

**VOLUSIA FOREVER ADVISORY COMMITTEE
AGENDA**

April 19, 2021, 11:00 a.m.

Thomas C. Kelly Administration Building, Council Chambers
123 West Indiana Avenue
DeLand, FL 32720

MEMBERS

Mary Anne Connors, Chair	Jessica Gow
Wanda Van Dam, Vice-Chair	Derek LaMontagne
Steve Crump	Derrick Orberg
Gerald Fieser	Suzanne Scheiber
John Gamble	

- I. MEETING CALLED TO ORDER – Mary Anne Connors, Chair**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES – none**
- IV. DISCUSSION TOPICS –**
 - A. St. Johns Water River Management District partnership request**
Presented by Staff and St. Johns River Water Management District
- V. ADJOURNMENT**

VOLUSIA FOREVER PROGRAM
PROJECT RANKING REPORT

DATE: April 1, 2021

SITE NAME: Russell Property

OWNER NAME: Jeffery Russell

PARCEL ID: 8235-00-00-0010 – Russell

SIZE: 422 +/- acres

SITE DESCRIPTION/LOCATION

Land Management, Environmental Management (EMD), and St. Johns Water Management District Staff conducted a site visit on February 25, 2021 of the subject properties. The subject property is just north of Maytown Road in Osteen. It is directly east of Palm Bluff Conservation Area that is managed by the District. The District has requested Volusia Forever's help funding the purchase of a Conservation Easement granted to the District and County of Volusia.

The future land uses assigned to these parcels are Environmental Systems Corridor (ESC) and Forestry Resource (FR), with Natural Resource Management Area (NRMA) and Environmental Core (ECO) overlays. The ESC represents important ecological corridors consisting of environmentally sensitive and ecologically significant lands. The intention of the ESC is to provide protected, natural pathways that connect to other protected areas such as parks, conservation lands, and water bodies. The future land use of FR represents land that is primarily suited for silviculture (the cultivation and harvesting of timber for commercial purposes); however, other limited agricultural activities may be appropriate. NRMA contains expanses of relatively uninterrupted lands that need to be managed as a system. It is the intent of the NRMA that development does not adversely impact the quality and quantity of existing resources. ECO is "an area of interconnected natural systems of environmentally sensitive lands, including public and private conservation areas and lands linking these areas (including but not limited to agricultural/rural lands, scenic vistas, habitat buffers, and other open space connections) where possible to achieve wildlife and habitat connectivity . . . represents land areas that should receive the greatest degree of protection, and suffer the least impacts from development."

The zoning classifications of Resource Corridor (RC) and Forestry Resource (FR) are assigned to this property. The purpose and intent of the RC classification is to provide protected, natural corridors consisting of environmentally sensitive and ecologically significant lands which connect to other protected areas such as parks and water bodies. The corridor shall provide a contiguous hydroecological pathway, where the wetlands and uplands are integrated and conducive to the maintenance and perpetuation of the system. The purpose and intent of the FR Forestry Resource Classification is to preserve land that is suited for multiple-use resource management. It is further intended that this classification will permit limited agricultural activities. In addition, all agricultural uses should be encouraged to utilize natural resource conservation service (formerly the soil conservation service) best

management techniques and other agricultural best management practices.

HABITAT DESCRIPTION

There are several habitats types throughout this property. The most dominant are Pine Flatwoods, Temperate Hammock, Cypress/Pine/Cabbage Palm wetland and Bottomland Swamp. Lake Ashby Canal runs along the northeast property line.

The flatwoods of the property is typical of flatwoods in this area of Volusia County. The canopy is comprised of a slash pine with an understory of palmetto and gallberry. The abundance of shrubs and understory trees in the flatwoods indicate that fire has not been part of the management on this property. Routine and frequent fires minimize shrubs, and encourage the growth of grasses and herbaceous plants. As the pine flatwoods transition towards the bottomland swamp mixed pine/cypress and cabbage palms can be found in areas that intermittently hold water throughout the year.

The bottomland swamp is found on the northeast corner of the property and encompasses Lake Ashby Canal. Cypress and blackgum dominate the floodplain swamp. Minor amounts of red maple, sweetgum and wax myrtle are also present in this area. Groundcover is sparse, but includes lizard's tail and royal fern.

