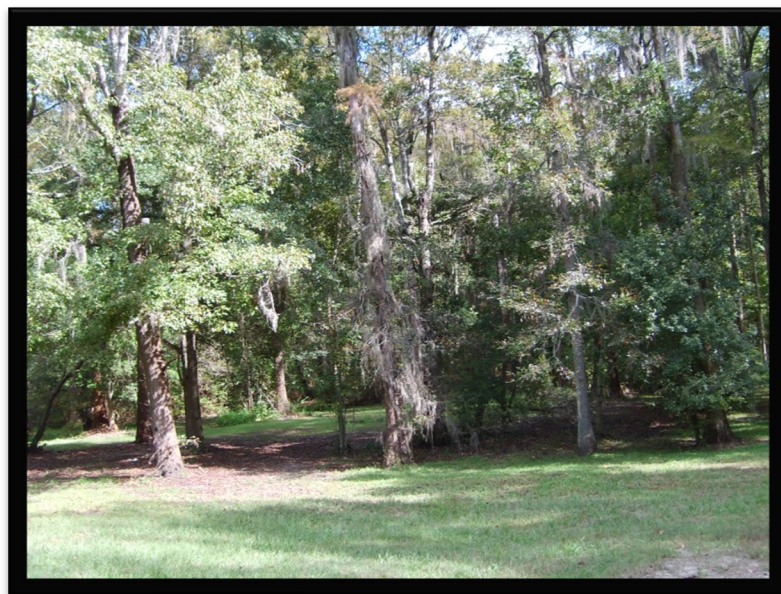

West Jacksonville Connector (Brandy Branch Trailhead)

Management Plan
Managed By: City of Jacksonville

Lease #4750

Management Plan Submittal Date: August 25, 2026



Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are less than 160 acres. It is intended to address the requirements of Chapter 253.034, 259.032 and rule 18-2.021.

A. General Information

1. Common name of the property: West Jacksonville Greenway Connector, commonly known as the Brandy Branch Trailhead.
2. Lease number: 4750
3. Acres: 112.59
4. Name of agency that is managing the property: City of Jacksonville (City)
5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.

This is an update to the initial Management Plan, approved September 8, 2005. Located in western Duval County, north of Interstate 10 and approximately three miles east of Baldwin, the property is comprised of 112.59 acres. The 911 address for the property is 14287 West Beaver Street, Jacksonville, FL 32220. Township 2 South, Range 20 and 21 East, Section 24. Exhibit 1

An application for acquisition of land was submitted to the Florida Greenways and Trails Program by the City on October 23, 2001 and subsequently approved for acquisition by the Florida Greenways and Trails Council. The initial proposal identified 444 acres of land, containing five parcels owned by three individuals: Bostwick (331 acres, 1 parcel), Hawkins (47 acres, 2 parcels) and Nemours (67 acres, 2 parcels). Two of the ownerships, Hawkins and Nemours (114 acres) were included in the Jacksonville-Baldwin Rails to Trails Buffer Florida Communities Trust (FCT) August 2001 application, which contained 1,417 acres. Unlike the other lands in the FCT proposal, the Hawkins and Nemours tracts were not contiguous with the existing Jacksonville-Baldwin Rail-Trail but connected to the trail via Jacksonville Electric Authority (JEA) lands, which are publically owned. After submitting the Hawkins and Nemours parcels with the FCT proposal, the City decided that these parcels, together with the addition of the Bostwick tract, were well matched to the Greenways and Trails program because they greatly strengthened the connection of existing public lands. The parcels were also identified in a much larger proposal, known as the Northeast Florida Timberlands and Watershed Reserve, submitted in June 2001 to the Florida Forever Acquisition and Restoration Council (ARC).

The City acquired 28 acres, owned by Howard Hawkins, on October 11, 2002 for \$144,638 and 67 acres owned by the Nemours Foundation on October 31, 2002 for \$279,453. The Board of Trustees of the Internal Improvement Trust Fund (Trustees) approved the acquisition of these parcels during two Cabinet meetings. The first occurred on September 18, 2003 totaling 95 acres which included Nemours A and B (67 acres) and Hawkins 1 (28 acres). The Trustees approved the second acquisition, Hawkins 2, on April 4, 2006, it included 17.7 acres. The Division of State Lands (DSL) negotiated the purchase agreement on behalf of the Trustees for the Office of Greenways and Trails (OGT) acquisition project to enhance access to the Florida Greenways and Trails System. Utilizing Florida Forever funding, fee simple acquisition of the property by the Trustees occurred on January 22, 2004 and July 28, 2006 for \$515,514.

The lease was initiated on February 24, 2004, between the Trustees and OGT via agreement #4456. The sublease agreement between OGT and the City was executed on March 2, 2005. It was amended on June 8, 2007, and replaced with direct lease #4750 on December 18, 2015. The City is responsible for the operation and maintenance of the property. The lease expires on February 23, 2054. Exhibit 2

Prior to state ownership, the Nemours parcels were undeveloped and heavily wooded from at least 1943. The former property manager for the Nemours Foundation stated they acquired the property in 1985. Phase 1 ESA revealed no evidence of recognized environmental conditions in connection with the subject site.

The 47.51 acre Hawkins parcels were heavily wooded, developed with three "camp and lodge style" residential buildings, an oval-shaped, concrete, cycling track (velodrome) and associated bleachers, an onsite well and onsite septic system with associated drainage field. The residential structures and the bleachers have been removed. As indicated by the Phase 1 ESA, the Property Record Card and aerial photographs shows the property was developed residentially in 1982. It was first listed as a mobile home park by Wallace McGregor in at least 1985. Mr. Hawkins said that the residential trailers were removed at the time he acquired the property, which was around 2000. The Phase 1 ESA revealed no evidence of recognized environmental conditions in connection with the subject site.

The Hawkins 2 parcel is irregularly shaped but resembles a trapezoid with 389 feet of frontage along the north side of US Highway 90. This parcel contains 10.8 acres of uplands and 6.9 acres of wetlands, 2.8 acres are located within the boundaries of a Florida Department of Transportation (DOT) drainage easement that encumbers a strip along the entire western side of the property. The western boundary is also the location of Brandy Branch Creek. The terrain is relatively level, with few if any, observable topographic relief except within the drainage easement area where ditching activities have occurred. According to the National Flood Insurance Rate Map,

the property falls within Flood Zone X, an area determined to be outside of the 500-year flood plain.

There are no unique features, such as coral reefs, natural springs, caverns, large sinkholes, or virgin timber stand on the property. There are not any known archaeological or historical features within the management unit.

Exhibit 3. The property is not located within or adjacent to an Aquatic Preserve or Outstanding Florida Water. Nor is any of the acreage considered surplus.

Future proposed uses include trailhead development to support regional trail plans that are planned to cross through this property and connect to the Jacksonville-Baldwin Rail Trail to the north and the Cecil Recreational Trail to the south.

6. Attach a map showing the location and boundaries of the property including:
 - a) The location and type of structures or improvements currently on the property Exhibit 4
 - b) The location and type of proposed improvements Exhibit 4
7. A map showing the proximity of this managed area to other conservation areas within 10 miles. Exhibit 5
8. Please attach a legal description of the property. Exhibit 2
9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

The property is located in northeastern Florida, in Duval County. According to the National Oceanic and Atmospheric Administration's National Climatic Data Center's Jacksonville Cecil Field Naval Air Station's station, the average temperature is 68°F. July and August are the warmest months, the average summer temperature is 92°F. The warmest months also receive the most rain, the average summer precipitation is 21 inches. December and January are the coolest months, the average winter temperature is 67°F. May and November are typically the driest months, averaging just above two inches of precipitation.

Topography is generally flat and does not have a noticeable slope. According to the National Geodetic Survey, the elevation is situated at approximately 85 feet above the National Geodetic Vertical Datum.

The Brandy Branch Trailhead site supports three natural vegetative communities: wet flatwoods, bottomland forest and strand swamp. Exhibit 6

- a. Wet Flatwoods (WET FL) – Several portions of the project site (approximately 13 acres total) contain WET FL. These areas tend to border the Strand Swamp (SS) and Bottomland Forest (BF) communities and have relatively flat topography. The vegetation is typically similar to that in the SS communities but with fewer to no cypress trees and higher presence of saw palmetto and bitter gallberry; these shrubs also tend to grow taller in areas of mucky soils. There are also more pitcher-plants (*Sarracenia* spp.) in this community. These communities are typically of relatively high quality and have not been timbered in the recent past.
- b. Bottomland Forest (BF) – The wetlands associated with Brandy Branch Trailhead in the central portion of the project site are a Bottomland Forest (BF) or mixed hardwood wetland (approximately 40 acres). The canopy in this community is dominated by hardwoods such as water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), tupelo (*Nyssa sylvatica* var. *biflora*), and swamp bay (*Persea palustris*), with scattered bald cypress (*Taxodium distichum*), slash pine (*Pinus elliotii*) and pond pine (*Pinus serotina*). The understory and ground cover are variable, and the portion of Brandy Branch within the project site has been dredged for improved drainage along Interstate 10. The spoil from the channelizing remains as a berm along the eastern edge of the creek. This wetland community is of relatively high quality, although the edges of the channelized portion have been invaded by exotic species such as Chinese tallow-tree (*Sapium sebiferum*).
- c. Strand Swamp (SS) – The site contains SS or pine/cypress mixed wetlands (approximately 52 acres). These areas were originally dominated by slash pine, pond pine, and bald cypress with scattered hardwoods such as sweetgum, red maple, and water oak. The understory and ground cover contain Virginia chainfern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*), redroot (*Lachnanthes caroliniana*), sphagnum moss (*Sphagnum* spp.), and clubmoss (*Lycopodium* spp.). The southeastern corner of the property contains approximately 33 acres of more recently timbered wetlands. This area has a more sparse canopy and contains exotic species such as Chinese tallow-tree and rattle-bush (*Sesbania* spp.). Routine maintenance and supplemental planting could enhance this area.

According to the St. Johns River Water Management District 2009 Land Use Code, the property is composed of wetland forested mixed (code 6300), mixed wetland hardwoods (code 6170), pine flatwoods (code 4110), and coniferous pine (code 4410).

Due to the previous residential use of the property, portions of the property are ruderal/disturbed. The former use of the property presented an ideal location for development of the Trailhead. The parking area will be developed in a disturbed area and provides access to the adjacent, environmentally sensitive conservation areas. The trail will mainly be routed along old dirt

roads and include a pedestrian bridge crossing of Brandy Branch.

The geology of the property is characterized by the Cypresshead Formation which is composed of siliciclastics and occurs only in Florida and eastern Georgia. The Cypresshead Formation is a shallow marine, near shore deposit equivalent to the Citronelle Formation deltaic sediments and the Miccosukee Formation prodeltaic sediments. The Cypresshead Formation consists of reddish brown to reddish orange, unconsolidated to poorly consolidated, fine to very coarse grained, clean to clayey sands. Cross bedded sands are common within the formation. Discoid quartzite pebbles and mica are often present. Clay beds are scattered and not areally extensive. In general, the Cypresshead Formation in exposure occurs above 100 feet (30 meters) above mean sea level (msl). Original fossil material is not present in the sediments although poorly preserved molds and casts of mollusks and burrow structures are occasionally present. The presence of these fossil "ghosts" and trace fossils documents marine influence on deposition of the Cypresshead sediments. The permeable sands of the Cypresshead Formation form part of the surficial aquifer system.

The topography is generally flat and does not have a noticeable slope with the exception of the area around Brandy Branch that has been channelized and dredged in the past for drainage improvements by FDOT. The spoil from the dredging was piled along the eastern edge of the channel, forming an approximately 25 foot wide berm that is used as a road to access the property. The wetlands on-site have had their hydrology altered/reduced by the channelization of Brandy Branch and wetland hydroperiod and groundwater table are reduced by the presence of the drainage ditch.

AEROSTAR completed a Phase I ESA for the Hawkins parcel in May 2006 because of two empty abandoned fuel oil above ground storage tanks (ASTs) and several empty rusted abandoned 55-gallon drums were observed on the subject site during the site reconnaissance for the Phase I ESA. No labels were visible on the drums. Solid waste including empty paint cans, a gasoline can and an automotive battery was observed in the north-central and northeast areas of the subject site. There was no evidence of stained soil, stressed vegetation, or discernable odors in the vicinity of the solid waste, abandoned drums or ASTs. Potential onsite concerns were noted in the Phase I ESA from the presence of solid waste debris, 55-gallon drums and abandoned fuel oil storage tanks. The presence of fill material from an undocumented source in an embankment was also identified as a potential onsite concern. The scope of services for a Phase II ESA was prepared on the behalf of DSL in June 2006. Based on the Phase I ESA results, AEROSTAR conducted the following scope of work: advanced four soil borings, collected soil samples from each boring at one-foot intervals to evaluate soil quality, field screened the soil samples for volatile compounds using an organic vapor analyzer equipped with a flame ionization detector (OVA-FID), collected four soil samples for laboratory analyses, installed four temporary monitor wells, collected three groundwater samples for laboratory analyses, and prepared a

letter report documenting the results of the investigation. Based on the results of the field activities and the laboratory analyses, no further investigation at the subject site is recommended. The accumulations of solid waste debris observed during the Phase I ESA has been removed from the site for proper disposal.

10. A brief description of soil types, attaching USDA maps when available.

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service identifies five soil types within the property boundary. Exhibit 7

- a. Mascotte fine sand (38) and Mascotte-Pelham complex (44) are poorly drained, nearly level soils found in flatwoods. The surface is black fine sand about five inches thick. The subsurface is gray fine sand about 10 inches thick. The upper part of the subsoil is dark organic stained loamy fine sand that is coated with organic matter. The lower part of the subsoil, between depths of 28 and 58 inches, is coarsely mottled gray and yellowish red sandy clay loam in the upper 18 inches and coarsely mottled light gray, strong brown and red fine sandy loam in the lower 12 inches. Below this, to a depth of 80 inches, is gray fine sand.
- b. The Pelham fine sands (51) and (82) are poorly drained, level soils found in nearly level flats. The surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is fine sand about 15 inches thick. It is grayish brown in the upper 8 inches and light gray in the lower 7 inches. The subsoil is between depths of 21 to 80 inches. It is light brownish gray fine sandy loam in the upper 5 inches, light brownish gray sandy clay loam in the next 34 inches, and light brownish gray fine sandy loam in the lower part. According to the ESA report, under natural conditions this soil has a water table at a depth of less than 10 inches for two to four months and at a depth of 10 to 30 inches for four to 12 months during most years. Permeability is rapid in the upper six inches
- c. The Surrency loamy fine sand (66) is very poorly drained soils that occur in nearly level depressions and on flood plains. The surface layer is about 18 inches thick. It is loamy fine sand in the upper 14 inches and dark brown fine sand in the lower 4 inches. The subsurface layer is light brownish gray fine sand about 8 inches thick. The subsoil is fine sandy loam and occurs between depths of 26 to 70 inches. According to the ESA report, under natural conditions this soil has a water table at a depth of less than 10 inches or the soil is covered with water for six to 12 months during most years. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil.
- d. Stockade fine sandy loam (81) is very poorly drained soils found in nearly level depressions. The surface layer is black fine sandy loam about 12 inches thick. The subsoil occurs between depths of 12 to 46 inches and is sandy loam. The subsoil is very dark gray in the upper 14 inches and dark

gray in the lower 20 inches. According to the ESA, under natural conditions this soil has a water table at a depth of less than 10 inches, or the soil is covered with water for more than six months during most years. Permeability is moderately rapid in the surface layer, moderate to moderately rapid in the subsoil, and rapid below.

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern?

The property is not located within or adjacent to an Aquatic Preserve nor designated as an area of critical state concern.

12. Was the property acquired by a conservation land acquisition program? If YES, please identify.

The property was acquired through the Florida Greenways and Trails Land Acquisition Program with Florida Forever funding.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property?

