

FLORIDA COMMUNITIES TRUST

TRACKING #91-009-P1A

APPLICATION COMPLETENESS CHECKLIST

PROJECT NAME: Split Oak Forest Mitigation Park

APPLICANT NAME: Orange County and Osceola County

DATE & TIME RECEIVED: 12/31/91 - 2:52 PM BY: Latrenda Gainous
(DEADLINE: January 3, 1992)

RECEIVED
INITIAL & DATE

10 Complete Sets

- 1 original text & non-text items
- 9 legible copies of text & non-text items

LG - 12/31/91
LG - 12/31/91

✓ Completed Application Form FCT/P2000-1 (*re-typed*)

LG 1-2-92

Project Design:

- Location
- Acreage
- Areawide Location Map
- Boundary & Access Map
- Statement of Purpose & Objectives

LG 12-31-91
LG 12-31-91
LG 12-31-91
LG 12-31-91
LG 12-31-91

Local Comprehensive Plan Information:

Statement describing how project relates to and assist local government in Comprehensive Plan

LG 12-31-91

Estimated Project Cost Information

LG 12-31-91

Form & Amount of Local Match

LG 12-31-91

Conceptual Management Plan & Source of Funding Management

LG 12-31-91

Is this a PARTNERSHIP APPLICATION:

YES NO

FOUND COMPLETE INCOMPLETE

LG 12-31-91

Notice of COMPLETENESS/INCOMPLETENESS mailed by:
(attach notice letter & return receipt) Date:

LG
12-92

DEADLINE for receiving supplemental materials:

Supplemental Materials Received By:
Date:

FOUND COMPLETE INCOMPLETE

Sent to Project Evaluation Section By:
Date:

LG
1-2-92

Withdrawn: _____

Executive Director



Florida Communities Trust

LAWTON CHILES
GOVERNOR
WILLIAM E. SADOWSKI
SECRETARY

January 2, 1992

GOVERNING BOARD
WILLIAM E. SADOWSKI
CHAIR
VICTORIA J. TSCHINKEL
VICE-CHAIR
TOM GARDNER
CLAY HENDERSON
ROY ROGERS

Ms. Sherry Williams-Hooper
Orange County Planning Department
201 South Rosalind Avenue
Kissimmee, Florida 32741

ANNE PEERY
EXECUTIVE DIRECTOR

Certified Mail

RE: Split Oak Forest Mitigation Park
#91-009-P1A

Dear Ms. Williams Hooper:

Thank you for submitting an application for funding to the Florida Communities Trust's Preservation 2000 Program. The above referenced application has been received and reviewed for substantial completeness pursuant to Rule 9K-4.007, Florida Administrative Code. This is to notify you that your application is found to be substantially complete and has been delivered to the Environmental Administrator for project evaluation.

Any questions regarding the status of your application or subsequent acquisition steps and how to proceed, should be directed to Florida Communities Trust, not the Department of Natural Resources. I will be available to assist you and I will coordinate with the DNR if necessary to provide the requested information. My telephone number is (904) 922-2207.

Sincerely,

Anne Peery
Executive Director
Florida Communities Trust

AP/bgg



Orange County

April 29, 1992

Governing Board Members
 Florida Communities Trust
 Dept. of Community Affairs
 2740 Centerview Drive
 Tallahassee, Florida 32399-2100

RE: #91-009-P1A
 Split Oak Forest Mitigation Park
 Orange/Osceola Counties

Dear Governing Board Members,

Orange and Osceola Counties are pleased with the Florida Communities Trust (FCT) staff's recommendations for the project evaluation scores. To be tied for fourth place out of fifty-five applications emphasizes the importance and uniqueness of our joint project, not only on a local level but on a regional and statewide basis as well. We would like to thank the FCT staff for being very helpful, accessible, and supportive throughout this review process.

There are only four items on the project scoring report for the Split Oak Forest Mitigation Park that we would like to present new information or clarify information previously submitted for your consideration in awarding additional points. These items are presented below referenced by page number and item number for your convenience.

PAGE 3 ITEM #5

No points were recommended by the FCT staff since they believed Osceola County's comprehensive plan policies did not adequately address restoration or enhancement of natural areas. The FCT staff stated that Orange County's comprehensive plan policies sufficiently addressed restoration and enhancement of natural areas. We believe that this project should be awarded the five points for the following reasons:

1. In the FCT application, Exhibit N specifically identified the sites for wetland restoration and enhancement. All 55 acres of the wetland restoration areas are in Orange County, not Osceola County (please see Exhibit N in the application). Therefore, only Orange County's policies should apply. This is consistent with the FCT staff's action on page 4, item #6 in awarding the points for water quality protection since the lakes were in Orange

Planning Department
 Edward J. Williams, Director
 201 South Rosalind Avenue, 2nd Floor
 Reply To: Post Office Box 1393
 Orlando, Florida 32802-1393
 Telephone (407) 836-5600

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County, not Osceola County and therefore "a comprehensive plan directive from Osceola County regarding this criterion is unnecessary because the water resources are entirely within the Orange County portion".

2. In the revised Exhibit L (letter dated 3/13/92 to Russell Grace), the Osceola County Conservation Policy 8.1.6.3 was included. This policy specifically addresses land development code regulations regarding standards for landclearing, revegetation of cleared sites and preservation of native vegetation including habitat management guidelines. The Split Oak Forest Mitigation Park will implement this policy through the restoration and enhancement activities proposed for the project.
3. On Exhibit N, a wetland creation site is depicted on the southwestern property boundary. This area is located in an existing pasture. However, based on the presence of hydric soils and drainage ditches that convey water to nearby Lake Ajay, this pasture was, at one time, an historical wetland. Creation of a wetland in this cleared site could be considered restoration and revegetation of a historic wetland. This is consistent with and furthers Osceola County's Conservation Policy 8.1.6.3

PAGE 10 ITEM #1

The FCT staff has recommended no points for this item since the project does not qualify as urban open space. The Split Oak Forest Mitigation Park is located in a designated rural area by both Orange and Osceola Counties. However, the immediate area is rapidly urbanizing with a major activity center located only 5 miles to the northwest (Orlando International Airport). As with most resource-based parks, the Split Oak Forest Mitigation Park is located away from population centers as they exist today. However, in a proactive planning approach, acquisition and preservation of natural resources now is essential for these areas to act as future urban open space. Subsequently, we believe the ten points should be awarded for this proactive approach.

PAGE 13 ITEM #2

We have recently received confirmation from the Florida Division of Historical Resources (see attached letter dated 4/14/92) that the project has a high probability of historical and archaeological sites. The two areas with the highest probability are the unique oak hammock located on the southern shores of Lake Hart and Mary Jane and an upland area in the southern portion of the project (see attached map). Like most of the FCT applicants, we have hesitated to spend tax dollars on a project site survey

for a property that will not be acquired if the grant and loan from the Florida Communities Trust are not obtained. We have stated in the application that a survey will be performed prior to any final design and management plans. If sites are discovered, then the sites will be preserved in accordance with the comprehensive plan directives of both Orange and Osceola Counties.

PAGE 14 ITEM H- Project Excellence

The Split Oak Forest Mitigation Park should be awarded the ten points for this criterion. Our project is very unique and cannot be adequately evaluated with the existing FCT evaluation criteria. The innovative and unique highlights for natural resource protection and outdoor recreation of this project are as follows:

- * it is the only environmental mitigation park project. This concept involves maximization of biological benefits from mitigation through acquisition of large, viable habitats instead of small, isolated sites surrounded by development; where over half of the funds from FCT allocated for this project are returned for use on other projects; and where the value of mitigation credits are determined upfront in the development review process.
- * it is the only project involving multiple levels of governments and private interests; A state agency (Game and Freshwater Fish Commission), a regional agency (East Central Florida Regional Planning Council), two county governments (Orange and Osceola), and a local land trust (Osceola Land Trust).
- * it is the only project with two counties as the joint applicants, Orange and Osceola Counties, resulting in a multi-jurisdictional approach to natural resource conservation and recreation.
- * it is the only project that will have a management focus specifically directed at listed wildlife protection and maintenance of native plant communities.
- * the project has a dedicated funding source for habitat management, personnel and equipment.
- * the project has a regional focus on mitigation activities through the Development of Regional Impact process, local sub-DRI projects and Game and Freshwater Fish Commission listed species taking permits.

- * the project represents intergovernmental coordination at its best between state, regional and local permitting agencies.
- * a proactive planning approach by two local governments has been taken to ensure natural resource protection and outdoor recreation in advance of urban growth.
- * acquisition of the property will preserve almost 3,400 acres of natural habitat in public ownership since the project is located adjacent to an existing 1,551 acre resource-based park.

We thank you for this opportunity to present new and additional information for your consideration and we look forward to continuing with this exciting and innovative project. Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

Sherry Williams - Hooper

Sherry Williams-Hooper
Principal Planner

cc: Mike Kloehn, Osceola County Planning Dept.
Rod Schultz, Osceola County Zoning Dept.
Mike Allen, Florida Game and Freshwater Fish Commission
Dan Kirchner, Assistant County Administrator
Byron Brooks, Interim Planning Manager



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF HISTORICAL RESOURCES

R.A. Gray Building
500 South Bronough

Tallahassee, Florida 32399-0250

Director's Office
(904) 488-1480

Telecopier Number (FAX)
(904) 486-3353

APR 20 1992

ORANGE COUNTY
PLANNING DEPARTMENT

April 14, 1992

Ms. Sherry Hooper
Planning Department
Orange County
P.O. Box 1393
Orlando, Florida 32802-1393

In Reply Refer To:
Susan Hammersten
Historic Sites
Specialist
(904) 487-2333
Project File No. 920910

Re: Florida Community Trust Grant Project
Split Oak Forest
Orange and Osceola Counties, Florida

Dear Ms. Hooper:

A review of the Florida Site File indicates that there are no archaeological or historic sites recorded within the project area. However, the lack of recorded sites is not considered significant because the area has never been subjected to a systematic, professional survey to locate such sites. Data from environmentally similar areas in Orange County indicate that archaeological and historic sites, especially the former, are likely to occur in the study area. The portions of the project area most likely to contain archaeological sites are the oak hammock at the 65 foot contour adjacent to Lake Hart and the upland area at the 75 foot contour interval between the two wetland areas in Section 3 in Osceola County.

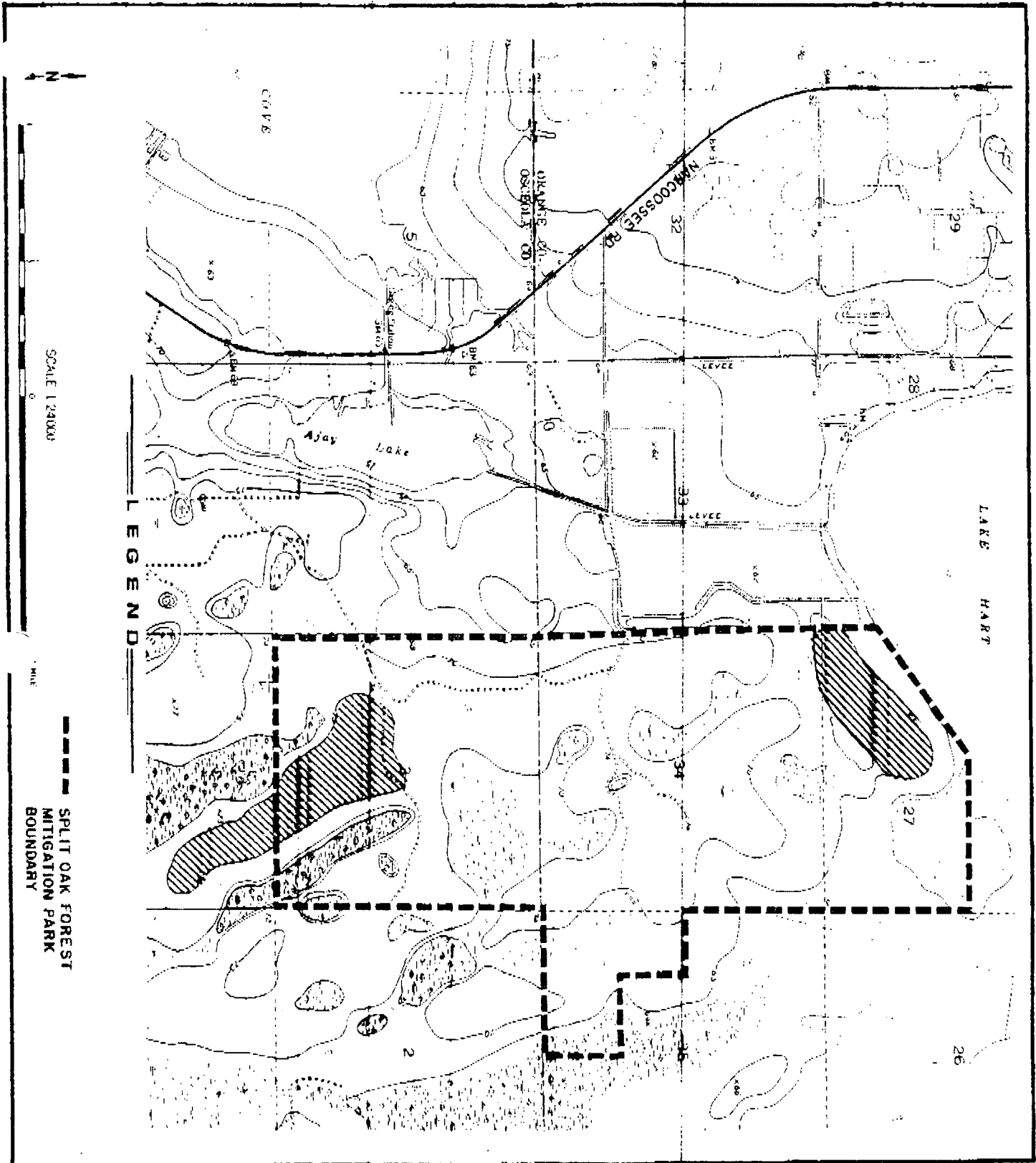
If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's historic properties is appreciated.

Sincerely,

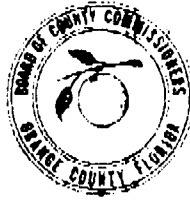
Suzanne P. Walker
for George W. Percy, Director
Division of Historical Resources
and

State Historic Preservation Officer

GWP/Hsh



SPLIT OAK FOREST MITIGATION PARK
A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST



FACSIMILE TRANSMISSION NOTICE

FAX MACHINE LOCATION:
ORANGE COUNTY ADMINISTRATION CENTER
201 SOUTH ROSALIND AVENUE, 3RD FLOOR
REPLY TO: POST OFFICE BOX 1393
ORLANDO, FLORIDA 32802-1393

TELEPHONE FOR:

FAX (407) 836-2899

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FLORIDA COMMUNITIES TRUST

THE FOLLOWING DOCUMENT IS BEING TRANSMITTED.

TOTAL NUMBER OF PAGE(S) ARE: 7, (INCLUDING THIS PAGE)

FROM: Orange County Planning Dept.
(OFFICE)

Sherry Williams - Hooper
(NAME)

TO: Florida Communities Trust
(OFFICE)

Anne Peery
(NAME)

Anne,
I will be
arriving in Tallahassee
around 6pm on
Tuesday. Call
me if you want
to meet prior to
the Board mtg.
Sherry

FOR YOUR INFORMATION

AS REQUESTED

FOR MODIFICATION and REVIEW

AS AN AUTHORIZED REQUEST

FLORIDA COMMUNITIES TRUST
PRESERVATION 2000 PROGRAM
APPLICATION FORM

APPLICANT INFORMATION

APPLICANT NAME:

Orange and Osceola Counties

Address of applicant's principal offices

Orange County Government
201 South Rosalind Ave.
Orlando, Florida 32801

Osceola County Government
17 S. Vernon Ave.
Kissimmee, Florida 32741

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2:57pm DEC 31 1991
DEPT. OF COMMUNITY AFFAIRS
FLORIDA COMMUNITIES TRUST

KEY CONTACT PERSONS:

- (1) Sherry Williams-Hooper
Orange County Planning Dept.
201 South Rosalind Ave.
Orlando, Florida 32801

Phone (407) 836-5600 Suncom 356-5600 Fax (407) 836-2899

- (2) Rod Schultz
Osceola County Zoning Division
17 S. Vernon Ave., Room 235
Kissimmee, Florida 32741

Phone (407) 847-1405 ~~Suncom 336-1230~~ Fax (407) 847-1509

Mailing addresses are the same for both contact persons

COMPREHENSIVE PLAN STATUS

State whether the local comprehensive plan has been proposed, adopted, found in compliance, not in compliance, or if the local government has entered into a stipulated settlement agreement with the Department of Community Affairs. If application has been made for plan or future land use map amendments affecting the project site, attach copies. [Rule 9K-4.004(4)(b)6]

Orange and Osceola Counties comprehensive plans have been found Not In Compliance by the Florida Dept. of Community Affairs. Both local governments are currently negotiating stipulated settlement agreements with DCA. Executed agreements are anticipated by final project approval consistent with Rule 9K-4, FAC.

Date of most recent comprehensive plan action and description of the action.

No recent actions have occurred with either comprehensive plan due to the current negotiations with DCA. The date of adoption of the Orange County Comprehensive Policy Plan was July 1, 1991. The date of adoption of the Osceola County Comprehensive Plan was April 22, 1991.

PARTNERSHIP APPLICATIONS

Is this a partnership application as described in Rule 9K-4.009, F.A.C.? Yes XX No

If yes, attach to the application the following information:

1. A list of each of the application partners and their addresses;

Orange County Government
201 South Rosalind Ave.
Orlando, Florida 32801

Osceola County Government
17 S. Vernon Ave.
Kissimmee, Florida 32741

2. A statement describing purposes and objectives of the joint project and what, if any, will be the division of responsibilities among the partners (including fiscal and management commitments);

The major purpose of this project is to establish an Environmental Mitigation Funding Program pursuant to Rule 9K-4.003(9) FAC. The site in question is referred to as the Split Oak Mitigation Park. Once established, it will accommodate wetland and wildlife mitigation projects within the East Central Florida Regional Planning Council area subject to the Development of Regional Impact (DRI) review process (Chapter 380, Florida Statutes) and sub-DRI projects subject to Orange and Osceola Counties' review and approval. The applicants consider the advance acquisition of a site by using FCT loan monies to be the most biologically and economically effective approach for establishing an inter-agency mitigation facility.

The other purpose of the project is to establish passive recreational uses for the Split Oak Forest Mitigation Park. These recreational uses will be designed to further the protection of wildlife and vegetation and will not conflict with habitat management activities. Recreational activities will be subject to the final approval of the Florida Game and Freshwater Fish Commission.

The funding strategy for the initial acquisition of the Split Oak Mitigation Park consists of a \$2.7 million loan award for Osceola County and a \$2.3 million matching grant award for Orange County. The FCT loan and Orange County's initial match will be repaid with revenue received through the sale of wildlife and wetland

mitigation credits.

The responsibility for the administration of mitigation credits within the Split Oak Mitigation Park will be addressed in the joint interagency agreement between Orange and Osceola Counties and the Florida Game and Freshwater Fish Commission (FGFWFC). This agreement will be executed when the Split Oak project is given conceptual approval. However, resolutions have been adopted by both counties that address joint participation (see Exhibit M). This agreement is attached as Exhibit M. In essence, Orange and Osceola Counties will manage the sale of wetland credits for wetland preservation and wetland creation/restoration purposes. The amount and location of wetland credits to be provided through this program is shown in Exhibit N. The FGFWFC will be responsible for the administration of wildlife mitigation credits. The FGFWFC will also be responsible for land management responsibilities for the entire site with funding that will be derived from a 15% fee that will be added to the sale of each mitigation credit.

3. A description of interlocal agreements, if any, relative to the proposed joint project;

Please see Exhibit M.

4. Relevant sections of the applicant's and partners' local comprehensive plans discussing intergovernmental coordination efforts furthered by the proposed joint project; and

Please see Exhibit L.

5. The status of comprehensive plan(s) and date and description of most recent plan action of application partners.

Please see response to the above question regarding comprehensive plan status.

AWARD INFORMATION

POPULATION

Orange County 1990 resident population is 677,491 persons. The source of the population figure is the Census of Population and Housing, 1990: Public Law (P.L.) 94-171 Data (Florida)

Osceola County 1990 resident population is 107,728 persons. The source of the population figure is the Census of Population and Housing, 1990: Public Law (P.L.) 94-171 Data (Florida)

TYPE OF AWARD REQUESTED

What type of award is requested in accordance with Rule 9K-4.005, F.A.C.?(check only one.) (Note: non-matched grants are available only to county governments with a population of 50,000 or fewer and municipalities with a population of 5,000 or fewer [Rule 9K-4.005(2), F.A.C.])

NON-MATCHED GRANT	_____	(100% grant of project cost from FCT)
GRANT	_____	(award of more than 50% of the project costs from FCT)
MATCHING GRANT	<u>XX</u>	(award of 50% or less of the project costs from FCT)
LOAN	<u>XX</u>	(see below for additional information)

For those applicants requesting a loan in accordance with Rule 9K-4.005(3), F.A.C., provide the following information:

1. Statement demonstrating the need for a loan rather than a grant or matching grant

As indicated previously, the purpose of this project is to establish an Environmental Mitigation Funding Park program that would be funded by mitigation actions undertaken by the DRI developers within the East Central Florida Regional Planning Council area and sub-DRI projects subject to the jurisdiction of Orange and Osceola Counties. Upon approval of the application, loan monies would be used to purchase approximately 685 acres within the Osceola County portion of the Split Oak Mitigation Park site. Using FCT loan monies to acquire the Split Oak Mitigation Park in advance is considered by

the applicants as being vital to the success of an interagency mitigation program for this area.

2. Amount of loan requested

The loan amount being requested by Osceola County is \$2,700,000.00.

3. Payback strategy

Loan monies awarded through the FCT program will be repaid at 0% interest rate over an eight-year period using revenue that is collected through the sale of wildlife and wetland mitigation credits. As a condition to acceptance of loan monies from FCT, Osceola County is requesting that no judgement or penalty be held against the county in the event that circumstances beyond their control prevent the total repayment of the loan amount. During the loan repayment period, Osceola County agrees to have title to the property vested with the state.

Wildlife mitigation credits available within the site will be purchased. The FGFWFC will administer the sale of these credits to development interests. One wildlife mitigation credit equals one acre of suitable habitat for that particular species. The price of a wildlife mitigation credit is based on the following equation:

$$[(\text{total land costs/suitable upland acres})(7\% \text{ service charge})(15\% \text{ management fee})] = \text{per acre cost of wildlife mitigation credit}$$

There are approximately 593 acres of wetland preservation, restoration and creation acreage within the site. The sale of these credits would be administered jointly by Osceola County and the Osceola Land Trust, a non-profit organization.

Monies the FGFWFC receives from the sale of wildlife mitigation credits will be divided into separate land acquisition and land management accounts. On an annual basis, the FGFWFC will transfer the land acquisition portion of the money (including interest accrued on that portion of the money) it receives for wildlife mitigation to each County in an amount that is proportional to the acreage of wildlife mitigation habitat existing within each County. The land management portion of these funds would be directed to the East Central Florida Land

Management account of the Fish and Wildlife Habitat Trust Fund and used for the management of land acquired through this program.

4. Will the requested loan be used to establish an environmental mitigation bank or recreational improvement funding program? Specify.

Loan monies will be used to establish an environmental mitigation park program. Please see previous responses for details on the proposed mitigation park.

*Game + Fish Bank
2-300,000 addl.
funds, per
Mike Jellen.*

PROJECT COSTS

Estimate the project costs [as defined in Rule 9K-4.002(28), F.A.C.]

Land value	\$7,340,000
Boundary map or certified survey	\$24,000
Appraisal(s)	\$20,000
Title Insurance	\$24,195
Environmental audit	\$5,000
Fees or commissions (doc stamps)	\$44,040
Other project costs (specify)	none anticipated
ESTIMATED TOTAL PROJECT COSTS	\$7,457,235

Amount and percent of local match (percent of estimated total project costs to be contributed by the local government)

Project costs are proposed to be allocated as follows:

SPLIT OAK MITIGATION PARK	\$7,457,235
Orange County land portion 1,160 AC.	\$4,640,000
Osceola County land portion 685 AC.	\$2,700,000

ANTICIPATED FUNDING BREAKDOWN

Orange County (50% match)	\$2,320,000
<u>Florida Communities Trust</u>	<u>\$2,320,000</u>
Subtotal	\$4,640,000

Florida Communities Trust loan to Osceola County	\$2,700,000
--	-------------

FGFWFC East Central Florida Habitat Trust Fund	\$137,235
--	-----------

TOTALS	\$7,457,235
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5/6 appears to be a \$20,000 error in this amt. should be 117,235 for all numbers to add up.

**Form and source(s) of local match pursuant to Rule 9K-4.003(6)
(specify)**

The local match is as follows:

Orange County general revenue	\$2,320,000
FGFWFC East Central Florida Habitat Trust Fund	\$137,235

**Estimate of other non-recurring costs to be paid by local
government (specify; use additional space, if necessary)**

No other non-recurring costs are anticipated.

PROJECT INFORMATION

PROJECT NAME

SPLIT OAK FOREST MITIGATION PARK

PROJECT LOCATION

The project is located adjacent to the Orange County Moss Park (an 1,551 acre resource-based park) and straddles the county line between Orange and Osceola Counties. Split Oak Forest is located in the eastern portions of Orange and Osceola Counties and approximately 2 miles east of State Road 15. The site is bordered on the north by Lakes Hart and Mary Jane and on the southwest by Lake Ajay. Exhibit A provides further description of the location of the project.

TOTAL ACREAGE

Total project acreage is estimated at 1,835 acres.

EXHIBITS

Label the following items as Exhibit A, Exhibit B, etc., and attach to the application.

- A. Areawide location map(s) of project site depicting project boundaries and access [Rule 9K-4.004(4)(a)1., F.A.C.];

Exhibit A attached.

- B. Available aerial photograph(s) [Rule 9K-4.004(4)(a)3., F.A.C.];

Exhibit B attached.

- C. Documentation of special features, including biological, geological, historical, or archaeological features on 35mm slides. Videotaped documentation may be submitted in addition to slides. [Rule 9K-4.004(4)(a)4., F.A.C.];

Exhibit C attached.

- D. U.S.S.C.S. Soil Survey Map(s), if available [Rule 9K-4.004(4)(a)5.a., F.A.C.];**

Exhibit D attached.

- E. Topographic map(s) [Rule 9K-4.004(4)(a)5.b., F.A.C];**

Exhibit E attached.

- F. Vegetation map(s) [Rule 9K-4.004(4)(a)5.c., F.A.C.];**

Exhibit F attached.

- G. A narrative description, including available maps, of surface drainage, floodplain, and aquifer recharge characteristics [Rule 9K-4.004(4)(a)5.d., F.A.C.];**

Exhibit G attached.

- H. A description, including notation of location on at least one of Exhibits A, B, D or F, of any physical improvements, alterations, or disturbances on the project site [Rule 9K-4.004(4)(a)5.e., F.A.C.];**

Please see Exhibit B, Aerial Photograph. This photo shows the three dredged areas discussed later in the application.

