

Florida Forever Boundary Amendment Application



Criteria for Boundary Amendments (Rule 18-24.005, Florida Administrative Code)

Boundary addition proposals exceeding 1,000 acres or 10% of the original project acreage or \$2,000,000 in the most recent county property appraiser's tax assessed value* shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects.

**See Rule 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."*

Existing Florida Forever Project (proposed for amendment): Florida's First Magnitude Springs

Property Proposed for Boundary Amendment: Nature Coast Springs

Name/Affiliation Proposing Amendment: NRPS and SVN Saunders Ralston Dantzler

Mailing Address: PO Box 564 San Antonio FL 33576
Street City State Zip

Primary Phone: (352) 588-2580 Email: greg.driskell@SVN.com

Please note: Applications for Boundary Amendments must be submitted at least 30 days prior to a scheduled meeting of the Acquisition and Restoration Council (ARC). Meeting dates are published on the ARC [webpage](#). This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format on a CD or USB drive, and printed copies of the application with Attachments A-C. Maps should be in color and printed on paper no larger than 11" x 17". Incomplete applications may be considered at a later meeting. Contact DEP's Office of Environmental Services for submittal deadlines at 850-245-2555.

SUBMIT COMPLETE APPLICATIONS TO:

Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555
Email: Deborah.Burr@FloridaDEP.gov

Visit our [website](#) for more information about Florida Forever.

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. General description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, include current and/or past use of the improvements.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\) and \(10\), F.S.](#)] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\), F.S.](#)].
- 7) Whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
- 8) The proposed land manager.

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) A letter from each property owner confirming their willingness to sell **or** a statement from the applicant asserting that each owner has been contacted (provide one).

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed addition that depicts the boundaries of the proposed addition or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System \(LABINS\)](#) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle \(DOQs\)](#) and tax maps should be submitted. Tax plat maps and aerials are also available from each county's property appraiser's office.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Hernando County, Florida.

Property/project name: Nature Coast Springs

Name/Affiliation of Authorized Representative: Greg Driskell/Natural Resource Planning Services and SVN Saunders Ralston Dantzler

Mailing Address: PO Box 564 San Antonio FL 33576
Street City State Zip

Primary Phone: (352) 588-2580 Email: greg.driskell@SVN.com

Property information

Section 29 Township 22 S Range 17 E
Lat/Long 28.546730°, -82.625561°
Acres 37.6

Parcel identification number(s):

R29 422 17 0000 0100 0000

R29 422 17 0000 0130 0010

R29 422 17 0000 0100 0010

R29 422 17 0000 0130 0000

Landowner Information

H. Curtis Norman

Landowner Signature

7/10/2020

Date

H. Curtis Norman, TTEE (majority owner)

Landowner Name (print)

Mailing Address: 1537 Hunter Lane Clearwater FL 33764-2412
Street City State Zip

Primary Phone: (727) 798-6636 Email: curt-norman@tampabay.rr.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner. This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above, is received by the DSL.



Attachment A

1. Location: Nature Coast Springs is in Hernando County, just 3.5 miles west of US 19 along Cortez Boulevard. Mary's Fish Camp Road bisects the property and provides access.

Total Acreage: 37.6 +/- gross acres

Market/Just Value: \$535,365

2. A beautiful second magnitude spring with a large pool spanning 200-300 feet across marks the focal point of this beautiful property. Mud Spring is situated fully within the parcel boundaries in the NE portion of the property. The mis-named spring flows cool, clear water to form the headwaters of the Mud River, a tributary of the Weeki Wachee River only 1.5 miles downstream. Mud Spring, Mud River, and the Weeki Wachee River are all designated as Outstanding Florida Waters. It is not uncommon to see manatee amongst schools of fish during colder months. Salt marsh associated with the Gulf of Mexico makes up the western edge of the property – and the tidal creek near the northwest corner of the tract contains two additional smaller spring vents along its edge. The southern portion of the property features frontage on the Mud River and adjoins a fish camp. There are approximately 23 acres of uplands between the Mud River and salt marsh, and along Cortez Boulevard, dominated by 50+ year-old natural slash pines, some of which are approaching two feet in diameter.

3. The Mud Spring area is currently publicly accessible, via waterway, from the south and east using the Mud River, Salt Creek, and Weeki Wachee River. It is a popular recreational spot for kayakers and canoeists. A hand-launching facility for canoes and kayaks could be added to provide better recreational access. A second launching site on the west side of Mary's Fish Camp Road would also be possible, giving direct access to a small un-named creek which meanders through the salt marsh and intersects with the Weeki Wachee River just below its confluence with the Mud River, near Bayport Park.

4. The property is currently offered for-sale on the open market and can be purchased for any use, including commercial uses such as residential development or RV campground which may be detrimental to the spring. The 4 tracts comprising the property are zoned as a Combined Planned Development Project and the owners have a subdivision plan.



5. To our knowledge, there are no local resolutions concerning the public acquisition of this parcel.
6. The property's acquisition would meet Measure A1 by adding a healthy spring system, with its associated wetlands and uplands, to the state's ownership. Measure C7 is met with several acres of tidal salt marsh included in this project. A Brazilian pepper infestation has been reduced to the maintenance control level, meeting Measure C11. Kayaking and canoeing are popular recreational activities on the Weeki Wachee and Mud Rivers – this property would be an ideal spot to begin or end such excursions, meeting Measure E1.
7. A fee simple acquisition would best serve the interests of the public, as recreational access is a key component of this project.
8. The property's water resources and contiguity with lands of the Southwest Florida Water Management District make the District the most logical candidate to lead both the acquisition and management of the property.



Attachment B

See 4 property cards following this page

Each owner of these four parcels is willing to sell the property.



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.23

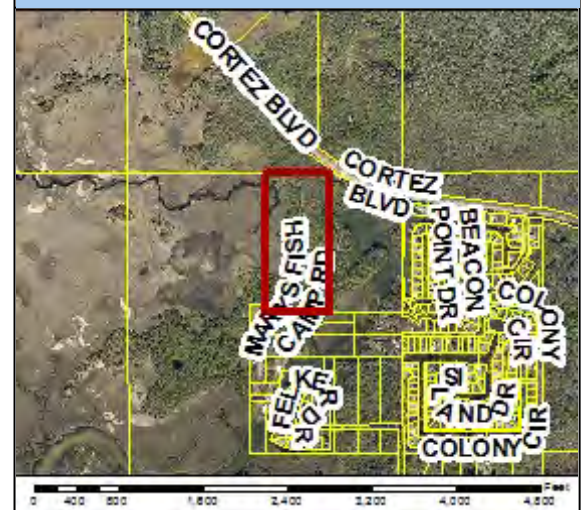
2018 FINAL TAX ROLL

KEY #	00340839	PRINTED	03/23/19	PAGE	1	
PARCEL #	R29 422 17 0000 0130 0000		SITUS	MARYS FISH CAMP RD		
OWNER(S)	ZENEDA PARTNERS LIMITED PARTNERSHIP		PARCEL DESCRIPTION UPDATED 01/01/12	UNDIV 2/5 INT IN THAT PART OF NE1/4 OF NW1/4 LYING S OF SR 50 REMAINING 3/5 INT KEY 340802 ORB 2081 PGS 380-97 ORB 2117 PGS 1848-83		
MAILING ADDRESS UPDATED 03/01/07	PO BOX 398 BROOKSVILLE FL 34605-0398					