Protected species which may occur on this site are eastern indigo snake, Florida pine snake, sand hill crane, gopher tortoise, and the American alligator.

CONNECTIVITY TO OTHER CONSERVATION LANDS

This property is within the boundaries of the Volusia Conservation Corridor. It abuts the east side of the District managed Palm Bluff Conservation Area.

HISTORICAL/ARCHAEOLOGICAL SIGNIFICANCE

Historic Buildings & Structures: There are no significant historic buildings or structures on the property.

Archaeological Sites: There are no documented archaeological sites on the property.

Archaeological Sensitivity: No formal comprehensive archaeological survey of this property has been conducted; low probability location.

MANAGEMENT ISSUES

Ownership and management of this site will remain with the current owner as this proposal is for a conservation easement. Therefore, no County management is anticipated.

ECONOMIC/ACQUISITION ISSUES

The 2020 Just Value assigned by the Volusia County Property Appraiser for this property is \$894,200 or approximately \$2,119/acre. These figures are for comparative purposes between nominated properties

and are not necessarily an accurate reflection of the true cost of the property, if acquired by the Volusia Forever Program.

POTENTIAL MATCHING FUNDS SOURCE

The District contacted Volusia County as a potential partner in purchasing this parcel. The District is taking the lead on the acquisition and is in the process of negotiating a Purchase and Sale Option Agreement, with a purchase price tentatively at 90% of fair market value (estimated at \$600,000). If the option agreement is accepted by the sellers, the District will proceed to conduct due diligence including appraisal(s), title commitment and environmental assessment. The District process takes between 70 and 160 working days to complete.

If Volusia Forever partners in the acquisition, the county would be a grantee on the conservation easement.

VOLUSIA FOREVER CRITERIA

Per Resolution 2009-91, each property application proposing less than fee-simple acquisition should meet a minimum of 5 of the 18 Primary Site Ranking criteria. This property meets thirteen (13) of those criteria. The ranking results are as follows:

Primary Criteria: Proximity and Connectivity (1 of 2)

1. Is the property functionally adjacent to existing conservation land (conservation easement or public ownership) or a Volusia Forever eligible property? **YES**
2. Will the acquisition maintain the ecological link or habitat corridor between two or more otherwise unconnected existing conservation lands (conservation easement or public ownership)? **NO**

Primary Criteria: Furtherance of Acquisition Efforts (2 of 2)

1. Will the acquisition further a project begun under previous or existing governmental land acquisition programs? **YES**
2. Based upon preliminary assessment (i.e. partnership experience, property size, location and features), is there a reasonable expectation of matching funds from other sources to assist in the acquisition? **YES**

Primary Criteria: Water Resources (2 of 4)

1. Does the property serve an important groundwater recharge function? **YES**
2. Does the property contain, or have frontage upon, a waterbody, wetlands or waterway? **YES**

3. The property contains springs and/or other unique geological features? **NO**
4. Does the property have the potential for water resource (potable water)? **NO**

Primary Criteria: Environmentally Sensitive Lands (1 of 3)

1. Is there the potential that acquisition of the property will protect or maintain populations of Federal or State Listed species (including, but no limited to, endangered, threatened or species of special concern) which may typically be expected to occur on the property? **YES**
2. Does the property contain viable acreage of one or more scarce, unique or other significant upland communities? **NO**
3. Will this acquisition protect fragile coastal resources? **NO**

Primary Criteria: Provide Resource Based Recreation Lands (1 of 1)

1. Does the property offer the potential for the establishment or enhancement of resource based public use opportunities, including Greenways, Blueways and trails? **YES**

Primary Criteria: Management Criteria (6 of 6)

