ITEM 23:

Vote on whether to amend the Coastal Headwaters Longleaf Forest Florida Forever project boundary to add nine parcels totaling approximately 668.27 acres in Santa Rosa County with a tax assessed market value of $3,386,579.

LOCATION:

Santa Rosa County

DSL STAFF REMARKS:

The Southern Acres Timberland amendment proposed by SVN Saunders Ralston Dantzler Real Estate adds nine parcels in Santa Rosa County totaling approximately 668 acres to the Coastal Headwaters Longleaf Forest Florida Forever project. The property consists of four parcels owned by Southern Acres LLC and five parcels owned by Seven Mile Properties LLC. The nine parcels have a combined tax assessed value of $3,386,579.

The property is western adjacent to the Lower Escambia River Water Management Area (NWFWMD) and lies at the edge of low uplands that abut the eastern floodplain of the Escambia River. Silviculture is the predominant land use in the region, and most of the site is in young pine plantation. The property is within Priority 1 and 2 of the Florida Ecological Greenways Network (FEGN) and is proposed for less-than-fee acquisition. All landowners have been contacted and are willing sellers.

The proposal meets the criteria to be submitted as a boundary amendment. The parcels have a tax assessed value of less than $5 million. The proposal area should be designated as essential.

Project History:

The Coastal Headwaters Longleaf Forest Ecosystem in Escambia and Santa Rosa Counties was approved by ARC in 2014. The project would preserve working forest lands and provide resource protection for the Escambia River watershed. The project will enhance coordination and completion of adjacent conservation land acquisitions and increase the amount of forest land available for sustainable resource management. The project will support state water quality and quantity by maintaining the quality and natural functions of the land, water and wetland systems.

The project includes over 99,544 acres with 93,061 acres remaining and is ranked number 4 in the Less-Than-Fee category on the 2024 Florida Forever Priority List. The tax assessed value for the remaining acres to be acquired in this project per property appraiser information (2023) is $226,207,146.

FNAI Review:

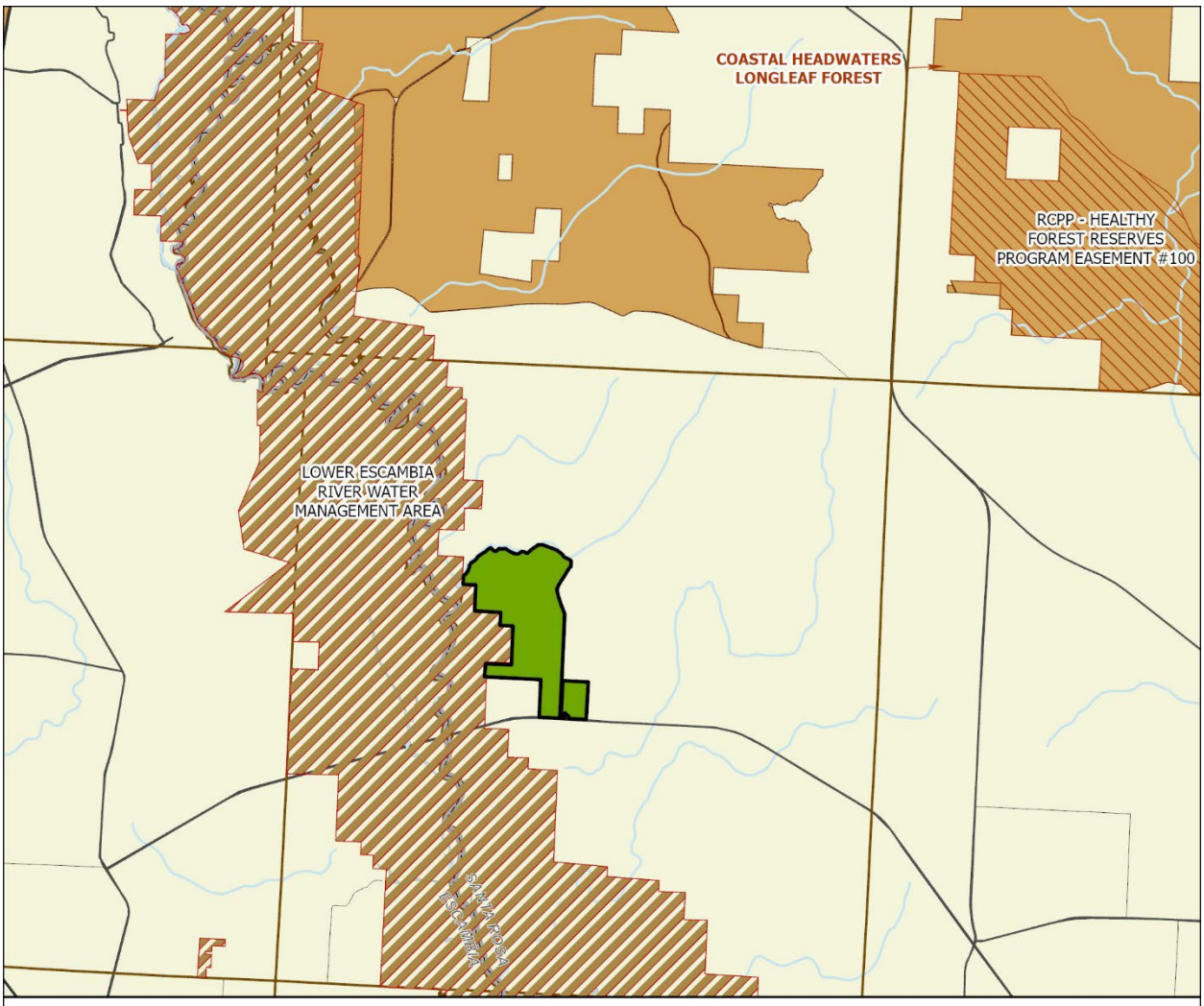
According to the Florida Natural Areas Inventory (FNAI), 100% of the site contributes to Ecological Greenways, Surface Water Protection and Aquifer Recharge. 98% of the site contributes to Strategic Habitat Conservation Areas and Natural Floodplain Function. 67% of the site contributes to Sustainable Forestry. The proposal contains four documented archeological & historical sites.

STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ARC RECOMMENDATION:

Project	DHR	FFS	Lynetta Griner	DEP	FWC	Bill Palmer	Elva Peppers	Selected
Coastal Headwaters Longleaf Forest: Southern Acres Timberland	Y							



COASTAL HEADWATERS LONGLEAF FOREST
PROPOSED ADDITION (SOUTHERN ACRES TIMBERLAND)

SANTA ROSA COUNTY

- Florida Forever Proposed Addition
- Florida Forever BOT Projects
- State Owned Lands
- Other Conservation Lands

N

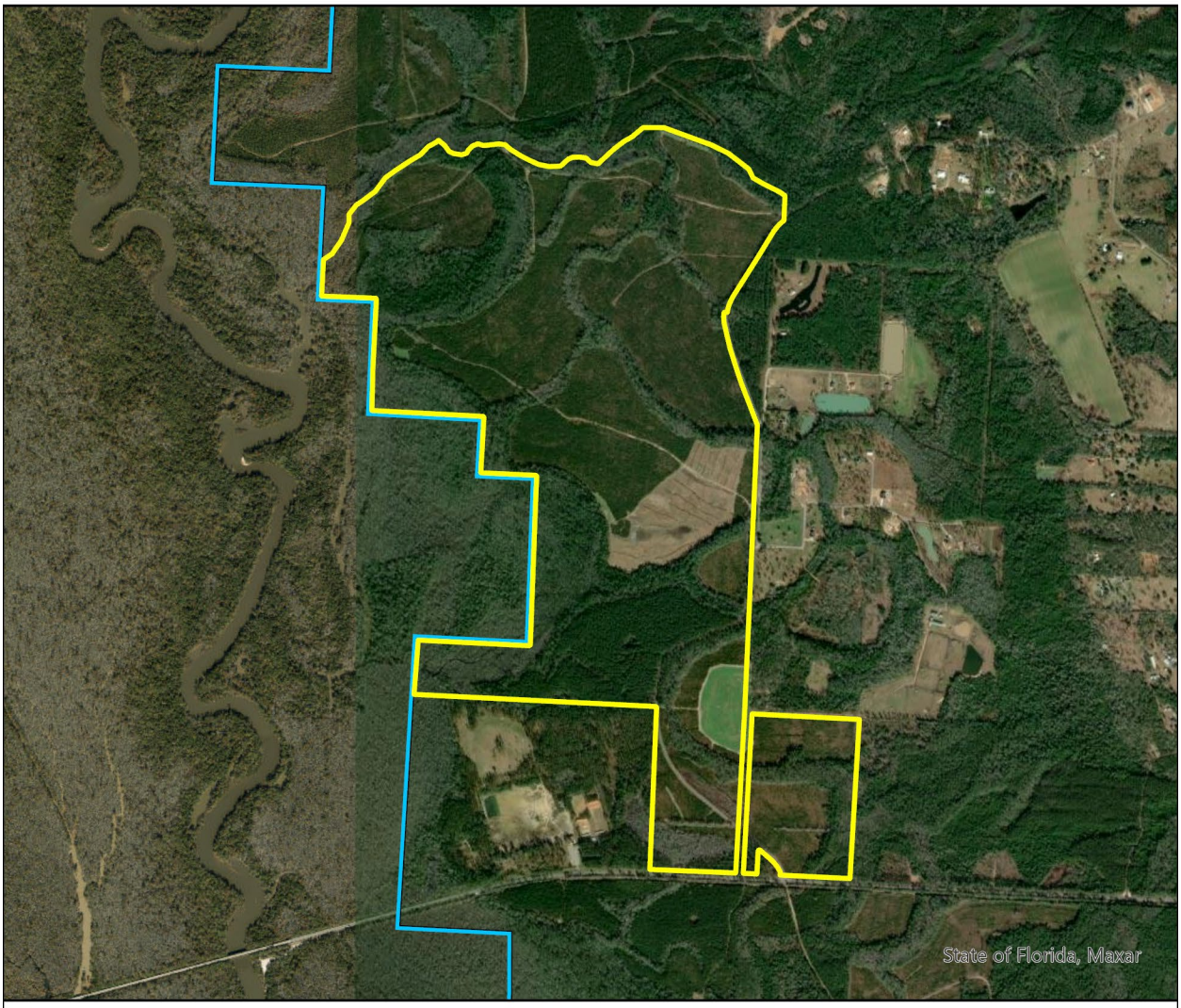
0 2 4 Miles



MAP BY FL NATURAL AREAS INVENTORY AUGUST 2024

Coastal Headwaters Longleaf Forest Proposed Addition (Southern Acres Timberland)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF AUGUST 2024



Map Produced by: FL Natural Areas Inventory, N. Pasco, August 2024 Background: MAXAR Imagery 2022 Resolution = 1.0 meter

FNAI

Florida Forever Proposed Addition

Existing Water Mangement District Conservation Lands

N

0 0.25 0.5 1 Miles

Coastal Headwaters Longleaf Forest Addition (Southern Acres Timberland): FF Measures Evaluation 20240821

GIS ACRES = 668

MEASURES	Resource Acres[a]	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	558	84%
Priority 4	0	0%
Priority 5	95	14%
Total Acres	653	98%
B2: FNAI Habitat Conservation Priorities		
Priority 1	255	38%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	31	5%
Total Acres	286	43%
B3: Ecological Greenways		
Priority 1	153	23%
Priority 2	514	77%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	667	100%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	23	3%
Upland Hardwood Forest (G5)	18	3%
Total Acres	42	6%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	1	< 1%
Priority 2	12	2%
Priority 3	392	59%
Priority 4	248	37%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	653	98%

MEASURES (continued)	Resource Acres[a]	% of project
C5: Surface Water Protection		
Priority 1	422	63%
Priority 2	1	< 1%
Priority 3	1	< 1%
Priority 4	244	37%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	667	100%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	1	< 1%
Priority 2	12	2%
Priority 3	169	25%
Priority 4	44	7%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	226	34%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	668	100%
Total Acres	668	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)	4 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	451	67%
Priority 4	0	0%
Priority 5 - Potential Pinelands	0	0%
Total Acres	451	67%
G3: Forestland for Recharge	0	0%

[a]Acres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.

Florida
Natural Areas
Inventory

To: Meghan Lauer, DEP/OES
From: Dale R. Jackson, Ph.D., FNAI
Date: August 30, 2024