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	35.50	
AERIAL MAP	15A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50B	50 W CORR TO BAYPORT
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2017 GIS AERIAL



2018-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	249,372	249,372	249,372	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	249,372	249,372	249,372	
VALUE PRIOR TO CAP	1,953	1,953	1,953	
ASSESSED VALUE	1,623	1,953	1,623	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	1,623	1,953	1,623	
CLASSIFIED USE LAND VALUE	1,953	AD VALOREM TAXES	27.03	NON-AD VALOREM TAXES 0.00

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
16	AC/WATER	N	2017		Y	3			6.40	ACRES				51000.00	130,560
54	NAT STDTIMBR	Y	2017		Y	6			17.30	ACRES				124.44	861
96	NON-PROD AC	N	2017		Y				18.20	ACRES				150.00	1,092
96	NON-PROD AC	Y	2017		Y				18.20	ACRES				150.00	1,092
99	ACREAGE	N	2017		Y	3			10.90	ACRES				27000.00	117,720

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
MARYS FISH CAMP RD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/06/05	ZENEDA PARTNERS LIMITED	D	DISQUALIFIED	Y	TR	2117	1875	0	100
09/14/05	BELL JANE M TTEE ET AL	D	DISQUALIFIED	Y	TR	2102	0443	0	100
08/11/05	BELL JANE M TTEE &	D	DISQUALIFIED	Y	TR	2081	0380	0	33,600



HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

2018 FINAL TAX ROLL

6.23

KEY #	00340839	PRINTED	03/23/19	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/11/97	BELL JANE M TTEE	D	DISQUALIFIED	Y	TR	1135	1379	0	100
09/15/95	BELL ADRIAN W SR TTEE	D	DISQUALIFIED	Y	WD	1032	1128	0	100
01/01/80	BELL A W		INVALID CODE	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/04/18	2018	236	021	VACANT
01/08/13	2013	155	021	VACANT
02/02/09	2009	170	021	VACANT
10/29/03	2004	154	021	VACANT

PROPERTY APPRAISER NOTES

JANUARY 01 1997
2/5 INTEREST IN 37 ACRES
OTHER 2/5 ON KEY 340802



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.23

2018 FINAL TAX ROLL

KEY #	01353476	PRINTED	03/23/19	PAGE	1
PARCEL #	R29 422 17 0000 0100 0010	SITUS	CORTEZ BLVD		
OWNER(S)	NORMAN H CURTIS	PARCEL DESCRIPTION	UNDIV 3/5 INT		
MAILING ADDRESS	1537 HUNTER LN	UPDATED	NE1/4 OF NW1/4		
UPDATED	CLEARWATER FL 33764-2412	01/01/12	LYING N OF SR 50		
08/04/03			REMAINDER INT ON KEY 1353485		
			ORB 2081 PGS 380-97		
			ORB 2117 PGS 1848-83		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	1.50	
AERIAL MAP	15A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50B	50 W CORR TO BAYPORT
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2017 GIS AERIAL



2018-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	135	135	135	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	135	135	135	
VALUE PRIOR TO CAP	112	112	112	
ASSESSED VALUE	112	112	112	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	112	112	112	
CLASSIFIED USE LAND VALUE	112	AD VALOREM TAXES	1.71	NON-AD VALOREM TAXES 0.00

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
54	NAT STDTIMBR	Y	2012		Y	6			1.50	ACRES				124.44	112
96	NON-PROD AC	N	2012		Y				1.50	ACRES				150.00	135

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
11/04/98	NORMAN H CURTIS	S	SPLIT (REQUIR	Y	FS	0985	0419	0	12,700

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/03/18	2018	236	021	VACANT
06/02/14	2014	170	021	VACANT

PROPERTY APPRAISER NOTES

JANUARY 01 2008
GB W/340839 & 340820



HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

2018 FINAL TAX ROLL

6.23

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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
05/03/10	2010	170	021	VACANT
03/01/06	2006	170	021	VACANT



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.23

2018 FINAL TAX ROLL

KEY #	01353485	PRINTED	03/23/19	PAGE	1
PARCEL #	R29 422 17 0000 0130 0010	SITUS	CORTEZ BLVD		
OWNER(S)	ZENEDA PARTNERS LIMITED PARTNERSHIP	PARCEL DESCRIPTION	UNDIV 2/5 INT		
MAILING ADDRESS	PO BOX 398	UPDATED	IN NE1/4 OF NW1/4		
UPDATED	BROOKSVILLE FL 34605-0398	01/01/12	LYING N OF SR 50		
07/08/08			REMAINING INT ON KEY 1353476		
			ORB 2081 PGS 380-97		
			ORB 2117 PGS 1848-83		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	1.50	
AERIAL MAP	15A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50B	50 W CORR TO BAYPORT
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2017 GIS AERIAL



2018-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	90	90	90	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	90	90	90	
VALUE PRIOR TO CAP	75	75	75	
ASSESSED VALUE	75	75	75	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	75	75	75	
CLASSIFIED USE LAND VALUE	75	AD VALOREM TAXES	1.16	NON-AD VALOREM TAXES 0.00

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
54	NAT STDTIMBR	Y	2012		Y	6			1.50	ACRES				124.44	75
96	NON-PROD AC	N	2012		Y				1.50	ACRES				150.00	90

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/06/05	ZENEDA PARTNERS LIMITED PARTNE	M	MULTIPLE PARC	Y	TR	2117	1875	0	100
09/14/05	BELL JANE M TTEE ET AL	D	DISQUALIFIED	Y	TR	2102	0443	0	100
08/11/05	BELL JANE M TTEE &	D	DISQUALIFIED	Y	TR	2081	0380	0	33,600
11/04/98	BELL JANE M TTEE	S	SPLIT (REQUIR	Y	TR	1135	1379	0	100



HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

2018 FINAL TAX ROLL

6.23

KEY #	01353485	PRINTED	03/23/19	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/03/18	2018	236	021	VACANT
06/02/14	2014	170	021	VACANT
05/03/10	2010	170	021	VACANT
03/01/06	2006	170	021	VACANT

PROPERTY APPRAISER NOTES
JANUARY 01 2008
GB W/340839 & 340820



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2018 FINAL TAX ROLL

6.23

KEY #	00340802	PRINTED	03/23/19	PAGE	1
PARCEL #	R29 422 17 0000 0100 0000	SITUS	CORTEZ BLVD		
OWNER(S)	NORMAN H CURTIS TTEE	PARCEL DESCRIPTION UPDATED 01/01/12	UNDIV 3/5 INT IN THAT PART OF NE1/4 OF NW1/4 LYING S OF SR 50 REMAINING 2/5 INT KEY 340839 ORB 349 PG 345 ORB 985 PG 419		
MAILING ADDRESS UPDATED 09/29/09	1537 HUNTER LN CLEARWATER FL 33764-2412				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	35.50	
AERIAL MAP	15A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50B	50 W CORR TO BAYPORT
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2017 GIS AERIAL



2018-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWM	MUNICIPALITY
LAND	285,768	285,768	285,768	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	285,768	285,768	285,768	
VALUE PRIOR TO CAP	2,930	2,930	2,930	
ASSESSED VALUE	2,436	2,930	2,436	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	2,436	2,930	2,436	
CLASSIFIED USE LAND VALUE	2,930	AD VALOREM TAXES	40.59	NON-AD VALOREM TAXES
				0.00

