
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS#: 32262



Note to Recorder: Pursuant to F.S. 201.01 the subject deed is exempt from documentary stamp tax as the conveyance is between a county agency and a state agency.

COUNTY DEED
F.S. 125.411 Statutory Form

THIS DEED, made this 14th day of April, 2025, by the **COUNTY OF VOLUSIA**, a political subdivision of the State of Florida, whose address is 123 West Indiana Avenue, DeLand, Florida 32720, **GRANTOR**, to the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, **GRANTEE**;

WITNESSETH:

Grantor, pursuant to section 125.35, Florida Statutes, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, its successors and assigns forever, all of its interest, including any reservation referenced in section 270.11 Florida Statutes, in the following described land, situate, lying and being in Volusia County, Florida, to-wit:

See EXHIBIT "A" attached

Property Appraiser's Parcel ID Numbers: 840900000060, 841600000020, 841600000030, 841600000050, 843900000010, 844000000010, 844100000010, 844301000170

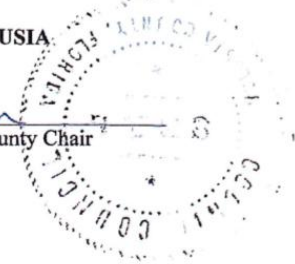
Grantor hereby reserves an access easement over the property described in Exhibit B attached hereto.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its County Council acting as the Chairman of said Council, and its seal affixed on the day and year first above written.

COUNTY COUNCIL VOLUSIA
COUNTY, FLORIDA

ATTEST: 
George Recktenwald, County Manager

BY: 
Jeffrey S. Brower, County Chair



(OFFICIAL SEAL)

Note: Pursuant to F.S. 125.411 a County Deed of conveyance is not required to be witnessed or acknowledged and can be recorded for record when properly executed.

COV to FDEP

Action Number 50836

Lease Number 4892

Page 12 of 16

EXHIBIT "A"

PARCEL ID #: 8409-00-00-0060

THE EASTERLY 800 FEET OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 3, WITH THE WEST LINE OF THE BOLTON GRANT AND RUN WEST ALONG THE NORTH LINE OF SAID LOT, 800 FEET; THENCE SOUTH 21°00'00" EAST, TO THE SOUTH LINE OF SAID LOT; THENCE EAST ALONG SAID LINE, 800 FEET TO THE WEST LINE OF THE BOLTON GRANT; THENCE NORTH 21°00'00" WEST TO THE PLACE OF BEGINNING.

PARCEL ID #: 8416-00-00-0020

THE EAST 800 FEET OF GOVERNMENT LOT 1 AND THE NORTH 1/2 OF NORTHWEST 1/4, EXCEPT SOUTH 1140 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA.

PARCEL ID #: 8416-00-00-0030

THE SOUTH 1140 FEET OF THE EAST 800 FEET OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA.

PARCEL ID #: 8416-00-00-0050

THE EAST 650 FEET OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA.

PARCEL ID #: 8439-00-00-0010

39 18 34 JOHN BOLTON GRANT EXC LOTS 1 TO 5 INC TIER 13 SUB MB 6 PG 80 & EXC S 10 CHS E OF CLARK GRANT & EXC E 1800 FT LYING N OF CLARK GRANT & EXC N 2139 FT OF W 551 FT OF E 2351 FT ON N/L PER OR 344 PG 605 & ESC THAT PART E OF CLARK GRANT N OF LINE PARALLEL TO N/L OF BOLTON GRANT EXTENDED FROM S CORNER SEC 15 18 34 TO E/L OF CLARK GRANT CONT 396 A MORE OR LESS PER DB 571 PG 593.

PARCEL ID #: 8440-00-00-0010

40 18 34 BOLTON & CLARK GRANT EXC PART OF CLARK GRANT LYING WITHIN 1800 FT OF E/L OF JOHN BOLTON GRANT & N OF A LINE PARALLEL TO N/L OF JOHN BOLTON GRANT EXTENDED FROM S CORNER OF SEC 15 18 34 CONT 20 A MORE OR LESS PER DB 571 PG 593.

