

Florida Springs Coastal Greenway / Nature Coast Addition

A Florida Forever Application to Add New Property
to an Existing Florida Forever Project

Submitted to the Florida Department of Environmental Protection,
Florida Forever Program

By Keith Fountain Law PLLC



Application to Add New Property to an Existing Florida Forever Project

Boundary amendments must be less than \$2 million in tax assessed value, less than 10% of the size of the existing project boundary, and less than 1,000 acres in size. Boundary amendment proposals failing to meet these criteria must be submitted as new Florida Forever projects during the next Acquisition and Restoration Council evaluation cycle

Existing Florida Forever Project: Florida Springs Coastal Greenway

(project being proposed for modification)

Name of Property being Proposed for Addition (if applicable): Nature Coast Addition

Person Proposing Modification: Steven Lamb

Company Affiliation: Nature Coast Development, LLC

Phone: () FAX: () Cell (352) 302-0876

E-Mail Address: lambchop@crystalautos.com

Address: PO Box 489 Crystal River FL 34423

City

State

Zip Code

Please note: Contact Paula L. Allen for submittal deadline dates at (850) 245-2784. The application package shall include this completed application form, eighteen copies (unless otherwise requested) of the information requested on page two (outlined in Attachment A – C), and one standard size CD containing a single copy, in PDF format, of all the documents being submitted. Please submit paper copies on 8.5" x 11" paper and no larger than 11" x 17". All color maps provided with this form must be able to be copied legibly in black and white. Incomplete applications may be considered at a later meeting.

SUBMIT COPIES AND ATTACHMENTS TO:

The Office of Environmental Services Division of
State Lands
Department of Environmental Protection 3900
Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
PHONE: 850/245-2784 FAX: 850/245-2572
Attention: Paula L. Allen
Paula.L.Allen@dep.state.fl.us

DO NOT WRITE IN THIS SPACE

(Date Stamp)

ATTACHMENT A

FLORIDA SPRINGS COASTAL GREENWAY / NATURE COAST ADDITION, CITRUS COUNTY, FLORIDA

1. LOCATION, SIZE AND VALUE OF THE PROJECT.

The Nature Coast Addition (the “project”) in Citrus County, Florida, is an approximately 149-acre addition to the 42,593-acre Florida Springs Coastal Greenway Florida Forever site. The project is owned by Nature Coast Development LLC and is located less than five miles north of Crystal River, about 0.3 miles west of U.S. Highway 98 on the south side of Powerline Road. The project has a 2019 market (just) value of \$863,960 as established by the Citrus County Property Appraiser.

2. GENERAL DESCRIPTION OF THE PROJECT.

The Florida Springs Coastal Greenway Florida Forever site is a major link in efforts to preserve the northern peninsular Gulf Coast. It includes the 27,597 acres contained in Crystal River Preserve State Park, which is a true mosaic of scrub, pinewoods, hardwood forests, salt marshes and mangrove islands. The preserve’s wetlands play an important role in refreshing Florida’s aquifer, making the area essential for the wildlife and people that live in and visit these productive and diverse estuaries. The park is a crucial habitat for the Gulf Coast manatee population; it is also a prime nesting location for bald eagles and ospreys.

The vegetative communities located on the project consist of approximately 126 acres of uplands and 23 acres of wetlands. Uplands include improved pasture and hardwood-coniferous mixed forest, with the latter community type making up much of the project. The dominant forest canopy species are longleaf pine and live oak, with live oak, water oak and cabbage palm comprising the understory. Shrub species include saw palmetto and American beautyberry. Wetland communities include streams, bottomland swamps, mixed wetland hardwoods and freshwater marshes. The bottomland swamps are the dominant wetland cover type on the project. The wetland central slough is forested and has a canopy containing swamp tupelo, laurel oak and red maple. Wildlife identified on the project include gopher tortoise, red shouldered hawk, red tailed hawk, pileated woodpecker, red bellied woodpecker, Carolina wren, gray catbird, northern mockingbird, northern cardinal, American swallow tailed kite, whitetail deer, and eastern gray squirrel. Wetlands provide a high potential for state and federally listed wading bird species such as limpkin, little blue heron, snowy egret, tricolored heron, white ibis, Florida sandhill crane and wood stork.