There are no legislative or executive directives that constrain the use of the property for recreation, conservation and resource protection. All development and resource alteration encompassed in this Plan are subject to the granting of appropriate permits, easements, licenses and other required legal instruments. Approval of this Plan does not constitute an exemption from complying with the rules and regulations of the appropriate local, state or federal agencies. The City will continue to work with federal, state and local partners to assure that management activities are in compliance with this document and applicable laws. This Plan is submitted for review to the Trustees through the DSL. It is intended to comply with terms of Lease #4750, Chapters 253, 259 and 260, F.S., and Chapters 62S-1, 62S-3, 18-2 and 18-23, Florida Administrative Code (F.A.C.). Furthermore, each planned use complies with the State Lands Management Plan, Guidelines and Activities. Management continues to follow best management practices for development and resource protection. As with all developments on state owned lands, the procedures outlined by the "List of ARC/Division of State Lands, Approved & Potentially Approved Interim Management Activities" will be followed. As mandated by Section 259.037, F.S., the property is included in the Annual Report to the Land Management Uniform Accounting Council (LMUAC) and management will provide data for inclusion in the report. If an interagency team conducts a LMR, the City will consider the findings and recommendations when updating this Plan.

There are not any concessions at the property. Proposals for concessions will be employed on a case by case basis and have the potential to enhance the property. Relevant factors to be considered in the evaluation shall include those specified in subsection 18-2.018(1), F.A.C. and local ordinances.

Pursuant to the provisions of Chapter 191 of the City's Municipal Code, permits may be required for special events. Pursuant to the provisions of Chapter 741, there is a zero tolerance for litter, this shall include signs affixed to public property with consent of the property owner. Violations of local ordinances are punishable by law. In an addition to local law enforcement authority, pursuant to Chapter 68, F.S., laws may be enforced by Florida Fish and Wildlife Conservation Commission (FWC). Management may establish additional conditions needed for the safe operation of the facilities.

Gopher tortoises are a threatened wildlife species and are also protected by state law, Chapter 68A-27, F.A.C. As mandated by Section 259.032(11)(d), F.S., the managing agency will use the proceeds of any timber sales to pay for management activities.

14. Are there any reservations or encumbrances on the property? Yes.

The lease compels the City to defend the Trustees' property against any potential liens or encumbrances. At the time of the acquisition, the aforementioned 125 foot-wide DOT drainage easement located along the western side of the Hawkins 2 parcel. Also, a 24 foot-wide utility easement, encumbering 0.87 acres, in favor of the Florida Power and Light Company is collocated within and on the eastern edge of the drainage easement. These were known to the Trustees and not deemed as an impediment to the establishment and use of the property.

There have not been any reservation or encumbrances since the acquisition. Any future easement requests will be coordinated through DSL. Any application to use state land which would result in significant adverse impact to state land or associated resources shall not be approved unless the applicant demonstrates there is no other alternative and proposes compensation or mitigation acceptable to the Trustees pursuant to paragraph 18-2.020, F.A.C. Pursuant to paragraph 18-2.018(2)(c), F.A.C., any requested use of state land which has been acquired for conservation and recreation, shall be consistent with the original specified purpose for acquiring such land. Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources, shall be required to provide net positive benefit as defined in subsection 18-2.017(38), F.A.C. If granted, these easements will have conditions for resource protection and to protect the safety and quality of the visitor's recreational experience.

B. Natural and Cultural

15. Are there any archeological or historical sites on this property?

The Florida Department of State, Division of Historical Resources (DHR) was contacted during the development of this Plan. They reviewed the Florida

Master Site File (FMSF) and the National Register of Historic Places. The FMSF determined that there are not any known archaeological or historical features within the management unit. Exhibit 3

A Resource Group that includes a single set of railroad tracks, known as the Seaboard Air Line Railroad (8DU17729), is located on the south side of US 90/SR 10/West Beaver Street, which is across the street from this management unit and traverses Pope Duval Park. According to the FMSF Report, on April 7, 2010, the Florida State Historic Preservation Office determined that portions of the Resource Group maintain its integrity and is eligible under Criteria A for listing in the National Register of Historic Places. This section of rail was initially constructed in 1860 by the Florida, Atlantic, and Gulf Railroad. It was the first railroad in Jacksonville. It connected 60 miles west to Alligator City (modern Lake City).

A) Although there are not any known resources within the management unit, the City understands that the management of cultural resources is often complicated because these resources are irreplaceable and extremely vulnerable to disturbances. As part of responsible management required by state and federal laws, land managers and those involved in the decision-making process should be aware of the types of archaeological, cultural and historical resources in their stewardship and should be knowledgeable of the best management practices for these sites. The advice of historical and archaeological experts is required in this effort.

Pursuant to Chapter 267, F.S., all ground disturbing activities will be coordinated with the DHR. DHR approval must be obtained before taking any actions, such as development or site improvements, that could affect or disturb the cultural resources on state lands. Actions that require permits or approval from DHR include development, site excavations or surveys, disturbances of sites or structures, any proposed rehabilitation, restoration or demolition of structures 50 or more years old, disturbances of the substrate and any other actions that may affect the integrity of cultural resources. Management will follow the "Management Procedures for Archaeological and Historical Sites and Properties on State Owned or Controlled Lands" and adhere to the "Guidelines for Ground Disturbing Activities." Unless specifically authorized by DHR, the use of metal detectors, magnetometers or other metal detecting devices is prohibited. Additionally, if discovered, Chapter 872, F.S., will be adhered to and all human burials and human skeletal remains will be accorded equal treatment and respect. Management will continue to coordinate with DHR at the Florida Department of State, R.A. Gray Building, MS-8, Tallahassee, Florida 32399-0250; (850) 245-6312.

B) Please describe the actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological or historical sites.

Although no extensive survey efforts are planned, if the opportunity to

conduct surveys arises, Jacksonville is interested in working with the State, the Florida Public Archaeology Network, Universities or other experts and will coordinate efforts with DHR. Likewise, if any archaeological or historic sites are identified, the resource shall be assessed in consultation with DHR. The determination of whether future improvements, which would be located at previously disturbed areas, have the potential to affect cultural resources is an ongoing process that would occur during the planning stages of every project. The policy is to preserve cultural, historical and archaeological resources and avoid any adverse effects wherever possible or mitigate unavoidable impacts. The desire is to always protect resources and to incorporate accurate information into educational materials that could foster the visiting public's understanding of prehistoric and historic cultures of the area. Management will continue to monitor the property for evidence of subsurface excavation by non-permitted individuals.

16. Are there any buildings on the property that are fifty or more years old?

No

17. Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory (FNAI):

The Florida Natural Areas Inventory (FNAI) was contacted during the development of this Plan. They identified two mapped element occurrences, the federally endangered *Ambystoma cingulatum* (Frosted Flatwoods Salamander) and *Ursus americanus floridanus* (Florida Black Bear), in the vicinity of the property. Exhibit 8

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site? If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

In 2010, management confirmed the on-site presence of *Gopherus polyphemus* (Gopher Tortoise) and the *Sciurus niger shermani* (Sherman's Fox Squirrel). Both species are very rare in Florida or found in a restricted range or vulnerable to extinction from other factors. The Florida Fish and Wildlife Conservation Commission (FWC) lists the latter as a Species of Special Concern. Management will work with partners to document, monitor and to improve the habitat of known and potential species.

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated "Outstanding Florida Waters."

The land within the property boundary is generally flat with the exception of the area around Brandy Branch, which is located between the Hawkins 1 and

2 parcels. Prior to state ownership, the stream was channelized and dredged to improve drainage along Interstate 10. The spoil from the dredging was stockpiled along the eastern edge of the channel, forming an approximately 25-foot-wide berm that will be used as part of the trail system. Today, the berm is used by staff for maintenance. Brandy Branch is not designated an Outstanding Florida Water. The property contains Strand Swamp (SS) or pine/cypress mixed wetlands (approximately 52 acres) and Bottomland Forest (BF) or mixed hardwood wetland (approximately 40 acres). These communities are described in the Natural Area Resource Inventory section.

20. There are not any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, or outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site.

21. Are there fish or wildlife resources (both game and non-game) on the property?

The wetland communities associated with Brandy Branch provide potential habitat for numerous wildlife species, as described below and referenced by FNAI (Exhibit 8).

Scientific Name	Species Name	Habitat
Amphibians		
<i>Ambystoma cingulatum</i>	Flatwoods salamander	Wet flatwoods
Reptiles		
<i>Alligator mississippiensis</i>	American alligator	Bottomland forest, wet flatwoods, strand swamp
<i>Clemmys guttata</i>	Spotted turtle	Wet flatwoods
<i>Crotalus adamanteus</i>	Eastern diamondback rattlesnake	Bottomland forest, wet flatwoods, strand swamp
<i>Crotalus horridus</i>	Canebrake rattlesnake	Bottomland forest
<i>Drymarchon corais couperi</i>	Eastern indigo snake	Wet flatwoods
<i>Gopherus polyphemus</i>	Gopher Tortoise	Bottomland forest
Birds		
<i>Accipiter cooperii</i>	Cooper's hawk	Bottomland forest, wet flatwoods, strand swamp
<i>Ardea alba</i>	Great egret	Bottomland forest, strand swamp
<i>Egretta caerulea</i>	Little blue heron	Strand swamp
<i>Egretta thula</i>	Snowy egret	Strand swamp

<i>Egretta tricolor</i>	Tricolored heron	Strand swamp
<i>Elanoides forficatus</i>	Swallow-tailed kite	Wet flatwoods, strand swamp
<i>Eudocimus albus</i>	White ibis	Strand swamp
<i>Falco columbarius</i>	Merlin	Bottomland forest, wet flatwoods, strand swamp
<i>Haliaeetus leucocephalus</i>	Bald eagle	Wet flatwoods
<i>Mycteria americana</i>	Wood stork	Wet flatwoods, strand swamp
<i>Nyctanassa violacea</i>	Yellow-crowned night-heron	Bottomland forest, wet flatwoods, strand swamp
<i>Nycticorax</i>	Black-crowned night-heron	Bottomland forest, wet flatwoods, strand swamp
<i>Pandion haliaetus</i>	Osprey	Wet flatwoods, strand swamp
<i>Picoides villosus</i>	Hairy woodpecker	Bottomland forest, wet flatwoods, strand swamp
<i>Plegadis falcinellus</i>	Glossy ibis	Strand swamp
Mammals		
<i>Corynorhinus rafinesquii</i>	Rafinesque's big-eared bat	Bottomland forest, wet flatwoods
<i>Mustela frenata olivacea</i>	Southeastern weasel	Bottomland forest, wet flatwoods, strand swamp
<i>Sciurus niger shermani</i>	Sherman's Fox Squirrel	Bottomland forest, wet flatwoods, strand swamp
<i>Ursus americanus floridanus</i>	Florida Black Bear	Pine plantation, mesic and wet flatwoods, dome and basin swamp

C. Use of the Property

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in s. 253.034, and the statutory authority you have for such uses.

The West Jacksonville Greenway Connector project was submitted to the Office of Greenways and Trails (OGT) on October 23, 2001. The proposal originated from Preservation Project Jacksonville and was part of the Jacksonville Greenway Plan that was adopted in 2001. As proposed, the acquisition was for 444 acres, of which 112.59 acres have been acquired. The first acquisition occurred on January 22, 2004. In 2014, OGT solicited acquisition project sponsors to submit an acquisition application if any of the parcels initially proposed for acquisition should continue to be pursued. OGT did not receive an updated application. Therefore, the remaining Bostwick parcel, approximately 331 acres, is not being pursued through OGT's Land Acquisition program but it is within the Northeast Florida Timberlands and Wetlands Reserve Florida Forever project boundary. For the purpose of this

management unit, there is not any acreage that remains to be acquired.

The project functions as part of the growing north-south forested connector between Cary State Forest to the north and Jennings State Forest to the south, thereby increasing access to the Florida Greenways and Trails System (FGTS). The FGTS is made up of existing, planned and conceptual non-motorized trails and ecological greenways that form a connected, integrated statewide network. The FGTS serves as a green infrastructure plan for Florida, tying together the greenways and trails plans and planning activities of communities, agencies and non-profit organizations throughout Florida. The recreational activities proposed for this management unit are hiking, bicycling, horseback riding and nature trails/study. Ultimately, the trails will extend from the management unit, through Jacksonville Electric Authority (JEA) lands, to the Jacksonville-Baldwin Rail Trail. As proposed, the trails, trailhead facilities, parking and interpretative signage were envisioned to be complete within five years of acquiring the land. Budget shortfalls have impacted development to date. However, the necessary easement through the JEA property is currently being processed in 2026 which will make the trail project eligible for funding. The existing and planned uses of the property are consistent with the purpose of the acquisition.

The State Comprehensive Outdoor Recreation Plan (SCORP) guides the development of a diverse, balanced, statewide outdoor recreation system toward meeting current and future needs. It provides the framework for a statewide comprehensive outdoor recreation planning and implementation process. Trails and greenways are fundamental components of Florida's outdoor recreation and transportation systems. This Plan complies with SCORP by providing resource based outdoor recreation and by enhancing environmentally degraded areas to a more functional condition, through exotic species control and maintenance.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

All future facilities will be designed and constructed using best management practices to avoid impacts to renewable or nonrenewable resources and to mitigate those which cannot be avoided. All federal, state and local permit and regulatory requirements are met by the final design of these projects.

Carrying capacity is an estimate of the number of users a recreation resource or facility can accommodate and still provide a high-quality recreational experience and preserve the natural values of the site. The methodology employed for determining carrying capacity is a long-established technique developed and used by the DEP Division of Recreation and Parks, known as the "Visitor Carrying Capacity Guidelines." This methodology considers the type of recreational activity, then suggests standardized multipliers for these activities based on [1] area requirements, [2] visitors per group, and [3] turnover rate per day.

Brandy Branch Trailhead is intended to serve as a trailhead for a future trail that will connect the Jacksonville-Baldwin Rail Trail and potentially Cary State Forest at the north end to the Cecil Recreation Trail and eventually Jennings State Forest at the south end. Therefore, the carrying capacity takes into account the trail mileage it will support and the location of existing nearby trailheads along same trail network.

Existing Use and Optimum Carrying Capacity						
	Existing Capacity		Proposed Additional Capacity		Estimated Optimum Capacity	
Activity/Facility	One Time	Daily	One Time	Daily	One Time	Daily
Hiking/Biking			20	40	20	40
Horseback Riding			12	12	12	12
Total	0	0	30	52	30	52

A few local citizens have expressed interest in renovating and reopening the velodrome for public use. In order to consider this option, a thorough investigation would need to be conducted to identify what repairs are needed and safety enhancements that would be required. Also, improved access to the facility as well as parking and support facilities would also be necessary to make it a viable option.

Key management activities necessary to achieve the desired outcomes include:

- Resource protection and enhancement;
- Exotic species monitoring and control;
- Routine grounds maintenance and care;
- Facility development, maintenance and care;
- Establishing public use.

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Management utilizes a single use management approach. Current uses include exotics control and protection of sensitive environmental features. Management will continue using strategies to protect and enhance the natural communities and features and work to establish public recreational use. Due to the small acreage, there is no potential for multiple uses.

25. Were multiple uses considered but not adopted? If YES, please describe why.

Due to the nature of the project and the small acreage, there is no potential for multiple uses.

26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

If the opportunity arises, management may seek ways to contract with private vendors to provide services that are better handled in a market economy; however, these services would never be allowed to weaken safety considerations or compromise the protection of resources. Pursuant to paragraph 18-2.018(2)(i), F.A.C., equitable compensation shall be required when the use generates income or revenue for a private user. Any outsourcing, such as contracting with the private sector or partnerships with volunteers, will be made on a case-by-case basis. Relevant factors to be considered in the evaluation shall include those specified in subsection 18-2.018(1), F.A.C. and local codes. The State will review any third-party agreements.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

Due to the nature of the project, there is no potential to generate significant revenues. Once open, the property could serve as a destination for a larger community event or tour that would offer economic benefits to the community and region.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

Much of the eastern Nemours parcel was used as pine plantation. The timber was cut and planted again for revenue before being purchased by the City and State. It is estimated that the timber on the eastern Nemours parcel was cut in 1999.