- I. Future land use map(s) covering the project area [Rule 9K-4.004(4)(b)1., F.A.C.];**

Exhibit I attached.

- J. Existing land use map(s) covering the project area [Rule 9K-4.004(4)(b)2., F.A.C.]**

Please see Exhibit F for existing land uses. Since the site is undeveloped, vegetative communities are the existing land uses.

- K. Map of all lands that cover the project area in use as natural resource conservation and outdoor recreation use [Rule 9K-4.004(4)(b)3., F.A.C.];**

The property is not in conservation or recreation use at this time. Therefore, Exhibit K does not apply.

- L. Relevant sections of the local comprehensive plan elements including (as applicable the conservation, ocastal, recreation and open space, future land use, capital improvements, and optional elements and documents or studies that support the plan [Rule 9K-4.004(4)(b)5., F.A.C.] (Note: it is only necessary to submit those portions of the plan where information relevant to the project site is stated. Complete elements are not requested; photocopies of pages from the plan, or retyped sections of the plan are acceptable.)

Exhibit L attached.

Beginning with the section below, retype the question, including headings, numbers, letters (where provided) on separate paper, using as much space as needed to fully reply. Where a question does not apply to the proposed project, type "N/A" or "Not Applicable."

PROJECT PURPOSES AND OBJECTIVES

Summarize the purposes for acquiring the proposed project and briefly describe any uses, improvements, facilities, and activities intended for the site [Rule 9K-4.004(4)(a)2., F.A.C.].

The purpose of this project is to initiate a Environmental Mitigation Park program for Orange and Osceola Counties and for the East Central Florida Regional Planning Council area. Once in place, the primary goal of this program will be to accomodate wildlife and wetland mitigation projects in a more biological sound and efficient manner than conventional forms of mitigation.

The objectives of the program are:

1. Maximize the biological value of developer sponsored mitigation through the process of consolidation.
2. Ensure the proper ecological management of lands that received protection through environmental permitting requirements.
3. Provide public access and use to lands that receive protection through environmental permitting.
4. Maintain and enhance habitat that is important to endangered and threatened species populations.

Mitigation parks have emerged as a creative strategy for maximizing the biological value of development sponsored mitigation efforts. Past attempts to protect environmentally sensitive lands have experienced a wide array of problems. In most cases, habitat protection attempts lack biological viability because of the small land area involved (usually 50 acres or less). These small islands of habitat are incapable of supporting wildlife populations that require larger areas for all of their life history needs. Genetic isolation of the small populations that do reside in these areas can result in a weakened gene pool incapable of responding to environmental change. To further complicate things, many "protection areas" are in close proximity to incompatible land uses such as commercial, residential or industrial uses. Habitat management such as prescribed burns may be difficult if not impossible to implement due to the proximity of these uses. In addition, there is little law enforcement or

control of disturbances that may occur on these areas. These areas often become the dumping ground for litter and trash.

Mitigation park programs such as the one being proposed have the ability to increase the efficiency, value and utility of environmental mitigation projects. Land protection efforts are consolidated with other parcels resulting in larger blocks of habitat that are biologically viable and easier to manage. These parks are publicly owned and available to the public for a variety of recreational uses such as nature study, birdwatching, environmental education and hiking.

The Split Oak Forest Mitigation Park was selected by the Florida Game and Freshwater Fish Commission as a mitigation park due to its conformance with a set of site selection criteria that included habitat quality, wildlife composition, access, cost, and manageability. Its contiguity with Orange County's Moss Park (1,551 acres), a resourced-based facility, adds to the biological viability of the project since the vast majority of the adjacent lands within Moss Park are dedicated to conservation use. Further, its location in Orange and Osceola County provide a mitigation site for use by these two local governments in their land development review process for sub-DRI projects.

COMPREHENSIVE PLAN IMPLEMENTATION

Describe how the proposed project will assist the local government in implementing the conservation, coastal, or recreation and open space elements of the local comprehensive plan. Include all relevant sections and supporting documents or studies of the applicable plan elements (i.e., conservation, coastal, recreation and open space, future land use, capital improvements, or optional elements, such as historic preservation). Provide cross references to specific comprehensive plan goals, objectives, and policies and the appropriate provisions in support documents.

Please see the following response for partnership applications.

If this is a partnership application, describe how the proposed project will assist each partner in implementing the conservation, coastal, or recreation and open space elements of their local comprehensive plans. As above, provide cross references to specific comprehensive plan goals, objectives, and policies and the appropriate provisions in support documents [Rule 9K-4.004(4)(b)5., F.A.C.].

The acquisition and establishment of the Split Oak Forest Mitigation Park will help implement the comprehensive plans of Orange and Osceola Counties. In addition, this project will also assist in the implementation of East Central Florida Regional Planning Council's Comprehensive Regional Policy Plan through providing a wildlife mitigation park to be used in conjunction with Developments of Regional Impact.

In the Orange County Comprehensive Policy Plan (see Exhibit L for excerpts), acquisition of the Split Oak project will specifically implement Future Land Use Objective 4.2 and Policies 4.2.6, 4.2.9 and 4.2.10. These policies call for the protection of wetlands, listed species, floodplains, wildlife corridors and rare upland habitats.

The Split Oak project will also implement Conservation Objective 1.4 and Policies 1.4.1 and 1.4.4. Conservation Objective 1.7 requires Orange County to protect listed plant and wildlife species. Policies 1.7.1, 1.7.2, 1.7.4, 1.7.5 and 1.7.8 all relate to the protection of listed species through acquisition of the Split Oak project.

Cooperation with adjacent local governments in the protection of natural resources and coordination in recreational services is identified in Conservation Policy 1.9.3, Recreation Policies 1.5.2 and 1.5.4 which has resulted in this application to the Florida Communities Trust.

In the Orange County Recreation Element, Policy 1.2.2 calls for the acquisition of wetlands, rare upland vegetative communities and lands for wildlife corridors. Recreation Policies 1.3.3 and 1.3.6 call for Orange County to investigate and pursue all available grant and revenue sources for acquisition of public recreation lands, such as the Florida Communities Trust program.

Open Space Policies 1.1.5 and 1.1.6 address wildlife corridors which deal directly with the Split Oak project. Open Space Objective 1.2 and Policy 1.2.3 also call for pursuit of all appropriate funding mechanisms for the acquisition of open space lands.

Finally, three years ago, Orange County appointed a citizens committee to identify and recommend conservation and recreation lands for acquisition. This committee presented their final report to the Orange County Board of County Commissioners in July 1991 and was accepted by the Commission. The Split Oak Forest Mitigation Park property was recommended for acquisition and ranked as the #1 wildlife corridor conservation property.

For Osceola County, the creation of the Split Oak Project will implement objectives and policies in the Future Land Use, Recreation and Open Space, Conservation and Intergovernmental Coordination Elements in the Comprehensive Plan. Exhibit L contains the objectives and policies supporting the project. In the Future Land Use Element, the project will implement Objective 2.1.11 and Policies 2.1.3.1, 2.1.11.1 and 2.1.12.26. These items in the Plan address the protection and conservation of water resources.

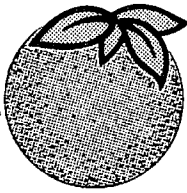
The Conservation Element contains Objective 8.1.6 and Policies 8.1.6.4, 8.1.6.7 and 8.1.6.8 which are implemented by the creation of the Split Oak Project. This objective and its policies address the protection and conservation of threatened and endangered species and their habitats. Policy 8.1.6.2 provides for flora and fauna protection and/or conservation through the use of acquisition projects such as the Split Oak Forest.

The implementation of Objective 9.1.3 and Policies 9.1.1.1 and 9.1.3.3 in the Recreation and Open Space Element will also be accomplished through the Split Oak Forest Mitigation Park. Objective 9.1.3 and Policy 9.1.3.3 provide for the consideration of environmental features such as wildlife populations, critical ecological functions and unique plant communities when acquiring lands for open space and recreation purposes. Policy 9.1.1.1 requires Osceola County to provide a resource-based park level of

service of one acre per one thousand (1,000) residents.

The Intergovernmental Coordination Element's Policy 10.1.1.6 addresses coordination of planning activities with adjacent local governments. This policy is also implemented through the creation of Split Oak Forest Mitigation Park since the project is a joint venture involving Orange and Osceola Counties.

Orange



County

Planning Department
 Edward J. Williams, Director
 201 South Rosalind Avenue, 2nd Floor
 Reply To: Post Office Box 1393
 Orlando, Florida 32802-1393
 Telephone (407) 836-5600

February 18, 1992

Anne Peery
 Executive Director
 Florida Communities Trust
 Department of Community Affairs
 2740 Centerview Drive
 Tallahassee, Florida 32399-2100

RECEIVED

FEB 21 1992

OFFICE OF
 ENVIRONMENTAL SERVICES

SUBJECT: FCT Application #91-009-PIA
 Split Oak Forest Mitigation Park

Dear Ms. Peery:

We have received your letter dated February 6, 1992 regarding FCT applications and directed to all FCT applicants. Even though most of the items did not apply to the Orange/Osceola application, we feel it appropriate to provide a response for your files.

1. Completeness Review

Orange and Osceola Counties were notified by certified letter on January 2, 1992 that our application was complete. This item does not apply to our application.

2. Unanswered Questions and Missing Exhibits

We have reviewed our application and all evaluation criteria have a response as required by the FCT application. In addition, all required and optional exhibits were included. Therefore, this item should not apply to our application.

3. Conceptual Management Plan

Upon review of the FCT Technical Assistance Bulletin #01, the conceptual management plan submitted in the FCT application does not address all the required items. Therefore, ten (10) copies of a revised Conceptual Management Plan are submitted with this letter. The ten (10) copies have been structured for insertion into the original FCT application.

4. Third Party Land Donations or Land as a Local Match

The Split Oak Forest Mitigation Park does not include these items. Therefore, this should not apply to our FCT application.

Anne Peery
FCT Application #91-009-PIA
February 18, 1992
Page 2

5. Multi-Party Agreements

No response is needed until the referenced letter is sent by FCT.

6. Scoring, Presentations, Ranking and Conceptual Approval

We look forward to receiving a copy of our evaluation report. Although appearance at the Governing Board meeting during the last week in April is optional, representatives from Orange and Osceola Counties will likely attend. The Split Oak Forest Mitigation Park is an exciting and innovative concept. We look forward to presenting our project.

Please contact us at your convenience should you have any questions or need additional information.

Sincerely,

Sherry Williams-Hooper

Sherry Williams-Hooper
Principal Planner

SWH/ljd

cc: Ron Schultz; Osceola County Zoning Department; 17 South
Vernon Avenue; Room 235; Kissimee, Florida 32741
Mike Kloehn, Osceola County Planning Department; 17 South
Vernon Avenue; Room 235; Kissimee, Florida 32741
Edward J. Williams, Planning Director
Dan P. Kirchner, Assistant County Administrator
Mike Allen; Florida Game and Freshwater Fish Commission;
D.N.R.M. Stoneman Douglas Building; 3900 Commonwealth
Boulevard, Tallahassee, Florida 3239

Figure 1.

SPLIT OAK MITIGATION PARK -- FACILITIES PLAN

Lake Hart

Moss Park

LEGEND

- ▲ Public Access
- Parking, Restrooms
- · - · - Fencing
- Storage Buildings
- - - Nature Trail
- Observation Platform

△
|
North

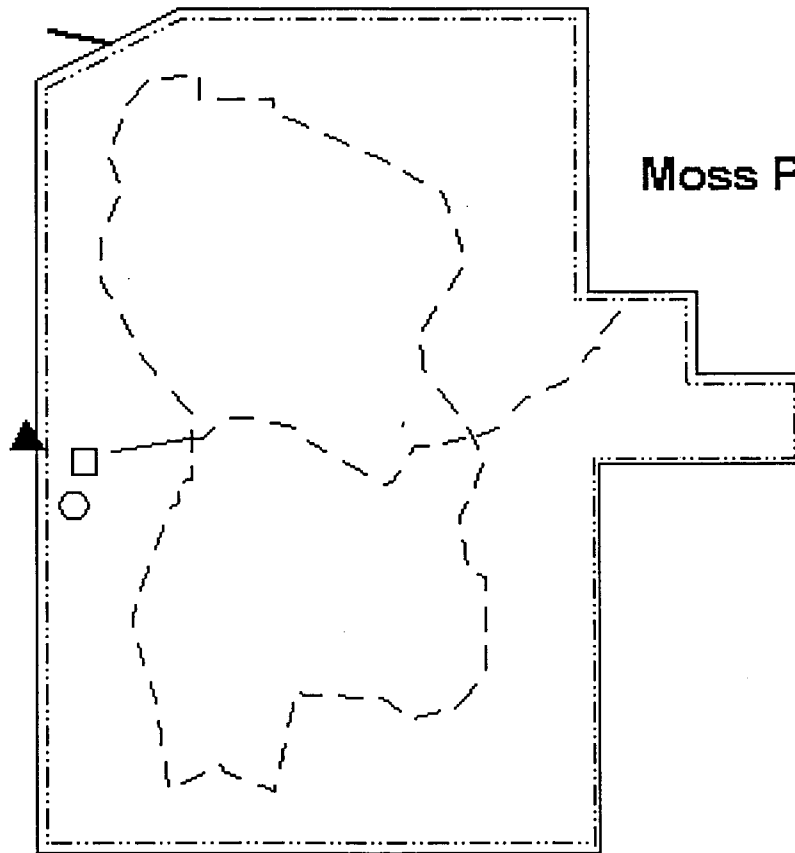
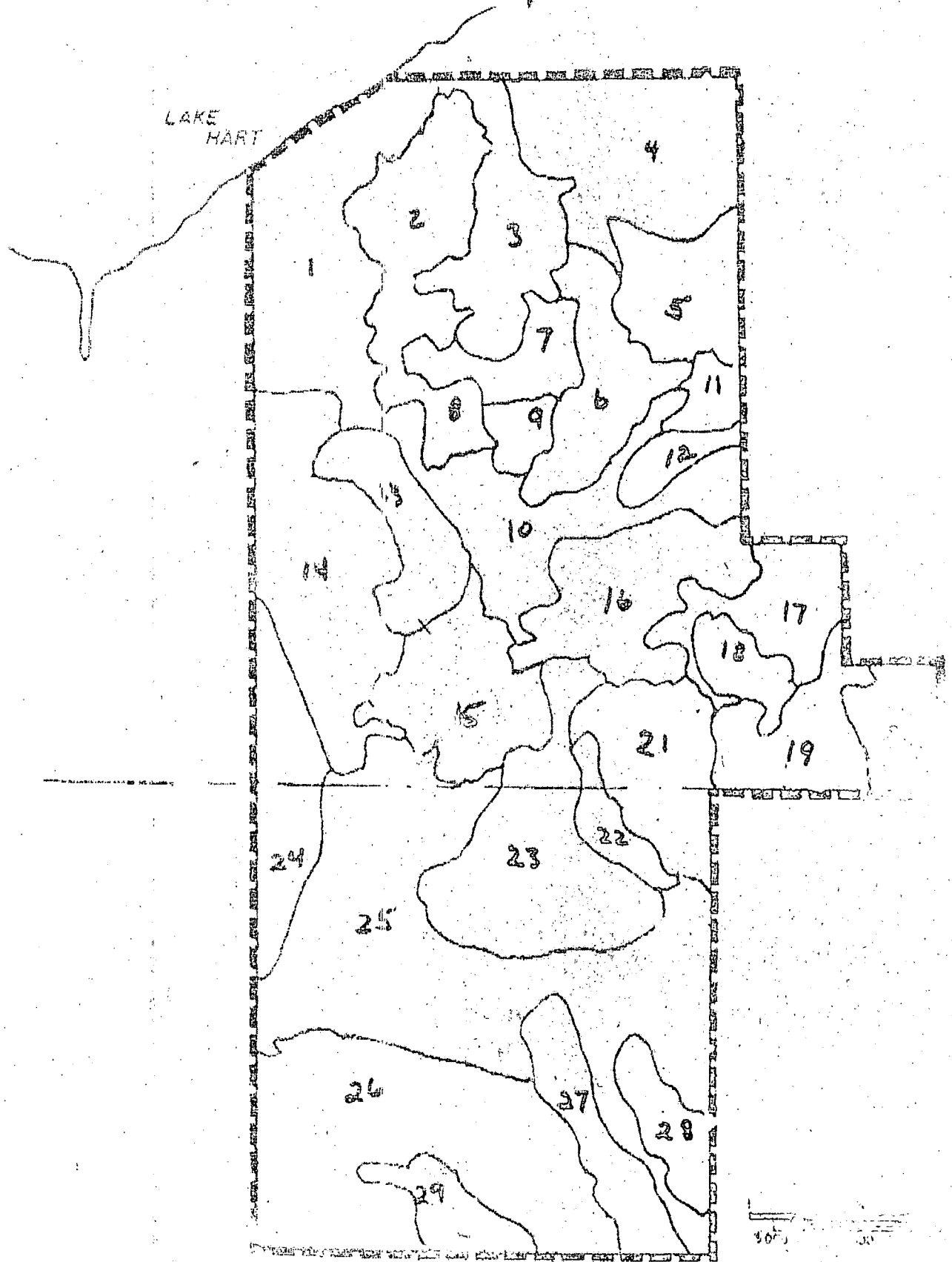


FIGURE 2. MANAGEMENT COMPARTMENT MAP



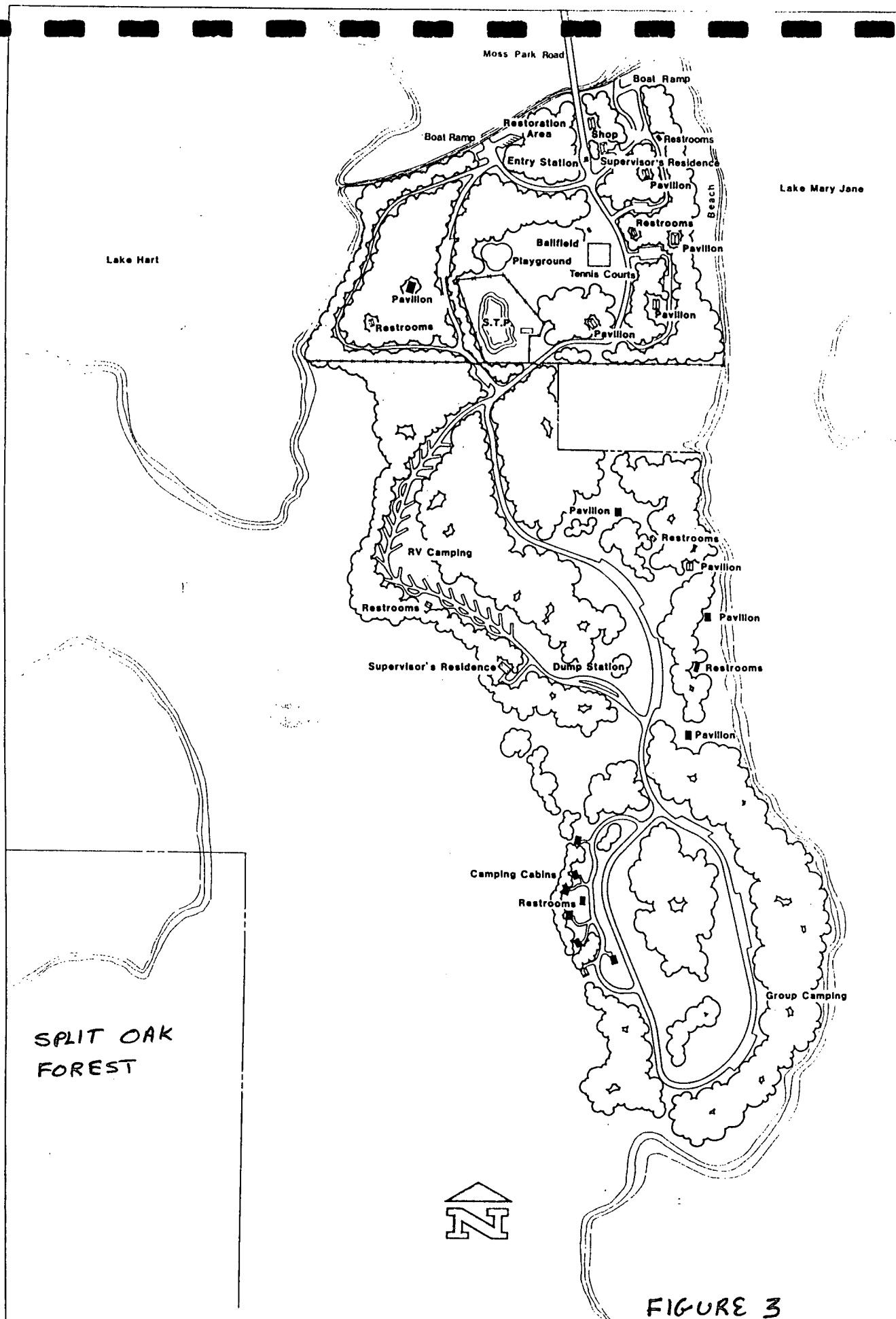


FIGURE 3

ORANGE COUNTY PARKS & RECREATION DEPARTMENT		DEVELOPMENT PLAN	
Prepared by:	OCPAR and	Scale:	1"=200'
	FLORIDA LAND DESIGN	Date:	Feb 91
Revised:	Feb 91	Name:	TJM
		Sh:	1 of 1

CONCEPTUAL MANAGEMENT PLAN AND SOURCE OF FUNDING FOR MANAGEMENT

Lands acquired with P2000 funds must be managed to be made available for public recreational use, provided that such use does not interfere with the protection of natural resource values. Conceptually describe how and by whom the project site will be managed, and identify all expected sources of funding and the degree of commitment for this management and funding.

The Split Oak Forest Mitigation Park will be managed by the Florida Game and Freshwater Fish Commission under the agency's designation of Wildlife and Environmental Area. The primary management concept for the site will be the protection and enhancement of listed wildlife populations that occur within the site. Public use and access will be provided and controlled in a manner that is compatible with the primary management concept. Uses such as nature study, hiking, environmental education, and natural resource studies will be encouraged. Since the project is adjacent to Moss Park, there is an opportunity to connect the two large blocks of protected habitat with a series of hiking trails. The final management plan will provide details of types and locations of recreational uses that will be compatible with the existing wildlife populations. Due to the absence of hunting on the project site for over the last fifteen years, most game animal populations such as White-tailed Deer and Wild Turkey tend to be readily visible. This should enhance the outdoor experience enjoyed by future visitors to the site. The management plan being developed for the site will promote non-consumptive uses.

Funding for the management of the facility will be provided from the mitigation credit fee that will be charged to parties in need of environmental mitigation. A 15% management fee will be deposited in the management account and handled as an endowment. The principal that accrues within this account will remain on deposit while the interest is used to fund management activities. The average annual management budget is estimated as \$35,000/year.

SPLIT OAK FOREST MITIGATION PARK - CONCEPTUAL MANAGEMENT PLAN

1. Purpose

The purpose of this project is to initiate an Environmental Mitigation Park program for Orange and Osceola Counties and for the East Central Florida Regional Planning Council area. Once in place, the primary goal of this program will be to accommodate wildlife and wetland mitigation projects in a more biologically sound and efficient manner than conventional forms of mitigation.

Funds for the acquisition of lands within this facility will originate solely from land development interests. By directing funds into the program, developers are provided with the opportunity to offset the impacts of their development on certain listed wildlife populations and wetlands. This action tends to create a "cause and effect" relationship between the loss of habitat on a development site and the developer-funded acquisition of habitat within a Mitigation Park. Because of this relationship, Mitigation Parks tend to emphasize the protection and enhancement of listed wildlife populations and their habitat. Other uses of the property will be resource-based recreation compatible with wildlife habitat protection.

At the 1,865-acre Split Oak Forest Mitigation Park the primary management objective is the protection and enhancement of listed wildlife populations. More specifically, emphasis will be placed on maximizing the habitat value of the site for the benefit of species such as the gopher tortoise, Florida mouse, gopher frog, Sherman's fox squirrel, and red-cockaded woodpecker.

Under this management format, all management activities will be evaluated in terms of the anticipated impact of the proposed action on listed wildlife within the park. This requires both a knowledge of the life history requirements of listed species present on the site, and an understanding of a species response to a particular management action. To assist managers with decision making, a management action suitability matrix will be developed to help determine if a proposed action will have a positive, neutral, or negative affect on listed species.

Authority and Responsibility

The Florida Game and Fresh Water Fish Commission, Office of Environmental Services is charged with the development and administration of the Mitigation Park program for listed wildlife. Orange and Osceola counties will administer wetland mitigation.

Specific management actions within the Split Oak Forest Mitigation Park will be coordinated through the Bureau of Wildlife Management and paid for with funds that accumulate within a management account dedicated for this facility.

2. STRUCTURES AND IMPROVEMENTS

Figure 1 illustrates the type and locations of actual facilities for storage, parking and access planned for the Split Oak Forest Mitigation Park. The location coincides with a small area of improved pasture so impacts to native vegetation will be negligible. Low intensity recreation coupled with environmental education will be the primary public use activities provided within the site. This form of recreation reduces the need for structural improvements and is consistent with the overall management goal of protecting and enhancing habitat for listed species populations.

A perpetual conservation easement may be executed between the Florida Game and Fresh Water Fish Commission and Orange and Osceola County. The intent of this easement would be to prevent any use of the property for activities that might be incompatible with protection of listed species habitat.

County maintained access to the property is available from the west along Clapp-Simms-Duda Road. The property also shares over one-mile of common boundary with Moss Park, a county operated resource-based recreational facility. Approximately 20 parking spaces will be provided at the entrance into the facility. Since vehicular traffic within the facility will be limited only to agency and enforcement personnel, no major internal roadway improvements are being proposed. No boat ramps, docks or slips are proposed for this project. Public access to Lake Hart and Mary Jane is available from Moss Park.

3. KEY MANAGEMENT ACTIVITIES

Maintenance

Due to the passive nature of public use, janitorial and structural maintenance requirements within the site will be low. Arrangements may be made with the staff at adjoining Moss Park to provide any routine servicing of trash cans and restroom facilities. Routine monitoring and patrol will be provided by law enforcement officers with the Florida Game and Fresh Water Fish Commission.

Estimated Cost:

Parking/Storage/Restroom Construction	\$36,000
---------------------------------------	----------

Natural Resource Protection

A preliminary compartment map has been developed to assist with the planning and implementation of specific management activities (Figure 2). Individual compartments were identified based on an examination of existing soil and plant community parameters. Following acquisition, a strategic management plan will be developed for each compartment. This plan will identify resource values, existing management problems, and specific management objectives on an individual compartment basis.

Below are the principal steps that will be followed to initiate resource management activities within the site.

1. Obtain management control of the property by fencing, ensuring access to the site, initiating GFC law enforcement patrol;
2. Conduct additional resource assessments and supplement baseline data for existing plant and wildlife populations for later monitoring;
3. Initiate specific habitat management activities such as burning, nest boxes installation, and habitat restoration; and
4. Evaluate the site for public use and facility development in a manner that is compatible with listed species management.