3. POTENTIAL RECREATION AND PUBLIC USES.

Much of the Crystal River Preserve State Park is still untouched, allowing visitors a year-round destination for hiking, kayaking, paddle boarding and bird watching. The project presents an excellent option for access to the northern portion of the park for outdoor

recreation with its road frontage and pasture for construction of improvements, including parking and a trailhead.

4. KNOWN THREATS TO THE PROJECT.

Citrus County is one of the fastest growing counties in the state, and the project's proximity to the U.S. Highway 98 corridor just north of Crystal River makes it a candidate for intensive commercial or industrial development. More importantly, the project is permitted for a limestone mining operation adjacent to the Crystal River Preserve State Park known as the Nature Coast Mine. The following permits can be provided upon request:

- DEP Environmental Resource Permit #0283664-001 issued June 15, 2010
- DEP ERP Modification #283664-003
- ACOE Department of the Army Permit #SAJ-2007-06256 issued August 16, 2010

5. LOCAL RESOLUTIONS.

None.

6. GOALS AND PERFORMANCE MEASURES; FLORIDA FOREVER CRITERIA.

The project, as summarized in this application and in conjunction with the lands already contained within the Crystal River Preserve State Park, appears to further the following goals and performance measures outlined in Section 259.105(4), Florida Statutes:

Goal A: Enhance the Coordination and Completion of Land Acquisition Projects

- Measure A1: The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis.

Goal B: Increase the Protection of Florida's Biodiversity at the Species, Natural Community, and Landscape Levels

- Measure B1: The number of acres acquired of significant strategic habitat conservation areas.
- Measure B2: The number of acres acquired of highest priority conservation areas for Florida's rarest species.
- Measure B6: The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Goal C: Protect, Restore, and Maintain the Quality and Natural Functions of Land, Water and Wetland Systems of the State

- Measure 1: The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired.
- Measure 7: The number of acres acquired that protect fragile coastal resources.
- Measure 8: The number of acres of functional wetland systems protected.

Goal D: Ensure that Sufficient Quantities of Water are Available to Meet the Current and Future Needs of Natural Systems and the Citizens of the State

- Measure 1: The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans.
- Measure 3: The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase Natural Resource-Based Public Recreation or Educational Opportunities

- Measure 1: The number of acres acquired that are available for natural resource-based public recreation or education.
- Measure 3: The number of new resource-based recreation facilities, by type, made available on public land.

Goal G: Increase the Amount of Forestland Available for Sustainable Management of Natural Resources

- Measure 3: The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

Furthermore, as summarized in this application, the project and state park address the following Florida Forever criteria as outlined in Section 259.105(9), Florida Statutes:

(9)

(a) The project meets multiple goals described in subsection (4).

- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.

7. STATEMENT OF INTEREST TO BE ACQUIRED.

The project is proposed for fee simple acquisition.

8. PROPOSED MANAGER.

Florida Department of Environmental Protection.

ATTACHMENT B

The tax parcel card from the Citrus County Property Appraiser's office is attached.

The landowner has consented to this application and its signed authorization is attached.