The Hawkins parcels were under private ownership and used as a residence, small RV park and recreation venue. The remnants of an old RV park included an old bathroom and drainfield, gravel parking lot, possible fruit stand, structure that used to cover a well, abandoned drain and water pipes, old drain fields, a velodrome and debris. With the exception of the velodrome, the debris and abandoned structures have been removed.

Brandy Branch Trailhead is intended to serve as a trailhead for a future trail that will connect the Jacksonville-Baldwin Rail Trail at the north end to the Cecil Recreation Trail and eventually Jennings State Forest at the south end. Future facilities will include parking, restroom and picnic shelter to support hikers, bicyclists and horseback riders.

29. Do the planned uses impact renewable and non-renewable resources on the property? If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

Due to the previous residential use of the property, portions of the property are ruderal/disturbed. The former use of the property presented an ideal location for development of the Trailhead. The parking area will be developed in a disturbed area and provides access to the adjacent, environmentally sensitive conservation areas. The trail will mainly be routed along old dirt roads and include a pedestrian bridge crossing of Brandy Branch.

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property?

There are no additional parcels identified for acquisition.

31. Are there any portions of this property no longer needed?

There are no surplus lands associated with this management unit.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

Brandy Branch Trailhead was acquired with the intent to serve as a trailhead for a future trail that will connect the Jacksonville-Baldwin Rail Trail at the north end to the Cecil Recreation Trail and eventually Jennings State Forest at the south end. Future facilities will include parking, restroom and picnic shelter to support hikers, bicyclists and horseback riders.

33. Assess the feasibility of managing the lands >40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.

The City has assessed the feasibility of establishing a gopher tortoise recipient site at this site, but the park does not meet the habitat eligibility requirements due to excessive canopy cover and poorly drained soils.

34. Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.

Not applicable as this site does not meet habitat eligibility requirements.

D. Management Activities

35. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be

coordinated.

Not applicable.

36. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

While the majority of the site has been removed of former structures and trash, there still remains some debris and trash from previous land uses that needs to be cleaned up. In addition, the main access road to the velodrome area contains a culvert that failed and was replaced in 2014. The road and parking area was further stabilized in 2026.

37. Identify adjacent land uses that will conflict with the planned use of this property, if any.

Not applicable.

38. Please describe measures used to prevent/control invasive, non-native plants.

Since acquisition in 2002, the property has been treated for invasive, non-native plants on three occasions and is now considered to be at maintenance level. Staff has and will continue to monitor for new occurrences and schedule follow-up treatments, as needed. The next treatment is planned for FY 26/27.

Being in a developing residential area there are occasional occurrences of stray cats and dogs. Animal ordinances are defined in Chapter 462 of the Municipal Code. Animal Care and Protective Services enforces city ordinances and state laws relating to domestic animals. Assistance with nuisance wildlife is provided by FWC.

39. As required by Chapter 253.034, please describe the public or local government involvement/participation in the development of this plan. Please provide the location and date of this public hearing. Please provide a meeting summary/minutes as an appendix.

In accordance with Section 259.032(10)(b), due to the size of the property, an Advisory Group was not established. The City held a public hearing on August 21, 2026 at the Ed Ball Building, 214 N. Hogan Street, Jacksonville. No one attended the meeting. Proof of public notice is included in Exhibit 9.

40. If an arthropod control plan has been established for this property, please includes it as an attachment. If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the managing agency.

An arthropod control plan has not been established for the Brandy Branch Trailhead. The City's Mosquito Control Division of the Environmental Resource Management Department is responsible for all activities in the City of Jacksonville relating to the control of mosquitoes. For this property, the Division only performs spraying upon request. The city generally does not spray for mosquitoes on conservation lands unless there is a public health emergency related to mosquito-borne diseases. If this action is deemed necessary for this property, all pesticides used by Mosquito Control are EPA registered and considered safe for the environment. Equipment is carefully and regularly checked to make sure the appropriate amount is being applied. All supervisors and technicians are certified by the State of Florida for mosquito control.

41. Management Goals – not all are applicable to this property. Write N/A where appropriate. Also, please add as many goals, objectives, and measures as you wish.

Core Objectives	Measure	Timeframe	Expense and Manpower Budget
		2 yrs = Short term 10 yrs = Long Term	
Goal 1: Habitat Restoration/Improvement through prescribed fire	Prescribed fire is not implemented on this management unit.		
Prescribe burn 0 acres per year	N/A		
Maintain 0 acres per year within target fire return interval	N/A		
Conduct habitat/natural community improvement on 40 acres	Mechanical underbrush of 40 acres to reduce fuel loads	Long term	Expense \$15,000 Personnel \$0
Conduct habitat/natural community restoration activities on 0 acres.	N/A		
Conduct timber harvest for the purposes of habitat restoration on 0 acres	N/A		

	Measure	Timeframe	Expense and Manpower Budget
Goal 2: Public Access and Recreational Opportunities	This site is currently undeveloped.		
Maintain public access and recreational opportunities to allow for a recreational carrying capacity of 0 visitors per day. This is the optimal daily carrying capacity.	N/A		
Develop additional public access and recreational opportunities to allow for a carrying capacity of 52 visitors/day	52 additional visitor opportunities/day	Long term	Expense \$1,000,000 Personnel \$20,000/year for maintenance
Continue to provide 0 interpretive/education program.	N/A		
Develop 0 new interpretive/education programs	0 interpretive/education programs Note: interpretive information will be provided via a kiosk.	Long term	Expense \$2500 Personnel \$0
	Measure	Timeframe	Expense and Manpower Budget
Goal 3: Hydrological Preservation and Restoration			
Conduct or obtain a site assessment/study to identify potential hydrology restoration	Assessment conducted? - No	Long term	Expense \$25,000 Personnel

needs			\$0
Restore natural hydrologic condition and functions to TBD acres on site	# acres that require restoration to be determined	Long term	TBD
	Measure	Timeframe	Expense and Manpower Budget
Goal 4: Sustainable Forest Management			
Prepare & implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	N/A		
Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes (including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	N/A		
	Measure	Timeframe	Expense and Manpower Budget
Goal 5: Exotic and Invasive Species Maintenance and Control			

Annually treat 5 acres of EPPC Category 1 and Category II invasive exotic plant species	5 acres treated annually	Short term	Expense \$4500 Personnel \$0
Implement control measures on 2 exotic and nuisance animal species	2 nuisance and exotic species for which control measures are implemented	Short term	Expense \$0 Personnel \$500/year
	Measure	Timeframe	Expense and Manpower Budget
Goal 6: Capital Facilities and Infrastructure	This site is currently undeveloped.		
To maintain 0 facility, 0.25 mile of road, and 0 mile of trail existing on site (Note: a Trailhead and amenities is considered as one facility)	0 facility, 0.25 mile road, and 0 mile of trail maintained	Short term	Expense \$2000/year Personnel \$0
To construct 1 facilities. 0 miles of roads, and 1 miles of trails	1 facilities, 0 miles roads, 1 mile trails constructed	Long term	Expense \$1,000,000 Personnel \$0
To improve or repair 0 facilities. 0.25 miles of roads, and 0 miles of trails existing on site	0 facilities, 0.25 mile roads, 0 miles trails improved or repaired	Short term	Expense \$10,000 Personnel \$0
	Measure	Timeframe	Expense and Manpower Budget
Goal 7: Cultural and Historical Resources	There are no known sites in this		

	management unit.		
Ensure all known sites are recorded with the Division of Historical Resources (DHR), Florida Master Site File (FMSF)	N/A		
0# of sites identified for monitoring, as needed send updates to FMSF	N/A		
Bring 0# of 0# recorded sites/cultural resources into good condition	N/A		
	Measure	Timeframe	Expense and Manpower Budget
Goal 8: Imperiled Species Habitat Maintenance, Enhancement, Restoration, and Population Restoration			
Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete? - Yes		
Develop monitoring protocols for all imperiled species	2 imperiled species for which monitoring protocols are developed		
Implement monitoring protocols for all imperiled species	2 Species for which monitoring is ongoing	Short term	Expense \$0 Personnel \$500/year
[If applicable, provide additional measurable objectives(s) for new or ongoing species-specific	N/A		

management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]			
--	--	--	--

42. Costs: Annual budgets are adopted by the City Council. There are variations to the annual budgets and sometimes it is necessary for the City to pass a Resolutions pertaining to budget adjustments, these are typically due to unforeseen circumstances.

Activity	Estimated Cost	Cost Effective Methods
Resource Management	\$3500/year + \$40,000	Regular maintenance, exotic species treatment, native plantings, etc.
Administration, Support, Law Enforcement	\$10,000/year	City staff inspects and patrols the facility. As needed, they recommend improvements related to safety, aesthetics, functionality and more complex maintenance issues.
Recreation Visitor Services	\$5,000/year	Visitor information is provided by the Department of Parks, Recreation and Community Services.
Capital Improvements	\$1,000,000	Utilize a competitive bid process for contractors.

43. A finding regarding whether each planned use conforms to the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at <http://www.dep.state.fl.us/lands/oes/slmp.pdf>, by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784.

Does this plan conform to the State Lands Management Plan? Yes

44. Contact person(s) and address:

City of Jacksonville
Department of Parks, Recreation and Community Services
Attention: Brian Burket, Waterfront Project Manager
214 North Hogan Street, 4th Floor, Jacksonville, Florida 32202
BBurket@coj.net
(904) 255-7935

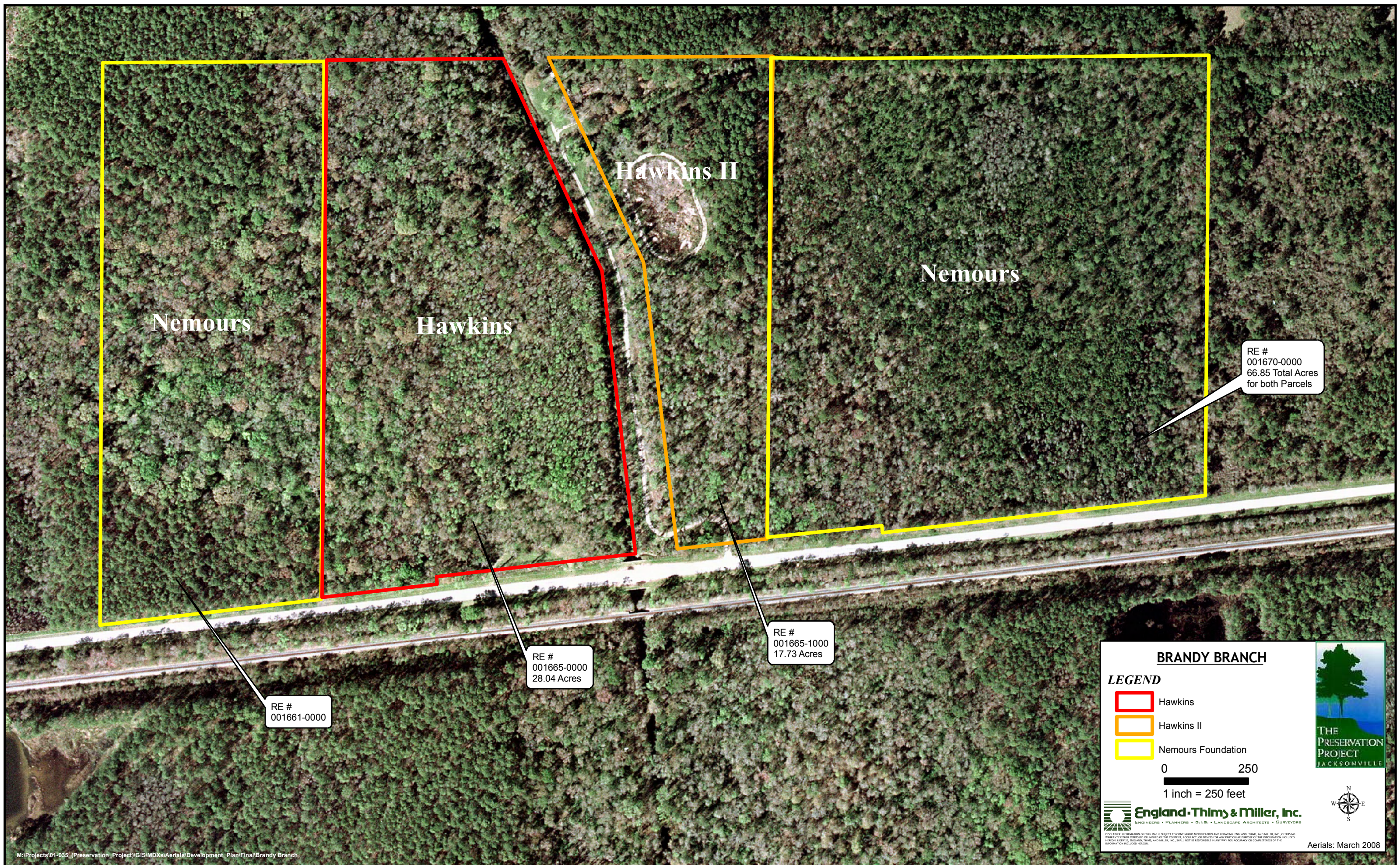
45. Date Management Plan prepared: August 25, 2026

Please send this completed form and attachments to:

james.parker@dep.state.fl.us, Or
to: Division of State Lands
D.E.P. M.S. 140
3900 Commonwealth Blvd.
Tallahassee Fl. 32399-3000
850-245-3045

Exhibit 1

Boundary Map



Nemours

Hawkins

Hawkins II

Nemours

RE #
001661-0000

RE #
001665-0000
17.73 Acres

RE #
001665-1000
17.73 Acres

RE #
001670-0000
66.85 Total Acres
for both Parcels

BRANDY BRANCH

LEGEND

-  Hawkins
-  Hawkins II
-  Nemours Foundation

0 250

1 inch = 250 feet



England-Thimly & Miller, Inc.

ENGINEERS • PLANNERS • G.I.S. • LANDSCAPE ARCHITECTS • SURVEYORS

DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND, THIMLY, AND MILLER, INC. OFFERS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OF THE CONTENT, ACCURACY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION INCLUDED HEREON. LIAISON, ENGLAND, THIMLY, AND MILLER, INC., SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ACCURACY OR COMPLETENESS OF THE INFORMATION INCLUDED HEREON.



Aerials: March 2008

Exhibit 2

Property Lease w/Legal Description

Document Type: Current Upland Lease [CUL Coversheet]

Linked _____ FL-SOLARIS # _____ L911 _____ DM ID# _____

Lease # _____ 4750 _____

Instrument Desc. _____ PARENT _____

Amendment # _____

Document Date _____ 12/18/2015 _____

Original County _____ DUVAL _____

Section(s) _____ 20 _____

Township(s) _____ 02S _____

Range(s) _____ 24E _____

Total Area _____ Area Unit _____

Recording County _____ B: _____ P: _____

Recording County Instrument # _____ I _____

Comments: NEW/DIRECT LEASE GRANTED TO CITY OF
JACKSONVILLE FOR WEST JACKSONVILLE
GREENWAY CONNECTOR

Date prepped:

1/29/2016

Flip Card:



Land Use Summary #

12762.0, 20747.0

MAA'd For Rescan & Additional Pages _____ Scan Box # _____ 748 _____

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

This instrument prepared by:
Diane L. McKenzie,
Department of Environmental Protection
Bureau of Public Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
27214

LEASE 4750

~~CANCELLATION OF LEASE AND~~ ASSIGNMENT OF SUBLEASE *New Direct/Parent Lease*

This Cancellation of Lease and Assignment of Sublease entered into this 18th day of December, 2015, by and between **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR", and **STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF RECREATION AND PARKS** as successor in interest to the **OFFICE OF GREENWAYS and TRAILS**, hereinafter referred to as "LESSEE", under the hereinafter described lease.

