

Withlacoochee River Corridor

Less-than-Fee

Florida Forever Project Evaluation Report

Citrus County

prepared by

Division of State Lands Staff

Acquisition and Restoration Council Liaison Staff

and

Florida Natural Areas Inventory

DRAFT for June 12, 2020 ARC meeting



Proposed Land Manager

Acres

Just Value

Application Date

Sponsor

Landowner (DSL monitors)

1,714

\$4,571,414

October 26, 2019

Conservation Florida



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Executive Summary

The Withlacoochee River Corridor (WRC) proposal is in Citrus County. It is 1,714 acres and has a just value of \$4.5 million per property appraiser. (The total acres as shown on the property cards is 1,713.51.) This is a less-than-fee proposal sponsored by Conservation Florida. It is titled to two owners - Triple S. Ranch LLC and Mr. Scott Adams. As a conservation easement, the WRC could enhance wildlife corridors and help complete linkages of conservation lands in the region. It could provide protection for the Pineola Fern Grotto Cave Complex and would be of great value for wetland wildlife and water resources, providing protection for the Withlacoochee River frontage, Moon Lake, and associated wetlands.

The WRC is accessed via S. Istachatta Road, less than three miles south of Floral City. It is bordered by the Withlacoochee River to the east and abuts the Cummer Family Land Trust Preserve of 137 acres along the Withlacoochee River. The proposal is situated among other conservation lands, including the Withlacoochee State Trail 761 acres on its western border, Withlacoochee State Forest 160,000-acres west of U.S. Hwy 41, and the Flying Eagle Preserve 16,000 acres to the northeast. The Triple S. Ranch is managed for captive-bred white-tailed deer and remains largely forested and undisturbed. It is surrounded by high game-proof fence. Mr. Adams' land is managed for cattle. The portion of the Pineola Fern Grotto Cave Complex that runs across the property is a unique and interesting geological formation, with unusual flora occurring around the cave entrances. Two bat species noted as Species of Greatest Conservation Need in Florida's wildlife action plan – the tri-colored bat and the southeastern myotis – are known to roost in the caves. More than half the site is within FWC's Strategic Habitat Conservation Area. Following the site assessment, the Moon Lake Mound archaeological site, located on Mr. Adams' property, has been recorded in the Florida Master Site File. At several points, bikes along the Withlacoochee State Trail are visible from the property, but as a less-than-fee property, access by the general public is not anticipated. The WRC would continue to be managed by the landowners, with periodic monitoring conducted by the Division of State Lands. Some provision for protection of the geologically, biologically and botanically interesting fern grottoes should be discussed if this acquisition is pursued.

The WRC would be designated as essential and appropriate for ranking in the less-than-fee category of Florida Forever proposals, if recommended by ARC for the 2021 Priority List.



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Purpose for Acquisition

Withlacoochee River Corridor is proposed for the following public purposes: (a) Enhance the coordination and completion of land acquisition projects; (b) Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels; (c) Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state; and, (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.

Location and Proximity to Other Managed Areas

The Withlacoochee River Corridor proposal encompasses 1,714 acres (GIS) in southeastern Citrus County and is offered for less-than-fee simple sale to the state. The proposal borders the Withlacoochee River on the west bank. Two equal-sized properties comprise the proposal: the southern portion is Triple S Ranch and the northern portion is the Adams property. The proposal is accessed via S. Istachatta Rd less than three miles south of Floral City.

On the east bank of the river, the North Florida Land Trust owns a narrow tract of land that is part of the Cummer Family Land Trust Preserve. Nearby public conservation lands include the Flying Eagle preserve, located 1 mile to the northeast, and several tracts of the Withlacoochee State Forest (Croom Tract), located northeast, northwest, and south of the proposal. The Withlacoochee River is on the eastern boundary of the property for approximately 1.3 miles and the Withlacoochee State Trail borders the western boundary for approximately two miles.

Two Florida Forever BOT projects are located within a mile of the proposed project, both across the river in Sumter County – Battle of Wahoo Swamp and Southeastern Bat Maternity Caves: Sumter County Cave.

Resource Description (by FNAI and FWC)

Florida Natural Areas Inventory (FNAI)

This evaluation is based on information gathered from the proposal, 1944, 1999, 2004, and 2017 aerial photography, US Geologic Survey (USGS) 7.5' topographic maps, Florida Cooperative Land Cover data version 3.3, and information in the Florida Natural Areas Inventory (FNAI) database. A field survey was conducted on January 30, 2020, by FNAI biologist Kim Alexander, along with the Acquisition and Restoration Council (ARC) liaison staff. The Withlacoochee River Corridor proposal is within the Ocala Uplift District of the Tsala Apopka Basin (Brooks 1981). An additional trip was made to the limestone area on the Adams property on February 7, 2020, with Colleen Werner and Jon Hoch (both FFS). This district is generally referred to as the Lime Sink Region, characterized by low rolling limestone plains overlain by thin sands supporting a maze of swamps, marshes, and lakes in a matrix of mostly



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flatwoods. Terrestrial and aquatic caves are known to occur in this limestone terrain, and several cave entrances are documented on the proposal property.

Elevation ranges from around 90 feet above mean sea level in the southwestern corner of the property where high sandhills slope towards the floodplain to 50 feet above mean sea level for the basin wetlands that comprise the bulk of the proposal lands. Soils in former sandhill areas are Astatula or Arredondo fine sands. Current and former hardwood hammocks have mainly Sparr and Micanopy soils, while most wetlands have Eugallie or Basinger fine sands or Terra Ceia-Okeelanta mucks. The large basin wetlands on the property, including the 102-acre Moon Lake, drain east and southeastward, eventually connecting to the Withlacoochee River which runs along the southeastern boundary.

Approximately half of Withlacoochee River Corridor is in varying degrees of natural condition. A complex of basin swamps and marshes make up around 37% of the acreage, with another 6% occupied by a large swamp lake (Moon Lake) and a small section of the Withlacoochee River. Upland hardwood forest occupies around 9% of the property. The remaining half of the property has been cleared or developed to some degree to support the existing and former land uses. Currently, Triple S Ranch raises white-tailed deer, and the Adams property is a working cattle ranch. Ranching on the property goes back many decades, and small citrus groves (no longer present) were planted throughout the property by the 1940s. Most of the converted land (around 33% of the total proposal area) is currently open, either as improved pasture or other clearing. Land that was formerly disturbed or cleared and allowed to re-grow as a canopied community is considered to be successional hardwood forest and makes up 14% of the property. A few acres are developed with low density buildings and associated open areas.