A small percentage of the site has been subjected to spoil deposition as a result of previous wetland dredging activities. Attempts will be made to introduce indigenous scrub vegetation on these sites. Reforestation with longleaf pine within a 40-acre roller chopped area will also be conducted.

Variations in burning frequency will occur depending upon the specific type of plant community involved. Targeted burning frequency include the following: Longleaf pine/turkey oak (3-7 years); mesic flatwoods (3-12 years); xeric oak scrub (7-15 years).

Estimated Annual Cost:

Fire Lanes	6hrs. Tractor @ \$35.00/hr.	(\$210)
Burning	300 acres/year @ #3.50/ac.	(\$1,050)
Fence Repair	1,000 '/yr.	(\$1,000)
Road Improvement	Estimate	(\$1,000)
Reforestation	Longleaf pine 100 stems/ac	(\$420)

4. RESOURCE ENHANCEMENT

Upland habitat enhancement within the site will be accomplished primarily by the reintroduction of burning under a frequency and seasonality regime that mimics "natural" conditions. Within the 398 acres of xeric oak scrub, particular attention will be devoted towards the use of burning to create habitat characteristics that are preferred by scrub jays. Although this

bird is currently absent from the site, with proper restoration of the oak scrub community, it could be used as a possible recipient site for future scrub jay reintroduction efforts.

Estimated Annual Cost:

Nest Boxes	10 boxes/yr.	(\$120)
Scrub Restoration	10 acres/yr. @\$100/ac.	(\$1,000)
Interpretative Displays		(\$1,000)
Boardwalk		(\$1,000)

Plans for enhancing habitat values within the site are compatible with adjacent uses which at this time are primarily agricultural and recreational. Wetland creation and restoration projects will create additional surface water storage and hence will reduce downstream flows. Since the site is more than 1.5 miles from the nearest smoke-sensitive area, the use of prescribed burning will not interfere with adjoining uses. In addition, less than twenty residential residences exist within a one-mile radius of the site and notification will be provided to these individuals prior to any burning.

5. COST ESTIMATES

Funds for development and maintenance will originate from developers who elect to utilize the site to satisfy upland and wetland mitigation requirements. Fifteen percent of all funds deposited into the Fish and Wildlife Habitat Trust Fund will be dedicated to a separate management account. The interest that accrues on annual basis within this account will be used to fund management activities. According to preliminary estimates, a management budget of approximately \$35,000 per year will be available following the sale of all mitigation credits.

Initial capital outlays for development of the site should be minimal. Fencing currently exists around the site and road improvements will be confined to existing culvert crossings. Some expenditures will be required to install fire lanes around the perimeter of the site and to initiate prescribed burning.

Estimated costs for development, maintenance, and enhancement activities are as follows:

Development

Restrooms	\$25,000
Storage	\$10,000
Displays	\$7,500
Parking	\$1,000
Boardwalk	<u>\$5,000</u>
	\$48,500

Maintenance

Fire lanes	\$1,500
Burning	\$4,900
Fencing	<u>\$7,000</u>
	\$15,500

Enhancement

Nest Boxes	\$600
Scrub Restoration	<u>\$8,000</u>
	\$8,600

6. PRIORITY SCHEDULING

	<u>Activity</u>
Year 1-3	Fire lanes, burn 600 acres, fence repair, provide public parking
Year 4-6	Scrub restoration, burn 600 acres, nature trail construction, boardwalk
Year 7-9	Restroom construction, maintenance burning, scrub restoration, interpretative center

	<u>Available Funding</u>
Year 1-3	\$10,000 / year
Year 4-6	\$20,000 / year
Year 7-9	\$35,000 / year

This conceptual management plan was prepared by the Florida Game and Fresh Water Fish Commission, Orange County, and Osceola County.

PROJECT EVALUATION CRITERIA

Answer the following questions, where applicable to the proposed project. For some criteria, responses to more than one question may be required to justify allocation of points. Where appropriate, the applicant is encouraged to reference any materials submitted, including the portions of the local comprehensive plan, technical support documents, and Exhibits A-L.

I. FURTHERANCE OF GROWTH MANAGEMENT AND PLAN IMPLEMENTATION
(up to 100 total points possible in this section, based on whether one or more of the following criteria are met)

A. Growth Management Objectives - up to 40 points [Rule 9K-4.008(1)(a), F.A.C.]

1. Land Use Compatibility-10 points [Rule 9K-4.008(1)(a)1, F.A.C.]

a. What are the future land use designations for the project site and the lands adjacent to the project site?

In Orange County, the future land use designations for the project are Rural (1 dwelling unit per 10 acres) and Conservation. To the east is Moss Park, designated as Parks and Recreation. To the west, the area is designated as Rural and Conservation. Please see Exhibit I for future land use designations.

In Osceola County, the Split Oak area is designated as rural/agricultural on the future land use map (see Exhibit I). Areas to the east of the proposed project area are designated rural/agricultural while those to the west are designated suburban.

b. What types and densities of development do these land categories allow?

In Orange County, Rural designated properties are allowed a density of one residential unit per 10 acres excluding wetlands and natural water bodies. The Rural designation also allows agricultural uses. The Conservation designation reflects the existing wetlands and does not have a density assigned to this category. Permitted uses within wetlands include passive recreation and nature preserves.

In the Osceola County Comprehensive Plan, the rural/agricultural and suburban designations are primarily

residential uses. The rural/agricultural designation also permits agricultural uses. Densities allowed in the rural/agricultural and suburban designations are one dwelling unit per five acres and up to three units per acre, respectively.

- c. How will the proposed project be protected from adjacent land uses and activities that may be incompatible with the intended uses on the project site?**

The Orange County Comprehensive Policy Plan designates this area as the Rural Service Area where urban uses and intensities are prohibited. The location of this project adjacent to the 1,551 acre resource-based Moss Park will also provide sufficient protection from incompatible activities. In addition, by December 1992, Orange County is required to adopt land development regulations that will protect publicly managed natural resources from adjacent land uses (Future Land Use Policy 4.2.13, see Exhibit L).

In Osceola County, the project site and adjoining lands are in an area which allows agricultural and low-intensity residential. The project area and lands to the east and south permit residential intensities of one dwelling unit per five acres and agricultural uses. To the west of the site, Lake Ajay and Canal 29A form a natural boundary. Lands west of the project allow residential development of up to three units per acre.

- d. Explain how acquisition of the subject property and subsequent land uses will be consistent with the future land use map.**

The proposed land uses for Split Oak include passive recreation, nature study, and preservation. These uses are consistent with the Rural Service Area concept as embodied in the Orange County Comprehensive Policy Plan. Further, these uses are consistent with the future land use designations of Rural and Conservation.

In Osceola County, the Split Oak project is planned for passive recreation, environmental education and natural resource preservation. These uses are consistent with the rural/agricultural designation assigned to the area in the Comprehensive Plan.

- e. **What are the current zoning designations for the project site and the lands adjacent to the project site, and what general types of development are allowed in these designations?**

The current zoning for the property and all abutting properties is A-2, Agricultural District, in Orange County. The permitted uses in this district are agricultural and recreational land uses.

In Osceola County, the project site and contiguous lands are currently zoned AC and PUD. The permitted uses in the AC district are agricultural, recreational and low-intensity residential (i.e. 1 unit/5 acres) land uses. The PUD zoning which is found north of Lake Ajay, east of Canal 29A allows for 0.792 units per acre.

- f. **Are these zoning categories consistent with the future land use map and, if not, what efforts have been taken to rezone the property to be consistent?**

The current zoning is consistent with the future land use maps of both counties and therefore, rezoning is not necessary.

2. Appropriate Location of Residential and Urban Densities--10 points [Rule 9K-4.008(1)(a)2, F.A.C.]

- a. **Describe the pattern of growth in the areas that may affect the project site.**

The project site and area are located in the Rural Service Area in Orange County. Urban densities and intensities are not permitted. The Urban Service Area is located approximately 4 miles to the west and 4 miles to the north. The Urban Service Area contains the projected vacant land necessary to accommodate growth in Orange County for the next 20 years.

In Osceola County, the project site and contiguous lands are found in the suburban and rural/agricultural land uses. These land use designations are for non-urban development. In addition, Lake Ajay and Canal 29A which border the site on the west provide a natural separation of suburban and rural/agricultural land uses.

- b. How will the proposed project assist the local government in ensuring the proper location and distribution of residential and urban densities?

By recognizing that on-site preservation is not always the best alternative for the continued long-term protection of wetlands and wildlife in the urban environment, Orange and Osceola Counties are providing an innovative alternative for those developments in need of mitigation of environmental impacts. If development is to be encouraged within Orange County's Urban Service Area and Osceola County's urban designations and discouraged in the rural areas, wetlands and wildlife are best protected in the rural areas. The location of Split Oak Forest adjacent to Moss Park will provide a substantial area that is primarily dedicated to preservation of natural resources.

3. Rectification of Land Use Conflicts-10 points [Rule 9K-4.008(1)(a)3, F.A.C.]

- a. Describe what, if any, vested rights the subject property possesses for land uses, lot dimensions, or densities that are inconsistent with the local comprehensive plan.

In Orange and Osceola Counties, there are no vested rights associated with the property that are inconsistent with the comprehensive plans.

- b. Describe how the proposed project will rectify land use conflicts associated with antiquated subdivisions or non-conforming land uses.

No land use conflicts exist.

4. Sufficiency of Land Development Regulations-10 points [Rule 9K-4.008(1)(a)4, F.A.C.]

- a. Describe how local land development regulations protect the natural resources on the project site.

Orange County has a wetlands protection ordinance that will provide some protection to the large wetlands existing on-site. Upland habitat and wildlife are not protected under existing regulations.

Osceola County's Comprehensive Plan provides some protection for wetlands by not allowing these areas to be counted as part of the total buildable acreage.

However, the preservation of all vegetative communities and wildlife species currently existing on the Split Oak Forest project can only be accomplished through public ownership of this environmentally significant land.

- b. Describe any additional regulations scheduled to be adopted as called for in the local comprehensive plan or 163.3202, F.S. that may affect the project site?**

In Orange County, a listed species ordinance proposed for adoption may provide some protection to those species residing on the Split Oak property. This ordinance will allow off-site mitigation for sub-DRI projects. However, this new regulation will not require the property owner to manage for species that do not yet utilize the property.

In Osceola County, proposed regulations regarding wetlands, surface waters, aquifer recharge, landclearing and landscaping will provide some protection to the natural resources on-site. Provisions will include buffer zones, performance standards for potentially detrimental activities, and criteria for protection of listed species. These regulations will be adopted by early 1992.

- c. Explain how the purposes and objectives of the proposed project cannot be sufficiently met through current or future land development regulations.**

While Orange County currently has a wetlands ordinance that allows off-site mitigation and a draft regulation for wildlife that will allow off-site mitigation, no mitigation land bank exists. In order to effectively use the opportunity for off-site mitigation, large land areas must be pre-acquired in order to permanently protect those natural resource features for which mitigation credits are being awarded. In addition, the future proposed listed species ordinance will also allow off-site mitigation.

In Osceola County, natural resource protection ordinances (i.e. wetlands and surface water protection) are currently being prepared to meet the requirements of the comprehensive plan. These ordinances will allow for on and off-site mitigation. Since Osceola County has not selected sites for off-site mitigation, the creation of the Split Oak Forest Mitigation Park will provide a large, protected natural area for directing mitigation projects.

In both counties, existing and future regulations can only address development proposals requesting approval of a development permit. The only mechanism available for long-term, permanent protection of entire ecosystems while protecting private property rights is through public ownership. The creation of the Split Oak Forest Mitigation Park is an innovative mechanism for natural resource protection through a "systems" approach which recognizes the inter-relationships between upland and wetland systems.

B. Local Comprehensive Plan Provisions for Natural Resource Conservation - up to 60 points [Rule 9K-4.008(1)(b), F.A.C.]

1. Describe any programs that are being implemented or are called for in the local comprehensive plan that protect natural areas through acquisition, and how the proposed project relates to these programs. 5 points [Rule 9K-4.008(1)(b)1., F.A.C.]

Orange County has long recognized the need to protect its natural resources. In 1987, the County adopted an ordinance protecting wetlands. As part of this ordinance, a Conservation Trust Fund was established that directed funds towards land acquisition. Developers in need of wetland mitigation could, as an option, provide compensation based on the value of the developed property. These funds are then targeted towards acquisition of significant habitat.

In 1988, The Orange County Board of County Commissioners appointed a group of citizens to evaluate and recommend lands for acquisition and to recommend funding mechanisms. This group made its final report to the Commission in July, 1991. A total of 24,000 acres were deemed significant environmentally sensitive lands and were recommended for acquisition. This citizens committee also recommended that a dedicated funding source be established for acquisition and developed a plan for wildlife corridors (see Exhibit O). One of their recommendations for funding acquisition programs was to pursue, to the greatest extent possible, matching dollars from state or regional programs and coordination with other local governments to acquire and protect the greatest amount of land for the least cost. In 1991, the County Commission dedicated a portion of a utility tax towards acquisition of sensitive lands. Implementation of a conservation lands acquisition program is now being finalized and will be presented to the County Commission for approval in January, 1992.

The Orange County Comprehensive Policy Plan also recognized the importance of acquisition as a permanent protection tool. Conservation Policy 1.7.4 and 1.7.8 (see Exhibit L) specifically call for land that contains plants and wildlife listed as endangered, threatened or

species of special concern to be given priority in environmentally sensitive land acquisition programs. Acquisition of the Split Oak site will implement those policies. Recreation Policy 1.2.2 also call for acquisition of lands containing wetlands, listed species, rare vegetative communities and lands for wildlife corridors. The Split Oak site contains listed species, wetlands, rare upland habitats such as xeric oak scrub and dry prairie, and is part of a wildlife corridor designated by the citizens committee. Numerous policies reference the need to find a dedicated funding source for acquisition of parklands and environmentally sensitive lands (see Exhibit L).

The Osceola County Comprehensive Plan contains language in its Conservation and Recreation Elements that address protection of natural areas through acquisition. Conservation Policy 8.1.3.4 requires the county to seek the acquisition of significant floodplains. Conservation 8.1.6.2 directs the county to use acquisition as one possible means to protect wildlife and their habitats. The Split Oak project will provide for the implementation of both policies through the purchase of the property for natural resource preservation.

Osceola County's Recreation Element also contains provisions that will be furthered by the acquisition of Split Oak Forest. Policy 9.1.1.1 directs the county to maintain a resource-based park level of one acre per 1000 residents while Objective 9.1.3 and Policy 9.1.3.3 require the county to give priority to acquisition of lands with important natural features. The intent of the Recreation Element is furthered by the acquisition of the Split Oak Forest since the property is for preservation purposes.

2. How does the proposed project further local comprehensive plan directives that provide for the protection of rare or threatened vegetative communities? 5 points [Rule 9K-4.008(1)(b)2., F.A.C.]

The Split Oak project will further Orange and Osceola Counties' local comprehensive plan directives involving the protection of rare or threatened vegetative communities. Orange County Future Land Use Policy 4.2.9 and Conservation Objective 1.8 and its associated policies direct the County to identify and protect rare upland habitats. Conservation Policy 1.8.7 specifically considers acquisition of rare upland habitats. Osceola County provides for the protection of endangered or threatened vegetative communities through regulations and acquisition in Conservation Objective 8.1.6 and its associated policies. By acquiring the Split Oak site, 323 acres of Dry Prairie and 398 acres of Xeric Oak Scrub will be protected. These two communities form 39% of the site. Dry Prairies and Xerix Oak Scrubs are considered by the Florida Natural Areas Inventory to be state imperiled. The Hardwood Hammocks on-site that are dominated by Live Oak are rare in Orange and Osceola Counties.

Acquisition of the Split Oak property will also protect extensive littoral zones associated with Lake Hart and Lake Mary Jane. These two large lakes are an important recreational resource. The adjacent Moss Park provides boating access to these lakes. Protection of an extensive part of the shorelines will help ensure maintenance of the existing good water quality. Further, these lakes form headwaters and floodplain drainage to East Lake Tohopekaliga. Downstream water quality will be protected through preservation of the project site.

3. How does the proposed project further local comprehensive plan directives that provide for the protection of habitat of listed species? 5 points [Rule 9K-4.008(1)(b)3., F.A.C.]

Orange County Conservation Objective 1.7 and its policies (see Exhibit L) require the County to protect listed species. In December, 1991 a listed species ordinance was adopted. This ordinance requires mitigation of impacts to listed species where on-site preservation is deemed unfeasible by the permitting agencies. The operation of the Split Oak Forest Mitigation Park will provide an innovative mechanism for development interests to mitigate their impacts.

In addition, Conservation Policy 1.7.4 specifically directs Orange County to give priority to lands containing listed species in land acquisition efforts. Implementation of this policy will be achieved through acquisition of the Split Oak Forest project.

In Osceola County, Conservation Objective 8.1.6 and Policies 8.1.6.4 and 8.1.6.8 require the adoption of regulations and programs for the protection of wildlife, including threatened and endangered species. The proposed regulations will allow for off-site mitigation for situations where on-site preservation is considered ineffective.

4. How does the proposed project further local comprehensive plan directives that provide for the protection or enhancement of beach and dune systems? 5 points [Rule 9K-4.008(1)(b)4., F.A.C.]

The Split Oak Forest Mitigation Park is not located on the coast. Therefore, geologically young beach and dune systems are not found on site. However, portions of the xeric soil types on-site are remnant dunes when sea level was much higher.

5. How does the proposed further local comprehensive plan directives that provide for the restoration or enhancement of degraded natural areas that occur on the project site? 5 points [Rule 9K-4.008(1)(b)5., F.A.C.]

Part of the wetland mitigation planned for the project will involve

restoration of the dredged marsh areas. The restoration will be funded by private parties in need of mitigation of environmental impacts resulting from development or enforcement cases. Orange County Conservation Policy 1.4.1 and Future Land Use Policy 4.2.7 (see Exhibit L) encourage restoration of non-functional wetlands. Implementation of this policy will be achieved through acquisition of the Split Oak site.

In addition, Osceola County Conservation Policy 8.1.2.1 provides for the protection of wetlands. Under this policy, restoration and enhancement of degraded natural areas will be viable mitigation options. The Split Oak project will implement the intent of the plan through the use of degraded wetland areas for mitigation of lost wetlands elsewhere in the County.

6. How does the proposed project further local comprehensive plan directives that provide for the protection or enhancement of surface and groundwater resources? 5 points [Rule 9K-4.008(1)(b)6., F.A.C.]

The project site borders on two major lakes. Acquisition of the project will preserve extensive shoreline areas and their vegetation. Since littoral zones provide significant water quality protection, the surface water quality of Lakes Hart and Mary Jane will be protected. Further, if potential future plans for the acquisition of the large pasture area adjacent to Lake Ajay (not presently included as part of the Split Oak Forest project) are realized, this pasture area is a prime candidate for recreation of wetlands that will improve the water quality of Lake Ajay. Both Osceola and Orange Conservation Policies call for the protection of surface water and groundwater quality. Acquisition of the Split Oak site will further implementation of these policies.

7. How does the proposed project further local comprehensive plan directives that provide for the protection or enhancement of aquatic habitat? 5 points [Rule 9K.4.008(1)(b)7., F.A.C.]

Conservation Policy 1.2.5 directs Orange County to protect shoreline vegetation. Protection of extensive shoreline along Lake Hart will preserve significant fisheries habitat and maintain water quality treatment.

Osceola County's Conservation Policies 8.1.1.1 and 8.1.2.1 require the protection of surface waters and wetlands through establishment of buffer zones and the regulation of alteration activities. Also, wetland creation, enhancement and restoration activities will be provided as a result of mitigation being required for allowing development in wetland areas in other parts of the county.

8. How does the proposed project further local comprehensive plan directives that provide for new or expanded access to natural areas? 5 points [Rule 9K-4.008(1)(b)8., F.A.C.]

Since the Split Oak site is adjacent to the Orange County Moss Park, public access to this nature preserve will be significantly increased. Residents of Orange and Osceola Counties will have available access for nature observations and passive recreation. There are no other preserves located in the eastern half of Orange County or Osceola County that provide this opportunity. The only other preserve that provides year-round public access and is managed primarily for non-game and listed species is the Wekiva State Park, located in the northwestern portion of Orange County approximately 30 miles away. Orange County Recreation Policy 1.2.3 and Objective 1.4 and Osceola County Recreation Objective 9.1.2 and Policy 9.1.2.2 address the need to provide public access to recreational areas.

9. How will the proposed project affect the levels of service established in local comprehensive plan regarding outdoor recreation and related facilities? 5 points [Rule 9K-4.008(1)(b)9., F.A.C.]

Orange County has an adopted Level of Service of resource-based parks. This LOS is 6 acres per 1000 people. The acquisition of Split Oak Forest Mitigation Park will increase that level of service to 9.5 acres per 1000 people (1,130 acres of the project site is in Orange County).

Osceola County has an adopted Level of Service of 1 acre per 1000 population for resourced-based parkland. If the Split Oak project is acquired, then that Level of Service will increase to 7.5 acres per 1000 people.

10. How does the proposed project further local comprehensive plan directives that provide for facilities related to passive, resource-based outdoor recreation? 5 points [Rule 9K-4.008(1)(b)10., F.A.C.]

The acquisition of the Split Oak site will add 1,835 acres of resource-based recreation to Orange and Osceola Counties existing inventory. The public usage of the property will focus towards nature observation and environmental education rather than facility development. These activities will implement Orange County Recreation Policy 1.2.3 and Osceola County Recreation Policy 9.1.3.4 which address the need for interpretative programs to enhance the unique natural resources and provide opportunities to residents. In addition, Osceola County Recreation Policy 9.1.3.3 requires outdoor education suitability considerations for land acquisition projects.

The Split Oak Forest will also provide the public with other resource-based recreation opportunities, such as hiking. At this time, nature trails are envisioned as connecting to the existing ones in Moss Park and providing access to Osceola County residents. The Split Oak site and the Moss Park site will function as an unique multi-county resourced-based park.

11. How does the proposed project relate to the provision of natural greenways? 5 points [Rule 9K-4.008(1)(b)11., F.A.C.]

The Split Oak site was recommended by the Orange County citizens committee as an anchor point in a system of wildlife and open space corridors (see Exhibit O). The corridor network connect the Tosahatchee State Preserve along the St. John's River to the Econlockhatchee River to the Split Oak Forest and Moss Park and thence westward to other parts of the County. This interconnecting system links riverine corridors and natural greenways to existing or proposed habitat preserves.

In Osceola County, this project will also provide a corridor network connecting the Split Oak Forest, Moss Park to the Econlockhatchee River headwaters and swamps. The project site will also provide for wildlife protection by connecting undisturbed habitat to the Deseret Ranch, located immediately adjacent to the east, and its vast expanse of managed lands.

12. How does the proposed project further local comprehensive plan directives that ensure the preservation of unique geological and historical resources that may occur on the project site? 5 points [Rule 9K-4.008(1)(b)12., F.A.C.]

An archaeological survey has not been performed on the property. However, given its location to large lakes and high, dry areas, there is a good possibility that archaeologically significant areas exist. Orange County Future Land Use Goal 5, Objective 5.1, and its associated policies all address protection and preservation of historic and archaeological resources. Also, Osceola County Recreation Policies 9.1.1.13 and 9.1.3.3 address protection and preservation of historic and archaeological features through land acquisition projects. Given the likely potential for these resources on-site, acquisition of the Split Oak site will further these policies.

**II. FURTHERANCE OF NATURAL RESOURCE CONSERVATION, COASTAL PROTECTION,
AND OUTDOOR RECREATION**

(up to 100 points possible in this section, based on whether one or more of the following criteria are met)

A. Protection of Vegetative Communities--up to 20 points [Rule 9K-4.008(2)(a), F.A.C.]

1. To what extent have the native vegetative communities on the project site been disturbed, altered, invaded by non-native vegetation, or otherwise degraded? 5 points [Rule 9K-4.008(2)(a)1., F.A.C.]

Site disturbances have generally been limited to 4% of the project area. Approximately 10 years ago, the owners of the property contemplated the creation of an waterfront amenity as part of a proposed future development. Three isolated wetlands were dredged and a canal was excavated to connect two of these wetlands. The spoil resulting from this work was deposited alongside the impacted wetlands. Approximately 35 acres of herbaceous marsh and 46 acres of flatwoods and scrubby flatwoods were impacted by the work. These wetlands provide an important source of mitigation opportunity and are a functional part of the project's overall mitigation plan. These wetlands will be used to provide restoration credits with the resulting revenue earmarked for the restoration of these sites.

As part of the existing cattle range, approximately 35 acres have been roller chopped. The site has soil proerties that are capable of supporting scrub and scrubby flatwoods vegetation. Some xeric species such as sand live oak, runner oak, and saw palmetto continue to occupy this area.

2. What vegetative communities or plant species, if any, on the project site have been recognized as locally or regionally rare or threatened? Is so, discuss the supporting information, including documentation, used to justify this designation. 5 points [Rule 9K-4.008(2)(a)2., F.A.C.]

Documented rare species include the Southern Lip Fern and the Giant Leather Fern. In addition, the xeric oak scrub, hardwood hammock, and dry prairie communities are rare in Orange and Osceola Counties.

3. What, if any, vegetative communities on the project site have been recognized by the Florida Natural Areas Inventory as "imperiled" or "critically imperiled"? 5 points [Rule 9K-4.008(2)(a)3., F.A.C.]

The Florida Game and Freshwater Fish Commission biologists determined and mapped vegetative communities within the site. Included within the project boundaries are the following:

<u>Community Type</u>	<u>Acreage</u>	<u>Percent of Site</u>
Dry Prairie	323	17.6
Pinelands	254	13.8
Xeric Oak Scrub	398	21.7
Hardwood Hammock	164	8.9
Freshwater Marsh	126	6.9
Cypress Swamp	131	7.1
Hardwood Swamp	198	10.8
Shrub Swamp	69	3.8
Open Water	34	1.8
Grassland	81	4.4
Barren	57	3.1
TOTAL	1,835	100%

According to the Florida Natural Areas Inventory/ Dept. of Natural Resources Guide to the Natural Communities of Florida, the Dry Prairie and Xeric Oak Scrub communities (31% of the site) are both considered state and globally imperilled.

4. How will the project restore or enhance degraded vegetative communities, if any, on the project site? 5 points [Rule 9K-4.008(2)(a)4., F.A.C.]

As part of the functions of the Split Oak Forest Mitigation Park, wetland mitigation credits will be administered by Orange County and the Osceola Land Trust. These credits will also include restoration of the three dredged wetland systems previously referenced. Restoration of these systems will focus towards recreating their original freshwater marsh habitat. The restoration plans will also focus on restoring the ephemeral hydrologic regime which provide important habitat needs for the Wood Stork and Gopher Frog.

Upland mitigation credits will be administered by the FGFWFC. Impacted uplands such as the 40 acre roller chopped site will be replanted with longleaf pine. A regular program of growing and dormant season burning will be introduced across the entire site. Special consideration will be given to determine the seasonality and frequency of burning that is most conducive to promote habitat characteristics preferred by such species as the Scrub Jay, Red-cockaded Woodpecker and Gopher Tortoise. Though the Scrub Jay is currently absent on the site, several scrub areas appear suitable for restoration and may be possible re-introduction sites.