WITNESSETH:

WHEREAS, on **February 24, 2004**, LESSOR and LESSEE entered into Lease No. **4456** under which certain lands were leased by LESSOR to LESSEE 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(11), 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 Lease No. **4456**; and

WHEREAS, on **March 2, 2005**, LESSEE subleased the lands described in Lease No. **4456** to **CITY OF JACKSONVILLE, FLORIDA** (hereinafter the "Subtenant") through Sublease No. **4456-01** 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(11), 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 Sublease **4456-01**; and

WHEREAS, LESSOR and LESSEE agree that the role of LESSEE as an intermediate party in the management of lands described in Lease No. **4456** and Sublease No. **4456-01** is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the hereinabove and hereinafter mutual covenants and undertakings, the receipt and sufficiency of which are conclusively acknowledged, the parties agree as follows:

1. LESSEE hereby conveys, transfers and assigns all of its right, title and interest in Sublease No. **4456-01** to LESSOR, and LESSOR hereby accepts and assumes all the duties and responsibilities of LESSEE thereunder.

2. LESSEE hereby releases, assigns and quitclaims all of its right, title and interest in Lease No. 4456 and the lands leased thereunder that are included in Sublease No. 4456-01 to LESSOR and both LESSOR and LESSEE agree to the cancellation of Lease No. 4456.

3. The parties intend and agree that the Sublease No. 4456-01 shall now serve as the direct lease between LESSOR and the Subtenant under new Lease No. 4750.

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

WITNESSES:

David Lee Fewell
Original Signature

DAVE FEWELL
Print/Type Name of Witness

Ruby C. Crisp
Original Signature

Ruby C. Crisp
Print/Type Name of Witness

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

(SEAL)

BY: Cheryl C. McCall
Cheryl C. McCall, 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

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 18th day of DECEMBER, 2015, by Cheryl C. McCall, 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. She is personally known to me.

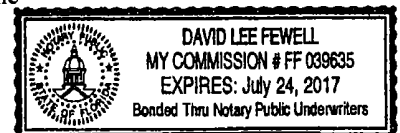
APPROVED SUBJECT TO PROPER EXECUTION:

[Signature] 11.4.15
DEP Attorney Date

David Lee Fewell
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:



Commission/Serial No. _____

WITNESSES:

Keirsten Caldwell
Original Signature

Keirsten Caldwell
Print/Type Name of Witness

Brady Harrison
Original Signature

Brady Harrison
Print/Type Name of Witness

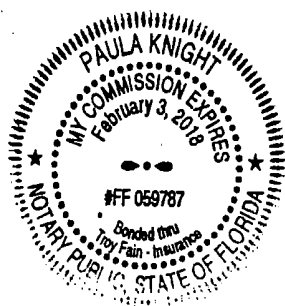
STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION,
DIVISION OF RECREATION AND PARKS

BY: Sine A. Murray
Sine A. Murray
Environmental Administrator
Office of Park Planning

"LESSEE"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 17th day of December, 20 15, by Sine A. Murray, Environmental Administrator, on behalf of the Division of Recreation and Parks, State of Florida Department of Environmental Protection. She is personally known to me.



Paula Knight
Notary Public, State of Florida
Paula Knight
Printed, Typed or Stamped Name

My Commission Expires: February 3, 2018

Commission/Serial No. FF 059787

OAS1

(94.89 acres)

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF GREENWAYS AND TRAILS

LEASE 4750
New Direct/Parent Lease

Sublease Number ~~4456~~-01

THIS SUBLEASE AGREEMENT is entered into this 2nd day of March 20 05, by and between the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF GREENWAYS AND TRAILS, hereinafter referred to as "SUBLESSOR", and the CITY OF JACKSONVILLE, FLORIDA, hereinafter referred to as "SUBLESSEE."

WITNESSETH

In consideration of the covenants and conditions set forth herein, SUBLESSOR subleases the below described premises to SUBLESSEE on the following terms and conditions:

1. ACKNOWLEDGMENTS: The parties acknowledge that title to the subleased premises is held by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TRUSTEES") and is currently managed by SUBLESSOR as the West Jacksonville Greenway Connector under TRUSTEES' Lease Number 4456.
2. DESCRIPTION OF PREMISES: The property subject to this sublease agreement, is situated in the County of Duval, State of Florida, and is more particularly described in Exhibit "A" attached hereto and hereinafter referred to as the "subleased premises."
3. SUBLEASE TERM: This sublease shall commence on March 2, 2005 and end on February 23, 2054, unless sooner terminated pursuant to the provisions of this sublease.
4. PURPOSE: SUBLESSEE shall manage the subleased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 269.032(11), 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 sublease.

5. CONFORMITY: This sublease shall conform to all terms and conditions of that certain lease between the TRUSTEES and SUBLESSOR dated February 24, 2004, a copy of which is attached hereto as Exhibit "B", and SUBLESSEE shall through its agents and employees prevent the unauthorized use of the subleased premises or any use thereof not in conformance with this sublease.

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

7. MANAGEMENT PLAN: SUBLESSEE shall prepare and submit a Management Plan for the subleased premises in accordance with subsection 18-2.021(4), Florida Administrative Code, within twelve months of the effective date of TRUSTEES' Lease Number 4456. The Management Plan shall be submitted to the TRUSTEES for approval through SUBLESSOR and the Division of State Lands. The subleased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the subleased premises without the prior written approval of the TRUSTEES and SUBLESSOR until the Management Plan is approved. SUBLESSEE shall provide SUBLESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the subleased premises. The Management Plan shall be submitted to SUBLESSOR in draft form for review and comments within nine months of the effective date of TRUSTEES' Lease Number 4456. SUBLESSEE shall give SUBLESSOR reasonable notice of the application for and receipt of any state, federal, or local permits as well as any public hearings or meetings relating to the development or use of the subleased premises. SUBLESSEE shall not proceed with development of said subleased premises including, but not limited to, funding, permit application, design or building contracts, until the Management Plan required herein has been submitted and approved. Any financial commitments made by SUBLESSEE which are not in compliance with the terms of this sublease shall be done at SUBLESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by the TRUSTEES at the time of acquisition which established the primary purpose for which the subleased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by SUBLESSEE, SUBLESSOR and the TRUSTEES at least every five years. SUBLESSEE shall not use or alter the subleased premises except as provided for in the approved Management Plan

without the advance written approval of the TRUSTEES and SUBLESSOR. The Management Plan prepared under this sublease 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. ASSIGNMENT: This sublease shall not be assigned in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR. Any assignment made either in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR shall be void and without legal effect.

9. RIGHT OF INSPECTION: The TRUSTEES and SUBLESSOR or their duly authorized agents, representatives or employees shall have the right at any and all times to inspect the subleased premises and the works and operations thereon of SUBLESSEE in any matter pertaining to this sublease.

10. PLACEMENT AND REMOVAL OF EQUIPMENT: All buildings, structures, improvements and signs shall be constructed at the expense of SUBLESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of SUBLESSOR 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 SUBLESSOR. Removable equipment placed on the subleased premises by SUBLESSEE which do not become a permanent part of the subleased premises will remain the property of SUBLESSEE and may be removed by SUBLESSEE upon termination of this sublease.

11. INSURANCE REQUIREMENTS: SUBLESSEE is a self-insurer pursuant to Section 768.28, Florida Statutes, under a funded program of self-insurance. This fund will respond to liability of the SUBLESSEE imposed by laws in accordance with procedures established under said statute. Evidence of such self-insurance shall be provided to SUBLESSOR upon request.

12. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. 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.

13. PAYMENT OF TAXES AND ASSESSMENTS: SUBLESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the subleased 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 subleased premises.

14. NO WAIVER OF BREACH: The failure of SUBLESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this sublease 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 SUBLESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by SUBLESSOR.

15. TIME: Time is expressly declared to be of the essence of this sublease.

16. NON-DISCRIMINATION: As a condition of obtaining this sublease, SUBLESSEE hereby agrees not to 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 subleased premises or upon lands adjacent to and used as an adjunct of the subleased premises.

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

18. MINERAL RIGHTS: This sublease does not cover petroleum or petroleum products or minerals and does not give the right to SUBLESSEE to drill for or develop the same. However, SUBLESSEE shall be fully compensated for any and all damages that might result to the subleasehold interest of SUBLESSEE by reason of such exploration and recovery operations.

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

20. CONDITION OF PROPERTY: SUBLESSOR assumes no liability or obligation to SUBLESSEE with reference to the condition of the subleased premises or the suitability of the subleased premises for any improvements. The subleased

premises herein are subleased by SUBLESSOR to SUBLESSEE in an "as is" condition, with SUBLESSOR assuming no responsibility for bidding, contracting, permitting, construction, and the care, repair, maintenance or improvement of the subleased premises for the benefit of SUBLESSEE.

21. NOTICES: All notices given under this sublease 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. SUBLESSOR and SUBLESSEE hereby designate their address as follows:

SUBLESSOR: Office of Greenways and Trails
Florida Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 795
Tallahassee, Florida 32399-3000

SUBLESSEE: City of Jacksonville
General Counsel's Office
117 West Duval Street
Jacksonville, FL 32202

22. BREACH OF COVENANTS, TERMS, OR CONDITIONS: Should SUBLESSEE breach any of the covenants, terms, or conditions of this sublease, SUBLESSOR shall give written notice to SUBLESSEE to remedy such breach within sixty days of such notice. In the event SUBLESSEE fails to remedy the breach to the satisfaction of SUBLESSOR within sixty days of receipt of written notice, SUBLESSOR may either terminate this sublease and recover from SUBLESSEE all damages SUBLESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the subleased premises and attorneys' fees or maintain this sublease in full force and effect and exercise all rights and remedies herein conferred upon SUBLESSOR.

23. DAMAGE TO THE PREMISES: (a) SUBLESSEE shall not do, or suffer to be done, in, on or upon the subleased premises or as affecting said subleased premises or adjacent properties, any act which may result in damage or depreciation of value to the subleased premises or adjacent properties, or any part thereof. (b) SUBLESSEE 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 subleased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this sublease, "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 SUBLESSEE'S failure to comply with this paragraph, SUBLESSEE 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 subleased premises, and (2) all off-site ground and surface waters and lands affected by SUBLESSEE'S such failure to comply, as may be necessary to bring the subleased 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. SUBLESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this sublease. This paragraph shall not be construed as a limitation upon SUBLESSEE'S obligations regarding indemnification and payment of costs and fees as set forth in paragraph 12 of this sublease, nor upon any other obligations or responsibilities of SUBLESSEE as set forth herein. Nothing herein shall relieve SUBLESSEE 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 SUBLESSEE'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, SUBLESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to SUBLESSOR, all within the reporting periods of the applicable agencies.

24. ENVIRONMENTAL AUDIT: At SUBLESSOR'S discretion, SUBLESSEE shall provide SUBLESSOR with a current Phase I environmental site assessment conducted in

accordance with the Department of Environmental Protection, Division of State Land's standards prior to termination of this sublease, and if necessary a Phase II environmental site assessment.

25. SURRENDER OF PREMISES: Upon termination or expiration of this sublease, SUBLESSEE shall surrender the subleased premises to SUBLESSOR. In the event no further use of the subleased premises or any part thereof is needed, SUBLESSEE shall give written notification to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the subleased premises. Notification shall include a legal description, this sublease number and an explanation of the release. The release shall only be valid if approved by SUBLESSOR and the TRUSTEES through execution of a release of sublease instrument with the same formality as this sublease. Upon release of all or any part of the subleased premises or upon termination or expiration of this sublease, all improvements, including both physical structures and modifications of the subleased premises, shall become the property of the TRUSTEES and SUBLESSOR, unless SUBLESSOR gives written notice to SUBLESSEE to remove any or all such improvements at the expense of SUBLESSEE. The decision to retain any improvements upon termination of this sublease shall be at SUBLESSOR'S sole discretion. Prior to surrender of all or any part of the subleased premises a representative of SUBLESSOR shall perform an on-site inspection and the keys to any building on the subleased premises shall be turned over to SUBLESSOR. If the subleased premises do not meet all conditions as set forth in paragraphs 17 and 34 herein, SUBLESSEE shall, at its expense, pay all costs necessary to meet the prescribed conditions.

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

27. SOVEREIGNTY SUBMERGED LANDS: This sublease does not authorize any use of lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

28. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the subleased premises is held by the TRUSTEES. SUBLESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the subleased premises including, but not limited to, mortgages or construction liens against the subleased premises or against any interest of the TRUSTEES and SUBLESSOR therein.

29. CONDITIONS AND COVENANTS: All of the provisions of this sublease shall be deemed covenants running with the land included in the subleased 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.

30. PARTIAL INVALIDITY: If any term, covenant, condition or provision of this sublease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

31. ENTIRE UNDERSTANDING: This sublease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of the TRUSTEES and SUBLESSOR.

32. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of the TRUSTEES and SUBLESSOR. Any easement not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

33. SUBSUBLEASES: This sublease is for the purposes specified herein and any subsubleases of any nature are prohibited, without the prior written approval of the TRUSTEES and SUBLESSOR. Any subsublease not approved in writing by the TRUSTEES and SUBLESSOR shall be void and without legal effect.

34. MAINTENANCE OF IMPROVEMENTS: SUBLESSEE shall maintain the real property contained within the subleased premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, maintaining the planned improvements as set forth in the approved Management Plan, keeping the subleased premises free of trash or litter, meeting all building and safety codes in the location situated and maintaining any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this sublease.

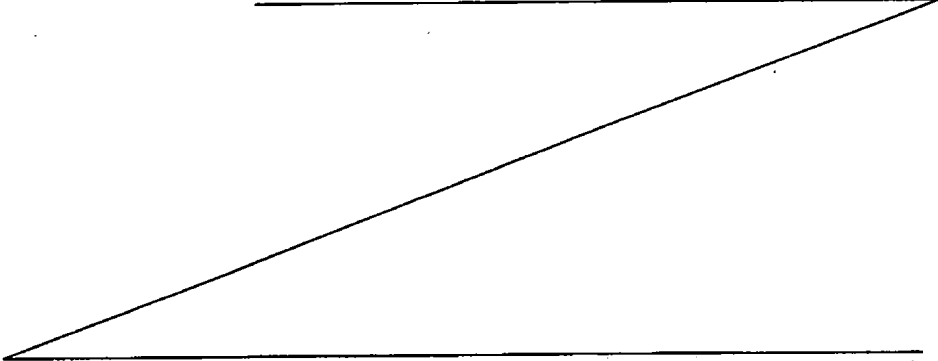
35. COMPLIANCE WITH LAWS: SUBLESSEE agrees that this sublease is contingent upon and subject to SUBLESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

36. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this sublease 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 Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapters 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect, and preserve the archaeological and historic sites and properties on the subleased premises.

37. GOVERNING LAW: This sublease shall be governed by and interpreted according to the laws of the State of Florida.

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

39. ADMINISTRATIVE FEE: SUBLESSEE shall pay TRUSTEES an annual administrative fee of \$300. The initial annual administrative fee shall be payable within thirty days from the date of execution of this sublease 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 sublease 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.



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

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION, OFFICE OF
GREENWAYS AND TRAILS

Destiny Bryant
Witness

Destiny L. Bryant
Print/Type Witness Name

Carol M. Sheppard
Witness

Carol M. Sheppard
Print/Type Witness Name

By: 

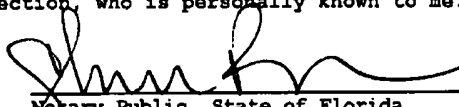
James M. Wood
Print/Type Name

Title: Assistant Director

"SUBLESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 15th day of
February, 2005, by James M. Wood, as
Assistant Director of the Office of Greenways and Trails, Florida
Department of Environmental Protection, who is personally known to me.