Indian River Lagoon Blueway
Stewart
Volusia County

PARCEL ID #: 8441-00-00-0010

41 18 34 J I F CLARK GRANT

PARCEL ID #: 8443-01-00-0170

LOTS 17, 18, AND 19, MAP OF ASSESSOR'S SUBDIVISION OF THE CHARLES SIBBALD GRANT SECTIONS 42, 43, AND 44, T.18S., R. 34 E., ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 3, PAGE 151, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ABOVE DESCRIBED PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYORS DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF FRACTIONAL SECTIONS 9 AND 16, SECTION 39 OF THE JOHN BOLTON GRANT, SECTION 40 OF THE JOHN BOLTON AND GEORGE I.F. CLARKE GRANT, SECTION 41 OF THE GEORGE I.F. CLARKE GRANT, SECTION 42 OF THE GEORGE I.F. CLARKE AND CHARLES SIBBALD GRANT, AND SECTION 43 OF THE CHARLES SABBALD GRANT, TOWNSHIP 18 SOUTH, RANGE 34 EAST, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:
BEGIN AT THE NORTHWEST CORNER OF SECTION 39 OF THE JOHN BOLTON GRANT, THENCE NORTH 69°26'32" EAST, ON THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2125.42 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" AS DESCRIBED IN O.R.B. 8159, PG. 1937 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUE ON THE NORTH LINE OF SAID SECTION, NORTH 69°34'18" EAST, A DISTANCE OF 2168.40 FEET TO THE NORTHWEST CORNER OF ELEGANT MANOR ESTATES AS RECORDED IN P.B. 64, PG. 143; THENCE SOUTH 21°21'42" EAST, ON THE WEST LINE OF SAID PLAT, A DISTANCE OF 2201.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 68°47'49" EAST, ON THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 545.38 FEET TO THE SOUTHEAST CORNER OF SAID PLAT AND THE WEST LINE OF FLORIDA SHORES NO. 16, 17, 18, 21, 25, AND 27 AS RECORDED IN P.B. 19, PAGES 217 TO 228; THENCE SOUTH 21°11'29" EAST, ON SAID WEST LINE, A DISTANCE OF 7738.34 FEET TO THE SOUTHWEST CORNER OF FLORIDA SHORES NO. 27; THENCE NORTH 68°50'35" EAST, ON THE SOUTH LINE OF FLORIDA SHORES NO. 26 AND 27, A DISTANCE OF 1802.87 FEET TO THE EAST LINE OF SECTION 39 OF THE JOHN BOLTON GRANT AS MONUMENTED AND SHOWN ON THE PLAT OF FLORIDA SHORES AND SURVEY BY MIZO & ASSOCIATES DATED NOVEMBER 21ST, 2023; THENCE SOUTH 22°46'57" EAST, ON SAID EAST LINE, A DISTANCE OF 2772.06 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN O.R.B. 3300, PG. 1298; THENCE SOUTH 68°50'28" WEST, ON THE NORTH LINE OF SAID LAND, A DISTANCE OF 495.83 FEET TO THE NORTHWEST CORNER OF SAID LAND AND EAST LINE OF SECTION 40 OF THE GEORGE I.F. CLARKE GRANT; THENCE SOUTH 31°38'49" EAST, ON SAID EAST LINE OF SAID SECTION, A DISTANCE OF 738.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION AND THE NORTHEAST CORNER OF SECTION 41 OF THE GEORGE I.F. CLARKE GRANT; THENCE SOUTH 31°34'38" EAST, ON THE EAST LINE OF SAID SECTION 41, A DISTANCE OF 929.26 FEET TO THE NORTHEAST CORNER OF SECTION 42 OF THE GEORGE I.F. CLARKE AND CHARLES SIBBALD GRANT; THENCE SOUTH 31°49'11" EAST, ON THE EAST LINE OF SAID SECTION 42, A DISTANCE OF 1219.05 FEET TO THE NORTHEAST CORNER OF LOT 20 OF THE MAP OF ASSESSOR'S SUBDIVISION OF CHARLES SIBBALD