The most unique and sensitive natural communities on the property are the terrestrial caves and limestone outcrops that occur in a 24-acre upland hardwood forest bordering a large area of basin swamp. The proposal is fairly close to the famous Pineola Fern Grottoes, known to early botanists for their remarkable array of fern species. The dramatic limestone features on the property include grottoes and chasms, cave entrances, and deep holes, often with standing water underneath. The western portion of the area is a steep sided pit that appears to have been an old mining site. An abandoned incline that would have allowed entry to the pit as well as a concrete structure likely built for machinery are still present on the southwestern rim of the pit, and what appear to be old spoil piles form ridges in the bottom of the area. While the limestone features are not overrun with invasive exotic plants, there are patches of Caesar's weed (*Urena lobata*; FLEPPC Category I), and Chinese brake fern (*Pteris vittata*; FLEPPC Category II) is occasional on the limestone. Two relatively small patches of sword fern (*Nephrolepis cordifolia*; FLEPPC Category I), a single clump of the non-native Cretan brake (*Pteris cretica*) and several of the non-native monk orchid (*Oeceoclades maculata*) were found but were not common. On almost all the limestone features observed during the site visit, including the formerly



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mined area, copious numbers of four rare ferns were observed. These were brittle maidenhair fern (*Adiantum tenerum*), widespread polypody (*Pecluma dispersa*), creeping maiden fern (*Thelypteris reptans*), and broad halberd fern (*Tectaria heracleifolia*). Two other rare ferns were seen less frequently – modest spleenwort (*Asplenium verecundum*) and Curtiss' spleenwort (*Asplenium x curtissii*). The rare creeping leafstalkgrass (*Pharus lappulaceus*) was observed growing in the bottom of one of the grottoes. The limestone features hosted a diversity of other ferns and flowering plants including greendragon (*Arisaema dracontium*), bicolored spleenwort (*Asplenium heterochroum*), silverling (*Baccharis glomeruliflora*), Florida roseling (*Callisia cordifolia*), snowberry (*Chiococca alba*), snow squarestem (*Melanthera nivea*), leafless swallowwort (*Orthosia scoparia*), Florida pellitory (*Parietaria floridana*), wild coffee (*Psychotria nervosa*), shortleaf wild coffee (*Psychotria sulzneri*), rougeplant (*Rivina humilis*), southern dewberry (*Rubus trivialis*), maiden fern (*Thelypteris* sp.), and eastern poison ivy (*Toxicodendron radicans*). Several of these plants are quite rare as far north as Citrus County, limited to coastal or limestone rich habitats. According to a survey by FWC biologists, the caves harbor two species of bats, tricolored bat (*Perimyotis subflavus*) and southeastern myotis (*Myotis austroriparius*).

The rich upland hardwood forest in the immediate vicinity of the limestone grottoes is a closed canopy forest with an open understory. Trees include live oak (*Quercus virginiana*), pignut hickory (*Carya glabra*), boxelder (*Acer negundo*), red cedar (*Juniperus virginiana*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), and black cherry (*Prunus serotina*). American hornbeam (*Carpinus caroliniana*) is common in the subcanopy, and bluestem palmetto (*Sabal minor*) occurs sporadically. The diverse understory includes maidenhair pineland fern (*Anemia adiantifolia*), woodsgrass (*Oplismenus hirtellus*), yellow passion-flower (*Passiflora lutea*), Florida yam (*Dioscorea floridana*), blood sage (*Salvia coccinea*), leather flower (*Clematis* sp.), American strawberrybush (*Euonymus americanus*), bedstraw (*Galium* sp.), Canadian blacksnakeroot (*Sanicula canadensis*), bristly greenbrier (*Smilax tamnoides*), crossvine (*Bignonia capreolata*), and common blue violet (*Viola sororia*).

Although most other hardwood forests on the property appear to be successional or have a cleared understory, a few areas remain with a more or less natural structure and composition, the largest example occurring in the southeast corner of the proposal adjacent to the Withlacoochee floodplain. This area is more similar to a mesic hammock and is dominated by a closed canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), and cabbage palm (*Sabal palmetto*). There is a fair amount of saw palmetto (*Serenoa repens*) and sparkleberry (*Vaccinium arboreum*) making up the shrub layers. The understory also contains herbs such as partridgeberry (*Mitchella repens*) and sedge



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(*Carex* sp.), vines such as saw greenbrier (*Smilax bona-nox*), and a large number of the epiphytic Bartram's air-plant (*Tillandsia bartramii*).

The largest acreage of natural land on the property is a complex of basin swamps surrounding deeper basin marshes and fringing the 102-acre Moon Lake on the northern portion of the proposal. These swamps are dominated by a canopy of bald cypress (*Taxodium distichum*). One of the landowners reports that there is a 1700-year old cypress on the property that escaped timbering in the early 20th century because of trunk deformities. Other large trees were observed during the site visit, although the property also has about 30 acres of swamp that were clear-cut of cypress sometime between 2010 and 2017 according to aerial imagery. The property has a few small ditches to connect swamps for drainage, but these are not extensive or deep. The swamp grades into a fringe of floodplain swamp along the Withlacoochee River on the southeastern boundary. In addition to cypress, trees include sweetgum (*Liquidambar styraciflua*), American elm (*Ulmus americana*), swamp laurel oak (*Quercus laurifolia*), and cabbage palm (*Sabal palmetto*). Epiphytic air-plants are common in the canopy, mostly consisting of Bartram's air-plant (*Tillandsia bartramii*) and Spanish moss (*Tillandsia usneoides*). Shrubs include St. Andrew's cross (*Hypericum hypericoides*) and Walter's viburnum (*Viburnum obovatum*) along the upper edges. Inundated areas of the swamps have floating mats of marsh pennywort (*Hydrocotyle* sp.) as well as several common invasive exotic species, all FLEPPC Category I – water hyacinth (*Eichhornia crassipes*), dotted duckweed (*Landoltia punctata*), water spangles (*Salvinia minima*), and water-lettuce (*Pistia stratiotes*). However, there is still some debate on whether water-lettuce is an exotic species. Near the river, a linear clearing and other disturbed areas of the swamp were invaded with West Indian marsh grass (*Hymenachne amplexicaulis*; FLEPPC Category I). Elephant ear (*Xanthosoma sagittifolium*; FLEPPC Category II) is spreading along the swamp lake edge from cultivated plants near houses.

Willow-dominated marshes occupy the deeper basin wetlands on the property. These have a short canopy of coastal plain willow (*Salix caroliniana*) and red maple (*Acer rubrum*) over a mostly inundated groundcover that includes floating plants such as watershield (*Brasenia schreberi*), yellow pondlily (*Nuphar advena*), and white waterlily (*Nymphaea odorata*), as well as emergent graminoids and herbs such as Walter's sedge (*Carex striata*), maidencane (*Panicum hemitomon*), bulltongue arrowhead (*Sagittaria lancifolia*), and pickerelweed (*Pontederia cordata*).

There are two more or less permanently inundated natural communities on the proposal. The large Moon Lake on the Adams property is classified here as a swamp lake because of the wide fringe of cypress surrounding the water. The owner reports that the lake is mostly shallow but does have areas up to 30 feet deep. The limestone outcrop features on the property are associated with the south end of this lake with some limestone faces directly fronting the fringe of basin swamp. A small island on the south end of the lake consists of trees rooted directly on a rise of exposed limestone. The second aquatic natural



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community on the property is a small section of the Withlacoochee River that runs about 0.35 miles along the southeast boundary of the proposal. Swamp and marsh species, including bald cypress, coastal plain willow, common buttonbush (*Cephalanthus occidentalis*), spotted water hemlock (*Cicuta maculata*), and yellow pondlily are common along the river shores and floating in the stream.