Notary Public, State of Florida
Shannon Franklin
Print/Type Notary Name

Commission Number: DD119914

Commission Expires: May 23, 2006

Attest:

Neill W. McArthur, Jr.
Neill W. McArthur, Jr.
Corporation Secretary



CITY OF JACKSONVILLE

By: John Peyton
John Peyton, Mayor

(OFFICIAL SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

5 The foregoing instrument was acknowledged before me this 16th day of February 2004, by John Peyton and Neill W. McArthur, Jr., the Mayor and Corporation Secretary, respectively, of the City of Jacksonville, a municipal corporation, on behalf of the corporation. Such persons are personally known to me.

Sharon E. Chappelle (Sign)
(Print)

NOTARY PUBLIC



FORM APPROVED

By: Karen McCheslain
Office of General Counsel

Consented to by the TRUSTEES on 2nd day of March, 2005.

Eva Armstrong
EVA ARMSTRONG, DIRECTOR, DIVISION OF
STATE LANDS, DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Approved as to Form and Legality

By: Sam L. Hsin
DEP Attorney

This instrument was prepared by and
after recording please return to:

Timothy A. Burleigh
TIMOTHY A. BURLEIGH, P.A.
2905 Corinthian Avenue, Suite 6
Jacksonville, Florida 32210

Property Appraiser's Parcel
Identification Nos. 001661-0000,
001667-0000, and 001670-0000

Doc# 2004030614
Book: 11606
Pages: 2357 - 2360
Filed & Recorded
01/29/2004 01:51:41 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50

IMU # 12762.0

WARRANTY DEED

THIS WARRANTY DEED is made as of the ^{2nd} 16th day of January, 2004, by the **CITY OF JACKSONVILLE**, a body politic and corporate within Duval County, Florida, the address of which is 117 West Duval Street, Suite 400, Jacksonville, Florida 32202 ("Grantor"), in favor of the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, the address of which is Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399-3000 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their legal representatives, successors, and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires, and the use of any gender shall include all genders.)

Recitals

Grantor has agreed to grant, bargain and sell certain property to Grantee as more fully set forth herein.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all of the land more particularly described in Exhibit A attached hereto (together with all improvements and fixtures thereon and all the tenements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining) situate, lying and being in Duval County, Florida (the "Property").

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

NOTICE TO CLERK: THIS CONVEYANCE IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX BY VIRTUE OF FLORIDA ADMINISTRATIVE CODE RULE 12B-4.014(10).

APPROVED AS TO
FORM & LEGALITY

[Signature]
DEPARTMENT ATTORNEY
8.27.04

LEASE 4750

(4)

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

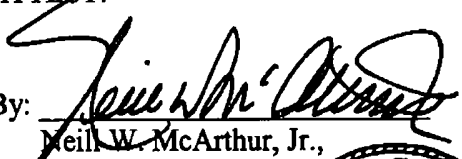
Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has hereunto caused this instrument to be executed in its name on the date set forth in the acknowledgment below but to be effective for all purposes as of the date first above written.

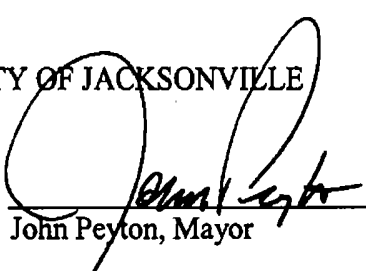
ATTEST:

CITY OF JACKSONVILLE

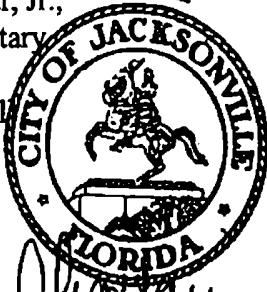
By:


Neill W. McArthur, Jr.,
Corporation Secretary

By:

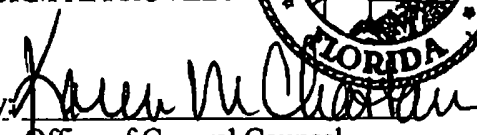

John Peyton, Mayor

[Corporate Seal]



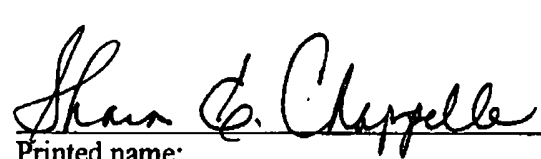
FORM APPROVED:

By:


Office of General Counsel

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14 day of January, 2004, by John Peyton and Neill W. McArthur, Jr., as Mayor and Corporation Secretary, respectively, of the City of Jacksonville, a body politic and corporate within Duval County, Florida, on behalf of the body politic and corporate. Each person is personally known to me.



Printed name:

Notary Public, State of Florida

Commission no.:

My commission expires:

[Notary Public Seal]

C:\FILES\CONTIITF (Nemours and Hawkins)\Warranty Deed.doc



Sharon E. Chappelle
MY COMMISSION # CC935460 EXPIRES
July 25, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

PARCEL 1

The East 1/2 of the West 1/2 of the Southeast 1/4 of Section 20, Township 2 South, Range 24 East, Duval County Florida;

EXCEPTING any portion thereof lying within the right of way of U.S. Highway No. 90 and that portion thereof lying South of the North boundary line of the Seaboard Air Line Railroad.

PARCEL 2

The West 1/2 of the Southwest 1/4 of Section 21, Township 2 South, Range 24 East, Duval County Florida;

EXCEPTING any portion thereof lying within the right of way of U.S. Highway No. 90 and that portion thereof lying South of the North boundary line of the Seaboard Air Line Railroad.

And excepting that portion conveyed to the State of Florida Department of Transportation, as set out in Warranty Deed dated July 20, 2000, and recorded in Official Records Book 9694, Page 1608, in the public records of Duval County, Florida.

Page 1 of 2

OGT/West Jacksonville Greenway Connector
City of Jacksonville / Nemours
Duval County

BSM APPROVED
By JA Date 12/2/03

A parcel of land being a portion of the Southeast ¼ of Section 20, Township 2 South, Range 24 East, Duval County, Florida, being more particularly described as follows:

For a point of commencement, commence at the Northeast corner of said Southeast ¼ of Section 20; thence S 89°34'36" W along the North line of said Southeast ¼, a distance of 796.56 feet to a point on the Southwesterly line of a Florida Department of Transportation Drainage Easement, recorded in Official Records Volume 1132, page 246 of the public records of Duval County, Florida and the Point of Beginning; thence S 24° 54'18" E along said Southwesterly line, a distance of 696.34 feet to an angle point; thence S 06°44'18" E along said Southwesterly line, a distance of 847.27 feet to a point on the Northwesterly line of Beaver Street (U.S. Highway 90, State Road 10, a variable right of way according to Florida Department of Transportation Right of Way Maps, Section 72010-2543), said point also lying on the Northwesterly line of those lands described in Official Records Volume 9640, page 354 of said public records; thence S 83°25'41" W along said right of way line and along said Northwesterly line, a distance of 596.20 feet to a point; thence S 06°34'19" E along the Southwesterly line of said lands, a distance of 21.85 feet to a point on the Northwesterly right of way line of Beaver Street (U.S. Highway 90, State Road 10, a variable right of way according to the Florida Department of Transportation Right of Way Maps, Section 72010-2536); thence S 83°24'58" W along said right of way line, a distance of 344.78 feet to a point on the West line of the East ½ of the aforementioned Southeast ¼ of Section 20; thence N 00°27'45" E along said West line, a distance of 1,598.63 feet to the Northwest corner of said Southeast ¼; thence N 89°34'36" E along the North line of said Southeast ¼; a distance of 526.75 feet to the Point of Beginning.

Page 2 of 2

OGT/West Jacksonville Greenway Connector
City of Jacksonville / Hawkins
Duval County

BSM APPROVED
By JA Date 12/12/03

EXHIBIT "A"
LEGAL DESCRIPTION

Imu# 20747

This Instrument Prepared By and
Please Return To:
Emily Parry
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS # 19168

Doc # 2006280647, OR BK 13451 Page 486,
Number Pages: 6
Filed & Recorded 08/10/2006 at 03:01 PM,
JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING \$52.50
DEED DOC ST \$2272.90

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 7-28-06 day of
A.D. 2006, between Howard L. Hawkins, a
single man whose address is 14287 Beaver Street West, Jacksonville, FL
32220, grantor, and 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,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to
this instrument and their heirs, legal representatives, successors and assigns.
"Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars 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 the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in
Duval County, Florida, to-wit:

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

Property Appraiser's Parcel Identification Number: 00-1665-1000

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such
interests that may have been terminated are not hereby re-imposed. This conveyance is also subject to the reservation of a
leasehold interest in favor of the Grantor in and to the lands described in Exhibit "A" for a term of 12 months,
commencing on August 2, 2006. The terms and conditions of said leasehold are set forth in Exhibit "B" attached hereto.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in
the presence of:

R. Darnell Evans
(Signature of First Witness)

Howard L. Hawkins
Howard L. Hawkins

R. Darnell Evans
(Printed, Typed or Stamped Name
of First Witness)

Nicole L. Lyons
(Signature of Second Witness)

Nicole L. Lyons
(Printed, Typed or Stamped Name
of Second Witness)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of July, 2006, by
Howard L. Hawkins. Such person (Notary Public must check applicable box):

- () is personally known to me.
(☒) produced a driver license.
() produced _____ as identification.

(NOTARY PUBLIC SEAL)



Kristin L. Finch
Notary Public
Kristin L. Finch
(Printed, Typed or Stamped Name of Notary Public)
Commission No.: DD526466
My Commission Expires: 3/7/10

EXHIBIT "A"

A portion of that part of NE 1/4 of SE 1/4 of Section 20, Township 2 South, Range 24 East, Duval County, Florida, lying Easterly of and within 90 feet and Westerly of and within 36 feet of a ditch survey line being more particularly described as beginning from a point of reference at the intersection of the Easterly line of said section 20 with the northerly right-of-way line of said U. S. Highway 90; thence South 83°26'30" West, along said northerly right-of-way line 281.98 feet to the POINT OF BEGINNING; thence North 8°43'16" West 888.12 feet; thence North 24°53'18" West 672.87 feet to the Northerly boundary of said Southeast 1/4 of section 20; thence South 89°22'50" West along said Northerly boundary 137.10 feet; thence South 24°53'18" East 709.20 feet; thence South 8°43'18" East 888.81 feet to said northerly right-of-way line; thence North 83°26'30" East, 125 feet to the point of beginning.

TOGETHER WITH:

The Northeast 1/4 of the Southeast 1/4 of Section 20, Township 2 South, Range 24 East, Duval County, Florida, and that part of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 2 South, Range 24 East, Duval County, Florida, lying North of Seaboard Coast Line Railroad.

LESS AND EXCEPT:

Any portion thereof lying within the right of way of U. S. Highway No. 90

LESS AND EXCEPT:

That portion conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 9840, Page 354, of the Public Records of Duval County, Florida.

LESS AND EXCEPT:

A parcel of land being a portion of the Southeast 1/4 of Section 20, Township 2 South, Range 24 East, Duval County, Florida, being more particularly described as follows:

For a point of commencement, commence at the Northeast corner of said Southeast 1/4 of Section 20; thence South 89°34'38" West along the North line of said Southeast 1/4, a distance of 798.58 feet, to a point on the Southwesterly line of Florida Department of Transportation Drainage Easement, recorded in Official Records Volume 1132, page 246 of the public records of Duval County, Florida and the Point of Beginning; thence South 24°54'18" East along said Southwesterly line, a distance of 698.34 feet to an angle point; thence South 08°34'18" East along said Southwesterly line, a distance of 847.27 feet to a point on the Northwesterly line of Beaver Street (U.S. Highway 90, State Road 10, a variable right of way according to Florida Department of Transportation Right of Way Maps, Section 72010-2543), said point also lying on the Northwesterly line of those lands described in Official Records Volume 9840, page 354 of said public records; thence South 83°25'41" West along said right of way line and along said Northwesterly line, a distance of 596.20 feet to a point; thence South 08°34'19" East along the Southwesterly line of said lands, a distance of 21.85 feet to a point on the Northwesterly right of way line of Beaver Street (U.S. Highway 90, State Road 10, a variable right of way according to Florida Department of Transportation Right of Way Maps, Section 72010-2538); thence South 83°24'58" West along said right of way line, a distance of 344.78 feet to a point on the West line of the East 1/2 of the aforementioned Southeast 1/4 of Section 20; thence North 00°27'45" East along said West line, a distance of 1,588.83 feet to the Northwest corner of said Southeast 1/4; thence North 88°34'38" East along the North line of said Southeast 1/4, a distance of 528.78 feet to the Point of Beginning.

Project name: OGT/GREENWAYS & TRAILS
Owner: Howard L. Hawkins
Sheet 1 of 1

BSM APPROVED
By *JA* Date *8/2/26*

EXHIBIT "B"

LEASEHOLD RESERVATION
Hawkins Parcel

1. **DESCRIPTION OF PREMISES:** The Leased Premises include all of the property listed in Exhibit "A" of the deed to which this leasehold reservation is attached.
2. **TERM:** The term of this lease shall be for a period commencing on the date of closing and ending on a date 12 months thereafter, unless sooner terminated pursuant to the provisions of this reservation.
3. **PURPOSE:** Grantor shall use the Leased Premises as a private residence.
4. **QUIET ENJOYMENT AND RIGHT OF USE:** Grantor 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 Grantor of the rights reserved herein.
5. **UNAUTHORIZED USE:** Grantor shall prevent the unauthorized use of the Leased Premises or any use thereof not in conformance with this reservation of leasehold.
6. **RIGHT OF INSPECTION:** Grantee 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 Grantor, in any manner pertaining to this reservation of leasehold.
7. **INSURANCE REQUIREMENTS:** Grantor shall procure and maintain policies of insurance for property damage and liability in amounts not less than \$100,000 per person and \$200,000 per incident or occurrence for personal injury, death and property damage. Such policies shall name Grantee, Grantor and the State of Florida as co-insureds. Grantor shall submit evidence of having procured all insurance policies required therein prior to the effective date of this leasehold. Such insurance shall be obtained from a financially responsible insurer authorized to do business in the state of Florida. Grantor shall be financially responsible for any loss due to failure to obtain adequate insurance coverage. Grantor shall be responsible to procure and maintain any fire and extended risk insurance coverage on the contents of the Leased Premises Grantor deems necessary or appropriate. Grantee shall not be liable for loss of damage to Grantor's contents and Grantor hereby releases Grantee from liability therefor, except that Grantee shall otherwise be liable for all damages for which it is found legally responsible.
8. **LIABILITY:** Grantor is responsible for all personal injury and property damage attributable to the negligent acts or omissions of Grantor and his and Grantor shall indemnify, defend and hold Grantee harmless therefrom.
9. **SUBLEASES:** This reservation of leasehold is for the purposes specified herein and all subleases of any nature are expressly prohibited.
10. **SURRENDER OF PREMISES:** Upon expiration or termination of this reservation of leasehold, Grantor shall surrender the Leased Premises to Grantee. In the event no further use of the Leased Premises or any part thereof is needed, Grantor shall give written notification to the Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six weeks prior to the release of any or all of the Leased Premises. Upon release of all or any part of the Leased Premises or upon expiration or termination of this lease, all improvements, including both physical structures and modifications to the Leased Premises, shall become the property of Grantee, unless Grantee gives written notice to Grantor to remove any or all such improvements at the expense of Grantor. The decision to retain any improvements upon termination of this lease shall be at Grantee'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 portion of the Leased Premises shall be turned over to the Division. If the

Page 1

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Leased Premises do not meet all conditions as set forth herein, Grantor shall, at his expense, pay all cost necessary to meet the prescribed conditions. Any personal property remaining on the Leased Premises after expiration or termination of this reservation of leasehold shall be and become the property of Grantee.