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GRANT AS RECORDED IN M.B. 3, PG. 151 AND 152; THENCE CONTINUE ON SAID LOT 20 FOR THE NEXT 5 COURSES; (1) SOUTH 71°01'27" WEST, A DISTANCE OF 249.00 FEET; (2) THENCE SOUTH 32°32'14" EAST, A DISTANCE OF 359.13 FEET; (3) THENCE SOUTH 70°23'26" WEST, A DISTANCE OF 222.94 FEET; (4) THENCE SOUTH 72°50'55" WEST, A DISTANCE OF 1017.96 FEET; (5) THENCE SOUTH 11°31'08" EAST, A DISTANCE OF 367.00 FEET TO THE SOUTH LINE OF AFORESAID SECTION 42; THENCE SOUTH 68°19'43" WEST, ON SAID SOUTH LINE, A DISTANCE OF 262.46 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF VOLCO ROAD (A COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE ON SAID NORTHERLY RIGHT OF WAY FOR THE NEXT 5 COURSES; (1) THENCE SOUTH 73°44'49" WEST, A DISTANCE OF 148.80 FEET; (2) THENCE SOUTH 68°29'21" WEST, A DISTANCE OF 528.92 FEET; (3) THENCE SOUTH 68°01'41" WEST, A DISTANCE OF 1847.81 FEET; (4) THENCE SOUTH 68°25'02" WEST, A DISTANCE OF 592.34 FEET; (5) THENCE SOUTH 68°18'32" WEST, A DISTANCE OF 1026.34 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID SECTION 42; THENCE NORTH 32°19'53" WEST, ON SAID WEST LINE, A DISTANCE OF 2828.05 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF AFORESAID MAP OF ASSESSOR'S SUBDIVISION OF CHARLES SIBBALD GRANT; THENCE SOUTH 67°28'02" WEST, ON THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 302.39 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 8°38'11" WEST, ON THE WEST LINE OF LOT 19, A DISTANCE OF 182.16 FEET TO THE NORTHWEST CORNER THEREOF AND THE SOUTHEAST CORNER OF SECTION 52 OF THE JOSEPH GAUNT GRANT; THENCE NORTH 21°27'50" WEST, ON THE EAST LINE OF SAID SECTION 52, A DISTANCE OF 1373.12 FEET; THENCE NORTH 30°59'38" WEST, ON SAID EAST LINE, A DISTANCE OF 2989.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 52; THENCE SOUTH 77°08'37" WEST, ON THE NORTH LINE OF SAID SECTION 52, A DISTANCE OF 156.94 FEET TO THE WEST OF THE EAST 650 FEET OF GOVERNMENT LOT 2 OF FRACTIONAL SECTION 16; THENCE NORTH 21°48'09" WEST, ON SAID WEST LINE, A DISTANCE OF 458.62 FEET TO THE NORTH LINE OF GOVERNMENT LOT 2, ALSO BEING THE SOUTH LINE OF GOVERNMENT LOT 1; THENCE SOUTH 89°18'08" WEST, ON SAID SOUTH LINE, A DISTANCE OF 160.78 FEET TO THE WEST LINE OF THE EAST 800 FEET OF GOVERNMENT LOT 1; THENCE NORTH 21°38'13" WEST, ON SAID WEST LINE, A DISTANCE OF 2843.59 FEET TO THE NORTH LINE OF FRACTIONAL SECTION 16, ALSO BEING THE SOUTH LINE OF FRACTIONAL SECTION 9; THENCE NORTH 89°05'52" EAST, ON SAID SOUTH LINE, A DISTANCE OF 847.54 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 39 OF THE JOHN BOLTON GRANT; THENCE NORTH 20°58'30" WEST, ON SAID WEST LINE, A DISTANCE OF 1406.02 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 9; THENCE SOUTH 89°03'13" WEST, ON SAID SOUTH LINE, A DISTANCE OF 800.00 FEET; THENCE NORTH 20°59'28" WEST, A DISTANCE OF 1402.34 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 89°14'27" EAST, ON SAID NORTH LINE, A DISTANCE OF 232.53 FEET; THENCE NORTH 88°51'35" EAST, ON SAID NORTH LINE, A DISTANCE OF 567.47 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 39 OF THE JOHN BOLTON GRANT; THENCE NORTH 21°33'33" WEST, ON SAID WEST LINE, A DISTANCE OF 3097.85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF LAND BEING IN LOTS 1 TO 5 OF TIER 13 IN THE TOM B. STEWART'S SUBDIVISION OF THE JOHN BOLTON GRANT SECTION 39, TOWNSHIP 18 SOUTH, RANGE 34 EAST AS RECORDED IN MAP BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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BSM APPROVED By:

C.A.E. Date: 03/27/2025

Date: 3.27.2025

Exhibit "B"

RESERVING A 50-FOOT-WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER AND ACROSS A PORTION OF JOHN BOLTON GRANT (SECTION 39), TOWNSHIP 18 SOUTH, RANGE 34 EAST AND A PORTION OF LOT 1, TIER 12, TOM B. STEWART SUBDIVISION AS RECORDED IN MAP BOOK 6, PAGE 80 OF THE PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 474 OF FLORIDA SHORES NO. 25 AS RECORDED IN PLAT BOOK 19, PAGES 217-228; THENCE SOUTH 21°12'14" EAST, ON THE WEST LINE OF FLORIDA SHORES NO. 25 AND NO. 27, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF BLOCK 502 OF FLORIDA SHORES NO. 27 AS RECORDED IN SAID PLAT BOOK 19, PAGES 217-228; THENCE SOUTH 68°47'46" WEST, A DISTANCE OF 62.71 FEET; THENCE NORTH 57°17'44" WEST, A DISTANCE OF 173.95 FEET; THENCE SOUTH 68°26'55" WEST, A DISTANCE OF 288.45 FEET; THENCE SOUTH 12°07'12" WEST, A DISTANCE OF 11.25 FEET TO THE NORTH LINE OF LOT 1, TIER 13 OF THE TOM B. STEWART'S SUBDIVISION OF THE JOHN BOLTON GRANT SECTION 39, TOWNSHIP 18 SOUTH, RANGE 34 EAST AS RECORDED IN MAP BOOK 6, PG. 80; THENCE SOUTH 68°48'26" WEST, ON SAID NORTH LINE, A DISTANCE OF 59.83 FEET; THENCE NORTH 12°07'12" EAST, A DISTANCE OF 70.88 FEET; THENCE NORTH 68°26'55" EAST, A DISTANCE OF 340.83 FEET; THENCE SOUTH 57°17'44" EAST, A DISTANCE OF 174.15 FEET; THENCE NORTH 68°47'46" EAST, A DISTANCE OF 37.29 FEET TO THE POINT OF BEGINNING.