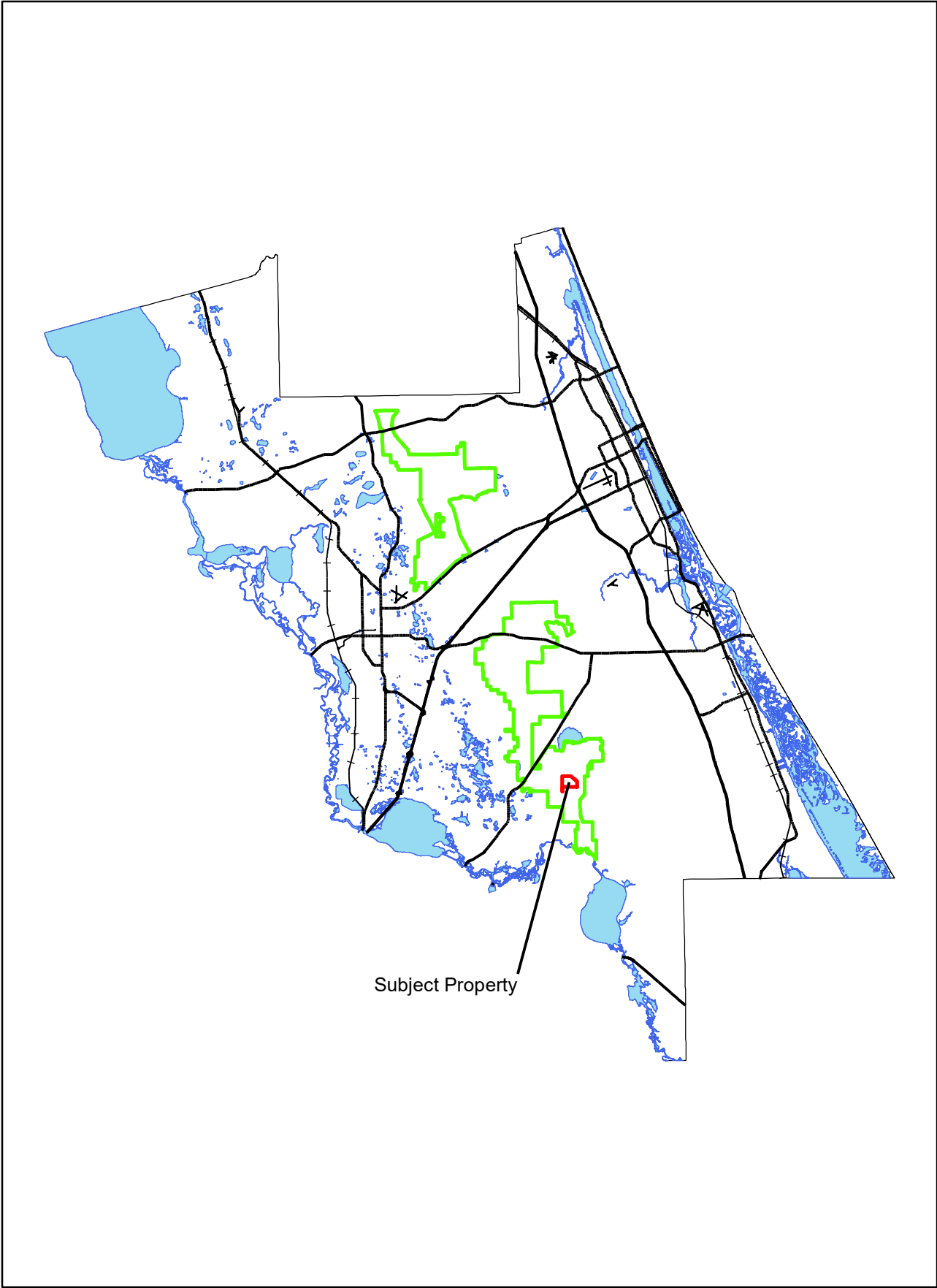
1. Is the size and location of the property appropriate for cost effective management? **YES**
2. Does the property have a limited amount of exotic/invasive species? **YES**
3. Is the pattern of existing and potential future land use of the area adjacent to the property compatible with typical land management practices? **YES**
4. Is there appropriate access to the property? **YES**
5. Is the percentage of water bodies or wetlands requiring restoration minimal? **YES**
6. Is the percentage of uplands requiring restoration minimal? **YES**


Enhancement Criteria (1 of 3)

1. Does the property likely contain significant historical, archeological, and/or cultural resources? **NO**
2. The property has the potential for providing opportunities for education and/or scientific research? **NO**
3. Does the acquisition of the property substantially further the conservation goal and management objectives of the Volusia Forever program? **YES**