11. ASSIGNMENT: This leasehold shall not be assigned in whole or in part by Grantor.
12. PLACEMENT AND REMOVAL OF IMPROVEMENTS: Any improvements to the Leased Premises, shall be constructed at the expense of Grantor and shall require the prior written approval of Grantee as to purpose, location, and design. Removable tangible personal property and removable improvements placed on the Leased Premises by Grantor and that do not become a permanent part of the Leased Premises will remain the property of Grantor and may be removed by Grantor upon termination of this reservation of leasehold.
13. MAINTENANCE IMPROVEMENTS: Grantor shall maintain the Leased Premises and any improvements located therein, in a state of good condition and repair including, but not limited to, maintaining the planned improvements, meeting all building and safety codes in the location situated, and keeping the Leased Premises free of trash or litter or vermin.
14. ENTIRE UNDERSTANDING: The terms of this reservation of leasehold are the entire understanding between the parties and shall only be amended with the prior written approval of Grantee.
15. BREACH OF COVENANTS, TERMS OR CONDITIONS: Should Grantor breach any of the covenants, terms, or conditions of this reservation of leasehold, Grantee shall give written notice to Grantor to remedy such breach within sixty days of such notice. If Grantor fails to remedy the breach to the satisfaction of Grantee within sixty days of receipt of written notice, Grantee may either terminate and recover from Grantor all damages Grantee may incur by reason of the breach including, but not limited to, the cost of recovering the Leased Premises or maintain this leasehold in full force and effect and exercise all rights and remedies herein conferred upon Grantee.
16. NO WAIVER OF BREACH: The failure of Grantee to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this reservation of leasehold 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 Grantee 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 Grantee.
17. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the Leased Premises is held by Grantee. Grantor shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property containing the Leased Premises including, but not limited to, mortgages or construction liens against the Leased Premises or against any interest of Grantee therein.
18. CONDITIONS AND COVENANTS: All of the provisions of this leasehold reservation 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.
19. DAMAGE TO THE PREMISES: (a) Grantor 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) Grantor 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 hereunder, all as amended or updated from time to time.

Page 2

BLA-120, Revised 1/10/03

In the event of Grantor's failure to comply with this paragraph, Grantor 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 Grantor's 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. Grantor's obligations set forth in this paragraph shall survive the termination or expiration of this reservation of leasehold. Nothing herein shall relieve Grantor 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 Grantor'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, Grantor shall report such violation to all applicable governmental agencies having jurisdiction, and to Grantee, all within the reporting periods of the applicable governmental agencies.

20. UTILITIES: Grantor shall be responsible for payment of any utilities' charges resulting from his use of the Leased Premises.

21. MINERAL RIGHTS: This leasehold does not include petroleum or petroleum products or minerals and Grantor shall not have the right to drill for or develop the same.

22. NON-DISCRIMINATION: Grantor shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, 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.

23. PAYMENT OF TAXES AND ASSESSMENTS: Grantor shall assume full responsibility for and shall pay all liabilities that accrue to the Leased Premises, 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 or against Grantee's property as a result of Grantor's reservation of a leasehold.

24. COMPLIANCE WITH LAWS: Grantor agrees that this leasehold reservation is contingent upon and subject to Grantor 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.

25. TIME: Time is expressly declared to be of the essence of this leasehold reservation.

26. GOVERNING LAW: The terms of this leasehold reservation shall be governed by and interpreted according to the laws of the State of Florida.

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

Exhibit 3

Archaeological and Historical Features



AR=0
SS=0
CM=0
RG=1
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
DU17729	RG	Seaboard Airline Railway	Jacksonville	Linear Resource	Eligible	

Exhibit 4

Existing and Future Improvements

West Jacksonville Connector (Brandy Branch Trailhead) EXISTING AND FUTURE IMPROVEMENTS

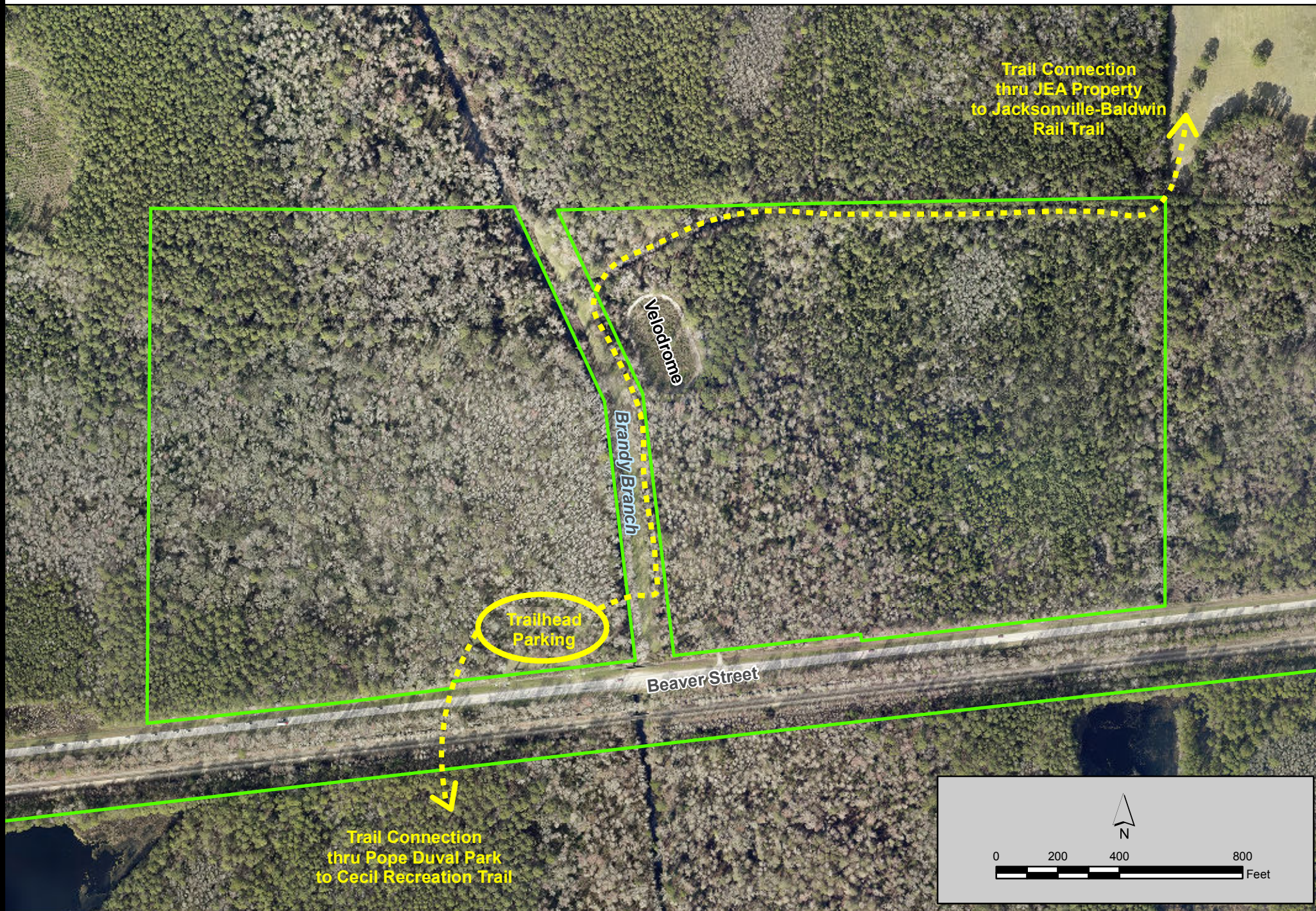


Exhibit 5

Area Conservation Lands

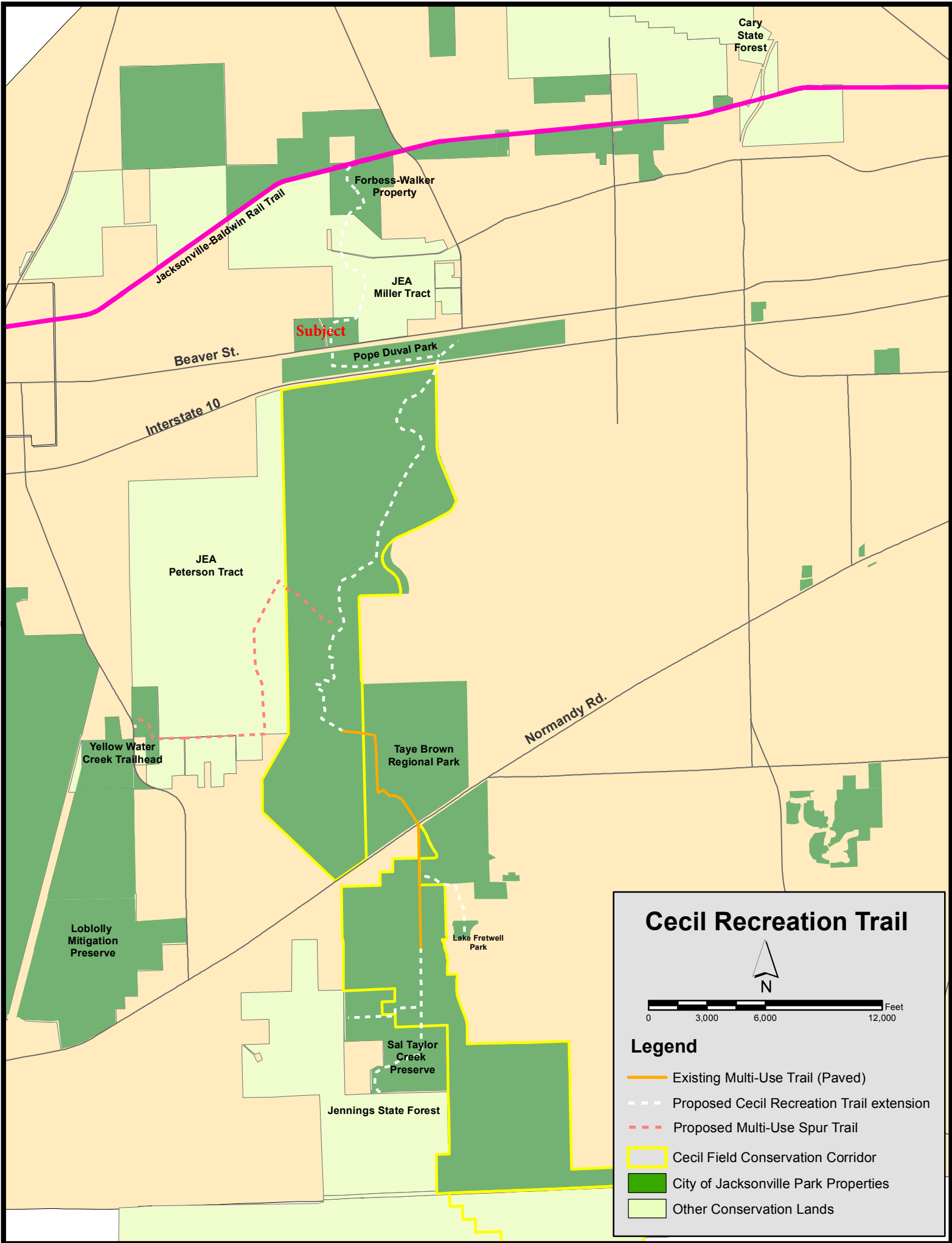


Exhibit 6

Natural Communities Map

West Jacksonville Connector (Brandy Branch Trailhead) NATURAL COMMUNITIES

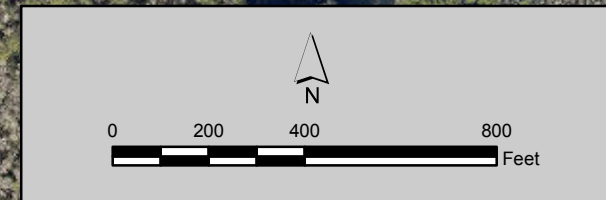
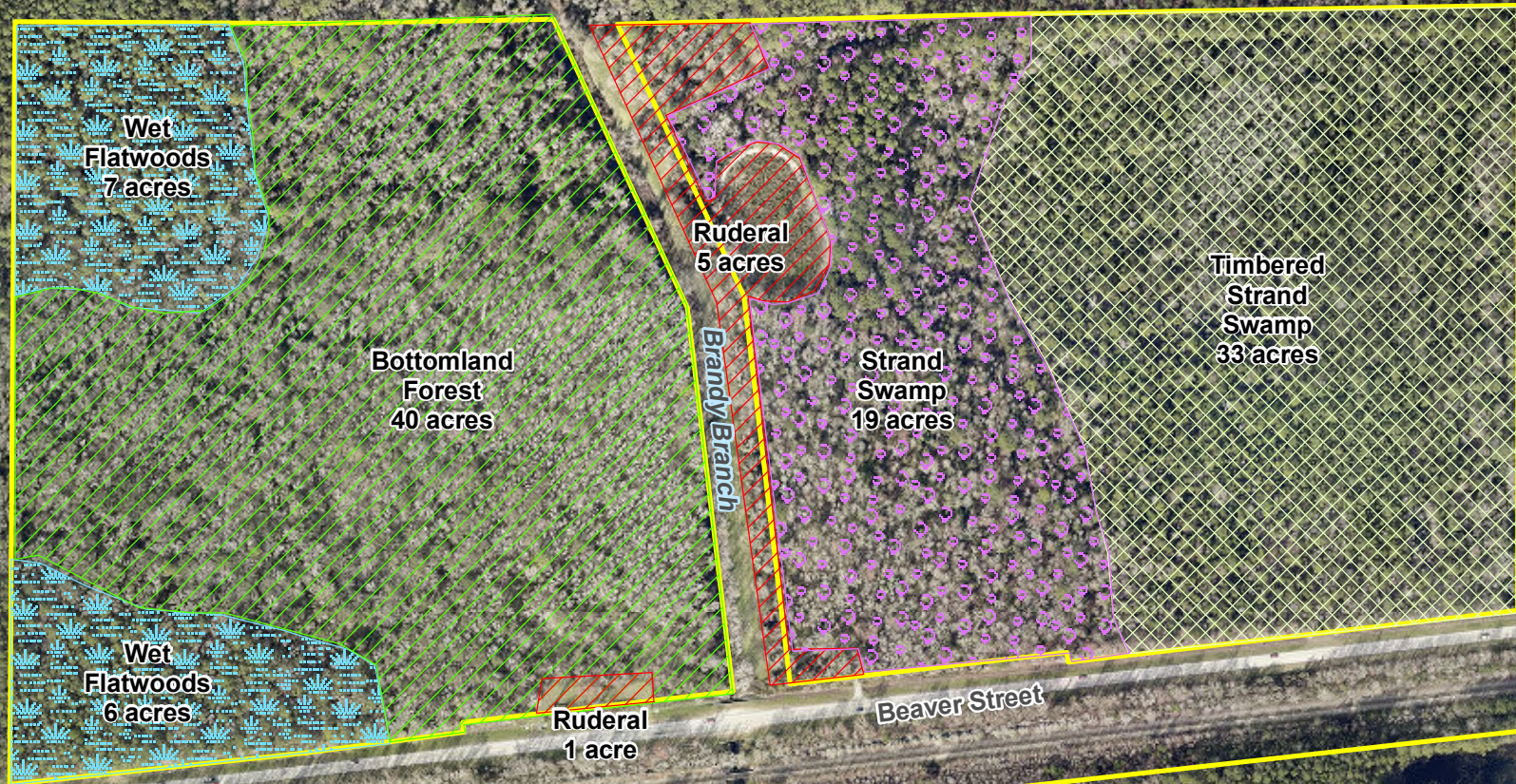
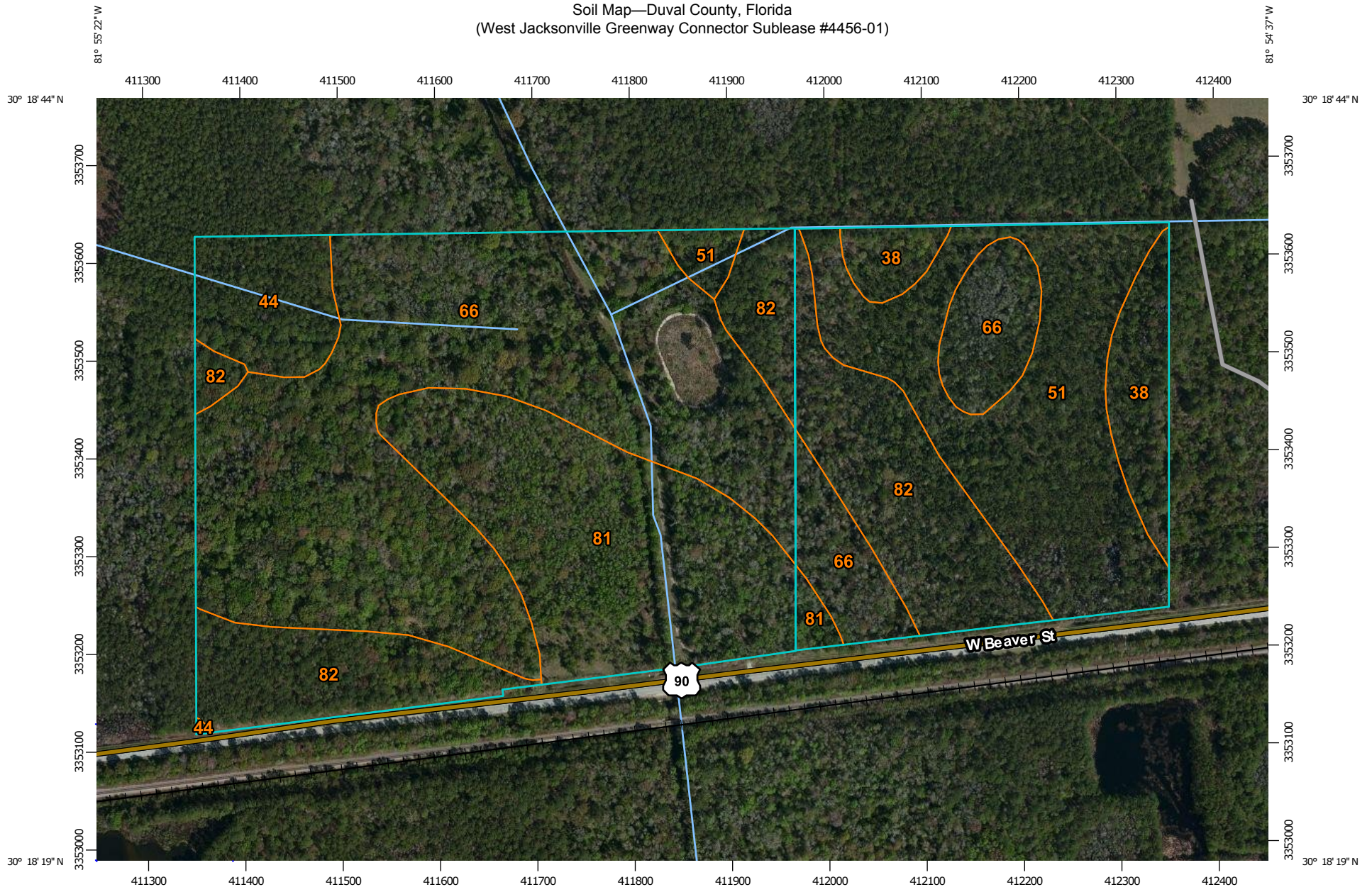