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
16	AC/WATER	N	2017		Y	3			6.40	ACRES				51000.00	195,840
54	NAT STDTIMBR	Y	2017		Y	6			17.30	ACRES				124.44	1,292
96	NON-PROD AC	N	2017		Y				18.20	ACRES				150.00	1,638
96	NON-PROD AC	Y	2017		Y				18.20	ACRES				150.00	1,638
99	ACREAGE	N	2017		Y	3			10.90	ACRES				13500.00	88,290

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
09/21/09	NORMAN H CURTIS TTEE	X	DISQ SALE /RE	Y	WD	2686	1012	0	100
06/27/94	NORMAN H CURTIS	D	DISQUALIFIED	Y	FS	0985	0419	0	12,700
01/01/80	NORMAN H CURTIS		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA

PROPERTY RECORD CARD

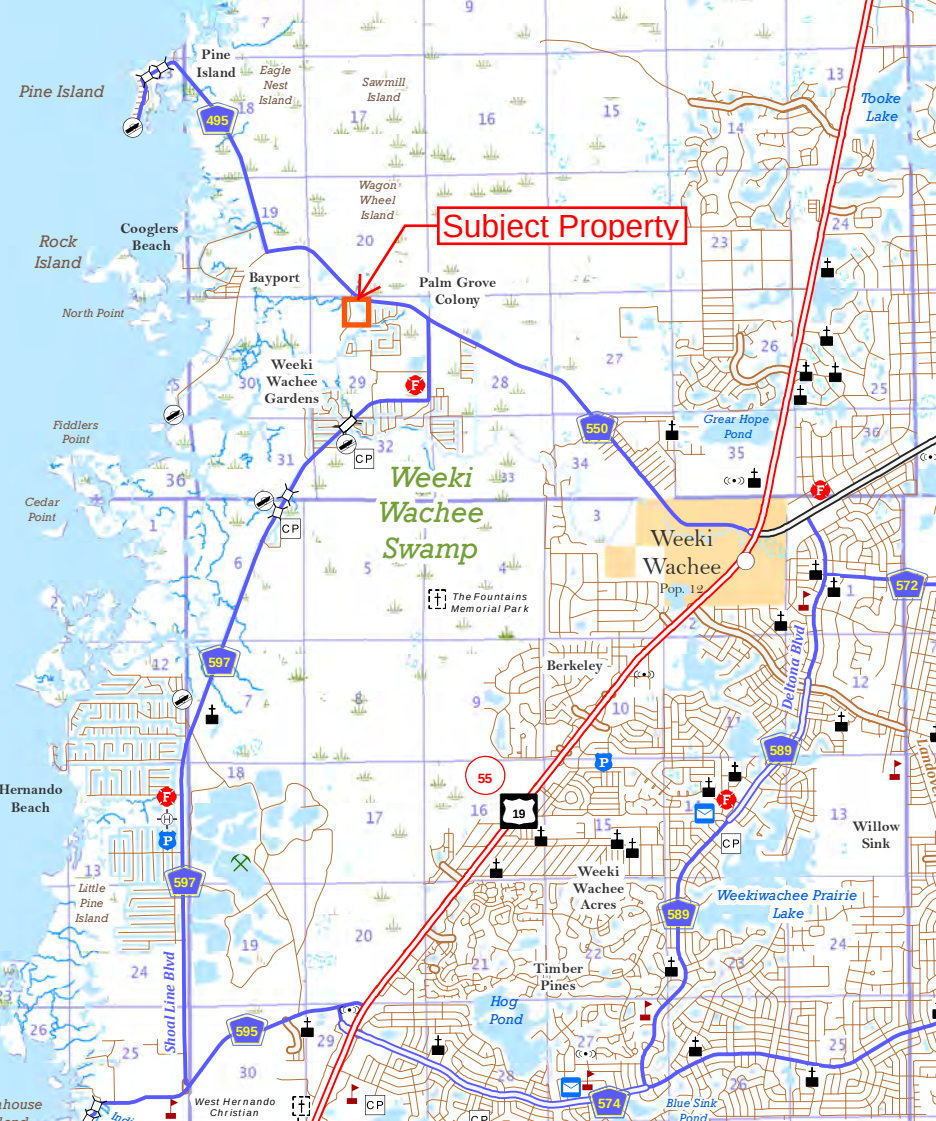
2018 FINAL TAX ROLL

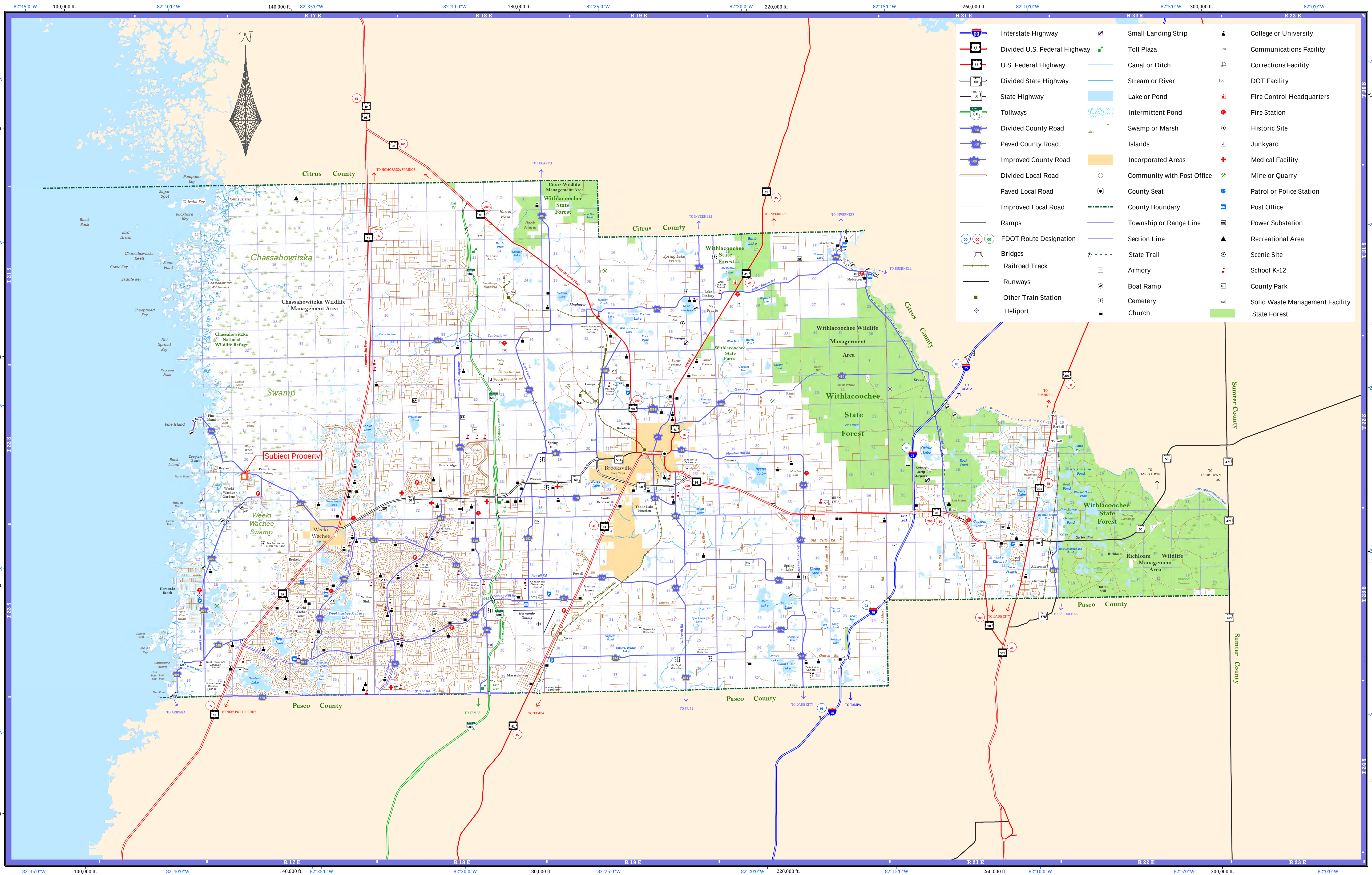
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KEY #	00340802	PRINTED	03/23/19	PAGE	2
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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/04/18	2018	236	021	VACANT
01/08/13	2013	155	021	VACANT
02/02/09	2009	170	021	VACANT
10/29/03	2004	154	021	VACANT