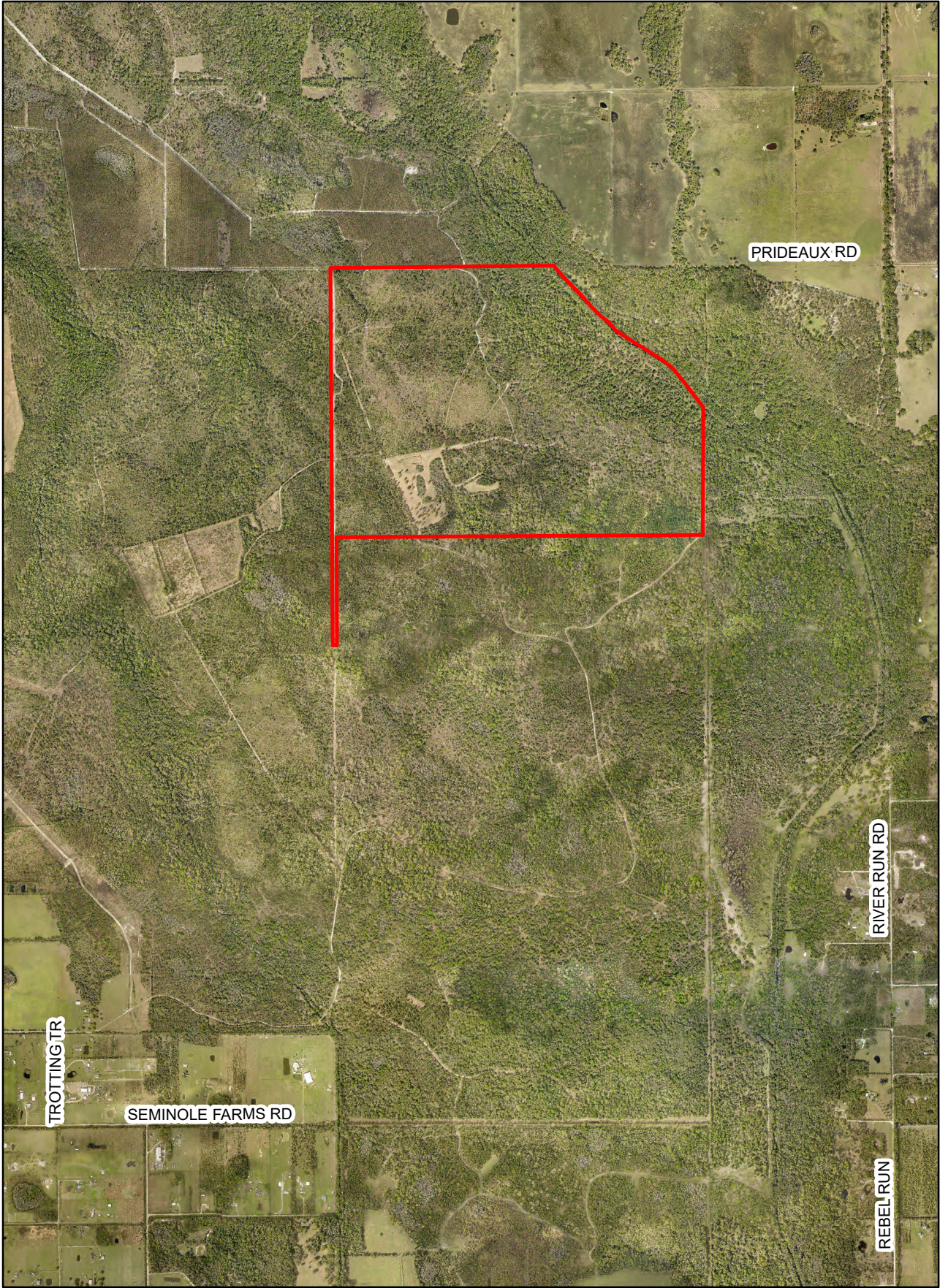
The property meets the criteria for acquisition. In addition, prior Volusia Forever Advisory Committees and the County Council have listed all properties within the Volusia Conservation Corridor as Group A properties, which will receive the highest priority for acquisition.