Other management and restoration techniques being considered include the construction of nest boxes to encourage Southeastern Kestrel use, maintenance of existing oak hammocks to protect mast production for Fox Squirrel populations, and hydroperiod management of the ephemeral wetland sites for Gopher Frog production.

B. Protection of Wildlife--up to 20 points [Rule 9K-4.008(2)(b), F.A.C.]

1. Describe what populations of game or non-game animal species are known to utilize the project site and how the presence of these species was documented. 5 points [Rule 9K-4.008(2)(a)1., F.A.C.]

A multi-discipline team composed of Orange and Osceola staff personnel, Florida Native Plant Society members and FGFWFC biologists conducted an intensive survey of the project site on August 20, 1991. Eighteen locations were sampled for gopher tortoise population density, wildlife observations, vegetative understory characterization, basal area, and increment borings of selected trees. Over 200 person-hours were devoted to this sampling effort.

The following wildlife were observed during a resource assessment of the Split Oak Forest Mitigation Park.

REPTILES/AMPHIBIANS

Southern Cricket Frog
Gopher Tortoise (SSC)
Coachwhip
Pinewoods Treefrog
Oak Toad
Ground Skink
Spring Peeper
Alligator (SSC)

BIRDS

Florida Sandhill Crane (T)
Pine Warbler
Cardinal
Rufous-sided Towhee
White-eyed Vireo
Wild Turkey
Bachmann Sparrow
Blue Jay
Red-bellied Woodpecker
American Crow
Turkey Vulture

Barn Swallow
Cattle Egret
Barred Owl
Prairie Warbler
Carolina Wren
Common Nighthawk
Mockingbird
Downy Woodpecker
Yellow-billed Cuckoo
White Ibis (SSC)

MAMMALS

Field Mouse
Armadillo
Eastern Mole
Feral Hog
White-tailed Deer
Sherman's Fox Squirrel (SSC)
Eastern Cottontail Rabbit
Raccoon

(T) = Threatened Species
(SSC) = Species of Special Concern

2. Does the project site contain habitat typically suitable for listed animal species? If so, describe the composition of these habitats, what species would utilize these habitats, and if such species are known to occur in the vicinity of the project site or can otherwise be expected to utilize the habitat. 5 points [Rule 9K-4.008(2)(a)2., F.A.C.]

The project site contains several important plant communities that are viable and suitable for use by listed animal species. These communities are discussed below.

Xeric Oak Scrub

The xeric oak scrub community occurs primarily in the northern portion of the site in well drained characterized by Zolfo, Pomello and Immokalee soils. Vegetation consists primarily of Chapman's Oak, Sand Live Oak, Myrtle Leaf Oak, and Saw Palmetto. Expected listed wildlife use includes Gopher Tortoise (SSC), Scrub Jay (T), Gopher Frog (SSC), Florida Mouse (SSC), and Indigo Snake (T).

Dry Prairie

This community comprises the majority of upland community in the southern portion of the site. It occurs on moderately drained soils represented by Narcossee and Tavares soil associations. Typical overstory vegetation includes Longleaf Pine, Slash Pine, and Turkey Oak with an understory composed of Saw Palmetto and Wiregrass. Expected listed wildlife use includes Red-cockaded Woodpecker (T), Gopher Tortoise (SSC), Florida Mouse (SSC), and Gopher Frog (SSC).

Hardwood Hammock

This community is most prevalent in the northwestern portion of the site along the shoreline of Lake Hart. It is comprised of a variety of hardwood species such as Live Oak, Water Oak, Diamondleaf Oak, Sweetgum, and Red Maple. Expected listed wildlife use includes Indigo Snake (T) and Sherman's Fox Squirrel (SSC).

Freshwater Marsh

This community exists as both internal ephemeral marsh systems and permanently flooded littoral zones around the two major lake systems. Vegetation consists of Sawgrass, Spikerush, Duck Potato, Beakrush, Pickerelweed, Smartweed, and Cattail. All systems are important feeding areas for listed wading bird species such as the Snowy Egret (SSC), Wood Stork (E), Sandhill Crane (T), White Ibis (SSC), and Limpkin (SSC). In addition, the ephemeral wetlands within the interior portion of the project are suitable as breeding sites for the Gopher Frog (SSC).

3. Describe what populations of listed animal species have been recently documented by professionally accepted methods to use all or a portion of the project site as habitat. 5 points [Rule 9K-4.008(2)(a)3., F.A.C.]

The following animal species have been documented on the Split Oak Forest Mitigation Park and have been officially listed by the State of Florida as either threatened or species of special concern.

<u>Species</u>	<u>Designation</u>
Florida Sandhill Crane	Threatened
White Ibis	Species of Special Concern
Red-cockaded Woodpecker*	Threatened
Gopher Tortoise	Species of Special Concern
Sherman's Fox Squirrel	Species of Special Concern
American Alligator	Species of Special Concern
(* probable)	

Survey results indicate a Gopher Tortoise density of approximately 0.92 per acre. Current guidelines in use by the FGFWFC establish density values of 0.4 and 0.8 tortoise per acre as indicative of significant and valuable tortoise populations, respectively. Total amount of habitat within the site that is available for gopher tortoise mitigation consists of approximately 1,066 acres.

Sherman's Fox Squirrel (SSC) have been observed in two general areas of the site. Habitat for this species consists of mature pine species interspersed with hardwoods and oak species.

A potential exists for the use of the site by Red-cockaded Woodpeckers based on the observation of an active cavity in the longleaf pine-turkey oak portion of the site.

The site contains suitable habitat for gopher tortoise burrow commensals such as the Gopher Frog, Florida Mouse, Indigo Snake, and Florida Pine Snake. However, an attempt to document the presence of these species has not been initiated yet.

4. Does the project site provide habitat necessary for the maintenance or recovery of regionally significant populations of listed animal species or colonial or migratory birds? 5 points [Rule 9K-4.008(2)(a)4., F.A.C.]

The site currently provides habitat for the maintenance of certain populations such as gopher tortoise and fox squirrels. The size of the project site is sufficient for maintaining viable populations of these species. Depending on the status of future scrub jay reintroduction efforts, scrub communities within the site are capable of supporting between 10-12 territories. One active Red-cockaded Woodpecker cavity has been observed on the site. Certain stands of longleaf pine are in excess of 75 years in age and are approaching maturity levels that are generally preferred by this woodpecker.

C. Water Resources--up to 20 points [Rule 9K-4.008(2)(c), F.A.C.]

1. Does the proposed project contain shorelines or floodplains that will be protected through preservation or restoration of ecological and physical functions? 5 points [Rule 9K-4.008(2)(c)1., F.A.C.]

Yes. The project has extensive frontage along Lake Hart and Lake Mary Jane. In addition, portions of the property is within the 100 year floodplain.

2. How will the proposed project improve the quality of surface water resources occurring on site? 5 points [Rule 9K-4.008(2)(c)2., F.A.C.]

Through restoration of the three dredged wetlands, surface water quality will be improved over that which exists today.

3. Have any of the surface waters occurring on or adjacent to the project site been designated for special protection status such as Outstanding Florida Waters, aquatic preserve, Class II waters, or wild and scenic river? 5 points [Rule 9K-4.008(2)(c)3., F.A.C.]

No.

4. Does the site contain areas designated as prime aquifer recharge areas by the USGS or the applicable water management district? Describe the aquifer recharge conditions on the project site. 5 points [Rule 9K-4.008(2)(c)4., F.A.C.]

No. The site is located in a low recharge area (< 2 inches per year).

D. Outdoor Recreation--40 points [Rule 9K-4.008(2)(d), F.A.C.]

1. Describe the usability and accessibility of the proposed project to the local population centers. 10 points [Rule 9K-4.008(2)(d)1., F.A.C.]

The project will provide access to a significant nature preserve for residents of eastern Orange and Osceola Counties. The only other similar preserve that is open year-round is the Wekiva State Park located approximately 30 miles northwest of the site. Access to the project site will be via State Road 15. This road facility is programmed to be four-laned and connects directly to the Bee-line Expressway thereby providing excellent regional and local access. The population centers of both Orange and Osceola Counties are gradually shifting eastward from the Orlando metropolitan core. Due to the excellent access to the site and demographic trends, public usage and accessibility is projected to increase.

2. What, if any, outdoor recreational improvements and educational programs promoting natural resource conservation are proposed for the project site? 10 points [Rule 9K-4.008(2)(d)2., F.A.C.]

No physical structures are planned at this time. The conceptual plan anticipates a series of linking nature trails and primitive campgrounds to the adjacent Moss Park. Interpretative programs are planned to take advantage of the opportunity to educate the public on protected and rare wildlife species and vegetative communities. In addition, the educational opportunity to observe wetland mitigation and restoration

occurring should be pursued. Physical improvements to the site such as paved roads and buildings are not planned due to their potential intrusive nature.

More details on the types of activities and programs will be available in the final management plan and interlocal agreements that will be executed if this project is approved for funding.

3. To what extent will the proposed project provide new or enhanced access to existing outdoor recreational areas for outdoor recreation or management, including the establishment of, or addition to, greenways or waterways? 10 points [Rule 9K-4.008(2)(d)3., F.A.C.]

Public access is already available to Lake Hart and Lake Mary Jane. However, access to the southern shoreline through this project will be enhanced. Potential boardwalks through the large marsh systems and nature trails to the southern portion of Moss Park will open up new areas for public access not previously available.

4. What, if any, beach and dune systems will be managed for recreation while preserving the natural character of the site? 10 points [Rule 9K-4.008(2)(d)4., F.A.C.]

Not applicable.

III. INNOVATIVE, UNIQUE, AND OUTSTANDING PROJECT FEATURES

(up to 100 points possible in this section, based on whether one or more of the following criteria are met)

A. Acquisition-10 points [Rule 9K-4.008(3)(a), F.A.C.]

What, if any, alternative acquisition techniques such as conservation easements, purchase of development rights, or leaseback arrangements are to be used as alternatives to fee simple acquisition of the project site?

The acquisition plan for the Split Oak Forest Mitigation Park entails the use of loan and grant monies to acquire the project area. The key concept behind the Split Oak Forest Mitigation Park is to pre-acquire the land prior to providing mitigation credits to development interests, a concept known as "land-banking". This method will assure the permanent protection of a large, biologically viable park without the threat of ownership changes that could threaten completion of the park through the complex sale and buydown of small tracts of land as funds are received. The monies will be repaid using revenue that is collected from development interests in need of wetland and upland mitigation credits. Because of this program, a unique environmentally sensitive land can be brought into the public domain at a fraction of the cost when compared to other land acquisition programs. A dedicated funding source for land management activities is also provided through this concept. An additional advantage of this approach is the ability to reuse those funds that the FCT program collects as loan payments to facilitate other land acquisition projects.

Another innovative technique is the involvement of the Osceola Land Trust. This non-profit land trust acts as a facilitator between development interests in need of wetland mitigation and the regulatory agencies. The Osceola Land Trust was the instrumental organization that obtained conservation easements for wetlands along Reedy Creek. The land trust also acted as the liason between the Osceola County School Board, South Florida Water Management District, Florida Dept. of Environmental Regulation and development interests. Their efforts resulted in an environmental education center being established along Reedy Creek. The partnership between Orange County, Osceola County, Osceola Land Trust and the Florida Game and Freshwater Fish Commission to accomplish common goals of conservation is, in itself, an unique concept.

B. Management-10 points [Rule 9K-4.008(3)(b), F.A.C.]

What, if any, land or water management techniques or facilities will be used to promote natural resource conservation or outdoor recreation? How will the natural resources on the site be affected by the proposed management techniques?

Unlike other publicly owned lands in the East Central Florida Regional Planning Council area, the Split Oak Forest Mitigation Park will have a management concept that centers on the maintenance of optimum habitat conditions for listed wildlife populations. While public use and access will be provided, considerable effort will be taken to ensure a minimal level of disturbance as a result of such use. The location of the adjacent Orange County Moss Park also provides an unique opportunity to coordinate outdoor recreation with wildlife management. Uses that could potentially be harmful to the wildlife resources will be either be limited to Moss Park or restricted during critical periods in the life cycles of the wildlife species.

Because of the integral role that fire plays in the maintenance of upland ecosystems, prescribed burning will be reintroduced using seasonal and frequency patterns that mimic natural regimes. Incorporating this management element will benefit a vast majority of the listed species now occupying the site. Other actions such as the construction of nest boxes for Southeastern Kestrels and the maintenance of oak stands for Fox Squirrels will be single-species oriented. Certain upland restoration activities such as the reintroduction of longleaf pine and wiregrass into suitable areas of the site will also be initiated.

The opportunities for wetland restoration and creation will restore the value and function of previously degraded sites and will be closely coordinated with the overall management plan.

C. Areas of Critical State Concern-10 points [9K-4.008(3)(c)]

Is the proposed project located within or adjacent to an Area of Critical State Concern (ACSC) as designated pursuant to 380.05, F.S.?

This project is not located in an Area of Critical State Concern.

D. Unique Features-up to 20 points [9K-4.008(3)(d)]

- 1. Describe any unique geological features or topographic characteristics that occur on the project site. 10 points [9K-4.008(3)(c)]**

The Split Oak Forest site is not located in a prime aquifer recharge area so karst topography is not present. No unique geological formations have been documented to date.

- 2. Describe any significant historical, cultural, or archaeological resources that occur on the project site. 10 points [9K-4.008(3)(d)]**

The cover to this application illustrates how the site received its name. A mature live oak located in the northeastern portion of the project apparently succumbed to the forces of gravity and separated at a stress line along a longitudinal plane of the main trunk. Interestingly enough, attached to this tree are the only specimens of two listed plant species that have been recorded from the site, the Southern Lip Fern (E) and the Giant Leather Fern (T).

The Florida Dept of State has been contacted to determine if the project may contain significant historical or archaeological sites. A response has not been received as of the date of this application. However, given the site's proximity to three major lake systems and its high, dry areas, there is a good chance that unrecorded archaeological and historical resources exist.

E. Endangerment-up to 20 points [9K-4.008(3)(e)]

- 1. Have the landowner(s) of the project site or their representative(s) initiated the application process to obtain permits that may result in the conversion of the land to uses incompatible with natural resource conservation, coastal protection, or outdoor recreation?**

Although no applications have yet been filed in Orange County, the property owner has contracted with a local planning firm to prepare development concepts. In addition, the property adjacent to the western project boundary is the subject of an Application for Development Approval for a Development of Regional Impact (Lake Hart DRI) and is currently under review by the East Central Florida Regional Planning Council.

2. If so, what stage in the permitting process has been reached, what type and density of development has been requested, and what conditions (if any) have been placed on the development that are intended to protect the natural resources on the project site?

No applications have been filed yet.

3. Will the development of the project site result in the loss of listed species or their habitat, rare or threatened vegetative communities, coastal beach and dune systems, or significant historical or geological features? 10 points [9K-4.008(3)(e)1.]

Yes.

4. Will the development of the project site result in the loss of needed outdoor recreational lands including lands critical for extensions of greenways, preservation of waterways or floodplains, or access to existing outdoor recreational areas? 10 points [9K-4.008(3)(e)2.]

Yes.

- F. Partnership Applications-10 points [9K-4.008(3)(f)]

Is this application being submitted by two or more local governments in accordance with 9K-4.002(22) and 9K-4.009, F.A.C.?

Yes XX No _____

How does the project further goals, objectives or policies addressing natural resource conservation, coastal protection, and outdoor recreation in the comprehensive plans of each of the partners to the application?

Please see the responses provided in the Project Evaluation Criteria sections and the partnership sections for Comprehensive Plan Implementation.

- G. Share of Match-up to 10 points [9K-4.008(3)(g)]

1. Will the applicant provide 60 percent or greater (up to 75 percent) of the project costs? 5 points [9K-4.008(3)(g)1.] OR

No.

2. Will the applicant provide 75 percent or greater of the project costs? 10 points [9K-4.008(3)(g)2.]

No.

H. Project excellence-up to 10 points [9K-4.008(3)(h)]

Describe how the project furthers natural resource conservation, coastal protection, or outdoor recreation in a manner that cannot be adequately evaluated with the other criteria established in 9K-4.008.

The Split Oak Forest Mitigation Park is an example of intergovernmental coordination between state, regional and local governmental agencies, private interests and non-profit organizations to solve common problems with mutually acceptable solutions. The Florida Game and Freshwater Fish Commission protects listed species and needs a site for a wildlife mitigation site. The East Central Florida Regional Planning Council needs a regional wildlife mitigation park for their Development of Regional Impact review process. Orange and Osceola Counties desire to protect environmentally sensitive lands, need a site for both wetland and wildlife mitigation, and need additional lands for resource-based recreation. Development interests need an acceptable location for their mitigation needs. The Osceola Land Trust desires to act as a facilitator between development interests and permitting agencies for wetland mitigation.

The Split Oak Forest site is adjacent to a major resource-based park (Moss Park-1,551 acres), has extensive shorelines along two large lakes, and contains a diverse assemblage of vegetative communities. Listed species inhabit the site along with numerous non-game and game species. The property straddles the county line between two large urbanizing counties. These features address all of the interested parties concerns.

Coordination between all the interested parties is a major effort yet the end result is that which is envisioned by the Florida Communities Trust...preservation of environmentally sensitive lands, intergovernmental coordination and public recreation.

SUPPLEMENTAL INFORMATION

Provide following information to assist the Trust in determining future needs of the program. (Submission of this information is voluntary and will not affect the applicant's ranking.)

Available information from each county is presented below.

ORANGE COUNTY

1. Total Population:
 - a. Permanent Resident Population- 677,491
 - b. Seasonal Resident Population (if available)-20,325
2. Total Millage Rate- 7.8116
3. Total acreage in conservation and outdoor recreation use
52,632.8 acres per the Comprehensive Policy Plan.
4. Amount of funds appropriated for acquisition of conservation and outdoor recreation lands (current fiscal year)

Orange County does not have any funds dedicated towards the acquisition of environmentally sensitive lands for this fiscal year.
5. Which of the following dedicated funding sources are utilized to acquire conservation and outdoor recreation lands (check all that apply):
 - a. Ad valorem property taxes- not applicable
 - b. General Revenue- not applicable
 - c. Local option sales tax- not applicable
 - d. Recreation impact fees- not applicable
 - e. Environmental mitigation fees- not applicable
 - f. Other (specify)- not applicable

Please fully explain any dedicated funding sources checked above (e.g. year instated, amount generated, etc.)

OSCEOLA COUNTY

1. Total Population:

a. Permanent Resident Population- 107,728

b. Seasonal Resident Population (if available)- not available

2. Total Millage Rate- not available

3. Total acreage in conservation and outdoor recreation use

75,596 acres per the Comprehensive Plan.

4. Amount of funds appropriated for acquisition of conservation and outdoor recreation lands (current fiscal year)

Osceola County does not have available revenue dedicated towards the acquisition of conservation and outdoor recreation lands.

5. Which of the following dedicated funding sources are utilized to acquire conservation and outdoor recreation lands (check all that apply):

- a. Ad valorem property taxes-not applicable
- b. General Revenue-not applicable
- c. Local option sales tax-not applicable
- d. Recreation impact fees-not applicable
- e. Environmental mitigation fees-not applicable
- f. Other (specify)-not applicable

Please fully explain any dedicated funding sources checked above (e.g. year instated, amount generated, etc.)

1. To what extent has this RPC been involved in the formulation and review of the local government's comprehensive plan that affects the proposed project?

The ECFRPC prepared Orange County's Existing Land Use map under contract to the county, but otherwise was not involved in the preparation of the county's LGCP. The Council found the Orange County plan to be, on balance, consistent with the ECFRPC Comprehensive Regional Policy Plan.

2. How does the proposed project further the comprehensive regional policy plan?

The protection of rare scrub and dry prairie communities on site furthers Regional Policy 43.2; protection of any associated listed species as a result supports Regional Policies 44.1 and 44.2. The acquisition of the site to form a "habitat corridor" linking existing preserves (like adjacent Moss Park) with other protected natural resource areas furthers Regional Policies 43.5 and 43.6. Protection of the undisturbed floodplain of Lakes Hart & Mary Jane furthers Regional Policy 39.8. Acquiring the Split Oak site precludes development from encroaching on the southern border of existing Moss Park, which furthers the intent of Regional Policy 46.4. Establishment of the Split Oak Mitigation Park will further Regional Policy 43.10 regarding "land banking," and will help to implement the Memorandum of Understanding between the ECFRPC and the FGFWFC regarding off-site mitigation and land banking for upland resource impacts on DRI projects (see Appendix J).

3. What has been the past, current, and anticipated DRI activity or other major development activity in the vicinity of the proposed project or in an area that may otherwise affect the proposed project?

The 2,900 acre International Corporate Park DRI (686-03) located ca. 3 miles NNE of Split Oak has been inactive, except for construction of roads, lighting, and drainage. ICP includes a large set-aside for red-cockaded woodpeckers. The Martin Marrietta Test Range (687-04) is a 5,200 acre laser/electro-optical test site about 3 miles E of Split Oak. The Martin site involves minimum activity; except for a cleared swath, most of the site remains in its natural condition and is managed for red-cockaded woodpeckers. The Lake Hart DRI (691-06) borders its namesake on the north, about 1.5 miles from the Split Oak site. This project was down-sized from its original 7,000 acres and 11,000 housing units, then withdrawn entirely; although no longer under review as a DRI, it is expected to resubmit and ADA (presumably as an even smaller project). About 2 miles NE of Split Oak lies the 7,000 acre Magnolia Ranch DRI (690-14), a mixed-use project including 9,800 homes. This project is still under review and is moving slowly through the DRI process.

Despite the large number of large DRIs in the vicinity, I don't expect those projects to have any adverse affect on the Split Oak site. None of these projects is contiguous to Split Oak, which is buffered by Moss Park and Lakes Hart and Mary Jane. ICP is sufficiently remote that any industrial activity that might locate there would be unlikely to affect the Split Oak site. Traffic from these DRIs will not use any roadways adjacent to Split Oak, although it may affect access to Moss Park. Although these DRI projects do not impose a direct threat to the resources on the Split Oak site, they exemplify the enthusiasm for landowners to develop this part of the region.

4. Are there any adjacent industrial or commercial activities that may affect the proposed project?

Live Oak Estates is a sub-DRI housing development of 271 homes north of Lake Mary Jane. Currently 29 homes have been constructed. It will not affect the Split Oak site. We are aware of no other commercial or industrial projects other than those DRIs cited above.

5. Does the RPC possess other information that would be relevant to the proposed project, and to what extent does this information support the statements contained in the application?

The ECFRPC has entered into a Memorandum of Understanding with the FGFWFC to implement an off-site upland habitat land banking program. The agreement (which appears in Appendix J of the Split Oak application) calls for the ECFRPC to direct DRI Applicants to pay funds into the FGFWFC's Fish and Wildlife Habitat Trust Fund in those cases where all parties agree that off-site mitigation is the best way to address impacts to upland habitat or species on a DRI site. Those funds would be used to pay off the acquisition of a "mitigation park" located within the region. The FGFWFC has selected the Split Oak site as the first such mitigation park. Implementation of the off-site mitigation banking program depends upon the acquisition of a suitable site.

Cox (1981) reported scrub jay sitings in the vicinity of Moss Park (T24S/R31E/S8-9 and T24S/R31E/S32).

6. Does the Regional Plan identify regional needs within your district for land acquisition projects that promote natural resource conservation, coastal protection or outdoor recreation? If so, to what extent does the proposed project satisfy these needs?

The Regional Plan identifies the need to acquire FNAI S1 and S2 communities (Regional Policy 43.2) and habitat corridors (Regional Policies 43.5 and 43.6), as well as areas of critical habitat for listed species (Regional Policies 44.1 and 44.2). The proposed acquisition would further all of these policies inasmuch as it supports rare scrub and dry prairie communities, provides habitat for gopher tortoises, Sherman's fox squirrel, sandhill cranes and other listed species, and will ultimately serve as a part of a larger habitat corridor network. Protection of the undisturbed floodplain of Lakes Hart & Mary Jane furthers Regional Policy 39.8. Acquiring the Split Oak site precludes development from encroaching on the southern border of existing Moss Park, which furthers the intent of Regional Policy 46.4. Establishment of the Split Oak Mitigation Park will further Regional Policy 43.10 regarding "land banking," and will help to implement the Memorandum of Understanding between the ECFRPC and the FGFWFC regarding off-site mitigation and land banking for upland resource impacts on DRI projects (see Appendix J).

7. Upon review of the local government's application for a Florida Communities Trust P-2000 grant, what general analysis, comments and recommendations can you provide?

On the down-side, the Split Oak site would require the largest contribution of FCT funds of any project in the region (49.8% of the total regional request), and second largest in the state (18% of all available FCT funds). And even though the site possesses an abundance of suitable habitat in good condition, it has not been show to have the richness in species (especially listed species) of some other projects proposed in the region.

Despite these apparent drawbacks, several factors auger in favor of the Split Oak site. First, not only is Split Oak nearly ten times larger than the next largest FCT proposal in the region (Lake Beresford, Volusia County, 194 acres), it is nearly three times larger than all other east central Florida FCT projects combined. Its location adjoining Moss Park's 1,700 acres makes its effective size as a preserve even more impressive. Although one large preserve is not necessarily richer in biodiversity than several smaller preserves, it will be less prone to "edge effects" and will be easier to manage (especially with controlled burning) than smaller preserves closer to development. The cost of the project, though high in absolute terms, is the second lowest of all proposals in the region in terms of price per acre (\$2.72 K FCT/acre). The combined cost of all other FCT proposals in the region equals that of the Split Oak site (ca. \$5 million); when represented as price per acre, the 645.9 acres in the other projects collectively cost \$7.8K FCT/acre.

PROJECT NAME: SPLIT OAK FOREST MITIGATION PARK

PAGE: 3

PROJECT NO.: 91-009-P1A

ORANGE COUNTY/CITY

Finally, the success of the ECFRPC/FGFWFC mitigation park MOU, as well as off-site mitigation plans of Orange and Osceola Counties, depend on the acquisition of the Split Oak site. The FCT should give serious consideration to these factors when evaluating the Split Oak proposal for funding in this cycle.

Question II.A.2. What vegetative communities or plant species, if any, on the project site have been recognized as locally rare or threatened? If so, discuss the supporting information, including documentation, used to justify this designation.

The applicant has indicated that the project site contains native vegetative communities or plant species that are recognized as rare or threatened locally or regionally in the applicable comprehensive regional policy plan.

-
1. Is the project site within the known range of the rare or threatened vegetative community or plant species discussed by the applicant?

Yes.

2. Do the vegetative communities discussed by the applicant meet the criteria for regionally rare or threatened communities?

Scrub and dry prairie communities are both ranked S2 by the FNAI. ECFRPC Regional Policy 43.2 recognizes FNAI S2 communities as "rare or endangered ecosystems."

3. Is it reasonable to conclude, based on ecological quality, size of the site, and potential impacts from adjacent activities, that the vegetative communities or plant species are valuable examples or specimens worthy of protection?