Two large (75 acres and 155 acres) improved pastures are present at the northern end of the proposal; a few smaller pastures lie within the matrix of forested wetlands in the central and southern portion of the properties. These pastures have a groundcover of bahiagrass (*Paspalum notatum*). Large, remnant longleaf pines (*Pinus palustris*) are found throughout much of the pasture acreage, and are, along with some other remaining species such as mockernut hickory (*Carya tomentosa*), indicators of the sandhills and upland mixed woodlands that once occupied these higher areas.

In addition to improved pastures, many of the uplands on the property have been cleared, but not necessarily planted in pasture grasses. Possibly they have historically been pastures and are no longer grazed. These are classified here as clearings. They represent food plots, as well as winter pastures on the Adams property that were recently cleared of understory trees and shrubs, disked, and planted in rye. Older clearings on the southern portion of the property were generally open and weedy with broomsedge bluestem (*Andropogon virginicus*). Non-native species such as showy rattlesnake (Crotalaria spectabilis) and lion's ear (*Leonotis nepetifolia*) are present in these disturbed areas. The invasive exotic cogongrass (*Imperata cylindrica*; FLEPPC Category I) was seen in a clearing on the southern portion of the proposal. Because of the very recent clearing and disking on the Adams property just before the site visit, it is difficult to tell the prior condition of the understory and degree of invasive exotic plant cover. The edges of these clearings often have a fair amount of Caesar's weed (*Urena lobata*; FLEPPC Category I) with smaller amounts of the FLEPPC Category I invasive exotic skunk vine (*Paederia foetida*) and tropical soda apple (*Solanum viarum*). Almost all small trees and shrubs were removed in these clearings, with only larger live oaks left to provide canopy cover. The property has a few acres that are considered to be developed with low-density houses, barns, and sheds, as well as associated maintained lawns.

Close to 15% of the property is either formerly cleared lands or natural areas excluded from fire and allowed to regenerate with a successional forest. These are often similar in appearance to upland hardwood forests, but are much more species-depauperate, with a canopy primarily composed of laurel oak (*Quercus hemisphaerica*). Shrubs such as saw palmetto (*Serenoa repens*) and sparkleberry (*Vaccinium arboreum*) make up the understory with few herbaceous species present in the dense leaf litter. The southwest corner of the property, an area of former sandhill, is an exception. This area retains many characteristics of the former natural community. Remnant longleaf pines are common along with other sandhill species such as flatwoods plum (*Prunus umbellata*). A sparse cover of wiregrass (*Aristida*



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stricta) remains near the property entrance. However, cogongrass is invading the understory, especially near the fence edge, and will likely continue to expand and replace native species without treatment.

The following table lists, in approximate order of estimated areal extent, natural communities and other land cover types within the site's boundaries.

Natural communities and landcover types within Florida Forever proposal

<u>Community or Landcover</u>	<u>Acres</u>	<u>Percent of Proposal</u>
basin swamp/floodplain swamp (including ~30 acres of cut cypress)	426	25
basin marsh	202	12
upland hardwood forest (includes extensive limestone outcropping and terrestrial caves)	159	9
swamp lake	102	6
blackwater stream	3	0
pasture-improved	395	23
successional hardwood forest	239	14
clearing	174	10
developed	15	1

Source: Florida Natural Areas Inventory (FNAI)

Florida Fish and Wildlife Conservation Commission (FWC)

FWC's analysis reflects that approximately 35% of the property is comprised of cypress/tupelo dome swamps and other forested wetlands, 25% in pasture, roads, barns, and residential facilities, 25% in mixed hardwood-coniferous forest, and 15% in ponds, marshes, and other non-forested wetlands.

Wildlife species observed during the tour include Florida sandhill crane (*Grus canadensis pratensis*), limpkin (*Aramus guarauna*), little blue heron (*Egretta caerulea*), snowy egret (*E. thula*), tricolored heron (*E. tricolor*), white ibis (*Eudocimus albus*), gopher tortoise (*Gopherus polyphemus*), and Osceola wild turkey (*Meleagris gallopavo osceola*). Several patches of cogongrass (*Imperata cylindrica*) were noted in disturbed areas.

A review of historic aerial photography shows a history of agricultural use of the property since the 1940s, primarily the conversion of upland acres to pasture and citrus groves. During the field review most of the uplands were in pasture or dominated by hardwood forests. Based on review of soil maps of the area, the natural communities expected to occur on the uplands are sandhill (~300 acres), flatwoods (~300 acres), and hardwood hammocks (~200 acres). The use of prescribed fire was not evident during the field review. The ecotones and transition zones between natural communities and pasture were abrupt with pasture occurring right to the edge of the forest and wetlands.

The forested wetlands and marshes are essentially unaltered, although some ditching and dredging activity occurred. No significant hydrologic alterations to the wetlands were observed. Some cypress



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harvest has occurred in the dome swamps and along the edges of Moon Lake but has not significantly altered the community. The swamp on the east side of the property along the Withlacoochee River is in very good condition and has not been subject to timber harvest in recent years. The river frontage, extensive wetlands, and Moon Lake are a valuable landscape feature for both water resources and wetland dependent wildlife species.

There is limited potential for listed plant and animal species that depend on fire-maintained pine forests with healthy herbaceous ground cover. Habitat for game species, such as white-tailed deer (*Odocoileus virginianus*) and wild turkey (*Meleagris gallopavo osceola*), and common non-game species is adequate. It is very unlikely that large transient mammalian species, such as Florida black bear (*Ursus americanus floridanus*), utilize the Triple S Ranch property due to the high game-proof fence in place to manage captive-bred white-tailed deer.

The unique karst feature known as the Pineola Fern Grotto Cave Complex is deserving of special protection as a unique geological formation and for the unusual flora found around the cave entrances. Recent inspection by FWC biologists found two bat species roosting in the caves: tri-colored bat (*Perimyotis subflavus*) and southeastern myotis (*Myotis austroriparius*), that are Species of Greatest Conservation Need in Florida's State Wildlife Action Plan. Both species are potentially at risk due to the spread of white-nose syndrome (*Pseudogymnoascus destructans*), which has been detected in northern Georgia and Alabama. Both species are susceptible to precipitous declines if the disease were to spread to Florida.

The Florida Natural Areas Inventory (FNAI) Element Occurrence database shows eight records for rare wildlife or plant species: dwarf spleenwort (*Asplenium pumilum*), hammock fern (*Blechnum occidentale* var. *minor*), little blue heron, osprey (*Pandion haliaetus*), snowy egret, white ibis, bird rookery, and sinkhole. The GIS model shows the property as Potential Habitat for Eastern indigo snake (*Drymarchon couperi*), Craighead's Nodding-caps (*Triphora craigheadii*), and Florida sandhill crane.

The FWC Florida Landscape Assessment Model (FLAM) is a GIS model that determines the landscape value based on natural resources and fish and wildlife habitat. The FLAM ranks habitat from 0 to 10; a rank of 10 being of greatest value. The mean FLAM score for this property is 7.1. The entire proposal is identified as Priority 1 or 2 (of 5) for the Critical Lands and Waters Identification Project.