Exhibit 7

Soils Map

Soil Map—Duval County, Florida
(West Jacksonville Greenway Connector Sublease #4456-01)



Map Scale: 1:5,510 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/21/2014
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Duval County, Florida
Survey Area Data: Version 8, Dec 13, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2011—Mar 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Duval County, Florida (FL031)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Mascotte fine sand, 0 to 2 percent slopes	5.3	4.7%
44	Mascotte-Pelham complex, 0 to 2 percent slopes	4.8	4.3%
51	Pelham fine sand, 0 to 2 percent slopes	18.4	16.5%
66	Surrency loamy fine sand, depressional, 0 to 2 percent slopes	44.9	40.3%
81	Stockade fine sandy loam, depressional, 0 to 2 percent slopes	18.9	17.0%
82	Pelham fine sand, depressional, 0 to 2 percent slopes	19.2	17.2%
Totals for Area of Interest		111.4	100.0%

Exhibit 8

FNAI Report



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

June 29, 2026

Brian Burket
City of Jacksonville
214 N. Hogan Street, 4th Floor
Jacksonville, FL 32202

Dear Mr. Burket,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). At your request we have produced the following report for your project area.

The purpose of this Standard Data Report is to provide objective scientific information on natural resources located in the vicinity of a site of interest, in order to inform those involved in project planning and evaluation. This Report makes no determination of the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area.

Project: Brandy Branch Trailhead

Date Received: 6/23/2026

Location: Duval County

Element Occurrences

A search of our maps and database indicates that we currently have a couple of element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.



Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University

Tracking Florida's Biodiversity

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

CLIP

The enclosed map shows natural resource conservation priorities based on the Critical Lands and Waters Identification Project. CLIP is based on many of the same natural resource data developed for the Florida Forever Conservation Needs Assessment, but provides an overall picture of conservation priorities across different resource categories, including biodiversity, landscapes, surface waters, and aggregated CLIP priorities (that combine the individual resource categories). CLIP is also based primarily on remote sensed data and is not intended to be the definitive authority on natural resources on a site.

For more information on CLIP, visit <https://www.fnai.org/services/clip>.

Managed Areas

Portions of the site appear to be located within the Brandy Branch Trail Head, managed by the City of Jacksonville.

The Managed Areas data layer shows public and privately managed conservation lands throughout the state. Federal, state, local, and privately managed conservation lands are included.

Land Acquisition Projects

This site appears to be located within the Northeast Florida Timberlands and Watershed Reserve Florida Forever BOT Project, which is part of the State of Florida's Conservation and Recreation Lands land acquisition program. For more information on this Florida Forever Project, contact the Florida Department of Environmental Protection, Division of State Lands or visit <https://floridadep.gov/lands/environmental-services/content/florida-forever>.

Florida Forever Board of Trustees (BOT) projects are proposed and acquired through the Florida Department of Environmental Protection, Division of State Lands. The state has no specific land management authority over these lands until they are purchased.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/species-communities/tracking-main for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. **The maps contain sensitive environmental information, please do not distribute or publish without prior consent from FNAI.** FNAI data may not be resold for profit.

Thank you for your use of FNAI services. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

Kerri Brinegar

Kerri Brinegar
GIS / Data Services

Encl



1018 Thomasville Road
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Tallahassee, FL 32303
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www.fnai.org

Florida Natural Areas Inventory

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive



Point Indicates General
Vicinity of Element

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects

- Florida Forever
- Board of Trustees Projects

- FNAI Rare Species
Habitat
- FNAI Biodiversity Matrix
Square Mile Units

- County Boundary

- Roads

- Water



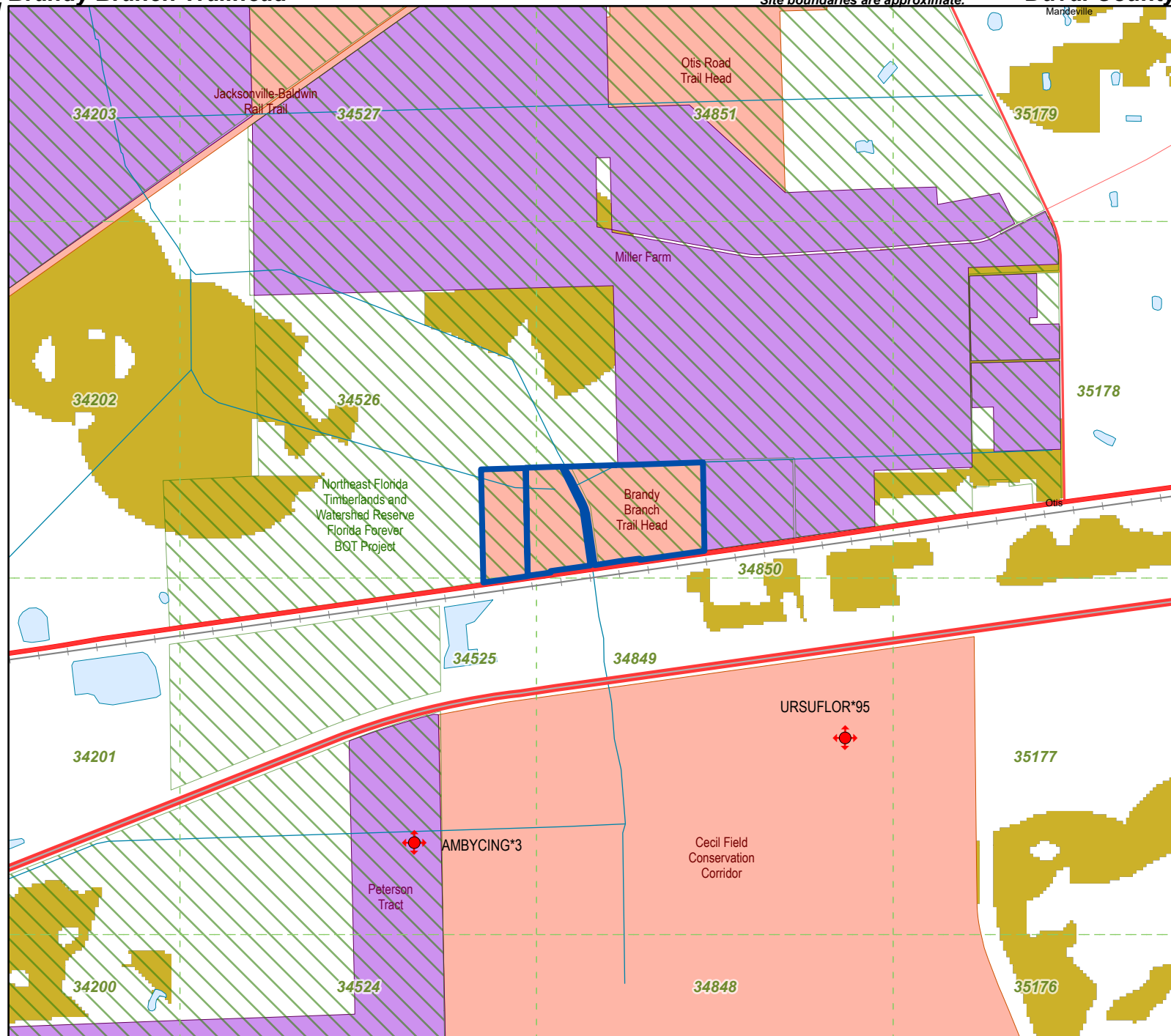
NOTE

This map contains environmentally
sensitive information. Please do not
distribute or publish without prior
consent from FNAI. Map should not
be interpreted without accompanying
documents.

Brandy Branch Trailhead

Site boundaries are approximate.

Duval County



0 0.25 0.5 1
Miles

Map produced by KAB
6/29/2026



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Florida
Natural Areas
Inventory

CLIP v4.0 Resource Priorities

Biodiversity Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Surface Water Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Aggregated CLIP Priorities

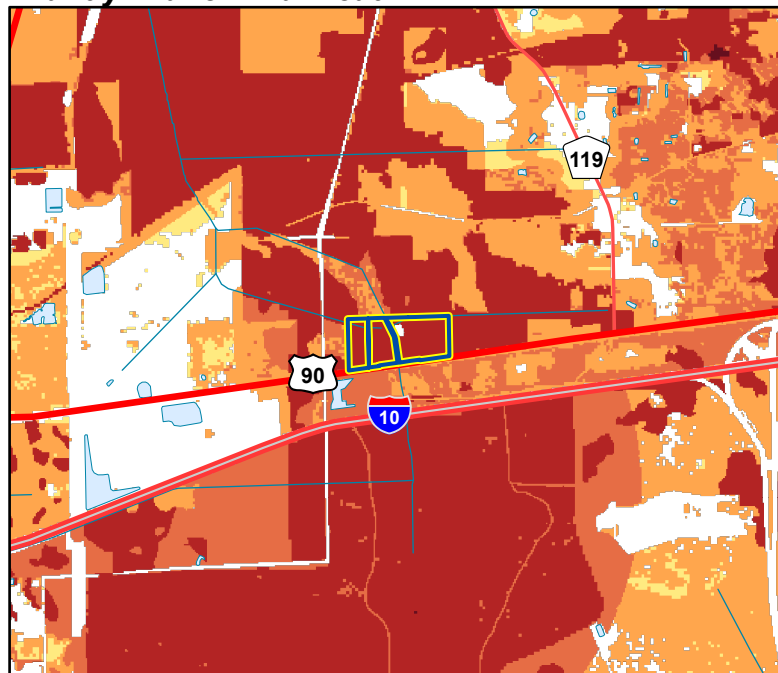
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Site Boundary

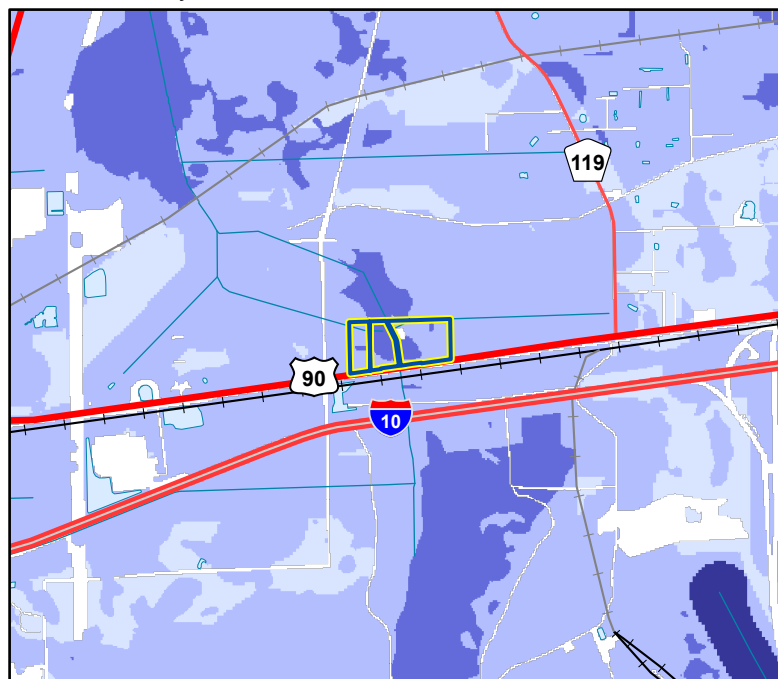
Map should not be interpreted without
accompanying documents.

Critical Lands and Waters Identification Project
(CLIP) is a cooperative effort between the FSU
Florida Natural Areas Inventory, UF Center for
Landscape Conservation Planning, and FL Fish &
Wildlife Conservation Commission, with additional
funding from FL Dept of Environmental Protection
and US Fish & Wildlife Service.