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BSM APPROVED By:

C.A.E. Date: 03/27/2025

Date: 3.27.2025

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Action Number 50836

Lease Number 4892

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Appendix B – Volusia County Management Agreement

To be added

Appendix C – Land Use Consistency Letter

To be added

Appendix D – Management Advisory Group Summary

Turnbull Hammock MAG May 27, 2026

MAG attendees: Kate Muldoon (Florida Native Plant Society Paw Paw Chapter), Amanda Higgs (FWC), Alice Bard (Florida State Parks), Hunter Folmar (Volusia County Land Management)

- Kate: Re Rugel’s pawpaw? How long will there be a cattle lease on those sites with soils that may support Rugel’s pawpaw, and will you be able to get in there in the next year?
 - Chris: Cattle lease terminated in 2023. Access is currently limited but anticipate future access for plant/animal data.
- Amanda: Questions about ditches and fill on the Property. Is ditching draining the Property?
 - Chris: Fill created from the ditches was piled up to make Maytown Road. No channelized sections on Turnbull Creek.
 - Graham: Property is still very wet even with drainage ditches. Ditches are along edges and roads.
- Alice: Nothing on goals, objectives. Draft is very sound. Access issues are what they are. Given what you’ve got, it’s all very reasonable. Regarding species list, have a bank of people to go in and record what’s on Property – feel there’s more plants/animals than listed. Otherwise, keep doing what you’re doing. If the park service can help, please call on us.
- Amanda: Call also on FWC for assistance. Regional team would be interested in helping fill out the plant/animal data.
- Hunter: Page 4, love the ownership map.
- Kate: Happy to learn that FWC has regional folks that will help and that Alice offered assistance. How do you feel about having a bear hunt?
 - Amanda: Not my area of expertise, no answer
 - Chris: District hasn’t taken a position on bear hunting, but no bear hunts have occurred on District lands. They are not on the legal to take list on any of the WMA’s on District lands. Bear does fall within FNAI tracking area for THCA so their presence is likely on the Property.
 - Hunter: For current season, anything east of I-95 is not in the bear zone.
- Hunter: Page 15, location of scrub/flatwoods, appreciate the plan calling out prescribed fire.
- Hunter: Page 18 typo; Page 26-27, add scientific names.
- Hunter: Page 29, Volusia County is supportive of special opportunity hunts particularly disabled veteran hunts/Operation Outdoor Freedom.

- Hunter: Page 38, really like the table, very clean.
- Hunter: Question about costs for invasive species contractors shown in table 3.
 - Chris: Chemical and labor included for this table, which takes into account the highest bids we've seen. Least likely but still possible labor/hour that we seen.
- Kate: Asks that no recreational ATV's be allowed on the Property
- Kate: Is it feasible to build a parking lot and gain access over next two years?
 - Chris: Yes, feasible. Would need to coordinate with City of Edgewater. Small parking area likely, around eight cars. DOT has plans for a sidewalk down Silver Palm Drive that could also help with access.
 - Hunter: Has the city been responsive?
 - Chris: No response to outreach.

Appendix E – Public Meeting Summary

Information to be added, placeholders below

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

Image of public meeting announcement at the Meeting

Image of public meeting announcement on the SJRWMD website

Proof of Publication for newspaper of record in Volusia County

Image of public meeting announcement at the Florida Administrative Record

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Appendix F - 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.

Below are descriptions of the soils and an accompanying map (Figure 5) at Turnbull Hammock Conservation Area.

Basinger

The Basinger series consists of very deep, poorly drained and very poorly drained, rapidly permeable soils in sloughs, depressions, low flats, and poorly defined drainageways. They formed in sandy marine sediments. The natural vegetation may consist of wax myrtle, St. Johns wort, maidencane, pineland threeawn, cypress, slash pine, longleaf pine, pond pine, and other water tolerant plants.

Cassia

The Cassia series consists of very deep, somewhat poorly drained soils that formed in sandy marine deposits. Cassia soils are on low ridges and knolls on scrubby flatwoods. Potential native vegetation consists of scattered slash pine, longleaf pine, and saw palmetto. The understory vegetation consists of splitbeard bluestem, broomsedge bluestem, creeping bluestem, low panicum, lopsided indiagrass, pineland threeawn, paspalum, switchgrass, runner oak, and saw palmetto.