Approximately 51% of the proposal is classified as wetland based on the National Wetlands Inventory.

Approximately 57% lies within a designated FWC Strategic Habitat Conservation Area (SHCA) for species including the American swallow-tailed kite (*Elanoides forficatus*), Cooper's hawk (*Accipiter cooperii*), and Florida mouse (*Peromyscus floridanus*). The attached FWC GIS Environmental Resources Analysis contains more detailed information.



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Goals, Measures and Criteria

Goal A:

Enhance the coordination and completion of land acquisition projects

Measure A2:

The number of acres protected through the use of alternatives to fee simple acquisition.

If acquired, 1,714 acres will be protected through less-than-fee acquisition.

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.

Approximately 976 acres (57%) of the project will contribute to significant Strategic Habitat Conservation Areas (SHCA), as noted in the FFME table prepared by FNAI. (See appendix for more detail.)

Measure B2:

The number of acres acquired of highest priority conservation areas for Florida's rarest species.

An analysis of priority conservation areas based on Florida Forever Conservation Needs Assessment data may be found in the Florida Forever Measures table. Habitat conservation priorities for 281 of Florida's rarest species were mapped and divided into six priority classes. The Florida Forever Measures table shows the acres for each priority class found on the Withlacoochee River Corridor proposal. Overall, the site contains approximately 1,481 acres (86% of site) of rare species habitat. The habitat is mostly Priority 5 (42% of site) and Priority 4 (30% of site) with the remainder in Priority 6 and Priority 1 (each with 7% of the site).

Rare species habitat based on FNAI Habitat Conservation Priorities for 281 species with the greatest conservation need

Scientific Name	Common Name	Global Rank	Acres
<i>Triphora craigheadii</i>	Craighead's noddling-caps	G1	119
<i>Drymarchon couperi</i>	Eastern indigo snake	G3	1,362
<i>Mycteria americana</i>	Wood stork	G4	634

Source: Florida Natural Areas Inventory (FNAI)

Measure B3:

The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages

The entire proposal contributes to the acquisition of significant landscapes, linkages, and corridors.



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Measure B4:

The number of acres acquired of under-represented native ecosystems.

The Florida Forever natural community analysis includes only those communities that are under-represented on existing conservation lands. This analysis provides a conservative estimate of the extent of these communities, because it identifies only relatively undisturbed portions of these communities that occur within their historic range. The Florida Forever Measures table lists the acreages of under-represented natural communities found on the site. Based on this analysis, the Withlacoochee River Corridor proposal contains 159 acres of upland hardwood forest (9% of site).

Measure B5:

The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects, or augmentations to previous projects.

While there are several protected lands within ten miles, the Withlacoochee River Corridor proposal is not contiguous with them, and thus would not contribute to a large, contiguous landscape-sized protection area of at least 50,000 acres.

Measure B6:

The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

As noted in the resource description, the property has a large area of limestone outcropping that supports at least six rare ferns and a rare grass considered threatened or endangered by the state of Florida and/or tracked as rare by FNAI. The limestone features on the property have the potential to harbor additional rare plants known from the region, including Florida bristle fern (*Trichomanes punctatum* ssp. *floridanum*; G4G5T1, S1, LE, LE*), and Craighead's nodding-caps (*Triphora craigheadii*; G1, S1, N, LE), and others.

In January 2020, FWC biologists surveyed the caves and found two species of bats, including the rare southeastern myotis. Guano staining indicates that these may be maternity caves. Further surveys during summer months would clarify the extent of bat occupation in the limestone areas. Additionally, several wading birds are known to occur in the area according to the Florida Breeding Bird Atlas. The property is within a region where the Florida Fish and Wildlife Conservation Commission considers Florida black bear use to be occasional. White ibis and an American alligator were observed during the site visit in the lake edge vegetation. The application states that a large population of gopher tortoises is present on site, and a burrow was seen while driving on the property but was not closely examined.

The Florida Forever Measures table lists the number of Element Occurrences by Global Rank (G-rank) that are found on the proposal. Note that the number of occurrences does not necessarily match the number of species in the following table because, a) some species may have more than one occurrence on the proposal site, or b) some species observed on site lack sufficient data to justify addition to the



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FNAI database at this time. The table below contains species falling into any of these observational categories, as well as species gleaned from other sources (e.g., Florida Breeding Bird Atlas) with different degrees of locational precision.

Rare plants and animals documented or reported to occur within the Florida Forever proposal conservation need

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<u>Rare plants documented on site</u>					
<i>Adiantum tenerum</i>	brittle maidenhair fern	G5	S3	N	LE
<i>Asplenium verecundum</i>	modest spleenwort	G1	S1	N	LE
<i>Asplenium x curtissii</i>	Curtiss' spleenwort	GNA	S1	N	N
<i>Pecluma dispersa</i>	widespread polypody	G5	S2	N	LE
<i>Pharus lappulaceus</i>	creeping leafstalkgrass	G5	SNR	N	LE
<i>Thelypteris reptans</i>	creeping maiden fern	G5	S2	N	LE
<i>Tectaria heracleifolia</i>	broad halberd fern	G5	S2S3	N	LT
<u>Rare animals documented on site</u>					
<i>Alligator mississippiensis</i>	American alligator	G5	S4	N	N
<i>Gopherus polyphemus</i>	gopher tortoise	G3	S3	C	ST
<i>Egretta caerulea</i>	little blue heron	G5	S4	N	ST
<i>Egretta thula</i>	snowy egret	G5	S3	N	N
<i>Eudocimus albus</i>	white ibis	G5	S4	N	N
<i>Pandion haliaetus</i>	osprey	G5	S3S4	N	N
<i>Myotis austroriparius</i>	southeastern myotis	G4	S3	N	N
<i>Ursus americanus floridanus</i>	Florida black bear	G5T4	S4	N	N
<u>Additional rare animals reported on site by applicant</u>					
<i>Haliaeetus leucocephalus</i>	bald eagle	G5	S3	N	N

Source: Florida Natural Areas Inventory

Goal C:

Protect, restore and maintain the quality of natural functions of land, water, and wetland systems of the state

Measure C1:

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, and enhanced, repopulated, or acquired.

Existing upland hardwood forests and limestone outcrops areas would benefit from periodic manual removal of invasive exotic species to keep the rare species habitat on the property in good condition. According to the owner, cattle have been allowed to access the limestone area for many years. Cattle exclusion may help the area by reducing trampling that can expose bare soil for invasive exotic species



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to exploit, but the treacherous footing on the limestone features may already be a limiting factor to cattle disturbance.

The Withlacoochee River Corridor proposal is a working cattle and game ranch. The Adams property is a working cattle ranch and most of the uplands are improved pasture. The property features Moon Lake and unique karst features known as “Fern Grottos,” which harbor several rare species of ferns and provide roosting habitat for bats. The Triple S Ranch, LLC is managed as a game farm and a ten-foot game-proof fence is installed around the perimeter of the property. There are karst features on this property and numerous cypress dome swamps that are connected to the Withlacoochee River during periods of high flow. Disturbed, cleared uplands on the site will continue to be utilized for grazing and hunting, and most would be impractical to restore to the historic sandhill and upland hardwood forest condition.