PROPERTY APPRAISER NOTES	
JANUARY 01 1998	
VAB 97-153; VAB 98-119-RP	





This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on January 2011, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

Some transportation data is provided by HERE and is Copyright 2015 HERE.

The railroad stations on this map do not necessarily denote the presence of a depot or like facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Hernando County was 172,778. There are 473 square miles in the county.

The Florida Department of Transportation (FDOT) is providing this data "as is" and FDOT disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will FDOT be liable to you or any third party for any direct, indirect, incidental, consequential, special, or exemplary damages or lost profits resulting from any use or misuse of this data.

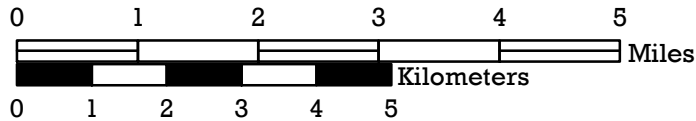
Maps of this series are in the public domain. The maps are compiled and published using public tax monies and are copyrighted to prevent reproduction and resale for profit.

For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 92399-0450. Phone (850) 414-4050.

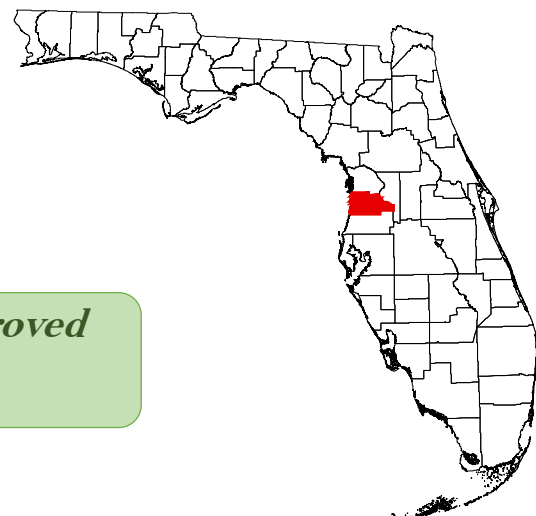
General Highway Map Hernando County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
April 2015

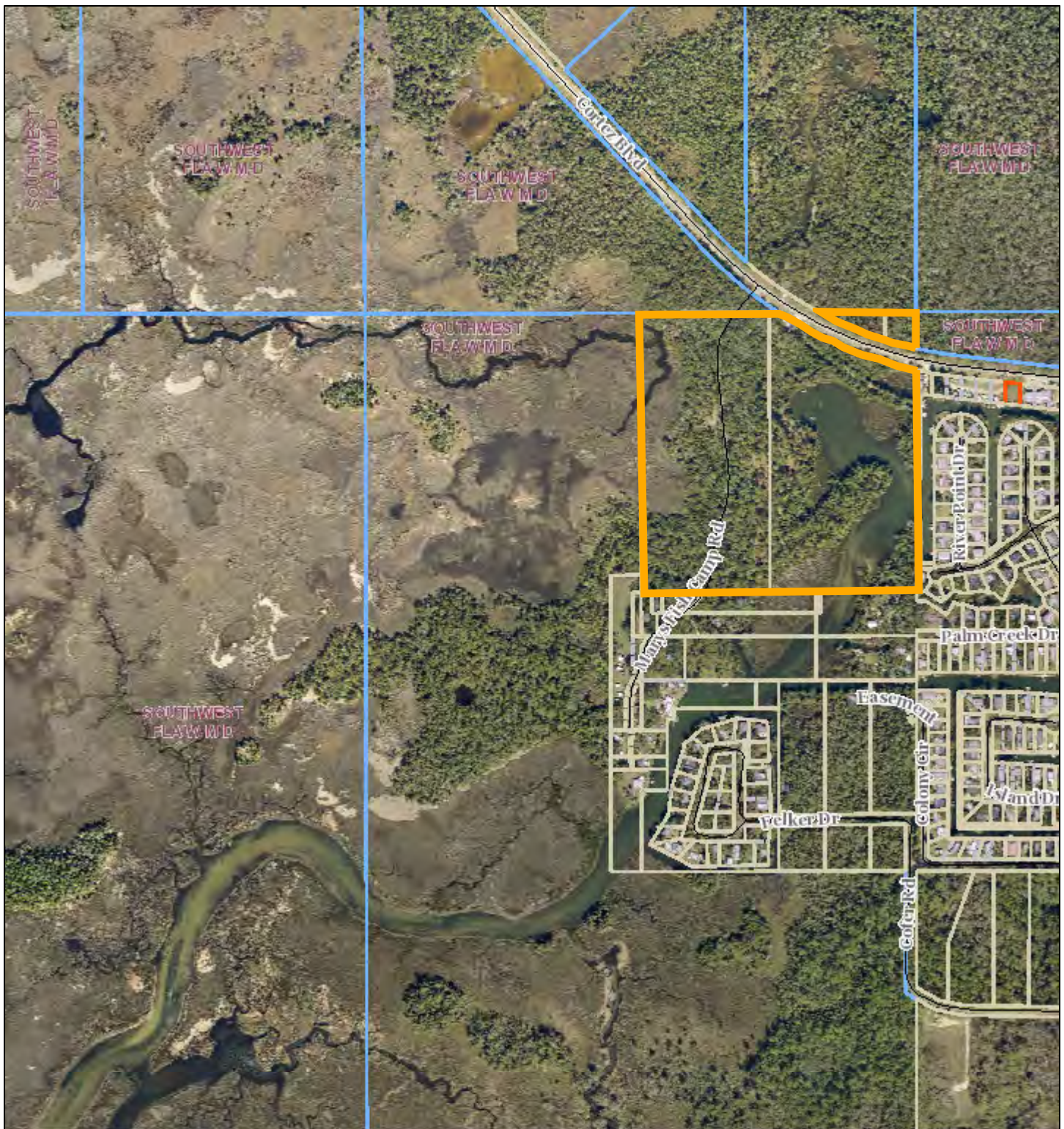
Copyright Florida Department of Transportation 2015



