

## Commission Agenda Item

**MEETING DATE:** October 21, 2013

**SUBJECT:** Turkey Creek - Development of Regional Impact (DRI) Amendment

**AGENDA SECTION:** Agenda

**DEPARTMENT:** Planning & Community Development

**PREPARED BY:** Brandon M. Stubbs, Planner

**RECOMMENDED ACTION:** Adopt Resolution 13-33

### Summary

On December 15, 2009, Alachua County acquired the southerly ±376.58 acres of the Turkey Creek Development of Regional Impact (DRI) (Tax Parcel Numbers 05923-002-000, 05923-003-000, 05923-004-000, 05923-005-000, 05923-006-000, 05923-007-000, 05923-008-000, 05923-009-000, 05923-010-000, and 05923-011-000) through the Alachua County Forever Program with funding assistance from Alachua County Wild Spaces Public Places Sales Tax and a reimbursement grant from the Florida Communities Trust (FCT). After acquisition of the subject property, Alachua County renamed the subject property "Turkey Creek Hammock Preserve," and on January 24, 2012, Alachua County approved the Turkey Creek Hammock Preserve Management Plan for the subject property.

The Turkey Creek Hammock Preserve Management Plan states that the purpose of the project is to protect, preserve, and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreation experience. The Turkey Creek Hammock Preserve is managed only for the conservation, protection, and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site. In keeping with the purpose, Alachua County is requesting an amendment to the Turkey Creek DRI to remove the remaining residential density of 800 dwelling units on the southerly ±376.58 acres and place the subject property into a conservation land use on Map H-1.

To achieve the goals of the Turkey Creek Hammock Preserve Management Plan, the southerly ±376.58 acres of the Turkey Creek DRI must be amended to a conservation land use on Map H-1. Once the Turkey Creek DRI is amended, Alachua County must apply for an amendment to the Future Land Use Map (FLUM) of the Comprehensive Plan from "Moderate Density Residential" to "Conservation" for the subject property. The purpose of Resolution 13-33 is to amend the southerly ±376.58 acres of the Turkey Creek DRI to a conservation land use on Map H-1. After the Turkey Creek DRI and the FLUM Designation are amended to Conservation, Alachua County will apply for a Site Specific Amendment to the Official Zoning Atlas from "Planned Unit Development (PUD)" to "Conservation (CSV)".

Chapter 380.06, Florida Statutes, regulates Development of Regional Impact (DRI). Specifically, Chapter 380.06(19), Florida Statutes, regulates amendments to a DRI. Chapter 380.06(19), Florida Statutes, provides different processes for amendments based on whether the amendment is considered a substantial deviation as defined in Chapter 380.06(19)(b), Florida Statutes. If a proposed amendment meets the requirements for a substantial deviation in accordance with Chapter 380.06(19)(b), Florida Statutes, a Notice of Proposed Change (NOPC) is required; however, Chapter 380.06(19)(e)(2), Florida Statutes, identifies amendments that are not considered a substantial deviation and do not require a NOPC. On February 14, 2013, the City of Alachua submitted a letter to the Florida Department of Economic Opportunity (DEO) requesting a letter of determination on whether or not the proposed amendment to the Turkey Creek DRI is a substantial deviation. As indicated in the letter dated

March 13, 2013 from William B. Killingsworth, Director of the Division of Community Planning for DEO, the proposed amendment to the Turkey Creek DRI is not a substantial deviation and is exempt from the NOPC process in accordance with Chapter 380.06(19)(e)(2)(k), Florida Statutes. Chapter 380.06(19)(e)(2)(k), Florida Statutes states that changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph (j) are not substantial deviations, and therefore, are exempt from the NOPC requirements.

**ATTACHMENTS:** 1) Resolution 13-33; 2) TCHP DRI Amendment Request; 3) Turkey Creek DRI Map H-1 (Existing); 4) Turkey Creek DRI Map H-1 (Proposed); 5) DEO Letter of Determination (Request); 6) DEO Letter of Determination (Response); 7) TCHP Management Plan (Approved January 24, 2012); 8) TCHP Property Owner Affidavit

**REVIEWED BY CITY MANAGER:**

A handwritten signature in blue ink, appearing to read "G. Cain", is written over the printed text "REVIEWED BY CITY MANAGER:". The signature is cursive and fluid.

## RESOLUTION 13 33

**A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, REGARDING THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACT (DRI); AMENDING THE DEVELOPMENT ORDER APPROVED BY RESOLUTION NO. 82-15 TO REVISE MAP H-1 BY AMENDING THE LAND USE CLASSIFICATION OF THE SOUTHERLY ±380 ACRES FROM RESIDENTIAL TO CONSERVATION; AMENDING RESOLUTION NO. 07-06 BY DELETING PARAGRAPH "A" AND PARAGRAPH "B"; REPEALING RESOLUTION NO. 09-11; AND PROVIDING AN EFFECTIVE DATE.**

### RECITALS

WHEREAS, on June 15, 1982, the City Commission of the City of Alachua, Florida, adopted Resolution No. 82-15 establishing the Turkey Creek Development of Regional Impact (the "DRI");

WHEREAS, on January 22, 2007, the City Commission of the City of Alachua, Florida adopted Resolution No. 07-06, amending the Development Order for the Turkey Creek Development of Regional Impact;

WHEREAS, on April 20, 2009, the City Commission of the City of Alachua, Florida adopted Resolution No. 09-11, again amending the Development Order for the Turkey Creek Development of Regional impact by reducing the number of residential dwelling units from 3,200 units to 800 units for the southern portion of the property located in the DRI;

WHEREAS, the southern 380 acres of the DRI has been sold to Alachua County;

WHEREAS, Alachua County proposes to develop the southern 380 acres of the DRI with greater environmental sensitivity than is presently provided for in the approved development order for the DRI;

WHEREAS, Alachua County proposes to change the remaining residential units authorized for the southern 380 acres of the DRI from 800 units to zero units;

WHEREAS, Alachua County proposes a conservation land use classification for the southern 380 acres of the DRI;

WHEREAS, the proposed revision of Map H-1, which amends the land use classification of the southern 380 acres of the Turkey Creek Development of Regional Impact from residential to conservation, supersedes the revision to Map H-1 contained in Resolution 09-11 and incorporates the changes to Map H-1 which were made in Resolution No. 07-06;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, AS FOLLOWS:

Section 1. FINDINGS OF FACT. The City Commission finds as follows:

- A. The above RECITALS are true and correct and incorporated into this resolution by reference;
- B. The proposed changes to the Development Order for the DRI approved by Resolution No. 82-15 do not generate regional impacts that were not addressed in the original approval of the Development of Regional Impact;
- C. The proposed changes to the Development Order for the DRI do not implicate any of the criteria contained at Chapter 380.06(19)(b)1. through 16., *Florida Statutes*;
- D. The proposed changes to the Development Order for the DRI are non-substantial and do not meet the criteria listed in Paragraph 380.06(19)(b), *Florida Statutes* that would mandate the filing of a Notice of Proposed Change (NOPC);
- E. The proposed changes to the Development Order for the DRI do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project area and, therefore, the proposed changes to the Development Order for the DRI are exempt from the Notice of Proposed Change (NOPC) requirements per Chapter 380.06(19)(e)(2)(k), *Florida Statutes*; and,
- F. The proposed changes to the Development Order for the DRI are limited to:
  1. removing 800 residential dwelling units from the southern 380 acres;
  2. placing the southern ±380 acres of the Turkey Creek Development

of Regional Impact in a conservation land use classification; and

3. amending Map H-1 to reflect the changes in numbers 1 and 2 above.

Section 2. AMENDMENT OF DRI. The Turkey Creek Development of Regional Impact Development Order contained in Resolution No. 82-15 , Resolution No. 07-06, and Resolution No. 09-11 is hereby amended by making the following changes:

A. Resolution 07-06 is hereby amended by deleting paragraph A, including subparagraph c, and deleting paragraph B. The remainder of Resolution 07-06 shall remain in its entirety.

B. Resolution 09-11 is hereby repealed in its entirety.

C. Resolution 82-15 is hereby amended as follows:

1. Paragraph 4 shall be amended by the addition of subparagraph c. which shall read:
  - c. Map H-1 (2013) approved by this Resolution shall upon adoption be the governing Master Development Plan for the Turkey Creek Development of Regional Impact.
2. A new paragraph 5 shall be added which shall read:
  5. Development is limited to uses allowed within the Conservation Future Land Use Map Designation.
3. Existing paragraphs 5 through 12 shall be renumbered 6 through 13.
4. “Exhibit B, Conditions for Development Approval” shall be amended to add paragraph 11 which shall read:

(11) The following conditions shall apply to the southern 380 acres of the Turkey Creek DRI to be known as “Turkey Creek Hammock Preserve”:

- a. Prior to submittal of a development plan, the Developer shall receive approval for a Large Scale Comprehensive Plan Amendment (LSCPA) amending the Future Lands Use Map (FLUM) of the Comprehensive Plan from Medium Density Residential to Conservation; and

- b. Receive approval for a Site Specific Amendment to the Official Zoning Atlas, amending the zoning designation from Agriculture (A) to Conservation (CSV).

Section 3. DEVELOPMENT ORDER. The Turkey Creek Development of Regional Impact Development Order shall be comprised of Resolution 82-15; Resolution 07-06, as amended herein; and this Resolution 13-33.

Section 4. EFFECTIVE DATE. This resolution shall become effective immediately upon adoption.

Resolved this 21st day of October, 2013

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

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**Gib Coerper, Mayor**

SEAL

**ATTEST:**

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Traci L. Cain, City Manager/Clerk



## ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

10 S.W. 2<sup>nd</sup> Avenue Third Floor Gainesville, Florida 32601-6294

Tel: (352) 374-5249 Fax: (352) 338-3224

Home Page: <http://growth-management.alachuacounty.us>

January 7, 2013

Steven Lachnicht, AICP  
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Assistant Director  
Growth Management

Ken Zeichner, AICP  
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Comprehensive Planning

Tom Webster  
Housing Program  
Manager

Brenda Wheeler  
Development Review  
Manager

Jeffrey Hays  
Transportation  
Planning Manager

John Freeland, CBO  
Building Official

Benny Beckham  
Zoning Administrator

Ms. Kathy Winburn, Planning and Community Development Director  
City of Alachua  
15001 NW 140<sup>th</sup> Street  
Alachua, FL 32615

RE: Turkey Creek Hammock Preserve Property

Dear Ms. Winburn,

On behalf of the Board of County Commissioners, I am writing to propose an amendment to the Turkey Creek Development of Regional Impact (DRI) to identify the Turkey Creek Hammock Preserve portion of the DRI acquired by the County through the Alachua County Forever program as Conservation on the Master Development Plan (Map H-1, enclosed). Background and details are provided below.

The County Commission purchased the undeveloped area in the southern portion of the DRI through the Alachua County Forever land conservation program (parcels 05923-002-000, 05923-003-000, 05923-004-000, 05923-005-000, 05923-006-000, 05923-007-000, 05923-008-000, 05923-009-000, 05923-010-001, 05923-011-001). This property, the Turkey Creek Hammock Preserve, provides a buffer to San Felasco Hammock Preserve State Park (SFHP) from urbanizing land uses and protects  $\frac{3}{4}$  mile of Turkey Creek that discharges into the Florida Aquifer through a sinkhole in SFHP. Key management objectives for the Preserve (as identified on p. v in the enclosed management plan) include maintaining and enhancing the existing natural communities onsite and promoting public recreation and environmental education by opening the Preserve to the public for passive recreational use.

The uses currently identified on the Master Development Plan for the DRI as approved by the City in Resolution 07-06 on the portion owned by Alachua County include townhouses, patio homes, multifamily residences and common areas. The property has a Moderate Density Residential Future Land Use designation on the Future Land Use Map in the City of Alachua's Comprehensive Plan and an Agricultural zoning designation. To meet the requirements of the County's grant contract with Florida Conservation Trust, and in accordance with the Management Plan for the Turkey Creek Hammock Preserve as approved by the County Commission on January 24, 2012 (see p. 4), this property should be designated as Conservation on the Future Land Map of the City's Comprehensive Plan and Zoning Map. As discussed with city planning staff, the Master Development Plan for the DRI will also need to be



amended to show the same (revised Map H-1, enclosed). Such a change will not create any new or additional regional impacts, and as discussed, will not require submittal of a Notice of Proposed Change.

Section 380.06(19)(e)2, Florida Statutes, identifies a list of changes to a DRI that are not considered to be substantial deviations and do not require filing of a Notice of Proposed Change, but require "an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order." Because the land will be used for conservation and passive recreation purposes as described in the management plan rather than being developed as single- and multi-family residential homes, we meet both items (g) and (k) in the list under subparagraph 380.06(19)(e)2 as follows:

- g. Changes to eliminate an approved land use, if there are no additional regional impacts;
- k. Changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project except as otherwise permitted by sub-subparagraph j.

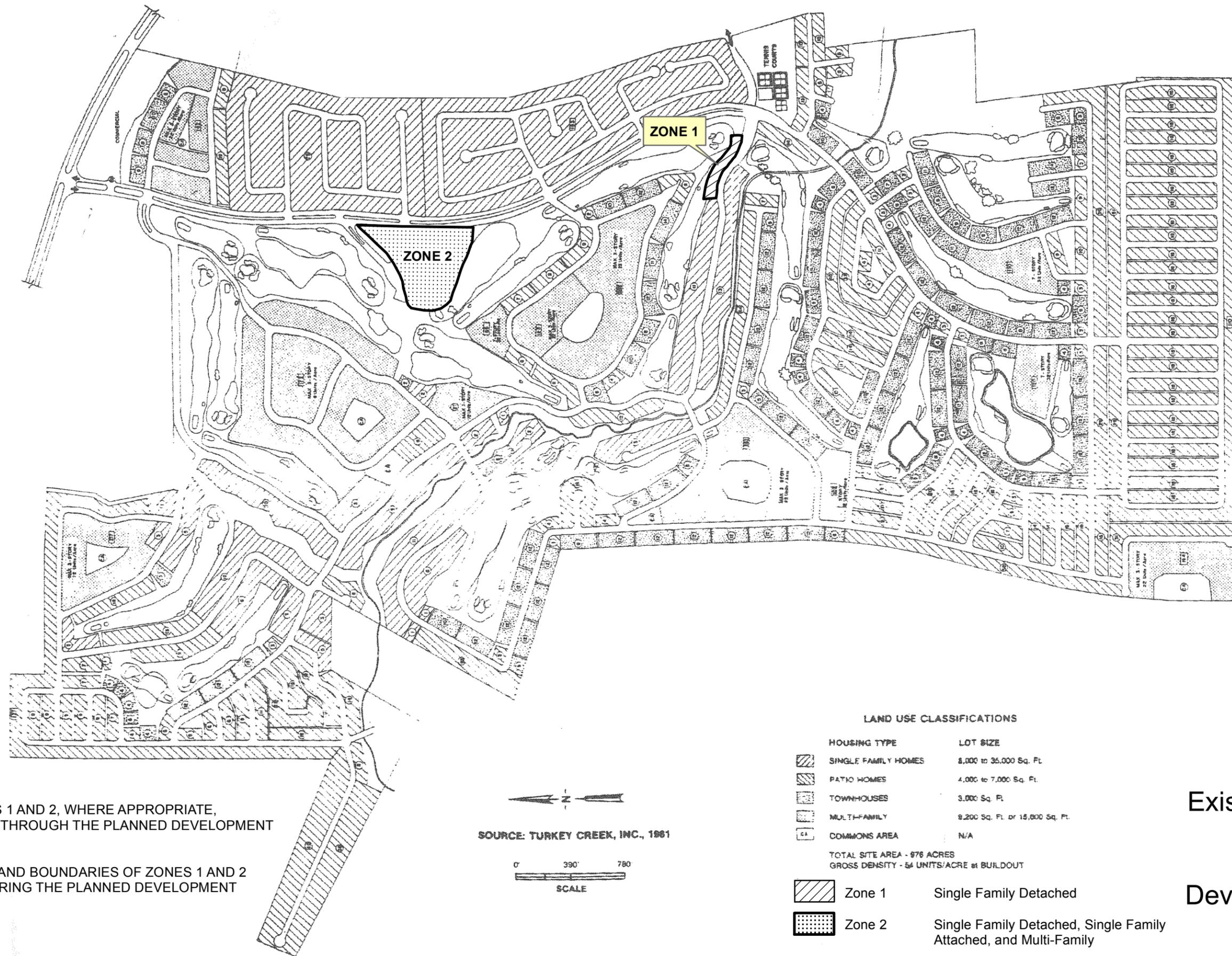
We appreciate your consideration of this matter and are prepared to take the necessary steps to amend the DRI development order as well as the Comprehensive Plan and Zoning Map according to the schedule and procedures required by the City of Alachua. I look forward to your input on the next steps to take.

Sincerely,



Holly Barber, AICP  
Planner, Growth Management  
Agent for Alachua County Board of County Commissioners

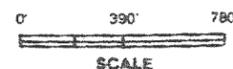
XC: Alachua County Board of County Commissioners  
Richard Drummond, Alachua County Manager  
Dave Wagner, Alachua County Attorney  
Steve Lachnicht, Alachua County Growth Management Director  
Ramesh Buch, Program Manager, Alachua County Forever  
Sandra Vardaman, Lands Biologist, Alachua County Forever



LOT SIZES FOR ZONES 1 AND 2, WHERE APPROPRIATE, WILL BE DETERMINED THROUGH THE PLANNED DEVELOPMENT PROCESS.

THE CONFIGURATION AND BOUNDARIES OF ZONES 1 AND 2 MAY BE ADJUSTED DURING THE PLANNED DEVELOPMENT PROCESS.

SOURCE: TURKEY CREEK, INC., 1981



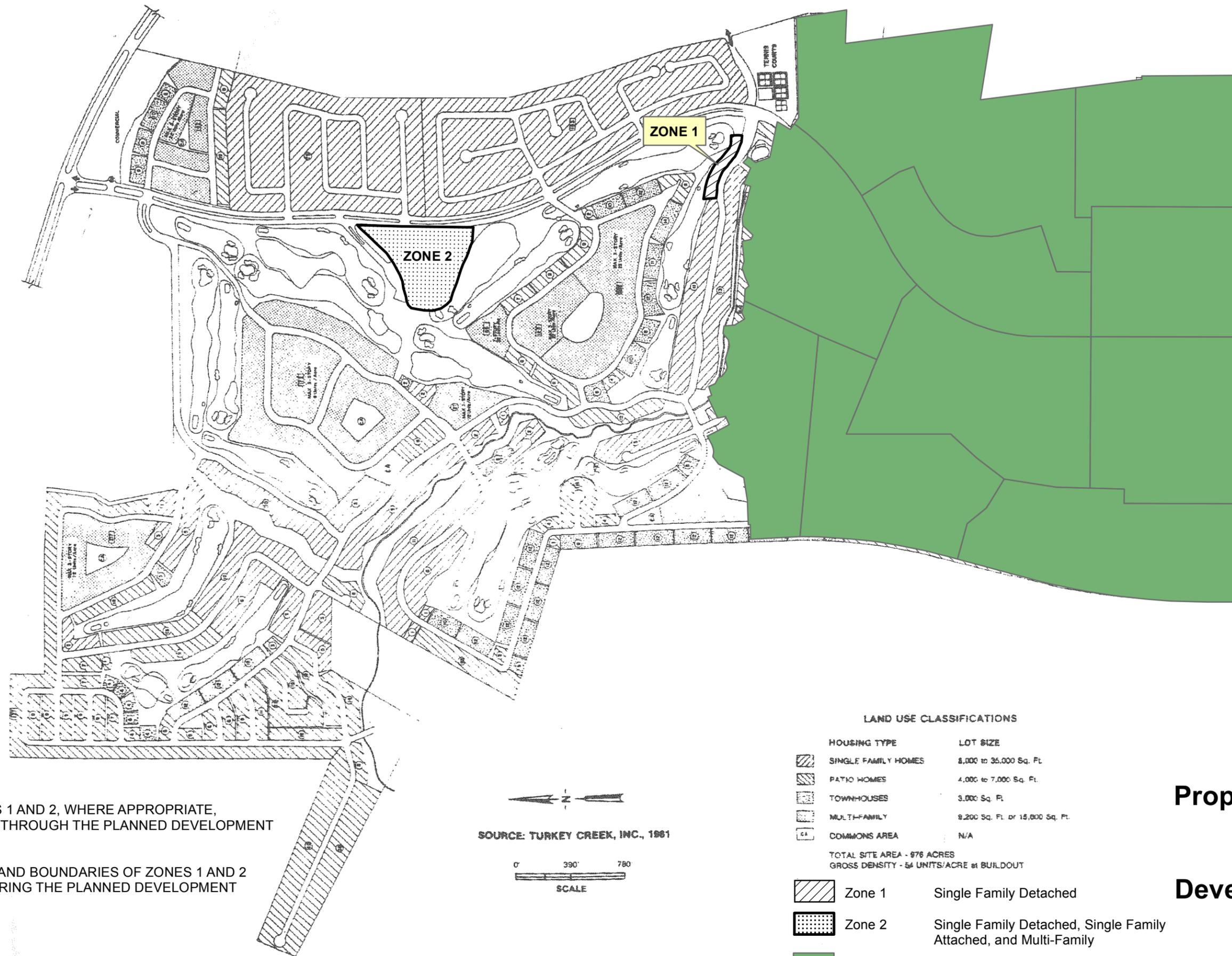
LAND USE CLASSIFICATIONS

HOUSING TYPE	LOT SIZE
SINGLE FAMILY HOMES	8,000 to 35,000 Sq. Ft.
PATIO HOMES	4,000 to 7,000 Sq. Ft.
TOWNHOUSES	3,000 Sq. Ft.
MULTI-FAMILY	9,200 Sq. Ft. or 15,600 Sq. Ft.
COMMONS AREA	N/A

TOTAL SITE AREA - 976 ACRES  
GROSS DENSITY - 54 UNITS/ACRE at BUILDOUT

Zone 1	Single Family Detached
Zone 2	Single Family Detached, Single Family Attached, and Multi-Family

Existing Approved  
Map H-1  
Master  
Development Plan



LOT SIZES FOR ZONES 1 AND 2, WHERE APPROPRIATE, WILL BE DETERMINED THROUGH THE PLANNED DEVELOPMENT PROCESS.

THE CONFIGURATION AND BOUNDARIES OF ZONES 1 AND 2 MAY BE ADJUSTED DURING THE PLANNED DEVELOPMENT PROCESS.

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TOWNHOUSES	3,000 Sq. Ft.
MULTI-FAMILY	8,200 Sq. Ft. or 15,600 Sq. Ft.
COMMONS AREA	N/A
TOTAL SITE AREA - 976 ACRES	
GROSS DENSITY - 54 UNITS/ACRE at BUILDOUT	
Zone 1	Single Family Detached
Zone 2	Single Family Detached, Single Family Attached, and Multi-Family
Conservation	

**Proposed Revised  
Map H-1  
Master  
Development Plan**



## City of Alachua

TRACI L. CAIN  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 14, 2013

Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Building  
107 East Madison, MSC 160  
Tallahassee, Florida 32399

RE: Turkey Creek DRI Amendment - Request for Determination

Dear Mr. Eubanks:

The City of Alachua has received a request from Alachua County to amend the Turkey Creek Development of Regional Impact (DRI) for the southerly ±380 acres acquired by Alachua County on December 15, 2009, as recorded on December 17, 2009 (OR Book 3925, Page 2079 Public Records of Alachua County, Florida). This portion of the Turkey Creek DRI is approved for a total of 800 dwelling units per Resolution 09 11 of the City of Alachua. Resolution 09 11 reduced the number of allowed dwelling units from 3,200 units to 800 units.

Alachua County is requesting that the City of Alachua amend the southerly ±380 acres of Map H-1 (Master Development Plan) of the Turkey Creek DRI, as acquired by Alachua County, to a conservation land use; thus, removing the approved 800 dwelling units from the DRI.

Chapter 380.06(19)(e), F.S. regulates amendments to DRIs which do not require a Notice of Proposed Change (NOPC). It is the City of Alachua's understanding that the proposed amendment to Map H-1 of the Turkey Creek DRI to a conservation land use would not require a NOPC under Ch. 380.06(19)(e)(2)(g), F.S. Chapter 380.06(19)(e)(2)(g) allows for changes to an approved DRI that eliminate an approved land use, if there are no additional regional impacts. The proposed change being sought does not create additional impacts; rather, the proposed amendment to Map H-1 of the Turkey Creek DRI to a conservation land use would eliminate regional impacts. Further, the proposed amendment to the Turkey Creek DRI does not meet the criteria established in Ch. 380.06(19)(b)(1-10) for a NOPC.

As previously mentioned, the applicant proposes to remove the residential land use for the ±380 acres and place it in a conservation land use. Attached is a copy of the letter from Alachua County requesting an amendment to Map H-1 of the Turkey Creek DRI, warranty deed showing ownership on said property by Alachua County, and proposed Revised Map H-1.

The City requests a letter of determination from the Florida Department of Economic Opportunity as to whether the proposed amendment to the Turkey Creek DRI complies with Chapter 380.06(19)(e)(2) and does not require a NOPC. If you have any questions, please contact me at (386) 418-6125.

Sincerely,



Brandon M. Stubbs  
City Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File

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Rick Scott  
GOVERNOR

---



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Jesse Panuccio  
EXECUTIVE DIRECTOR

---

FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY

March 13, 2013

Mr. Brandon Stubbs  
City Planner  
City of Alachua  
Post Office Box 9  
Alachua, Florida 32616-0009

RE: Turkey Creek Development of Regional Impact (DRI)  
File No. ADA-03-1982-025 Non-substantive Modification

Dear Mr. Stubbs:

In your letter dated February 14, 2013, you request a determination of whether a proposed change to the Turkey Creek DRI may be reviewed and adopted as a non-substantial amendment to the development order without the need for submittal of a notification of proposed change (NOPC) pursuant to Section 380.06(19)(e)2., Florida Statutes (F.S.).

The proposed amendment will convert the southerly 380 acres of the Turkey Creek DRI from Residential to Conservation. The proposed change would remove 800 dwelling units and increase the amount of land set aside for conservation in the DRI.

Section 380.06(19)(e)2.k, F.S., states that changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas are not substantial deviations. The Department concurs that the change in land use from residential to conservation on southern 380 acres described above is eligible for consideration as a Section 380.06(19)(e)2.k, F.S. amendment. The Department has consulted with the North Central Florida Planning Council regarding the proposed change and they have no objection to the conversion.

Therefore, pursuant to Section 380.06(19)(e)2.k, F.S., if the City of Alachua approves the change it will not require the filing of a NOPC. The City must render the amended Development Order to the Department once it is adopted. Thank you for the opportunity to review this proposed change, if you have any questions, please contact Ana Richmond at (850)717-8509.

Sincerely,

William B. Killingsworth  
Director, Division of Community Development

WBK/ar

cc: Mr. Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council  
Ms. Kathy Winburn, AICP, Director, Planning and Development Services, City of Alachua

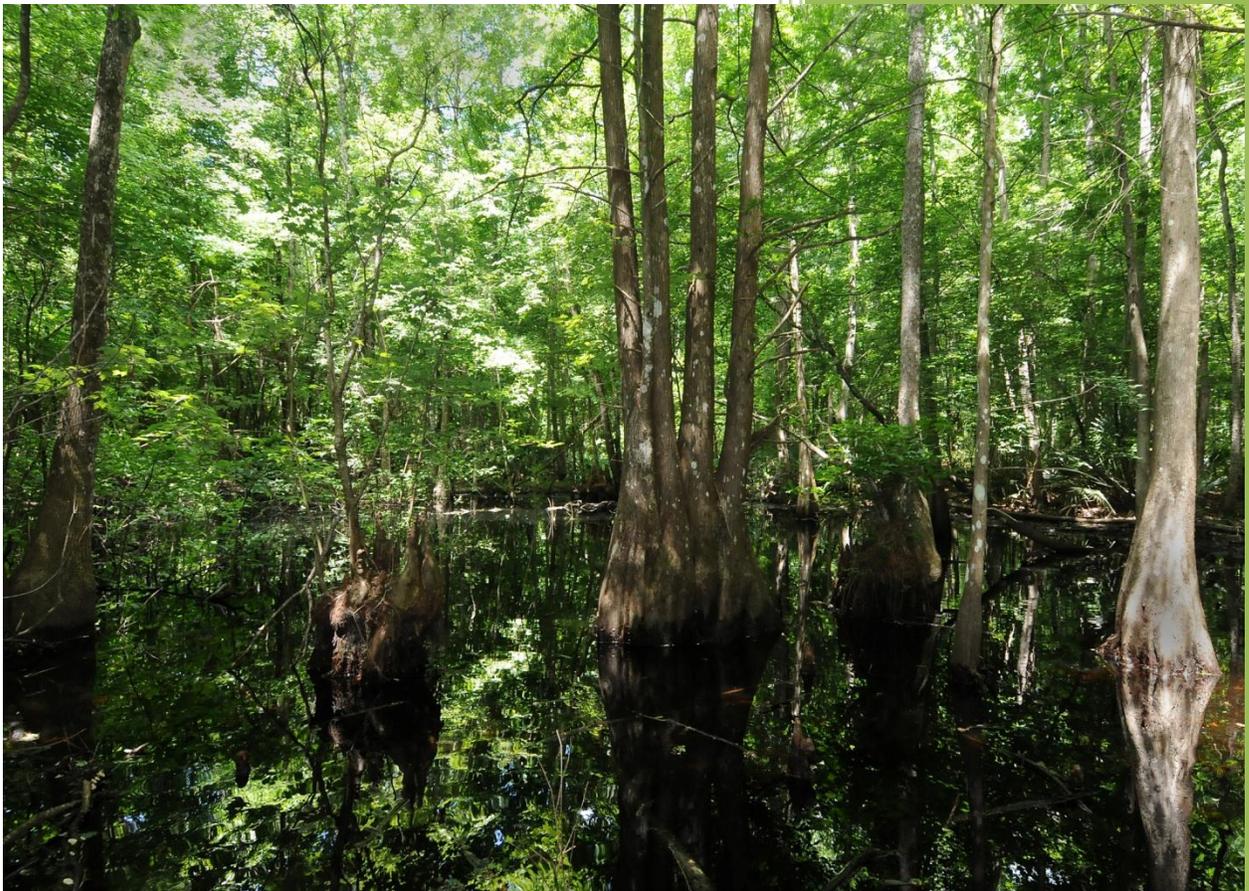
Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL : 32399-4120  
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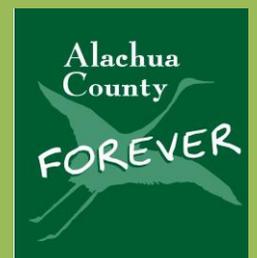


# Turkey Creek Hammock Management Plan

Approved January 24, 2012.



**Alachua County  
Environmental Protection Department  
408 W. University Avenue, Suite 106  
Gainesville, FL 32601**



**Turkey Creek Hammock Preserve  
Management Plan  
FCT Project # 11-021-FF11**

**Submitted By:**

**Alachua County  
Environmental Protection Department  
408 W. University Drive, Suite 106  
Gainesville, FL 32601**

## TABLE OF CONTENTS

TURKEY CREEK HAMMOCK PRESERVE MANAGEMENT PLAN SUMMARY .....	v
I. INTRODUCTION .....	1
LOCATION & ADJACENT USES.....	1
ACQUISITION HISTORY .....	1
NATURAL RESOURCES SUMMARY .....	1
PREVIOUS USES .....	1
RECREATION .....	2
II. PURPOSE .....	2
PRIORTIZED MANAGEMENT OBJECTIVES.....	2
COMPREHENSIVE PLAN CONSISTENCY .....	2
LAND USE AND ZONING.....	4
III. NATURAL AND CULTURAL RESOURCES .....	4
SOILS AND GEOLOGY .....	4
NATURAL COMMUNITIES .....	5
INVASIVE EXOTIC PLANTS.....	10
RESTORATION.....	12
PRESCRIBED BURN PLAN.....	13
FERAL ANIMAL PROGRAM .....	14
LISTED SPECIES .....	14
INVENTORY OF NATURAL COMMUNITIES AND BIOTA.....	16
CULTURAL RESOURCES .....	17
IV. TIMBER RESOURCES .....	18
V. SITE DEVELOPMENT AND IMPROVEMENT.....	20
ACKNOWLEDGEMENT SIGN.....	20
EXISTING PHYSICAL IMPROVEMENTS .....	20
PROPOSED PHYSICAL IMPROVEMENTS .....	21
EDUCATION SIGNS.....	22
EDUCATIONAL PROGRAM .....	23
PERMITS.....	23
EASEMENTS, CONCESSIONS, AND LEASES .....	23
VI. MANAGEMENT NEEDS.....	24
GREENWAYS .....	24
PUBLIC INVOLVEMENT .....	24
MAINTENANCE .....	24
SECURITY .....	25

STAFFING .....	25
VII. MONITORING AND REPORTING .....	25
VII. REFERENCES .....	26
VIII. MANAGEMENT PLAN IMPLEMENTATION CHART .....	27
EXHIBIT A: LOCATION MAP EXHIBIT B: PUBLIC LANDS MAP .....	31
EXHIBIT B: PUBLIC LANDS MAP .....	32
EXHIBIT C: SOILS MAP .....	33
EXHIBIT D: NATURAL COMMUNITIES MAP .....	34
EXHIBIT E: CONCEPTUAL SITE PLAN .....	35
EXHIBIT F: 2011 FLEPPC INVASIVE PLANT LIST .....	36
EXHIBIT G: EXOTIC PLANT TREATMENT MAP .....	40
EXHIBIT H: FNAI FIELD REPORTING FORM .....	41
EXHIBIT I : TURKEY CREEK HAMMOCK PRESERVE PLANT LIST .....	43
EXHIBIT J: ANIMALS OF TURKEY CREEK HAMMOCK PRESERVE .....	46
EXHIBIT K: GREENWAYS .....	47
EXHIBIT L: PUBLIC INVOLVEMENT .....	48
EXHIBIT M: AGENCY COMMENTS .....	63
APPENDIX A: TURKEY CREEK HAMMOCK PRESERVE FCT GRANT AWARD AGREEMENT .....	71
APPENDIX C: POWERLINE EASEMENT .....	102
APPENDIX D: DRAINAGE EASEMENTS .....	107

## TURKEY CREEK HAMMOCK PRESERVE MANAGEMENT PLAN SUMMARY

<b>Date of Plan:</b>	
<b>Management Area:</b>	376.58 acres
<b>Location:</b>	Central Alachua County within the City of Alachua, adjacent to the eastern side of San Felasco Hammock Preserve State Park, west of NW 59 <sup>th</sup> Terrace and north of NW 93 <sup>rd</sup> Avenue
<b>Date Acquired:</b>	December 15, 2009
<b>Cost:</b>	\$3,858,200 (Land \$3,828,800, acquisition cost \$29,400)
<b>Parcels:</b>	05923-002-000, 05923-003-000, 05923-004-000, 05923-005-000, 05923-006-000, 05923-007-000, 05923-008-000, 05923-009-000, 05923-010-000, 05923-011-000
<b>Funding Source:</b>	ACF 61.12%, FCT 38.88%

**Summary:** The Turkey Creek Hammock Preserve (Preserve) lies within the City of Alachua and is adjacent to San Felasco Hammock Preserve State Park (SFHP). It was acquired through the Alachua County Forever Program with funds from the Alachua County Wild Spaces Public Places Sales Tax and a reimbursement grant from Florida Communities Trust (FCT). The Preserve buffers SFHP from urbanizing land uses and protects  $\frac{3}{4}$  of a mile of Turkey Creek that discharges into the Floridan Aquifer through a sinkhole in SFHP. Outstanding biotic features include basin swamp, depression marsh, upland hardwood forest, blackwater stream, and sinkhole, and protection of a poppy mallow population. The preserve will be managed to protect, preserve and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience.