However, former sandhill areas in the southwestern corner of the property would benefit from the re-introduction of prescribed fire to stimulate growth of the remaining sandhill species and kill young hardwoods. This area would also be improved by treating patches of the aggressive invasive exotic cogongrass to limit its spread.

The wetlands appear to be in good condition apart from recently clearcut cypress areas. Further timbering should be avoided. Although there is some ditching on the property, it does not appear to be extensive. The invasive exotic infestation of West Indian marsh grass in disturbed areas near the Withlacoochee River should be treated to prevent further spread into the many wetlands on the property. This grass is likely a relative newcomer and its spread should be halted wherever possible.

Measure C4:

The number of acres acquired that protect natural floodplain functions.

Approximately 1,161 acres (68%) provides for the protection of natural floodplain functions, as noted in the FFME table prepared by FNAI. (See appendix for more detail.)

Measure C5:

The number of acres acquired that protect surface waters of the State.

All of the proposal area provides for the protection of surface waters, as noted in the FFME table provided by FNAI. (See appendix for more detail.)

Measure C8:

The number of acres of functional wetland systems protected.

Approximately 846 acres (49%) provides for the protection of natural floodplain functions, as noted in the FFME table prepared by FNAI. (See appendix for more detail,)



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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 D3:

The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

All of the proposal area provides for the protection of groundwater recharge areas, as noted in the FFME table provided by FNAI. (See appendix for more detail.)

The property is 1,714 acres and located just southeast of Floral City, near the intersection of the Citrus, Sumter, and Hernando County borders. This property is just within the boundary of the Chassahowitzka-Homosassa Springs BMAP area but not in the Priority Focus Area (PFA). The property would provide water protection, groundwater/aquifer protection, and some development protection.

FINAL DEAR SCORE = 3 (Medium Water Quality Protection Benefits)

Goal E:

Increase natural resource-based public recreational and educational opportunities

Measure E1:

The number of acres acquired that are available for natural resource-based public recreation or education.

The 1,714-acre (GIS) Withlacoochee River Corridor project located in Citrus County is comprised of two separate ownerships, the Triple S Ranch LLC and Scott Adams. The properties are proposed for less-than-fee with no public access.

Goal F:

Preserve significant archaeological or historic sites

The Withlacoochee River Corridor project is located roughly four miles south of Floral City in southwestern Citrus County. The project is comprised of two 857-acre parcels owned by two separate owners, Triple S Ranch LLC, and Mr. Scott Adams. The project contains a mix of uplands and cypress swamp, and 1.3 miles of the project's eastern border fronts the Withlacoochee River. Perhaps the project's most interesting feature is the exposed karst formations, referred to as fern grottos. This unique landscape of limestone caves and canyons provides habitat for an array of rare plant species and has been the subject of interest for botanists for over 100 years.

Measure F1:

The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use.

As a less-than-fee project, these archaeological properties would not be preserved for public use; however, the project does still meet the measure for F1 as archaeological sites would be protected.



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Cultural Resources:

The Seaboard Coast Line (SCL) Railroad Tracks (8CI00335) linear resource runs adjacent to the western boundary of the project. The tracks were built in the late 1880s and later became the Atlantic Coastline Railroad line in 1902 and SCL in 1967. The tracks were removed in the 1980s and now is operated by the State of Florida as a bike and pedestrian trail. Prior to the January 2020 field review, this tract held 15 archaeological sites listed in the Florida Master Site File. All fifteen sites were contained within the Triple S Ranch parcel.

During the field review, Mr. Adams informed the team of a burial mound and an adjacent area where artifacts had been collected on his property. The review team visited the mound and what appears to be an associated village area. The archaeological site is now recorded in the Florida Master Site File as Moon Lake Mound (8CI1587). From the property owner's accounts of artifacts collected by the previous property owner, the mound and associated village likely date to the Woodland period; however, no artifacts from the site were observed firsthand by the recorder. It was reported that the previous property owner had encountered human remains in the mound, and as a result, Mr. Adams has attempted to avoid any disturbance of the mound itself.

None of this property has been professionally surveyed for archaeological and historical sites. The site file shows 84 historic structures, 73 archaeological sites, and 4 resource groups as being located within a five-mile radius of this property. The tract's location, topography, and proximity to freshwater suggests a medium – high probability of holding potentially significant archaeological or historical sites.

Field Observations:

Moon Lake Mound has been avoided by the current property owner owing to accounts that human remains are contained within. Mound aside, there was ground disturbance observed adjacent to the mound and in other locations throughout the Adams property. The disturbance is from disking areas to support pastures for grazing cows. While Mr. Adams noted picking up the odd lithic artifact, there did not appear to be any substantial artifact concentrations noted. Mr. Adams noted that after the initial disking that these areas will be planted in grass and that further ground disturbance was unlikely to occur in the foreseeable future. There was no major ground disturbance observed on Triple S Ranch LLC property, and the property remains largely forested and undisturbed as a function of its use as a game farm. The owner of the Triple S Ranch property was not previously aware of any archaeological sites or historic structures on his property.



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Goal G:

Increase the amount of forestland available for sustainable management of natural resources

Measure G1:

The number of acres acquired that are available for sustainable forest management.

Approximately 266 acres (17%) are available for sustainable forest management, as noted in the FFME table provided by FNAI. (See appendix for more detail.)

Criteria

Section 259.105 (9), Florida Statutes

- (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.
- (d) The project has significant archaeological or historic value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues, the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights or obtaining conservation easements or flowage easements.

Management

If acquired as a perpetual conservation easement, primary management responsibility would remain with the landowner. Periodic monitoring of the site's management to confirm continued compliance with the conditions of the easement would be coordinated by the Florida DEP, Division of State Lands, Office of Environmental Services.

Transfer of ownership would not affect the conditions of the perpetual easements and rights acquired. Each time the land would transfer to another ownership, the perpetual easement and its conditions run with title. The Board of Trustees is granted the opportunity to exercise its right of first refusal (to acquire the land in fee simple) each time the land under the acquired perpetual conservation easement is transferred from one landowner to another.

Funding Sources

Florida Forever Program Funds

Funding for Mapping, Appraisal, Negotiations and Closing

Florida Forever Program Funds

Ownership Pattern and Acquisition Planning (Bureau of Appraisal)

Based on information from the Application, the property is owned by Triple S. Ranch (857 acres) and Mr. Scott Adams (857 acres). No title work has been provided at this time.



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Title and Legal Access Issues

Title issues that may be significant in the negotiation process would be determined during the preparation of the appraisal map and title information review. Access to the property is via County Road 39, an improved public road.

Jurisdictional and Sovereignty Lands Issues

Part of the property is located on the Withlacoochee River. The extent and limits of sovereignty lands associated with this project will be determined during the appraisal mapping process. The property appears to be mostly wooded, some pasture, and wetlands. The limits and area of the jurisdictional wetlands and uplands would be determined during the appraisal mapping.