Altkey: 2239905
NATURE COAST DEVELOPMENT LLC

Parcel ID: 16E17S36 12000
12098 W LANCELOT CT , CRYSTAL RIVER

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 6300 - GRZGSOIL CLASS4
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 3518 - DEERPARK/GREENWOOD ACRES/ AD WILLIAMS
ES
Tax District 0000 - COASTAL RIVERS BASIN
Subdivision 003518 - UNREC TRACTS IN 36-19S-17E
Short Legal E 3/4 OF SE 1/4 OF NE 1/4 OF NW 1/4 OF SE 1/4 OF E 1/2
OFSE 1/4 OF SEC 36-17-16 LESS & EXCEPT THAT
PORTION OWNED BYRED LEVEL CEMETERY & SUBJ
TO ESMTS OF RECORD TO THE STATE
Est. Parcel Sqft 6,948,066
Est. Parcel Acres 159.51
Map SC-TW-RG 36-17S-16E

Mailing Address

Name NATURE COAST DEVELOPMENT LLC
Mailing Address PO BOX 489
CRYSTAL RIVER FL 34423 0489

All Owners

Name	Owner Type
NATURE COAST DEVELOPMENT LLC	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2019	\$863,960	\$0	\$863,960	\$42,291	\$0	\$42,291	\$0	\$623.44	Link
2018	\$863,960	\$0	\$863,960	\$42,291	\$0	\$42,291	\$0	\$637.81	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2006	\$1,100,000	2025/0491	00-WARRANTY DEED	V
06/01/2006	\$100	2025/0488	11-11	V
10/01/2004	\$100	1901/2230	02-MIN DOC STAMP (\$100)	V
06/01/1986	\$370,000	0737/0099	00-WARRANTY DEED	V
01/01/1981	\$225,000	0569/1884	11-11	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth				Zoning
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						Ag Flag	Classified Value	Just Value	
1	6300-GRAZING 4	A-ACREAGE	134.15	.0		Y			EXT
2	9500-SUBMERGED	A-ACREAGE	6.17	.0					
3	9600-WASTELAND	A-ACREAGE	19.19	.0					