### Key Management Objectives:

1. Maintain or enhance existing natural communities
2. Inventory natural features of the site, including flora, fauna and natural communities
3. Develop and implement a prescribed fire management plan
4. Protect populations of significant and listed plant and animal species
5. Restore existing pine plantation to appropriate natural communities
6. Protect water resource values from adverse impacts, and enhance values where feasible
7. Effectively and responsibly manage historic resources
8. Promote public outdoor recreation and environmental education consistent with preserving the historic resources of the site

### Resource Management Issues:

- UPLAND RESTORATION - Restore up to 72 acres of uplands to a combination of upland pine and upland hardwood forest. Initial restoration efforts will be on 10 acres of upland pine habitat.
- FIRE MANAGEMENT – Develop and implement a prescribed fire plan to reduce risk of wildfire, manage fuel loads, enhance natural ecological processes and facilitate restoration.
- INVASIVE PLANTS – Continue control and eradication efforts on invasive, non-native plant species.
- FERAL ANIMALS - Remove non-native animals as needed.

- HISTORIC RESOURCES - Protect known sites from disturbance, and coordinate with Division of Historic Resources regarding identification and protection of historic sites.
- MONITORING - Monitor property through field inspections and photopoints to determine success of management strategies.

#### **Site Development and Maintenance**

- PHYSICAL IMPROVEMENTS – Develop trailhead facilities, entrance sign, bike rack, interpretive kiosk, marsh overlook, smallwildlife observation platform, a 10-station fitness trail, a swing bench and several small benches.
- RECREATION – Develop a network of hiking trails and a fitness loop.
- EDUCATION – Develop, fabricate and install interpretive exhibits (kiosk, trail signs), and provide at least 6 environmental education programs per year.
- MAINTENANCE - Maintain all improvements.
- SECURITY – Perform regular security inspections, install informational and regulatory signage, and determine if additional access control is necessary.

## **I. INTRODUCTION**

Turkey Creek Hammock Preserve is owned and managed by Alachua County as part of the Alachua County Forever (ACF) Land Conservation Program. It was acquired with funds from the Alachua County Wild Spaces Public Places Sales Tax and a reimbursement grant from Florida Communities Trust (FCT). The sellers provided a management endowment for the property. Currently there is \$20,000 in the endowment with more anticipated in the future after the sale of 5 lots within the Turkey Creek Community. The Alachua County Forever Program was approved by Alachua County voters in November of 2000, to acquire, improve and manage environmentally significant lands in Alachua County, to protect water resources, wildlife habitats and natural areas suitable for resource-based recreation. FCT provides grants to eligible applicants for the acquisition of land for community-based parks, open spaces, and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

This management plan was developed to ensure that the project site will be managed and developed in accordance with the goals of the ACF program, the FCT Grant Contract (Appendix A), and in furtherance of the purpose of the FCT grant application. The requirements imposed by other grant program funds that may be sought for activities associated with the project site shall not conflict with the terms and conditions of the FCT grant award.

### LOCATION & ADJACENT USES

The 376.58-acre Turkey Creek Hammock Preserve (Preserve) is located in the City of Alachua, see Exhibit A. It is nestled between San Felasco Hammock Preserve State Park (SFHP), Turkey Creek Community (with approximately 1200 single and multi-family units and until recently a golf course), NW 93<sup>rd</sup> Avenue, and NW 59<sup>th</sup> Terrace, see Exhibit B. To the south of the Preserve is the Spanish Grant residential subdivision. There are rural residences to the east of the preserve and some pastures.

### ACQUISITION HISTORY

Alachua County acquired the Preserve property on December 15, 2009, for \$3,858,200 from Gainesville Investments, LLC. The Preserve was purchased through the Alachua County Forever Program using funds from the Alachua County Public Places Wild Spaces sales tax. On August 25, 2011 Alachua County was awarded a Florida Communities Trust matching grant for 38.88% of the purchase price, or \$1,500,000. FCT is funded primarily through the Florida Forever Program, an initiative to protect important conservation lands throughout the state.

### NATURAL RESOURCES SUMMARY

Turkey Creek Hammock Preserve buffers SFHP from urbanizing land uses and protects  $\frac{3}{4}$  of a mile of Turkey Creek that discharges into the Floridan Aquifer through a sinkhole in SFHP. Outstanding biotic features include basin swamp, depression marsh, upland hardwood forest, blackwater stream, sinkhole, and a poppy mallow population.

### PREVIOUS USES

Before Turkey Creek Hammock was acquired by the County, it was part of the existing Turkey Creek Development of Regional Impact (DRI), and was slated to become a future development phase of the Turkey Creek Community. Eight hundred residential units were

approved for development on the 376.58-acre Preserve portion of the DRI. In the interim, the property was used for hunting and a 72-acres portion was planted in slash pine plantation. Prior to the DRI, the Preserve was utilized for cattle ranching throughout the 1900's and likely before. The remains of an old home site, 2 storage structures and cattle infrastructure remain on the property.

## RECREATION

Turkey Creek Hammock Preserve will provide resource-based recreational opportunities and is easily accessible from the City of Alachua or Gainesville. A network of trails will begin in the parking area and lead to wildlife observation areas, interpretive exhibits detailing the natural and cultural resources of the preserve and a fitness trail with 10 stations.

## **II. PURPOSE**

The purpose of the Turkey Creek Hammock Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience. Turkey Creek Hammock Preserve is managed only for the conservation, protection and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site. The desired future condition of Turkey Creek Hammock Preserve is the preservation of existing high quality natural communities, and restoration and/or enhancement of species diversity and wildlife habitat in areas impacted by previous agricultural uses, while providing visitors with an enjoyable nature experience that enhances their understanding and appreciation of Alachua County's rich natural and cultural history.

Management goals are aimed at improving the condition of natural communities on the site. Natural communities that are in good to excellent condition will be maintained through the use of fire and exotic plant removal. Those that are in less than good condition will be improved using management activities including but not limited to invasive exotic plant removal, nuisance plant removal, prescribed fire, re-vegetation, timber harvesting and earth work.

Turkey Creek Hammock Preserve will be identified in all literature and advertising as acquired with funds from the Florida Communities Trust and Alachua County Forever and operated as a natural conservation area and outdoor nature-based recreation area.

## PRIORTIZED MANAGEMENT OBJECTIVES

1. Maintain or enhance existing natural communities where feasible and appropriate.
2. Inventory natural features of the site, including flora, fauna and natural communities.
3. Protect populations of significant and listed plant and animal species.
4. Implement the prescribed fire management plan.
5. Protect water resource values from adverse impacts, and enhance values where feasible and appropriate.
6. Effectively and responsibly manage cultural resources.
7. Promote public outdoor recreation and environmental education consistent with preserving the historic and natural resources of the site.

## COMPREHENSIVE PLAN CONSISTENCY

City of Alachua Comprehensive Plan directives that will be furthered by managing the site as proposed include but are not limited to the following (Adopted by the City of Alachua, September 2004):

Plan draft date: January 2012

- Policies and objectives in the Comprehensive Plan establish a level of service standard for recreation. City of Alachua Recreation Element Objective 1.2 “Facilities, Levels of Service and Hierarchy of Parks”, the City must provide a variety of recreational facilities and opportunities that respond to appropriate levels of service (LoS) for parks. Policy 1.2.a requires the City to adopt recreational levels of service that may include regional, community, neighborhood and pocket parks. In addition, Policy 1.2.b requires the City to adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.
- Recreation Element Policy 1.4.d requires the City to participate in land acquisition and management efforts with Alachua County, the Suwannee River Water Management District, Florida Park Service, the Florida Department of Environmental Protection, and other agencies involved in projects that provide recreational opportunities for City of Alachua residents. Policy 1.4.e includes public/private partnerships that benefit the City’s parks and recreation system and the management of them for the residents’ benefit.
- Conservation and Open Space Policy Objective 1.11 “Open and Green Space” requires the City to work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry. Policy 1.11.b requires the City to work to acquire properties on the perimeter, adjacent to or abutting designated conservation areas in order to create linked greenway corridors and to explore options such as grant funding, conservation easements, and fee simple acquisition for acquiring properties. Policy 1.11.d requires the City to identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands and to provide for protection of natural areas and open space through public acquisition.
- Conservation and Open Space Element Policy 1.2.f requires the City to partner with public and private entities, such as Alachua County Forever, to acquire, conserve, protect and manage environmentally sensitive lands and native communities and ecosystems. Policy 1.11.b makes it a priority of the City to acquire properties that would aid in the survival of listed species populations. Policy 1.11.d requires the City to identify and make recommendations, for the purchase of environmentally sensitive lands to protect habitat for listed animal and plant species. OBJECTIVE 1.3: “Listed Species” requires the City to protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats. Finally, Policy 1.3.b requires the City to utilize land acquisition programs to protect existing listed species and their habitat, and prevent extinction of or reduction in populations of listed species.
- COSE GOAL 1 sets out the City’s desire to conserve, protect, manage and restore the natural and environmental resources of the City. In Policy 1.2.g, the City shall encourage the eradication of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance. Policy 1.11.e directs the City to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.

## LAND USE AND ZONING

Alachua County will change the Future Land Use designation from Moderate Density Residential to Preservation for all parcels within Turkey Creek Hammock Preserve (tax parcels 05923-002-000, 05923-003-000, 05923-004-000, 05923-005-000, 05923-006-000, 05923-007-000, 05923-008-000, 05923-009-000, 05923-010-000, 05923-011-000). Upon completion of this amendment for all parcels within the preserve, staff will initiate the process to change the Zoning from Agriculture to Preservation.

### Land Use and Zoning Strategies

- Amend Future Land Use from Moderate Density Residential to Preservation for the Preserve.
- Change zoning from Agriculture to Preservation for all parcels.

## **III. NATURAL AND CULTURAL RESOURCES**

### SOILS AND GEOLOGY

Turkey Creek Hammock is located within the Northern Highlands physiographic region, FDNR 1969. Elevations range from approximately 112 to 180 feet, a change of 68 feet. The Preserve is a mosaic of uplands, depression or basin wetlands, and Turkey Creek. Elevations generally drop off toward turkey creek, which makes up a large portion of the northern property line.

Soils from ten different soil series and 12 different soil types recognized by the Natural Resources Conservation Service are present within Turkey Creek Hammock Preserve, Exhibit C. The soil classifications are described below, Thomas et al, 1985.

Arredondo Fine Sand: The Arredondo series consists of nearly level to sloping, well drained soils that form in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy and siliceous.

Fort Meade Fine Sand: The Fort Meade series consists of nearly level to gently sloping, well drained soils that have a uniform sandy texture to a depth of 80 inches or more. Slopes of the gently rolling uplands are slightly convex to slightly concave. They range from 0 to 5 percent. The water table is more than 72 inches below the surface. These soils are sandy and siliceous.

Kanapaha Sand: The Kanapaha series consists of nearly level to sloping, poorly drained soils that formed in thick beds of sandy and loamy marine deposits. These soils are on nearly level to gentle slopes of uplands. Slopes range from 0 to 5 percent. The water table is at a depth of less than 10 inches for 1 to 3 months and at a depth of 10 to 40 inches for 3 to 4 months during most years. These soils are loamy, siliceous.

Kendrick Sand: The Kendrick series consist of deep, nearly level to sloping, well drained soils that formed in thick beds of loamy marine sediment. These soils are on gentle slopes and along the steep hillsides of uplands. Slopes range from 0-8%. The water table is more than 72 inches below the surface. These soils are loamy and siliceous.

Lochloosa Fine Sand: The Lochloosa series consists of nearly level to sloping, somewhat poorly drained soils that formed in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0-8 percent. The water table is about 30-40 inches below the surface for about 1-4 months during most years. It rises to 15-30 inches for about 1-4 weeks during most years. During most of the remainder of the year it is at a depth of more than 40 inches. These soils are loamy and siliceous.

Millhopper Sand : The Millhopper series consists of nearly level to sloping, moderately well drained soils that formed in thick beds of sandy and loamy marine sediments. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0-8%. The water table is 40-60 inches below the surface for 1 to 4 months. It is at a depth of 60-72 inches for 2 to 4 months during most years. These soils are loamy and siliceous.

Monteocha Loamy Sand: The Monteocha series consists of very poorly drained soils that formed in thick deposits of sandy loamy sediment of marine origin. These soils are in ponds and shallow depressional areas in the flatwoods. Slopes are less than 2 percent. The water table is within 10 inches of the surface for 6 months or more. Water stands on the surface for about 4 months or more during most years. These soils are sandy and siliceous.

Pelham Sand: The Pelham series consists of nearly level, poorly drained soils that formed in thick beds of loamy marine sediment. These soils are in broad areas of the flatwoods. Slopes range from 0-2 percent. The water table is less than 10 inches below the surface for 1 to 4 months during most years. During dry periods it recedes to a depth of more than 40 inches. These soils are loamy and siliceous.

Pomona Sand: The Pomona series consists of nearly level, poorly drained soils that formed in beds of sandy and loamy marine deposits. These soils are in broad areas of the flatwoods. Slopes range from 0-2 percent. The water table is at a depth of less than 10 inches for 1-3 months and is at a depth of 10-40 inches for about 6 months during most years. Depressional areas have water standing on the surface for about 4 months or more. These soils are sandy and siliceous.

Surrency Sand: The Surrency series are very poorly drained soils that formed in beds of loamy marine deposits. These soils are in ponds and depressional areas of the flatwoods and on larger prairies of the uplands. Slopes are less than 1 percent. The water table is within 10 inches of the surface for about 6 months or more. Water stands on the surface for about 4 months or more during most years. These soils are loamy and siliceous.

#### NATURAL COMMUNITIES

There are 9 natural communities within Turkey Creek Hammock Preserve as classified by the Florida Natural Areas Inventory (FNAI) (Exhibit D). The Preserve is a matrix of uplands and wetlands dominated by upland hardwood forest with scattered depression marshes and dome swamps throughout the western and southern sides of the preserve, and a basin swamp on the

Plan draft date: January 2012

eastern side. The pine plantation lies on the northern side of the Preserve. In spite of past disturbances from cattle ranching and silvicultural activities, the natural communities within the preserve are recovering nicely.

Staff is collaborating with the Florida Forest Service (FFS) formerly known as the Florida Division of Forestry, through their Forest Stewardship Program, and the Florida Fish and Wildlife Conservation Commission (FWC) through their Landowner Assistance Program on the development and implementation of this management plan. The Turkey Creek Hammock Preserve Management Plan will serve as the Forest Stewardship Plan. The Forest Stewardship Program promotes the active long-term management of forests and related resources to keep the lands in a productive and healthy condition for present and future generations, and to increase the economic, environmental and social benefits of these lands following management objectives that are multiple resource based, economically viable, conservative of natural resources and socially, environmentally and ecologically responsible. The purpose of the Landowner Assistance Program is to improve habitat conditions for fish and wildlife. Staff met with representatives from both FFS and FWC on October 25<sup>th</sup>, 2011, and have incorporated their suggestions into this Management Plan (Exhibit M).

As staff gain more experience with the property, these natural areas classifications will be updated. The natural and altered communities are described below.

#### Basin Swamp:

The 17 acre basin swamp on the eastern side of the Preserve is in excellent condition. The canopy is dominated by bald cypress with scattered red maple, sweetbay and swamp tupelo. Dahoon holly, wax myrtle, button bush and Virginia willow are included in the subcanopy and shrub layer, with a sparse cover of ferns and herbaceous plants on the ground, including royal fern and lizard's tail. Although, remnant cypress stumps indicate that some selective harvesting has occurred, it does not appear to have been cleared.

The dredging of Turkey Creek may have isolated the swamp from the Creek and the hydric hammock on the north side of the creek. Staff will investigate this and determine if there are any feasible actions to improve this situation. Staff will monitor for and treat invasive plants and animals.

#### Bottomland Forest:

The 9 acre bottomland forest surrounds the basin swamp on the eastern side of the Preserve. It is in very good condition. This narrow border around the swamp receives infrequent flooding and therefore has a specific character that differs from adjacent natural communities. The dense tree canopy and varying mid-story includes water oak, live oak, red maple, switch cane, sweetgum, southern magnolia, swamp chestnut oak, spruce pine, and muscle wood. The understory is relatively open with ferns, lizard's tail, poison ivy, peppervine, dwarf palmetto, and woodoats. Staff will monitor for and treat invasive plants and animals.

#### Blackwater Stream:

Turkey Creek arises from groundwater seepage originating several miles northeast of the property. It traverses the Preserve for a little more than 3/4<sup>th</sup> of a mile; running through the interior in areas and marking the northern Preserve boundary in others. Eventually it flows into San Felasco Hammock Preserve State Park (SFHP) where it enters the Floridan aquifer via a sinkhole in Sanchez Prairie. On the preserve, Turkey Creek is a meandering stream with small tributaries flowing in from adjacent wetlands. It is generally tannic in color, but can be clear in

Plan draft date: January 2012

low water flow periods. A portion of the Creek was dredged to increase drainage, personal communication Ralph Cellon. The creek bed is comprised of more clayey soils with sands that shift during large rain episodes. Turkey Creek's velocity fluctuates considerably with seasonal rain levels, but on average it has been recorded at .2 meters per second. Fallen woody debris crisscrosses the stream producing habitat and pooling water in sections. On the Preserve, some of the tree species that shade the creek include elderberry, sugarberry, water oak and sweetgum, red maple, cypress, willow, dogwood, muscle wood, and sable minor. The creek has very little submerged aquatic vegetation. A BioRecon of the stream conducted for Alachua County in 2003 indicated that land use changes outside the preserve have impacted the health of the creek. The protection of this property will allow the land to continue to buffer these upstream water quality impacts before the stream discharges in to the Floridan aquifer.

There are a series of ditches and natural streams that were dredged between wetlands to enhance drainage. These stream/ditch features will be evaluated and a determination made as to the feasibility of restoring the meandering quality of the original streams and removing the ditches. Invasive plants, especially Japanese climbing fern and Chinese tallow, are a problem along these water courses. Monitoring and treatment of these areas for invasive plants will continue.

#### Depression Marsh:

Several depression marshes are located on the western and southwestern parts of the project site with a total footprint of 10.5 acres. They are in excellent to good condition and are surrounded by dome swamps. Some of these swamps have been invaded by Chinese tallow and damaged by feral hogs. Both Chinese Tallow and feral hogs are being addressed. Since these depression marshes occur as isolated wetlands within larger upland ecosystems, they are of critical importance to many wetland and upland animals.

#### Dome Swamp:

Several dome swamps exist on the western and southwestern portions of the Preserve. In total these add up to about 22.5 acres. Most of these dome swamps have depression marshes in the center providing a donut appearance from an aerial perspective. The quality ranges from very good to good. Each swamp has its own unique character, but for the most part the dominant tree species is bald cypress, swamp tupelo, or red maple depending on the individual swamp. Midstory vegetation includes button bush, lizard's tail, royal fern, chain fern, and poison ivy exist.

#### Hydric Hammock:

There are approximately 7 acres of hydric hammock in the Northeast corner of the preserve on the north side of Turkey Creek. This area is in good condition, although there were likely some hydrological changes to this natural community when Turkey Creek was dredged and soil was placed along the bank of the Creek. Some legacy solid waste is present and will be removed through volunteer clean-ups. Vegetation found in the hydric hammock includes swamp laurel oak, dwarf palmetto, woodoats, water oaks, musclewood, and swamp tupelo. Staff will monitor for and treat invasive plants and animals as necessary.

#### Sinkhole:

There are four sinkholes on the property, totaling approximately 5 acres. Three are natural and one was excavated in the past. The smallest sinkhole at 0.16 acres in size is on the

Plan draft date: January 2012

northern portion of the Preserve. It is a deep funnel shaped depression with consistent standing water and a carpet of duckweed. The dense vegetation along the side of the sink consists of pignut hickory, devils walking stick, laurel oak, water oak, live oak, winged elm, beauty berry, basket grass, blackberry, Virginia creeper and cat briar.

Another small sinkhole lies within an area of high quality upland hardwood forest. This shallow sinkhole was dry when observed.

The third sinkhole, located in the southwestern corner of the property, is the largest at almost 2.5 acres. It is more subtle in its character and appears to be a series of collapsed sinkholes that form a rambling depression in the landscape. It has large live oaks in and around the feature, and only holds water during high rainfall events.

The most dramatic sinkhole has just over a 2-acre footprint and is about 30 feet deep. Originally it was a much smaller sinkhole that was excavated in the late 1950's (based on historic aerial photography), and is in poor condition. There is a road that traverses halfway around the top edge. Two streams/ditches drain into this sinkhole, which will at times hold water. Initial invasive plant control work on Chinese tallow and Chinaberry was done in the summer of 2010 with follow-up treatment in the summer of 2011. Most of the solid waste within the sinkhole was removed in 2011. Staff will investigate the possibility of plugging or filling the southern ditch and continue to monitor and treat invasive species.

#### Sinkhole Lake/Pond:

There is one sinkhole pond on the northeast side of the Preserve. Alachua County owns approximately half of the 2-acre pond. The other half is owned by the 6 homeowners on the north side of the pond in the Turkey Creek Community. Alachua County's ownership on the south side of the lake is in fair condition and is surrounded by disturbed upland hardwood forest with a thin fringe of wetland shrub and tree species along the perimeter. These include pond cypress, red maple, gallberry, water oaks and sweetgums. A few Chinese tallow and Japanese climbing fern were observed along the pond edge. Water levels in the sinkhole pond are fairly constant. The pond is hypereutrophic; very high in nutrients with nuisance algal blooms and low transparency. County staff are working with residents living along the pond edge to improve water quality. Staff will monitor and treat exotics around the pond.

#### Upland Hardwood Forest:

The majority of the Preserve consists of very good to fair quality second growth upland hardwood forest that blankets the site's undulating topography. The footprint is approximately 222.08 acres. Historically, the majority of the property's uplands were cleared and supported agricultural uses including cattle ranching until the early 1980's. Selected mature live oak trees were kept at the time of clearing and many can still be found throughout the property. Since the 1980's this area was allowed to succeed into upland hardwood forest with a well-developed, closed canopy consisting of a wide variety of broadleaf trees with a mix of pines. Some of these tree species are southern magnolia, pignut hickory, sweetgum, loblolly pine, Florida maple, basket oak, spruce pine, devil's walking stick, water oak, muscle wood, laurel oak, and red cedar. The midstory and ground cover include beauty berry, smilax, dogwood, American holly, basket grass, Virginia creeper, passion flower, bedstraw, and sedges. It is likely that the lower quality portions of this community type were historically flatwoods. As the restoration of the pine plantation proceeds, some of the lower quality areas may be incorporated into the restoration area.

Sycamore trees have invaded this natural community, and are becoming quite dense. These large canopy trees are known to naturalize beyond their natural range, Godfrey 1988. Sycamore trees are a part of the landscaping within the Turkey Creek Community, and are likely to have escaped cultivation through their wind dispersed seeds. Staff have treated some sycamores within the initial exotic treatment areas, and are investigating the best method to control this species on the preserve.

The speed with which this community has recovered and the diversity of species present is likely because the 7,000 acre San Felasco Hammock Preserve State Park is adjacent to the Preserve and provides a ready seed source for recruitment of a wide variety of plant species and an easy migration route for wildlife.

Invasive species are the greatest threat to this natural community. Initial treatment of invasive plants began in 2010. Monitoring and control of invasive species will continue.

## **Disturbed Areas**

### **Mature Slash Pine Plantation:**

Approximately 72 acres of slash pine plantation was planted in the early 1980's on the higher elevations of the property. Prior to this planting, the area was in improved pasture since at least 1938; the date of the earliest available aerials. This plantation was not bedded at the time of planting. Pine density is quite variable ranging from less than 60 square feet basal area to well over 100 square feet basal area. The variability is caused by pockets of mortality from Cronartium Fusiform Rust, a common disease of southern pines. In spite of this mortality, the trees are in the saw timber, chip-&-saw, and pulp wood product classes and are economically valuable.

The pines will be thinned to facilitate the restoration of the plantation area. The 10 acre restoration area shown on Exhibit E, the Conceptual Site Plan, will be thinned to around 30 basal area to allow enough pines to provide needle cast for prescribed burning and enough open area to allow the upland pine restoration plantings to succeed. The remainder of the 72 acres will be restored over time to a combination of upland pine and upland hardwood forest natural communities. The initial thinning in this area will be to approximately 60 basal area. All timber harvesting proceeds will be used to fund resource management activities on Turkey Creek Preserve.

Other vegetation in the plantation ranges from southern red oak, blue curls and broomsedge, to laurel, water and live oaks, blackcherry, sweetgun, flowering dogwood, haws, beauty berry, and Bahia grass. The exotic Chinaberry, silverthorn and camphor are problematic in the Plantation. A small portion of the plantation was already treated for invasive plants and the rest will be treated over time.

### **Clearings:**

The Preserve has four small clearings that total 1.5 acres. These cleared areas were used as feed plots and a hunt camp. They have few trees and the ground cover consists of mainly Bahia grass. These sites can be utilized for future recreational areas when the site is opened to the public.

### **Soil Deposit:**

A half acre soil pile on the northeastern section of the property is suspected to be from the dredging of a portion of Turkey Creek to enhance drainage in the area, personal

Plan draft date: January 2012

communication Ralph Cellon. The soil piles have been there long enough that mature trees have colonized them. There are no plans to remove the soil deposit at this time.

Roads and Power line right-of-ways:

There are 4.6 miles of unpaved woods roads throughout the Project Site that will be used for resource management and recreational trails. These roads are in good condition and are filled in places. Road width averages eight to ten feet. The compacted road base provides a quality surface for hiking, running or biking. The City of Alachua maintains almost a mile of power line right-of-way that cuts through the Preserve and could also be used as a trail. There are also some dim roads that may be reopened for additional trails in the future.

Camphor Patch:

There is a dense camphor tree population along NW 93 Avenue that extends for approximately 3 acres. This area will be treated and monitored for native regeneration. If sufficient regeneration does not occur, then native upland hardwood forest species will be planted.

Table 1. Natural Communities of Turkey Creek Hammock Preserve.

Turkey Creek Hammock Preserve				
Natural Community	Acres	% Area	Quality	FNAI Ranking
Basin Swamp	17		Excellent	S3
Black Water Stream	5.5		Good-Poor	G4/S2
Bottomland Forest	9		Very Good	S3
Depression Marsh	10.5		Excellent-Good	S4
Dome Swamp	22.5		Very Good-Good	S4
Hydric Hammock	7		Good	S4
Sinkhole	5.0		Very Good-Poor	S2
Sinkhole Lake	1.0		Fair	S3
Upland Hardwood Forest	222.08		Very Good-Fair	S3
<b><u>Other</u></b>				
Camphor Patch	3		N/A	N/A
Clearing	1.5		N/A	N/A
Pine Plantation	72		N/A	N/A
Soil Deposit	0.5		N/A	N/A

INVASIVE EXOTIC PLANTS

Invasive exotic plants are a significant management problem on the Preserve. Ten invasive exotic plants designated as Florida Exotic Pest Plant Council (FLEPPC) Category I or II Species, are known to occur within Turkey Creek Hammock Preserve, see Table 2 and Exhibit F. These plants are scattered throughout the Preserve and range from a few scattered individuals to dense patches. Staff have initiated invasive plant surveys on the Preserve, and will continue to monitor the Preserve for additional populations.

Invasive exotic plants are known to alter native plant communities by displacing native species, changing community structure or ecological functions. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant Plan draft date: January 2012

species was implemented within the preserve. The objective of this program is to control invasive exotic plant species and maintain a diverse association of native vegetation. This will be accomplished through an integrated pest management program that includes physical removal, chemical control, bio-control if available, and public education. Control techniques for invasive exotic plants will follow accepted control technologies, and sites will be monitored on a yearly or more frequent interval to track populations for control operations.

The most problematic invasive exotic species on the Preserve are Chinese tallow, Japanese climbing fern, skunk vine, camphor and Chinaberry trees. Chinese tallow is found in varying densities in and around most of the small depression/dome wetlands. Japanese climbing fern was observed predominantly by road edges and along streams or drains. Skunk vine is only known from one location in the center of the Preserve, approximately ~1 acre in size. Camphor trees are scattered throughout the uplands in moderate densities, except for a 3 acre patch near the proposed main entrance and trailhead that has a dense population. Once the camphor trees are removed from the 3 acre area, staff will monitor the area and determine if sufficient regeneration of native species occurs, if not, staff will augment with native upland hardwood forest species. Chinaberry trees are scattered throughout the uplands and on the edges of the wetlands. The silverthorn appears to have invaded the Preserve from the Turkey Creek Community and is found along the higher banks of the creek near the golf course and scattered throughout the uplands. Tung oil tree is restricted to the northeast quadrant of the preserve with the highest densities by Turkey Creek south of the cattle infrastructure.

Sycamore trees have invaded large areas of the preserve, and are becoming quite dense. These large canopy trees are outside their native range in this area and are known to naturalize beyond their natural range, Godfrey 1988. Sycamore trees are part of the landscaping within the Turkey Creek Community, and are likely to have escaped cultivation through their wind dispersed seeds. Staff have treated sycamores within the initial treatment areas, and are investigating the best method to control this species on the preserve.

Staff contracted exotic control operations on 33 acres of the Preserve in 2010, and on an additional 62 acres, along with follow-up treatment on the initial 33 acres in 2011, Exhibit G. The treated areas lie mostly on the western side of the preserve and are dominated by upland hardwood forest intermixed with a combination of depression and dome wetlands. Also included were several small populations of Japanese Climbing fern along the main access road, and the ~1-acre patch of skunk vine. The dominant exotic species treated were Chinese tallow, Chinaberry, camphor tree, silverthorn and Japanese climbing fern. In addition staff treated small patches of Japanese Climbing fern along Turkey Creek in 2010.

Staff regularly monitors the site for new infestations to determine the effectiveness of treatments, and plan for follow-up treatments. In general, follow-up treatments of previously treated areas will take priority over treatment of new species or areas. New treatment areas will proceed as grants or funds are available

Table 2. Invasive Plants of Turkey Creek Hammock Preserve.

<b>Turkey Creek Hammock Preserve Exotic Plants</b>			
<b>Common Name</b>	<b>Latin Name</b>	<b>FLEPPC Category</b>	<b>Abundance and Frequency Observed</b>
Mimosa	<i>Albizia julibrissin</i>	I	scattered individuals throughout

Plan draft date: January 2012

Tung oil tree	<i>Aleurites fordii</i>	II	dense patches in NE corner
Coral ardisia	<i>Ardisia crenata</i>	I	few scattered individuals
Camphor tree	<i>Cinnamomum camphora</i>	I	scattered moderate density throughout, & dense patches
Silverthorn	<i>Elaeagnus pungens</i>	II	scattered throughout upland areas
Japanese climbing fern	<i>Lygodium japonicum</i>	I	scattered small patches
Chinaberry	<i>Melia azedarach</i>	II	scattered individuals
Heavenly bamboo	<i>Nandina domestica</i>	I	a few individuals
Skunk vine	<i>Paederia foetida</i>	I	1-small patch ~1ac
Chinese tallow tree	<i>Sapium sebifera</i>	I	moderate density

### Invasive Plant Strategies

- Continue to survey invasive exotic plants, document and qualitatively describe populations.
- Treat exotic plant infestations as funding and staffing allows.
- Seek funding and grant opportunities to implement invasive plant control.
- Monitor treated sites and perform follow-up treatment.
- Develop an exotic species database for property.

### RESTORATION

While much of the uplands on the Preserve were impacted by previous land use practices, most will only require invasive plant control and time for natural succession to occur. The wetlands are mostly in very good to excellent condition and will require only invasive plant control, although staff will investigate the feasibility of restoring some dredged streams and ditches. The 72-acre pine plantation will require the greatest restoration effort. Staff is collaborating with the FFS and FWC on restoration and habitat improvements.