Known Encumbrances (easement, long-term leases, restrictive covenants, etc.)

The potential easements and encumbrances are currently unknown. Easements and encumbrances of record associated with the project would be identified in the title information and reported in the appraisal map accordingly.

Description and location of hazardous waste sites, dumps, borrow pits

There are no apparent contamination sites within the project based on the application and research of the property appraiser's website information.

Legal Issues

No legal issues have been noted at this time.

Acquisition Phases

The proposal is for acquisition of the easement in a single transaction with each property owner.

Government Planning and Development

Contribution to Recreation and Open Space Needs (Department of Economic Opportunity)

This property site has limited recreation activity or use, and little to no public recreational activity. As the Triple S Ranch property currently operates tours, and offers paid deer hunting opportunities on its property. Hunting is a recreational activity. The Adams property has no public recreational activities.

Potential for Losing Significant Natural Attributes or Recreational Open Spaces (Department of Economic Opportunity)

Both properties are ideal for many types of wildlife. Though the property is apparently not suitable for crops, since the uplands are dry sandy with poor soil quality, along with heavily forested cypress swamps. The dry uplands offer a wide range of flora ranging from oak hammocks and pine trees, including mature stands of longleaf pine. The sandy upland areas are habitat for a large population of gopher tortoises. The lowlands are vast consisting of mostly mature cypress swamps that are home to countless native species. Some harvesting of cypress has occurred recently.



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Both properties are well suited for wildlife, such as white-tailed deer, wild turkeys, alligator snapping turtles, foxes, bald eagles, many other birds of prey such as ospreys and red-tailed hawks, coyotes, bobcats, sandhill cranes, alligators, fox squirrels, gopher tortoises, and countless bird species. The swamps are home to a wide variety of water dwelling bird species as well as nesting sanctuaries for waterfowl and raptors. The landowners have observed many bats in the area and have currently made arrangements with a biologist to investigate the many caves and caverns in these limestone areas as soon as November 2019.

Importantly, the project contains limestone features and habitat that were referred to in a nearby location as “Pineola fern grotto”. The county prepared a land acquisition proposal in a 1976 for the Environmentally Endangered Lands program.

Potential for Being Subdivided (Department of Economic Opportunity)

Land use intensification is the primary threat to this property, including conversion of grazing land to row crops and development to residential housing. Both are likely to occur in the near future without agricultural land preservation and land conservation.

Zoning and Densities within the Project Boundaries

Project designation is Low intensity Coastal and Lakes (CL). This land use category designates those areas having environmental characteristics that are sensitive to development and therefore should be protected. Residential development in this district is limited to a maximum of one dwelling unit per 20 acres and one unit per 40 acres in the Federal Emergency Management Agency’s V-zone. All vacant and uncommitted land in the Coastal, Lakes, and Rivers Area will be placed in this category. This land use category also recognizes existing valid unrecorded and recorded subdivisions. Densities in existing, platted subdivisions are based on the existing lot sizes.

In addition to single family residential development, the following land uses may be allowed provided the permitted use is compatible with the surrounding area, and standards for development are met as specified in the Citrus County Land Development Code (LDC).

A development within the Low Intensity Coastal, Lakes, and Rivers District must adhere to the standards for development contained in this Element, as well as any additional standards in the County LDC. These Districts also include lands developed in the Coastal Area, which have historically supported commercial fishing operations.

The Districts were designed to protect unique and irreplaceable assets, which are associated with Future Land Use Element 10-105 the Gulf Coast Area. Commercial fish operations are permitted in the Coastal Area provided the standards and criteria specified in the LDC are met.



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Estimated Cost of Appraisal Mapping (DSL Bureau of Appraisal)

The project contains 1,700 acres +/- based on the parcel information included with the application and FNAI Evaluation. The property lies within parts of 6 land sections.

Estimated costs for appraisal mapping of project could be \$8,000.00. If there were boundary surveys available or other survey information available this cost would be reduced significantly, or the appraisal mapping could be prepared in-house by BSM.

Existing Land Uses and Future Land Use Designations

The subject property is zoned CL – Low Intensity Coastal and Lakes District. The Future Land Use is also CL. Below are some excerpts from the Citrus County Zoning Information.

This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes, and River region. Where preservation is not possible, only the lowest intensity development shall be allowed.

- A Velocity Zones: The predominant land uses shall be single family residential development at a maximum density of one dwelling unit per 40 acres. No PUD provisions will be allowed within the V-zone.
- B Coastal, Lakes, and River Area (CLRA, all CL District lands excluding Vzons): The predominant land uses shall be single family residential development a maximum density of one dwelling unit per 20 acres. Planned Unit Developments are allowed provided the following provisions are met:
 - 1. A minimum of 160 acres is required for a development plan.
 - 2. Gross density shall not exceed one dwelling unit per five acres.
 - 3. The development shall be serviced by regional water and sewer facilities.
 - 4. One hundred percent of wetlands on site shall be protected. Mitigation shall not be allowed.
 - 5. Clustering of units shall be required to assure preservation of a minimum of 80 percent of the existing uplands on site.
 - 6. A 1,000-foot buffer shall be provided around all lands designated as part of the St. Martin's Marsh Aquatic Preserve.
 - 7. All development shall be encouraged to utilize best management practices for a stormwater management, erosion control, and wildlife preservation by a Wildlife Educational Program.
- C A Planned Unit Development within the upland areas of the Lakes and River Region may be permitted at a density not to exceed 0.1 dwelling units per acre (one dwelling unit per 10 acres) subject to the following special conditions:



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1. A minimum of 20 upland acres is required.
2. Documentation of sufficient upland soils on-site shall be provided by the applicant based on data from the Natural Resources Conservation Service (NRCS), water management district or other appropriate agency.
3. Clustering of units to preserve 80 percent of the gross site area as permanent open space is required; and
4. All projects proposed under this option shall provide a biological survey.

Development Potential

The subject property is large enough to be developed, however the current zoning only allows for 1 unit per 40 acres. The subject is in a rural area. There is no subdivision development going on in the surrounding area at this time, nor has any development happened in the last 20 to 30 years. There has been some new residential development (single homes) in the area on some smaller acreage tracts of 5 – 20 acres.

Existing Land Uses and Future Land Use Designations

Surrounding Land Uses in the subject area consists of CL-Coastal Lakes, AGR-Agricultural and RUR-Rural Residential. Coastal Lakes – (CL) is the same as the subject. Agricultural (AGR) - This category designates those areas most suitable for agricultural uses. It provides for the continued use economically viable agricultural land. All agricultural uses are permitted as well as single family residences at a maximum density of one unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having not less than fifty percent (50%) open space if additional standards are met including a PUD as outlined in Chapter Four of this LDC. No land within a PSA boundary may be designated Agriculture.