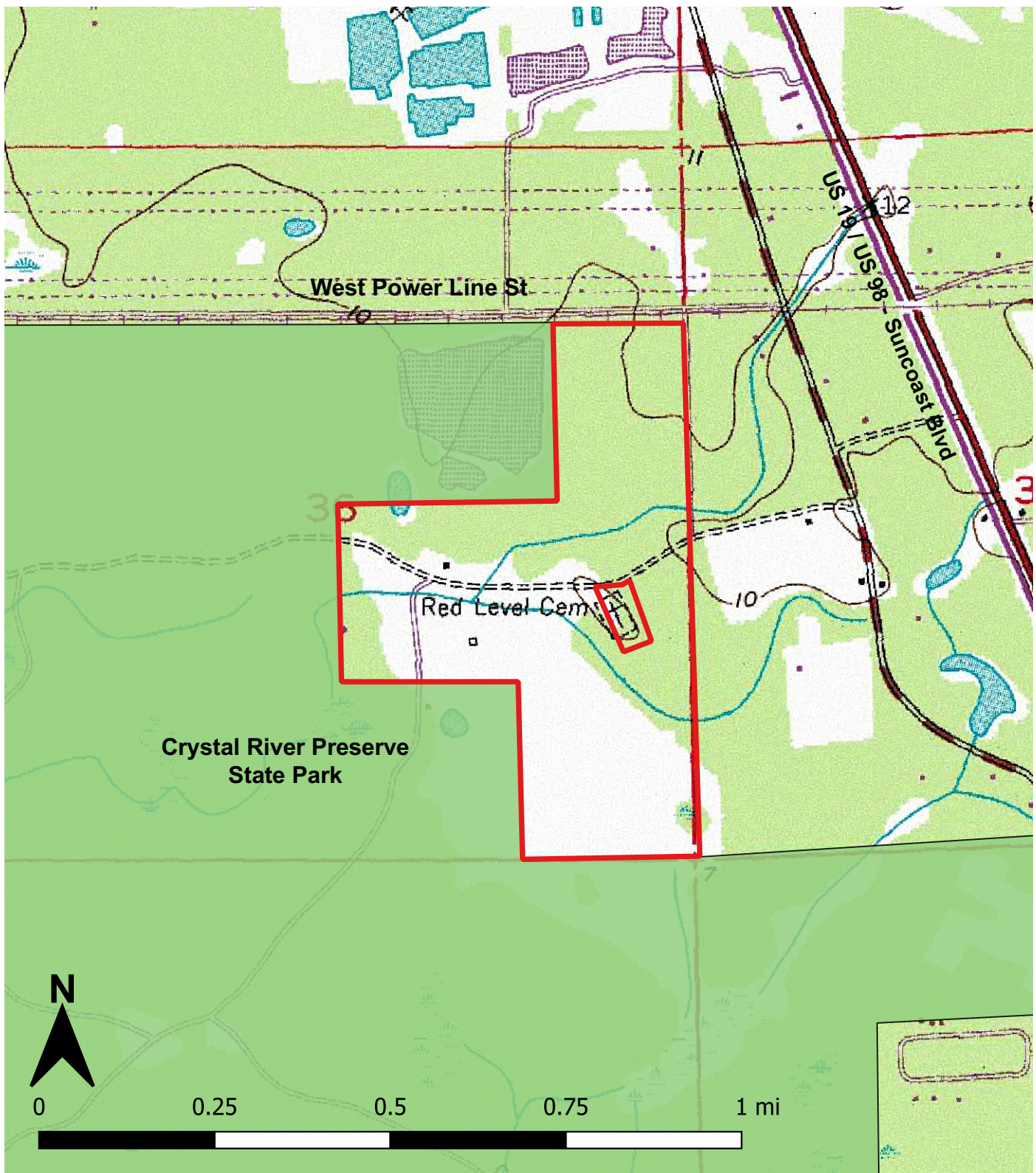
Total Misc Value

ATTACHMENT C

The following maps are attached:

1. Topographic map
2. Aerial photograph with tax parcels
3. Florida Department of Transportation map
4. Map of surrounding conservation lands
5. Land cover map

C.1 Project Boundary on USGS Topographic Map



USGS Topographic Survey Nature Coast Addition Citrus County, Florida

Legend

-  Project Boundary
-  Florida Conservation Lands



Keith Fountain Law, PLLC
Data: FLMA 3/2020 FNAI;
Parcels: Citrus Co. Prop.
Appraiser; Basemap: USDA/USGS
Scale: 1:14600