The quality of the scrub habitat on site is good, the size of the site is impressive, and potential impacts from adjacent activities will be small or non-existent. The location of the site next to the existing resource-based Moss Park further enhances the value of the site as an ecological preserve.

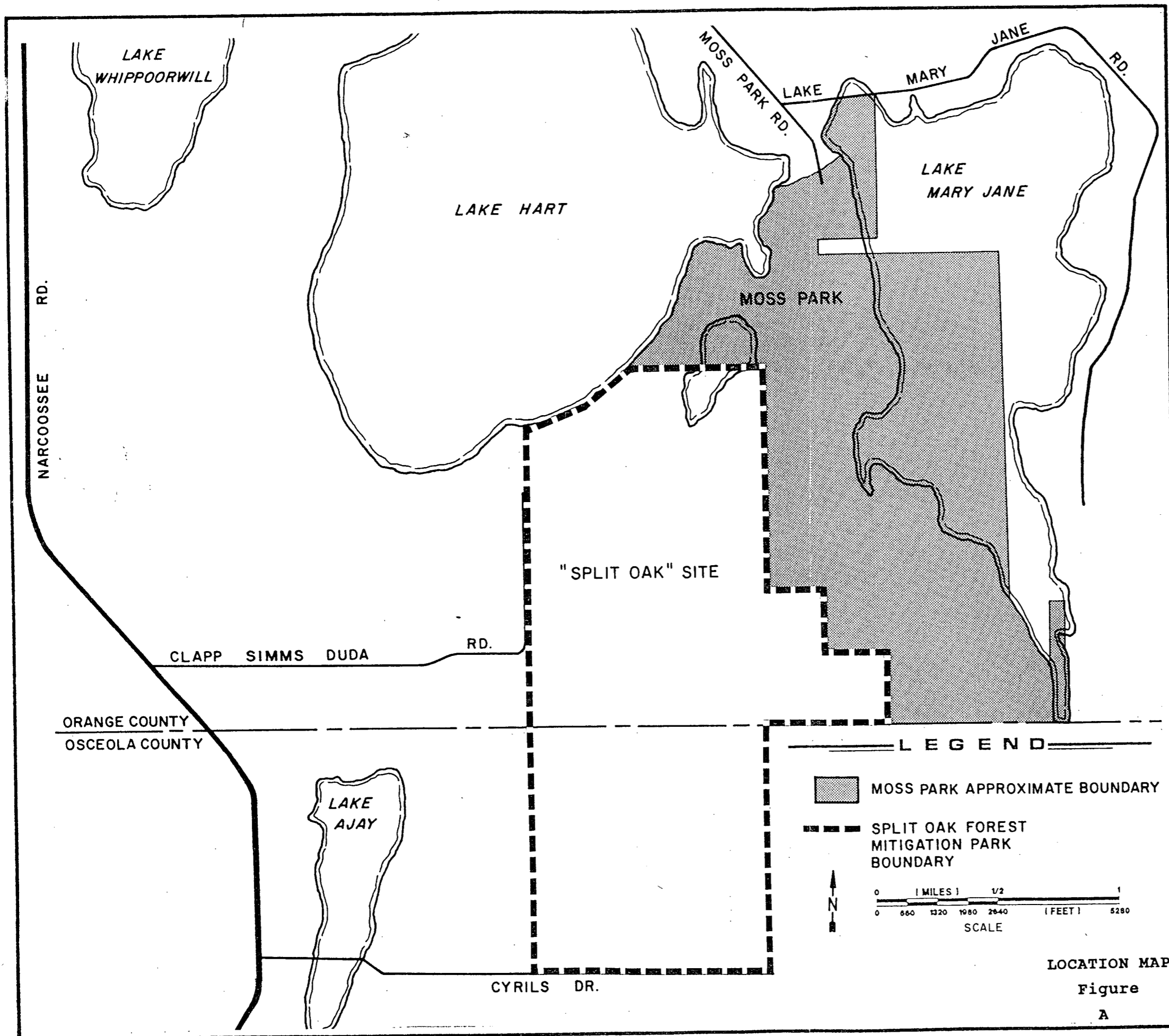
4. Is there compelling evidence to dispute the conclusion that the project site contains locally or regionally rare or threatened vegetative communities or plant species? If so, please explain what evidence exists.

No.

5. Were your observations of the vegetative communities based on site visits by you or your staff or from other sources and documentation? If other sources and documentation were used, please list that information.

I participated in a field trip to Split Oak last fall which visited representative areas of all major plant communities and special features represented on the site. The description in the application conforms with my observations of the site. Additional sources used to evaluate this application included:

- a. Gilbrook, M.J. and E. Gisondi. 1989. *Guide To Listed Species In The East Central Florida Region, November, 1989.* East Central Florida Regional Planning Council.
- b. ECFRPC. 1991. *Perspective On Regional Growth, 1990-1994*
- c. *Developments Of Regional Impact Map Series, Orange-Seminole-Osceola County, 02-14-92.*
- d. Gilbrook, M.J. 1988. *Spatial and Size Distribution Of Xeric Habitats in the East Central Florida Region.* East Central Florida Regional Planning Council.
- e. Cox, J.A. 1981. *Status and Distribution of the Florida Scrub Jay.*

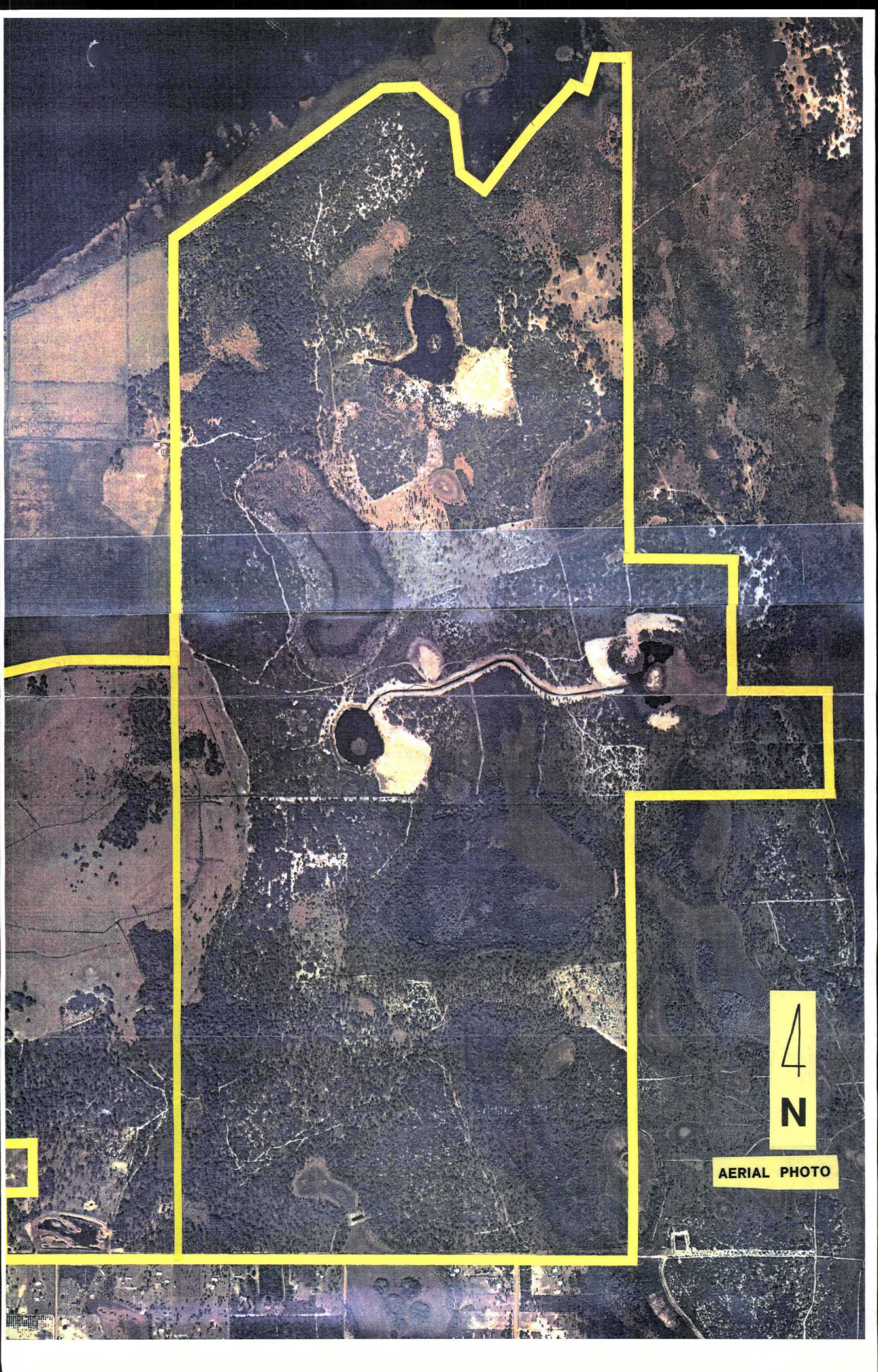


LOCATION MAP
Figure
A

SPLIT OAK FOREST MITIGATION PARK

**A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST**

**ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST**



4
N

AERIAL PHOTO



Ⓟ

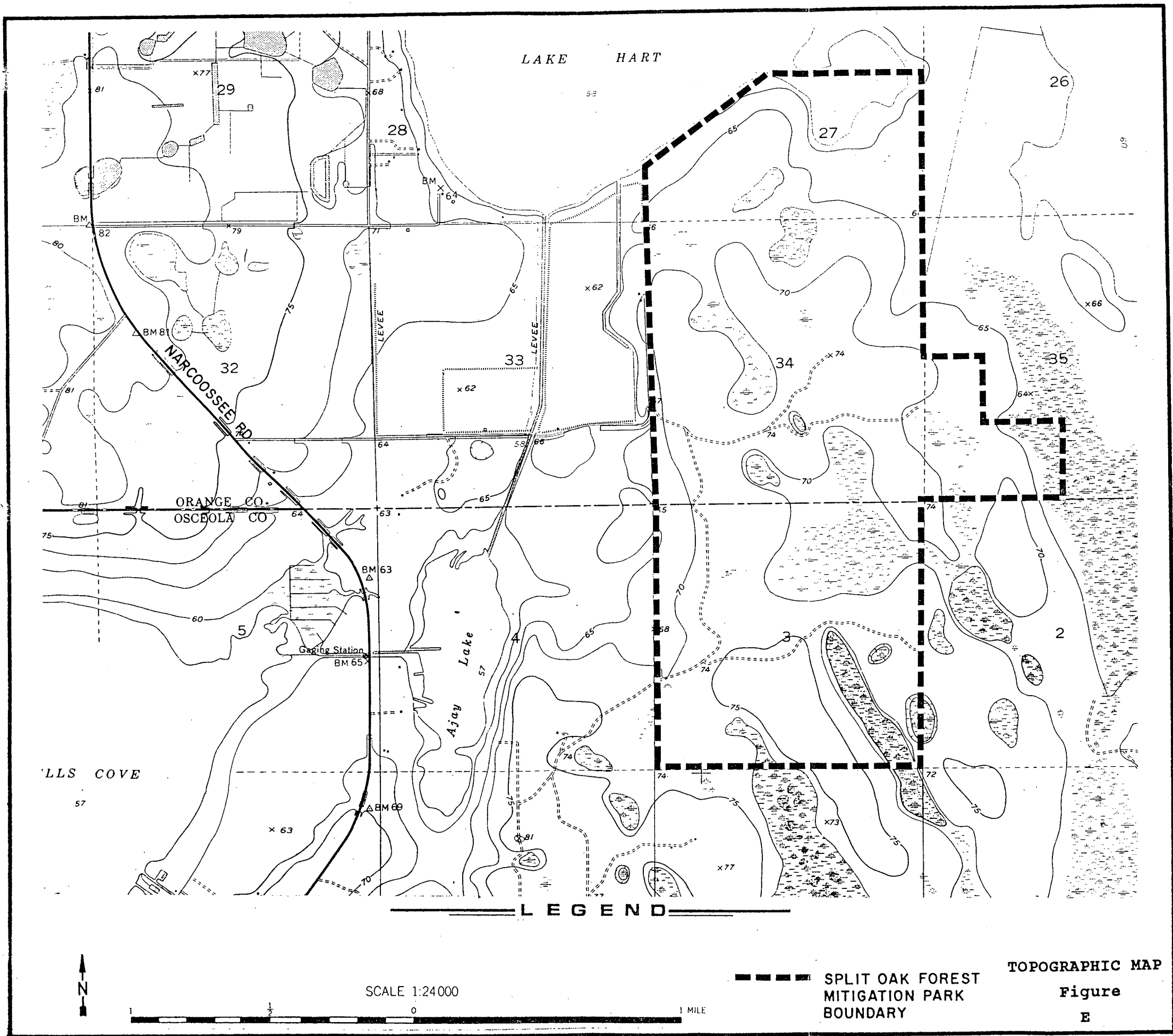
- Steve Aschby
813-248-0272

- 813-639-3515

Ⓢ EMP

Kiwi Hotel

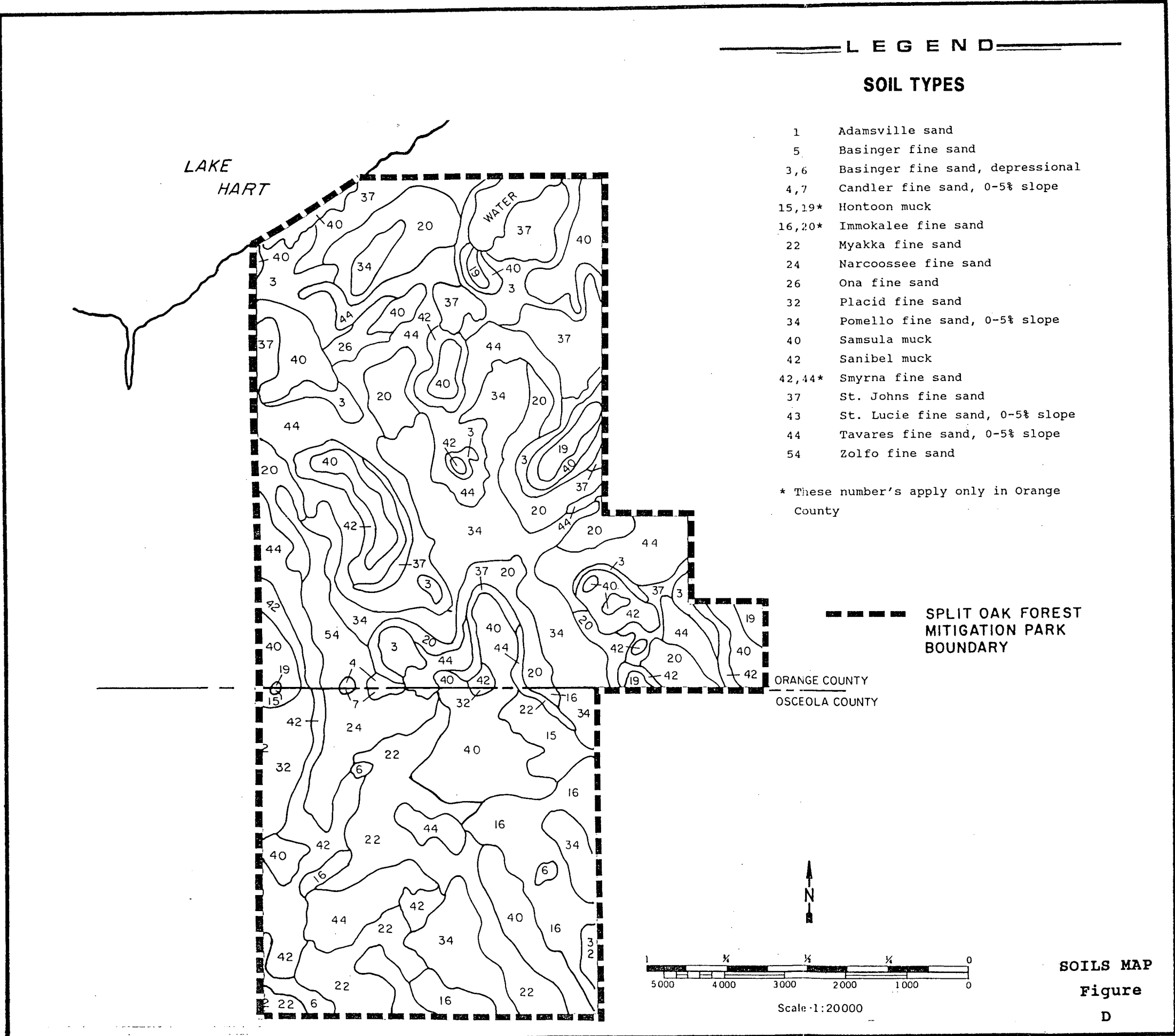
/



SPLIT OAK FOREST MITIGATION PARK

**A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST**

**ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST**



LEGEND

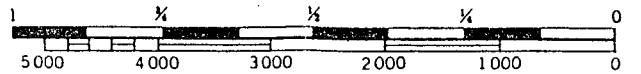
SOIL TYPES

- 1 Adamsville sand
- 5 Basinger fine sand
- 3,6 Basinger fine sand, depressional
- 4,7 Candler fine sand, 0-5% slope
- 15,19* Hontoon muck
- 16,20* Immokalee fine sand
- 22 Myakka fine sand
- 24 Narcoossee fine sand
- 26 Ona fine sand
- 32 Placid fine sand
- 34 Pomello fine sand, 0-5% slope
- 40 Samsula muck
- 42 Sanibel muck
- 42,44* Smyrna fine sand
- 37 St. Johns fine sand
- 43 St. Lucie fine sand, 0-5% slope
- 44 Tavares fine sand, 0-5% slope
- 54 Zolfo fine sand

* These number's apply only in Orange County

----- SPLIT OAK FOREST MITIGATION PARK BOUNDARY

ORANGE COUNTY
OSCEOLA COUNTY



Scale: 1:20000

SOILS MAP

Figure

D

SPLIT OAK FOREST MITIGATION PARK

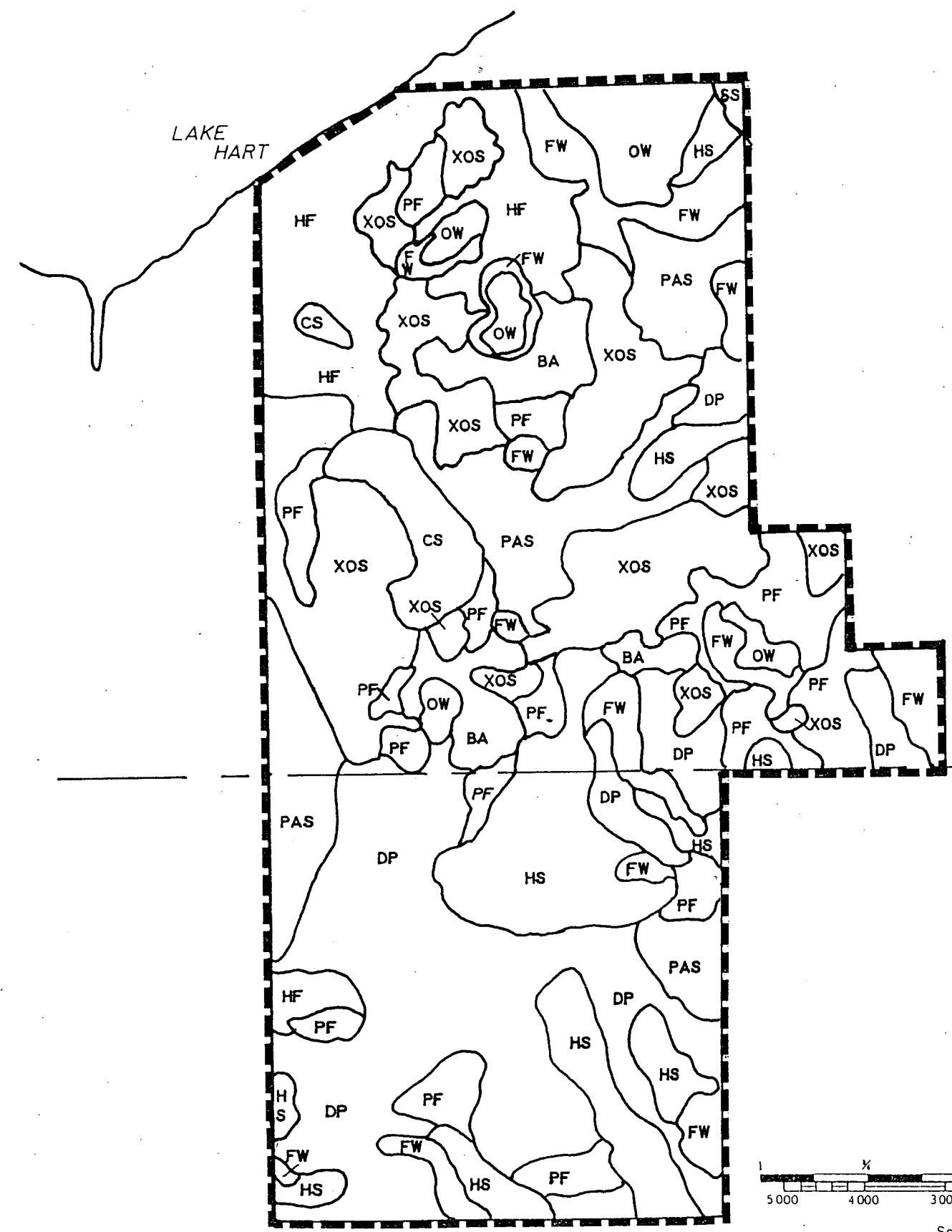
**A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST**

**ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST**

————— L E G E N D —————

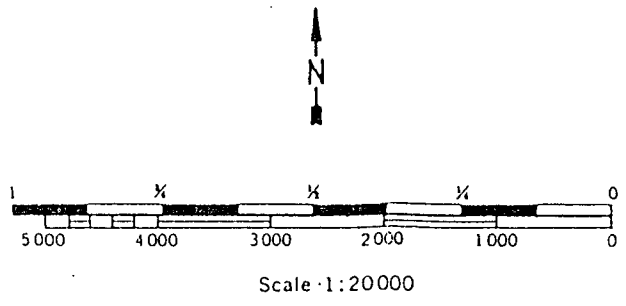
VEGETATIVE COMMUNITIES

- DP = Dry Prairie
- PF = Pine Flatwoods
- XOS = Xeric Oak Scrub
- HF = Hardwood Forest
- FW = Fresh Water Marsh
- CS = Cypress Swamp
- HS = Hardwood Swamp
- SS = Shrub Swamp
- OW = Open Water
- PAS = Pasture
- BA = Barren



————— SPLIT OAK FOREST
MITIGATION PARK
BOUNDARY

ORANGE COUNTY
OSCEOLA COUNTY



Vegetation Map
Figure F

SPLIT OAK FOREST MITIGATION PARK

A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST

ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST

EXHIBIT G

The Split Oak Forest Mitigation Park is located in the Kissimmee River Drainage Basin. The project site drains south to East Lake Tohopekaliga which is connected to Lake Tohopekaliga by the St. Cloud Canal. Figure 7C-1 from the Osceola County Comprehensive Plan and Map II.B-3 from the Orange County Comprehensive Policy Plan shows the major drainage basins of each county.

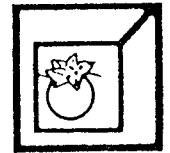
Portions of the site are within the 100 year storm event floodplain. Map I-1 shows the floodplain within Orange County.

Since the site is located in the coastal plain, aquifer recharge is low (generally < 2 inches per year). Map III.A-2 shows the recharge potential of the site.