Chobee

The Chobee series consists of very deep, very poorly drained soils that formed in thick beds of loamy marine sediments. Chobee soils are on flatwoods in depressions, drainageways, low broad flats, and flood plains on marine terraces. Potential native vegetation consisting of arrowhead, cabbage palm, Carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas. Some areas have a growth of ash, gum, maple, and cypress.

Daytona

The Daytona series consists of very deep, moderately well drained, moderately rapid permeable soils on knolls and ridges in the flatwoods. They formed in sandy deposits of marine or eolian sediments. The native vegetation consists of sand pine with an understory of creeping bluestem, broomsedge bluestem, splitbeard bluestem, lopsided indiagrass, pineland threeawn, switchgrass, panicum, and paspalums.

EauGallie

The EauGallie series consists of deep or very deep, poorly or very poorly drained, slowly permeable soils in flats, sloughs and depressional areas. They formed in sandy and loamy marine sediments in peninsula Florida. Natural vegetation may consist of longleaf pine, south Florida slash pine, and saw palmetto, with understory vegetation possibly including inkberry, southern bayberry, and pineland threeawn.

Gator

The Gator series consists of very poorly drained organic soils that formed in moderately thick beds of hydrophytic plant remains overlying beds of loamy and sandy marine sediments. They are in depressions and on floodplains. Native vegetation includes mostly cordgrass or saw grass, maidencane, willow, dogwood, or swamp vegetation including bald cypress, sweet gum, red maple, and American hornbeam.

Immokalee

The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. Potential native vegetation consists of longleaf and slash pine with an undergrowth of sawpalmetto, gallberry, waxmyrtle, and pineland threeawn. In depressions, water-tolerant plants such as cypress, loblollybay gorodonia, red maple, sweetbay, maidencane, blue maidencane, chalky bluestem, sand cordgrass, and bluejoint panicum are more common.

Myakka

The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. Native vegetation includes longleaf and slash pine with an undergrowth of saw palmetto, running oak, inkberry, wax myrtle, huckleberry, chalky bluestem, pineland threeawn, and scattered fetterbush.

Orsino

The Orsino series consists of very deep, moderately well drained, very rapidly permeable soils that formed in thick beds of sandy marine or aeolian deposits. They are on moderately high ridges in the Coastal Plain. Native vegetation consists primarily of scrub vegetation with sand live oak, Chapman oak, myrtle oak, and scrub hickory. Scattered sand, slash, and longleaf pines and scattered bluejack, turkey, and post oak are found with a sparse understory.

Pompano

The Pompano series consists of very deep, very poorly and poorly drained soils that formed in thick beds of sandy marine sediments. Pompano soils are on flatwoods, in low broad flats, and to a lesser extent, depressions, drainageways, and floodplains, on marine terraces. Native vegetation of flatwoods consists of slash pine, south Florida slash pine, saw palmetto, gallberry, waxmyrtle, chalky bluestem, and pineland threeawn. Forested depressions are dominated by bald and pond cypress, black gum, and red maple. Herbaceous depressions are dominated by sedges, rushes, and sawgrass.

Riviera

The Riviera series consists of very deep, poorly drained, very slowly permeable soils on broad, low flats and in depressions in the Lower Coastal Plain. They formed in stratified sandy and loamy marine sediments on the Lower Coastal Plain. Native vegetation may consist of slash pine, cabbage, and saw palmetto, scattered cypress, maidencane, and pineland threeawn.

Satellite

The Satellite series consists of very deep, somewhat poorly drained, rapidly permeable soils on low knolls and ridges throughout southern and central Florida. They formed in thick beds of marine sand.

Most areas of Satellite soil are used for forest and range. Native vegetation consists of south Florida slash pine, Florida rosemary, sand live oak, longleaf pine, saw palmetto, pineland threeawn, and other native grasses.

Tusawilla

The Tusawilla series consists of very deep, poorly to very poorly drained soils formed in thick deposits of sandy marine materials. Natural vegetation consists of longleaf and slash pines with an undergrowth of saw palmetto, running oak, gallberry, wax myrtle, and pineland three awn.

Wabasso

The Wabasso series consists of deep or very deep, very poorly and poorly drained, very slowly and slowly permeable soils on flatwoods, floodplains, and depressions in peninsula Florida. They formed in sandy and loamy marine sediments. The natural vegetation consists of longleaf pine, slash pine, cabbage palm, live oak, with an understory of saw palmetto, laurel oak, wax myrtle, chalky bluestem, and pineland threeawn.