Final Approved
04/06/15

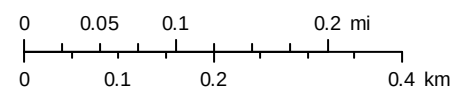
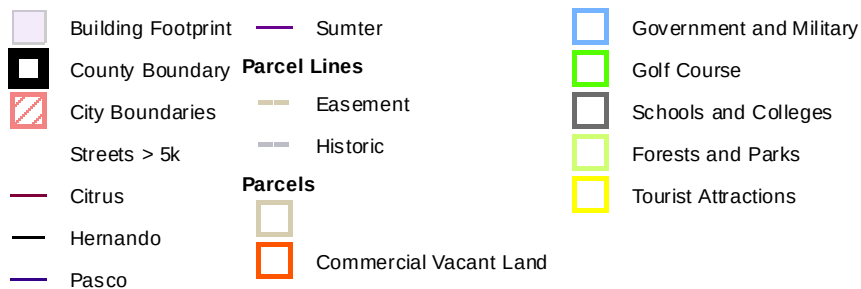


Hernando County Central GIS General Map



September 24, 2019

1:8,000





Management Prospectus

Mud Springs- Florida Forever, Florida's First Magnitude Springs

September 2020

Hernando County Environmentally Sensitive Lands Program

Introduction

Mud Springs is a 38 +/- acre candidate for addition to the Florida Forever Florida's First Magnitude Springs List as a fee-simple acquisition. This potential acquisition provides positive impact to the Big Bend Region and directly to Florida's Adventure Coast by providing protection to Florida's aquifer and springs, connectivity to adjacent conservation lands, preservation of natural habitats, and opportunities for compatible passive recreation.

This Management Prospectus is not a complete land management plan for the project site; it serves as the framework for a more detailed and developed management plan as required upon acquisition.

Purpose and Scope

The purpose of this acquisition is to preserve the resources onsite and provide enhanced passive recreation to the public. There are four parcels within the scope of the project site that are proposed for acquisition with a combined market value of \$535,365:

Parcel Key	Zoning	Owner	Acres	Market Value
340802	PDP	NORMAN H CURTIS TTEE	18.7	\$285,768
340839	PDP	ZENEDA PARTNERS LIMITED PARTNERSHIP	18.6	\$249,372
1353476	PDP	NORMAN H CURTIS TTEE	0.51	\$133
1353485	PDP	ZENEDA PARTNERS LIMITED PARTNERSHIP	0.53	\$92
TOTAL:			38.7	\$535,365

Site Description

Mud Springs is in western Hernando County situated along the northern edge of Section 22 South, Township 29, and Range 17 East (Figure 1). The four parcels comprising the property are bisected through the Northeast corner by Cortez Boulevard, a two-lane road extending several miles beyond the site to the Gulf of Mexico. Lands owned by the Southwest Florida Water Management District border the subject property to the west and portions of the north and east. Private property borders the south, east and portions of the northern boundary (Figures 2 & 3). It should be noted that a recently improved 18-20 ft wide single lane road, Mary's Fish Camp Road, runs through the property and provides access to private residence(s) and a small fish camp to the south of the property.

The subject property contains the name sake spring, Mud Springs, a Florida second magnitude spring. Mud Springs is part of the Wilderness-Mud-Salt Springs Group and is the head waters of the Mud River, a Class III waterbody. This waterway is also included within the Weeki Wachee Riverine System Boundary and therefore classifies as an Outstanding Florida Waterway.

Overall, the property consists of approximately 23 +/- acres of uplands and 15 +/- acres of wetlands. A review of the topography indicates elevations up to 5 ft above sea level. The wetlands encompass mixed hardwood coniferous swamp, salt marsh, the spring, and riverine system. The uplands are primarily mixed hardwood coniferous (mesic flatwoods) and hammock. (Figures 4 & 5)

There are four soil types present across the four subject parcels. Soils include Aripeka fine sand, Aripeka- Okeelanta- Lauderhill association, Homosassa mucky fine sandy loam with 0-1 percent slopes, and Lacoochee fine sandy loam. Maximum depth to water onsite is estimated to be 52 centimeters (USDA NRCS Web Soil Survey, Figure 6).

A more detailed analysis of the property will be completed post acquisition and provided in the ten-year management plan.

1.) Management Goals

The following goals and objectives were identified by Hernando County Environmentally Sensitive Lands Staff and are consistent with the Environmentally Sensitive Lands Program Policy Guidelines and the Conservation Element of Hernando County's 2040 Comprehensive Plan.

- Provide connectivity to adjacent conservation lands expanding the natural wildlife corridor
- Provide adaptive management for the natural vegetative communities that have been identified on site
- Protect plant and animal communities from the spread of invasive and noxious exotic species
- Protect, maintain, enhance, and restore, where possible, submerged saltwater and freshwater habitat, springs, and wetlands
- Identify and implement compatible recreational opportunities to satisfy current and future demands.
- Assist in the development of partnership programs with other local, state, and federal agencies.

The Hernando County Environmentally Sensitive Lands Program will be the agency charged with managing the subject property and implementing the management plan. Other agencies that may cooperatively assist Hernando County in the long-term management include the Florida Department of Agriculture and Consumer Services' Division of Forestry, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and the Southwest Florida Water Management District.

2.) Intensity of Management

The conditions which will affect the intensity of management will be directly related to the goals for the site. A full site assessment will need to be conducted to determine the condition of the natural resources described above and extent of restoration needed at the site. Implementation of compatible passive recreation resources will also affect the intensity of management. This will be included in the site assessment and incorporated into the ten-year management plan.

3.) Estimate of the Revenue Generating Potential

The Hernando County Environmentally Sensitive Lands program currently maintains low impact passive recreation at other Preserve properties throughout the County and collects no direct revenue from public use. While revenue generation potential is minimal there are opportunities to generate direct revenue using a pay station at this location if determined to be necessary and approved. Additionally, the County currently has an Agreement with Florida Forest Service to assist in planning and implementing timber harvesting activities, which could generate a small revenue. However, most of the potential revenue associated with this site would be considered an indirect economic impact.

4.) Timetable for Implementation

Once acquisition is complete, a site assessment will be conducted and the management plan for the site will be drafted. As the plan is created, securing the site and low impact access-improvements will begin immediately. Any extensive site improvements allowing for public access and use will not be initiated until the final management plan is accepted by the State. Due to the accessibility via water and location of private property directly south of the subject property additional management measures may be required.

5.) Potential Multiple-Use Activities

Multi-use activities on the property will be implemented pursuant to S. 259.034 F.S. The primary objective will be to protect the resources onsite while providing access and compatible passive recreation opportunities to the public (Figure 5). The site will be improved to allow public access for hiking, wildlife education and viewing, potential kayak launching, and other low impact recreation. Hiking trail design will take advantage of existing sparsely vegetated areas from previously used access areas. Observation areas will include educational signage describing the natural systems of the Mud Springs site, and its ecological value to the region's water resources. An assessment to determine suitability for swimming or other uses within the main pool will be conducted. Other potential facilities listed below, will require a full site assessment to determine the extent of feasibility.

A preliminary list of improvements includes:

- Parking area composed of crushed shell with appropriate ADA accessibility
- Trailhead with information kiosk
- Hiking trails
- Nature viewing areas
- Interpretive amenities
- Potential swimming accessibility

- Potential motorized vessel barrier to head spring
- Potential crushed shell or paved trails in designated areas for ADA accessibility
- Potential observation platform surrounding mud springs
- Potential Kayak launch
- Potential observation tower overlooking salt marsh
- Potential Restroom facility

The following prohibitions or incompatible uses are proposed as part of this prospectus and may be included in final management plan:

- No clear cutting of trees, other than non-native species, is allowed without prior written approval of the State of Florida or as included in the management plan.
- No major land alterations may be done without written permission from the State of Florida.
- No generation, storage, treatment or discharge of hazardous, toxic materials or chemicals are allowed on the property.
- No improvements or physical alterations are allowed without the State's written permission until a management plan is approved (except those necessary for security and maintenance of the property).