ORANGE COUNTY COMPREHENSIVE POLICY PLAN

LEGEND

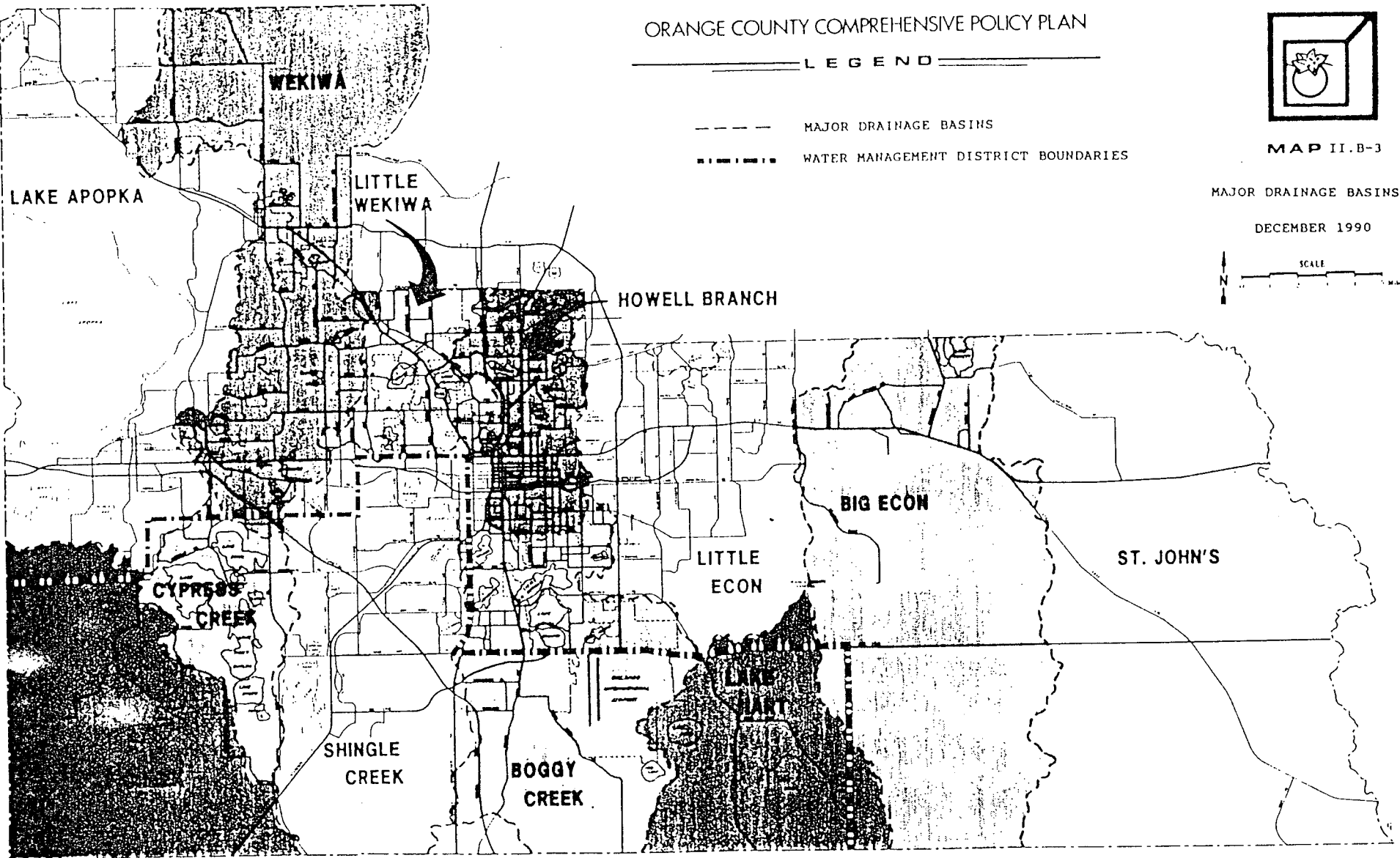
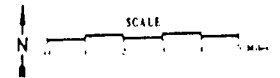
- MAJOR DRAINAGE BASINS
- - - - - WATER MANAGEMENT DISTRICT BOUNDARIES



MAP II.B-3

MAJOR DRAINAGE BASINS

DECEMBER 1990




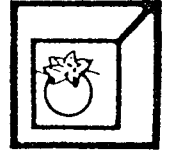
SOURCE: ORANGE COUNTY GROWTH MANAGEMENT POLICY, 1985

ORANGE COUNTY PLANNING DEPARTMENT

ORANGE COUNTY COMPREHENSIVE POLICY PLAN

LEGEND

 FLOOD ZONE AREAS



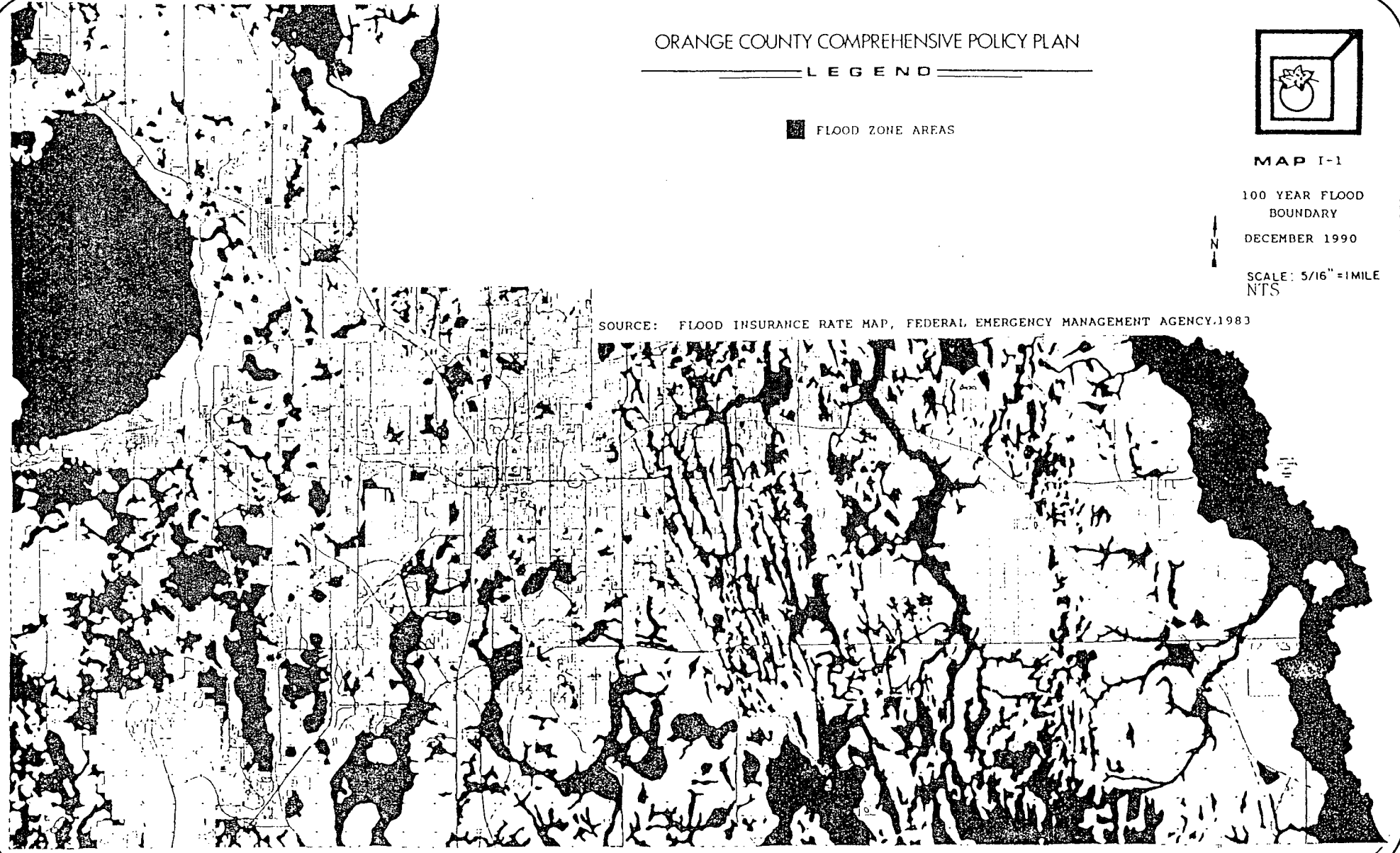
MAP I-1

100 YEAR FLOOD
BOUNDARY
DECEMBER 1990








SCALE: 5/16" = 1 MILE
NTS

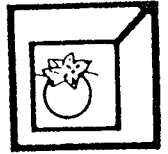
SOURCE: FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY. 1983



ORANGE COUNTY COMPREHENSIVE POLICY PLAN

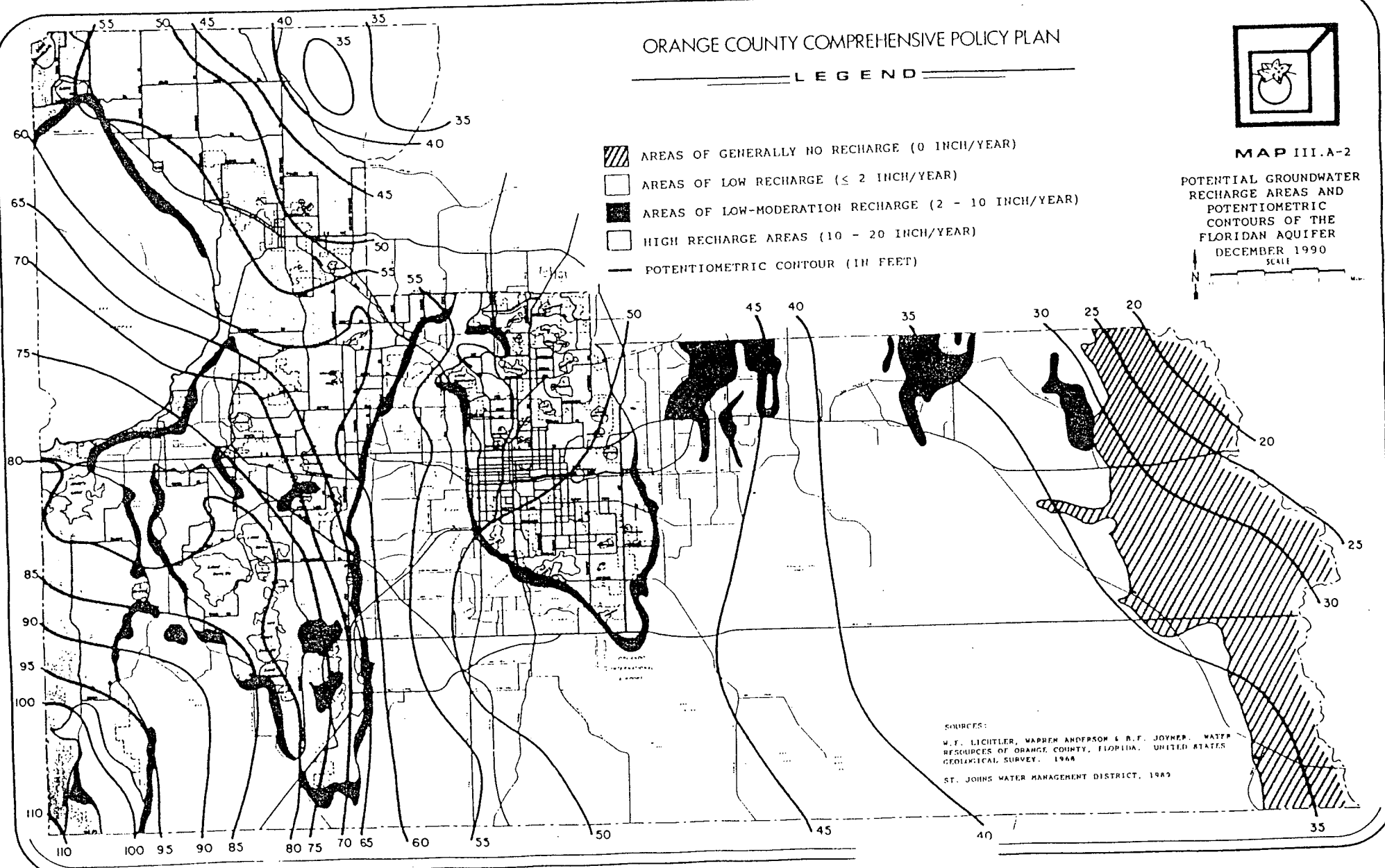
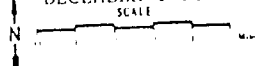
LEGEND

-  AREAS OF GENERALLY NO RECHARGE (0 INCH/YEAR)
-  AREAS OF LOW RECHARGE (≤ 2 INCH/YEAR)
-  AREAS OF LOW-MODERATION RECHARGE (2 - 10 INCH/YEAR)
-  HIGH RECHARGE AREAS (10 - 20 INCH/YEAR)
-  POTENTIOMETRIC CONTOUR (IN FEET)



MAP III.A-2

POTENTIAL GROUNDWATER
RECHARGE AREAS AND
POTENTIOMETRIC
CONTOURS OF THE
FLORIDAN AQUIFER
DECEMBER 1990
SCALE



SOURCES:
W.F. LICHTLER, WAPREN ANDERSON & R.F. JOYNER. WATER
RESOURCES OF ORANGE COUNTY, FLORIDA. UNITED STATES
GEOLOGICAL SURVEY. 1968
ST. JOHNS WATER MANAGEMENT DISTRICT. 1969

EXHIBIT H

PLEASE SEE EXHIBIT B_ AERIAL PHOTOGRAPH

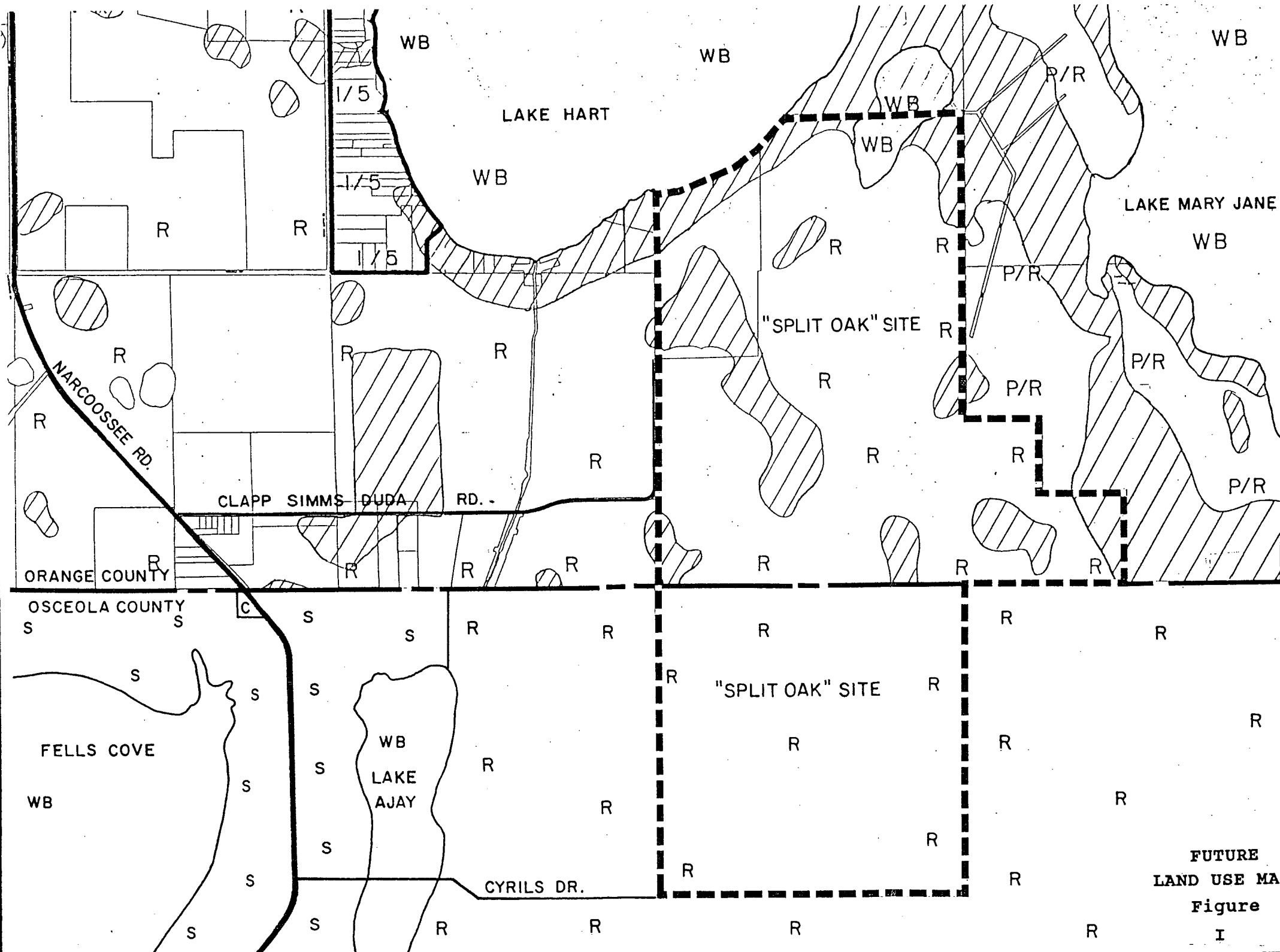
LEGEND

ORANGE COUNTY FUTURE LAND USE

OSCEOLA COUNTY FUTURE LAND USE

- R Rural/Agricultural (Maximum 1 DU/10 Acres and Agriculture)
- 1/5 Maximum 1 DU/5 Acres
- P/R Parks/Recreation
- WB Water Bodies

- R Rural/Agriculture (up to 1 DU/5 Acres)
- S Suburban (up to 3 DU/Acre)
- C Commercial
- WB Water Bodies



FUTURE
LAND USE MAP
Figure
I

SPLIT OAK FOREST MITIGATION PARK

A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST

ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST

EXHIBIT J

PLEASE SEE EXHIBIT F FOR EXISTING LAND USES

EXHIBIT K

EXHIBIT K DOES NOT APPLY SINCE THE PROPERTY
IS NOT IN CONSERVATION OR RECREATION USE AT
THIS TIME.

EXHIBIT L

ORANGE COUNTY FUTURE LAND USE ELEMENT

OBJECTIVE 4.2

Orange County shall ensure protection of the natural environment through use of the Land Development Code and by minimizing adverse impacts from development. This objective shall be measurable by implementing the following policies.

POLICIES

- 4.2.1 Orange County shall regulate businesses and industries which have an adverse impact on air quality and ensure that proper pollution control devices are utilized and maintained. This policy shall be achieved through Interlocal Agreements with the Department of Environmental Regulation.
- 4.2.2 By December 1992, the growth management strategy of promoting the use of multi-occupant vehicles (car-pools, transit) to minimize emission impacts to air quality shall be facilitated by the Land Development Code.
- 4.2.3 The Land Development Code shall specify general and heavy commercial and industrial land use must be served by central sewer to avoid potential contamination of groundwater by possible hazardous waste.
- 4.2.4 The Land Development Code shall include regulations designed to protect groundwater quality from the effects of development in areas of prime water recharge and within the cones of influence of wellheads. These regulations may include, but shall not be limited to, protection zones or prohibiting land uses that may contaminate the water quality.
- 4.2.5 The Land Development Code shall require stormwater management systems to retain or detain with filtration, one-half inch of run-off from the developed site, or the run-off generated from the first one inch of rainfall on the developed site to provide for water quality treatment.
- 4.2.6 By December 1991, the Land Development Code shall provide regulations for the protection

and conservation of wildlife listed as endangered, threatened, or species of special concern, and their occupied habitat; floodplains; and the natural function of wetlands. By December 1992, the Land Development Code shall provide for the protection and conservation of rivers and natural water bodies. The regulations may include, but shall not be limited to, the use of density and intensity limitations on land use and development, and the use of buffers.

- 4.2.7 The Land Development Code shall include regulations which provide for the protection and conservation of wetlands. The regulations shall include measures to identify the extent of wetlands using vegetation, classify wetlands based on the degree of natural functions provided, require mitigation if impacts cannot be avoided, prohibit adverse impacts in significant wetland areas, require upland buffers, and encourage the restoration of non-functional wetlands.
- 4.2.8 The Land Development Code shall specify wetland areas shall be incorporated into the design of development proposals in a manner that will, in a post development environment, maintain their productive functioning subject to the provisions of Future Land Use Policy 4.2.7.
- 4.2.9 By December 1992, the Land Development Code shall specify that Orange County shall promote, through land development regulations and/or acquisition, the protection of rare upland vegetative communities. Such regulations may include, but shall not be limited to, cluster developments, transfer of development rights, buffering sensitive areas, and the identification and designation of wildlife corridors to discourage fragmentation.
- 4.2.10 Orange County shall protect wildlife corridors and rare upland vegetative communities by December 1992 and wetland vegetative communities by December 1991 through the adoption of land development regulations or by utilizing other mechanisms such as transfer of development rights; development exactions; development incentives; or acquisition (by use of possible bond issues, existing tax dollars, or the Conservation Trust Fund).

- 4.2.11 A wildlife/open space corridor plan, that provides compensation for affected land owners where a reasonable land use is denied, shall be prepared by December 1992 to ensure that conservation efforts provide for ecosystem connections.
- 4.2.12 The Land Development Code shall specify development criteria within floodplains. This criteria shall include but not be limited to, raising structures above flood elevations, flood proofing structures, and providing compensating storage for all flood water displaced by development below the elevation of the base 100 year flood.
- 4.2.13 By December 1992, the Land Development Code shall provide for compatible public and/or private land uses adjacent to significant natural resources that are managed for public benefit. Methods of protection to be considered may include, but shall not be limited to, coordination with appropriate State agencies, the use of density and intensity limitations on land use and development, and the use of buffers.
- 4.2.14 By December 1992, the Land Development Code shall provide for protection of wildlife habitat found on County owned lands. The regulations may include, but shall not be limited to, the use of density and intensity limitations on land use and development, and the use of buffers.
- 4.2.15 By December 1992, the Land Development Code shall specify extraction of natural resources (e.g., mineral excavation) shall be permitted only where compatible with existing and proposed land uses. In addition, such operation shall be consistent with County environmental policies. A reclamation plan shall be submitted with extractive use permits and approved by the County.
- 4.2.16 The Land Development Code shall specify all new development shall be compatible with the County's soil potential ratings.
- 4.2.17 Orange County will require that all developments incorporate acceptable engineering practices to ensure their compatibility with on-site soils.

- 4.2.18 The Existing and Future Land Use Maps shall be amended to depict cones of influence at the next available amendment hearing subsequent to the completion of Orange County's Interim Wellhead Protection Program, which shall be adopted by December 1, 1991.
- 4.2.19 Orange County shall adopt Potable Water Map #II.C-1, Wellfield Locations, and Potable Water Map #II.C-2, Proposed Orange County Public Utilities Wellfields, as part of the Future Land Use Map Series.
- 4.2.20 Orange County shall adopt Future Land Use Map #IV.F-2, Generalized Soils, as part of the Future Land Use Map series.
- 4.2.21 The Future Land Use Map shall show the Wekiva River Protection Area.
- 4.2.22 The Land Development Code shall include regulations designed to protect the Wekiva River, consistent with the Wekiva River Small Area Study and the goals, objectives, and policies of Orange County Ordinance Number 89-04.

ORANGE COUNTY CONSERVATION ELEMENT

OBJECTIVE 1.4 Orange County shall protect identified wetland areas and existing wildlife habitats by implementing the following policies.

POLICIES

- 1.4.1 By December 1, 1991, Orange County shall protect and conserve wetlands by identifying the extent of these areas by using vegetative indexes, classifying wetlands based on the degree of natural functions provided, requiring mitigation of impacts, prohibiting adverse impacts in significant wetland areas, requiring upland buffers and encouraging restoration of non-functional wetlands. Such requirements shall be included in the Land Development Code.
- 1.4.2 Orange County shall coordinate with the Army Corps of Engineers, the Florida Department of Environmental Regulation, and the St. Johns

River and South Florida Water Management Districts to identify and regulate wetland areas under their jurisdiction.

1.4.3

By December 1992, Orange County shall establish regulations in the Land Development Code concerning upland buffer areas adjacent to major riverine systems and Outstanding Florida Waters wetland systems, in order to protect water quality, preserve natural wetland functions, and preserve wildlife listed as threatened, endangered, or species of special concern.

1.4.4

By December 1992, Orange County shall evaluate its existing mitigation requirements of the Land Development Code for wetland removal and institute any needed revisions.

1.4.5

The Conservation/Wetlands designation on the Future Land Use Map shall serve as a conceptual indicator of conservation and wetland areas. The precise delineation of these areas shall be determined through site specific studies and field determinations which assess the extent of wetland vegetation. If an area designated as Conservation/Wetlands on the Future Land Use Map is determined to be a developable area, the Future Land Use Map designation shall be that of the remainder of the parcel, if one is shown, or that of the adjacent parcel if not. A formal Future Land Use Map amendment shall not be required to change the Future Land Use Map designation under the above circumstances.

OBJECTIVE 1.7

Orange County shall manage and protect plant and wildlife species designated as threatened, endangered or of special concern through adoption of land development regulations by December 1, 1991.

POLICIES

1.7.1

Orange County shall assist in the application of, and compliance with, all State and Federal regulations which pertain to plants and wildlife listed as threatened, endangered, or species of special concern.

1.7.2

In addition to consulting with the appropriate State agencies, Orange County, as a condition

of development approval, shall require management plans for land use permits that would result in harm to any wildlife or plants listed as threatened, endangered, or species of special concern found on site or determined to use the site. Such requirements shall be included in the Land Development Code by December 1991.

- 1.7.3 By 1993, Orange County shall establish an education and incentive program to encourage private landowners to use environmental management practices that protect habitat for plants and wildlife listed as threatened, endangered, or species of special concern.
- 1.7.4 Land containing plants and wildlife listed as threatened, endangered, or species of special concern, or that is part of a riverine corridor system shall be given priority for environmentally sensitive land acquisition and protection.
- 1.7.5 Orange County, shall, through land use regulations in the Land Development Code, discourage fragmentation of identified wildlife/open space corridors as identified in the Open Space Element.
- 1.7.6 Orange County shall, through the County's Legislative Delegation's actions, support adoption of the provisions of the Florida Blue Belt amendment as a means for preserving uplands and recharge areas.
- 1.7.7 Orange County shall, by June 1, 1992, amend the Orange County tree ordinance and associated land development regulations, in order to require preservation of valuable tree species, prohibit indiscriminate clearing, and require replacement and maintenance measures. These regulations shall be included in the Land Development Code.
- 1.7.8 Orange County shall continue to protect land determined to contain plants and wildlife listed as threatened, endangered, or species of special concern through land use regulations requiring buffers, open space, management plans, and/or clustering; and will include existing or amended regulations in the Land Development Code by December 1, 1991. Orange County shall also consider incentive programs such as density bonuses, transfer of

development rights, acquisition, or purchase of development rights as a means of preserving these areas.

- 1.7.9 Orange County shall, on a continuous basis, identify and recommend to the State and other appropriate agencies uplands that would warrant acquisition under the Conservation and Recreation Lands Program.

OBJECTIVE 1.9 Orange County shall require the protection of natural resources by minimizing adverse impacts from adjacent developments. This objective shall be made measurable by implementing the following policies.

POLICIES

- 1.9.1 Orange County shall cooperate with the Florida Department of Natural Resources, the Florida Game and Freshwater Fish Commission and the Florida Division of Forestry to improve the management of Wekiva Springs State Park, the Rock Springs Run State Reserve, the Tosohatchee State Game Preserve, and the Seminole Ranch Wildlife Management Area.

- 1.9.2 By December 1992, Orange County shall require compatible land uses and enhanced protective mechanisms, such as, but not limited to, buffers, setbacks, density restrictions, and easements that will permit continued habitat management practices in areas adjacent to major, managed natural resources. This is necessary in order to minimize adverse impacts from development and allow continuation of management activities for these areas.

- 1.9.3 Orange County shall attempt to establish Interlocal Agreements with adjacent counties and municipalities to protect rare upland vegetative communities and all wetland vegetative communities that are located in more than one jurisdiction.

ORANGE COUNTY RECREATION ELEMENT

OBJECTIVE 1.2 By establishing a resource-based park level of service upon implementation of the Concurrency Management System, Orange County shall work toward ensuring that resource-based park land is adequately and efficiently provided to meet

the needs of the residents of unincorporated Orange County.

POLICIES

- 1.2.1 Upon implementation of the Concurrency Management System, Orange County shall adopt a level of service of 6.0 acres of publicly owned resource-based park land per 1,000 residents of unincorporated Orange County. This level of service shall not preclude opportunities to acquire resource-based park land.
- 1.2.2 Orange County shall continue to investigate the acquisition of wetlands, rare upland vegetative communities, and lands for wildlife and riverine corridors.
- 1.2.3 As part of the 1992-1997 Parks and Recreation Master Plan, Orange County shall address the development of nature interpretive centers and programs to take advantage of unique natural resources and to provide educational experiences to residents.
- 1.2.4 Public park or recreation areas operated or maintained by Orange County shall not be converted to other uses, except by determination of the Board of County Commissioners that such conversion is in the public interest. Orange County shall seek appropriate compensation or replacement land if such land is taken.
- 1.2.5 The Orange County Parks and Recreation Department shall maintain an up-to-date inventory of all Orange County maintained public resource-based park facilities, as well as other facilities which count toward Orange County's level of service.
- 1.2.6 The Orange County Parks and Recreation Department shall provide development review departments with the up-to-date inventory of resource-based parks to ensure that the minimum level of service is maintained.
- 1.2.7 By December 1992, the Orange County Land Development Code shall clearly address the provision of public and private resource-based recreation space in developments.

1.2.8 By December 1992, the definition of resource-based recreation areas in the Land Development Code shall be internally consistent.

1.2.9 Upon plan adoption, historic resources included within Orange County public parks shall be protected and maintained as feasible.

OBJECTIVE 1.3

By 1995, Orange County shall consider the feasibility of and then pursue all appropriate funding mechanisms for the acquisition, development, and maintenance of public park and recreation lands.

POLICIES

1.3.1 Prior to June 1, 1992, Orange County shall evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for the acquisition, development, and maintenance of publicly owned park and recreation lands.

1.3.2 By June 1, 1992, Orange County shall evaluate the potential use of tax increment districts to provide funds for public park and recreation lands.