The 72-acre slash pine plantation will be divided into a 10-acre block where intensive restoration practices will be implemented, and a 62-acre block that will be restored more slowly over time.

Initial thinning of the plantation is scheduled for winter 2012-13. The 10-acre restoration area shown on Exhibit E, Conceptual Site Plan, will be thinned to around 30 square feet basal area to allow sufficient pines to supply needle cast for prescribed burning and provide enough open area to allow the upland pine restoration plantings to succeed. Off-site hardwoods and shrubs will be controlled through harvesting and/or judicious use of herbicides. The initial prescribed burn will be a dormant season burn conducted about 2-years post harvest to avoid a double stress on the pines. Longleaf pines will be hand planted in lots over time resulting in the presence of several pine age classes. Subsequent prescribed burns will be conducted when the planted pines are able to handle fire. Staff will monitor for and control invasive species, including Bahia grass. Upland pine species such as, southern red oak, mockernut hickory, dwarf huckleberry, Darrow's blueberry, wiregrass, lopsided indiagrass, little bluestem, squarehead, soft greeneyes, silkgrass, and sensitive pea will be planted in the 10-acre restoration area.

The remainder of the pine plantation will be restored over time to a combination of upland pine and upland hardwood forest natural communities. The exact location for each community type will be determined by the existing vegetation, the vegetative response to initial Plan draft date: January 2012

thinning, the soils, the placement in the landscape, and the surrounding natural communities. The initial thinning in this area will be to approximately 60 square feet basal area and invasive plants will be controlled. Areas slated for restoration to upland pine will be restored through prescribed burning, control of off-site hardwoods and shrubs and longleaf pine plantings. Additional species will be planted or seeded on an as needed basis, as funding permits.

A photo-monitoring program will be implemented within the restoration area.

In addition to Turkey Creek, there are a few small stream/ditches that connect various wetlands on the Preserve. Restoring the portion of Turkey Creek that was channelized to augment drainage in the area is not feasible given the drainage easement that encumbers the channelized section (Exhibit E). However, streams will continue to be monitored for erosion, invasive plants and stream health. Some streams were dredged and ditches created to facilitate drainage within the Preserve. Future earthmoving may be needed to restore the stream banks to a more natural state or to block ditches that drain to wetlands.

#### Restoration Strategies

- In the 72-acre pine plantation, thin pines, remove/control off-site hardwoods, introduce prescribed fire into pyric areas of the pine plantation.
- Additional activities in the 10-acre restoration area, plant longleaf pines and upland pine species
- Control invasive species throughout preserve.
- Monitor changes in stream health.
- Determine feasibility of removing ditches or creating ditch blocks.
- Coordinate with other agencies (SRWMD, ACEPD, DEP) on water resource issues/projects.

#### PRESCRIBED BURN PLAN

The use of prescribed fire is a key management tool for both restoration and maintenance of desired plant communities within the Preserve. Most of Florida's natural communities evolved with and are adapted to specific fire regimes. In a particular natural community, natural fires would have occurred on a regular basis with relatively predictable intensities and results. There are wide differences between natural communities in their adaptations to fire: some are maintained by frequent, low intensity fires (such as upland pine and flatwoods) whereas others are perpetuated by infrequent, high-intensity stand replacing fires (such as sand pine scrub). As development has occurred in Florida, an overwhelming number of acres in Florida have been altered by fire exclusion. Alachua County staff and partners will utilize prescribed fire, possibly in conjunction with other management tools (such as, timber thinning, mulching, mowing or herbicide application) in an effort to mimic the historical effects of natural fires.

Fire will be a critical restoration and fuels management tool in the 72-acre pine plantation and will be used in conjunction with timber and off-site hardwood thinning, herbicide, and planting to achieve the restoration goals. Staff anticipates prescribed burning to begin two years after the initial thinning of the plantation. There are some well established roads and dim roads that run through sections of the pine plantation that will serve as firebreaks. Additional firebreaks will be created as part of the first thinning and as the restoration plan is further developed.

Additional fire maintained areas include the scattered depression marshes and portions of the second growth upland mixed forest that have a significant pine canopy and were historically

upland pine or possibly flatwoods communities. These areas will be incorporated into the prescribed fire plan overtime.

Seasonal fire management plans will be drafted by Environmental Protection Department (EPD) staff in cooperation with the FFS. Each plan will address burn objectives, smoke management, safety, wildfire incident protocol, fuel loading, and neighbor notification. EPD and FFS will implement the prescribed burn plans.

Annual notifications will be mailed to neighbors of the Preserve to inform them about prescribed fire activities planned for the upcoming year, and why prescribed fire is used as a management tool. As the development of recreational trails within the Preserve progresses, informational signs within burned areas will be utilized to explain to visitors the use and benefits of prescribed fire.

In addition to the application of prescribed fire, consideration is given to alternative methods for fuels reduction, including but not limited to timber thinning, mowing, and chemical control of undesirable vegetation.

#### Prescribed Burn Program Strategies

- Develop and implement seasonal prescribed fire management plans.
- Establish firebreaks
- Continue to participate in the North Central Florida Prescribed Fire Working Group, and North Central Florida Prescribed Fire Memorandum of Understanding.
- Educate neighbors and visitors about the natural role of fire in Florida wildlands.

#### FERAL ANIMAL PROGRAM

Feral hogs were observed on the Preserve and evidence of their rooting in roadways and wetlands is common. They occur sporadically over time, and it is thought that the feral hog population migrates in and out of the Preserve from SFHP and neighboring properties opportunistically. The hunt licensees have removed over 65 hogs between August 2011 and October 2011.

Given the Preserve's proximity to private homes, it is likely that domestic dogs and cats may periodically enter the preserve. The presence of these species is of concern because of their potential to cause a variety of negative ecological impacts through habitat degradation, predation on native species, and competition with native species. Feral animals will be monitored and removed from the Preserve.

#### Feral Animal Program Strategies

- Monitor and remove feral animal species.

#### LISTED SPECIES

Protecting populations of listed species is a primary management concern. To accomplish this, staff will continue to survey the Preserve for listed species and manage their natural communities appropriately. Observations of FNAI tracked species will be reported to FNAI using the Field Reporting Form (Exhibit H) or by utilizing the on-line reporting form at <http://www.fnai.org/fieldreportingforms.cfm>. Management activities to protect listed species will include invasive species control, prescribed fire where appropriate, minimizing human impacts, and restoration of disturbed areas. Management activities will be analyzed to determine potential impacts on listed species (i.e. location of trails and physical improvements, timing of prescribed burns, timber harvests and planting).

Plan draft date: January 2012

## Listed Animals

Only two listed animal species have been observed utilizing habitats within the Preserve; gopher tortoise (*Gopherus polyphemus*) & swallow-tailed kite (*Elanoides forficatus*) (see Table 3, Exhibit J). However, the potential for many more species occurring on the Preserve is highly likely due to its adjacency to the 7,000 acre SFHP. All of the natural communities of the Preserve could support listed species, and the matrix of wetland-upland transitional areas provide excellent habitat for amphibian and reptile species. New species will be added to the list as staff spends more time on the Preserve.

There are +/-72 acres of pine plantation and open clearings on the Preserve. Staff have observed gopher tortoise (State Threatened) in open areas of the pine plantation. Due to the proximity to SFHP and the proposed restoration of the upland pine forest, through thinning, prescribed burning, invasive plant control and planting longleaf pines, wiregrass and other upland pine species, an increase in the quality of the habitat and the number of tortoises is expected, along with commensal species such as, gopher frog (State Species of Special Concern) Florida mouse (State Species of Special Concern) and eastern Indigo snake (State and Federally Threatened).

Swallow-tailed kites were documented on both the project site, and in SFHP. These birds require large tracts of heterogeneous habitat, with a mosaic of communities in addition to tall, accessible trees for nesting and open areas for foraging. The pine plantation, basin swamp with its mature cypress trees, and the upland mixed forest provide important habitat for these birds. Once again the adjacent 7000 acre SFHP and private pastures enhance the value of the habitat on the Preserve.

Southeastern American Kestrels (State Threatened) were documented in the adjacent SFHP and are likely to occur on the project site. The mosaic of mature pine plantation, upland mixed forest edges, power line right-of-ways, small clearings, and suitable nest trees, in addition to the extensive pasture on adjacent private properties provide good habitat for kestrels.

There are 77.5 acres of wetland natural communities, including basin swamp, bottomland forest, blackwater stream, sinkhole, sinkhole lake, hydric hammock, dome swamp and depression marsh, that provide habitat for a variety of wading birds. The following listed species have been documented on SFHP and are likely to occur on the project site, little blue heron (State Species of Special Concern), snowy egret (State Species of Special Concern) wood storks (Federally Endangered), and white ibis (State Species of Special Concern).

Ninety-five percent of the Preserve was designated as a strategic Habitat Conservation Area, as identified by the Fish and Wildlife Conservation Commission (FWC) prior to acquisition.

The development of the management plan shall be coordinated with the FWC to ensure the preservation and viability of listed and non-listed native wildlife species and their habitat. Periodic surveys are conducted of listed species occurrences within the Preserve.

Table 3. Listed Animal Species of Turkey Creek Hammock Preserve

Scientific Name	Common Name	GRANK	SRANK	STATE
<i>Elanoides forficatus</i>	Swallow-tailed Kite	G5	S2	N
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	LT

*G/S1 = Critically imperiled because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme*

vulnerability to extinction due to some natural or man-made factor.

G/S2 = Imperiled because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.

G/S3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.

G/S4 = Apparently secure (may be rare in parts of range).

G/S5 = Demonstrably secure.

LE = Listed as Endangered ;LT = Listed as Threatened Species; LS = Listed as Species of Special Concern; N = Not currently listed, nor currently being considered for listing.

### Listed Plants

Several listed and tracked plant species are known from the Preserve (Table 4, Exhibit I). One plant species listed as Threatened and one listed as Endangered by the State of Florida are known to occur within the Preserve. The State Endangered (FNAI S2) Woodland Poppymallow (*Callirhoe papaver*) was documented on the edge of the slash pine plantation (formerly upland pine), and is part of a population that extends into SFHP. Southern lady fern is the one Threatened species located on site. In addition, royal fern and cinnamon fern (*Osmunda regalis* and *O. cinnamomea*), listed as Commercially Exploited by the State, are also documented on the Preserve. Further inventory of the Preserve is likely to reveal additional listed/tracked species, especially due to the Preserve's proximity to SFHP.

Table 4. Listed Plant Species at Turkey Creek Hammock Preserve

Common Name	Scientific Name	Listed Status
Southern lady fern	<i>Athyrium felix-femina</i>	Threatened (FL)
Woodland Poppymallow	<i>Callirhoe papaver</i>	Endangered (E)
Cinnamon fern	<i>Osmunda cinnamomea</i>	Commercially exploited (FL)
Royal fern	<i>Osmunda regalis</i>	Commercially exploited (FL)

### Listed Species Strategies

- Report listed and tracked species occurrence data to FNAI using the appropriate Field Reporting Form (Exhibit J).
- Coordinate review of management plan with the FWC.
- Survey Turkey Creek Hammock Preserve for listed species and document population locations and habitats.
- Manage sections of the 72-acre pine plantation to enhance gopher tortoise habitat.

### INVENTORY OF NATURAL COMMUNITIES AND BIOTA

Surveys of flora, fauna and natural communities within Turkey Creek Hammock Preserve are ongoing, and species lists are continually updated (see Exhibits I and J). Tracked and listed species observed within the Preserve will be reported to FNAI using the data forms provided, Exhibit H. Surveys conducted by volunteer plant and wildlife experts will be encouraged through educational events on the property, including research projects, organized seasonal bird counts, and fieldtrips conducted by local natural history organizations such as the Florida Native Plant Society.

Plan draft date: January 2012

Photo monitoring will be the primary method of tracking natural community changes that result from management and restoration activities. Baseline photographs will be established prior to initiating major management activities and retaken periodically. Photopoint monitoring locations will be stored in a Geographic Information System (GIS).

#### Inventory Strategies

- Continue to survey flora, fauna and natural communities.
- Encourage surveys by volunteer plant and wildlife experts and local natural history organizations.
- Establish and repeat photopoints.
- Utilize GIS database for tracking monitoring activities.

#### CULTURAL RESOURCES

A small portion of Turkey Creek Hammock Preserve lies within the Fernandez Grant, and is located in an area of the county that is rich in cultural resources. There are 4 Florida Master Site File (FMSF) sites on the Preserve, 38 on the adjacent San Felasco Hammock Preserve State Park (SFHP), and 103 within a 3 mile radius of the Preserve. Additionally a remnant early century homestead and some cattle ranching infrastructure are present on the Preserve. Artifacts found in the adjacent SFHP range from the Paleo-Indian period (10,000 BC-8000 BC) to the 20<sup>th</sup> Century, FDEP 2005. It is very likely that more sites are located on the Preserve.

The FMSF sites located on the Preserve include:

**AL00129**, San Felasco Mound: This site was recorded in 1950 as having a sand mound with burials and shards. Successive surveys in 1958-59 and 1996-97 were not able to relocate the site. The site may have been subject to vandalism.

**AL00130**, San Felasco Area: This site also recorded in 1950 was described as a lithic scatter with chert outcrop nearby.

**AL00142**, No Name: In 1966 the following type of pottery were collected, unclassified thick rimmed fingernail pinched, St. John check stamped, Prairie cord marked, Alachua plain, and St. John plain.

**AL00381**, No Name: This site is characterized as low density pottery shards and lithic scatter.

Along NW 93<sup>rd</sup> Avenue, by the proposed main entrance and trail head there are the remains of an old wood framed homestead and 2 small out buildings. All that is left of the homestead are the concrete foundation piers, concrete stairs, brick foundation of a fireplace, and some dimensional lumber from the home's subfloor. The out buildings consist of two small storage shed foundations with concrete floor slabs and three foot stem walls. The older foundation has local chert stone as the aggregate in the cement mix and has the phrase "Paso Por Aqui 1890" inscribed on one side.

The site also has a rich history of cattle ranching. Some of the associated late 19<sup>th</sup> century to mid 20<sup>th</sup> century cattle infrastructure remains on the northeastern portion of the preserve along NW 59 Terrace, including the concrete foundation of a cattle weigh scale, a concrete loading chute from the 1940's, heavy timber pens for working cattle, and metal entrance gates. If feasible, these features will be refurbished and interpretive signs will be installed to inform visitors about the site's historic land use and the importance of the cattle Industry State wide.

Staff have worked with and will continue to work with the Florida Public Archaeology Network to describe and record cultural sites within the Preserve.

Plan draft date: January 2012

While no evidence of looting was observed, staff will protect known and unknown sites by using the following protocols:

1. Management of the archaeological and historic resources will comply with the provisions of Alachua County Code Chapter 116 Sections 1-9 and Florida Statutes Chapter 267, specifically Sections 267.061 2(a) and (b).
2. Staff will coordinate with the Division of Historical Resources (DHR) on the protection and management of archaeological and historical resources.
3. Collection of artifacts or the disturbance of archaeological and historic sites, including for research purposes, is prohibited unless prior authorization has been obtained from the Alachua County Environmental Protection Department, Land Conservation Program and DHR.
4. Archeological testing will be performed for any proposed development areas within the Preserve prior to the commencement of development activities in that area.
5. If archeological sites cannot be avoided, planned activities will be closely coordinated with DHR in order to prevent the disturbance of significant sites.
6. Staff will maintain records and maps of all known cultural sites on the Preserve to avoid impacting the sites during management activities. Locations of known sites will not be identified on public maps of the property.
7. Known sites will be monitored for disturbance on a yearly basis, unless factors merit more frequent monitoring.
8. Newly discovered cultural sites will be recorded in the Florida Master Site File in a timely manner.
9. The site's cultural history will be interpreted to the public through signage and guided natural history walks to enhance appreciation for the cultural resources and heritage of the area.

#### Cultural Resource Protection Strategies

- Implement the protection protocols for archaeological and historical resources in coordination with DHR.
- Inspect areas for cultural or historical resources before any ground disturbing activities occur (firebreaks, roadwork, infrastructure development).
- Investigate feasibility of restoring the cattle infrastructure and if feasible implement.

#### **IV. TIMBER RESOURCES**

Marketable timber resources within Turkey Creek Hammock Preserve consist of approximately 72-acres of pine plantation, off-site hardwoods and possibly some sycamore trees.

The +/-72-acre slash pine plantation was planted in the early 1980's on the higher elevations of the property for timber production. Prior to the planting this area was planted in improved pasture since at least 1938; the date of the earliest available aerials. This plantation was not bedded at the time of planting, and has not been thinned as of the date of this Plan. Pine density is quite variable ranging from less than 60 square feet basal area to well over 100 square feet basal area. The variability is caused by pockets of mortality from Cronartium Fusiform Rust, a common disease of southern pines. In spite of this mortality, the trees fall within the saw timber, chip and saw, and pulp wood product classes and are economically valuable.

The pines will be thinned to facilitate the restoration of the plantation area and provide funds for restoration activities and infrastructure development on the Preserve. The initial thinning is scheduled for Winter 2012-13 and Silviculture Best Management Practices will

Plan draft date: January 2012

be followed. Prior to harvesting activities a gopher tortoise survey will be conducted. The 10-acre restoration area shown on Map E, Conceptual Site Plan, will be thinned to approximately 30 square feet basal area to allow enough pines to provide needle cast for prescribed burning, while providing sufficient open area to allow the upland pine restoration plantings to succeed. The remainder of the 72 acres will be restored over time to a combination of upland pine and upland hardwood forest natural communities. The initial thinning in this area will be to approximately 60 square feet basal area.

Other possible forest products on the preserve include off-site hardwoods in the pine plantation restoration areas that could be harvested for either timber or chips. The removal of the off-site hardwoods would facilitate restoration by removing species that would not naturally occur in an upland pine community, and opening up the site for planting and prescribed fire.

Sycamore trees are another possible forest product. They have naturalized in the upland hardwood forest natural community, and are beginning to form dense stands. While native to North America they are outside their native range. Removal of these trees would improve the upland hardwood forest. Staff will investigate the feasibility of selectively harvesting large trees near roadways.

Issues with tree health, insect outbreaks, wildfires, changes in technology and restoration techniques or other unforeseen events may necessitate changes to the above plan.

Revenue generated from forest management within Turkey Creek Hammock Preserve will be placed in a segregated account solely for management, restoration and public access development activities in the Preserve.

#### Objectives of Timber Management:

- Improve the health and diversity of forested communities.
- Manage for natural regeneration of the desired species.
- Manage for native groundcover that helps promote a frequent low intensity fire regime, where appropriate.
- Manage for older aged forest conditions.
- Manage for a variety of forest stand structures and age classes.
- Utilize sound timber harvesting practices to maintain or enhance the natural communities and pine plantation and to provide revenues for funding management and restoration activities.
- For harvest operations, minimize the number of new roads required, limit the size of staging areas and place staging areas in the least ecologically sensitive areas.

#### Timber Management Strategies

- Develop and implement a timber management plan that promotes the restoration and management of the natural communities and pine plantations.
- Initial thinning of 72 acre plantation in winter 2012-13
- Conduct gopher tortoise survey prior to thinning activities
- Investigate the feasibility of harvesting sycamore trees.

## **V. SITE DEVELOPMENT AND IMPROVEMENT**

### ACKNOWLEDGEMENT SIGN

A permanent acknowledgment sign will be mounted on the trail head kiosk at the main entrance of the preserve. The sign will acknowledge that Turkey Creek Hammock was purchased with funds from the Florida Communities Trust Program and Alachua County. It will be fabricated from dimensional lumber with the text and FCT logo routed into the wood and painted.

### EXISTING PHYSICAL IMPROVEMENTS

The existing physical improvements are remnants of past cattle ranching, silviculture, and hunting, along with activities County staff have completed since acquisition of the Preserve. They include over 4.6 miles of unimproved dirt roads with culverts at stream/ditch crossings, a power line easement, 6 gates, a variety of fence types in a various conditions (chain link, barbed wire and wood) along the perimeter of the property exclusive of the boundary wetland features (Turkey Creek, Kennedy Pond and the large basin swamp on eastern boundary), a bridge, remnant cattle infrastructure, remnants of an old homestead and out buildings, a soil pile from the dredging of a portion of Turkey Creek, 72 acres of slash pine planted in the mid-1980's, four grassy clearings, scattered piles of legacy solid waste, and an Alachua County Forever sign at the main southern entrance, Exhibit E.

Additional dirt roads and trails on the Preserve will be mapped.

Cattle ranching infrastructure in the northeast corner of the Preserve along NW 59 Terrace includes a cement cattle weigh scale foundation and cattle chute from the late 1940's along with dilapidated wood pens for working cattle. If feasible, the cattle infrastructure will be restored to look like the mid 20<sup>th</sup> century cattle operation it was.

There are sections of interior fencing from past cattle grazing operations throughout the Preserve. This fence is in poor condition and will eventually be removed. The wooden vehicular bridge over Turkey Creek was constructed in the late 1940's or early 1950's in association with the cattle operation, personal communication Ralph Cellon. It is not structurally sound, but may be refurbished or replaced for pedestrian use in the future.

Along NW 93<sup>rd</sup> Avenue, by the proposed main entrance and trail head there are the remains of an old wood frame homestead, a square concrete block lined structure built into the ground, and 2 small out buildings. All that is left of the homestead are the concrete foundation piers, concrete stairs, brick foundation of the fireplace, and some dimensional lumber from the home's subfloor. The historical use of the concrete block lined structure is unknown at this time. Possible uses include a well, root cellar or cistern. A January 2012 Suwannee River Water Management District (WMD) site assessment determined the structure did not appear to be a water well. The County will contact the WMD & comply with Rule 40B-3, F.A.C., to prevent groundwater contamination if evidence is discovered that the structure is water well. The out buildings consist of two small storage shed foundations with concrete floor slabs and three foot stem walls. The older foundation has local chert stone as the aggregate in the cement mix and has the phrase "July 14<sup>th</sup>, A.D. 1939 Paso Por Aqui PJ, 1939 MOH 1896" inscribed on one side, which translates roughly as "passed by here 1939".

The large soil deposit along the northern boundary on the east side of the Preserve is from the channelization of a section of Turkey Creek in the late 1940's or early 1950's to enhance drainage in the area, personal communication with Ralph Cellon.

The property has legacy trash deposits littered across its acreage that will eventually be removed. Thus far five 20 cubic yard dumpsters of legacy trash were removed from the Preserve through the efforts of County staff, volunteers and Community Service Workers.

Since acquisition, county staff installed a temporary Alachua County Forever sign at the main entrance on NW 93 Avenue, installed barbed wire & wooden corral fencing along the northeastern portion of the property, restored and re-hung the historic metal entrance gates along the new fence line, and worked with the Florida Public Archaeology Network to document the 5 foot deep concrete cattle weigh scale foundation, and filled it with soil to prevent injury to Preserve patrons.

#### Existing Physical Improvement Strategies

- Maintain roadways, fences and gates.
- Map remaining dim roads and trails.
- Remove interior fence.
- Remove legacy solid waste.
- Investigate restoring historic cattle infrastructure.
- Investigate feasibility of stabilizing or replacing bridge over Turkey Creek.

#### PROPOSED PHYSICAL IMPROVEMENTS

Proposed physical improvements to the Preserve include a fenced parking area with a pedestrian pass through, bike rack, interpretive kiosk, trailhead and entrance sign located on NW 93<sup>rd</sup> Avenue. The trailhead parking area, located in a disturbed area infested with a large population of invasive exotic camphor trees, will be less than an acre in size and have 10-15 parking spaces. Pervious materials will be incorporated wherever feasible. A network of approximately 5 miles of interpretive loop trails will traverse the Preserve and be available for hiking and biking. These trails will be sited on the existing network of roads, with new trails cut in appropriate places to connect the existing trails or display interesting features of the Preserve, thus limiting impacts to the resources. A marsh overlook, a small wildlife observation platform, a 10-station fitness trail, a swinging bench and various small benches will be placed along the trails. If feasible and funding is available an elevated boardwalk through the large basin swamp will be constructed. These features will be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Preserve without causing harm to those resources. A 100-foot buffer will be provided between the parking lot & major facilities and wetlands.

Public comments on the management plan indicated an interest in creating equestrian trails on the Preserve. County Staff will work with its partners to determine the feasibility of equestrian trails on the Preserve.

Exhibit E is the Conceptual Site Plan and improvements map. A master site plan will be developed that delineates the size, location and details of the improvements. A copy of the master site plan will be provided to FCT for review and approval prior to implementation. All proposed amenities will be constructed as funding is available with target date as shown in Section VIII.

Staff will investigate the feasibility of refurbishing the remnant cattle infrastructure (scale, pens and chute) on the northeast corner of the Preserve, and if feasible, will restore the cattle infrastructure and interpret the historic use of the Preserve and the natural, social and economic importance of cattle ranching in Florida. It should be noted that this area is only accessible from NW 59 Terrace until the Turkey Creek Bridge is stabilized or replaced.

Plan draft date: January 2012

The Turkey Creek Bridge will either be refurbished for pedestrian use or replaced as funding becomes available. Staff has been working with the Florida Public Archaeology Network to possibly locate an historic bridge that could be moved and installed in the Preserve.

To maintain access for restoration, management and timber harvesting, new fire breaks will be created and road stabilization projects implemented, along with the installation of new culverts or low water crossing. Precise locations will be determined after the next series of wet years. The low water crossing on the main trail will be improved, and several culverts will require repairs or replacement. Staff will also investigate the feasibility of filling several ditches that connect and drain various depression marshes and dome swamps on the property, and implement the restoration if feasible.

A survey of the natural communities, and plant and animal species on the project site shall be conducted prior to the development of the Preserve. The survey shall be used during development of the site to ensure protection, restoration, and preservation of the natural communities and listed species. To the greatest extent possible, trails will follow existing pathways and the marsh overlook and interpretive exhibits will be situated in a manner that minimizes disturbance to surrounding resources.

No stormwater facilities are anticipated, but should they be necessary they will be designed to provide recreational open space or wildlife habitat with shallow slopes and no fencing in a park like setting. Major structures, if any are developed in the future will be located outside the 100-year floodplain and hazard areas, or placed on pilings. A 100-foot wetland buffer will be provided between the parking lot & major facilities and wetlands.

Development will be sited to the greatest extent possible to avoid known archaeological sites.

Alachua County acknowledges that any proposed modifications to the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the approved Management Plan requires prior FCT review and approval.

#### Improvement Strategies

- Develop master site plan.
- Construct facilities and open Preserve.
- Determine feasibility of stabilizing or replacing bridge, and implement if feasible.
- Determine feasibility of restoring cattle infrastructure, and developing interpretive materials and implement if feasible.
- Pursue road and drainage repairs as necessary.
- Design, permit and install needed culverts or low water crossings.

#### EDUCATION SIGNS

Interpretive signage will educate visitors about the natural and cultural resources found on and near the Preserve, and will include topics like landscape ecology, natural communities, significant plants and animals, historical resources, cattle ranching, native cultures. Signs will be located along trails at points of interest.

#### Educational Signs Strategies

- Design, fabricate and install interpretive signage.
- Investigate funding opportunities for interpretive materials.

### EDUCATIONAL PROGRAM

At least six environmental education programs will be conducted by resource professionals per year. Possible topics include birding, creek awareness, natural history, plant identification, and cattle ranching. Talks will be aimed toward the general public, preserve neighbors, specific interest groups (Native Plant Society, Audubon Society, historical societies, university students, church or civic groups). Most programs will occur between fall and spring.

### EDUCATIONAL PROGRAM

- Provide 6 environmental education programs per year

### PERMITS

Alachua County Staff will seek necessary permits for all development, maintenance and restoration work including:

- County Flood hazard area permits when projects are conducted in floodplains
- County Building permits where they are required
- Development order issued by the Alachua County Development Review Committee for any activities not specifically exempted by the Unified Land Development Code
- Noticed General Environmental Resources Permit issued by the Suwannee River Water Management District for activities in wetlands
- Nationwide Permit 27 for stream and wetland activities issued by the U.S Army Corps of Engineers

### Permit Strategies

- Apply for required permits prior to initiating physical improvements and management activities.

### EASEMENTS, CONCESSIONS, AND LEASES

Currently there are no concessions or leases on the Preserve, but there is a license agreement with a hunt club, a power line easement, and a drainage easement, Exhibit E. The license agreement exchanges limited hunting privileges for services with former leasees of the Preserve prior to acquisition by the County. These services include security, road, gate and fence maintenance, mowing, and hog trapping. This agreement will be terminated upon opening the Preserve to the Public. While no additional easements, license agreements or concessions are anticipated, should any be necessary Alachua County will provide FCT with 60-days written notice and information regarding lease of any interest, the operation of any concession, any sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public, and no document will be executed without the prior written approval of FCT. However, research and collecting permits may be issued by EPD for scientific research.

Should any fees or other monies be collected in the future, monies will be placed in a segregated account solely for the upkeep and maintenance of the project site.

### Easements, Concessions and Leases Strategies

- Maintain hunt license agreement until Preserve is opened to the public.

## **VI. MANAGEMENT NEEDS**

### GREENWAYS

Turkey Creek Hammock Preserve is part of the Alachua County “Emerald Necklace” Land Conservation Initiative which seeks to create a publicly accessible, connected, and protected network of trails, greenways, open spaces, and waterfronts surrounding the Gainesville urban area, Exhibit K.

The Emerald Necklace Conservation Initiative is composed of large public conservation areas (Paynes Prairie State Preserve, Lochloosa wildlife Conservation Area, San Felasco Hammock, O’Leno River State Park and River Rise State Park) that are imperative to the protection of Alachua County’s natural resources. Also, the “Emerald Necklace” contributes to regional and State wide ecological corridors, in this case, connections between Ocala National Forest, the Santa Fe River, Camp Blanding and Osceola National Forest/Okefenokee National Wildlife Refuge associated with the Florida Ecological Greenways Network. Smaller tracts of lands, such as the 376 acre Turkey Creek Hammock Preserve, have high conservation value by contributing to these ecological linkages in addition to connecting natural areas to urban centers.

Turkey Creek Hammock Preserve is connected to the eastern side of the ~7,000 acre San Felasco Hammock Preserve State Park and is within 4 miles of Blues Creek Ravine, San Felasco City Park, Devil’s Millhopper Geological State Park, Gainesville Murphree Welfield Conservation Easement and Plum Creek Conservation Easement.

The County will coordinate management of the Turkey Creek Hammock Preserve with the “Emerald Necklace” conservation initiative by continuing to pursue the protection of other lands within the necklace that will strengthen the linkages between Turkey Creek Hammock Preserve and the other conservation properties within the Necklace. By preserving and managing Turkey Creek Hammock Preserve’s natural resources and providing public access for resource compatible passive recreational opportunities, the County will further the goals of the Emerald Necklace Conservation Initiative.

Specifically Alachua County, through the Alachua County Forever Program, has acquired two properties (Martin and White 65 acres, and Rolling Meadows 208 acres) adjacent to San Felasco Hammock Preserve State Park and leased them to the state as part of SFHP. County Staff have initiated resource management discussions with SFHP Staff regarding security, invasive plants and feral hog control. Staff also provided SFHP with a draft of the management plan for their review and comment.

### PUBLIC INVOLVEMENT

Public involvement and local government participation was sought in the development of the Turkey Creek Hammock Preserve Management Plan through noticed public meetings and public review. See Exhibit L for a summary of public comments.

### MAINTENANCE

Alachua County staff will coordinate all maintenance activities through County staff, volunteers, hunt licenses and contractors. These activities include solid waste removal, invasive species control, and maintenance of roads, trails culverts, fire lines, fences, gates, signs and other infrastructure.

#### Maintenance Strategies

- Coordinate maintenance activities through County staff, volunteers, hunt licenses and contractors.

Plan draft date: January 2012

## SECURITY

Security is provided through staff, hunt licensees, contractors and volunteers. Turkey Creek Hammock Preserve's boundary is fenced, except where significant wetlands or water bodies cross the boundary of the Preserve. Staff work with neighbors, City of Alachua Police Department, FWC and the hunt licensees on incident of vandalism within the Preserve. Fencing needs are currently met; however, additional security measures may be warranted including, additional fencing, gates, placement of boulders or bollards and additional security patrols. The Preserve is visited at least one time per week. Staff and the hunt licensees have begun posting informational and regulatory signs on the Preserve, and will continue to do so.

The Preserve was included in the Alachua County Environmental Protection Department Conservation Lands Map Book 2011. This Map Book includes an aerial map of the site marked with site access points, firebreaks, and Alachua County staff emergency contact numbers. It was provided to FWC, FFS and to Alachua County Public Safety.

### Security Strategies

- Provide regular security patrols.
- Complete posting of "No Trespass" signs along boundary.
- Maintain and update informational and regulatory signage.
- Maintain Map Book

## STAFFING

Alachua County Environmental Protection Department staff will coordinate the management of Turkey Creek Hammock Preserve, with assistance from other County Departments, hunt licensees, contractors, and volunteers.

## **VII. MONITORING AND REPORTING**

Alachua County Forever staff will prepare an Annual Stewardship Report on or before July 30th of each year. This Report will evaluate the implementation of the Management Plan.

Any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

## **VII. REFERENCES**

City of Alachua Comprehensive Plan 2001 – 2020. Adopted by the City of Alachua , September 2004.

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Godfrey, Robert A. 1988. Trees, Shrubs, and Woody Vines of Northern Florida and Adjacent Georgia and Alabama. Athens: University of Georgia Press.

Thomas, B.P., E. Cummings and W.H. Wittstruck. 1985. Soil Survey of Alachua County, Florida. USDA Soil Conservation Service.