C.2 Tax Parcel on Aerial Photograph



Aerial Photograph Nature Coast Addition Citrus County, Florida

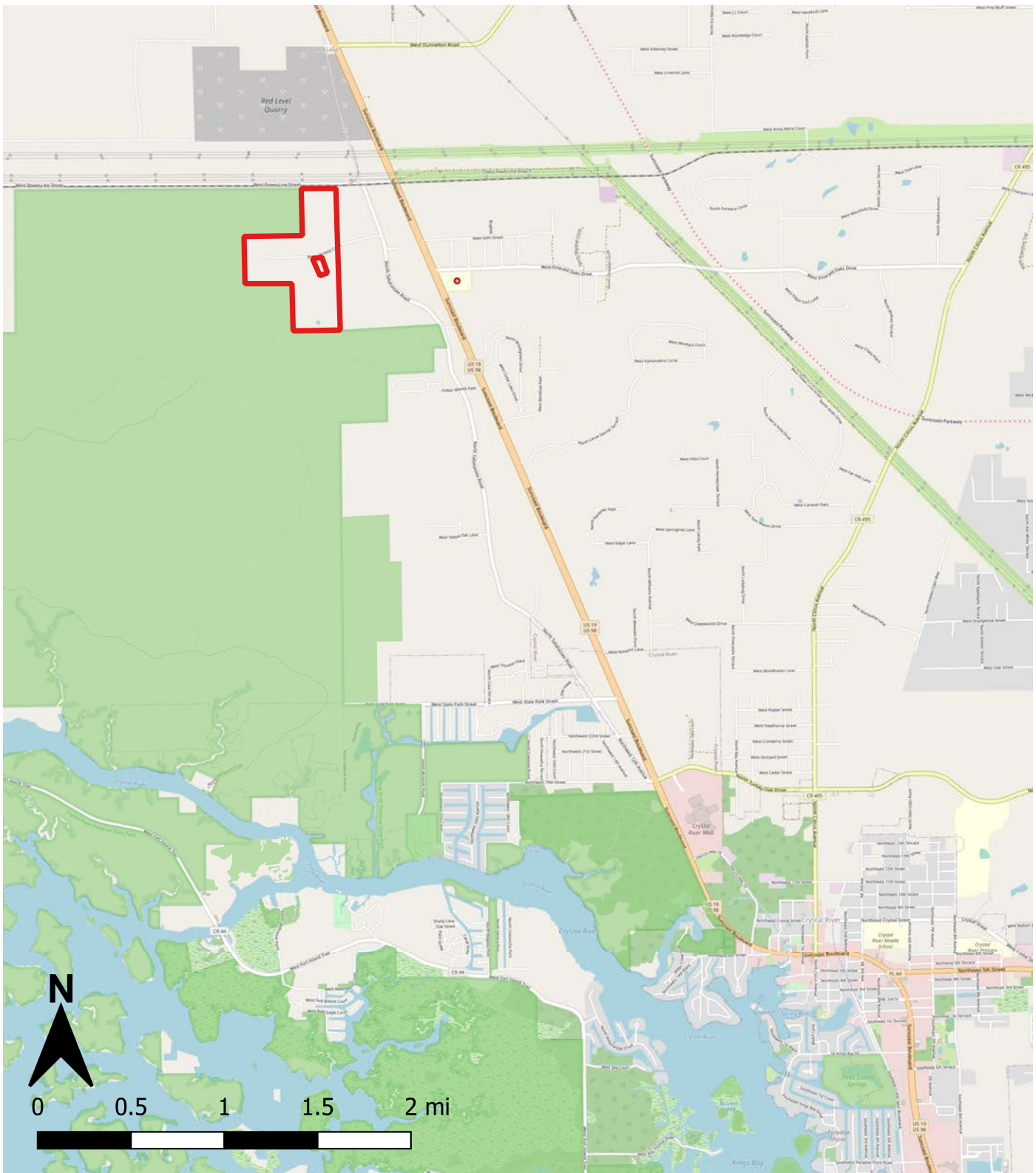
Legend

-  Project Boundary
-  Florida Conservation Lands



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Data: FLMA 3/2020 FNAI;
Parcels: Citrus Co. Prop.
Appraiser; Basemap: Bing