1.3.3 Orange County shall annually pursue all appropriate park and recreation grant programs to seek financial support for public park and recreation lands.

1.3.4 Orange County shall investigate the feasibility of adopting a sporting event and attraction admissions and promotions tax to be dedicated for the acquisition and development of public park and recreation lands.

1.3.5 Orange County shall encourage the acquisition of public resource-based park land through the Conservation Trust Fund whenever possible. The use of the Conservation Trust Fund for activity-based parks is prohibited.

1.3.6 Orange County shall continue to investigate other funding sources for public park land acquisition, facilities, and maintenance.

1.3.7 Orange County shall preserve and maintain

existing public parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

1.3.8 Orange County shall assist any non-profit land trust that is established in Orange County for the purpose of receiving and managing public park and recreation lands through the provision of information and technical assistance.

1.3.9 Orange County shall examine programs such as alternative tax structures, tax deferral programs, or the use of the resort tax for the acquisition of public park and recreation lands.

1.3.10 Orange County shall evaluate the feasibility of placing a general obligation bond issue on the ballot by November 1992. This bond issue shall be dedicated for the acquisition and development of public activity-based and resource-based park land.

OBJECTIVE 1.5

To avoid duplication of services and promote efficient use of land and funding, Orange County shall continue to coordinate efforts with other local governments, agencies, and private development entities by implementing the following policies.

POLICIES

1.5.1 Orange County shall cooperate with the Florida Department of Natural Resources, the Florida Game and Freshwater Fish Commission, and the Florida Division of Forestry in their management programs for the Wekiva Springs State Park, Rock Springs Run State Reserve, the Tosohatchee State Game Preserve and the Seminole Ranch Wildlife Management Area.

1.5.2 Orange County shall pursue joint agency funding for purchase of public parks.

1.5.3 Orange County shall coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage, or gas lines for recreational trails or linear parks.

- 1.5.4 Orange County shall coordinate with Orange County municipalities and adjacent counties for provision of public parks through the use of interlocal agreements. The park acreage of another jurisdiction whose service area extends into an unincorporated Orange County area, shall be counted toward meeting Orange County's level of service standard if an interlocal agreement exists.
- 1.5.5 Orange County shall attempt to enter into an agreement with the Orange County School Board for the use of school recreation areas as public parks by December 1, 1992.
- 1.5.6 Orange County shall consider accepting the donation of combined park and education facility sites. If such donation is accepted, upon request of the School Board, Orange County may lease these donated educational facility sites to the Orange County School System for education facilities in accordance with Section 235.055, Florida Statutes.
- 1.5.7 By December 1992, the Orange County Parks and Recreation Department shall develop a plan for public/private ventures of recreation facilities.
- 1.5.8 By December 1, 1992, Orange County shall provide incentives in the Land Development Code to encourage private participation in providing public recreation sites, such as, but not limited to, density bonuses, tax reductions, impact fee waivers, joint funding, and public facilities priority.
- 1.5.9 By December 1, 1992, Orange County shall promote the development of private neighborhood parks by allowing density bonuses in appropriate zoning districts included in the Land Development Code. The promotion of private neighborhood parks does not require Orange County to own, operate, or maintain these facilities.

ORANGE COUNTY OPEN SPACE ELEMENT

- GOAL 1 It is a goal of Orange County to protect and preserve valuable open space resources.

OBJECTIVE 1.1

By June 1, 1992, the Land Development Code shall include open space requirements, for both public agencies and private enterprise, to enhance the urban environment.

POLICIES

- 1.1.1 The Land Development Code shall clearly state provisions for open space in all zoning categories.
- 1.1.2 Open space shall be clearly defined and be internally consistent in the Land Development Code.
- 1.1.3 Development incentives to encourage use of the Cluster district shall be included in the adoption of the Land Development Code.
- 1.1.4 The Land Development Code shall address minimum tree requirements on all development.
- 1.1.5 Orange County shall create a master plan for wildlife/open space corridors by December 1992.
- 1.1.6 The Land Development Code shall incorporate mechanisms to implement the master plan for wildlife/open space corridors, including incentive programs by December 1992.

OBJECTIVE 1.2

By 1995, Orange County shall consider the feasibility of, and then pursue, all appropriate funding mechanisms for the acquisition and maintenance of open space lands.

POLICIES

- 1.2.1 Prior to June 1, 1992, Orange County shall evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for the acquisition and maintenance of publicly owned open space lands.
- 1.2.2 By June 1, 1992, Orange County shall evaluate the potential use of tax increment districts to provide funds for open space lands.
- 1.2.3 Orange County shall annually pursue all

appropriate open space grant programs to seek financial support for public open space lands.

1.2.4

Orange County shall assist any non-profit land trust that is established in Orange County for the purpose of receiving and managing public open space lands through the provision of information and technical assistance.

OSCEOLA COUNTY FUTURE LAND USE ELEMENT

OBJECTIVE 2.1.3 Development Orders will be approved only in those areas which are primarily capable of supporting the impacts of development.

POLICIES

2.1.3.1 Prior to the approval of site plans by Osceola County, areas of unsuitable soils, wetlands, or wellfield protection areas must be identified by the applicant upon each proposed site plan. Furthermore, the proposed site plan shall include provisions to ensure that these factors are addressed in a manner that is consistent with the Goals, Objectives and Policies of this Plan.

OBJECTIVE 2.1.11 Osceola County shall adopt as part of the Land Development Code measures to protect potable water wellfields and environmentally sensitive lands.

POLICIES

2.1.11.1 See Objective 8.1.1, 8.1.2 and their attendant policies in the Conservation Element.

OBJECTIVE 2.1.12 All future land uses shall be approved based on the following development guidelines. These guidelines shall be incorporated into the County's Land Development Code by July, 1991.

POLICIES

2.1.12.26 The County hereby adopts the Wetland Overlay which is depicted on Figure 8-2 of the Conservation Element. These general delineations will require further documentation as development proposals proceed through the County's review system. The site-specific wetland determinations shall supersede the general delineations and shall provide the wetland acreage which determines the net acreage for development proposals. The buildable area shall be determined by subtracting the wetlands from the gross land area. Density of development proposals shall be determined by the amount of buildable area.

OSCEOLA COUNTY CONSERVATION ELEMENT

OBJECTIVE 8.1.1

By July 1, 1991, Osceola County shall adopt rules and standards in its Land Development Code to address protection, conservation and appropriate use of surface water.

POLICIES

8.1.1.1

The County shall identify, conserve and protect environmentally significant areas. Environmentally significant areas shall mean herein to include surface waters and floodways adjacent to surface waters.

The County shall adopt regulations that protect water quality and quantity from adverse impacts by implementing criteria and performance standards for alteration activities in buffer zones, surface waters and wetlands. These regulations shall include identification of appropriate buffer zones for surface waters. Additionally, these regulations shall include criteria and standards for identification of wetlands, evaluating the significance of wetlands and for alteration activities, such as: boardwalks and boat docks; bulk heading or berming; clearing or vegetation removal; agricultural, domestic and industrial waste discharges; ditching; dredging; filling; harvesting of timber and wood products; the disposal, storage and use of any hazardous materials; landscaping and establishment plantings; the expansion, modification or restoration of existing structures and improved areas; the installation of septic tanks; the disposal of solid waste; stormwater retention or detention basins; the construction of permitted structures; and the installation of utilities. Exemptions from permitting will be provided for 1) passive recreational activities in buffer zones, surface waters, and wetlands and 2) bonafide agricultural and silvicultural activities when Best Management Activities have been used and can be verified by the appropriate governmental agency (i.e. County Extension Department, Soil Conservation Service, Florida Department of Forestry) and a copy of any state required permit or notice of intent has been forward to the County.

OBJECTIVE 8.1.2

By July 1, 1991, Osceola County shall adopt rules and standards in its Land Development Code to conserve and appropriately use wetlands.

POLICIES

8.1.2.1

The County shall identify, conserve and protect environmentally significant areas. Environmentally significant areas shall mean herein to include wetlands.

The County shall adopt regulations that protect water quality and quantity from adverse impacts by implementing criteria and performance standards for alteration activities in buffer zones, surface waters and wetlands. These regulations shall include identification of appropriate buffer zones for surface waters. Additionally, these regulations shall include criteria and standards for identification of wetlands, evaluating the significance of wetlands and for alteration activities, such as: boardwalks and boat docks; bulk heading or berming; clearing or vegetation removal; agricultural, domestic and industrial waste discharges; ditching; dredging; filling; harvesting of timber and wood products; the disposal, storage and use of any hazardous materials; landsaping and establishment plantings; the expansion, modification or rectoration of existing structures and improved areas; the installation of septic tanks; the disposal of solid waste; stormwater retention or detention basins; the construction of permitted structures; and the installation of utilities. Exemptions from permitting will be provided for 1) passive recreational activities in buffer zones, surface waters, and wetlands and 2) bonafide agricultural and silvicultural activities when Best Management Activities have been used and can be verified by the appropriate governmental agency (i.e. County Extension Department, Soil Conservation Service, Florida Department of Forestry) and a copy of any state required permit or notice of intent has been forward to the County.

OBJECTIVE 8.1.3

By July 1, 1991, Osceola County shall adopt rules and standards in its Land Development Code to address protection of the natural and hydraulic functions of the 100-year riverine floodplains

POLICIES

8.1.3.4

The County shall identify and recommend flood plains that warrant acquisition under public and private land acquisition programs to the appropriate agencies.

OBJECTIVE 8.1.6

By 1992, Osceola County shall adopt regulations and programs in its Land Development Code to address protection, conservation and appropriate use of wildlife.

POLICIES

8.1.6.2

The County shall utilize mechanisms such as public and private land acquisition programs, encouragement, of greenbelt designations, fee-simple purchases, conservation easements, voluntary landowner cooperative management and agreements, mitigation or compensations requirements for development of wildlife management systems.

8.1.6.4

The County shall assist in the application of all State and Federal regulations which pertain to endangered and threatened flora and fauna.

The County shall adopt landclearing and land alteration regulations which include criteria for the protection and/or conservation of threatened or endangered habitats or species and shall at the same time minimize adverse impacts to the economic viability of agricultural lands on which most of these habitats and species do occur. These regulations shall include criteria that: 1) identify specific areas which contain threatened or endangered habitats or species; 2) identify specific alteration activities which will adversely impact threatened or endangered habitat or species; 3) identify habitat protection and/or conservation measures that are compatible with agricultural or residential development in areas containing threatened or endangered wildlife species and their habitats; 4) provide for the management and protection of threatened or endangered vegetative habitats or species, where design features will allow; and 5) are derived from management plans developed by State and Federal agencies that have identified specific

protection programs for threatened or endangered habitats or species, such as for the bald eagle, sandhill crane, woodstork, scrub jay, burrowing owl, and threatened or endangered species found in sandhill scrub communities.

8.1.6.7 The County shall develop and implement conservation programs for ecological communities which allow compatible land uses.

8.1.6.8 The County shall identify, conserve, and protect environmentally significant areas. Environmentally significant shall mean herein to include threatened or endangered ecosystems, lands which contain threatened or endangered species and unique or rare wildlife habitats.

OSCEOLA COUNTY RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 9.1.1 By FY 1992, recreation and open space needs will be met by following adopted levels of service, and capital improvement programming.

POLICIES

9.1.1.1 The County will provide a level of service standard for recreational facilities and open space using the following criteria:
Resource Parks = 1 acre/1000 total County population
Community Parks = 1 acre/1000 unincorporated County population.

9.1.1.13 The County shall identify significant cultural, historical, and archaeological sites and acquire such sites to insure their availability to the public where appropriate.

OBJECTIVE 9.1.3 The County shall consider the policies of the Conservation Element as well as other appropriate plans when identifying sites for recreation and open space purposes.

POLICIES

9.1.3.3 The County shall, at a minimum, consider the following criteria when acquiring lands;
1. Unique features such as habitat associations, plant communities, wildlife populations, dune or ridge systems, and unique

geological settings;

2. Critical ecological functions, such as protecting surface or groundwater quality and supply;

3. Relatively undisturbed or recovering examples of native biological communities;

4. Locations and features suitable for outdoor education programs.

9.1.3.4

The County shall coordinate with the Osceola County School Board, the Audubon Society, Cattlemen Association, the Committee on Aging, and the Parks and Recreation Division to offer environmental interpretative programs and facilities.

OSCEOLA COUNTY INTERGOVERNMENTAL COORDINATION ELEMENT

OBJECTIVE 10.1.1

By 1992, the County shall institute a formal review procedure to assure that plans and programs of Tier I and Tier II entities are coordinated with Osceola County's Comprehensive Plan.

10.1.1.6

The County shall continue to coordinate planning activities with Tier I and Tier II agencies that either provide services or establish policy that affects decisions made in Osceola County.

DEC 17 1991 *Amelgfe*

RESOLUTION NO. 91-ENV-03

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, DECLARING THE INTENT TO PARTICIPATE WITH OSCEOLA COUNTY, FLORIDA IN AN APPLICATION TO THE FLORIDA COMMUNITIES TRUST; DECLARING THE INTENT OF THE APPLICATION IS TO ESTABLISH AN ENVIRONMENTAL MITIGATION FUNDING PROGRAM THROUGH ACQUISITION OF PROPERTY LOCATED IN ORANGE AND OSCEOLA COUNTIES.

WHEREAS the Florida Game and Fresh Water Fish Commission has an interest in the establishment of a Mitigation Park program to accomodate upland wildlife mitigation efforts within the East Central Florida Regional Planning Council boundary.

WHEREAS both Osceola and Orange County have a similar interest in providing lands that could be used for mitigation of environmental damage caused by existing and proposed development.

WHEREAS, both Osceola and Orange County also have similar needs to protect environmentally sensitive lands and provide resource-based recreation to their residents as stated in their respective comprehensive plans.

WHEREAS, coordination between local governments to protect environmentally sensitive lands and provide resource-based recreation will provide more cost-effective service to the residents of both Orange and Osceola County.

WHEREAS a site, which is located in both Osceola and Orange County and which is referred to as the Split Oak Forest Mitigation Park, is the preferred site for the establishment of a mitigation park and resource-based recreation facility.

WHEREAS monies from the Florida Communities Trust (Sections 259.101, 380.502, Florida Statutes and Rule 9K-4, Florida Administrative Code) may be awarded to local governments to acquire sites that would be used for environmental improvement or mitigation purposes.

WHEREAS the interest of all the above named parties who are involved in environmental mitigation could be best served by submitting a joint application for funding through the Florida Communities Trust program for the acquisition of the Split Oak Forest site.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:


1. Orange County will participate with Osceola County and the Florida Game and Fresh Water Fish Commission in the submittal of a application to the Florida Communities

Trust. The application shall not request a total loan amount exceeding \$2.7 million and the matching grant amount exceeding \$2.3 million. Since the amount of funds available from the Florida Communities Trust will not be sufficient to acquire the property, Orange County will provide matching funds not to exceed \$2.3 million for portions of the Split Oak Forest property within Orange County and adjacent to Orange County's Moss Park.

2. Funds that are collected by Orange County, Osceola County and the Florida Game and Freshwater Fish Commission for environmental mitigation purposes satisfied by using the Split Oak Forest Mitigation Park will be used to repay the loan from Florida Communities Trust and matching funds provided by Orange County. An interagency agreement shall be executed between Orange County, Osceola County, and the Florida Game and Freshwater Fish Commission that sets forth the mitigation charges and methods of repayment of the Florida Communities Trust loan and the matching grant from Orange County if the Split Oak Forest Mitigation Park is given conceptual approval by the Florida Communities Trust.

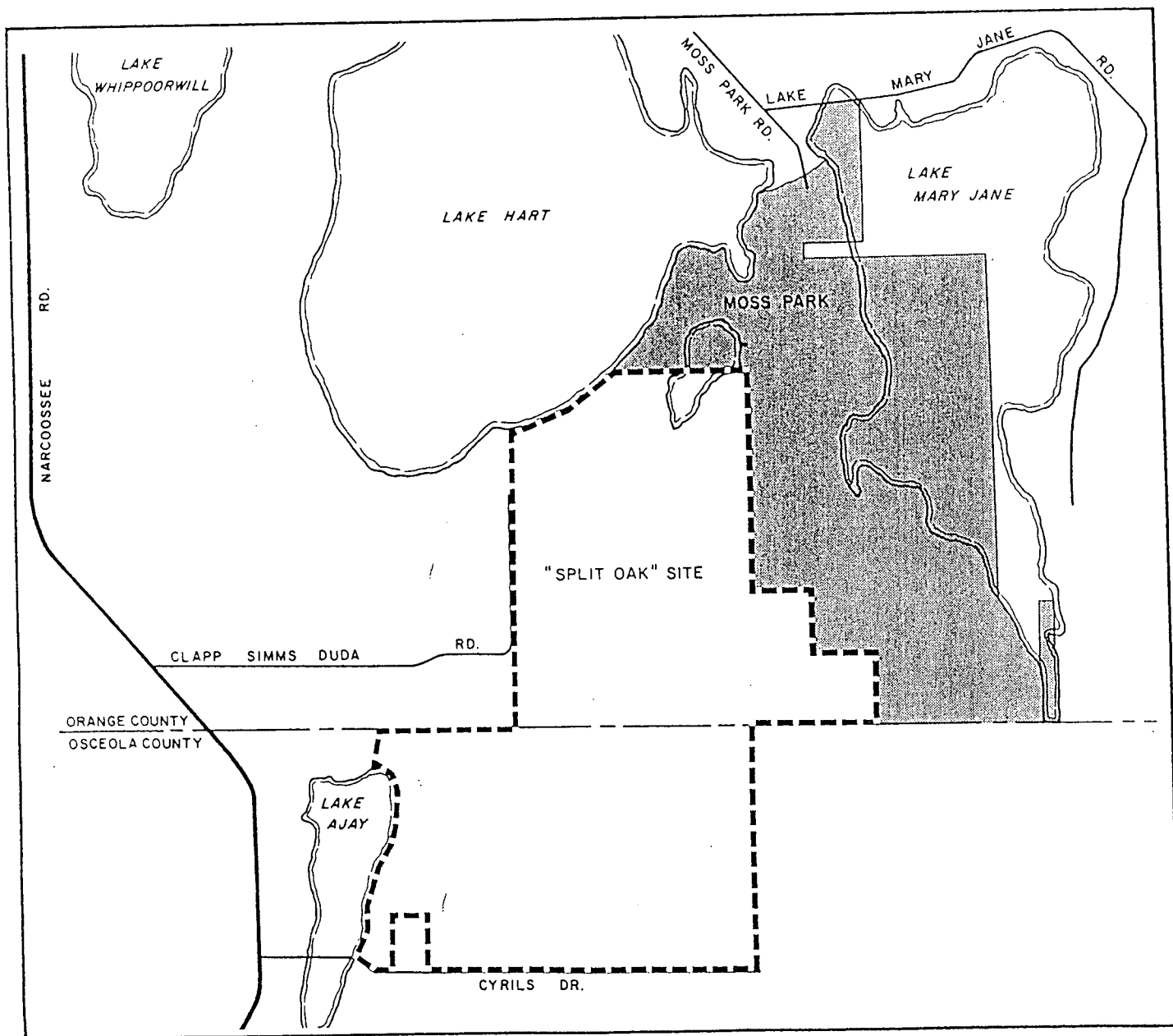
RESOLVED THIS 17TH DAY OF DECEMBER, 1991.

ORANGE COUNTY, FLORIDA

BY: 
Vice County Chairman

FOR THE COUNTY CHAIRMAN

DATE: DEC 17 1991



SPLIT OAK FOREST MITIGATION PARK

A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST

ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, DECLARING THE INTENT TO PARTICIPATE WITH ORANGE COUNTY, FLORIDA IN AN APPLICATION TO THE FLORIDA COMMUNITIES TRUST; DECLARING THE INTENT OF THE APPLICATION IS TO ESTABLISH AN ENVIRONMENTAL MITIGATION FUNDING PROGRAM THROUGH ACQUISITION OF PROPERTY LOCATED IN OSCEOLA AND ORANGE COUNTIES.

WHEREAS, the Florida Game and Fresh Water Fish Commission has an interest in the establishment of a Mitigation Park program to accommodate upland wildlife mitigation efforts within the East Central Florida Regional Planning Council boundary.

WHEREAS, both Osceola and Orange County have a similar interest in providing lands that could be used for mitigation of environmental damage caused by existing and proposed development.

WHEREAS, both Osceola and Orange County also have similar needs to protect environmentally sensitive lands and provide resource-based recreation to their residents as stated in their respective comprehensive plans.

WHEREAS, coordination between local governments to protect environmentally sensitive lands and provide resource-based recreation will provide more cost-effective service to the residents of both Osceola and Orange County.

WHEREAS, a site, which is located in both Osceola and Orange County and which is referred to as the Split Oak Forest Mitigation Park, is the preferred site for the establishment of a mitigation park and resource-based recreation facility.

WHEREAS, monies from the Florida Communities Trust (Sections 259.101, 380.502, Florida Statutes and Rule 9K-4, Florida Administrative Code) may be awarded to local governments to acquire sites that would be used for environmental improvement or mitigation purposes.

WHEREAS, the interest of all the above-named parties who are involved in environmental mitigation could be best served by submitting a joint application for funding through the Florida Communities Trust program for the acquisition of the Split Oak Forest site.

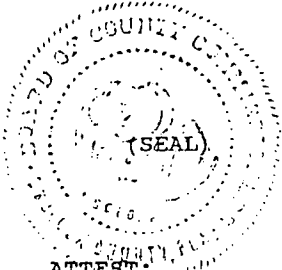
NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Osceola County, Florida:

1. Osceola County will participate with Orange County and the Florida Game and Fresh Water Fish Commission in the submittal of an application to the Florida Communities Trust. The application shall request a total loan amount not exceeding \$2.7 million and the matching grant amount not exceeding \$2.3 million. Since the amount of funds available from the Florida Communities Trust will not be sufficient to acquire the property, Orange County will provide matching funds not to exceed \$2.3 million for portions of the Split Oak Forest property within Orange County and adjacent to Orange County's

Moss Park.

2. Funds that are collected by Osceola County, Orange County and the Florida Game and Freshwater Fish Commission (or any or all of their designees) for environmental mitigation purposes satisfied by using the Split Oak Forest Mitigation Park will be used to repay the loan from Florida Communities Trust and matching funds provided by Orange County. An interagency agreement shall be executed between Osceola County, Orange County, and the Florida Game and Freshwater Fish Commission that sets forth the mitigation charges and methods of repayment of the Florida Communities Trust loan and the matching grant from Orange County if the Split Oak Forest Mitigation Park is given conceptual approval by the Florida Communities Trust.
3. Osceola County hereby reserves the right to participate exclusively in such a program to acquire land for mitigation purposes for development projects solely within Osceola County.

DONE AND ADOPTED this 16th day of December, 1991.



BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: *John V. Pate*
John V. Pate, Chairman

ATTEST:

Mel Wills, Jr.
Mel Wills, Jr.,
Clerk of the Board

UPLAND MITIGATION PARK PROGRAM

MEMORANDUM OF UNDERSTANDING

This is a Memorandum of Understanding, dated _____ between the FLORIDA GAME AND FRESH WATER FISH COMMISSION (GFC), an agency of the State of Florida, and the EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL (RPC); and is intended as a conceptual framework for the development and implementation of a mitigation park program for off-site mitigation required in development orders within the jurisdictional boundaries of the East Central Florida Regional Planning Council which includes Brevard, Lake, Orange, Osceola, Seminole, and Volusia Counties.

The Memorandum of Understanding is entered into with reference to the following facts:

A. Under s. 380.06 (12) (b), F.S., both the RPC and GFC have certain responsibilities in determining the impact and mitigative measures recommended for Development Orders issued by local governments on Developments of Regional Impacts (DRIs).

B. Regional Policy 44.1 of the East Central Florida Comprehensive Regional Policy Plan (CRPP) requires that development projects avoid adverse impacts to species listed as endangered, threatened, or species of special concern to the greatest extent practicable through adherence to a GFC approved species and habitat

management plan which is made a condition of development approval.

C. Regional Policies 43.2 and 43.3 of the CRPP support the preservation of ecologically viable portions of upland plant communities, including those which are identified as rare or endangered ecosystems in state or regional inventories.

D. Regional Policy 44.2 of the CRPP calls for all levels of government to support the protection of critical habitat for endangered or threatened species to the greatest extent practicable.

E. Both the RPC and GFC agree that preference will be shown for on-site mitigation of wildlife and vegetative impacts. However, it is recognized that there will be cases where this approach will not be desirable or possible and the parties to the Development Order will agree that off-site mitigation will better serve all interests involved.

F. Regional Policy 43.10 of the CRPP supports the option of off-site "land-banking" for the mitigation of the unavoidable loss of rare or endangered lands when such mitigation programs are demonstrated to be appropriate, financially feasible, environmentally sound and consistent with protection of the public interest.

G. The success of off-site mitigation as a viable wildlife habitat protection strategy depends on the degree to which all units of state, regional, and local governments direct wildlife related off-site mitigation efforts to an established regional mitigation park facility. Although this Memorandum of

addresses

Understanding, only recommended Development Orders prepared by the RPC for DRI projects, all local governments in the east central Florida region are encouraged to participate in the GFC's mitigation park program as a means to compensate for the wildlife habitat impacts caused by sub-DRI developments within their jurisdiction.

Based upon these facts, the parties agree as follows:

1. Relationship To DRI Development Orders - Recommended Development Orders prepared by the RPC shall reference and comply with this Memorandum of Understanding when addressing offsite uplands mitigation.

2. Fish and Wildlife Habitat Trust Fund - GFC shall establish a separate East Central Florida accounting center (the Fund) within the Fish and Wildlife Habitat Trust Fund segregated from all other funds and accounts. This fund shall be divided into a land acquisition and land management account in order to administer deposits and disbursements related to each activity. The availability and timing of disbursements from the Fund is subject to specific actions by the Florida Legislature.

3. Deposits and Interest - The Fund may accept deposits that arise from development orders, permit conditions, regulatory orders, and other situations where wildlife habitats can be protected through the Mitigation Park program. These monies will be deposited into an interest bearing account and shall be used to acquire and manage mitigation park facilities within the boundary

of the East Central Florida Regional Planning Council. Subject to the availability of funds authorized under s. 259.101 F.S., GFC may elect to direct such funds to complete the acquisition of lands being acquired pursuant to this agreement. Interest earned by the Fund shall accrue to the benefit of the Fund. The Fund may decline to accept monies if a development order inhibits the ability of the Fund to acquire and manage land within the established mitigation park facility.

4. Costs - The per acre cost for participants in upland mitigation through this program shall be determined using the following formula:

$$\boxed{\text{LAND ACQUISITION COST (PER ACRE)}} + \text{MANAGEMENT COST (15\%)} + \text{SERVICE CHARGE (7\%)} = \text{PARTICIPATION COST PER ACRE}$$

Where LAND ACQUISITION COST is defined as the total cost to the Fund (includes all costs associated with land acquisition including surveys, appraisals, interest, and other related costs) divided by the amount of habitat within an acquisition site that is suitable as mitigation for upland listed species. In the event the land acquisition cost is not known at the time the contribution is payable, the parties to this agreement shall prepare and utilize an estimate of acquisition cost and other available information regarding the fair market value of land to be purchased.