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Appendix G – Turnbull Hammock Conservation Area Species List

Plants

<i>Scientific name</i>	Common Name (Conservation Status)
<i>Acer rubrum</i>	red maple
<i>Ambrosia artemisiifolia</i>	common ragweed
<i>Amorpha fruticosa</i>	false indigobush
<i>Andropogon virginicus</i> var <i>glaucus</i>	chalky bluestem
<i>Aristida stricta</i>	wiregrass
<i>Asclepias perennis</i>	swamp milkweed
<i>Baccharis glomeruliflora</i>	silverling
<i>Bacopa caroliniana</i>	lemon bacopa
<i>Bidens alba</i>	beggarticks
<i>Callicarpa americana</i>	beautyberry
<i>Carpinus caroliniana</i>	American hornbeam
<i>Carphephorus odoratissimus</i>	vanillaleaf
<i>Cartrema americanum</i>	wild olive
<i>Carya aquatica</i>	water hickory
<i>Carya glabra</i>	pignut hickory
<i>Celtis laevigata</i>	sugarberry
<i>Cephalanthus occidentalis</i>	buttonbush
<i>Chamaecrista fasciculata</i>	partridge pea
<i>Chasmanthium laxum</i>	slender woodoats
<i>Citrus</i> sp.	citrus tree
<i>Cladium jamaicense</i>	sawgrass
<i>Dichanthelium</i> sp.	witchgrass
<i>Dichondra carolinensis</i>	Carolina ponysfoot
<i>Dioscorea bulbifera</i>	air potato (I)
<i>Echinochloa crus-galli</i>	barnyardgrass
<i>Eleocharis</i> sp	spikerush
<i>Eupatorium capillifolium</i>	dogfennel
<i>Fraxinus caroliniana</i>	pop ash
<i>Fraxinus pennsylvanica</i>	green ash
<i>Galactia elliotii</i>	white milkpea
<i>Gaylussacia dumosa</i>	dwarf huckleberry
<i>Gelsemium sempervirens</i>	yellow jessamine
<i>Geobalanus oblongifolius</i>	gopher apple
<i>Gonolobus suberosus</i>	angle pod (ST)
<i>Gordonia lasianthus</i>	loblolly bay
<i>Guzmania monostachia</i>	west Indian tufted airplant

<i>Hibiscus grandiflorus</i>	swamp rosemallow
<i>Hydrocotyle umbellata</i>	marshpennywort
<i>Hypericum sp.</i>	St. Johns wort
<i>Ilex glabra</i>	gallberry
<i>Ilex vomitoria</i>	yaupon
<i>Ipomoea cordatotriloba</i>	morning glory
<i>Iris savannarum</i>	savanna iris
<i>Landoltia punctata</i>	dotted duckweed
<i>Liatris sp.</i>	blazing-star
<i>Licania michauxii</i>	gopher apple
<i>Liquidambar styraciflua</i>	sweetgum
<i>Lyonia ferruginea</i>	rusty staggerbush
<i>Lyonia lucida</i>	fetterbush
<i>Magnolia virginiana</i>	sweetbay
<i>Magnolia grandiflora</i>	southern magnolia
<i>Melia azedarach</i>	Chinaberry tree (I)
<i>Melinis repens</i>	rose natalgrass (I)
<i>Mikania scandens</i>	climbing hempvine
<i>Monarda punctata</i>	spotted beebalm
<i>Morella cerifera</i>	wax myrtle
<i>Morus rubra</i>	red mulberry
<i>Nephrolepis exaltata</i>	wild Boston fern
<i>Nyssa aquatica</i>	water tupelo
<i>Nyssa biflora</i>	swamp tupelo
<i>Opuntia humifusa</i>	eastern prickly pear or devil's tongue
<i>Osmunda regalis</i>	royal fern (CE)
<i>Ostrya virginiana</i>	eastern hophornbeam
<i>Panicum hemitamom</i>	maidencane
<i>Parthenocissus quinquefolia</i>	Virginia creeper
<i>Paspalum notatum</i>	bahia grass
<i>Persea borbonia</i>	red bay
<i>Persicaria hydropiperoides</i>	mild waterpepper
<i>Phanopyrum gymnocarpon</i>	savanna panicum
<i>Phlebodium aureum</i>	golden polypody fern
<i>Phyla nodiflora</i>	turkey tangle fogfruit
<i>Pinus elliotii</i>	slash pine
<i>Pinus clausa</i>	sand pine
<i>Pityopsis graminifolia</i>	narrowleaf silkgrass
<i>Pleopeltis polypodioides var. michauxiana</i>	resurrection fern
<i>Polygonum sp.</i>	smartweed
<i>Pontederia cordata</i>	pickerelweed