6.) Provisions for protecting existing infrastructure

The site protection starts with effective monitoring and planning strategies. There are two main access point to the property, 1) Mary's Fish Camp Rd. from Cortez Blvd. and water access from Mud River. A proper assessment will be conducted to determine if and where fences should be constructed to protect the resources. The assessment will include a determination of whether motor vessel access from the water should be restricted for the protection of the spring pool. Any fences constructed will do so in a manner which encourages ecological connectivity, especially between adjacent public lands. The site will be monitored regularly for signs of resource degrading activity and illegal dumping. Any illegal dumping will be reported, and actions taken to reduce the likelihood of illegal dumping. Any evidence of dumping that has the potential for contaminating groundwater resources will be reported and mitigated upon discovery. The site will also be monitored for trespassing and unauthorized access on a regular basis. Boundary signs will be posted with any applicable restrictions clearly listed and contact information for those seeking authorized access. Due to the location of Mary's Fish Camp Rd, which runs through the property, it is anticipated that the regular vehicle traffic will discourage activities listed above.

7.) Expenses and Financial Support

Initial costs to develop the site are estimated to be \$35,000.00. Included in these costs are improving site security, invasive plant treatments, and developing the final management plan. Hernando County's Environmentally Sensitive Lands Program will develop a 5-year Capital Improvement Plan for the property to address additional amenities.

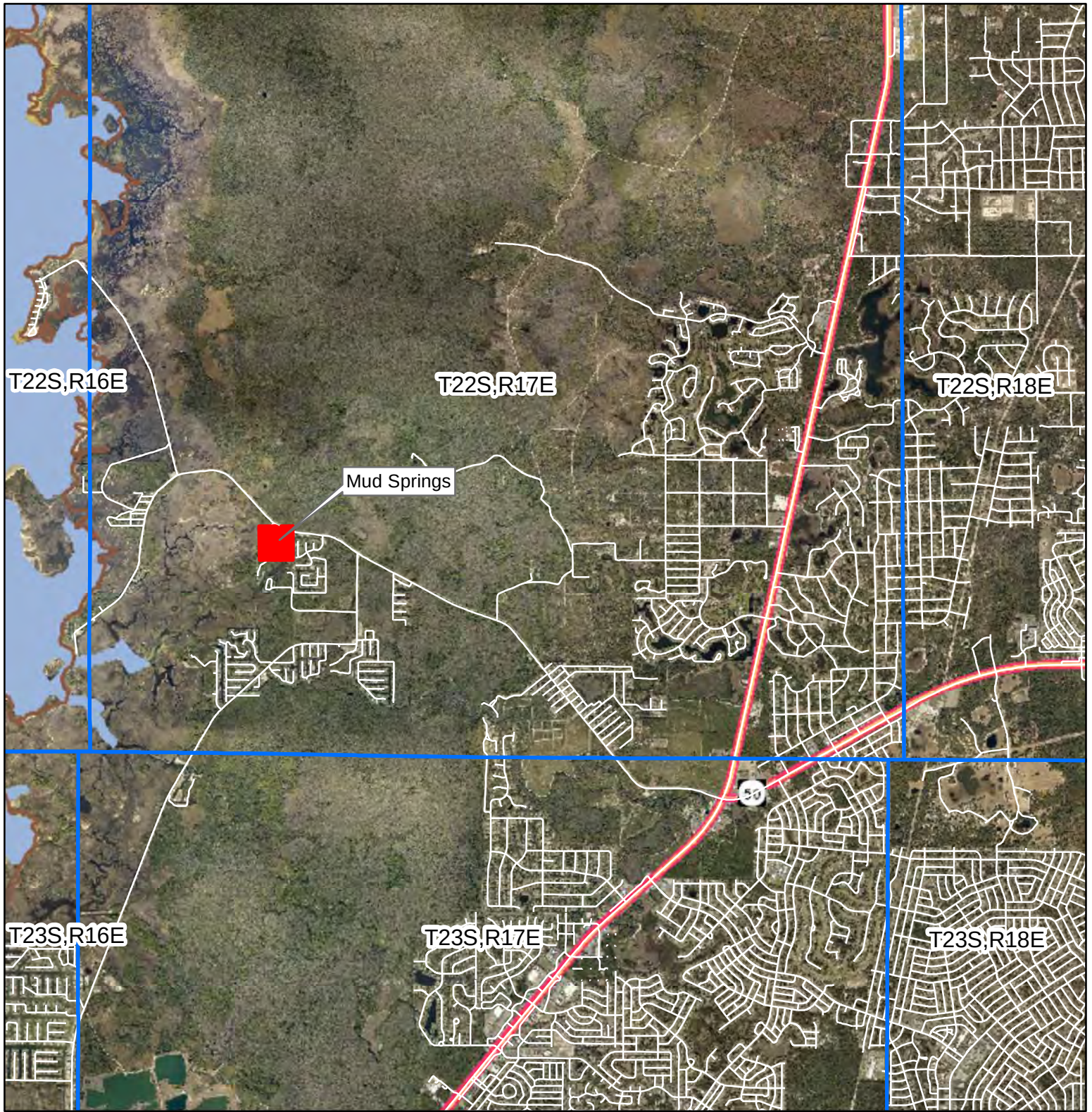
A preliminary estimate for expenditures during the first year is as follows:

Site Security (fencing/gate repair, boundary signs, vessel barriers)	\$10,000
Invasive Plant Management	\$15,000
Final Management Plan	\$10,000
TOTAL.....	\$35,000

Hernando County funds the Environmentally Sensitive Lands Program through its General Fund and recognizes that an additional property will incur additional cost. When available department staff will seek out supplemental funding sources such as grants, cooperative-assistance funding, and in-kind contributions.

8.) Staff

The management strategy for the project site includes oversight by the Hernando County Conservation Lands Specialist. It also included the use of partnerships with state land management partners. Hernando County has a history of successfully partnering with multiple state agencies for implementing appropriate habitat management activities on County-owned and State-owned lands that Hernando County manages. At this time, it is unclear if additional staff will be needed.