5. Allocations - Deposits into the Fund will be distributed into separate land acquisition, land management, and service charge accounts. The amount that is allocated into the land acquisition account will equal the value for land acquisition that is used in

the application of the formula shown in Section 4 above. Similarly, allocations for the management and service charge accounts will correspond to the amounts used in the formula shown in Section 4. Deposits directed into the service charge account will be transferred to the Office of the Comptroller pursuant to s. 90-132 F.S.

6. Reports - GFC shall provide an annual statement to the parties to this Memorandum of Understanding indicating the balance of the Fund and describing any transactions that have occurred since the establishment of the Fund and showing income and expenses during that year.

7. Site Selection

a. The site selection criteria which shall be considered are:

1. Extent to which the site will replace wildlife habitat being lost to development;
2. Extent to which the site will support species listed by GFC as endangered, threatened, or of special concern;
3. Proximity of the site to other state, federal, or other publicly-owned resource lands;
4. Size of the area;
5. Ease of acquisition of the site including cost;
6. Manageability of the site as a wildlife habitat;
7. Degree to which the site will implement regional and statewide upland wildlife goals;
8. Presence of environmental hazards or liabilities on site or in the vicinity of the site.

b. Ranking - GFC shall prepare a list of candidate sites that meet the site selection criteria. The sites shall be ranked on the basis of how closely they conform to the selection criteria. Where two sites have identical or similar rankings, the GFC shall give preference to those sites located in counties in which a GFC mitigation park has not been established. GFC shall select from this list which site or sites are to be acquired pursuant to this agreement.

8. Land Acquisition Procedures - Mitigation parks may be purchased with funds that originate from wildlife mitigation or from federal, state, or local land acquisition programs. GFC may either act alone, cooperate with a land acquisition organization, or retain the services of an acquisition agent in order to purchase selected sites. Land acquisition pursuant to this agreement shall be in accordance with rules and procedures set forth in s. 253.025 F.S. GFC will convey title to the Board of Trustees of the Internal Improvement Fund following the completed purchase of all lands within the designated acquisition area.

9. Management - GFC shall develop a management plan and a proposed budget which shall guide future land management activities for each site acquired. Upon each deposit of monies into the Fund, an amount as determined per Section 5 above shall be allocated into a separate management account. The principal component of this account shall remain inviolate and only the interest that accrues on behalf of the Management Account may be disbursed by GFC or its designee for management. Funds (derived from interest) entering

the Management Account from DRI development orders are to be used for the management of, and capital improvements to, lands acquired pursuant to this Memorandum of Understanding.

10. Termination

a. Any party to the agreement may withdraw from the agreement by providing 30 days written notice to the other party, in which case the remaining party shall determine whether the agreement can be continued without the withdrawn party, whether a new party can be substituted or whether the agreement should be terminated.

This Memorandum of Understanding is made and entered on the date executed by the last signatory hereto:

By: _____

Date: _____

Thad Altman
Mr. ~~Lee Constantine~~
Chairman
East Central Florida Regional
Planning Council

By: _____

Date: _____

Colonel Robert M. Brantly
Executive Director
Florida Game and Fresh Water
Fish Commission





EXHIBIT N

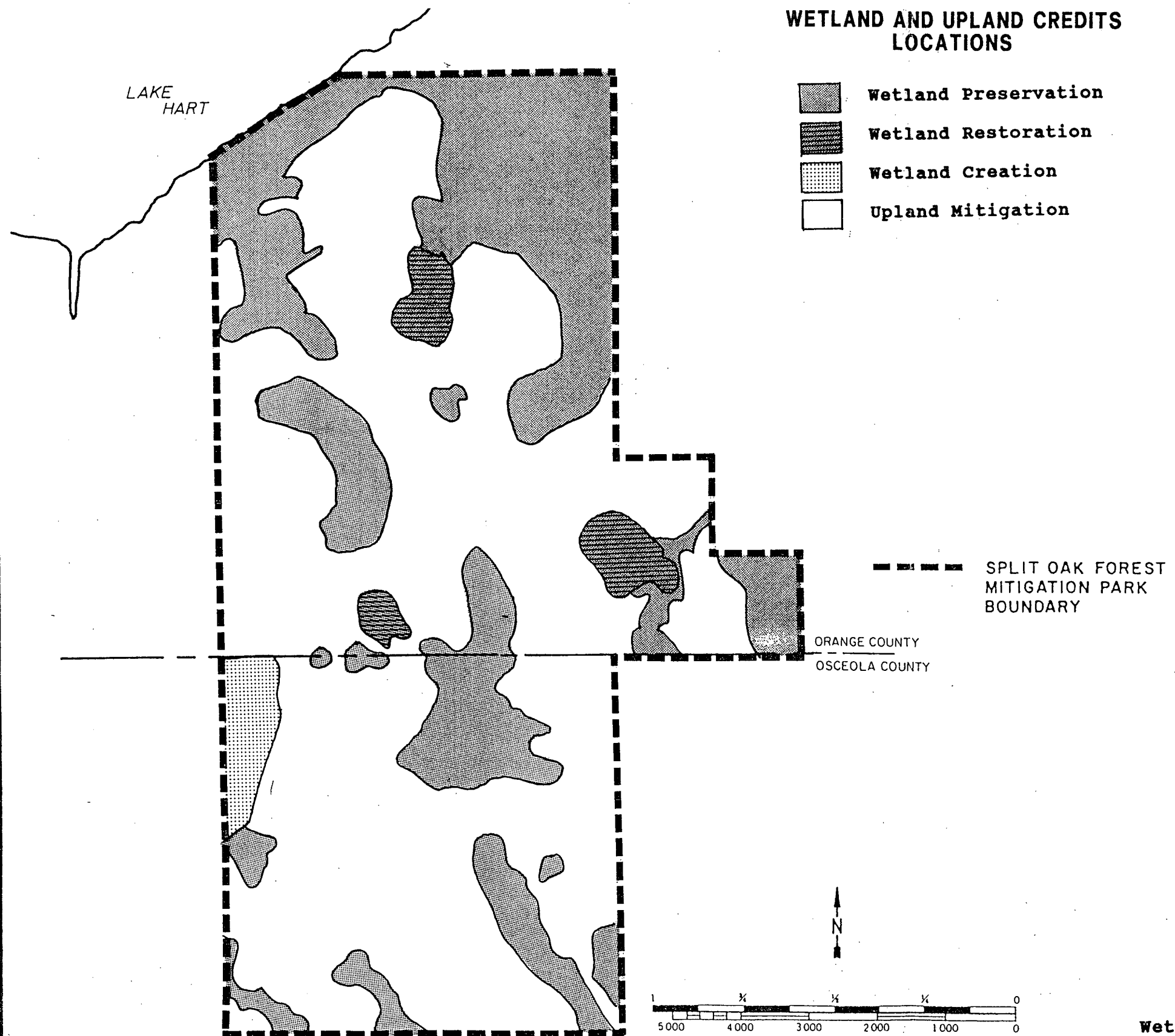
MITIGATION ACREAGE BY COUNTY AND TYPE

TYPE	ORANGE	OSCEOLA
Wetland Preservation	338.0	165.0
Wetland Restoration	55.0	0.0
Wetland Creation	0.0	35.0
<u>Upland Mitigation</u>	<u>76.0</u>	<u>485.0</u>
TOTALS	1,160.0	685.0

LEGEND

WETLAND AND UPLAND CREDITS LOCATIONS

-  Wetland Preservation
-  Wetland Restoration
-  Wetland Creation
-  Upland Mitigation



Wetlands Map
Figure N

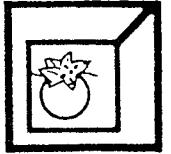
SPLIT OAK FOREST MITIGATION PARK

A PARTNERSHIP APPLICATION TO
FLORIDA COMMUNITIES TRUST

ORANGE COUNTY AND OSCEOLA COUNTY WITH
FLORIDA GAME AND FRESHWATER FISH COMMISSION
AND OSCEOLA LAND TRUST

ORANGE COUNTY
FLORIDA

POTENTIAL WILDLIFE / OPEN SPACE / RECREATION CORRIDORS



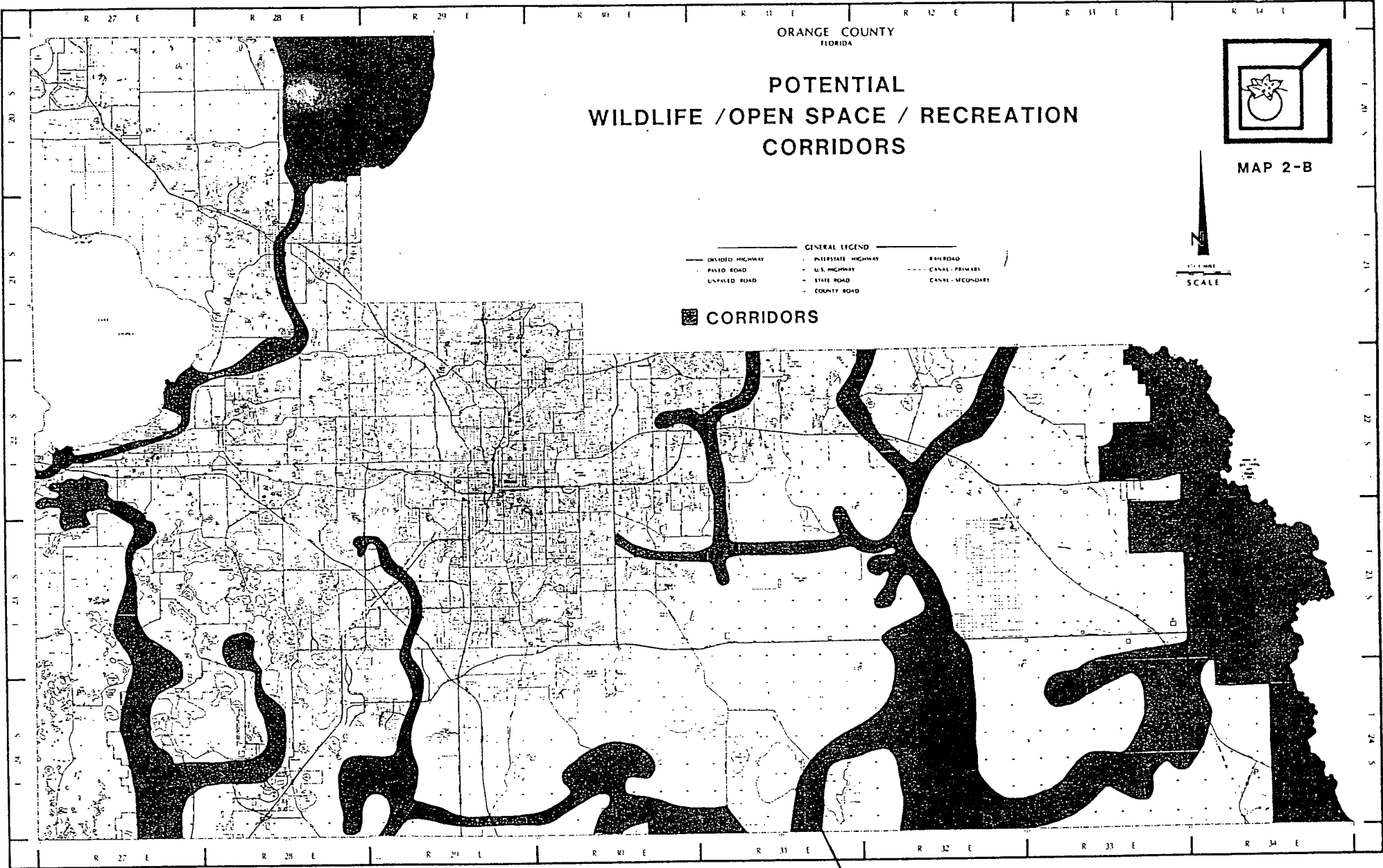
MAP 2-B



GENERAL LEGEND

— DIVIDED HIGHWAY	- INTERSTATE HIGHWAY	RAILROAD
- PAVED ROAD	- U.S. HIGHWAY	- CANAL - PRIMARY
- UNPAVED ROAD	- STATE ROAD	- CANAL - SECONDARY
	- COUNTY ROAD	

 CORRIDORS



PROJECT SITE

EXHIBIT O

FLORIDA NATURAL AREAS INVENTORY

1018 Thomasville Road, Suite 200-C • Tallahassee, Florida 32303 • (904) 224-8207

RECEIVED

MAR 24 1992

DEPT. OF COMMUNITY AFFAIRS
FLORIDA COMMUNITIES TRUST

March 19, 1992

Florida Communities Trust
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399-2100
ATTENTION: Anne Peery, Executive Director

Subject: Florida Communities Trust Approved List of Completed Applications;
FNAI Review of Sites

Dear Ms. Peery:

Attached is the current list of Florida Communities Trust sites with pertinent information from the FNAI data base. Members of our staff have reviewed each site with respect to recorded occurrences of natural communities or rare and endangered species of plants and animals on or very near the site, and proximity of the site to managed areas such as State Parks and Preserves, National Wildlife Refuges, privately owned preserves, etc. Involvement with or proximity to Conservation and Recreation Lands (CARL) project and proposal sites has also been noted. For each of the species or natural communities noted at a particular site, I have included the FNAI ranks and legal statuses in parentheses. A sheet is enclosed which explains these ranks and statuses.

The quantity and quality of data collected by the Florida Natural Areas Inventory are dependent on the research and observations of many individuals and organizations. In most cases, this information is not the result of comprehensive or site-specific field surveys; many natural areas in Florida have never been thoroughly surveyed. The FNAI data base represents a compilation of information extracted from published and unpublished literature, museums and herbaria, field surveys, personal communications, and other sources. Records for new occurrences of plants and animals are continuously being added to the database and older occurrence records may change as new information is gathered.

For these reasons, the FNAI cannot provide a definitive statement on the presence, absence, or condition of biological elements in any part of Florida. Florida Natural Areas Inventory reports summarize the existing information known to FNAI at the time of the request regarding the biological elements or locations in question. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

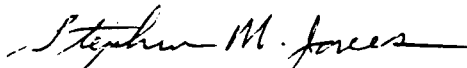
Information provided by this data base may not be published without prior written

Ms. Anne Peery
March 19, 1992
Page 2

notification to the Florida Natural Areas Inventory, and FNAI must be credited as an information source in these publications. We also request that the above underlined sentence be included in acknowledgements of the data. FNAI data may not be sold for profit.

Thank you for the opportunity to provide input in the FCT site selection process. Please let me know if you have any additional questions. I hope this information proves helpful.

Sincerely,



Stephen M. Jones
Environmental Reviewer

encls.

c.c.: O. Greg Brock, DNR

SMJ/fctsites.ltr

FLORIDA NATURAL AREAS INVENTORY

REVIEW OF FLORIDA COMMUNITIES TRUST SITES

Based on Information Currently in the FNAI Data Base

March 19, 1992

- #1 **Deering Estate** Dade County
No information for site in FNAI data base.
- #2 **North Anclote River Nature Park** Pinellas County
Contiguous with Pinellas County Aquatic Preserve
No information for site in FNAI data base.
- #3 **Pithlachascotee River Park** Pasco County
No information for site in FNAI data base.
- #4 **Tampa Waterfront Greenway** Hillsborough County
No information for site in FNAI data base.
- #5 **Thomas Drive Beach Access** Bay County
No information for site in FNAI data base.
- #6 **Pineland Nature Preserve** Broward County
No information for site in FNAI data base.
- #7 **Pine Island Eagle Habitat** Lee County
Matalacha Pass National Wildlife Refuge (NWR) is nearby.
Haliaeetus leucocephalus, bald eagle
(FNAI Global Rank G3/FNAI State Rank S2S3/Federal Status LE/State Status LT)
- #8 **Brooker Creek** Pinellas County
Haliaeetus leucocephalus, bald eagle (G3/S2S3/LE/LT) on site.
- #9 **Split Oak Forest Mitigation Park** Orange and Osceola Counties
No information for site in FNAI data base.
- #10 **Bean Point** Manatee County
Passage Key NWR is nearby.
- #11 **Cedar Point** Charlotte County
Site may be contiguous with Lemon Bay Aquatic Preserve.
James Cook Memorial Preserve/The Nature Conservancy (TNC) is nearby.
1992 Lemon Bay Carl Proposal in vicinity.

- #12 **Nature Trail** Dade County
No information for site in FNAI data base.
- #13 **Sister Keys** Sarasota County
Close to 1992 Conservation and Recreation Lands (CARL) Proposal - Gulf View Drive
Property (Manatee Co.)
No information for site in FNAI data base.
- #14 **Dicerandra Scrub** Brevard County
Scrub Jay Refugia (1992 Carl Project) is near.
- #15 **Rockledge Scrub** Brevard County
No information for site in FNAI data base.
- #16 **Turkey Creek Scrub** Brevard County
No information for site in FNAI data base.
- #17 **Intervest Property** Volusia County
May be contiguous or very close to Tomoka State Park
- #18 **Lake Lotus Nature Park** Orange County
No information for site in FNAI data base.
- #19 **Sid Martin Recreation Park** Bradford County
No information for site in FNAI data base.
- #20 **Royal Palm Beach Pines** Palm Beach County
No information for site in FNAI data base.
- #21 **Knob Hill** Palm Beach County
No information for site in FNAI data base.
- #22 **Seacrest Scrub** Palm Beach County
On Site:
Scrub (G2/S2)
Gopherus polyphemus, gopher tortoise (G3/S3/C2/LS)
Aphelocoma coerulescens coerulescens, Florida scrub jay (G5T3/S3/LT/LT)
Setophaga ruticilla, American redstart (G5/S3/N/N)
Conradina grandiflora, large-flowered rosemary (G3/S3/C2/LE)

- #23 Princess Place** Flagler County
Alligator mississippiensis, American alligator (G5/S4/LT/SA/LS) on/near site.
Site is partially within Pellicer Creek Aquatic Preserve.
- #24 Tippecanoe Scrub** Charlotte County
Haliaeetus leucocephalus, bald eagle (G3/S2S3/LE/LT) on/near site.
Site is near or contiguous with Charlotte Harbor State Recreation Area.
Site is contiguous with Gasparilla Sound-Charlotte Harbor Aquatic Preserve.
- #25 Lake Fannie** Polk County
Sceloporus woodi, Florida scrub lizard (G3/S3/C2/N) on/near site.
- #26 Sun Ray** Polk County
Scrub (G2/S2) partly on site. (Most of the scrub community is outside the proposed acquisition boundary.)
Special Animals on or very near site:
Gopherus polyphemus, gopher tortoise (G3/S3/C2/LS)
Neoseps reynoldsi, sand skink (G2/S2/LT/LT)
Aphelocoma coerulescens coerulescens, Florida scrub jay (G5T3/S3/LT/LT)
Special Plants on or very near site:
Bonamia grandiflora, Florida bonamia (G5/S1/N/LE)
Calamintha ashei, Ashe's savory (G3/S3/C1/LT)
Clitoria fragrans, pigeon-wing (G3/S3/C1/LT)
Condradina brevifolia, short-leaved rosemary (G2Q/S2/C2/N)
Hypericum cumulicola, highlands scrub hypericum (G2/S2/LE/LE)
Ilex arenicola, scrub holly (G5T3/S3/N/LE)
Lechea cernua, nodding pinweed (G3/S3/3C/LE)
Liatris ohlingerae, Florida gay-feather (G3/S3/LE/LE)
Nolina brittoniana, Britton's bear-grass (G2/S2/C1/LE)
Paronychia chartacea, paper-like nail-wort (G2/S2/LT/LE)
Persea humilis, scrub bay (G4/S3/3C/N)
Polygonella basiramia, hairy jointweed (G3/S3/LE/LE)
Polygonella myriophylla, Small's jointweed (G3/S3/3C/N)
Prunus geniculata, scrub plum (G2G3/S2S3/LE/LE)
Schizachyrium niveum, scrub bluestem (G1/S1/C1/N)
Saddle Blanket Lakes Preserve/TNC is about 1.5 mi. south of site.

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- #27 Econofina Creek Bay County
Ictalurus serracanthus, spotted bullhead (G3/S3/N/N) on/near site.
Site is very close to or contiguous with Gainer Springs Addition 1992 CARL proposal.
- #28 Rocky Point Martin County
No information for site in FNAI data base.
- #29 Gomez Avenue Martin County
Near site(?):
Scrub (G2/S2)
Aphelocoma coerulescens coerulescens, Florida scrub jay (G5T3/S3/LT/LT)
Contiguous with Jensen Beach to Jupiter Inlet Aquatic Preserve.
- #30 Greenlees Martin County
No information for site in FNAI data base.
- #31 Kiplinger Martin County
No information for site in FNAI data base.
- #32 South Fork River Broward County
No information for site in FNAI data base.
- #33 Wellfield Protection Area Levy County
Drymarchon corais couperi, eastern indigo snake (G4T3/S3/LT/LT) on/near site.
Hollins Ranch (Crystal Bay) 1992 CARL proposal 1-2 miles south of site.
- #34 Jenkins Creek Hernando County
No information for site in FNAI data base.
- #35 PK Ranch Hernando County
No information for site in FNAI data base.
Site is contiguous with Withlacoochee State Forest.
- #36 Phipps/Overstreet Leon County
Near site :
bird rookery
Casmerodius albus, white ibis (G5/S4/N/N)
Part of 1992 Lake Overstreet CARL proposal.
Contiguous with Maclay State Gardens.

- #38 **Kings Bay Park** Citrus County
No information for site in FNAI data base.
Site is near Crystal River NWR and Crystal River State Reserve.
- #39 **Boyce/Wetstone** Pasco County
On site:
estuarine tidal marsh (G4/S4)
estuarine tidal swamp (G3/S3)
Part of Berkowitz/Wetstone CARL project.
- #40 **Riverfront Park** Volusia County
No information for site in FNAI data base.
- #41 **Coco Plum Beach** Monroe County
No information for site in FNAI data base.
- #42 **Lake Beresford** Volusia County
Site is contiguous with Wekiva River Aquatic Preserve & Blue Springs State Park.
Site is the same as Lake Beresford CARL proposal.
- #43 **Colby/Alderman** Volusia County
No information for site in FNAI data base.
- #44 **Silver River** Marion County
No information for site in FNAI data base.
Contiguous with Silver River State Park.
- #45 **Fort King Site** Marion County
No information for site in FNAI data base.
- #46 **Cedar Point** Duval County
Nassau River - St. Johns River Marshes Aq. Pres. appears to be part of site.
On site:
Casmerodius albus, white ibis (G5/S4/N/N)
Mycteria americana, wood stork (G5/S2/LE/LE)
- #47 **Sanctuary Beach Access** Nassau County
On or very near site:
maritime hammock (G4/S3)
Amelia Island State Rec. Area is about 0.1 - 0.2 mi. south of site.

- #48 Key West Bight Waterfront Key West
No information for site in FNAI data base.
- #49 Hogtown Creek Greenway Alachua County
No information for site in FNAI data base.
- #50 Yucca Pen Creek Preserve Lee County
Charlotte Harbor State Reserve is about 1 mile north of site.
Contiguous with Charlotte Harbor-Gasparilla Sound Aquatic Preserve.
On/near site:
Alligator mississippiensis, American alligator (G5/S4/LT/SA/LS)
Falco sparverius paulus, southeastern American kestrel (G5T3T4/S3?/C2/LT)
Haliaeetus leucocephalus, bald eagle (G3/S2S3/LE/LT)
- #51 North Beach Park Nassau County
No information for site in FNAI data base.
Contiguous with Ft. Clinch State Park Aquatic Preserve.
Very close to Ft. Clinch State Park.
- #52 Flynn Nature Park Hillsborough County
Glandularia tampensis, Tampa vervain (G1/S1/C1/LE) on site.
- #53 Cypress Creek Preserve Hillsborough County
Site is near USF Ecology area, USF campus
No information for site in FNAI data base.
- #54 Little Manatee River Corridor Hillsborough County
No information for site in FNAI data base.
Contiguous or very close to Little Manatee River SRA
- #55 Alafia River-Fish Hawk Creek Hillsborough County
No information for site in FNAI data base.
Site is near Balm/Boyette Scrub CARL Project.
Golden Aster Scrub CARL proposal site in vicinity.

DATE

Animals

- LE** - Listed as Endangered Species by the Florida Game and Fresh Water Fish Commission. An Endangered Species is defined as a species, subspecies, or isolated population which is resident in Florida during a substantial portion of its life cycle and so few or depleted in number or so restricted in range of habitat due to any man-made or natural factors that it is in immediate danger of extinction or extirpation from the state, or which may attain such a status within the immediate future unless its habitat are fully protected and managed in such a way as to enhance its survival potential; or migratory or occasional in Florida and included as endangered on the United States Endangered and Threatened Species List. This definition does not include species occurring peripherally in Florida while common or under no threat outside the State.
- LT** - Listed as Threatened Species by the Florida Game and Fresh Water Fish Commission. A Threatened Species is defined as a species, subspecies, or isolated population which is resident in Florida during a substantial portion of its life cycle and which is acutely vulnerable to environmental alteration declining in number at a rapid rate, or whose range or habitat is declining in area at a rapid rate due to any man-made or natural factors and as a consequence is destined or very likely to become an endangered species within the foreseeable and predictable future unless appropriate protective measures or management techniques are initiated or maintained; or migratory or occasional in Florida and included as threatened on the United States Endangered and Threatened Species List. This definition does not include species occurring peripherally in Florida while common or under no threat outside the State.
- LS** - Listed as Species of Special Concern by the Florida Game and Fresh Water Fish Commission. A Species of Special Concern is defined as a species, subspecies, or isolated population which warrants special protection, recognition, or consideration because it occurs disjunctly or continuously in Florida and has a unique and significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable and predictable future, may result in its becoming a threatened species unless appropriate protective or management techniques are initiated or maintained; may already meet certain criteria for consideration as a threatened species but for which conclusive data are limited or lacking; may occupy such an unusually vital and essential ecological niche that should it decline significantly in numbers or distribution other species would be adversely affected to a significant degree; or has not sufficiently recovered from past population depletion.
- N** - Not currently listed, nor currently being considered for listing.

Plants

- LE** - Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. "Endangered Plants" means species of plants native to the state that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal Endangered Species Act of 1973, as amended.
- PE** - Proposed by the Florida Department of Agriculture as Endangered Plants.
- LT** - Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. "Threatened plants" means species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in such number as to cause them to be endangered.
- PT** - Proposed by the Florida Department of Agriculture for listing as Threatened Plants.
- CE** - Listed as a Commercially Exploited Plant in the Preservation of Native Flora of Florida Act. "Commercially Exploited Plants" means species native to the state which are subject to being removed in significant numbers from native habitats in the state and sold or transported for sale.
- PC** - Proposed by the Florida Department of Agriculture for listing as Commercially Exploited Plants.
- (LT)** - Listed threatened as a member of a larger group but not specifically listed by species name.
- N** - Not currently listed, nor currently being considered for listing.