<i>Pseudognaphalium obtusifolium</i>	rabbit tobacco
<i>Psychotria nervosa</i>	wild coffee
<i>Psychotria sulzneri</i>	shortleaf wild coffee
<i>Pteridium aquilinum</i>	bracken fern
<i>Quercus geminata</i>	sand live oak
<i>Quercus laurifolia</i>	swamp laurel oak
<i>Quercus myrtifolia</i>	myrtle oak
<i>Quercus nigra</i>	water oak
<i>Quercus shumardii</i>	Shumard oak
<i>Quercus virginiana</i>	live oak
<i>Rhapidophyllum hystrix</i>	needle palm (CE)
<i>Rhus copallinum</i>	winged sumac
<i>Rhynchospora inundata</i>	narrowfruit horned beaksedge
<i>Rubus cuneifolius</i>	sand blackberry
<i>Sabal palmetto</i>	cabbage palm
<i>Salix caroliniana</i>	Carolina willow
<i>Salvinia minima</i>	water spangles
<i>Schinus terebinthifolius</i>	Brazilian pepper (I)
<i>Serenoa repens</i>	saw palmetto (CE)
<i>Setaria sp.</i>	foxtail
<i>Smilax auriculata</i>	earleaf greenbrier
<i>Smilax bona-nox</i>	saw greenbrier
<i>Solanum viarum</i>	tropical soda apple (I)
<i>Solidago odora var. chapmanii</i>	Chapman's goldenrod
<i>Taxodium ascendens</i>	pond cypress
<i>Taxodium distichum</i>	bald cypress
<i>Thalia geniculata</i>	alligatorflag
<i>Tilia americana</i>	Carolina basswood
<i>Tillandsia bartramii</i>	Bartram's air-plant
<i>Tillandsia simulata</i>	Florida air-plant
<i>Tillandsia usneoides</i>	Spanish moss
<i>Tillandsia utriculata</i>	spreading air plant (S3)
<i>Typha latifolia</i>	broadleaf cattail
<i>Ulmus americana</i>	American elm
<i>Urena lobata</i>	Caesar weed (I)
<i>Vaccinium myrsinites</i>	shiny blueberry
<i>Viola sororia</i>	common blue violet
<i>Vitis rotundifolia</i>	muscadine
<i>Vittaria lineata</i>	shoestring fern
<i>Zanthoxylum clava-herculis</i>	toothache tree

Birds

Specific Name Common Name (Conservation Status)

Cardinals, Grosbeaks, and Allies

Cardinalis cardinalis Northern Cardinal

Catbirds, Mockingbirds, and Thrashers

Dumetella carolinensis Gray Catbird

Mimus polyglottos Northern Mockingbird

Gnatcatchers

Polioptila caerulea Blue-gray Gnatcatcher

Grouse, Quail, and Allies

Colinus virginianus Northern Bobwhite

Meleagris gallopavo Wild Turkey

Hérons, Ibis, and Allies

Bubulcus ibis Cattle Egret

Butorides virescens Green Heron

Egretta thula Snowy Egret

Egretta caerulea Little Blue Heron (G5, S4, ST, FN)

Egretta tricolor Tricolored Heron (G5, S4, ST, FN)

Eudocimus albus White Ibis (G5, S4, SN, FN)

Platalea ajaja Roseate Spoonbill (G5, S2, ST, FN)

Jays, Magpies, Crows, and Ravens

Corvus brachyrhynchos American Crow

Kingfishers

Megaceryle alcyon Belted Kingfisher

Owls

Bubo virginianus Great Horned Owl

Strix varia Barred Owl

Pigeons and Doves

Zenaida macroura Mourning Dove

Storks

Mycteria americana Wood Stork (G4, S2, ST, FT)

Thrushes

Turdus migratorius American Robin

Tits, Chickadees, and Titmice

Poecile carolinensis Carolina Chickadee

<i>Baeolophus bicolor</i>	Tufted Titmouse
<i>Mniotilta varia</i>	Black-and-white Warbler
<i>Parula americana</i>	Northern Parula
<i>Dendroica palmarum</i>	Palm Warbler
<i>Dendroica pinus</i>	Pine Warbler
<i>Dendroica discolor</i>	Prairie Warbler
<i>Dendroica coronata</i>	Yellow-rumped Warbler
Turkey	
<i>Melaeagris gallopavo Osceola</i>	Osceola Turkey
Tyrant Flycatchers: Pewees, Kingbirds, and Allies	
<i>Sayornis phoebe</i>	Eastern Phoebe
<i>Myiarchus crinitus</i>	Great Crested Flycatcher
Vireos	
<i>Vireo olivaceus</i>	Red-eyed Vireo
<i>Vireo griseus</i>	White-eyed Vireo
Vultures, Hawks, and Allies	
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<i>Coragyps atratus</i>	Black Vulture
<i>Cathartes aura</i>	Turkey Vulture
<i>Elanoides forficatus</i>	Swallow-tailed Kite (G5, S2, SN, FN)
<i>Haliaeetus leucocephalus</i>	Bald Eagle
<i>Pandion haliaetus</i>	Osprey (G5, S3, S4, SN, FN)
Waterfowl	
<i>Aix sponsa</i>	Wood Duck
Woodpeckers	
<i>Picoides pubescens</i>	Downy Woodpecker
<i>Dryocopus pileatus</i>	Pileated Woodpecker
Wrens	
<i>Thryothorus ludovicianus</i>	Carolina Wren