Rural Residential - (RUR) - This category represents primarily those areas that are transitional between higher density developments and agricultural or conservation uses. This district is intended to preserve economically viable agricultural land and large tracts of residential land in order to maintain a rural atmosphere in appropriate areas of the County. This category allows for residential use at a maximum density of 1.0 unit per 10 acres. Single family residential may be permitted at a density not to exceed one unit per five (5) acres when having at least fifty percent (50%) open space, provided additional standards are met, including a PUD as outlined in Chapter Four.

Transportation Issues

Florida Department of Transportation (FDOT) has no issues at this time and finds no adverse impacts from this proposal. There should be coordination with the appropriate FDOT District staff during the acquisition process to ensure any issues related to transportation facilities are addressed and incorporated into the management plan as appropriate.



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Ongoing Governmental Efforts

To assist with the mission of providing for better water supply, aquifer recharge, stormwater management and other challenges in fresh and saltwater bodies in this area of the state, many strategic properties have been acquired by various governmental agencies through local, regional, state, and federal land acquisition programs.

Water Management District staff attended the site visit and have expressed interest in seeing a greater length of the river frontage under protection.

ACKNOWLEDGEMENTS

Consensus among the FNAI, ARC Liaison staff, and the staff of the Division of State Lands (DSL) determined the final project recommendations. Paula Allen, and Zachariah Barton, Office of Environmental Services, were responsible for the overall coordination of this report, with contributions and participation from the following:

Archaeological and Historical-Division of Historical Resources, Josh Goodwin

Forestry-Florida Forest Service, Cat Ingram, John Hoch, Vince Morris

Government Planning-Department of Economic Opportunity, Dan Evans

Government Planning-DEP, Bureau of Survey and Mapping, Steve Kellogg

Government Planning-DEP, Bureau of Appraisal, Wayne Griffin

Government-Planning-DEP, Division of Recreation and Parks, Joel Albritton, Deena Woodward

Biodiversity-Fish and Wildlife Conservation Commission, Larame Ferry, Jennifer Myers, Beth Morford

Biodiversity-Florida Natural Areas Inventory, Dan Hipes, Katy Nesmith, Nathan Pasco, Kim Alexander

Water Resources-DEP Division of Evaluation, Assessment and Restoration, Kevin Coyne, Greg DeAngelo

Transportation-Florida Department of Transportation, Jennifer Carver

Water Management District-SFWMD, Steven Blaschka



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Appendix A:

Final FF measures table: Report requirement 259.105 (15)d, prepared by Florida Natural Areas Inventory

Withlacoochee River Corridor: Florida Forever Measures Evaluation 20200212

GIS ACRES = 1,714

MEASURES	Resource Acres ^a	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	5	< 1%
Priority 3	364	21%
Priority 4	0	0%
Priority 5	606	35%
Total Acres	976	57%
B2: FNAI Habitat Conservation Priorities		
Priority 1	121	7%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	514	30%
Priority 5	719	42%
Priority 6	127	7%
Total Acres	1,481	86%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	1,671	98%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	1,671	98%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	0	
G5	0	
Total	0	
C4: Natural Floodplain Function		
Priority 1	286	17%
Priority 2	503	29%
Priority 3	218	13%
Priority 4	126	7%
Priority 5	28	2%
Priority 6	0	0%
Total Acres	1,161	68%

MEASURES (continued)	Resource Acres ^a	% of project
C5: Surface Water Protection		
Priority 1	0	0%
Priority 2	58	3%
Priority 3	1,506	88%
Priority 4	3	< 1%
Priority 5	90	5%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	1,658	97%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	0	0%
Total Acres	0	0%
C8: Functional Wetlands		
Priority 1	253	15%
Priority 2	375	22%
Priority 3	159	9%
Priority 4	59	3%
Priority 5	1	< 1%
Priority 6	0	0%
Total Acres	846	49%
D3: Aquifer Recharge		
Priority 1	127	7%
Priority 2	166	10%
Priority 3	509	30%
Priority 4	797	47%
Priority 5	114	7%
Priority 6	0	0%
Total Acres	1,713	100%
E2: Recreational Trails (miles)		
(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)		
Land Trail Priorities	1.8	
Land Trail Opportunities	0.0	
Total Miles	1.8	
F2: Arch. & Historical Sites (number)	15 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	1	< 1%
Priority 4	0	0%
Priority 5 - Potential Pinelands	286	17%
Total Acres	286	17%
G3: Forestland for Recharge	1	< 1%

^aAcres of each resource in the project and percentage of project represented by each resource are listed except where noted. Acres and percentages are based on rasters of the resources and are rounded.

Figure 1 Final FF measures table

Source: Florida Natural Areas Inventory (FNAI)