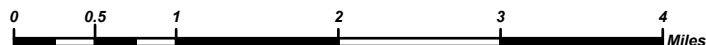
Brandy Branch Trailhead



CLIP Biodiversity Resource Priorities

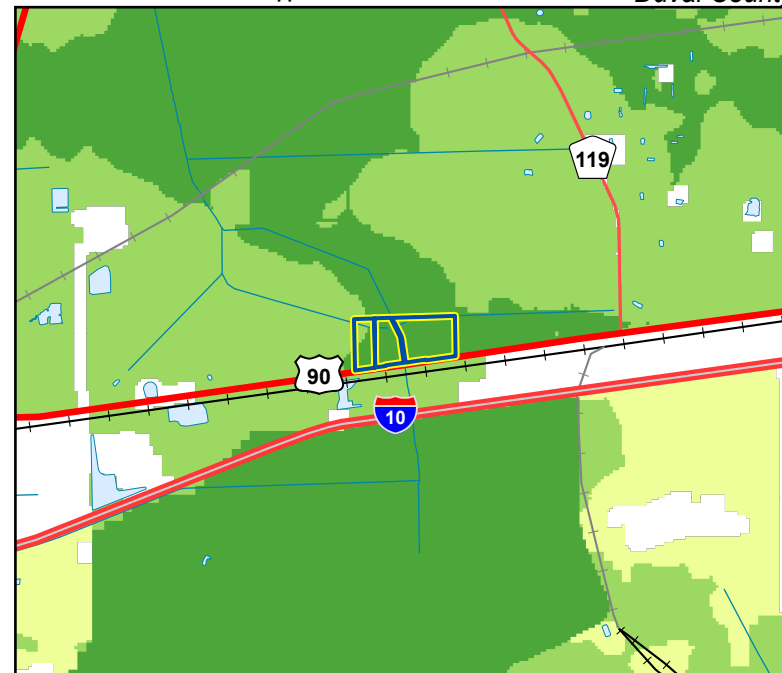


CLIP Surface Water Resource Priorities

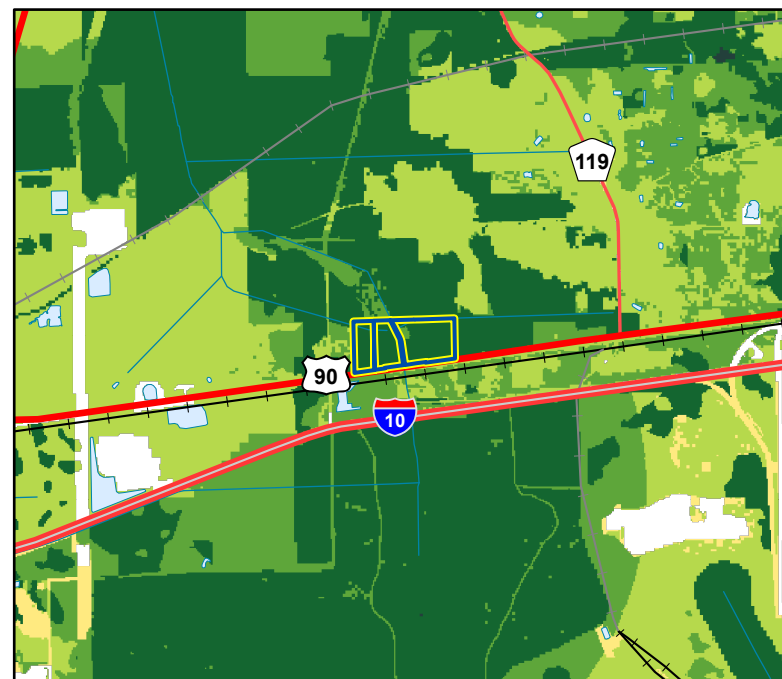


Site boundaries are approximate.

Duval County



CLIP Landscape Resource Priorities



CLIP Aggregated Resource Priorities

Map produced by KAB
6/29/2026



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FNAI ELEMENT OCCURRENCE REPORT on or near

Brandy Branch Trailhead

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
AMBYCING*3	<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	G1	S1	T	FT	1982-02-20	1993-03-16: dense, unburned <i>Pinus elliotii</i> plantations of varying ages (U93PAL02FLUS).	A single adult-sized specimen was collected in 1982 (S82WHISMFLUS). A 1993 survey of 3 wetlands detected no flatwoods salamanders despite promising habitat (U93PAL02FLUS).
URSUFLOR*95	<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N	2020-11-19	Large area of pine plantation, mesic and wet flatwoods, and dome and basin swamps; Largely private commercial timberland, nurseries, and small neighborhoods; public lands are dominated by pine plantation but also have flatwoods interspersed with dome swamps and patches of scrub; Large area of sand pine and oak scrub, mesic flatwoods, sandhill, depression marshes and hardwood swamps, pine plantation; regular harvesting of sand pine (U05SIM01FLUS).	2002: 1,025-1,539 bears estimated in the primary ranges in the Ocala-St. John's region. Part of a larger population that includes Okefenokee Swamp National Wildlife Refuge in Georgia (U05SIM01FLUS). 2014: 1,198 bears estimated in the Ocala-St. John's region and 495 estimated in the Osceola region (A16HUM01FLUS). 2016: polygons created to show where bears are considered 'Abundant' and 'Common' (U16FWC01FLUS) Primary is the FWC-designated core area that represents breeding range and contains documented evidence of reproduction or female bears within available habitat, and Secondary is the FWC-designated area where bears occur within available habitat but outside primary bear range (evidence of bears without documented evidence of reproduction) (U12FWC02FLUS, U05SIM01FLUS). These boundaries are based on decades of bear observations, roadkill distribution, nuisance bear locations, and bear research projects. For detailed location data contact the FWC.

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 34525					
Documented					
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N
Likely					
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	G5T2	S2	N	ST
Mesic flatwoods		G4	S4	N	N
Potential					
<i>Agrimonia incisa</i>	incised groove-bur	G3G4	S2	N	T
<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Asclepias viridula</i>	Southern milkweed	G2	S2	N	T
<i>Balduina atropurpurea</i>	purple honeycomb-head	G2	S1	UR	E
<i>Calopogon multiflorus</i>	many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea caelestina</i>	Bartram's ixia	G2G3	S2S3	N	E
<i>Ctenium floridanum</i>	Florida toothache grass	G2	S2	N	E
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i>	Red-cockaded Woodpecker	G3	S2	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	N	ST
<i>Hartwrightia floridana</i>	Florida hartwrightia	G2G3	S2S3	UR	T
<i>Lithobates capito</i>	Gopher Frog	G2G3	S3	UR	N
<i>Matelea floridana</i>	Florida spiny-pod	G2	S2	N	E
<i>Notophthalmus perstriatus</i>	Striped Newt	G2G3	S2	N	ST
<i>Orbexilum virgatum</i>	pineland scurfpea	G1	S1	N	E
<i>Peucaea aestivalis</i>	Bachman's Sparrow	G3	S3	N	N
<i>Pycnanthemum floridanum</i>	Florida mountain-mint	G3	S3	N	T
<i>Rudbeckia nitida</i>	St. John's blackeyed susan	G3	S2	N	E
<i>Sciurus niger niger</i>	Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i>	silver buckthorn	G1	S1	N	E
<i>Uvularia floridana</i>	Florida merrybells	G3	S2	N	E
<i>Verbesina heterophylla</i>	variable-leaf crownbeard	G2	S2	N	E

Matrix Unit ID: 34526

Documented

<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N
------------------------------------	--------------------	------	----	---	---

Likely

<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	G5T2	S2	N	ST
Mesic flatwoods		G4	S4	N	N

Potential

<i>Agrimonia incisa</i>	incised groove-bur	G3G4	S2	N	T
<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Asclepias viridula</i>	Southern milkweed	G2	S2	N	T
<i>Balduina atropurpurea</i>	purple honeycomb-head	G2	S1	UR	E
<i>Calopogon multiflorus</i>	many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea caelestina</i>	Bartram's ixia	G2G3	S2S3	N	E
<i>Ctenium floridanum</i>	Florida toothache grass	G2	S2	N	E

Definitions: Documented - Rare species and natural communities documented on or near this site.
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.



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Florida
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Biodiversity Matrix Report



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i>	Red-cockaded Woodpecker	G3	S2	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	N	ST
<i>Hartwrightia floridana</i>	Florida hartwrightia	G2G3	S2S3	UR	T
<i>Linum westii</i>	West's flax	G1G2	S1S2	UR	E
<i>Lithobates capito</i>	Gopher Frog	G2G3	S3	UR	N
<i>Litsea aestivalis</i>	pondspice	G3	S2	N	E
<i>Matelea floridana</i>	Florida spiny-pod	G2	S2	N	E
<i>Notophthalmus perstriatus</i>	Striped Newt	G2G3	S2	N	ST
<i>Orbexilum virgatum</i>	pineland scurfpea	G1	S1	N	E
<i>Peucaea aestivalis</i>	Bachman's Sparrow	G3	S3	N	N
<i>Pycnanthemum floridanum</i>	Florida mountain-mint	G3	S3	N	T
<i>Rudbeckia nitida</i>	St. John's blackeyed susan	G3	S2	N	E
<i>Sciurus niger niger</i>	Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i>	silver buckthorn	G1	S1	N	E
<i>Uvularia floridana</i>	Florida merrybells	G3	S2	N	E
<i>Verbesina heterophylla</i>	variable-leaf crownbeard	G2	S2	N	E

Matrix Unit ID: 34850

Documented

<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N
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Likely

<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	G5T2	S2	N	ST
Mesic flatwoods		G4	S4	N	N

Potential

<i>Agrimonia incisa</i>	incised groove-bur	G3G4	S2	N	T
<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Asclepias viridula</i>	Southern milkweed	G2	S2	N	T
<i>Balduina atropurpurea</i>	purple honeycomb-head	G2	S1	UR	E
<i>Calopogon multiflorus</i>	many-flowered grass-pink	G2G3	S2S3	N	T
<i>Calydorea caelestina</i>	Bartram's ixia	G2G3	S2S3	N	E
<i>Corynorhinus rafinesquii</i>	Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Ctenium floridanum</i>	Florida toothache grass	G2	S2	N	E
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i>	Red-cockaded Woodpecker	G3	S2	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	N	ST
<i>Hartwrightia floridana</i>	Florida hartwrightia	G2G3	S2S3	UR	T
<i>Linum westii</i>	West's flax	G1G2	S1S2	UR	E
<i>Lithobates capito</i>	Gopher Frog	G2G3	S3	UR	N
<i>Litsea aestivalis</i>	pondspice	G3	S2	N	E
<i>Matelea floridana</i>	Florida spiny-pod	G2	S2	N	E
<i>Notophthalmus perstriatus</i>	Striped Newt	G2G3	S2	N	ST
<i>Peucaea aestivalis</i>	Bachman's Sparrow	G3	S3	N	N
<i>Pycnanthemum floridanum</i>	Florida mountain-mint	G3	S3	N	T
<i>Rudbeckia nitida</i>	St. John's blackeyed susan	G3	S2	N	E
<i>Sciurus niger niger</i>	Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Sideroxylon alachuense</i>	silver buckthorn	G1	S1	N	E

Definitions: Documented - Rare species and natural communities documented on or near this site.

Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.

Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.

Potential - This site lies within the known or predicted range of the species listed.



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Biodiversity Matrix Report



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
<i>Uvularia floridana</i>	Florida merrybells	G3	S2	N	E
<i>Verbesina heterophylla</i>	variable-leaf crownbeard	G2	S2	N	E

Definitions: Documented - Rare species and natural communities documented on or near this site.

Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.

Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.

Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

- G1** = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- G2** = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- G3** = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- G4** = Apparently secure globally (may be rare in parts of range).
- G5** = Demonstrably secure globally.
- GH** = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX** = Believed to be extinct throughout range.
- GXC** = Extirpated from the wild but still known from captivity or cultivation.
- G#?** = Tentative rank (e.g., G2?).
- G#G#** = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T#** = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q** = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q** = Same as above, but validity as subspecies or variety is questioned.
- GU** = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
- GNA** = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- GNR** = Element not yet ranked (temporary).
- GNRTNR** = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

- S1** = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- S2** = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- S3** = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- S4** = Apparently secure in Florida (may be rare in parts of range).
- S5** = Demonstrably secure in Florida.
- SH** = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX** = Believed to be extirpated throughout Florida.
- SU** = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA** = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR** = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

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.

E = Endangered: species in danger of extinction throughout all or a significant portion of its range.

E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas

E, PDL = Species currently listed endangered but has been proposed for delisting.

E, PT = Species currently listed endangered but has been proposed for listing as threatened.

E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.

T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

PE = Species proposed for listing as endangered.

PS = - An infraspecific taxon or population has federal status but the entire species does not - status is in only a portion of the species range.

PT = Species proposed for listing as 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.

SC = Not currently listed, but considered a "species of concern" to USFWS.

DL = Delisted.

UR = Under review.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

FXN = Federal listed as an experimental population in Florida

FT(S/A) = Federal Threatened due to similarity of appearance

ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)

N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011, 581.185 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=5B-40>.

E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

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.

CE = Commercially exploited: species native to the state which are subject to being removed in significant numbers from native habitats in the state and sold or transported for sale.

N = Not currently listed, nor currently being considered for listing.

Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

A = Excellent estimated viability
A? = Possibly excellent estimated viability
AB = Excellent or good estimated viability
AC = Excellent, good, or fair estimated viability
B = Good estimated viability
B? = Possibly good estimated viability
BC = Good or fair estimated viability
BD = Good, fair, or poor estimated viability
C = Fair estimated viability
C? = Possibly fair estimated viability
CD = Fair or poor estimated viability
D = Poor estimated viability
D? = Possibly poor estimated viability
E = Verified extant (viability not assessed)
F = Failed to find
H = Historical
NR = Not ranked, a placeholder when an EO is not (yet) ranked.
U = Unrankable
X = Extirpated

*For additional detail on the above ranks see: <http://www.natureserve.org/explorer/eorankguide.htm>

FNAI also uses the following EO ranks:

H? = Possibly historical
F? = Possibly failed to find
X? = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).



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Florida Natural Areas Inventory

Managed Area Element Summary Brandy Branch Trail Head



SCIENTIFIC NAME	COMMON NAME	Global rank	State rank	Federal status	State status
MAMMALS					
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N

Note: Summary includes all documented and likely species occurrence records currently in the FNAI database.



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Florida Natural Areas Inventory

Managed Area Element Summary

Brandy Branch Trail Head



SCIENTIFIC NAME	COMMON NAME	Global rank	State rank	Federal status	State status
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- G4 = Apparently secure globally (may be rare in parts of range).
- G5 = Demonstrably secure globally.
- GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX = Believed to be extinct throughout range.
- GXC = Extirpated from the wild but still known from captivity or cultivation.
- G#? = Tentative rank (e.g., G2?).
- G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q = Same as above, but validity as subspecies or variety is questioned.
- GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
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- S4 = Apparently secure in Florida (may be rare in parts of range).
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- SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX = Believed to be extirpated throughout Florida.
- SU = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Note: Summary includes all documented and likely species occurrence records currently in the FNAI database.

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

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.

LE = Endangered: species in danger of extinction throughout all or a significant portion of its range.

LE, LT = Species currently listed endangered in a portion of its range but only listed as threatened in other areas

LE, PDL = Species currently listed endangered but has been proposed for delisting.

LE, PT = Species currently listed endangered but has been proposed for listing as threatened.

LE, XN = Species currently listed endangered but tracked population is a non-essential experimental population.

LT = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

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.

SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

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Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

F(XN) = Federal listed as an experimental population in Florida

FT(S/A) = Federal Threatened due to similarity of appearance

ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future. (ST* for *Ursus americanus floridanus* (Florida black bear) indicates that this status does not apply in Baker and Columbia counties and in the Apalachicola National Forest. ST* for *Neovison vison* pop.1 (Southern mink, South Florida population) indicates that this status applies to the Everglades population only.)

SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* indicates that a species has SSC status only in selected portions of its range in Florida. SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)

N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <http://www.doacs.state.fl.us/pi/>.

LE = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant



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to the U.S. Endangered Species Act.

LT = 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.

N = Not currently listed, nor currently being considered for listing.

Exhibit 9

Notice & Public Hearing Summary

NOTICE

The City of Jacksonville will be hosting a public meeting for the draft management plans for both Brandy Branch Trailhead and Bert Maxwell Boat Ramp on August 21, 2026, at 2pm at 214 N. Hogan Street, 4th Floor conference room, Jacksonville, FL 32202. The purpose of the meeting is to receive public comment regarding the proposed ten-year plans.
Aug. 13 00 (26-04872D)

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

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

in the matter of Draft Management Plans - Brandy Branch Trailhead and Bert Maxwell Boat Ramp

in the Court, was published in said newspaper by print in the issues of 8/13/26.

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

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



Nichol Stringer

Sworn to and subscribed before me this 13th day of August, 2026 by Nichol Stringer who is personally known to me.

Seal

Notary Public, State of Florida