

Garcon Ecosystem

Santa Rosa County

Climate Change Lands

Purpose for State Acquisition

The peninsula jutting into the north end of Pensacola Bay is covered with wet grassy prairies, dotted with carnivorous pitcher plants as well as other rare plants, and are some of the best pitcher-plant prairies left in Florida. The Garcon Ecosystem project will protect these prairies, thereby helping their rare plant and animal inhabitants to survive, maintaining the water quality of Pensacola Bay, and allowing the public to learn about and enjoy this unique natural environment.

Manager

The Florida Department of Environmental Protection's Division of Recreation and Parks (DRP), is lead Manager for the northern portion. The Northwest Florida Water Management District (NFWFMD) is the Manager for the southern portion. This prospectus applies to the northern portion.

General Description

Natural communities within this project are in good to excellent condition and include wet prairie, estuarine tidal marsh, and wet flatwoods. The prairie community is species-rich and includes orchids and insectivorous plants such as pitcher plants, sundews, butterworts, and bladderworts. Especially significant is the large population of state endangered white-topped pitcher plants (*Sarracenia leucophylla*), and the globally imperiled panhandle lily. The tracts are also habitat for

the flatwoods salamander, a candidate for federal listing. Four cultural sites are known from the project. The sensitive prairies are threatened by ditching, plant collecting and residential development. Development pressure will increase when the bridge across Pensacola Bay is completed.

Public Use

This project is designated as a buffer preserve, with such uses as nature study, hiking, and fishing.

Acquisition Planning

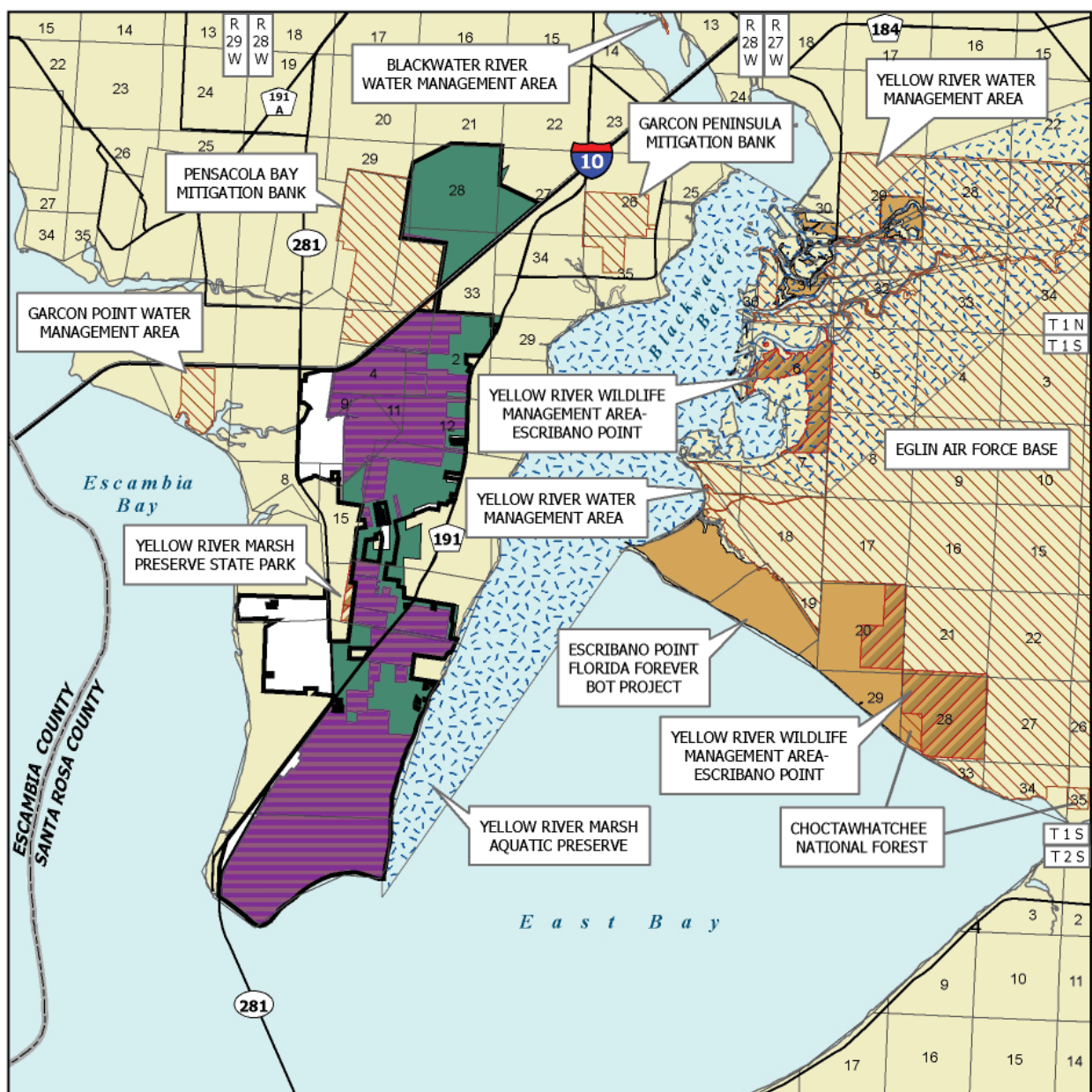
On November 18, 1994, the Land Acquisition Advisory Council (LAAC) combined the Prairies of Garcon and Garcon Point CARL projects and renamed the new project Garcon Ecosystem. This fee-simple project consisted of approximately 7,601 acres, multiple owners, and a 1994 taxable value of \$6,573,507.