C.3 Project Boundary on FDOT County General Highway Map



Department of Transportation Map Nature Coast Addition Citrus County, Florida

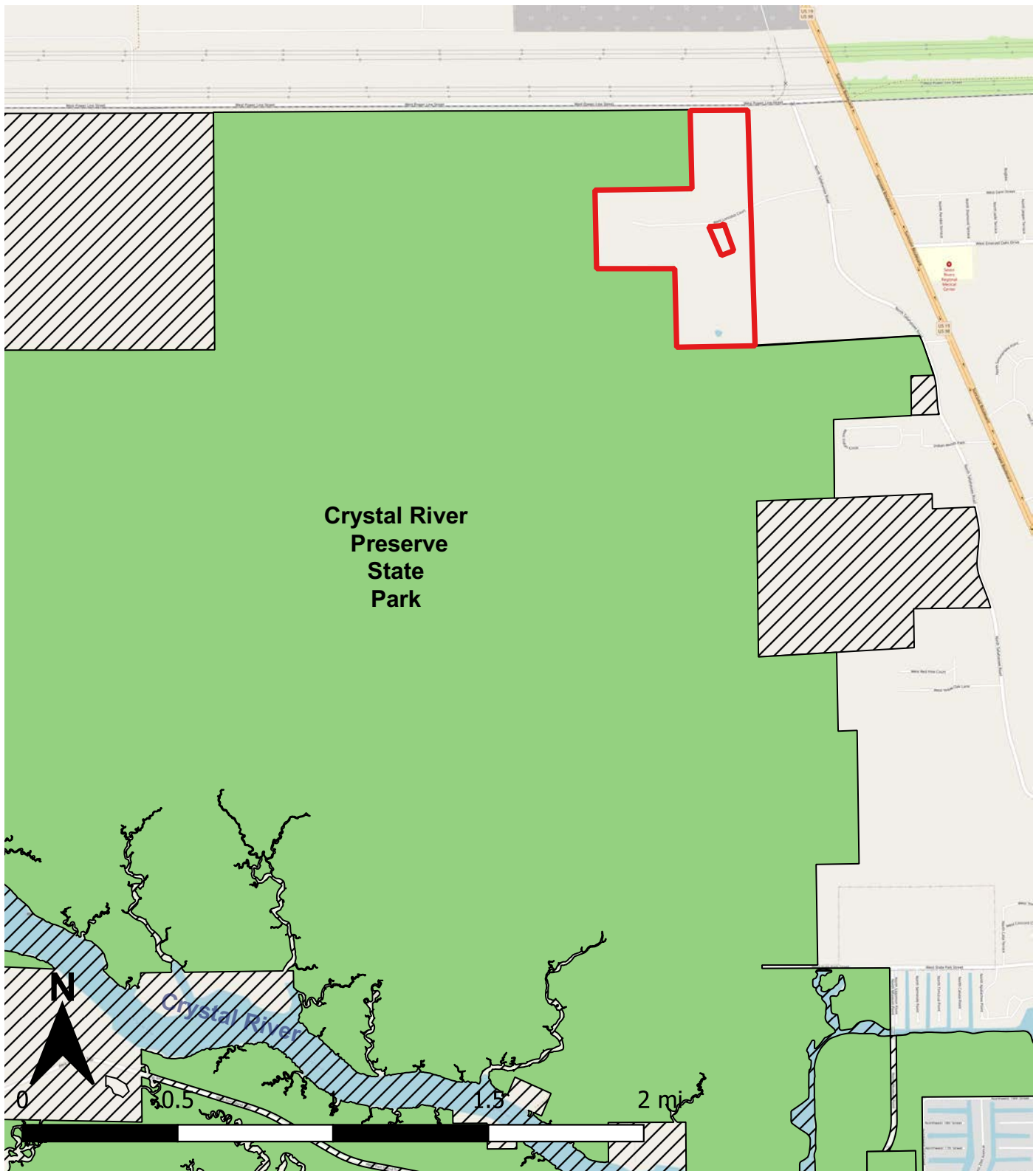
Legend

- Project Boundary
- Florida Conservation Lands



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Data: FLMA 3/2020 FNAI;
Parcels: Citrus Co. Prop.
Appraiser; Basemap:
Esri General Street Map
Scale: 1:55000