## VIII. MANAGEMENT PLAN IMPLEMENTATION CHART

<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>	<b>Notes</b>
<b><u>Land Use and Zoning</u></b>					
Change Future Land Use From Moderate Density Residential to Preservation	June 2013	Staff Time		ACGMD	
Change zoning from Agriculture to Preservation.	June 2013	Staff Time		AGMD	
<b><u>Invasive Plants</u></b>					
Continue to survey invasive exotic plants, document and qualitatively describe populations.	Ongoing	Staff Time		EPD	
Treat invasive plant infestation as funds and staff allow.	Ongoing	TBA & Staff Time	Grants/GF	Contractors, TNC, FWC	
Monitor treated sites and continue the follow-up treatment program.	Ongoing	Staff Time & \$5000/year	Grants/GF	Contractors	
Develop an exotic species database for property	Ongoing	Staff Time			
<b><u>Restoration</u></b>					
Thin pine plantation	Winter 2012-13	Staff Time	Revenue	FFS	
Remove/control off-site hardwoods,	2012-2015	TBA	Timber proceeds\ GF\revenue	FFS & FWC	May be revenue neutral if we can sell some of the off-site hardwoods
Plant longleaf pines and upland pine plants in 10 acre plantation restoration area	Summer 2013-20	\$5500	Timber proceeds\ Grants	Staff/ contractor FFS & FWC	
Reintroduce prescribed fire into Plantation	Dormant season 2014-15	See prescribed fire section below	GF	Staff/ FFS	
Periodic longleaf and upland pine plantings in 62- acre plantation	ongoing	\$1500/year	Timber revenue/ GF/Grants		
<b><u>Stream Restoration</u></b>					
Develop stream restoration plan if restoration is feasible	2015	Staff Time			
Monitor changes in stream health	Ongoing	Staff Time			
Coordinate with other agencies (SRWMD, ACEPD, DEP) on water resource issues.	Ongoing	Staff time		Various Agencies	
<b><u>Prescribed Burn Program</u></b>					
Develop and implement seasonal prescribed fire management plans	Ongoing	Staff Time \$1,000/year	GF	FFS	
Establish firebreaks	2013	\$2000	GF	Contractor/FFS	
Continue to participate in the North or Central Florida Prescribed	Ongoing	Staff Time			

Plan draft date: January 2012

<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>	<b>Notes</b>
Fire Working Group.					
Educate neighbors and visitors about the natural role of fire in Florida wildlands.	Ongoing	Staff Time/ \$75/year for mailouts			
<b><u>Feral Animal</u></b>					
Monitor and remove feral animal species.	Ongoing	Staff & Licensee		Licensee	
<b><u>Listed Species</u></b>					
Report listed and tracked species occurrence data to FNAI.	Ongoing	Staff		FNAI	
Survey the preserve for listed species and document population locations and habitats annually.	Ongoing	Staff Time		FNAI, UF, Volunteers	
Coordinate review of management plan with FWC	January 2012	Staff Time		FWC	
Manage sections of pine plantation to enhance gopher tortoise habitat	Ongoing	TBA		FFS, FWC	Costs noted in other areas of chart
<b><u>Natural Community and Biota Inventory</u></b>					
Continue to survey flora, fauna and natural communities.	Ongoing	Staff Time		FNAI, FNPS	
Encourage surveys by volunteer plant and wildlife experts and local natural history organizations.	Ongoing	Staff Time			
Establish photopoints, and repeat.	Ongoing	Staff Time		Establish initial photopoints in Spring 2012	
Utilize GIS database for tracking monitoring activities.	Ongoing	Staff Time			
<b><u>Cultural Resource Protection</u></b>					
Implement the protection protocols for archaeological and historical resources in coordination with DHR.	Ongoing	Staff Time		DHR, Florida Public Archaeology Network	
Survey areas for cultural or historical resources before any ground disturbing activities occur.	Ongoing	Staff Time		Florida Public Archaeology Network	
Investigate feasibility of restoring the cattle infrastructure and implement if feasible	Ongoing	Staff Time plus supplies		FL Cattleman's Association	
<b><u>Timber Management</u></b>					
Develop and implement a timber management plan that promotes the restoration and management of the natural communities and pine plantations.	May 2012	Staff Time		FFS & FWC	
First thinning of 72 acre pine plantation	Winter 2012-13	Revenue positive			
Investigate feasibility of harvesting sycamore trees	November 2012	Staff Time			

Plan draft date: January 2012

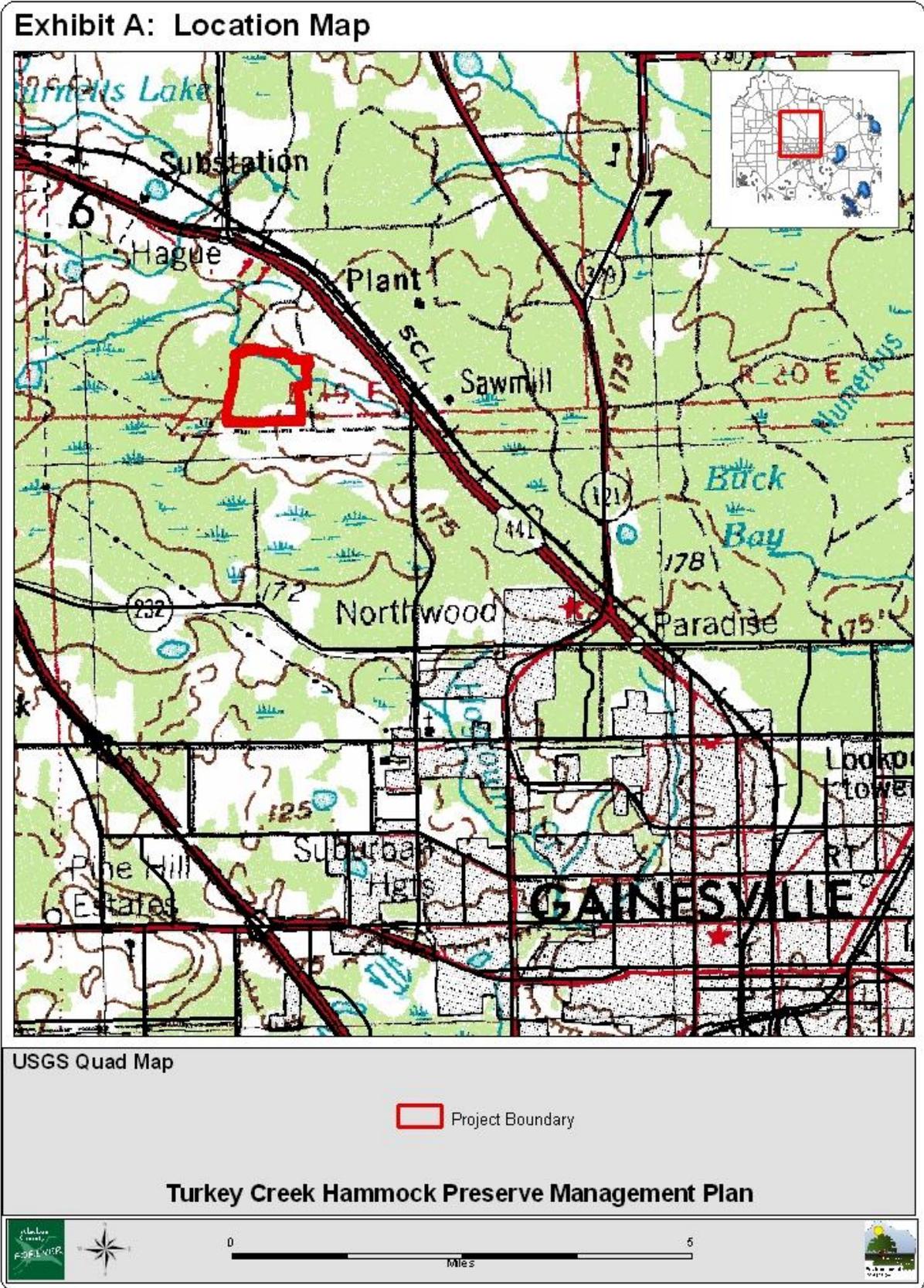
<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>	<b>Notes</b>
<b><u>Existing/ Proposed Physical Improvements</u></b>					
Maintain roadways, fences and gates	Ongoing	Licenses	License Agreement	Licenses	
Construct new fencing	As needed	TBA	Bond/Timber Revenue		
Map existing roads and trails	January 2012	Staff Time			
Remove interior fence	Ongoing	\$600 waste removal		Volunteers	
Remove legacy solid waste	Ongoing	\$2000 waste removal		Volunteers	
Investigate feasibility of stabilizing or replacing bridge over Turkey Creek, implement if feasible	June 2014	TBA	Grants, Bond, Timber Revenue	Florida Public Archaeology Network	
Develop Master Site Plan	January 2014	Staff Time			
Construct Trails	December 2015	\$500	Staff	Community Service Workers	
<b><u>Construct Trailhead &amp; Facilities</u></b>					
Develop Master Site Plan	December 2014	Staff Time			
Construct Trail Head and Entrance Feature including kiosk, signs, parking area, fences, bike rack, benches	December 2015	\$6100	GF/Bond		
Trailside Benches	December 2015	\$300	GF/Bond		
Swing Bench over Turkey Creek	December 2015	\$2,000	GF/Bond		
Marsh Overlook	December 2016	\$6,000	Timber revenues/ Grant/ GF/Bond		Medium Sized & Raised Off Ground
Fitness Loop	December 2017	\$2,000- \$5,000	Timber revenues/ Grant/ GF/Bond		10 Stations Along ~1.5 Miles of Trail
Wildlife observation platform	December 2018	\$5,000	Timber revenues/ Grant/ GF/Bond		Small Ground Level Fishing Platform
Pursue road and drainage repairs as necessary	Ongoing	TBA	Timber revenues/ GF/Bond		
Investigate funding opportunities for interpretive materials.	May 2015	Staff Time			
FCT Acknowledgement Sign	December 2015	\$800	Timber revenues/ GF/Bond		
Design fabricate and install interpretive signage	December 2014	\$4000	Timber revenues/ GF/Bond		

Plan draft date: January 2012

<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>	<b>Notes</b>
Design, permit and install needed culverts or low water crossings.	Ongoing	\$4000	Timber revenues/ GF/Bond		
<b><u>Educational Program</u></b>					
Provide 6 environmental education programs per year	Ongoing	Staff Time		FNPS, UF, Audobon	
<b><u>Permits</u></b>					
Apply for required permits prior to initiating physical improvements and management activities.	As Needed	Staff Time and permit fees	GF/Bond		
<b><u>Easements, Concessions and Leases</u></b>					
Maintain hunt license agreement until site is open to public	Ongoing	Staff Time		Licensees	Up to \$10,000 saving to County/year
<b><u>Maintenance</u></b>					
Conduct site maintenance activities.	Ongoing	Staff time, \$500/yr.	GF	Licensees, volunteers	
<b><u>Security</u></b>					
Provide regular security patrols.	Ongoing	Staff Time		APD, FWC, licensee	
Complete posting of "no Trespass" signs along boundary.	January 2011			Licensee	
Maintain, and update informational and regulatory signage.	Ongoing	Staff Time			

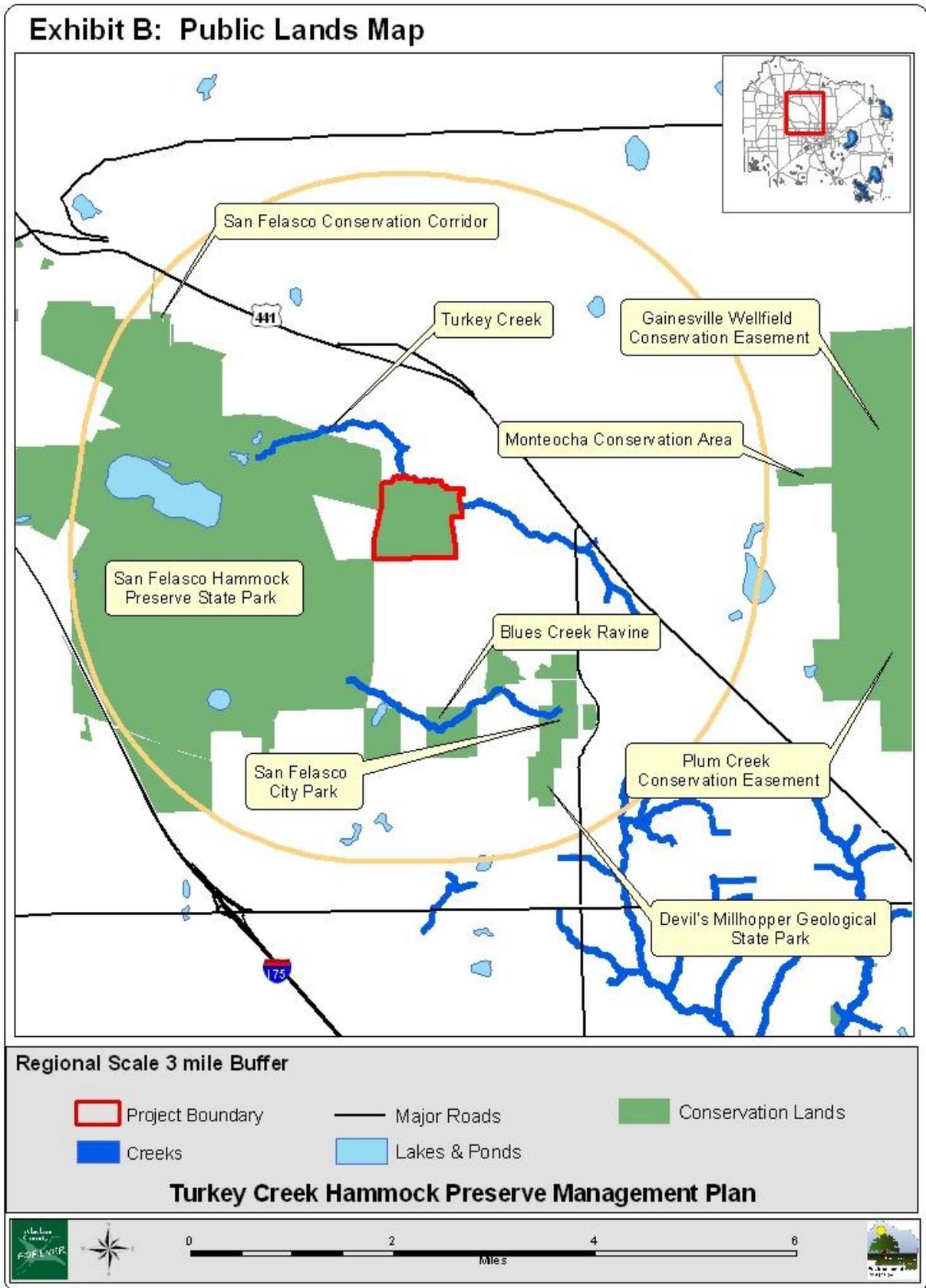
<i>ACAS</i>	<i>Alachua County Audubon Society</i>	<i>FNAI</i>	<i>Florida Natural Areas Inventory</i>
<i>ACEPD</i>	<i>Alachua County Environmental Protection Department</i>	<i>FNPS</i>	<i>Florida Native Plant Society</i>
<i>ACPS</i>	<i>Alachua County Public Safety</i>	<i>FWC</i>	<i>Florida Fish and Wildlife Conservation Commission</i>
<i>ACGMD</i>	<i>Alachua County Growth Management Department</i>	<i>TNC</i>	<i>The Nature Conservancy</i>
<i>ACSO</i>	<i>Alachua County Sheriff's Office</i>	<i>UF</i>	<i>University of Florida</i>
<i>ACPW</i>	<i>Alachua County Public Works</i>	<i>USDA</i>	<i>United States Department of Agriculture</i>
<i>DHR</i>	<i>Department of State Division of Historic Resources</i>		
<i>FFS</i>	<i>Florida Forest Service</i>		

EXHIBIT A: LOCATION MAP



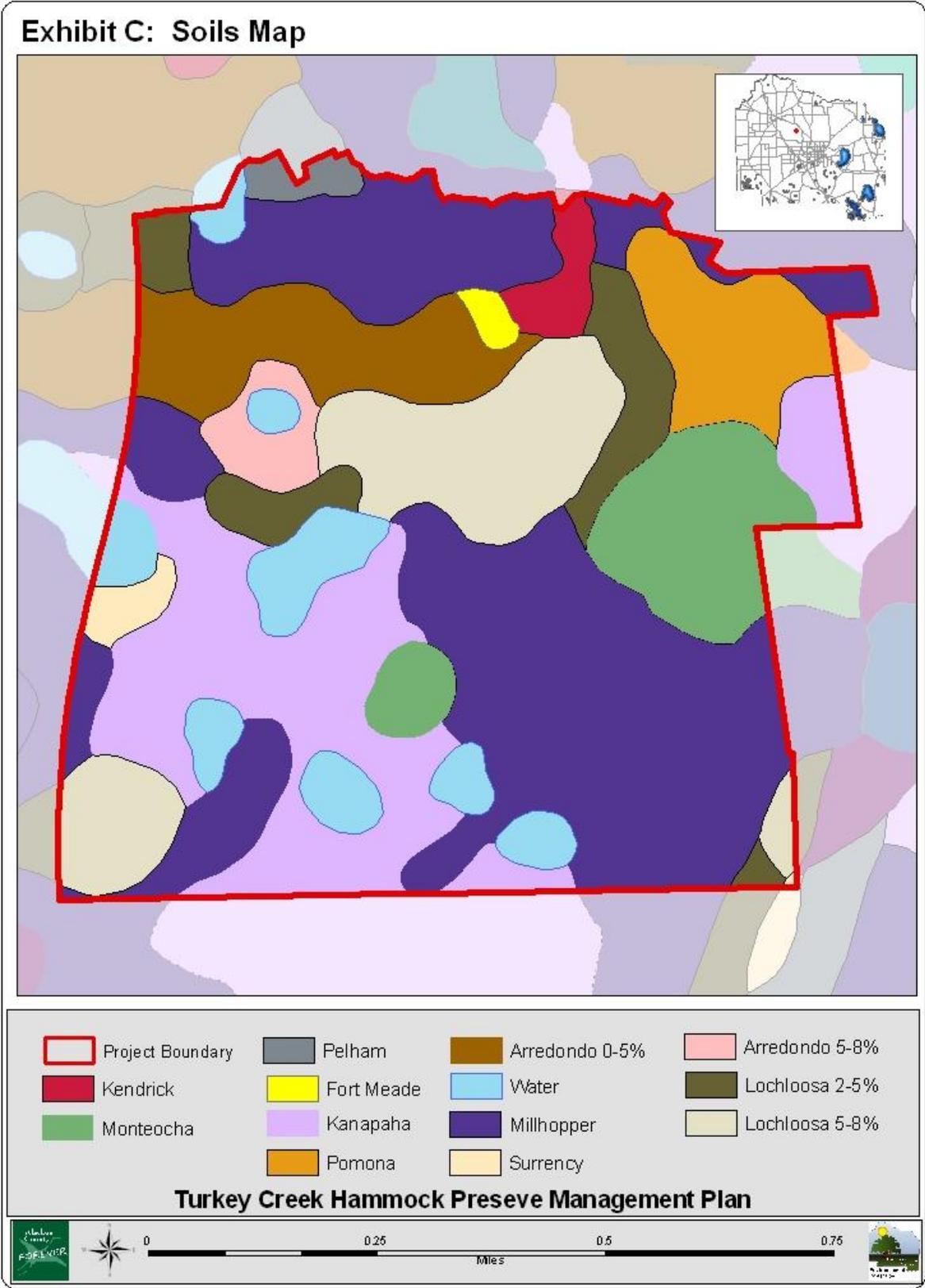
Plan draft date: January 2012

EXHIBIT B: PUBLIC LANDS MAP



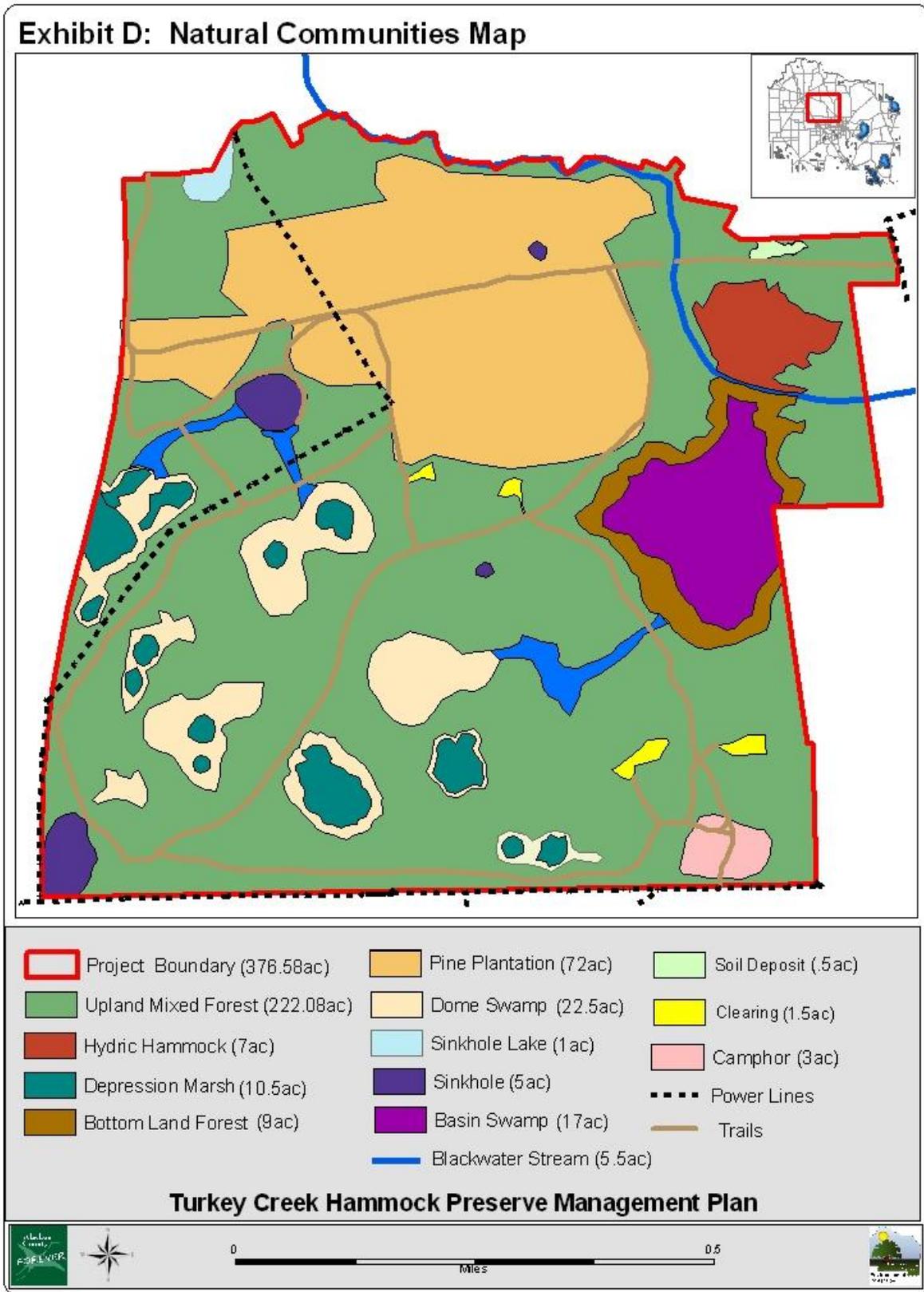
Plan draft date: January 2012

**EXHIBIT C: SOILS MAP**



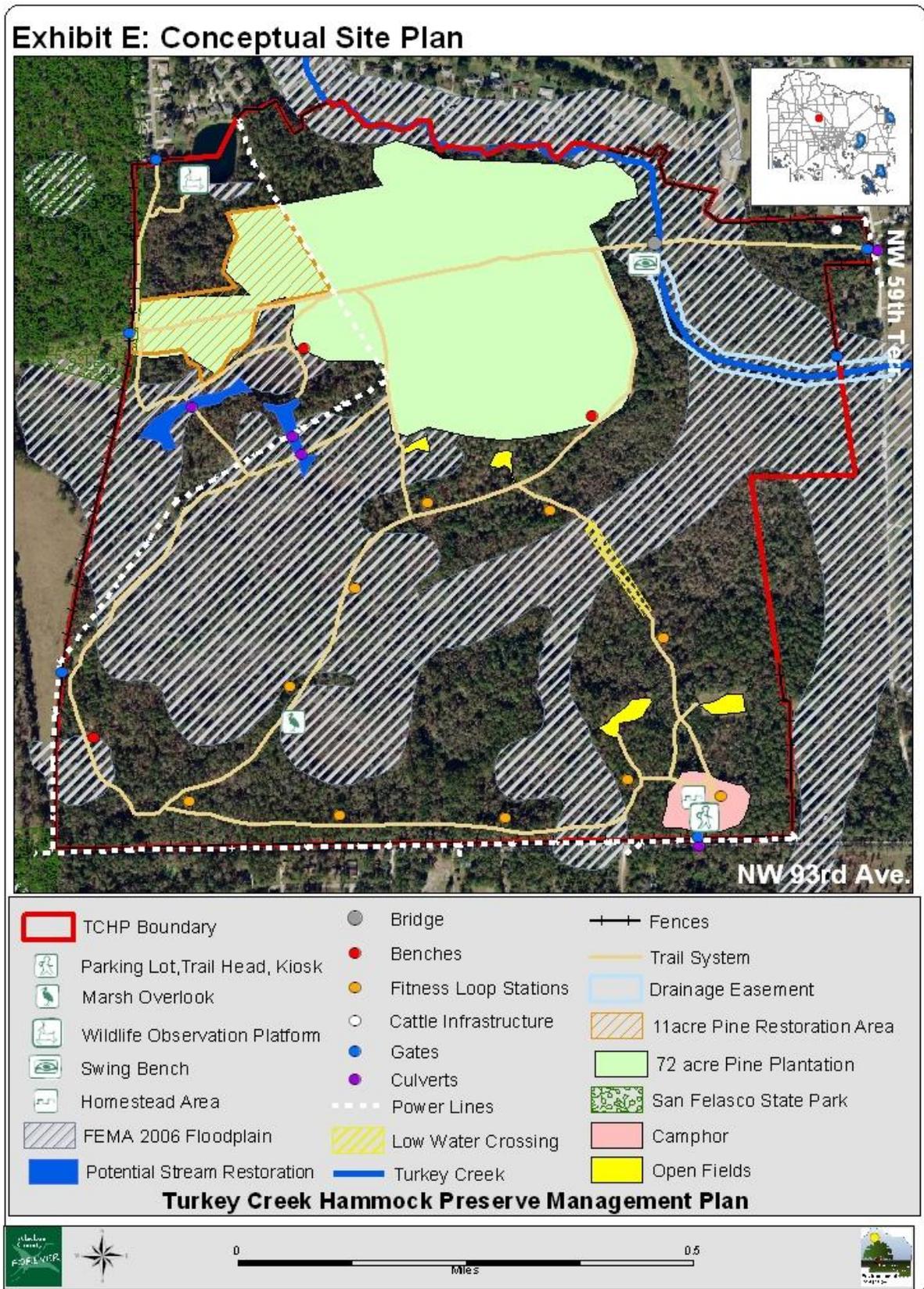
Plan draft date: January 2012

**EXHIBIT D: NATURAL COMMUNITIES MAP**



Plan draft date: January 2012

**EXHIBIT E: CONCEPTUAL SITE PLAN**



Plan draft date: January 2012

## EXHIBIT F: 2011 FLEPPC INVASIVE PLANT LIST

# Florida Exotic Pest Plant Council's 2011 List of Invasive Plant Species

**Purpose of the List:** *To focus attention on —*

- ▶ the adverse effects exotic pest plants have on Florida's biodiversity and native plant communities,
- ▶ the habitat losses in natural areas from exotic pest plant infestations,
- ▶ the impacts on endangered species via habitat loss and alteration,
- ▶ the need for pest-plant management,
- ▶ the socio-economic impacts of these plants (e.g., increased wildfires or flooding in certain areas),
- ▶ changes in the severity of different pest plant infestations over time,
- ▶ providing information to help managers set priorities for research and control programs.

### CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
<i>Abrus precatorius</i>	rosary pea	1	N	C, S
<i>Acacia auriculiformis</i>	earleaf acacia	1		C, S
<i>Albizia julibrissin</i>	mimosa, silk tree	1		N, C
<i>Albizia lebbekii</i>	woman's tongue	1		C, S
<i>Ardisia crenata</i> ( <i>A. crenulata</i> misapplied)	coral ardisia	1		N, C, S
<i>Ardisia elliptica</i> ( <i>A. humilis</i> misapplied)	shoebutton ardisia	1	N	C, S
<i>Asparagus aethiopicus</i> ( <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)	asparagus-fern	1		N, C, S
<i>Bauhinia variegata</i>	orchid tree	1		C, S
<i>Bischofia javanica</i>	bishopwood	1		C, S
<i>Calophyllum antillarum</i> ( <i>C. calaba</i> and <i>C. inophyllum</i> misapplied)	santa maria, mast wood, Alexandrian laurel	1		S
<i>Casuarina equisetifolia</i>	Australian-pine, beach sheoak	1	P, N	N, C, S
<i>Casuarina glauca</i>	suckering Australian-pine, gray sheoak	1	P, N	C, S
<i>Cinnamomum camphora</i>	camphor tree	1		N, C, S
<i>Colocasia esculenta</i>	wild taro	1		N, C, S
<i>Colubrina asiatica</i>	lather leaf	1	N	S
<i>Cupaniopsis anacardioides</i>	carrotwood	1	N	C, S
<i>Deparia petersenii</i>	Japanese false spleenwort	1		N, C
<i>Dioscorea alata</i>	winged yam	1	N	N, C, S
<i>Dioscorea bulbifera</i>	air-potato	1	N	N, C, S
<i>Eichhornia crassipes</i>	water-hyacinth	1	P	N, C, S
<i>Eugenia uniflora</i>	Surinam cherry	1		C, S
<i>Ficus microcarpa</i> ( <i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied) <sup>1</sup>	laurel fig	1		C, S
<i>Hydrilla verticillata</i>	hydrilla	1	P, U	N, C, S
<i>Hygrophila polysperma</i>	green hygro	1	P, U	N, C, S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	1		N, C, S
<i>Imperata cylindrica</i> ( <i>I. brasiliensis</i> misapplied)	cogon grass	1	N, U	N, C, S
<i>Ipomoea aquatica</i>	water-spinach	1	P, U	C
<i>Jasminum dichotomum</i>	Gold Coast jasmine	1		C, S
<i>Jasminum fluminense</i>	Brazilian jasmine	1		C, S
<i>Lantana camara</i> (= <i>L. strigocamara</i> )	lantana, shrub verbena	1		N, C, S
<i>Ligustrum lucidum</i>	glossy privet	1		N, C
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	1		N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	1		N, C, S
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	1		N, C, S
<i>Lumnitzera racemosa</i>	kripi; white-flowered mangrove; black mangrove	1		S
<i>Luziola subintegra</i>	Tropical American water grass	1		S
<i>Lygodium japonicum</i>	Japanese climbing fern	1	N	N, C, S
<i>Lygodium microphyllum</i>	Old World climbing fern	1	N, U	C, S

<sup>1</sup>Does not include *Ficus microcarpa* subsp. *flourensii*, which is sold as "Green Island Ficus"

FLEPPC 2011 List of Invasive Plant Species – Summer/Fall 2011

### FLEPPC List Definitions:

**Exotic** – a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

**Native** – a species whose natural range includes Florida.

**Naturalized exotic** – an exotic that sustains itself outside cultivation (it is still exotic; it has not "become" native).

**Invasive exotic** – an exotic that not only has naturalized, but is expanding on its own in Florida native plant communities.

### Abbreviations:

Government List (Gov. List):  
P = Prohibited aquatic plant by the Florida Department of Agriculture and Consumer Services;

N = Noxious weed listed by Florida Department of Agriculture & Consumer Services;

U = Noxious weed listed by U.S. Department of Agriculture.

Regional Distribution (Reg. Dist.):  
N = north, C = central, S = south, referring to each species' current distribution in general regions of Florida (not its potential range in the state). Please refer to the map below.



## Changes to the 2011 List:

### New Listings to Category I:

#### *Deparia petersenii*

(Japanese false spleenwort)  
Documented in numerous near exotic-free ravines in the central panhandle, it is displacing native flora and likely insect populations because it forms extremely dense colonies. Documented in seven Florida counties.

#### *Lumnitzera racemosa*

(black mangrove)  
This Asian mangrove has spread abundantly following plantings at Fairchild Tropical Botanical Garden in Miami-Dade County between 1966 and 1971. The species subsequently spread into mangrove forests at Fairchild and the adjacent Matheson Hammock Park, infesting 19 acres with stem densities exceeding that of native mangrove species. Looks very similar to the protected native white mangrove (*Laguncularia racemosa*).

#### *Phymatosorus scolopendria*

(serpent fern, wart fern)  
This fern, native to tropical Asia, Africa, and Polynesia, has been documented naturalizing in three south Florida counties. It is invading rockland hammocks and forested wetlands where it displaces native understory species including endangered ferns.