Amphibians

<u>Specific Name</u>	<u>Common Name (Conservation Status)</u>
<i>Acris gryllus dorsalis</i>	Florida cricket frog
<i>Anaxyrus quercicus</i>	oak toad
<i>Anaxyrus terrestris</i>	southern toad
<i>Arcis gryllus</i>	southern cricket frog
<i>Hyla femoralis</i>	pine woods treefrog
<i>Lithobates grylio</i>	pig frog
<i>Lithobates sphenoccephalus</i>	southern leopard frog

Pseudacris nigrita southern chorus frog
Pseudacris ocularis little grass frog

Mammals

<u>Scientific name</u>	<u>Common Name</u>
<i>Odocoileus virginianus</i>	white-tailed deer
<i>Procyon lotor</i>	raccoon
<i>Sciurus carolinensis</i>	eastern gray squirrel
<i>Sus scrofa</i>	feral hog
<i>Ursus americanus floridanus</i>	Florida black bear
<i>Didelphis virginiana</i>	Virginia opossum eastern cottontail
<i>Sylvilagus floridanus</i>	rabbit
<i>Canis latrans</i>	coyote

Reptiles

<u>Specific Name</u>	<u>Common Name (Conservation Status)</u>
<i>Alligator mississippiensis</i>	American alligator
<i>Agkistrodon conanti</i>	Florida cottonmouth
<i>Anolis carolinensis carolinensis</i>	green anole
<i>Anolis sagrei*</i>	brown anole*
<i>Aspidoscelis sexlineata</i>	six-lined racerunner
<i>Coluber constrictor priapus</i>	southern black racer
<i>Crotalus adamanteus</i>	eastern diamondback rattlesnake (g3, s3)
<i>Deirochelys reticularia</i>	eastern chicken turtle
<i>Gopherus polyphemus</i>	gopher tortoise (st; g3, s3)
<i>Masticophis flagellum flagellum</i>	eastern coachwhip
<i>Nerodia fasciata pictiventris</i>	Florida banded water snake
<i>Kinosternon baurri</i>	striped mud turtle
<i>Sternotherus odoratus</i>	common musk turtle
<i>Terrapene carolina</i>	Florida box turtle

Invertebrates (Representative Species Only)

<u>Order</u>	<u>Specific Name</u>	<u>Common Name</u>
Coleoptera	<i>Phanaeus vindex</i>	green dung beetle
Diplopoda	<i>Anadenobolus monilicornis</i>	yellow-banded millipede
Hemiptera	<i>Ranatra sp.</i>	water scorpion
Heteroptera	<i>Lethocerus sp.</i>	giant water bug
Hymenoptera	<i>Camponotus floridanus</i>	Florida carpenter ant

Hymenoptera	<i>Dasymutilla occidentalis</i>	velvet ant
Lepidoptera	<i>Eurytides marcellus</i>	zebra swallowtail
Lepidoptera	<i>Thyridopteryx ephemeraeformis</i>	bagworm
Lepidoptera	<i>Thorybes sp.</i>	skippers
Odonata	<i>Libellula axilena</i>	bar-winged skimmer

Appendix H – Turnbull Hammock Conservation Area Listed and FNAI Tracked Species

Scientific Name	Common Name	Status
<i>Crotalus adamanteus</i>	eastern diamondback rattlesnake	G4, S3, UR, SN
<i>Egretta caerulea</i>	Little Blue Heron	G5, S4, FN, ST
<i>Egretta tricolor</i>	Tricolored Heron	G5, S4, FN, ST
<i>Elanoides forficatus</i>	Swallow-tailed Kite	G5, S2, FN, SN
<i>Eudocimus albus</i>	White Ibis	G5, S4, FN, SN
<i>Gonolobus suberosus</i>	angle pod	G5T5, ST
<i>Gopherus polyphemus</i>	gopher tortoise	G3, S3, N, ST
<i>Grus canadensis pratensis</i>	Florida sandhill crane	G5T2, S2, FN, ST
<i>Mycteria americana</i>	wood stork	G4, S2, DL, FT
<i>Osmunda regalis</i>	royal fern	CE
<i>Pandion haliaetus</i>	osprey	G5, S3S4, FN, SN
<i>Rhapidophyllum hystrix</i>	needle palm	CE
<i>Serenoa repens</i>	saw palmetto	CE
<i>Tillandsia utriculata</i>	spreading air-plant	G5, S3, SE

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 (five or fewer occurrences or less than 1,000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.

G2 = Imperiled globally because of rarity (six to 20 occurrences or less than 3,000 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 to 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 (five or fewer occurrences or less than 1,000 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 (six to 20 occurrences or less than 3,000 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 to 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 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-the-applicable-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/>

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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

To be added

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