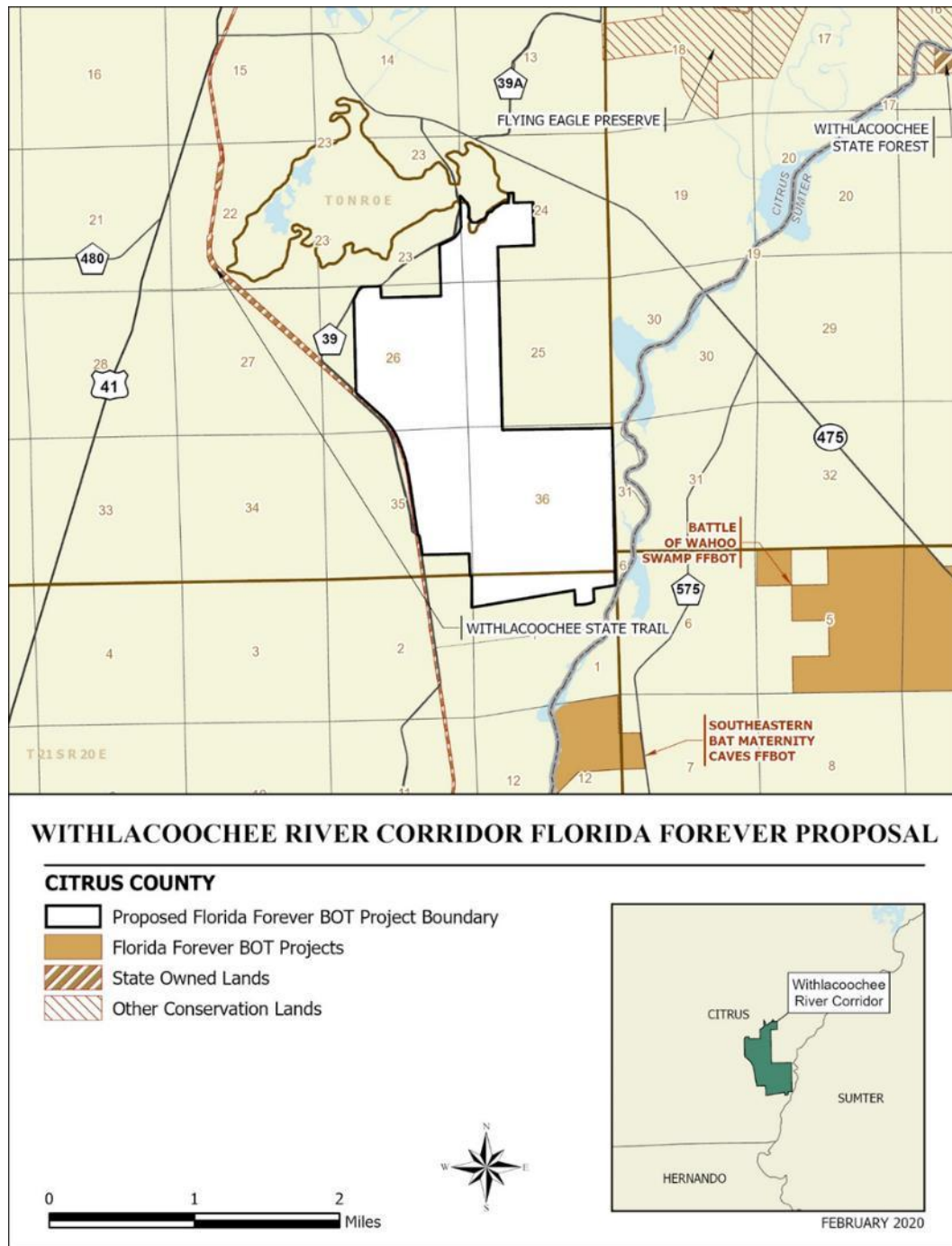


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Appendix B:

Final FF proposal boundary maps: Report requirement 259.105 (15)k, prepared by Florida Natural Areas Inventory

B1:



Map 1 Florida Forever map

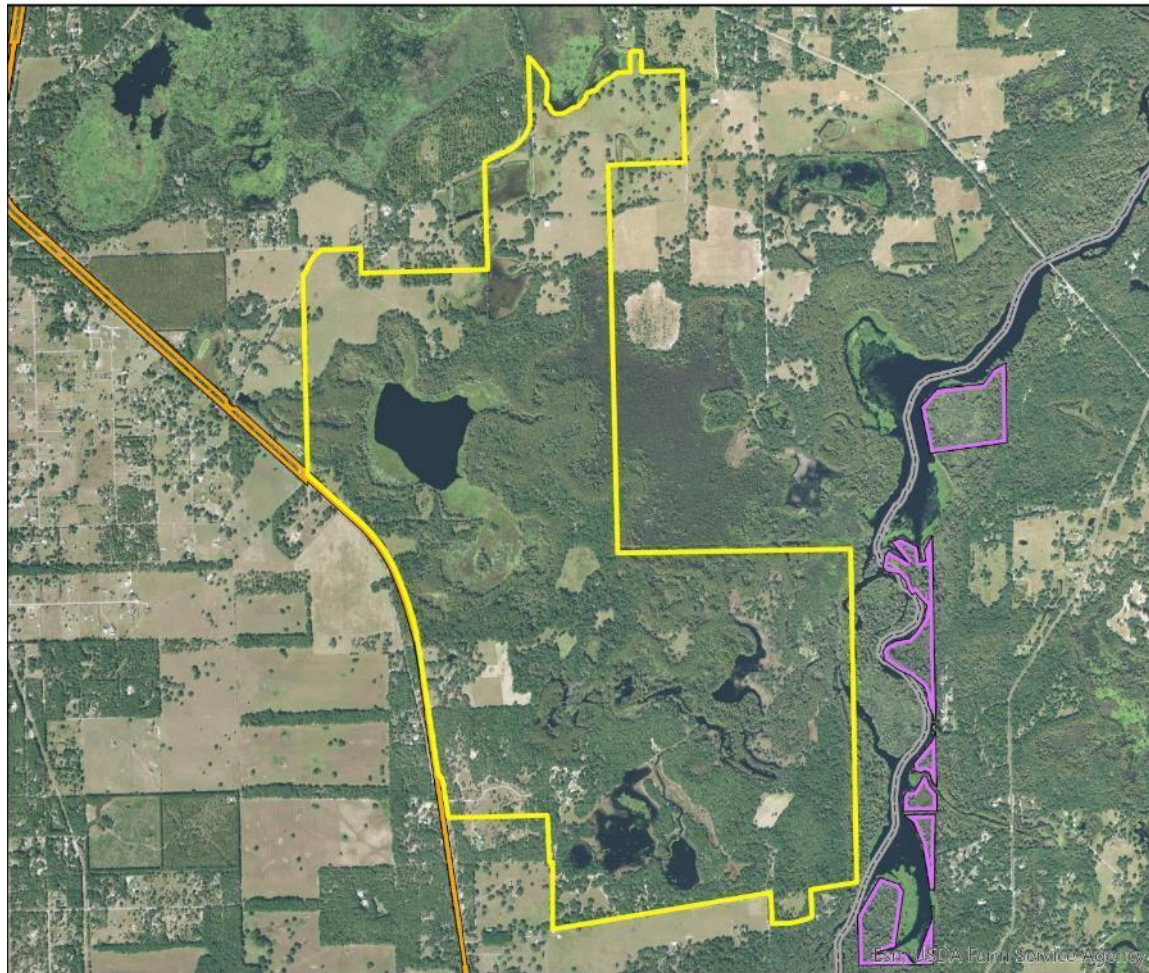


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B2:

Withlacoochee River Corridor Florida Forever Proposal

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED BOUNDARY AS OF FEBRUARY 2020



Map Produced by: N. Pasco, February 2020

Background: 2017 NAIP Imagery Resolution = 1.0 meter



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Map 2 Aerial map



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Appendix C:

Property ID Numbers for Final Recommended Boundary

County	Parcel ID	Owner	Acres	Assessed Value	Just (Market) Value
Citrus	20e20s23 21000	Baird Family Partnership Ltd	29.8	\$130,420	\$156,500
Citrus	20e20s24 31000	Baird Family Partnership Ltd	104.7	\$15,703	\$471,080
Citrus	20e20s24 33000	Baird Home Corporation	19.6	\$4,212	\$102,610
Citrus	20e20s240010 0020	Baird Family Partnership Ltd	1.6	\$6,630	\$6,630
Citrus	20e20s25 33000	Adams Scott	81.9	\$17,614	\$119,020
Citrus	20e20s25 43000	Baird Home Corporation	81.6	\$15,005	\$136,160
Citrus	20e20s26 10000	Adams Scott	412.3	\$85,884	\$914,071
Citrus	20e20s26 11100	Baird Home Corporation	24.3	\$5,175	\$34,500
Citrus	20e20s35 11000	Adams Scott	82	\$16,082	\$87,060
Citrus	20e20s35 12000	Triple S Ranch LLC	757.6	\$165,263	\$1,673,540
Citrus	20e20s35 21000	Schuettler Robert W Trustee	39.4	\$5,544	\$160,790
Citrus	20e20s35 22100 001a	Triple S Ranch LLC	19.8	\$2,377	\$126,290
Citrus	20e20s35 24000	Triple S Ranch LLC	17.1	\$2,053	\$109,080
Citrus	20e20s36 44100	Triple S Ranch LLC	23.1	\$6,460	\$89,660
Citrus	20e20s36 44300	Adams Scott	18.9	\$5,206	\$90,510
Total			1713.7	\$483,628	\$4,277,501

Source: Application