### New Listings to Category II:

#### *Ardisia japonica* (Japanese ardisia)

*Ardisia japonica* is a plant species from Japan. Thirteen populations have been located in San Felasco Hammock in Alachua County, two more at the Loblolly Nature Center in Gainesville, and another one containing 3,000 to 4,000 plants in Florida Caverns State Park in the Florida panhandle. All of the infestations are in undisturbed mature upland hardwood forest with healthy, diverse ground cover that is displaced as it spreads by underground rhizomes. Fruits collected from these populations produced viable seedlings.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
<i>Macfadyena unguis-cati</i>	cat's claw vine	I		N, C, S
<i>Manilkara zapota</i>	sapodilla	I		S
<i>Melaleuca quinquerivaria</i>	melaleuca, paper bark	I	P, N, U	C, S
<i>Melinis repens</i> (= <i>Rhynchelytrum repens</i> )	Natal grass	I		N, C, S
<i>Mimosa pigra</i>	catclaw mimosa	I	P, N, U	C, S
<i>Nandina domestica</i>	nandina, heavenly bamboo	I		N, C
<i>Nephrolepis brownii</i> (= <i>N. multiflora</i> )	Asian sword fern	I		C, S
<i>Nephrolepis cordifolia</i>	sword fern	I		N, C, S
<i>Neyraudia reynaudiana</i>	Burma reed, cane grass	I	N	S
<i>Nymphoides cristata</i>	snowflake	I		C, S
<i>Paderia cruddasiana</i>	sewer vine, onion vine	I	N	S
<i>Paderia foetida</i>	skunk vine	I	N	N, C, S
<i>Panicum repens</i>	torpedo grass	I		N, C, S
<i>Pennisetum purpureum</i>	Napier grass	I		N, C, S
<i>Phymatosorus scolopendria</i>	serpent fern, wart fern	I		S
<i>Pistia stratiotes</i>	water-lettuce	I	P	N, C, S
<i>Psidium cattleianum</i> (= <i>P. littorale</i> )	strawberry guava	I		C, S
<i>Psidium guajava</i>	guava	I		C, S
<i>Pueraria montana</i> var. <i>lobata</i> (= <i>P. lobata</i> )	kudzu	I	N	N, C, S
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	I	N	C, S
<i>Rhynchelytrum repens</i> (See <i>Melinis repens</i> )				
<i>Ruellia simplex</i> <sup>2</sup>	Mexican petunia	I		N, C, S
<i>Salvinia minima</i>	water spangles	I		N, C, S
<i>Sapium sebiferum</i> (= <i>Triadica sebifera</i> )	popcorn tree, Chinese tallow tree	I	N	N, C, S
<i>Scaevola taccada</i> (= <i>Scaevola sericea</i> , <i>S. frutescens</i> )	scaevola, half-flower, beach naupaka	I	N	C, S
<i>Schefflera actinophylla</i> (= <i>Brassaia actinophylla</i> )	schefflera, Queensland umbrella tree	I		C, S
<i>Schinus terebinthifolius</i>	Brazilian-pepper	I	P, N	N, C, S
<i>Scleria lacustris</i>	Wright's nutrush	I		C, S
<i>Senna pendula</i> var. <i>glabrata</i> (= <i>Cassia coluteoides</i> )	climbing cassia, Christmas cassia, Christmas senna	I		C, S
<i>Solanum tampicense</i> (= <i>S. houstonii</i> )	wetland nightshade, aquatic soda apple	I	N, U	C, S
<i>Solanum viarum</i>	tropical soda apple	I	N, U	N, C, S
<i>Syngonium podophyllum</i>	arrowhead vine	I		N, C, S
<i>Syzygium cumini</i>	jambolan plum, Java plum	I		C, S
<i>Tectaria incisa</i>	incised halberd fern	I		S
<i>Thespesia populnea</i>	seaside mahoe	I		C, S
<i>Tradescantia fluminensis</i>	small-leaf spiderwort	I		N, C
<i>Urena lobata</i>	Caesar's weed	I		N, C, S
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i> )	Para grass	I		C, S

## CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. These species may become ranked Category I, if ecological damage is demonstrated.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
<i>Adenanthera pavonina</i>	red sandalwood	II		S
<i>Agave sisalana</i>	sisal hemp	II		C, S
<i>Aleurites fordii</i> (= <i>Vernicia fordii</i> )	tung oil tree	II		N, C
<i>Alstonia macrophylla</i>	devil tree	II		S
<i>Alternanthera philoxeroides</i>	alligator weed	II	P	N, C, S
<i>Antigonon leptopus</i>	coral vine	II		N, C, S
<i>Ardisia japonica</i>	Japanese ardisia	II		N
<i>Aristolochia littoralis</i>	calico flower	II		N, C, S
<i>Asystasia gangetica</i>	Ganges primrose	II		C, S
<i>Begonia cucullata</i>	wax begonia	II		N, C, S

<sup>2</sup>Many names are applied to this species in Florida because of a complicated taxonomic and nomenclatural history. Plants cultivated in Florida, all representing the same invasive species, have in the past been referred to as *Ruellia brittaniana*, *R. tweediana*, *R. caerulea*, and *R. simplex*.

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
<i>Blechnum pyramidatum</i> (see <i>Ruellia blechnum</i> )				
<i>Broussonetia papyrifera</i>	paper mulberry	II		N, C, S
<i>Bruguiera gymnorhiza</i>	large-leaved mangrove	II		S
<i>Callisia fragrans</i>	inch plant, spironema	II		C, S
<i>Callistemon viminalis</i> (= <i>Melaleuca viminalis</i> )	bottlebrush, weeping bottlebrush	II		C, S
<i>Casuarina cunninghamiana</i>	river sheoak, Australian-pine	II	P	C, S
<i>Cecropia palmata</i>	trumpet tree	II		S
<i>Cestrum diurnum</i>	day jessamine	II		C, S
<i>Chamaedorea sefritzii</i>	bamboo palm	II		S
<i>Clematis terniflora</i>	Japanese clematis	II		N, C
<i>Cocos nucifera</i>	coconut palm	II		S
<i>Cryptostegia madagascariensis</i>	rubber vine	II		C, S
<i>Cyperus involucratus</i> ( <i>C. alternifolius</i> misapplied)	umbrella plant	II		C, S
<i>Cyperus prolifer</i>	dwarf papyrus	II		C, S
<i>Dactyloctenium aegyptium</i>	Durban crowfootgrass	II		N, C, S
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	II		C, S
<i>Elaeagnus pungens</i>	silverthorn, thorny olive	II		N, C
<i>Elaeagnus umbellata</i>	silverberry, autumn olive	II		N
<i>Epipremnum pinnatum</i> cv. Aureum	pothos	II		C, S
<i>Ficus altissima</i>	false banyan, council tree	II		S
<i>Flacourtia indica</i>	governor's plum	II		S
<i>Hemarthria altissima</i>	limpo grass	II		C, S
<i>Hibiscus tiliaceus</i> (See <i>Talipariti tiliaceum</i> )				
<i>Hyparrhenia rufa</i>	jaragua	II		N, C, S
<i>Ipomoea carnea</i> ssp. <i>futulosa</i> (= <i>I. futulosa</i> )	shrub morning-glory	II	P	C, S
<i>Kalanchoe pinnata</i> (= <i>Bryophyllum pinnatum</i> )	life plant			C, S
<i>Koeleria elegans</i> ssp. <i>formosana</i> (= <i>K. formosana</i> ; <i>K. paniculata</i> misapplied)	flamegold tree	II		C, S
<i>Landoltia punctata</i> (= <i>Spirodela punctata</i> )	Spotted duckweed	II		N, C, S
<i>Leucaena leucocephala</i>	lead tree	II	N	N, C, S
<i>Limnophila sessiliflora</i>	Asian marshweed	II	P, U	N, C, S
<i>Livistona chinensis</i>	Chinese fan palm	II		C, S
<i>Melia azedarach</i>	Chinaberry	II		N, C, S
<i>Melinis minutiflora</i>	Molassesgrass	II		C, S
<i>Merremia tuberosa</i>	wood-rose	II		C, S
<i>Mikania micrantha</i>	mile-a-minute vine	II	N, U	S
<i>Murraya paniculata</i>	orange-jessamine	II		S
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	II	P	N, C, S
<i>Panicum maximum</i> (= <i>Urochloa maxima</i> , <i>Megathyrsus maximus</i> )	Guinea grass	II		N, C, S
<i>Passiflora biflora</i>	two-flowered passion vine	II		S
<i>Pennisetum setaceum</i>	green fountain grass	II		S
<i>Phoenix reclinata</i>	Senegal date palm	II		C, S
<i>Phyllostachys aurea</i>	golden bamboo	II		N, C
<i>Pittosporum pentandrum</i>	Philippine pittosporum, Taiwanese cheesewood	II		S
<i>Pteris vittata</i>	Chinese brake fern	II		N, C, S
<i>Ptychosperma elegans</i>	solitaire palm	II		S
<i>Rhoeo spathacea</i> (see <i>Tradescantia spathacea</i> )				
<i>Ricinus communis</i>	castor bean	II		N, C, S
<i>Rotala rotundifolia</i>	roundleaf toothcup, dwarf <i>Rotala</i> , redweed	II		S
<i>Ruellia blechnum</i>	green shrimp plant, Browne's blechnum	II		N, C, S
<i>Sansevieria hyacinthoides</i>	bowstring hemp	II		C, S
<i>Sesbania punicea</i>	purple sesban, rattlebox	II		N, C, S
<i>Solanum diphyllum</i>	two-leaf nightshade	II		N, C, S

FLEPPC 2011 List of Invasive Plant Species – Summer/Fall 2011

### ***Bruguiera gymnorhiza***

(large-leaved mangrove)

This mangrove from the Old World tropics is established at the Kampong, a botanical garden in Miami-Dade County where it was planted in 1940. The leaves and propagules of this species bear a strong resemblance to the native red mangrove (*Rhizophora mangle*). In a 2008 survey it was found naturalized in mangrove forest on the property, where 86 individuals were observed and recruitment rates were higher than for native species. There is a strong chance that it will disperse to other nearby mangrove forests.

### ***Cocos nucifera*** (coconut palm)

Coconut palm, ubiquitous along Florida's coastlines, is thought to be native to the Malay Peninsula or the South Pacific. This species has been found invading beach dune and coastal grassland communities in extreme south Florida and the Florida Keys. Plants form thick clusters and shed leaves that form dense layers on the ground, displacing native species. Impacted species include the federally threatened Garber's spurge (*Chamaesyce garberi*) in the Cape Sable area of Everglades National Park and nickerbean (*Caesalpinia bonduc*), the host plant for the endangered Miami Blue butterfly at Bahia Honda State Park.

### ***Mikania micrantha***

(mile-a-minute vine)

This vine of the American tropics is listed on the Federal Noxious Weed List because of invasiveness in other tropical regions. *M. micrantha* was first observed in Florida in 2008 in Miami-Dade County. It has since been observed at over two dozen sites throughout the Redland area of Miami-Dade County. It is primarily associated with agricultural sites, particularly container nurseries and tree farms, but has been found within the interiors of two rockland hammock fragments. It is a threat to other natural areas in Miami-Dade County, and poses a very high risk of dispersing to other counties.

### ***Syzygium jambos***

(Malabar plum, rose apple)

This species was downgraded from the Category II list in 2009 because of a lack of data in EDDMapS, herbaria, and observations of committee members. However, data compiled by FNAI shows 62 records in 9 counties in mesic and wet flatwoods, basin and floodplain wetlands. It has been reinstated as a Category II.

### **Category Changes**

*Jasminum sambac* and *Solanum*

*jamaicense* removed from Category II based on lack of data in natural areas.

*Urena lobata* moved from Category II to Category I.

## Use of the FLEPPC List

The FLEPPC List of Invasive Plant Species is not a regulatory list. Only those plants listed as Federal Noxious Weeds, Florida Noxious Weeds or in local ordinances are regulated by law. FLEPPC encourages use of the Invasive Species List for prioritizing and implementing management efforts in natural areas, for educating lay audiences about environmental issues, and for supporting voluntary invasive plant removal programs. For more information on using the FLEPPC List of Invasive Plant Species, see *Wildland Weeds* Summer 2002 issue (Vol. 5, No. 3), pp. 16-17, or <http://www.fleppc.org/list/list.htm>

**NOTE:** Not all exotic plants brought into Florida become pest plants in natural areas. The FLEPPC List of Invasive Plant Species represents only about 11% of more than 1,400 exotic species that have been introduced into Florida and have subsequently established outside of cultivation. Most escaped exotics usually present only minor problems in highly disturbed areas (such as roadsides). And there are other exotics cultivated in Florida that are "well-behaved" — that is, they don't escape cultivation at all.



[www.fleppc.org](http://www.fleppc.org)

Scientific Name	Common Name	FLEPPC Cat.	Gov. List	Reg. Dist.
<i>Solanum torvum</i>	susumber, turkey berry	II	N, U	N, C, S
<i>Sphagnetocola trilobata</i> (= <i>Wedelia trilobata</i> )	wedelia	II		N, C, S
<i>Stachytarpheta cayennensis</i> (= <i>S. urticifolia</i> )	nettle-leaf porterweed	II		S
<i>Syagrus romanzoffiana</i> (= <i>Arecastrum romanzoffianum</i> )	queen palm	II		C, S
<i>Syzygium jambos</i>	Malabar plum, rose-apple	II		N, C, S
<i>Talipariti tiliaceum</i> (= <i>Hibiscus tiliaceus</i> )	mahoe, sea hibiscus	II		C, S
<i>Terminalia catappa</i>	tropical-almond	II		C, S
<i>Terminalia muelleri</i>	Australian-almond	II		C, S
<i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i> )	oyster plant	II		S
<i>Tribulus cistoides</i>	puncture vine, burr-nut	II		N, C, S
<i>Vitex trifolia</i>	simple-leaf chaste tree	II		C, S
<i>Washingtonia robusta</i>	Washington fan palm	II		C, S
<i>Wedelia</i> (see <i>Sphagnetocola</i> above)				
<i>Wisteria sinensis</i>	Chinese wisteria	II		N, C
<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	II		N, C, S

### Citation example:

FLEPPC. 2011. List of Invasive Plant Species. Florida Exotic Pest Plant Council. Internet: <http://www.fleppc.org/list/11list.htm> or *Wildland Weeds* Vol. 14(3-4):11-14. Summer/Fall 2011.

### The 2011 list was prepared by the FLEPPC Plant List Committee:

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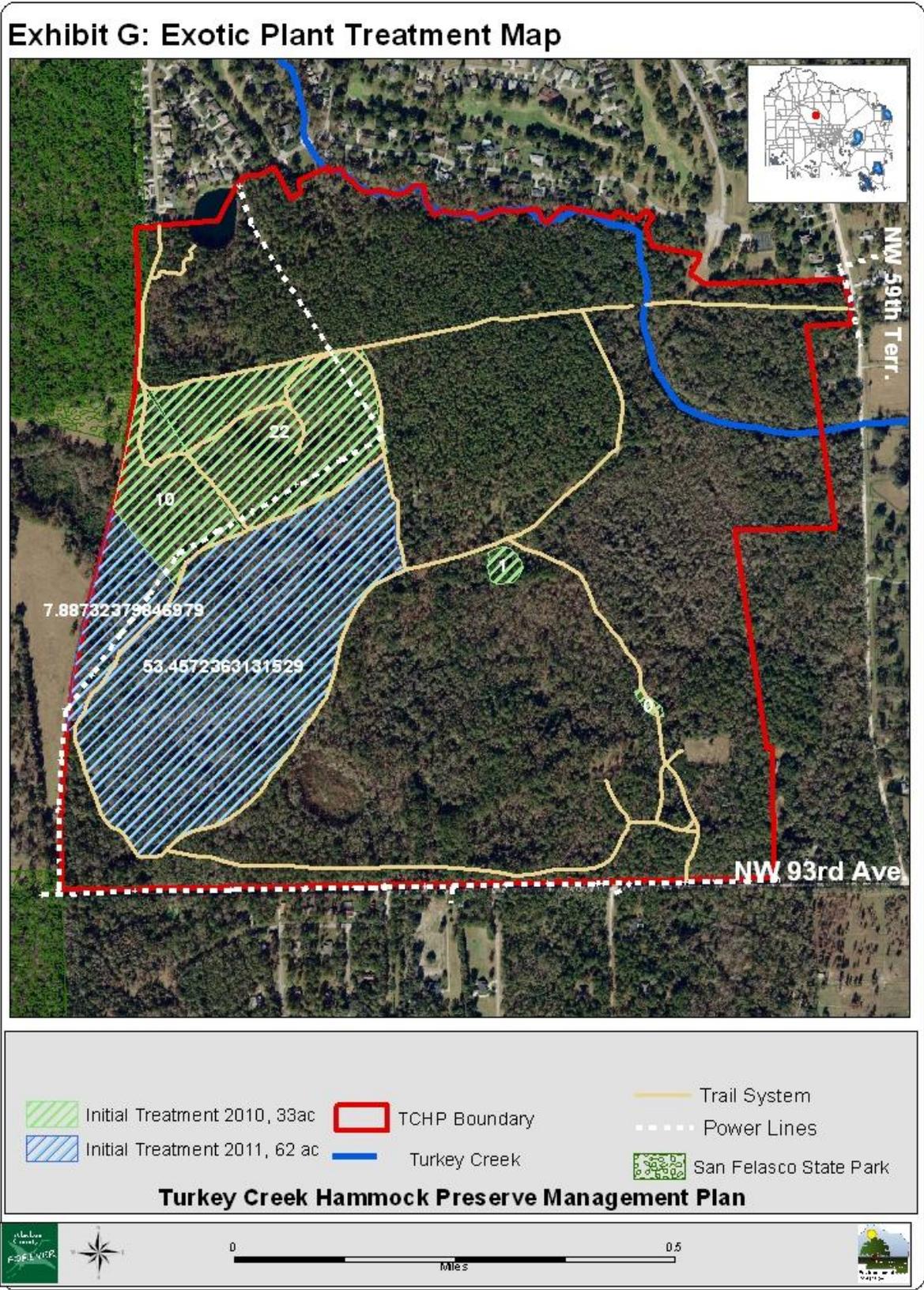
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**FLEPPC Database** – The Florida Exotic Pest Plant Database contains over 211,000 sight records of infestations of FLEPPC Category I and Category II species in Florida public lands and waters. 143 species are recorded. Nearly all of the records are from local, state, and federal parks and preserves; a few records document infestations in regularly disturbed public lands such as highways or utility rights-of-way. Natural area managers and other veteran observers of Florida's natural landscapes submit these records, with many supported further by voucher specimens housed in local or regional herbaria for future reference and verification. New and updated observations can be submitted online at [www.eddmaps.org/florida/](http://www.eddmaps.org/florida/). This database, along with other plant data resources such as the University of South Florida Atlas of Florida Vascular Plants at [www.plantatlas.usf.edu](http://www.plantatlas.usf.edu), the Florida Natural Areas Inventory database at [www.fnai.org](http://www.fnai.org), and The Institute for Regional Conservation Floristic Inventory of South Florida database at [www.regionalconservation.org](http://www.regionalconservation.org), provides important basic supporting information for the FLEPPC List of Invasive Plant Species.

**Images of FLEPPC-listed species** may be found at one or more of the following websites: University of South Florida Atlas of Florida Vascular Plants, [www.plantatlas.usf.edu](http://www.plantatlas.usf.edu); the University of Florida Herbarium collection catalog, <http://www.flmnh.ufl.edu/herbarium/cat/>, and image gallery, <http://www.flmnh.ufl.edu/herbarium/cat/imagesearch.asp>; at Fairchild Tropical Botanic Garden's Virtual Herbarium, [www.virtualherbarium.org/vhportal.html](http://www.virtualherbarium.org/vhportal.html), The Robert K. Godfrey Herbarium at Florida State University, <http://herbarium.bio.fsu.edu/index.php>; the University of Florida's IFAS Center for Aquatic and Invasive Plants, <http://plants.ifas.ufl.edu>, and the USDA PLANTS database, <http://plants.usda.gov/>. Please note that greater success and accuracy in searching for plant information is likely if you search by scientific name rather than common name. Common names often vary in cultivation and across regions.

FLEPPC 2011 List of Invasive Plant Species – Summer/Fall 2011

**EXHIBIT G: EXOTIC PLANT TREATMENT MAP**



Plan draft date: January 2012

# EXHIBIT H: FNAI FIELD REPORTING FORM



## FLORIDA NATURAL AREAS INVENTORY

Field Report Form for Occurrences of Rare Plants, Animals, and Natural Communities

This form should be used only for original field observations regarding a single species or community, at one location, and for (preferably) a single date. Please complete only those fields that are known to you. Use the back of the form or other sheets as necessary to report additional information, and if you have any questions or need assistance with the form, please call FNAI at 850-224-8207. Thanks for your help.

Your name: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Name(s) of observers: \_\_\_\_\_

Do you want us to protect (i.e., prevent disclosure to the general public) the identification and location information you provide below?

Yes  No  If so, reason for sensitivity \_\_\_\_\_

### IDENTIFICATION (enter common name only if the scientific name is unknown)

Scientific name: \_\_\_\_\_ Common name: \_\_\_\_\_

Basis for identification: Personal knowledge  Reference key  Field guide  Museum specimen  Expert  Other

Name of reference/guide/museum/expert: \_\_\_\_\_ Other \_\_\_\_\_

Did you take a photograph? Yes  No  (If possible, please attach a copy of the photo) Did you collect a specimen? Yes  No  If so, was a specimen deposited at a museum or herbarium? Yes  No  If so, collection # \_\_\_\_\_

Do you think that your identification requires confirmation? Yes  No  Repository \_\_\_\_\_

### LOCATION

County: \_\_\_\_\_ Site or managed area name, if known: \_\_\_\_\_

Precise directions to the occurrence that use a readily locatable and relatively permanent landmark on or near the site (such as a road intersection, bridge, or natural landform) as the starting point. Include distances and directions from landmarks, as appropriate. Please note – neither the directions nor the coordinate information will be provided to the general public if the data are to be considered sensitive, as indicated above.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Latitude \_\_\_\_\_ N Longitude \_\_\_\_\_ W Datum: NAD27  WGS84/NAD83  Unknown

Source of latitude/longitude coordinates? GPS  Other  If other, describe \_\_\_\_\_

If GPS: Make \_\_\_\_\_ model \_\_\_\_\_ accuracy \_\_\_\_\_ m DGPS? Yes  No  Unknown  WAAS? Yes  No  Unknown

If possible, mark the site on a copy of a DOQQ photograph or a USGS 7.5' topographic map and attach to this form. Otherwise, using the back side of the form, please provide a sketch of the vicinity showing the occurrence in relation to towns, roads, landforms, water bodies, and other natural features, including ecological communities. Please include also an indication of scale and a North arrow.

### OBSERVATION INFORMATION

Date of observation (m/d/yyyy): \_\_\_\_\_ Time of day \_\_\_\_\_ Estimate of total area observed \_\_\_\_\_ m<sup>2</sup> or \_\_\_\_\_ acres. Percent of this area actually occupied by the population or community: \_\_\_\_\_%. Approximate dimensions of the area occupied: length \_\_\_\_\_ m width \_\_\_\_\_ m

How did you collect the data? (e. g., visually observed from road, trap or capture methods, walking a path through community, formal survey, etc.) \_\_\_\_\_

Is there other suitable habitat (unobserved) in the vicinity? Yes  No  Don't know  Extent? (e.g., acres, miles) \_\_\_\_\_

Have you been to this location before? Yes  No  If so, when? \_\_\_\_\_

Did you previously observe this species or community? Yes  No  Did not look for it  If you have previously seen the population or community, do you think there is now more?  less?  about the same amount as before?  or no way to compare .

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General description. Please provide a description or "word picture" of the area where this occurrence is located (i.e., the physical setting and ecological context), including habitat, dominant plant species, topography, hydrology, soils, adjacent communities, and surrounding land use.

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For animals: Number of individuals (or nests, burrows, etc.) seen: \_\_\_\_\_ Age structure \_\_\_\_\_

Estimated total no. of individuals in population: \_\_\_\_\_ Basis? \_\_\_\_\_

Ecological & behavioral notes (e.g. reproductive stage, activity type [feeding, flying, nesting, etc.]): \_\_\_\_\_

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For plants: Number of individuals (or clumps, etc.) seen within the observed area: \_\_\_\_\_

Flowering? Yes  No  Fruiting? Yes  No  In bud? Yes  No  In leaf? Yes  No  Dormant? Yes  No

For communities: For each of three strata (tree, shrub, and ground layers), please list the dominant species comprising the stratum, together with an estimate of the height and percent cover for each stratum. (use the back of this form or another sheet, if necessary, to list additional species)

Stratum	height	% cover	Species
Tree			
Shrub			
Ground			

Describe species dominance relationships, vegetation heterogeneity, succession stage/dynamics, and any other unique aspects of the community or additional noteworthy species (including animals).

---



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## MANAGEMENT

Owner of site (if known): \_\_\_\_\_

Is the owner or manager protecting or managing the property for this species or community? Yes  No  Don't know

Are there disturbances or threats (e.g., urban development, agriculture, vehicle use, forestry, logging, fire suppression, ditching/drainage, impoundment, exotic species, and natural disturbance) in the vicinity of the site? Yes  No  Don't know

If so, please describe type and severity: \_\_\_\_\_

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Is there evidence (e.g., fire breaks, scorching) of the use of fire at the site? Yes  No  Don't know  Describe and give dates of recent fires, if known \_\_\_\_\_

Comments on management history or needs: \_\_\_\_\_

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## OTHER

Additional comments concerning the population or community, its ecological conditions, contact information for other knowledgeable people, etc.:

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Please send this completed form to: Florida Natural Areas Inventory, 1018 Thomasville Rd., Suite 200-C  
Tallahassee, FL 32303

THANK YOU!

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## EXHIBIT I : TURKEY CREEK HAMMOCK PRESERVE PLANT LIST

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Acer negundo</i>	BOXELDER				
<i>Acer rubrum</i>	RED MAPLE				
<i>Acer saccharum</i> subsp. <i>floridanum</i>	FLORIDA MAPLE				
<i>Albizia julibrissin</i>	SILKTREE	Exotic			
<i>Aleurites fordii</i>	TUNGOIL TREE				
<i>Ampelopsis arborea</i>	PEPPERVINE				
<i>Andropogon</i> sp.	BLUESTEM; BROOM GRASS				
<i>Aralia spinosa</i>	DEVIL'S WALKINGSTICK				
<i>Ardisia crenata</i>	SCRATCHTHROAT	Exotic			
<i>Arundinaria gigantea</i>	SWITCHCANE				
<i>Asplenium platyneuron</i>	EBONY SPLEENWORT				
<i>Athyrium filix-femina</i> subsp. <i>asplenioides</i>	SOUTHERN LADY FERN		T		
<i>Bidens alba</i> var. <i>radiata</i>	BEGGARTICKS				
<i>Butia capitata</i>	PINDO PALM OR JELLY PALM	Exotic			
<i>Callicarpa americana</i>	AMERICAN BEAUTYBERRY				
<i>Callirhoe papaver</i>	WOODLAND POPPYMALLOW		E		S2
<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM;				
<i>Carya glabra</i>	PIGNET HICKORY				
<i>Celtis laevigata</i>	SUGARBERRY				
<i>Cephalanthus occidentalis</i>	COMMON BUTTONBUSH				
<i>Chamaecrista fasciculata</i>	PARTRIDGE PEA				
<i>Chasmanthium laxum</i>	SLENDER WOODOATS				
<i>Chasmanthium</i> sp.	WOODOATS				
<i>Cinnamomum camphora</i>	CAMPHORTREE	Exotic			
<i>Cornus florida</i>	FLOWERING DOGWOOD				
<i>Cornus foemina</i>	SWAMP DOGWOOD; STIFF DOGWOOD				
<i>Crataegus uniflora</i>	DWARF HAWTHORN				
<i>Decodon verticillatus</i>	WILLOW-HERB; SWAMP				
<i>Desmodium marilandicum</i>	SMOOTH TICKTREFOL				
<i>Dichanthelium commutatum</i>	VARIABLE WITCHGRASS				
<i>Diospyros virginiana</i>	COMMON PERSIMMON				
<i>Elaeagnus pungens</i>	SILVERTHORN; THORNY OLIVE	Exotic			
<i>Eupatorium capillifolium</i>	DOGFENNEL				
<i>Eupatorium compositifolium</i>	YANKEEWEEED				
<i>Fraxinus americana</i>	WHITE ASH				
<i>Gelsemium sempervirens</i>	YELLOW JESSAMINE				
<i>Gordonia lasianthus</i>	LOBLOLLY BAY				
<i>Houstonia procumbens</i>	INNOCENCE; ROUNDLEAF BLUET				
<i>Ilex cassine</i>	DAHOON				

Wednesday, November 09, 2011

Page 1 of 3

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Ilex glabra</i>	INKBERRY; GALLBERRY				
<i>Ilex opaca</i>	AMERICAN HOLLY				
<i>Ilex vomitoria</i>	YAUPON				
<i>Itea virginica</i>	VIRGINIA SWEETSPIRE				
<i>Juncus effusus</i>	SOFT RUSH				
<i>Juniperus virginiana</i>	RED CEDAR				
<i>Lagerstroemia indica</i> L.	CRAPEMYRTLE	Exotic			
<i>Liquidambar styraciflua</i>	SWEETGUM				
<i>Lygodium japonicum</i>	JAPANESE CLIMBING FERN	Exotic			
<i>Lyonia lucida</i>	FETTERBUSH				
<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA				
<i>Magnolia virginiana</i>	SWEETBAY				
<i>Melia azedarach</i>	CHINABERRY TREE	Exotic			
<i>Mitchella repens</i>	PARTRIDGEBERRY; TWINBERRY				
<i>Monarda punctata</i>	SPOTTED BEEBALM				
<i>Myrica cerifera</i>	WAX MYRTLE				
<i>Nandina domestica</i>	SACRED BAMBOO; HEAVENLY	Exotic			
<i>Nyssa sylvatica</i>	BLACKGUM				
<i>Oplismenus hirtellus</i>	WOODSGRASS; BASKETGRASS				
<i>Opuntia humifusa</i>	PRICKLYPEAR				
<i>Osmunda cinnamomea</i>	CINNAMON FERN				C
<i>Osmunda regalis</i>	ROYAL FERN				C
<i>Ostrya virginiana</i>	EASTERN HOPHORNBEAM				
<i>Paederia foetida</i>	SKUNKVINE	Exotic			
<i>Panicum hemitomon</i>	MAIDENCANE				
<i>Panicum hemitomon</i>	MAIDENCANE				
<i>Parthenocissus quinquefolia</i>	VIRGINIA CREEPER				
<i>Paspalum notatum</i>	BAHIAGRASS	Exotic			
<i>Paspalum urvillei</i>	VASEYGRASS	Exotic			
<i>Passiflora lutea</i>	YELLOW PASSIONFLOWER				
<i>Peltandra</i> sp.	ARROW ARUM				
<i>Phytolacca americana</i>	AMERICAN POKEWEEED				
<i>Pinus elliottii</i>	SLASH PINE				
<i>Pinus glabra</i>	SPRUCE PINE				
<i>Pinus taeda</i>	LOBLOLLY PINE				
<i>Pleopeltis polypodioides</i> var. <i>michauxiana</i>	RESURRECTION FERN				
<i>Poncirus trifoliata</i>	HARDY ORANGE; TRIFOLIATE ORANGE				
<i>Prunus serotina</i>	BLACK CHERRY				
<i>Prunus umbellata</i>	FLATWOODS PLUM; HOG PLUM				
<i>Quercus austrina</i>	BASTARD WHITE OAK				
<i>Quercus falcata</i>	SOUTHERN RED OAK				
<i>Quercus geminata</i>	SAND LIVE OAK				

Wednesday, November 09, 2011

Page 2 of 3

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
Quercus hemisphaerica	LAUREL OAK				
Quercus laevis	TURKEY OAK				
Quercus michauxii	BASKET OAK; SWAMP CHESTNUT				
Quercus nigra	WATER OAK				
Quercus sinuata	BLUFF OAK	Native			
Quercus virginiana	LIVE OAK				
Rhus copallinum	WINGED SUMAC				
Rubus sp.	BLACKBERRY				
Sabal minor	DWARF PALMETTO; BLUESTEM PALM				
Sabal palmetto	CABBAGE PALM				
Sapium sebiferum	CHINESE TALLOWTREE	Exotic			
Saururus cernuus	LIZARD'S TAIL				
Serenoa repens	SAW PALMETTO				
Smilax sp.	GREENBRIER				
Taxodium distichum	BALD CYPRESS				
Tilia americana	BASSWOOD				
Toxicodendron radicans	EASTERN POISON IVY				
Trichostema dichotomum	FORKED BLUECURLS				
Ulmus alata	WINGED ELM				
Vaccinium corymbosum	HIGHBUSH BLUEBERRY				
Viburnum rufidulum	RUSTY BLACKHAW				
Vitis rotundifolia	MUSCADINE				
Wisteria sinensis	CHINESE WISTERIA	Exotic			
Woodwardia areolata	NETTED CHAIN FERN				
Woodwardia virginica	VIRGINIA CHAIN FERN				
Yucca filamentosa	ADAM'S NEEDLE				
Yucca filamentosa	ADAM'S NEEDLE				

Federal Legal Status: E = Endangered species; T = Threatened Species; C = Candidate species for addition to the Threatened or Endangered Wildlife and Plants List

State Legal Status: C = Commercially Exploited; T = Threatened; E = Endangered

FNAI Tracking Status: S1 = Critically imperiled in Florida; S2 = Imperiled in Florida; S3 = Very rare or locally restricted in Florida; S4 = apparently secure in Florida.