C.4 Project Boundary on Florida Conservation Lands Map



Florida Conservation Lands Map Nature Coast Addition Citrus County, Florida

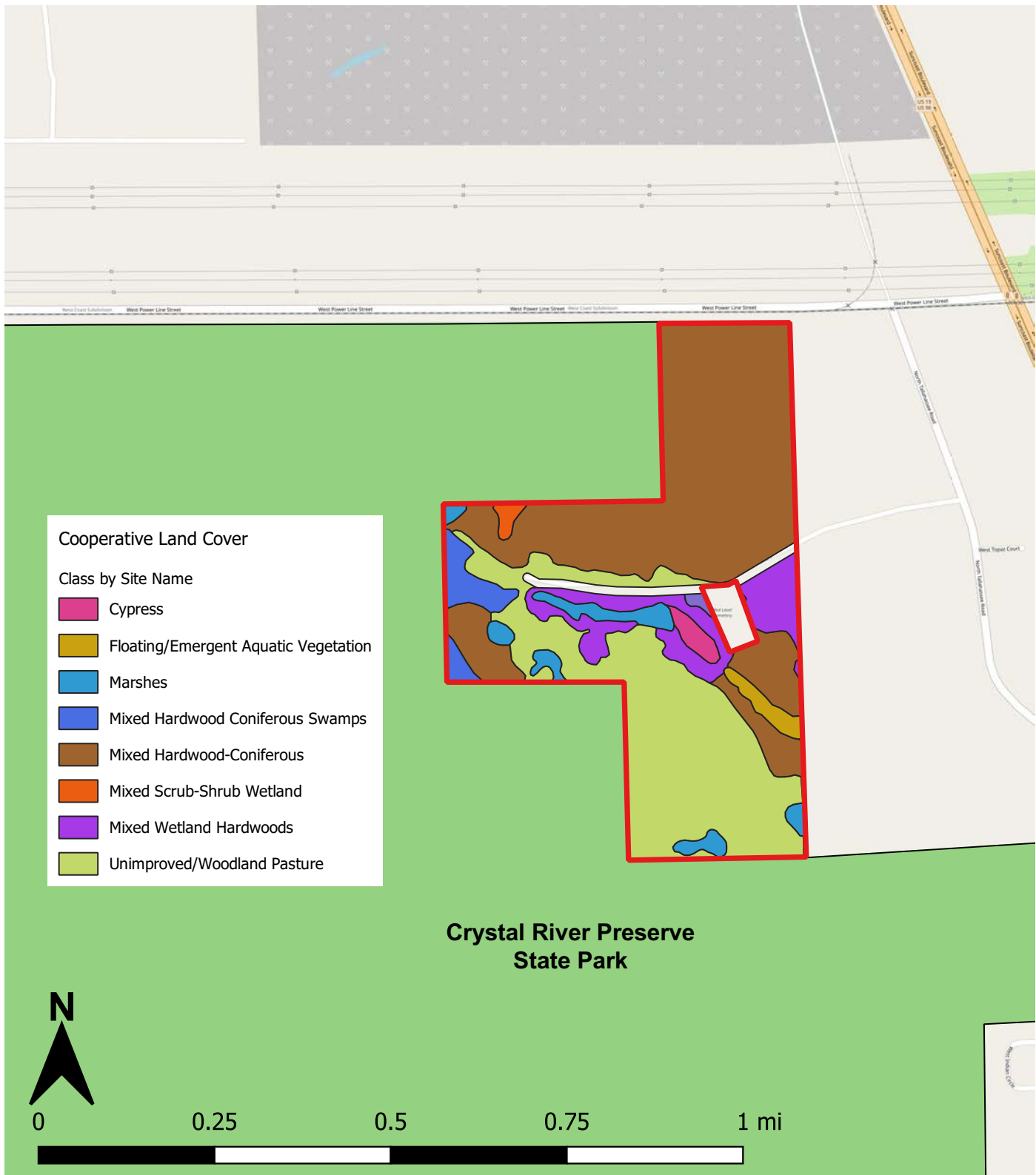
Legend

- Project Boundary
- Florida Conservation Lands
- Florida Springs Coastal Greenway FL Forever Project



Keith Fountain Law, PLLC
Data: FLMA 3/2020
FFBOT 12/2019 FNAI;
Parcels: Citrus Co. Prop.
Appraiser; Basemap: ESRI street Map
Scale: 1:33000

C.5 Project Boundary on FNAI Land Cover Map



FNAI Cooperative Land Cover Map Nature Coast Addition Citrus County, Florida

Legend

- Project Boundary
- Florida Conservation Lands



Keith Fountain Law, PLLC
Data: FLMA 3/2020, Cooperative Land Cover V3.3
FNAI; Parcels: Citrus Co. Prop. Appr; Basemap:ESRI