Garcon Point – consisted of approximately 21 owners. Phase I: FDIC (acquired by NFWFMD). Phase II: all other ownerships except in sections 24 & 25. Phase III: ownerships in sections 24 & 25. Prairies of Garcon – essential tracts included the larger ownerships of Jenkins (acquired by the NFWFMD), Henzelman, Culpepper, Thompson and other ownerships greater than 160 acres. Phase II tracts included smaller ownerships and lots within Avalon Beach Subdivision. On February 5, 1998, the Land Acquisition & Management Advisory Council (LAMAC) approved a fee-simple, 845-acre addition to the project boundary. The addition, sponsored by the owners' representative, consisted of five owners, and a 1997 taxable value of

Garcon Ecosystem FNAI Elements	
Reticulated Flatwoods Salamander	G2/S2
Florida Black Bear	G5T2/S2
Kral's Yellow-eyed Grass	G3T3/S1
Berry's Skipper	G2/S2
Panhandle Lily	G2/S2
Louisiana Seaside Sparrow	G4T4/S1
Saltmarsh Topminnow	G3/S2
Pond Rush	G5/S1
Curtiss' Sandgrass	G3/S3
Pine-woods Bluestem	G3/S3
Yellow Fringeless Orchid	G3G4/S3
12 rare species are associated with the project	

Placed on List	1995
Project Area (GIS Acres)	7,386
Acres Acquired (GIS)	3,983*
at a Cost of	\$3,362,561*
Acres Remaining (GIS)	3,403
with Estimated (Tax Assessed) Value of	\$4,322,492

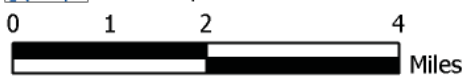
*Includes acreage acquired and funds spent by the NFWFMD



GARCON ECOSYSTEM

SANTA ROSA COUNTY

-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Essential Parcel(s) Remaining
-  Other Florida Forever BOT Projects
-  State Owned Lands
-  Other Conservation Lands
-  State Aquatic Preserves



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\$483,356. The NFWFMD will manage this addition that has been designated as non-essential, meaning it is important, but not critical to the project as a whole.

On October 25, 2002, NFWFMD acquired 10 acres from Perdido Key, Inc. for \$9,000.

On December 5, 2003, the Acquisition & Restoration Council (ARC) moved this project to Group A of the Florida Forever (FF) 2004 Priority list.

On July 10, 2007, 20 acres within the project boundary were donated (Woodlands Ventures of Pensacola for a value of \$2,620).

On December 9, 2011, the ARC moved this project to the Climate Change Lands (CCL) category.

On August 17, 2012 the ARC removed 283 acres from the project because the 89 parcels making up that land have been developed, or are otherwise unmanageable.

Coordination

In November 1995, the NFWFMD accepted \$1,025,350 of mitigation funds from the Santa Rosa Bridge Authority to acquire land (Jenkins) within the project boundary.

Management Policy Statement

The primary goals of management of the Garcon Ecosystem project are: to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of this state or a larger geographic area; to conserve and protect significant habitat for native species or endangered and threatened species; and to conserve, protect, manage, or restore important ecosystems, landscapes, and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources which local or state regulatory programs cannot adequately protect.

Management Prospectus

Qualifications for state designation The project has the size, location, and quality of resources to qualify as a "State Buffer Preserve" to the Yellow River Marsh Aquatic Preserve and adjacent Class II shell fishing waters.

Manager DRP is lead manager for the northern portion. The NFWFMD is the Manager for the southern portion. This prospectus applies to the northern portion. **Conditions affecting intensity of management** The Garcon Ecosystem Project includes lands that require prescribed fire management.

Timetable for implementing management and provisions for security and protection of infrastructure Within the first year after acquisition, initial or intermediate activities will concentrate on site security, fire management planning, resource inventory, and a completed management plan. Long-range plans for this property will generally be directed toward the restoration of disturbed areas and the perpetuation and maintenance of natural communities. Management activities will also stress the protection of threatened and endangered species. An all-season burning program will be established using conventional practices. Whenever possible, existing roads, black lines, foam lines and natural breaks will be used to contain and control prescribed and natural fires. An educational program for all age groups will be used in conjunction with a carefully designed hiking trail, to keep the public away from sensitive areas. Efforts to prohibit vehicle activity except in designated areas will be a major concern. The resource inventory will be used to identify sensitive areas that need special attention, protection or management and to locate areas that are appropriate for any recreational or administrative facilities. Infrastructure development will be confined to already disturbed areas and will be the absolute minimum required to allow public access, provide facilities for the public, and to manage the property.

Revenue-generating potential No revenue is expected to be generated for some years.

Cooperators in management activities The Department of Agriculture and Consumer Services, Florida Forest Service/FFS (formerly Division of Forestry), or the DRP, may help with fire management.

Updated February 8, 2016