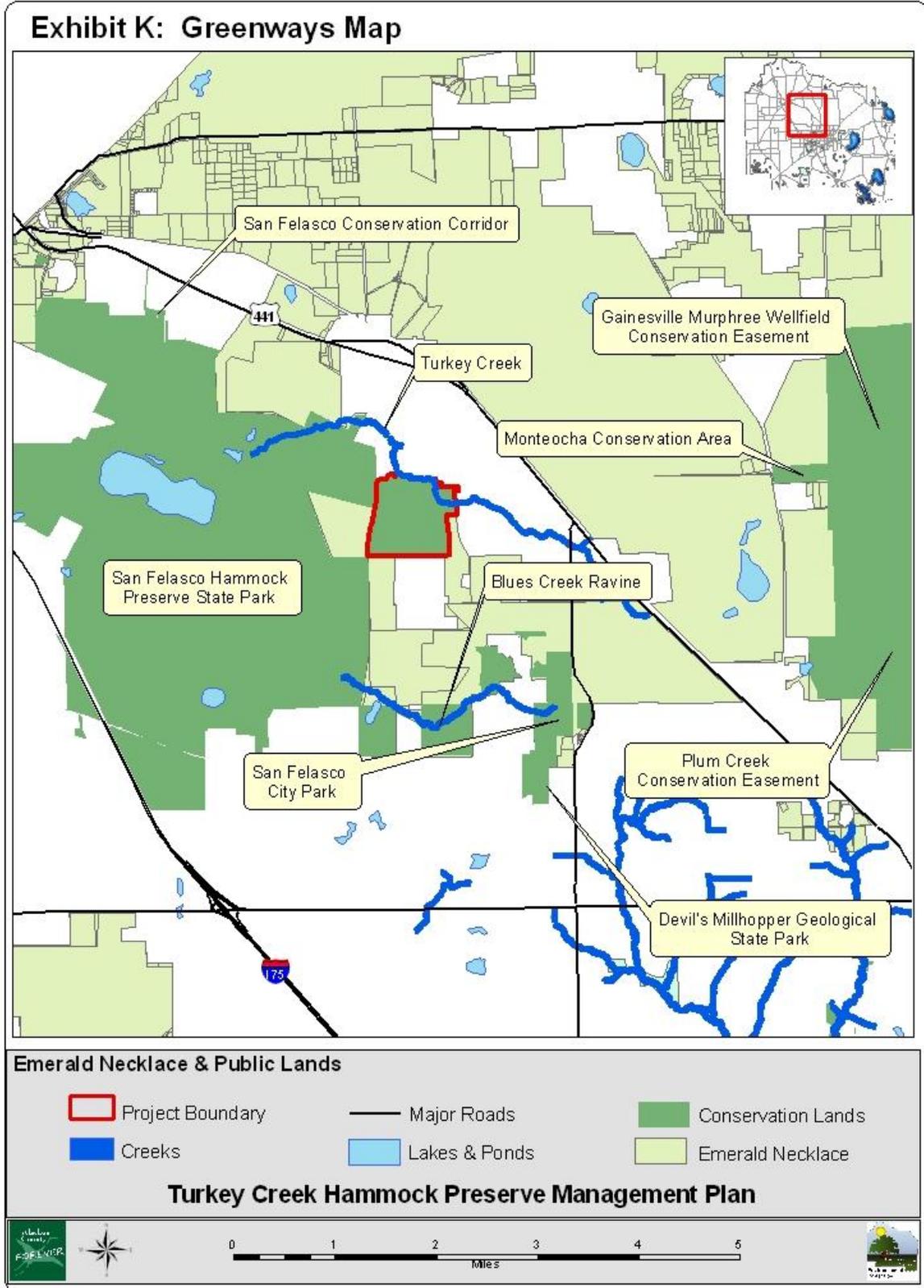
## EXHIBIT J: ANIMALS OF TURKEY CREEK HAMMOCK PRESERVE

Common Name	Scientific Name	SRANK	FEDERAL	STATE	Status
<b><u>Birds</u></b>					
American Woodcock	<i>Scolopax minor</i>				
Black Vulture	<i>Coragyps atratus</i>				
Pileated Woodpecker	<i>Dryocopus pileatus</i>				
Swallow-tailed Kite	<i>Elanoides forficatus</i>	S2	N	N	
Turkey Vulture	<i>Cathartes aura</i>				
Wild Turkey	<i>Meleagris gallopavo</i>				
<b><u>Invertebrates</u></b>					
Lynx spider	<i>Peucetia viridians</i>				
<b><u>Mammals</u></b>					
Coyote	<i>Canis latrans</i>				Introduced
Gray Squirrel	<i>Sciurus carolinensis</i>				
Nine-banded Armadillo	<i>Dasybus novemcinctus</i>				Introduced
White-tailed Deer	<i>Odocoileus virginianus</i>				
Wild Pig	<i>Sus scrofa</i>				Introduced
<b><u>Reptiles and Amphibians</u></b>					
Gopher Tortoise	<i>Gopherus polyphemus</i>	S3	N	LT	
Green Treefrog	<i>Hyla cinerea</i>				

Wednesday, November 09, 2011

Page 1 of 1

**EXHIBIT K: GREENWAYS**



Plan draft date: January 2012

## EXHIBIT L: PUBLIC INVOLVEMENT

### Public Involvement

The Turkey Creek Plan was posted on the internet for public comment from November 15<sup>th</sup> to November 18<sup>th</sup>, 2011. Neighbors within one quarter mile of the Preserve were notified of the posting via a mailing. Staff also put out a press release requesting comment. A Public Meeting was held on November 17<sup>th</sup> at 5:30PM in the Alachua Branch of the Alachua County Public Library to receive public comments on the Management Plan. Twenty-four people attended the meeting and 7 people provided written comments at the meeting. An additional 7 people provided comments via e-mail.

Public Meeting Minutes November 17, 2011

### **Turkey Creek Hammock Preserve Planning Meeting**

Alachua Branch of the Alachua County Library, 14913 NW 140<sup>th</sup> Street, Alachua FL

Thursday November 17<sup>th</sup>, 2011

5:30 pm

Present: Ramesh Buch, Kevin Ratkus, Sandra Vardaman, Connie Wallace, Beverly Brewer, Evelyn Hopkins, Ray Hopkins, Kathy Griffis Brown, Lindsey Kennedy, John Starkey, Brigitta Cuadros, Kathryn Belton, Pam Paris, Nora Merrill, Tom Merrill, Jean Calderwood, Dutcit Schirmer, Mary Lou Schirmer, Bob Lanes, Jim Stanford, Missie Schneider, Gail Dewsbury, Donna Zysk, Patricia A. Morrow, Terry Morrow, Steve Taber, Rick Brown

- 
1. Welcome and Introduction  
Ramesh Buch
  2. Site overview, natural resources and land management  
Sandra Vardaman
  3. Recreational opportunities and conceptual site plan  
Kevin Ratkus
  4. Public Comments  
John Starkey was concerned about increased traffic on NW 93<sup>rd</sup> Avenue, including wear and tear on the paved road and the lack of a traffic light on NW 93<sup>rd</sup> Avenue and 43 Street,  
Kathy Griffis was interested in equestrian trails on the Preserve,  
Terry Morrow representing the Turkey Creek Community Board of Directors stated that the Board of Directors voted not to work with the County on creating a pedestrian entrance from the Turkey Creek Community to the Preserve and asked that we remove any reference to this entrance from the Plan,

Plan draft date: January 2012

John Starkey was concerned that the 5 foot tall chain link fence that the County repaired along NW 93<sup>rd</sup> Avenue would prevent movement of wildlife (deer and turkey) between the preserve and the neighboring properties, and would like County to remove it, and

Connie Wallace, Lindsey Kennedy, Bob Lanes, Ray Hopkins, Beverly Brewer live on pond and expressed concerns about the proposed fishing pier at Kennedy Pond (privacy, security, vandalism, litter, stocking fish and liability to homeowners if someone drowns) additional concerns were expressed about the County helping pay for the aerator, treating algae in pond and assisting with cleaning up after fish kills.

Other comments voiced during the meeting involved offers to volunteer on the Preserve, general support for the Preserve, questions included if ATV's would be allowed on the Preserve (No), will the Parking lot be paved (No), could Kennedy Pond be enlarged (No plans to do this), how will Preserve users impact the deer and birds using the pond, explain hunting license agreement. Written comments presented at the meeting are attached below.

①

**Turkey Creek Hammock Preserve Comment Card**  
November 17th, 2011, Management Plan Public Meeting

Name: Connie Wallace Organization: TC

Phone Number: (386) 418-0495 Email: conniew99@yahoo.com

Comments: \_\_\_\_\_

① Concerned about liability w/ pond.

② ~~Trash~~ " " trash " "

## Turkey Creek Hammock Preserve Comment Card

November 17th, 2011, Management Plan Public Meeting

Name: JOHN STARKEY Organization: \_\_\_\_\_

Phone Number: 352-338-2716 Email: Johnstarkey1@gmail.com

Comments: Please consider carefully the type of fence used along 93<sup>rd</sup> ave. that would allow wildlife to move freely across the road rather than obstructed. The current chain link fence has been repaired in places that formerly allowed deer and turkey, etc. to cross 93<sup>rd</sup> Ave.

The fishing dock idea is a bad idea, forget the addition of features simply to qualify for grant money. The pond doesn't seem to be a true fishing spot but contrived to increase the probability of winning grant money.

Please have the county consider the traffic impact on the cold paved road, 93<sup>rd</sup> Ave. It isn't a durable surface.

**Turkey Creek Hammock Preserve Comment Card**

November 17th, 2011, Management Plan Public Meeting

Name: Jim Stanford Organization: \_\_\_\_\_

Phone Number: 352-213-1962 Email: \_\_\_\_\_

Comments: Thanks for embracing a preserve vs. multi-dwellings. Its about time. Can we leave options with space down the line - so important  
Thanks to Sandra Vardaman for being so cordial to get me to this / very imp MEET  
Both men were very knowledgeable with most issues and hope they hang around to the end.

Jim Stanford

**Turkey Creek Hammock Preserve Comment Card**

November 17th, 2011, Management Plan Public Meeting

Name: Tom Merrill Organization: Home Owner Spanish Creek

Phone Number: 352-339-3329 Email: tmerrill21@cox.net

Comments: How large of a parking lot will be built. Will it be paved  
Also to what extent will the entrance be repaired,  
Also how much traffic by the public do you project

## Turkey Creek Hammock Preserve Comment Card

November 17th, 2011, Management Plan Public Meeting

Name: E.W. SCHIRMER Organization: —  
10306 NW PALMETTO BLVD. (adjacent to the northern boundary)  
Phone Number: 386-418-1353 Email: mlanddutch@cox.net

Comments: Concerning the possibility of a pedestrian entrance from Palmetto Ave.; Should people want to drive to the possible pedestrian entrance there is No parking space available, I repeat, no parking space available! A more likely pedestrian entrance would be just south of Turkey Creek Blvd with some of the playground area for parking. However, as mentioned ~~by Jerry M~~ by the President of the Turkey Creek Owners Association at the 11/17/2011 meeting at the Alachua Library, I believe the by laws of the association covenants would have to be changed.

## Turkey Creek Hammock Preserve Comment Card

November 17th, 2011, Management Plan Public Meeting

Name: RAY & EVELYN HOPKINS Organization: \_\_\_\_\_

Phone Number: 386-462-7355 Email: R.HOPPY@WINDSTREAM.NET

Comments: WE ARE HOMEOWNERS LIVING ON THE POND, WE STRONGLY  
OPPOSE ANY STRUCTURE BUILT ON OR ADJACENT TO THE POND, ALLOWING  
THE PUBLIC TO FISH THERE WILL ONLY ADVERSELY EFFECT THE AQUATIC  
HABITAT. IT IS ALSO A SECURITY CONCERN, THE PROPOSED PIER IS ONLY  
200 FEET FROM OUR BACKYARDS, ANYONE 'FISHING' CAN EASILY OBSERVE  
THE DAILY SCHEDULES OF ALL RESIDENTS ON THE POND, THE ONLY  
OBSTRUCTION TO ENTER OUR PROPERTY IS A 4 FOOT CHAIN LINK FENCE  
WHICH IS EASILY SCALED, BY ANYONE LOOKING TO BURGLARIZE OR  
VANDALIZE HOMES IN TURKEY CREEK.

RECEIVED  
ALACHUA  
COUNTY

Turkey Creek Hammock Preserve Comment Card

November 17th, 2011, Management Plan Public Meeting

Name: Steve Tabor Organization: individual

Phone Number: 904-373-6521 Email: \_\_\_\_\_

Comments: I wanted to voice support for equine access. While my interest in equine access serves a personal interest, I know that different user groups can help the County monitor activities in the Hammock. The various user groups will not access the area at the same time so there will be more eyes and ears throughout the open hours.  
If you have comments or questions, please give me a call.

352-275-2503  
email: [Lindseybkennedy@gmail.com](mailto:Lindseybkennedy@gmail.com)  
David & Lindsey Kennedy  
879 Turkey Creek  
Alachua, FL 32615

To Whom It May Concern:

Here is a list of the concerns that we share regarding the proposed changes to Kennedy's Pond:

1. Security

- a. Safety for our children and pets
- b. Safety for our homes
- c. Added traffic by random strangers

*stay for upkeep*

2. Liability

- a. What if something happens on "our private property"
  - i. Our portions of the pond
  - ii. Our own land

3. Resale

- a. Adverse effects for selling our home
  - i. Will take an even bigger hit when we go to sell
  - ii. Risks for liability
  - iii. Aesthetic eye sore
  - iv. *safety*

4. Potential Insurance Increase for Home Owners

- a. Additional liability

5. Privacy

- a. Having people walking around over there will significantly decrease our privacy
- b. What's to prevent people from walking into our backyards?

6. Pollution

- a. Garbage waste
- b. Addition erosion problems caused by more traffic
- c. Other pollutants that could be dumped into our pond
- d. More risk for fish, turtles, birds, etc.

7. Disruption

- a. Increase in noises outside of our homes
- b. May upset our personal animals
- c. May have to deal with disorderly conduct issues

8. Responsibility for Up Keep

- a. Who will spray the pond?
- b. Who will pay for the aeration of the pond?
- c. Who will pay for algae problems?
- d. *can we make modifications to our side of the pond?*

*Who pays for upkeep?*

- e. *will you restock the pond w/ the fish that have been removed?*  
*Who will regulate the fish*

- How can you ensure that traffic will not increase that much near the pond? How will you prevent people from parking vehicles near our personal homes
- What are our rights regarding dealing w/ trespassers (on our side of the pond/land)?

## Comments E-mailed to Staff during Comment Period

### Sandra Vardaman

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**From:** Conser, Dave [Dave.Conser@freshfromflorida.com]  
**Sent:** Friday, January 06, 2012 6:25 PM  
**To:** Sandra Vardaman  
**Subject:** Turkey Creek Hammock Preserve Stewardship Management Plan

Dear Ms. Vardaman,

This is to confirm in writing that I have reviewed the Stewardship Management Plan for the Turkey Creek Hammock Preserve property. It is an excellent and comprehensive plan, fully meeting all criteria as a Forest Stewardship Management plan.

Please feel free to get in touch re any further forest management assistance you may need.

Take Care,

Dave Conser

Senior Forester, serving Alachua County

Florida Forest Service

5353 NE 39th Avenue

Gainesville, FL 32609

352.955.2239

[Dave.Conser@freshfromflorida.com](mailto:Dave.Conser@freshfromflorida.com)

[www.fl-dof.com](http://www.fl-dof.com)

**Sandra Vardaman**

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**From:** beckydean@gru.net  
**Sent:** Tuesday, November 15, 2011 7:55 AM  
**To:** Sandra Vardaman  
**Subject:** RE: Turkey Creek Hammock Preservae

As I cannot attend the meeting please see that my thoughts are expressed. I do not approve of traffic coming down the roads in Turkey Creek to get to the preserve. I live on the end of Palmetto Blvd and we have enough cars going fast up and down this street. As far as human traffic (walking/biking) the main problem I see is that if a gate is open hogs, etc. can also come through and get into the neighborhood. I think unless this problem is solved that everyone should use the main entrance on the other road outside of Turkey Creek.

> Hello  
> The plan will be posted tomorrow, Tuesday. Please take a look at it  
> and feel free to call me 352-264-6803. People in Turkey Creek have  
> expressed an interest in having an entrance from the neighborhood into the Preserve.  
> We want to explore the possibility. I'm sure it will come up at the  
> management plan meeting. I will suggest that it be vetted through the HOA.  
> Hope this helps  
> Sandy Vardaman  
>  
> From: [beckydean@gru.net](mailto:beckydean@gru.net) [beckydean@gru.net]  
> Sent: Monday, November 14, 2011 8:42 AM  
> To: Sandra Vardaman  
> Subject: Turkey Creek Hammock Preservae  
>  
> I cannot get to the <http://govauthoring> .... that was given on the  
> post card. It would very much like to know what is being planned. I  
> cannot attend the meeting on Nov 17th.  
>  
> The gate is at the end of my street and I am very concerned about  
> traffic and the use of Turkey Creek as a means of getting into the  
> hammock preserve.  
>  
>

**Sandra Vardaman**

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**From:** Gail Dewsbury [gail227@cox.net]  
**Sent:** Wednesday, November 16, 2011 7:01 AM  
**To:** Sandra Vardaman  
**Subject:** Turkey Creek preserve

Please build some trails but keep the preserve as natural as possible.  
Please publish the results of the meeting.

Gail L. Dewsbury  
Alachua county resident

"In your next life, you may be an endangered species"

## **Sandra Vardaman**

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**From:** Beverly Brewer [bbrewer@geolineinc.com]  
**Sent:** Wednesday, November 16, 2011 11:09 AM  
**To:** Sandra Vardaman  
**Cc:** president@tcmoa.com

I live at the very end of Palmetto Blvd in Turkey Creek. I oppose a pass thru kiosk for walking traffic at the end of our road. I feel this would provide unlimited access into Turkey Creek for people who do not live here which does not make me feel very safe. We have also had problems in the past with wild hogs which you can see clearly that they are bedding on the other side of the gate. So far they have not been able to get under the fence but the kiosk will create a break in that fence which may make it possible. I understand Alachua County would not permit any parking also at the end of Palmetto but in fact that will happen if people are given an entrance. We have had a problem with the drainage in the swale in front of our house and had to ask Turkey Creek to put up a sign that reads "Dead End" for a reason. Whenever someone comes down our road and turns around they inevitably do so in part of our yard which turns into a ditch. Putting a Kiosk at the end of the road will just invite more problems than we already have with that issue.

The perimeter fence surrounding Turkey Creek is required according to our governing documents. Introducing a Kiosk will compromise our security here in Turkey Creek.

Thank you,

Beverly Brewer  
10307 Palmetto Blvd.

## **Sandra Vardaman**

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**From:** Donna Zysk [dmz7878@hotmail.com]  
**Sent:** Wednesday, November 16, 2011 1:59 PM  
**To:** Sandra Vardaman  
**Subject:** Turkey Creek Hammock Preserve

My name is Ted Zysk .My wife Donna and I are 6 year residents of Turkey Creek. Our home is at 10341 Palmetto Blvd. We relocated here from south Florida , and are in love with Alachua's natural beauty and serenity. We do not object to the enhancement of walking trails in this area , but strongly oppose the proposed fishing / observation dock and any entrance from Palmetto Blvd. We already contend with daily events of people who disregard the NO EXIT sign , and drive over our lawns and bushes in their efforts to make u-turns. We feel any access from our road, and the proposed dock , will only bring more garbage , noise , and yard damage to contend with. Also , as we only enjoy very limited views of the small lake , the proposed dock will totally destroy our residential outlook onto the water.

Thank you for this opportunity to express our concerns.

TED & DONNA ZYSK

## Sandra Vardaman

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**From:** Tony Wallace [TonyW@nrpsforesters.com]  
**Sent:** Wednesday, November 16, 2011 12:42 PM  
**To:** Sandra Vardaman  
**Subject:** Comment - Turkey Creek Hammock Preserve Management Plan

Ms. Vardaman,

I have reviewed the draft management plan for Turkey Creek Hammock Preserve and submit the following comments and suggestions:

1. I live on Palmetto Avenue and I am very much opposed to the idea of a putting in a pedestrian entrance at the end of this street for several reasons. First, there nowhere to park at this location. Even though it would be a pedestrian entrance, people would still drive to the entrance and need somewhere to park. Also, since there is no cul de sac at the end of the street, there isn't even sufficient room to turn a vehicle around. We have had continual problems with drivers who inadvertently drive to the dead end and have to turn around. More often than not, they end up turning around in mine or my neighbors' yard. That problem would be much worse if traffic was increased by users of a pedestrian entrance.

Even if there was sufficient space for parking and turning around, I would be opposed to this idea because of security and privacy reasons. I think it is just a very bad idea to put a public use area such as this practically in the front yards of private residences. If a pedestrian entrance from the Turkey Creek subdivision is desired, it should be located at the end of Turkey Creek Blvd. near the playground and tennis courts. This is already a public use area and there is plenty of room for parking.

For these stated reasons, I request that the recommendation of determining the desirability and feasibility of a pedestrian entrance at the end of Palmetto Avenue be removed from the management plan.

2. I note on the Conceptual Site Plan that a fishing dock is proposed for Kennedy's Pond. I oppose the dock and oppose allowing the public to fish in the pond. A good portion of the pond is owned by private residents (including me) and it would be detrimental to our privacy and security to open the pond to the public for fishing. Already we have problems with people fishing in the pond without permission, trespassing into our back yards, and leaving trash scattered around the pond. This would obviously get much worse if the pond was open to the public for fishing. Not to mention that the pond is very small and would be quickly fished out by public fishing pressure.

Therefore, I request that the recommendation of constructing a fishing dock on Kennedy's Pond be removed from the management plan. I also request that fishing in the pond by the public be specifically prohibited in the management plan.

I appreciate the opportunity to express my concerns and thank you for your consideration.

Tony Wallace

**John A. (Tony) Wallace**  
460 Turkey Creek  
10319 Palmetto Ave.  
Alachua, FL 35615

**Sandra Vardaman**

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**From:** Kathy Griffis [nickers707@gmail.com]  
**Sent:** Wednesday, November 16, 2011 7:51 PM  
**To:** Sandra Vardaman  
**Cc:** GERALD VANUITERT; suzanne; Kathy Mercer; Gail Moore; Heather Ashour; hacooke@windstream.net; Rebecca & Maddison Hurm; steve taber; Ursula Slumpa; Becky Capeloto; Brown, Ricky; Lauren Carreno; Kaci; Barge, Susan; justin; jlmcquagge@juno.com; Kimberly; Kathy Richardson; beth; cheryl barry; donna; Debby Courtney; Robin Douglas; Dawn Larson; Dyksterhouse; Barbara Cusumano; sarah edholm; Teresa Lyles; Marie Wilson; Melissa Montevideo; Mary Nicholas; ronald pasquarella; celine  
**Subject:** meeting on Turkey Creek Hammock

I am extremely disappointed in the management plans recreation uses, why are you excluding equestrian trails. There is ample room to share the trails with hikers, it is done in San Felasco. Parking can be accomplished as well, I am more than willing to help out with that, either by offering parking for trailers at my farm or helping in clearing more space in the Preserve.

I will be at the meeting Thursday Nov 17 at 5:30 pm. at the Alachua Library.

Kathy Griffis Brown

**Sandra Vardaman**

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**From:** Brian Fox [brianfox@yahoo.com]  
**Sent:** Friday, November 18, 2011 10:05 AM  
**To:** Sandra Vardaman  
**Subject:** Turkey Creek Hammock Preserve Comments

My wife and I have reviewed your plan and are very much in support of it. You have obviously given this a great deal of thought, and the combination of paths, educational features, and workout stations will be an excellent addition to the community's natural resources. We wholeheartedly support the plan, and wish you the very best of luck in carrying it out.

Sincerely,  
Brian Fox

195 Turkey Creek  
Alachua, FL 32615

## Sandra Vardaman

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**From:** Sarah Beavers [sbeavers@amsalachua.com]  
**Sent:** Tuesday, November 22, 2011 8:52 AM  
**To:** Sandra Vardaman  
**Cc:** ctm3@cox.net  
**Subject:** Pedestrian Access through Turkey Creek

Ms. Vardaman,

I've been asked to contact you regarding the potential installation of a pedestrian gate in Turkey Creek that would grant access to the Turkey Creek Preserve. Please be advised that on Wednesday, November 16, 2011 at a duly called meeting of the Turkey Creek Master Owners Association Board of Directors an item was added to the agenda to address the installation of a pedestrian gate in Turkey Creek. It was decided by a unanimous vote of the directors that there is no interest in pursuing any such gate or allowing any other form of access between the two entities.

Thank you so much,  
Sarah Beavers

For and on behalf of the Turkey Creek Master Owners Association, Inc.  
(386) 462-0595 Turkey Creek Office  
(386) 462-1142 Fax

## EXHIBIT M: AGENCY COMMENTS

**Sandra Vardaman**

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**From:** Conser, Dave [Dave.Conser@freshfromflorida.com]  
**Sent:** Friday, January 06, 2012 6:25 PM  
**To:** Sandra Vardaman  
**Subject:** Turkey Creek Hammock Preserve Stewardship Management Plan

Dear Ms. Vardaman,

This is to confirm in writing that I have reviewed the Stewardship Management Plan for the Turkey Creek Hammock Preserve property. It is an excellent and comprehensive plan, fully meeting all criteria as a Forest Stewardship Management plan.

Please feel free to get in touch re any further forest management assistance you may need.

Take Care,

Dave Conser

Senior Forester, serving Alachua County

Florida Forest Service

5353 NE 39th Avenue

Gainesville, FL 32609

352.955.2239

[Dave.Conser@freshfromflorida.com](mailto:Dave.Conser@freshfromflorida.com)

[www.fl-dof.com](http://www.fl-dof.com)

## Sandra Vardaman

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**From:** Lackey, Ricky [ricky.lackey@MyFWC.com]  
**Sent:** Friday, October 28, 2011 9:21 AM  
**To:** Kevin Ratkus; Sandra Vardaman  
**Subject:** FW: Stewardship info  
**Attachments:** Stewardship FMP Bill Black FINAL.DOC; McCullars Stew FMP Final.doc

I think Dave did a good job of bulleting the recommended practices. I would just add, as I did at our meeting, to possibly consider a chipping operation for the dense hardwood mid-story. It could potentially create a little more income, which from what I gather would "look good", and just makes sense. This would create a much more manageable situation as well. Anything else that I would say would probably just be regurgitating what Dave has said.

Thanks,

Ricky Lackey

Wildlife Biologist  
Florida Fish and Wildlife Conservation Commission  
Habitat Conservation Scientific Services  
2304 SW Main BLVD. Suite 101  
Lake City, FL. 32025  
office: (386)752-8447 x112  
cell: (386)588-4053

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**From:** Conser, Dave [mailto:Dave.Conser@freshfromflorida.com]  
**Sent:** Tuesday, October 25, 2011 8:33 PM  
**To:** kratkus@alachuacounty.us  
**Cc:** Lackey, Ricky; Sandra Vardaman  
**Subject:** Stewardship info

Hi, Kevin,

It was good meeting you this morning. I've attached example Forest Stewardship Management plans created for private landowners. Probably greater technical depth is appropriate for your plan.

Here are bulleted management activities I see as appropriate for the Turkey Creek Hammock Preserve property:

- Selective thin the slash pine plantation. Use a private consulting forester to mark the stand. Carry out this harvest in the winter, if at all possible. Rainy summer months would be a better second choice than spring or early fall. Target basal area can be variable, but should probably average about 50-60 sq. ft. per acre.
- Prescribe burn the slash pine plantation two winters removed from the thinning. Two winters removed helps to prevent a "double stress" situation for the pines. You could reverse the order here, and probably get a better burn, better hardwood knock back. It is also possible to herbicide control hardwoods under the pines, prior to either burning or thinning.
- Definitely apply herbicide to control hardwoods in the slash pine plantation where you desire to handplant longleaf pine. These areas should be thinned to approximately 30 basal area, as opposed to 50-60 basal area in the other areas of this stand.
- Handplant longleaf tubelings in the winter, or rainy summer months. November and December have produced the best results in re to survival. Plant in stages to develop uneven aged appearance, e.g. 50 per acre; 3-4 years later, 100 per acre; 3-4 years later, ~300 per acre. Plant on a random spacing. Circular patterns work well. For the first planting, target the more sunny areas, if available.
- Prescribed burn the planted longleaf when in the grass stage and robust, then suspend until the next batch are in a similar condition.
- Leave the mixed pine hardwood areas primarily as is – however:

- Consider herbicide, burn, handplant poor quality areas: storm blow down areas, dog-hair thick oak regen areas, poor quality species areas
- Consider extending the thinning into appropriate sections of the mixed pine hardwood areas. Appropriate areas would include areas with significant natural pine that otherwise may become stressed and succumb to SPB, areas dominated by poorer quality hardwoods, especially sweetgum, and to a lesser degree, laurel oak. Leave live oak, hickory, swamp chestnut oak, southern red oak, longleaf, dogwood and the like.
- Leave wetland areas as is, except for planting of wetland species where appropriate. Possible other "ameliorative" activities where appropriate. Consider plugging manmade ditches, or otherwise restoring to more natural hydrology.
- Boardwalks, observation areas in wetland areas.
- Trails throughout, obviously incorporating existing trails and roads. Use trails for firelines.
- Create openings during harvest activities by opening up the edges between habitat types. Use a mixture of soft edges and areas kept completely open by soil disturbance in the winter months. Winter will promote wildlife friendly leguminous plants. May – grasses. August – herbaceous plants. Use some combination of mowing, disking, burning, herbicide work. Be careful with the herbicide – mainly for elimination of hardwood resprouting. You could consider clearcutting small interior areas of the mixed pine hardwood areas and create openings here as well. The increase in diversity would be extremely significant.
- Follow BMP's. Higher slope areas are susceptible to erosion. BMP's in re to roads are probably most relevant, considering lack of harvest in wetland areas.
- Consider appropriate continuation of hunting, to prevent overpopulation by deer. Appropriate in my mind would be a quota hunt, targeting does more heavily than usual. Utilize FWC advice re population levels.
- Trap hogs, as well as shooting them. Bait them up with corn and trap them / shoot them – get aggressive with control efforts.
- Prescribed burn pine dominated sections of mixed pine hardwood areas. Burn the property in a checkerboard mosaic pattern, return interval about 3 years in pine areas.
- Groundcover restoration activities?
- Herbicide bahia grass as much as possible.

Well, I'm sure I will think of a half dozen additional things later, but this should be a start. Please keep me posted, especially re a draft plan, or questions / comments.

Take Care,

Dave Conser

Senior Forester, serving Alachua County

Florida Forest Service

5353 NE 39th Avenue

Gainesville, FL 32609

352.955.2239

Dave.Conser@freshfromflorida.com

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January 9, 2012

Ms. Sandra Vardaman  
Land Conservation Biologist  
Alachua County Environmental Protection Department  
408 W. University Avenue, Suite 106  
Gainesville, FL 32601  
[SMVardaman@alachuacounty.us](mailto:SMVardaman@alachuacounty.us)

RE: Turkey Creek Hammock Preserve Management Plan Draft, Alachua County

Dear Ms. Vardaman:

The Division of Habitat and Species Conservation, Conservation Planning Services Section, of the Florida Fish and Wildlife Conservation Commission (FWC) appreciates the opportunity to collaborate with your department in the development and review of the draft management plan for Turkey Creek Hammock Preserve (the Preserve) and its priority habitat management, in cooperation with our Landowner Assistance Program. We are providing the following input for supporting documentation of your cooperation with our agency, as required by Section VIII. Special Management Conditions, paragraph 11, of your Florida Communities Trust (FCT) grant agreement, FCT Project 11-021-FF11.

**Proposal Description and Location**

The Preserve is located within the city of Alachua, adjacent to San Felasco Hammock Preserve State Park(SFHP), west of NW 59<sup>th</sup> Terrace and north of NW 93<sup>rd</sup> Avenue. Originally, it was part of the existing Turkey Creek Development of Regional Impact (DRI), and was slated to become a future development phase of the Turkey Creek Community, with over eight hundred residential units. It was later acquired through the Alachua County Forever program with funds from the Alachua County Wild Spaces Public Spaces Sales Tax and a reimbursement grant from the FCT. The Preserve buffers SFHP from urbanizing land uses and protects ¾ of a mile of Turkey Creek, which discharges into the Floridian Aquifer through a sinkhole in SFHP. Outstanding biotic features include basin swamp, depression marsh, upland hardwood forest, blackwater stream, and sinkhole. It also provides protection of a poppy mallow (*Callirhoe papaver*) population. The preserve will be managed to protect, preserve and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience.

**Potentially Affected Resources**

According to our Geographic Information System (GIS) analysis and the "Greenways" Section of the draft management plan, the Preserve contains, is a portion of, is adjacent to, or is located in the vicinity of:

- Several conservation areas, including: The Alachua County "Emerald Necklace" Land Conservation Initiative, which is composed of large public conservation areas including Paynes Prairie State Preserve, Lochloosa Wildlife Conservation

Area, SFHSP, O'Leno River Rise State Park and River Rise State Park. The Preserve would also contribute to regional and ecological corridors and to SFHSP. Further it is within four miles of Blues Creek Ravine, San Felasco City Park, Devil's Millhopper Geological State Park, Gainesville Murphree Wellfield Conservation Easement, and Plum Creek Conservation Easement.

- Several Florida Natural Areas Inventory Conservation Needs, under-represented natural communities, including Pine Flatwoods and Upland Hardwood Forest.
- Approximately 95% of the Preserve falls within a Strategic Habitat Conservation Area (SHCA). SHCAs are identified through GIS analysis of land use and land cover relative to certain wildlife species and their known range.

The Preserve contains habitats that may potentially support numerous wildlife species, including several that are protected by state or federal laws.

**Documented or Potentially Occurring Protected Wildlife Species**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status*</u>
<b><u>AMPHIBIANS</u></b>		
Frosted flatwoods salamander	<i>Ambystoma cingulatum</i>	FT
Gopher frog	<i>Lithobates capito</i>	SSC
<b><u>REPTILES</u></b>		
American alligator	<i>Alligator mississippiensis</i>	FT (S/A)
Eastern indigo snake	<i>Drymarchon corais couperi</i>	FT
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
<b><u>BIRDS</u></b>		
Little blue heron	<i>Egretta caerulea</i>	SSC
Snowy egret	<i>Egretta thula</i>	SSC
Southeastern American kestrel	<i>Falco sparverius paulus</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	SSC
White ibis	<i>Eudocimus albus</i>	SSC
Wood stork	<i>Mycteria americana</i>	FE
<b><u>MAMMALS</u></b>		
Florida black bear	<i>Ursus americanus floridanus</i>	ST
Florida mouse	<i>Peromyscus floridanus</i>	SSC

\* SSC - Species of Special Concern; ST - State Threatened; FT - Federally Threatened; FT(S/A) - Federally threatened due to similarity of appearance.