Subject: Proposed Boundary Modification to Florida Forever BOT Project: Coastal Headwaters Longleaf Forest – Southern Acres Timberland (Santa Rosa County)

The major goals of the Coastal Headwaters Longleaf Forest Florida Forever Project are to preserve working forest lands and to provide resource protection for the Escambia River watershed by maintaining or enhancing water quality and quantity. The ca. 666.0-acre Southern Acres Timberland property in western Santa Rosa County is proposed as an addition to the project. The property is proposed for less-than-fee acquisition.

Southern Acres Timberland is situated ca. 17 miles north of Pensacola and 4 miles southeast of Molino, which lies across the Escambia River in Santa Rosa County. The western border of the site is contiguous with the eastern border of Lower Escambia River Water Management Area. The site's northern edge runs along Buffalo Mill Creek.

The property lies at the edge of low uplands that abut the eastern floodplain of the Escambia River. Forestry is a predominant land use in the region, and most of the site is in young pine plantation. Narrow bands of riparian trees follow small water courses, which drain westward to the river's broad floodplain that crosses into the western edge of the site. A small dome swamp and a potential pasture/agricultural field occur at the southern end of the site, which is entered by a paved road. Other than additional unpaved roads, no signs of further development are evident. The application notes that the site is about 69% upland and 31% wetland.

The entire site lies within a region where the Florida black bear (*Ursus americanus floridanus*, G5T4, S4, N, N) is considered by the Florida Fish and Wildlife Conservation Commission to be common. The applicant reports that the landowner has observed gopher tortoises in addition to bear, but the FNAI Natural Heritage database contains no records of other rare species onsite. This may reflect lack of biological surveys as well as the extent of past timbering.

The Florida Forever Measures Evaluation (FFME) below is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural resources. Nearly the entire site contributes to Strategic Habitat Conservation Areas (chiefly priority 3), Ecological Greenways (priorities 1 and 2), Natural Floodplain Function (mostly priorities 3 and 4), Surface Water Protection (priorities 1 and 4), and Aquifer Recharge (priority 6). From one-third to two-thirds contributes to Sustainable Forestry (priority 3), FNAI Habitat Conservation Priorities (mostly priority 1), and Functional Wetlands (chiefly priority 3).