Mud Springs Property Florida Forever Acquisition Proposal Location Map

Legend

- Parcels 340802, 340839, 1353476, 1353485
- GISLIB.GIS.TownshipRangeBoundaries

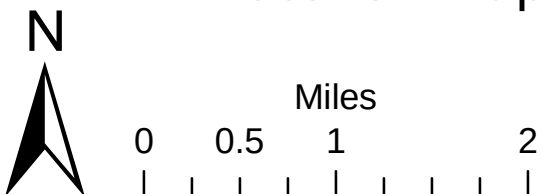
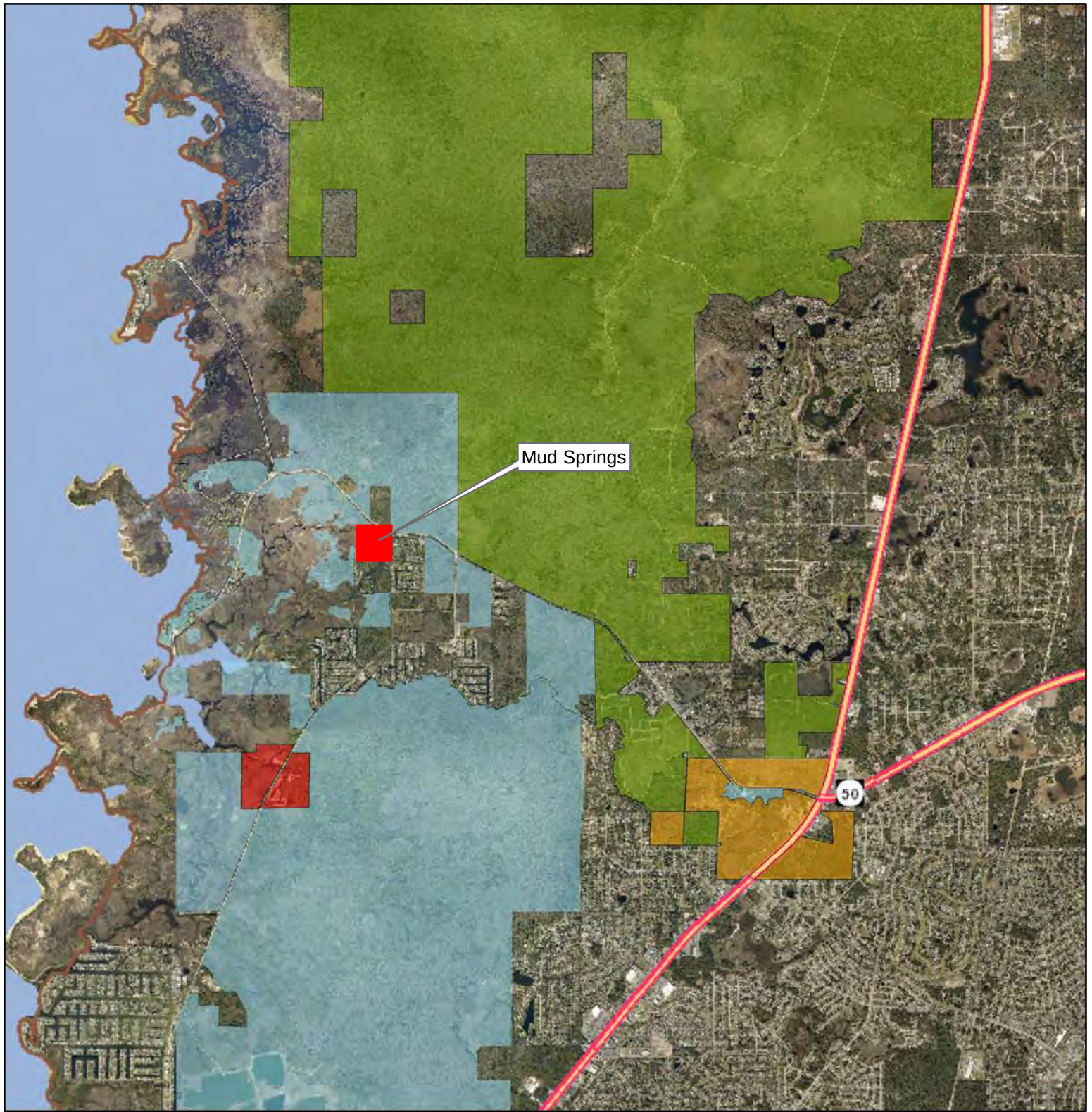


Figure 1



Mud Springs Property Florida Forever Acquisition Proposal Adjacent Conservation

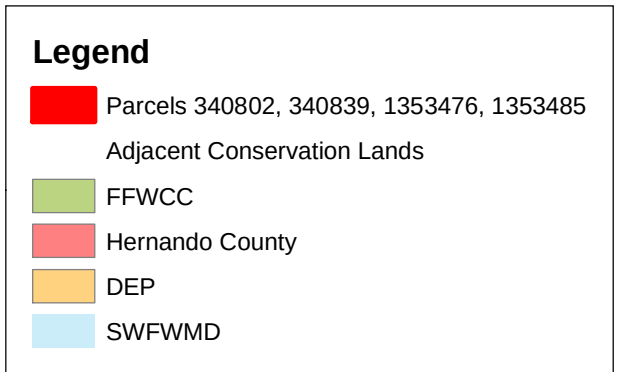
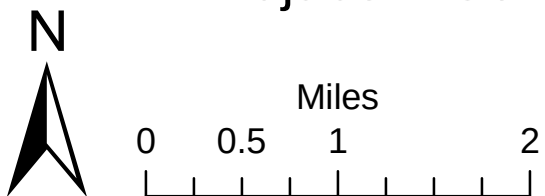
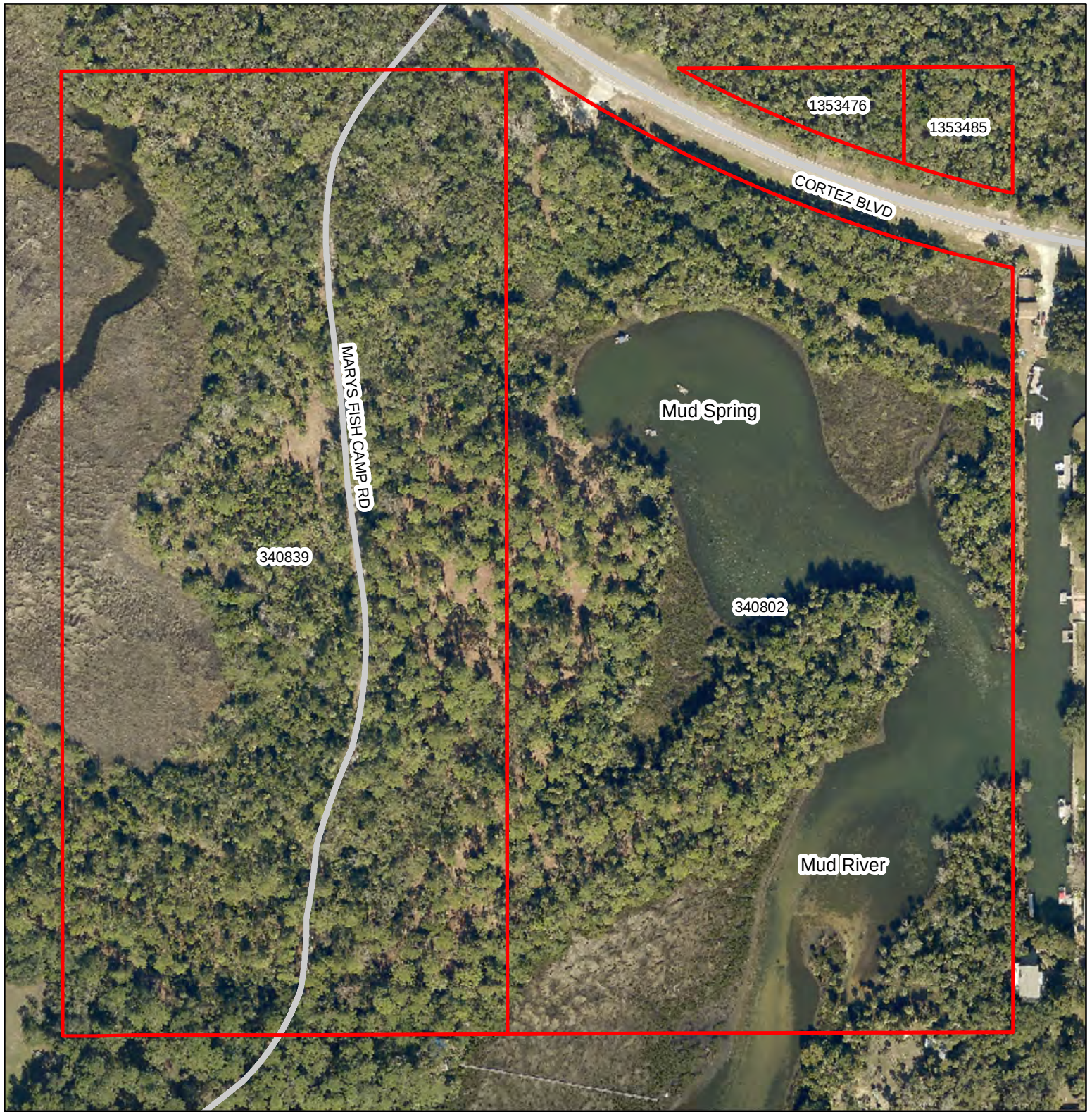