**Recommendations**

Listed Animals

Approximately 95% of the Preserve were designated a Strategic Habitat Conservation Area prior to acquisition. Fortunately, the acquisition and land use change to preservation, as well as updates to the original SHCA analysis, warrant updating the following text on page 15 to reflect the updated SHCAs to read; "Ninety-five percent of the Preserve was designated as a Strategic Habitat Conservation Area, prior to acquisition, by the Fish and Wildlife Conservation Commission (FWC)." Further information on SHCAs as referenced in "The Wildlife Habitat Conservation Needs in Florida: Updated Recommendations for

Strategic Habitat Conservation Areas,” and SHCA raster datasets may be downloaded online at:

<http://myfwc.com/research/gis/data-maps/terrestrial/fl-wildlife-habitat-conservation/>.

#### Inventory of Natural Communities and Biota

We are supportive of commitments to implement natural resource inventory and monitoring practices before, during, and after development of the management plan. We recommend that the project team refer to the Florida Wildlife Conservation Guide (FWC Guide), which contains a wide range of guidance and reference materials related to wildlife conservation issues and land use planning, as well as links to recommended survey protocols and permitting guidelines at:

<http://www.myfwc.com/conservation/value/fwcg/>.

#### Exhibit J: Animals of Turkey Creek Hammock Preserve

Exhibit J provides a list of the species observed at the Preserve and also references listing status of selected protected species. We note that the list of protected species has been updated since the County compiled this list. Current listing information can be obtained from “Florida’s Endangered and Threatened Species” (October 2011), at the following link: [http://myfwc.com/media/1515251/Threatened\\_Endangered\\_Species.pdf](http://myfwc.com/media/1515251/Threatened_Endangered_Species.pdf).

#### Educational Program

We fully support the development of wildlife related educational materials for public education, awareness, and to support future wildlife inventory and monitoring efforts. Additional resources, including species specific brochures and other educational materials for public use, are available on our website (<http://myfwc.com/>) under the “Wildlife & Habitats” and “Education” tabs.

We encourage staff at the Alachua County Environmental Protection Department to contact us if they need any additional wildlife related resources to support public awareness, or future wildlife inventory and monitoring efforts. We are especially looking forward to any opportunities to partner with the County in providing any additional technical assistance for those programs that would be mutually helpful.

Thank you for the opportunity to cooperate and comment on this draft management plan. The FWC finds this draft management plan to be consistent with the guidelines and formatting utilized in our Landowner Assistance Program cooperative management planning for private landowners. Although this particular project is not a private lands entity, the guidelines utilized in the Landowner Assistance Program provide a useful baseline for management planning guidance, which has already been exceeded by the initial coordination and draft planning document submitted for review by Alachua County for the Preserve, and towards the FCT grant requirements for FWC cooperation. Additionally, the draft management plan for the Preserve identifies many conservation threats, and subsequently supports numerous conservation actions for restoration and improvements to the natural habitats found on the Preserve. As such, the Preserve’s draft plan is supportive of our State Wildlife Action Plan:

<http://www.myfwc.com/conservation/special-initiatives/fwli/action-plan/download/>.

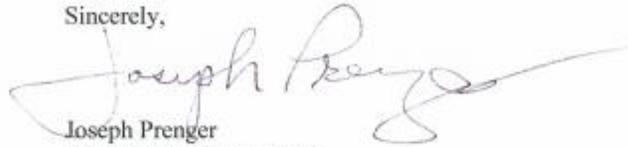
If your staff identifies any need to coordinate further regarding this project, please contact me at 850-410-5268 or by email at [Joe.Prenger@myfwc.com](mailto:Joe.Prenger@myfwc.com) and I will be glad to make



Ms. Sandra Vardaman  
Page 4  
January 9, 2012

appropriate arrangements. If you have any technical questions regarding the content of this letter, please contact Kris Cathey at 386-758-0525 or by email at [Kris.Cathey@myfwc.com](mailto:Kris.Cathey@myfwc.com).

Sincerely,

A handwritten signature in cursive script that reads "Joseph Prenger". The signature is written in black ink and is positioned above the printed name.

Joseph Prenger  
Assistant Section Leader  
Conservation Planning Services  
Landowner Assistance Program

## APPENDIX A: TURKEY CREEK HAMMOCK PRESERVE FCT GRANT AWARD AGREEMENT

DEP AGREEMENT NUMBER S0582  
FLORIDA COMMUNITIES TRUST  
11-021-FF11  
TURKEY CREEK HAMMOCK  
CSFA # TBD

### GRANT AGREEMENT

THIS GRANT AGREEMENT is entered into by and between the FLORIDA COMMUNITIES TRUST ("FCT"), a non-regulatory agency within the State of Florida Department of Environmental Protection, and ALACHUA COUNTY, a political subdivision of the State of Florida, ("Recipient").

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING FACTS:

WHEREAS, the intent of this Agreement is to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds ("Project Site"), that are necessary to ensure compliance with applicable Florida law and federal income tax law and to otherwise implement the provisions of Sections 259.105, 259.1051 and Chapter 380, Part III, Florida Statutes (F.S.);

WHEREAS, Chapter 380, Part III, F.S., the Florida Communities Trust Act, creates a non-regulatory agency within the Department of Community Affairs ("Department") which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, FCT is funded through either Section 259.105(3)(c), F.S. of the Florida Forever Act, which provides for the distribution of twenty-two percent (22%), less certain reductions, of the net Florida Forever Revenue Bond proceeds to the Department, or any other revenue source designated by the Florida Legislature to provide land acquisition grants to local governments and nonprofit environmental organizations for the acquisition of community-based projects, urban open spaces, parks and greenways to implement local comprehensive plans;

WHEREAS, the Florida Forever Revenue Bonds are issued as tax-exempt bonds, meaning the interest on the bonds is excluded from the gross income of bondholders for federal income tax purposes;

WHEREAS, Rule 9K-7, Florida Administrative Code ("F.A.C.") sets forth the procedures for the evaluation and selection of lands proposed for acquisition and Rule 9K-8, F.A.C. sets forth the acquisition procedures;

WHEREAS, on August 25, 2011 the FCT Governing Board scored, ranked and selected projects to receive approval for funding;

DEP 55-215 (03/09)  
DEP Agreement No. S0582, Page 1 of 27  
FCT Project 11-021-FF11, Pre-acquired Acquisition

## II. MODIFICATION OF AGREEMENT

1. Either party may request modification of the provisions of this Agreement at any time. Changes which are mutually agreed upon shall be valid only when reduced to writing and duly signed by each of the parties hereto. Such amendments shall be incorporated into this Agreement.

## III. DEADLINES

1. At least two original copies of this Agreement shall be executed by the Recipient and returned to the FCT office at 3900 Commonwealth Boulevard, MS# 103, Tallahassee, FL 32399-3000, as soon as possible and no later than **January 31, 2012**. If the Recipient requires more than one original document, the Recipient shall photocopy the number of additional copies needed and then execute each as an original document. Upon receipt of the signed Agreements, FCT shall execute the Agreements, retain one original copy and return all other copies that have been executed to the Recipient.

2. The Recipient and its representatives shall know of and adhere to all project deadlines and devise a method of monitoring the project. Deadlines stated in this Agreement, as well as deadlines associated with any FCT activity relating to the project, shall be strictly enforced. Failure to adhere to deadlines may result in delays in the project, allocation of time or resources to other recipients that respond timely or the termination of this Agreement by FCT.

3. The Recipient shall submit the documentation required by this Agreement to FCT as soon as possible so that the Project Costs may be reimbursed in an expeditious manner.

4. Upon FCT's request, the Recipient shall provide a status report of its progress towards reimbursement of the Project Costs.

5. The Recipient shall provide the appraisal(s) required by 9K-8.007, F.A.C. to FCT for review by a date not to exceed ninety (90) days after the execution of this Agreement. The appraisals shall be reviewed and, upon approval, the Maximum Approved Purchase Price ("MAPP"), as provided in Rule 9K-8.007(5) and (6), F.A.C., shall be determined.

## IV. FUNDING PROVISIONS

1. The FCT Florida Forever award granted to the Recipient ("FCT Award") will in no event exceed the lesser of Thirty Eight Point Eighty Eight Percent (38.88%) of the final Project Costs, as defined in Rule 9K-7.002(32), F.A.C., or One Million Five Hundred Thousand Dollars And Zero Cents (\$1,500,000.00), unless FCT approves a different amount after determination of the MAPP, which shall be reflected in an addendum to this Agreement. The Recipient shall be reimbursed as outlined in paragraph 3 below, up to the maximum amount identified above, for eligible costs as defined in Rule 9K-7.002(33) F.A.C. and identified in the approved Project Plan referenced in Section VI.

The FCT Award is based on the Recipient's estimate of final Project Costs in its application, as well as the Limitation of Award provided in Rule 9K-7.003(6), F.A.C. and advertised in the Notice of Application. When disbursing the FCT Award, FCT shall recognize only those Project Costs consistent with the definition in Rule 9K-7.002(32), F.A.C. FCT shall participate in the land cost at either the actual purchase price or the MAPP, whichever is less, multiplied by the percent stated in the above paragraph.

2. The FCT Governing Board selected the Recipient's application for funding in order to acquire the entire Project Site identified in the Application. FCT reserves the right to withdraw or adjust the FCT Award if the acreage that comprises the Project Site is reduced or the project design is changed so that the objectives of the acquisition cannot be achieved. FCT shall consider any request for Project Site boundary modification in accordance with the procedures set forth in Rule 9K-7.010, F.A.C.

3. The FCT Award shall be delivered either in the form of Project Costs prepaid by FCT to vendors or in the form of a State of Florida warrant to the Recipient. The FCT Award shall only be delivered after FCT approval of the Project Plan and Project Site acquisition terms. FCT shall prepare a grant reconciliation statement prior to the reimbursement that evidences the amount of Match provided by the Recipient, if any is required, and the amount of the FCT Award. Funds expended by FCT for Project Costs shall be recognized as part of FCT Award on the grant reconciliation statement.

4. If a Match is required, it shall be delivered in an approved form as provided in Rule 9K-7.002(24), F.A.C. If the value of Pre-acquired land, as defined by Rule 9K-7.002(31), F.A.C., or donated land is the source of the Match, the MAPP shall determine the value of the Match. Funds expended by the Recipient for Project Costs shall be recognized as part of the Match on the grant reconciliation statement.

5. By executing this Agreement, the Recipient affirms that it is ready, willing and able to provide a Match, if any is required.

6. FCT's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Florida Legislature, and is subject to any modification in accordance with Chapter 216, F.S. or the Florida Constitution.

7. The accounting systems for all Recipients must ensure that these funds are not commingled with funds from other agencies. Funds from each agency must be accounted for separately. Recipients are prohibited from commingling funds on either a program-by-program or a project-by-project basis. Funds specifically budgeted and/or received for one project may not be used to support another project. Where a Recipient's, or subrecipient's, accounting system cannot comply with this requirement, the Recipient, or subrecipient, shall establish a system to provide adequate fund accountability for each project it has been awarded.

If the Department finds that these funds have been commingled, the Department shall have the right to demand a refund, either in whole or in part, of the funds provided to the Recipient under

this Agreement for non-compliance with the material terms of this Agreement. The Recipient, upon such written notification from the Department shall refund, and shall forthwith pay to the Department, the amount of money demanded by the Department. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the original payment(s) are received from the Department by the Recipient to the date repayment is made by the Recipient to the Department.

In the event that the Recipient recovers costs, incurred under this Agreement and reimbursed by the Department, from another source(s), the Recipient shall reimburse the Department for all recovered funds originally provided under this Agreement. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the payment(s) are recovered by the Recipient to the date repayment is made to the Department by the Recipient.

#### V. NOTICE AND CONTACT

1. All notices provided under or pursuant to this Agreement shall be in writing and delivered either by hand delivery; or first class, certified mail, return receipt requested; or overnight delivery, with delivery confirmation, to:

Florida Communities Trust  
3900 Commonwealth Boulevard, MS#103  
Tallahassee, FL 32399-3000

2. All contact and correspondence from FCT to the Recipient shall be through the key contact. Recipient hereby notifies FCT that the following administrator, officer or employee is the authorized key contact on behalf of the Recipient for purposes of coordinating project activities for the duration of the project:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. The Recipient authorizes the administrator, employee, officer or representative named in this paragraph to execute all documents in connection with this project on behalf of the Recipient, including, but not limited to, the Grant Agreement or any addenda thereto, grant reconciliation statement, statements submitted as a part of the Project Plan and Declaration of Restrictive Covenants.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

4. In the event that different representatives or addresses are designated for either paragraph 2. or 3. above after execution of this Agreement, notice of the changes shall be rendered to FCT as provided in paragraph 1. above.

5. The Recipient hereby notifies FCT that the Recipient's Federal Employer Identification Number(s) is \_\_\_\_\_.

#### VI. PROJECT PLAN APPROVAL; PRE-CLOSING REQUIREMENTS

1. Prior to the final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Project Plan that complies with Rule 9K-8.011, F.A.C. The Project Plan shall not be considered by FCT unless it is organized with a table of contents and includes all of the following documents to ensure that the interest of the State of Florida will be protected:

a. Closing documents associated with the parcel(s):

- (1) A copy of the Purchase Agreement(s) for sale and purchase of the parcel(s) between the Recipient and \_\_\_\_\_ (Insert name[s] of Seller[s]).
- (2) A copy of closing statements from Buyer(s) and Seller(s) for the purchase of the parcel(s).
- (3) A copy of the recorded deed(s) evidencing conveyance of title to the parcel(s) to the Recipient.
- (4) Certified survey(s) of the parcel(s) that meets the requirements of Rule 9K-8.006, F.A.C., and is dated within ninety (90) days of the date of acquisition of the parcel(s) by the Recipient.
- (5) A copy of the title insurance policy(s) evidencing marketable title in Recipient to the parcel(s) and effective the date of acquisition of the parcel(s) by the Recipient, including a statement from the title insurer

as to the minimum promulgated rate if premium was paid by Recipient, and all documents referenced in the title policy(s).

- (6) Environmental site assessment(s) of the parcel(s) certified to the Recipient, which meets the standards and requirements of ASTM Practice E 1527, and with a date of certification within ninety (90) days of the date of acquisition of the parcel(s) by Recipient, together with the statement required by Rule 9K-8.012(4), F.A.C.
- b. A letter from FCT indicating approval of the Management Plan written in accordance with Rule 9K-7.011, F.A.C., and as described in Section VII below.
- c. A statement of the Project Costs.
- d. A statement of the amount of the award being requested from FCT.
- e. Supporting documentation that the conditions imposed as part of this Agreement have been satisfied.
- f. A signed statement by the Recipient that the Recipient is not aware of any pending criminal, civil or regulatory violations imposed on the Project Site by any governmental agency or body.
- g. A signed statement by the Recipient that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan.
- h. Additional documentation as may be requested by FCT to provide Reasonable Assurance, as set forth in paragraph VII.4. below.

Upon approval of the Project Plan, a copy of the Statement of Project Costs, which references the DEP Agreement Number for this Grant Agreement, shall be sent to the DEP Procurement Office and the DEP Bureau of Finance and Accounting for inclusion in the Grant Agreement file.

2. FCT shall approve the terms under which the interest in land is acquired pursuant to Section 380.510(3), F.S. Such approval is deemed given when FCT approves the Project Plan containing a copy of the document(s) vesting title to the Project Site in the Recipient.

3. All real property shall be obtained through a Voluntarily-Negotiated Transaction, as defined in Rule 9K-7.002(46). The use of or threat of condemnation is not considered a Voluntarily-Negotiated Transaction.

4. All invoices for approved Project Costs, with proof of payment, shall be submitted to FCT and be in a detail sufficient for a proper pre-audit and post-audit thereof.

5. Rule 9K-7.002(32) states that "reasonable real estate fees or commissions paid by the Recipient for Acquisition" are eligible Project Costs. In an effort to maximize the Florida Forever funds for land acquisition, FCT will conservatively review each request for real estate fees or commissions with close scrutiny to determine if the fee or commission is reasonable. FCT will not reimburse the portion of real estate fees or commissions that are determined by FCT to be unreasonable. Recipient will be financially responsible for the portion of the real estate fee or commission not reimbursed by FCT.

6. The Recipient may, and is strongly encouraged to, request a courtesy review of its Project Plan prior to its submission for approval.

7. Reimbursement for Project Costs shall not occur until after FCT approval of the Project Plan.

## **VII. MANAGEMENT PLAN; ANNUAL STEWARDSHIP REPORT**

1. Prior to approval of the Project Plan and final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Management Plan that complies with Rule 9K-7.011, F.A.C. and addresses the criteria and conditions set forth in Articles VII, VIII, IX, X, and XI herein.

2. The Management Plan explains how the Project Site will be managed to further the purposes of the project and meet the terms and conditions of this Agreement. The Management Plan shall include the following:

- a. An introduction containing the project name, location and other background information relevant to management.
- b. The stated purpose for acquiring the Project Site as proposed in the application and a prioritized list of management objectives.
- c. The identification of known natural resources including natural communities, listed plant and animal species, soil types, and surface and groundwater characteristics.
- d. A detailed description of all proposed uses including existing and proposed physical improvements and the impact on natural resources.
- e. A detailed description of proposed restoration or enhancement activities, if any, including the objective of the effort and the techniques to be used.

- f. A scaled site plan drawing showing the Project Site boundary, existing and proposed physical improvements and any natural resource restoration or enhancement areas.
- g. The identification and protection of known cultural or historical resources and a commitment to conduct surveys prior to any ground disturbing activity, if applicable.
- h. A description of proposed educational displays and programs to be offered, if applicable.
- i. A description of how the management will be coordinated with other agencies and public lands, if applicable.
- j. A schedule for implementing the development and management activities of the Management Plan.
- k. Cost estimates and funding sources to implement the Management Plan.

3. If the Recipient is not the proposed managing entity, the Management Plan shall include a signed agreement between the Recipient and the managing entity stating the managing entity's willingness to manage the site, the manner in which the site will be managed to further the purpose(s) of the project and the identification of the source of funding for management.

In the event that the Recipient is a partnership, the Recipient shall also provide FCT with the interlocal agreement that sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site as a part of its Project Plan.

4. To ensure that future management funds will be available for the management of the site in perpetuity pursuant to Section 259.105 and Chapter 380, Part III, F.S., the Recipient(s) shall be required to provide FCT with Reasonable Assurance, pursuant to Rule 9K-7.002(35), F.A.C., that it has the financial resources, background, qualifications and competence to manage the Project Site in perpetuity in a reasonable and professional manner. Where the Recipient does not include at least one Local Government, FCT may require the Recipient to do one, or more, of the following: post a performance or other bond in an amount sufficient to ensure that the Project Site shall be reasonably and professionally managed in perpetuity; establish an endowment or other fund in an amount sufficient to ensure performance; provide a guaranty or pledge by the Local Government, in whose jurisdiction the Project Site is located, which shall require the Local Government to take over the responsibility for management of the Project Site in the event the Recipient is unable to, and may require the Local Government to be a named co-signer on the Declaration of Restrictive Covenants; or provide such other assurances as the Governing Board may deem necessary to adequately protect the public interest.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the Management Plan approved by FCT.

6. All buildings, structures, improvements and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. FCT's approval of the Recipient's Management Plan addressing the items mentioned herein shall be considered written approval from FCT.

7. As required by Rule 9K-7.013, F.A.C., each year after FCT reimbursement of Project Costs the Recipient shall prepare and submit to FCT an annual stewardship report that documents the progress made on implementing the Management Plan.

### VIII. SPECIAL MANAGEMENT CONDITIONS

In addition to the Management Plan conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the Management Plan shall address the following conditions that are particular to the Project Site and result from either commitments made in the application that received scoring points or observations made by FCT staff during the site visit described in Rule 9K-7.009, F.A.C.:

1. The future land use and zoning designations of the project site shall be changed to conservation, outdoor recreation, open space, or other similar category.
2. A permanent recognition sign, at a minimum size of 3' x 4', shall be maintained at the entrance area of the project site visible to the general public. The sign shall include the FCT logo and acknowledge that the project site was purchased with funds from the Florida Communities Trust Program and the Recipient.
3. At least four recreational facilities such as a covered porch swing, fitness trail loop, marsh overlook, and wildlife observation platform shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the project site without causing harm to those resources.
4. A functional multi-use nature trail of at least 1/2 mile shall be provided on the project site. Park benches shall be provided along the trail.
5. The location and design of recreational amenities, roads, and parking facilities shall be designed to have minimal impacts on natural resources and shall incorporate pervious materials wherever feasible. Site development shall be planned to minimize habitat fragmentation and to place facilities and site improvements on previously disturbed areas to the greatest extent possible.

6. The project shall provide an access facility to an existing open water shoreline, such as a wildlife observation platform.
7. Interpretive kiosks shall be provided on the project site to educate visitors about the natural environment and history of the area.
8. At least 6 regularly scheduled educational classes or programs shall be provided at the project site per year. These programs shall promote the protection of environmental and historic resources.
9. The natural communities that occur on the project site shall be preserved and appropriately managed to ensure the long-term viability of these communities.
10. The project site shall be managed in a manner that protects and enhances the listed and non-listed native wildlife species and their habitat.
11. Priority habitat located on the project site shall be managed in cooperation with the Florida Fish and Wildlife Conservation Commission's Landowner Assistance Program.
12. Forest resources located on the project site shall be managed in cooperation with the Florida Division of Forestry's Forest Stewardship Program.
13. A vegetation analysis of the project site shall be performed to determine which areas need a prescribed burning regime implemented to maintain natural fire-dependent vegetative communities. The development of the prescribed burn program shall be coordinated the Division of Forestry.
14. Approximately 10 acres of disturbed uplands shall be planted with native vegetation.
15. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the project site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the project site.
16. A feral animal removal program shall be developed and implemented for the project site.
17. Any proposed stormwater facility for the project site shall be designed to provide recreation open space or wildlife habitat, with shallow slopes and no fencing.
18. Prior to the commencement of any proposed development activities, measures will be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas shall be closely coordinated with the Division of Historical Resources in order to prevent the disturbance of these sites. Information on

significant historical and archaeological sites shall be provided to the Division of Historical Resources for the purpose of updating the Florida Master Site File.

19. Management of the project site shall be coordinated with the land managers of the adjacent conservation lands.

20. The project site shall be protected and managed as part of an ecological corridor within the County's designated Emerald Necklace Conservation Initiative.

#### **IX. DECLARATION OF RESTRICTIVE COVENANTS REQUIREMENTS IMPOSED BY CHAPTER 259 AND CHAPTER 380, PART III, F.S.**

1. Each parcel in the Project Site to which the Recipient acquires title shall be subject to a Declaration of Restrictive Covenants describing the parcel and containing such covenants and restrictions as are, at a minimum, sufficient to ensure that the use of the Project Site at all times complies with Sections 375.051 and 380.510, F.S.; Section 11(e), Article VII of the Florida Constitution; the applicable bond indenture under which the Bonds were issued; and any provision of the Internal Revenue Code or the regulations promulgated thereunder that pertain to tax exempt bonds. The Declaration of Restrictive Covenants shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund ("Trustees"), or a nonprofit environmental organization or government entity, upon failure to comply with any of the covenants and restrictions, as further described in paragraph 3. below.

2. The Declaration of Restrictive Covenants shall also restate the conditions that were placed on the Project Site at the time of project selection and initial grant approval. The Declaration of Restrictive Covenants shall be executed by FCT and the Recipient at the time of reimbursement of Project Costs and shall be recorded by the Recipient in the county(s) in which the Project Site is located.

3. If any essential term or condition of the Declaration of Restrictive Covenants is violated by the Recipient or by some third party with the knowledge of the Recipient, the Recipient shall be notified of the violation by written notice given by personal delivery, registered mail or registered expedited service. The Recipient shall diligently commence to cure the violation or complete curing activities within thirty (30) days after receipt of notice of the violation. If the curing activities can not be reasonably completed within the specified thirty (30) day time frame, the Recipient shall submit a timely written request to FCT as required in Section V. herein that includes the status of the current activity, the reasons for the delay and a time frame for the completion of the curing activities. FCT shall submit a written response within thirty (30) days of receipt of the request and approval shall not be unreasonably withheld. It is FCT's position that all curing activities shall be completed within one hundred twenty (120) days of the Recipient's notification of the violation. However, if the Recipient can demonstrate extenuating circumstances exist to justify a greater extension of time to complete the activities, FCT shall give the request due consideration. If the Recipient fails to correct the violation within either (a) the initial thirty (30) day time frame or (b) the time frame approved by FCT pursuant to the Recipient's request, fee simple title to all interest in the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local

government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District, who agrees to accept title and manage the Project Site. FCT shall treat such property in accordance with Section 380.508(4)(e), F.S.

#### **X. GENERAL OBLIGATIONS OF THE RECIPIENT AS A CONDITION OF PROJECT FUNDING**

1. The interest acquired by the Recipient in the Project Site shall not serve as security for any debt of the Recipient.

2. If the existence of the Recipient terminates for any reason, title to the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District who agrees to accept title and manage the Project Site.

3. Following the reimbursement of Project Costs, the Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation or outdoor recreation uses, as appropriate. If an amendment to the applicable comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient subsequent to the reimbursement of Project Costs.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

5. The Project Site shall permanently contain one sign, provided by FCT, recognizing FCT's role in the acquisition of the Project Site. The cost of shipping the sign shall be deducted from the FCT Award, as reflected on the grant reconciliation statement. For a Project Site where the FCT Award is divided into more than one closing, the cost of the sign shall be deducted from the grant reconciliation statement containing the first parcel to close. The sign shall be displayed at the Project Site within ninety (90) days of the final disbursement of the FCT award. A photograph of the sign installed at the Project Site shall be provided to FCT within the same ninety (90) day timeframe.

#### **XI. OBLIGATIONS OF THE RECIPIENT RELATING TO THE USE OF BOND PROCEEDS**

1. FCT is authorized by Section 380.510, F.S. to impose conditions for funding on the Recipient in order to ensure that the project complies with the requirements for the use of Florida Forever Bond proceeds including, without limitation, the provisions of the Internal Revenue Code and the regulations promulgated thereunder as the same pertain to tax exempt bonds.

2. The Recipient agrees and acknowledges that the below listed transactions, events, and circumstances, collectively referred to as the "disallowable activities," may be disallowed on the Project Site as they may have negative legal and tax consequences under Florida law and federal

income tax law. The Recipient further agrees and acknowledges that these disallowable activities may be allowed up to a certain extent based on guidelines or tests outlined in the Federal Private Activity regulations of the Internal Revenue Service:

- a. any sale or lease of any interest in the Project Site to a non-governmental person or organization;
- b. the operation of any concession on the Project Site by a non-governmental person or organization;
- c. any sales contract or option to buy or sell things attached to the Project Site to be severed from the Project Site with a non-governmental person or organization;
- d. any use of the Project Site by a non-governmental person other than in such person's capacity as a member of the general public;
- e. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of Bonds from which the disbursement is to be made;
- f. a management contract for the Project Site with a non-governmental person or organization;
- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient; or
- h. any and all activities that violate the Federal Private Activity regulations of the Internal Revenue Service.

3. If the Project Site, after its acquisition by the Recipient and/or the Trustees, is to remain subject to any of the disallowable activities, the Recipient shall provide notice to FCT, as provided for in paragraph V.1., at least sixty (60) calendar days in advance of any such transactions, events or circumstances, and shall provide to FCT such information as FCT reasonably requests in order to evaluate for approval the legal and tax consequences of such disallowable activities.

4. In the event that FCT determines at any time that the Recipient is engaging, or allowing others to engage, in disallowable activities on the Project Site, the Recipient shall immediately cease or cause the cessation of the disallowable activities upon receipt of written notice from FCT. In addition to all other rights and remedies at law or in equity, FCT shall have the right to seek temporary and permanent injunctions against the Recipient for any disallowable activities on the Project Site.

#### DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NONPROFIT ENTITIES OR NON GOVERNMENTAL

DEP 55-215 (03/09)  
DEP Agreement No. S0582, Page 14 of 27  
FCT Project 11-021-FF11, Pre-acquired Acquisition

PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

## XII. RECORDKEEPING; AUDIT REQUIREMENTS

1. The Recipient shall maintain financial procedures and support documents, in accordance with generally accepted accounting principles, to account for the receipt and expenditure of funds under this Agreement. These records shall be available at all reasonable times for inspection, review or audit by state personnel, FCT and other personnel duly authorized by FCT. "Reasonable" shall be construed according to the circumstances, but ordinarily shall mean the normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

2. In addition to the requirements of the preceding paragraph, the Recipient shall comply with the applicable provisions contained in **Attachment A, Special Audit Requirements**, attached hereto and made a part hereof. **Exhibit 1 to Attachment A** summarizes the funding sources supporting the Agreement for purposes of assisting the Recipient in complying with the requirements of **Attachment A**. A revised copy of **Exhibit 1** must be provided to the Recipient for each amendment which authorizes a funding increase or decrease. If the Recipient fails to receive a revised copy of **Exhibit 1**, the Recipient shall notify the Department's Grants Development and Review Manager at 850/245-2361 to request a copy of the updated information.

3. The Recipient is hereby advised that the Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. The Recipient shall consider the type of financial assistance (federal and/or state) identified in **Attachment A, Exhibit 1** when making its determination. For federal financial assistance, the Recipient shall utilize the guidance provided under OMB Circular A-133, Subpart B, for determining whether the relationship represents that of a subrecipient or vendor. For state financial assistance, the Recipient shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs. Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website:

<https://apps.fldfs.com/fsaa>

The Recipient should confer with its chief financial officer, audit director or contact the Department for assistance with questions pertaining to the applicability of these requirements.

4. In addition, the Recipient agrees to complete and submit the **Certification of Applicability to Single Audit Act Reporting, Attachment B**, attached hereto and made a part hereof, within four (4) months following the end of the Recipient's fiscal year. Attachment B should be submitted to the Department's Grants Development and Review Manager at 3900

Commonwealth Boulevard, Mail Station 93, Tallahassee, Florida 32399-3000. The Grants Development and Review Manager is available to answer any questions at (850) 245-2361. .

5. The Recipient is hereby advised that the Florida Single Audit Act (FSAA) requirements may apply to lower tier transactions that may be a result of this Agreement. The Catalog of State Financial Assistance (CSFA) applicable to this Agreement is 52.002 entitled The Florida Forever Act. The Recipient shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs. Vendor Determination" (form number DFS-A2-NS) in determining the applicability of the Florida Single Audit Act to lower tier transactions. Form number DFS-A2-NS can be found under the "Links/Forms" section appearing at the following website:

<https://apps.fldfs.com/fsaa>

The document entitled "FSAA Standard Contract Language" can be found at the website identified above and should be included in subgrants resulting from this Agreement. The Recipient should confer with its chief financial officer, audit director or contact the Department for assistance with questions pertaining to the applicability of these requirements.

### **XIII. DEFAULT; REMEDIES; TERMINATION**

1. If the necessary funds are not available to fund this Agreement as a result of action by the Florida Legislature or the Office of the State Chief Financial Officer, or if any of the events below occur ("Events of Default"), all obligations on the part of FCT to make any further payment of funds hereunder shall, if FCT so elects, terminate and FCT may, at its option, exercise any of its remedies set forth herein, but FCT may make any payments or parts of payments after the happening of any Events of Default without thereby waiving the right to exercise such remedies, and without becoming liable to make any further payment. The following constitute Events of Default:

- a. If any warranty or representation made by the Recipient in this Agreement, any previous agreement with FCT or in any document provided to FCT shall at any time be false or misleading in any respect, or if the Recipient shall fail to keep, observe or perform any of the terms or covenants contained in this Agreement or any previous agreement with FCT and has not cured such in timely fashion, or is unable or unwilling to meet its obligations thereunder;
- b. If any material adverse change shall occur in the financial condition of the Recipient at any time during the term of this Agreement from the financial condition revealed in any reports filed or to be filed with FCT, and the Recipient fails to cure said material adverse change within thirty (30) days from the date written notice is sent to the Recipient by FCT;
- c. If any reports or documents required by this Agreement have not been timely submitted to FCT or have been submitted with incorrect, incomplete or insufficient information; or

DEP 55-215 (03/09)  
DEP Agreement No. S0582, Page 16 of 27  
FCT Project 11-021-FF11, Pre-acquired Acquisition

- d. If the Recipient fails to perform and complete in timely fashion any of its obligations under this Agreement.

2. Upon the happening of an Event of Default, FCT may, at its option, upon thirty (30) calendar days from the date written notice is sent to the Recipient by FCT and upon the Recipient's failure to timely cure, exercise any one or more of the following remedies, either concurrently or consecutively, and the pursuit of any one of the following remedies shall not preclude FCT from pursuing any other remedies contained herein or otherwise provided at law or in equity:

- a. Terminate this Agreement, provided the Recipient is given at least thirty (30) days prior written notice of such termination. The notice shall be effective as of the date of the letter. Notification shall be given as specified in Section V. herein;
- b. Commence an appropriate legal or equitable action to enforce performance of this Agreement;
- c. Withhold or suspend payment of all or any part of the FCT Award;
- d. Exercise any corrective or remedial actions, including, but not limited to, requesting additional information from the Recipient to determine the reasons for or the extent of non-compliance or lack of performance or issuing a written warning to advise that more serious measures may be taken if the situation is not corrected; or
- e. Exercise any other rights or remedies which may be otherwise available under law, including, but not limited to, those described in paragraph IX.3.

3. FCT may terminate this Agreement for cause upon written notice to the Recipient. Cause shall include, but is not limited to: fraud; lack of compliance with applicable rules, laws and regulations; failure to perform in a timely manner; failure to make significant progress toward Project Plan and Management Plan approval; and refusal by the Recipient to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Fla.Stat., as amended. Appraisals, and any other reports relating to value, offers and counteroffers are not available for public disclosure or inspection and are exempt from the provisions of Section 119.07(1), F.S. until a Purchase Agreement is executed by the Owner(s) and Recipient and conditionally accepted by FCT, or if no Purchase Agreement is executed, then as provided for in Sections 125.355(1)(a) and 166.045(1)(a), F.S.

4. FCT may terminate this Agreement when it determines, in its sole discretion, that the continuation of the Agreement would not produce beneficial results commensurate with the further expenditure of funds by providing the Recipient with thirty (30) calendar days prior written notice.

5. The Recipient may request termination of this Agreement before its Expiration Date by a written request fully describing the circumstances that compel the Recipient to terminate the project. A request for termination shall be provided to FCT in a manner described in paragraph V.1.

#### XIV. LEGAL AUTHORIZATION

1. The Recipient certifies with respect to this Agreement that it possesses the legal authority to receive funds to be provided under this Agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this Agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind the Recipient to the terms of this Agreement.

#### XV. STANDARD CONDITIONS

1. This Agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement shall lie in Leon County. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict and shall be severable, but shall not invalidate any other provision of this Agreement.

2. No waiver by FCT of any right or remedy granted hereunder or failure to insist on strict performance by the Recipient shall affect or extend or act as a waiver of any other right or remedy of FCT hereunder, or affect the subsequent exercise of the same right or remedy by FCT for any further or subsequent default by the Recipient. Any power of approval or disapproval granted to FCT under the terms of this Agreement shall survive the terms and life of this Agreement as a whole.

3. The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 *et seq.*), if applicable, which prohibits discrimination by public and private entities on the basis of disability in the areas of employment, public accommodations, transportation, State and local government services, and in telecommunications.

4. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit lease bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

5. No funds or other resources received from FCT in connection with this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

6. The employment of unauthorized aliens by any recipient is considered a violation of Section 274A(e) of the Immigration and Nationality Act. If the Recipient knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Recipient shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Agreement.

7. The Recipient shall comply with all applicable federal, state and local rules and regulations in providing services to the Department under this Agreement. The Recipient acknowledges that this requirement includes, but is not limited to, compliance with all applicable federal, state and local health and safety rules and regulations. The Recipient further agrees to include this provision in all subcontracts issued as a result of this Contract.

8. Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of Section 768.28, Florida Statutes.

9. To the extent required by law, the Recipient will be self-insured against, or will secure and maintain during the life of this Agreement, Workers' Compensation Insurance for all of its employees connected with the work of this project and, in case any work is subcontracted, the Recipient shall require the subcontractor similarly to provide Workers' Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Recipient. Such self-insurance program or insurance coverage shall comply fully with the Florida Workers' Compensation law. In case any class of employees engaged in hazardous work under this Agreement is not protected under Workers' Compensation statutes, the Recipient shall provide, and cause each subcontractor to provide, adequate insurance satisfactory to the Department, for the protection of his employees not otherwise protected.

10. The Recipient, as an independent contractor and not an agent, representative, or employee of the Department, agrees to carry adequate liability and other appropriate forms of insurance. The Department shall have no liability except as specifically provided in this Agreement.

This Agreement embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

ALACHUA COUNTY

FLORIDA COMMUNITIES TRUST

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Clay Smallwood, Director  
Division of State Lands

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form and Legality:

Approved as to Form and Legality:

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Kristen L. Coons, Trust Counsel

List of attachments/exhibits included as part of this Agreement:

<u>Specify</u>	<u>Letter/</u>	
<u>Type</u>	<u>Number</u>	<u>Description (include number of pages)</u>
Attachment A		Special Audit Requirements (5 Pages)
Attachment B		Certification of Applicability to Single Audit Act Reporting (1 Page)

## ATTACHMENT A

### SPECIAL AUDIT REQUIREMENTS

The administration of resources awarded by the Department of Environmental Protection (*which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the contract/agreement*) to the recipient (*which may be referred to as the "Contractor", Grantee" or other name in the contract/agreement*) may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

#### MONITORING

In addition to reviews of audits conducted in accordance with OMB Circular A-133 and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by Department staff, limited scope audits as defined by OMB Circular A-133, as revised, and/or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer or Auditor General.

#### AUDITS

##### PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in OMB Circular A-133, as revised.

1. In the event that the recipient expends \$500,000 or more in Federal awards in its fiscal year, the recipient must have a single or program-specific audit conducted in accordance with the provisions of OMB Circular A-133, as revised. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the Federal awards expended in its fiscal year, the recipient shall consider all sources of Federal awards, including Federal resources received from the Department of Environmental Protection. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by OMB Circular A-133, as revised. An audit of the recipient conducted by the Auditor General in accordance with the provisions of OMB Circular A-133, as revised, will meet the requirements of this part.

2. In connection with the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in Subpart C of OMB Circular A-133, as revised.

3. If the recipient expends less than \$500,000 in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, is not required. In the event that the recipient expends less than \$500,000 in Federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, the cost of the audit must be paid from non-Federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than Federal entities).

4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at <http://12.46.245.173/cfda/cfda.html>.

#### PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2)(m), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$500,000 in any fiscal year of such recipient, the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this Attachment indicates state financial assistance awarded through the Department of Environmental Protection by this Agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(7), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than \$500,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the

recipient expends less than \$500,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).

4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at <http://www.leg.state.fl.us/Welcome/index.cfm>, State of Florida's website at <http://www.myflorida.com/>, Department of Financial Services' Website at <http://www.fldfs.com/> and the Auditor General's Website at <http://www.state.fl.us/audgen>.

### **PART III: OTHER AUDIT REQUIREMENTS**

*(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)*

### **PART IV: REPORT SUBMISSION**

1. Copies of reporting packages for audits conducted in accordance with OMB Circular A-133, as revised, and required by PART I of this Attachment shall be submitted, when required by Section .320 (d), OMB Circular A-133, as revised, by or on behalf of the recipient directly to each of the following:

- A. The Department of Environmental Protection at the following address:

Audit Director  
Florida Department of Environmental Protection  
Office of the Inspector General, MS 40  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

- B. The Federal Audit Clearinghouse designated in OMB Circular A-133, as revised (the number of copies required by Sections .320 (d)(1) and (2), OMB Circular A-133, as revised, should be submitted to the Federal Audit Clearinghouse), at the following address:

Federal Audit Clearinghouse  
Bureau of the Census  
1201 East 10th Street  
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at <http://harcaster.census.gov/fac/>

C. Other Federal agencies and pass-through entities in accordance with Sections .320 (e) and (f), OMB Circular A-133, as revised.

2. Pursuant to Section .320(f), OMB Circular A-133, as revised, the recipient shall submit a copy of the reporting package described in Section .320(c), OMB Circular A-133, as revised, and any management letters issued by the auditor, to the Department of Environmental Protection at the following address:

Audit Director  
Florida Department of Environmental Protection  
Office of the Inspector General, MS 40  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

3. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of Environmental Protection at the following address:

Audit Director  
Florida Department of Environmental Protection  
Office of the Inspector General, MS 40  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

B. The Auditor General's Office at the following address:

State of Florida Auditor General  
Room 401, Claude Pepper Building  
111 West Madison Street  
Tallahassee, Florida 32399-1450

4. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at the following address:

Audit Director  
Florida Department of Environmental Protection  
Office of the Inspector General, MS 40  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

5. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with OMB Circular A-133, Florida Statutes, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

6. Recipients, when submitting financial reporting packages to the Department of Environmental Protection

for audits done in accordance with OMB Circular A-133, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

**PART V: RECORD RETENTION**

The recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of 5 years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of 3 years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

**EXHIBIT – 1**

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

<b>Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:</b>					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category

<b>State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:</b>					
Federal Program Number	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

<b>State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:</b>						
State Program Number	Funding Source	State Fiscal Year	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

<b>Total Award</b>	<b>\$</b>	
--------------------	-----------	--

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [<http://12.46.245.173/cfda/cfda.html>] and/or the Florida Catalog of State Financial Assistance (CSFA) [<https://apps.fldfs.com/fsaa/searchCatalog.aspx>]. The services/purposes for which the funds are to be used are included in the Contract scope of services/work. Any match required by the recipient is clearly indicated in the Contract.

REST OF PAGE INTENTIONALLY LEFT BLANK

**ATTACHMENT B  
CERTIFICATION OF APPLICABILITY  
TO SINGLE AUDIT ACT REPORTING**

<p>Grantee's Name: _____</p> <p>Grantee Fiscal Year Period: FROM: _____ TO: _____</p> <p>Total State Financial Assistance Expended during Grantee's most recently completed Fiscal Year: \$ _____</p> <p>Total Federal Financial Assistance Expended during Grantee's most recently completed Fiscal Year: \$ _____</p>
---

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Position Title

APPENDIX B: TURKEY CREEK HAMMOCK PRESERVE DEED

Prepared by and return to:

Melissa Jay Murphy, Esq.  
Salter, Feiber, Murphy, Hutson, & Menet, P.A.  
3940 NW 16th Blvd., Bldg B  
Gainesville, FL 32605

File Number: 09-0978.4

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made on **December 15, 2009** between **Gainesville Investment Group, L.L.C.**, a Florida limited liability company whose post office address is **142 Muirfield Drive, Ponte Vedra Beach, FL 32082**, grantor, and **Alachua County, a Political Subdivision of the State of Florida** whose post office address is **P. O. Box 1188, Gainesville, FL 32602-1188**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See Exhibit "A"

**Parcel Identification Number:** 05923-002-000; 05923-003-000; 05923-004-000; 05923-005-000; 05923-006-000; 05923-007-000; 05923-008-000; 05923-009-000; Portion of 05923-010-000; Portion of 05923-011-000

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

DoubleTimes

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gainesville Investment Group, LLC, a Florida limited liability company

By: Greene & Rowe Investments, Inc., a Florida corporation

By: Robert R. Rowe  
Robert R. Rowe, President

Melissa Jay Murphy  
Witness Name: MELISSA JAY MURPHY

(Corporate Seal)

Ramesh Burch  
Witness Name: RAMESH BURCH

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 15th day of December, 2009 by Robert R. Rowe, President on behalf of Greene & Rowe Investments, Inc, a Florida corporation, Manager of Gainesville Investment Group, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Melissa Jay Murphy  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**LEGAL DESCRIPTION: (TURKEY CREEK HAMMOCK – BY SURVEYOR)**

A TRACT OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, IN FRACTIONAL SECTION 4, TOWNSHIP 9 SOUTH, RANGE 19 EAST OUTSIDE THE ARREDONDO GRANT, AND WITHIN A PORTION OF THE FERNANDEZ GRANT, ALL LYING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 33, TURKEY CREEK UNIT NO. 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "J", PAGE 58 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S. 01°28'21"W., A DISTANCE OF 90.40 FEET TO THE CENTERLINE OF TURKEY CREEK AND **THE POINT OF BEGINNING:**

THENCE EASTERLY ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING TWELVE (12) COURSES: (1) S. 78°19'17"E., A DISTANCE OF 31.69 FEET; (2) S. 88°54'14"E., A DISTANCE OF 95.12 FEET; (3) S. 39°33'56"E., A DISTANCE OF 43.37 FEET; (4) N. 64°09'50"E., A DISTANCE OF 78.67 FEET; (5) N. 71°13'20"E., A DISTANCE OF 78.25 FEET; (6) S. 73°29'57"E., A DISTANCE OF 55.55 FEET; (7) N.83°42'36"E., A DISTANCE OF 162.18 FEET; (8) S. 13°29'55"E. , A DISTANCE OF 71.30 FEET; (9) S. 64°58'06" E., A DISTANCE OF 39.39 FEET; (10) N. 43°19'13"E., A DISTANCE OF 112.69 FEET; (11) N. 83°30'16"E., A DISTANCE OF 61.50 FEET; (12) S. 76°02'50"E., A DISTANCE OF 264.84 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WESTERLY BOUNDARY LINE OF LOT 26 OF AFOREMENTIONED TURKEY CREEK UNIT NO. 3; THENCE DEPARTING SAID CENTERLINE OF CREEK N. 19°48'00"E., ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 45.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE S. 67°36'00"E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 26, A DISTANCE OF 139.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE N. 37°01'00"E., ALONG THE EAST BOUNDARY LINE OF SAID LOT 26, A DISTANCE OF 75.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TURKEY CREEK DRIVE SOUTH (PRIVATE RIGHT-OF-WAY, WIDTH VARIES); THENCE S. 48°39'11"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.17 FEET TO THE WESTERLY BOUNDARY LINE OF LOT 25 OF SAID UNIT NO. 3; THENCE S. 37°01'00"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 75.00 FEET; THENCE S. 19°51'40"E., CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 123.76 FEET; THENCE S. 78°50'30"E., CONTINUING ALONG THE BOUNDARY OF SAID LOT 25 AND ALONG THE SOUTHERLY BOUNDARY OF LOT 24 OF SAID TURKEY CREEK UNIT NO. 3, A DISTANCE OF 296.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, SAID CORNER LYING ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 30°22'03"W., 131.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 351 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 9°27'44", AN ARC DISTANCE OF 132.12 FEET TO THE END OF SAID CURVE; THENCE S 54°54'06"E., CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG THE NORTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 349 OF SAID PUBLIC RECORDS, A DISTANCE OF 112.41 FEET; THENCE N. 88°08'14"E., CONTINUING ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 823.95 FEET TO THE EASTERLY BOUNDARY LINE OF SAID LANDS; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY BOUNDARY LINE: (1) S. 13°07'12"E., A

DISTANCE OF 185.87 FEET; (2) S. 01°44'09"E., A DISTANCE OF 91.44 FEET; (3) S. 88°19'11"W., A DISTANCE OF 271.04 FEET; (4) S. 07°42'22"E., A DISTANCE OF 1225.60 FEET; (5) S. 89°10'09"W., A DISTANCE OF 600.60 FEET; THENCE S.07°48'50"E., CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AND ALONG THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 340 OF SAID PUBLIC RECORDS, A DISTANCE OF 1321.55 FEET; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE, 340 THE FOLLOWING TWO (2) COURSES: (1) N. 89°10'09"E, A DISTANCE OF 27.00 FEET; (2) S. 00°56'03"E., A DISTANCE OF 778.40 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY BOUNDARY LINES OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 340, OFFICIAL RECORD BOOK 2890, PAGE 341, OFFICIAL RECORD BOOK 2890, PAGE 343, AND OFFICIAL RECORD BOOK 2890, PAGE 344 OF SAID PUBLIC RECORDS: (1) N.89°57'53"W., A DISTANCE OF 153.00 FEET; (2) S. 89°29'30"W., A DISTANCE OF 1940.19 FEET; (3) S. 89°53'30"W., A DISTANCE OF 240.23 FEET; (4) S. 89°34'31"W., A DISTANCE OF 1935.46 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 344; THENCE N. 00°28'35"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 232.07 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5729.58 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 07°01'25"E., 1495.72 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 1500.00 FEET TO THE END OF SAID CURVE; THENCE N. 14°31'27"E., ALONG SAID WESTERLY BOUNDARY LINE, AND ALONG THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 345 OF SAID PUBLIC RECORDS, A DISTANCE OF 657.85 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4583.66 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 05°50'03"E., 1385.08 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID WESTERLY BOUNDARY LINE, AND ALONG THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2890, PAGE 353 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 17°22'48", AN ARC DISTANCE OF 1390.39 FEET TO THE END OF SAID CURVE; THENCE N. 02°42'26"W., ALONG THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 2890, PAGE 353, A DISTANCE OF 228.59 FEET TO A POINT 15.30 FEET SOUTH OF THE SOUTHWEST CORNER OF TURKEY CREEK UNIT NO. 12, AS RECORDED IN PLAT BOOK "L", PAGE 28, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 87°09'39"E., PARALLEL WITH THE SOUTH BOUNDARY OF SAID TURKEY CREEK UNIT NO. 12, A DISTANCE OF 120.04 FEET; THENCE N. 02°50'21"W., A DISTANCE OF 15.30 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 4 OF SAID TURKEY CREEK UNIT NO.12; THENCE N. 87°09'39"E., ALONG THE SOUTH BOUNDARY LINE OF SAID TURKEY CREEK UNIT NO. 12, AND ALONG THE SOUTHERLY BOUNDARY LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2865, PAGE 724 OF SAID PUBLIC RECORDS, A DISTANCE OF 199.29 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N. 84°23'46"E., A DISTANCE OF 182.00 FEET; THENCE N. 26°31'30" E., A DISTANCE OF 246.00 FEET TO A BOUNDARY CORNER LYING ON THE SOUTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3621, PAGE 593 OF SAID PUBLIC RECORDS; THENCE N. 51°30'00"E., ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 74.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEER RUN SOUTH

(A 60 FOOT PRIVATE RIGHT-OF-WAY), SAID POINT LYING ON THE NORTHERLY LINE OF AFOREMENTIONED LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2890, PAGE 353, AND BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 125.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 85°17'38"E, 95.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY BOUNDARY LINE THROUGH A CENTRAL ANGLE OF 45°00'59", AN ARC DISTANCE OF 98.21 FEET AND TO THE END OF SAID CURVE; THENCE N. 62°47'08"E., CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID NORTHERLY BOUNDARY LINE , A DISTANCE OF 79.91 FEET; THENCE S. 28°22'09"E., DEPARTING SAID RIGHT OF WAY LINE, CONTINUING ALONG SAID NORTHERLY LINE, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 209.79 FEET; THENCE N. 62°18'57"E., A DISTANCE OF 68.94 FEET; THENCE N. 10°07'49"W., A DISTANCE OF 75.06 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2890, PAGE 353; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY BOUNDARY LINE: (1) N. 64°57'36"E., A DISTANCE OF 188.99 FEET; (2) S. 21°42'35"E., A DISTANCE OF 35.38 FEET; (3) N. 70°13'33"E., A DISTANCE OF 74.17 FEET TO THE AFOREMENTIONED CENTERLINE OF TURKEY CREEK; THENCE EASTERLY ALONG SAID CENTERLINE OF CREEK THE FOLLOWING FOURTEEN (14) COURSES: (1) S 26°45'26"E., A DISTANCE OF 59.35 FEET; (2) S. 64° 01'26"E, A DISTANCE OF 52.56 FEET; (3) S. 22°02'46"E, A DISTANCE OF 32.54 FEET; (4) S. 54°26'34"E. , A DISTANCE OF 58.14 FEET; (5) S. 75°35'24"E. , A DISTANCE OF 29.59 FEET; (6) N. 76°37'55"E., A DISTANCE OF 67.04 FEET; (7) S. 72°59'14"E, A DISTANCE OF 109.08 FEET; (8) THENCE N. 77°52'35"E., A DISTANCE OF 54.06 FEET; (9) THENCE N. 47°20'44"E., A DISTANCE OF 65.25 FEET; (10) THENCE S. 83°31'28"E., A DISTANCE OF 61.85 FEET; (11) S. 05°49'59"E., A DISTANCE OF 88.60 FEET; (12) S. 31°33'33"E., A DISTANCE OF 96.20 FEET; (13) N. 62°39'36"E., A DISTANCE OF 55.07 FEET; (14) S. 78°19'17"E., A DISTANCE OF 67.60 FEET TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 376.584 ACRES, MORE OR LESS.

APPENDIX C: POWERLINE EASEMENT

1603  
1/6/2012

EASEMENT

THIS EASEMENT, made this 6th day of March, 1980, by  
BAKIA COUNTRY, INC., a corporation, and TURKEY CREEK, INC., a corporation,  
parties of the first part, and CITY OF ALACHUA, a municipal corporation,  
party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration  
of the sum of One Dollar (\$1.00) to them in hand paid by the party of the  
second part, receipt of which is hereby acknowledged, have given and granted  
and by these presents do give and grant unto the party of the second part,  
its successors and assigns, a perpetual easement for the purpose of con-  
structing, repairing, and maintaining electrical distribution lines under  
and upon the following described property in Alachua County, Florida, to-  
wit:

(SEE EXHIBIT "A" ATTACHED HERETO)



The parties also recognize that the exact underground  
location of the electrical distribution line now con-  
templated to be temporarily installed as an overhead  
line within the parties of the first part's new develop-  
ment will be determined solely by the parties of the  
first part and only after it decides how it will develop  
the property (location of roads, easements, etc.). Here-  
fore, both parties agree that when parties of the first  
part decide where the permanent easement will be for the  
underground distribution line now contemplated to be  
temporarily installed as an overhead line, that upon  
sixty (60) days written notice, party of the second part  
shall relocate the temporary overhead lines to a perma-  
nent underground location designated solely by parties  
of the first part and at no charge to parties of the  
first part. Parties of the first part will thereafter  
execute a new easement replacing and cancelling the  
easement herein granted, and party of the second part  
will remove all poles and equipment and restore the  
temporary easement area to its original condition.

TO HAVE AND TO HOLD the same unto the said party of the second part,  
its successors and assigns, forever.

*Reliance*  
This instrument was prepared by  
Allison E. Folds  
Anderson & Folds  
527 East Univ. Ave.  
Gainesville, Florida 32601

575232

D.E. 1269 PAGE 300

FILED  
1980 MAR 26 AM 11:18  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLA.

158  
1603 for  
1/6/2012

EASEMENT

THIS EASEMENT, made this 6th day of MARCH, 1980, by  
BAXIA COUNTRY, INC., a corporation, and TURKEY CREEK, INC., a corporation,  
parties of the first part, and CITY OF ALACHUA, a municipal corporation,  
party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration  
of the sum of One Dollar (\$1.00) to them in hand paid by the party of the  
second part, receipt of which is hereby acknowledged, have given and granted  
and by these presents do give and grant unto the party of the second part,  
its successors and assigns, a perpetual easement for the purpose of con-  
structing, repairing, and maintaining electrical distribution lines under  
and upon the following described property in Alachua County, Florida to-  
wit:

(SEE EXHIBIT "A" ATTACHED HERETO)



The parties also recognize that the exact underground  
location of the electrical distribution line now con-  
templated to be temporarily installed as an overhead  
line within the parties of the first part's new devel-  
opment will be determined solely by the parties of the  
first part and only after it decides how it will develop  
the property (location of roads, easements, etc.). There-  
fore, both parties agree that when parties of the first  
part decide where the permanent easement will be for the  
underground distribution line now contemplated to be  
temporarily installed as an overhead line, that upon  
sixty (60) days written notice, party of the second part  
shall relocate the temporary overhead lines to a perma-  
nent underground location designated solely by parties  
of the first part and at no charge to parties of the  
first part. Parties of the first part will thereafter  
execute a new easement replacing and cancelling the  
easement herein granted, and party of the second part  
will remove all poles and equipment and restore the  
temporary easement area to its original condition.

TO HAVE AND TO HOLD the same unto the said party of the second part,  
its successors and assigns, forever.

*Redline*  
This instrument was prepared by  
Allison E. Folds  
Anderson & Folds  
527 East Unkr. Ave.  
Gainesville, Florida 32601

505232

D.E. 1269 PAGE 300

FILED  
1980 MAR 26 AM 11:18  
CLERK CIRCUIT COURT  
ALACHUA COUNTY, FLA.

THE ATLANTIC FIRST NATIONAL BANK OF GAINESVILLE, the holder of that certain Mortgage recorded in Official Records Book 985, page 277, of the Public Records of Alachua County, Florida, as modified by that certain Agreement Modifying Mortgage recorded in Official Records Book 1202, page 76, of the Public Records of Alachua County, Florida, in order to induce the City of Alachua to construct electrical distribution lines upon the property subject to the Easement hereinbefore set forth, does, for full and adequate consideration, hereby subordinate that certain Mortgage and Agreement Modifying Mortgage hereinabove referred to, to the said Easement hereinbefore set forth.

Signed, sealed and delivered  
in our presence as witnesses:

Kathleen A. Pette  
Abigail A. Steele

THE ATLANTIC FIRST NATIONAL BANK OF  
GAINESVILLE

BY Alan D. Hetzel  
Its President

ATTEST: Alan D. Hetzel  
by Vice President  
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Alan D. Hetzel and Frank W. Foegler, well known to me to be the President and Vice President respectively of The Atlantic First National Bank of Gainesville, and that they severally acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid  
day of March, A.D., 1980.



Abigail A. Steele  
NOTARY PUBLIC

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MID-FLORIDA, the holder of those certain Mortgages recorded in Official Records Book 1026, page 286, and Official Records Book 1026, page 294, of the Public Records of Alachua County, Florida, as modified by that certain Mortgage Modification Agreement recorded in Official Records Book 1118, page 874, of the Public Records of Alachua County, Florida, and as modified by that certain Subordination Agreement recorded in Official Records Book 1202, page 82, of the Public Records of Alachua County, Florida, in order to induce the City of Alachua to construct electrical distribution lines upon the property subject to the Easement hereinbefore set forth, does, for full and adequate consideration, hereby subordinate those certain Mortgages and Mortgage Modification Agreement and Subordination Agreement hereinabove referred to, to the said Easement hereinbefore set forth.

Signed, sealed and delivered in our presence as witnesses:  
Ann C. Wynne  
Mildred B. Ward

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MID-FLORIDA  
 BY James D. Sheppard  
 ATTEST: James P. Gilreath  
 (Corporate Seal)



STATE OF FLORIDA  
 COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James D. Sheppard and James R. Gilreath, well known to me to be the Senior V. P. and Vice President, respectively of First Federal Savings and Loan Association of Mid-Florida, and that they severally acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 6<sup>th</sup> day of March, A.D., 1980.

Mildred B. Ward  
 NOTARY PUBLIC

My Commission Expires: June 30, 1980



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MID-FLORIDA, the holder of those certain Mortgages recorded in Official Records Book 1026, page 286, and Official Records Book 1026, page 294, of the Public Records of Alachua County, Florida, as modified by that certain Mortgage Modification Agreement recorded in Official Records Book 1118, page 874, of the Public Records of Alachua County, Florida, and as modified by that certain Subordination Agreement recorded in Official Records Book 1202, page 82, of the Public Records of Alachua County, Florida, in order to induce the City of Alachua to construct electrical distribution lines upon the property subject to the Easement hereinbefore set forth, does, for full and adequate consideration, hereby subordinate those certain Mortgages and Mortgage Modification Agreement and Subordination Agreement hereinabove referred to, to the said Easement hereinbefore set forth.

Signed, sealed and delivered in our presence as witnesses:

Ann C. Wynne  
Mildred B. Ward

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MID-FLORIDA

BY James D. Sheppard

ATTEST: James P. Gilreath

(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James D. Sheppard and James R. Gilreath, well known to me to be the Senior V. P. and Vice President, respectively of First Federal Savings and Loan Association of Mid-Florida, and that they severally acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 6<sup>th</sup> day of March, A.D., 1980.

Mildred B. Ward  
NOTARY PUBLIC

My Commission Expires: June 30, 1980



APPENDIX D: DRAINAGE EASEMENTS

FILED

1975 JAN 29 AM 11:11

CLERK CIRCUIT COURT  
ALACHUA COUNTY, FLA.

PARCEL NO. 2

COUNTY ROAD NW-31 (Turkey Creek)

ALACHUA COUNTY, FLORIDA

Easement

THIS EASEMENT, made this ..... day of .....  
A.D. 19 75., by ..... BEVERLY HILLS PLANTATION, INC.....

.....  
as party of the first part, and ALACHUA COUNTY, a political subdivision of the state of Florida, as party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and other valuable considerations, paid each to the other, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the party of the second part, its successors and assigns, a perpetual easement over and across the following-described property in Alachua County, Florida, to-wit:

That part of the North Half of Government Lot 7 of Section 33, Township 8 South, Range 19 East, Alachua County, Florida, that lies within 50 feet either side of the following-described centerline:

Commence at the Southwest Corner of Government Lot 4, Section 34, Township 8 South, Range 19 East, thence run North 9°34'4" West 115.27 feet, thence North 89°35'56" East 331.24 feet, thence South 2°57'34" East 709.69 feet to the Point of Beginning, thence South 84°52'0" West 418.85 feet, thence North 31°10'4" West 561.58 feet, thence North 54°42'4" West 225.99 feet, thence North 22°56'4" West 197.43 feet, thence North 15°28'4" West 107.97 feet, thence North 31°24'4" West 161.07 feet to the end of said centerline.

THIS IS A CORRECTIVE INSTRUMENT correcting that certain Easement as recorded in Official Records Book 672, Page 379 of the Public Records of Alachua County, Florida

297981

1975 JAN 29 8:17

for the purpose of constructing, repairing and maintaining a drainage system over, across and beneath the surface of said land.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed the day and year aforesaid.

BEVERLY HILLS PLANTATION, INC.

(CORPORATE SEAL)



By: Ralph W. Cellon, Jr.  
President

Attest: Jean M. Cellon  
Secretary

STATE OF FLORIDA )  
COUNTY OF ALACHUA )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 1975, by Ralph W. Cellon, Jr., President - Jean M. Cellon, Secretary  
of BEVERLY HILLS PLANTATION, INC.  
a Florida corporation, on behalf of the corporation.

[Signature]  
Notary Public, State of Florida at Large.  
My Commission expires: \_\_\_\_\_

(SEAL)



838 525 838

9/10/70

*Return to R.J. Miller*

PARCEL NO. 2  
COUNTY ROAD Turkey Creek (NW-31)  
ALACHUA COUNTY, FLORIDA

**Easement**

THIS EASEMENT, made this 20<sup>th</sup> day of October, A. D. 1970  
by BEVERLY HILLS PLANTATION, INC.

as part 10 of the first part, and the COUNTY OF ALACHUA, A Political Subdivision of the State of Florida, for the use and benefit of the Alachua County Road Department, as party of the second part.

**WITNESSETH:**

That the said part 10 of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, to them in hand paid by the party of the second part, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the party of the second part, its successors and assigns, a perpetual easement over and across the following described property in Alachua County, Florida, to-wit:

That part of the  $\frac{N}{2}$  of Government Lot 7 of Section 33, T8S, R19E, Alachua County, Florida, that lies within 50 feet of either side of the following described centerline:

Commence at the NW corner of Government Lot 4, Section 34, T8S, R19E, thence  
v. N 9 degrees 34' 4" West 115.27 feet, thence N 89 degrees 35' 56" East  
1.24 feet, thence South 2 degrees 57' 34" East 709.69 feet to the P.O.B.,  
thence South 84 degrees 52' 0" West 418.85 feet, thence N 81 degrees 10'  
4" West 561.58 feet, thence N 54 degrees 42' 4" West 225.99 feet, thence N  
22 degrees 56' 4" West 197.43 feet, thence N 15 degrees 28' 4" West 107.97  
ft., thence N 31 degrees 24' 4" West 161.07 feet to the end of said centerline.

*ORB 672 P5 379*

Wayne M. Carlisle  
Alachua County Attorney

ACRD NO. 2.1  
COUNTY ROAD NO. Turkey Creek (NW-31)  
ALACHUA COUNTY

Corporation

**SUBORDINATION OF ENCUMBRANCE TO PROPERTY  
RIGHTS TO COUNTY OF ALACHUA**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by the COUNTY OF ALACHUA, by and through its component agency, The Alachua County Road Department, to locate, construct, maintain and/or improve a portion of County Road NW-31, in Alachua County, Florida, in accordance with survey on file in the office of the Alachua County Road Department; and,

WHEREAS, A portion of the lands involved and necessary to said section of road is subject to Mortgage held by the undersigned; and,

WHEREAS, On behalf of the County of Alachua a request has been made for the undersigned to subordinate said encumbrance to the property rights of the County of Alachua in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and one dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance to the property rights of the County of Alachua, to locate, construct, maintain and/or improve said section of road over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Alachua County, Florida, to-wit:

That part of the N½ of Government Lot 7 of Section 33, T8S, R19E, Alachua County, Florida, that lies within 50 feet of either side of the following described centerline:

Commence at the NW corner of Government Lot 4, Section 34, T8S, R19E, thence run N 9 degrees 34' 4" West 115.27 feet, thence N 89 degrees 35' 56" East 311.24 feet, thence S 2 degrees 57' 34" East 709.69 feet to the P.O.B., thence South 84 degrees 52' 0" West 418.85 feet, thence N 81 degrees 10' 4" East 561.58 feet, thence N 54 degrees 42' 4" West 225.99 ft., thence N 22 degrees 56' 4" West 197.43 feet, thence N 15 degrees 28' 4" West 107.97 ft., thence N 31 degrees 24' 4" West 161.07 feet to the end of said centerline.



FILED  
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CLERK CIRCUIT COURT  
ALACHUA COUNTY, FLA.

Wayne M. Carlisle  
Alachua County Attorney  
P. O. Drawer 0  
Gainesville, Florida 32601



## PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Alachua County Board of County Commissioners</u>	
Address: <u>12 SE 1st Street</u> <u>Gainesville, FL 32601</u>	Phone: <u>352-264-6900</u>
Agent Name: <u>Holly Banner, Planner, Alachua County Growth Management</u>	
Address: <u>10 SW 2nd Avenue</u> <u>Gainesville, FL 32601</u>	Phone: <u>352-374-5249</u>
Parcel No.: <u>05923 - 002, 003, 004, 005, 006, 007, 008, 009, 010-001 + 011-001</u>	
Acreage: <u>376.58</u>	S: <u>33, 04</u>   T: <u>08, 09</u>   R: <u>19</u>
Requested Action: <u>① Amend Comprehensive Plan Future Land Use Map to designate parcels as Conservation; ② Rezone parcels to Conservation Zoning Designation; ③ Amend Turkey Creek DRI Master Development Plan to show parcels as Conservation</u>	

**I hereby certify that:**

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *Richard Drummond*  
Printed name: Richard A. Drummond  
Date: 1/7/2013

The foregoing affidavit is acknowledged before me this 7th day of January, 2013 by Richard Drummond, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

*Patricia A. McAllister*  
Signature of Notary Public, State of Florida