Figure 2



Mud Springs Property Florida Forever Acquisition Proposal

Legend

 Parcels 340802, 340839, 1353476, 1353485

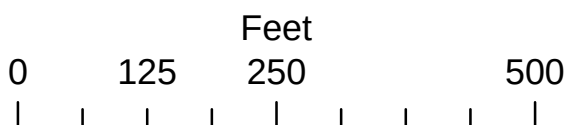


0 125 250 500
Feet

Figure 3



Mud Springs Property Florida Forever Acquisition Proposal



Legend

Parcels 340802, 340839, 1353476, 1353485

Mud Springs FNAI Classification

Code, Description

	1400, Mixed Hardwood-Coniferous
	1840, Transportation
	2232, Hydric Hammock
	2240, Mixed Hardwood Coniferous Swamps
	5000, Estuarine
	5240, Salt Marsh
	5310, Estuarine Ditch/Channel

Figure 4



Mud Springs Property Florida Forever Acquisition Proposal

Legend

-  Parcels 340802, 340839, 1353476, 1353485
-  Mud Spring 1ft contours

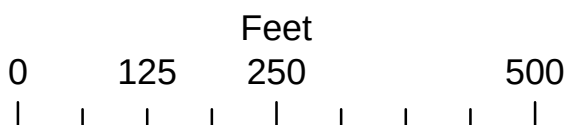


Figure 5



Mud Springs Property Florida Forever Acquisition Proposal

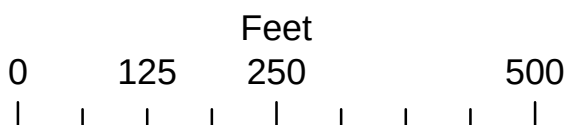


Figure 6

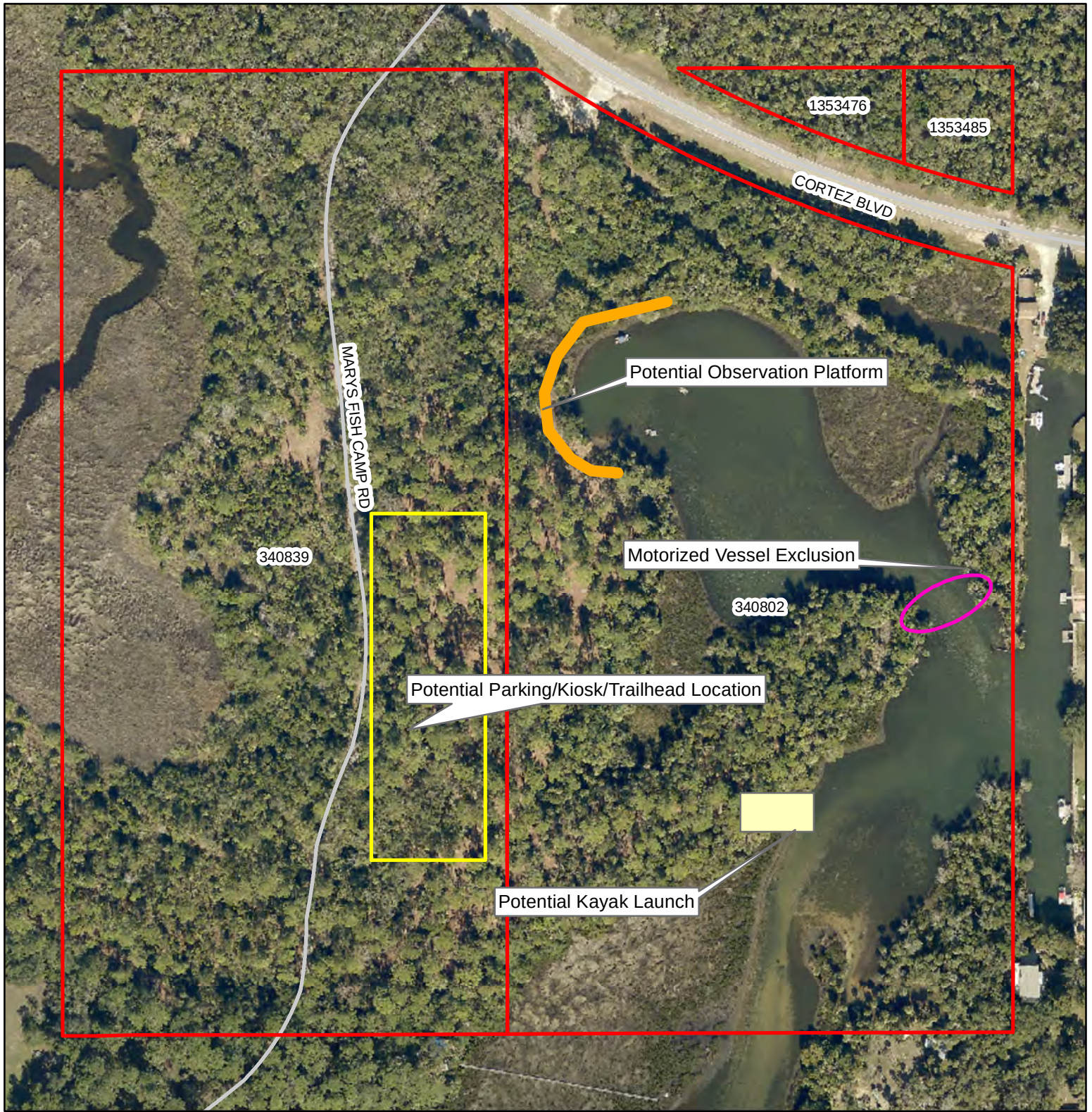
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 Parcels 340802, 340839, 1353476, 1353485

Soil Classifications

Code, Description

-  4, Aripeka fine sand
-  5, Aripeka- Okeelanta- Lauderdale association
-  26, Homosassa mucky fine sandy loam, 0 to 1 percent slopes
-  30, Lacoochee fine sandy loam
-  99, Water



Mud Springs Property Florida Forever Acquisition Proposal Conceptual Site Plan

Legend

 Parcels 340802, 340839, 1353476, 1353485

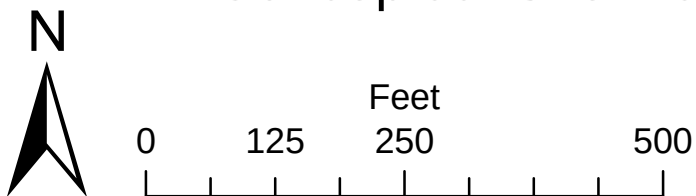


Figure 7