Parcels 823500000010



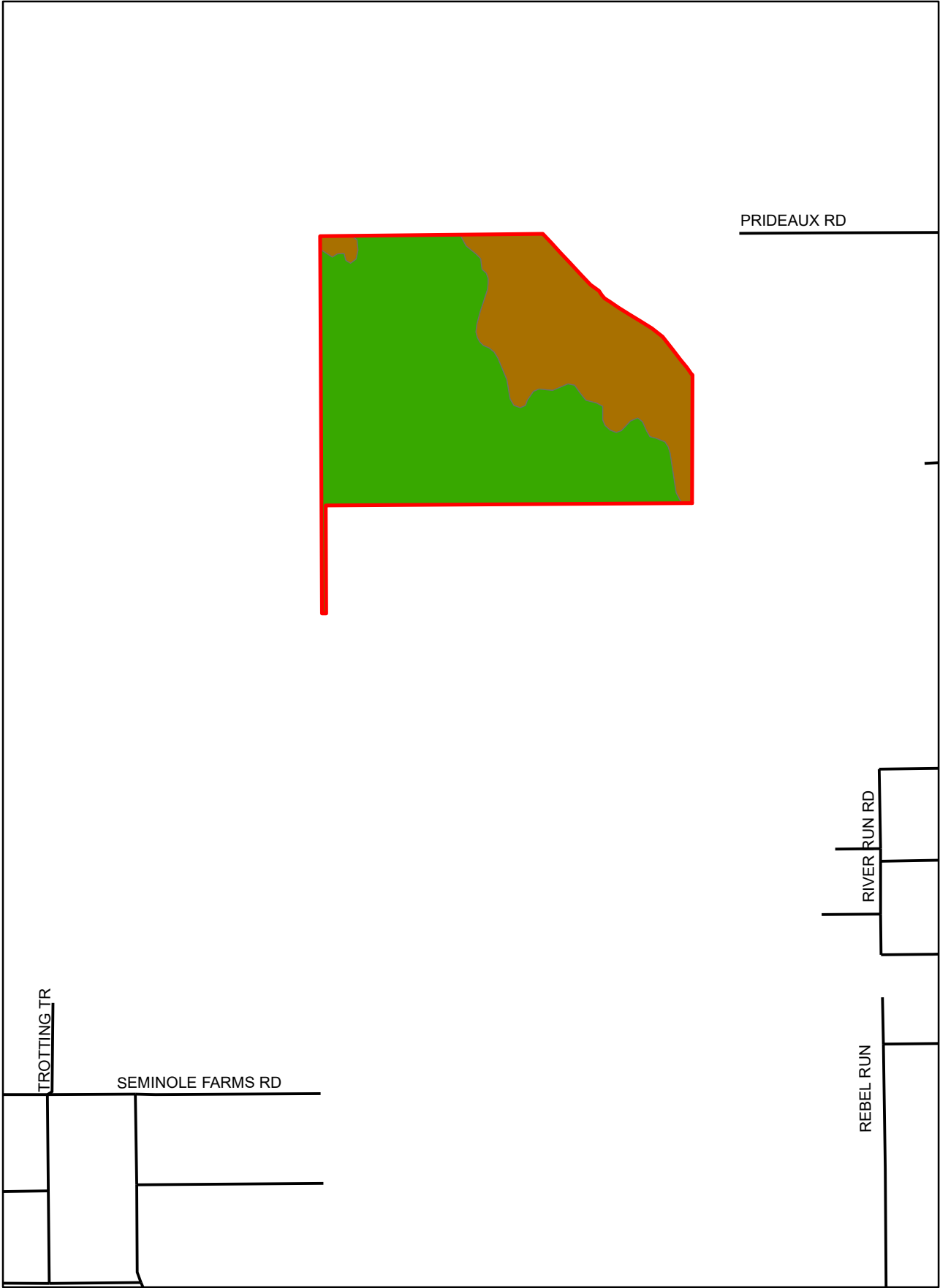
 Volusia Conservation Corridor

Parcel 823500000010





2018 Aerial Photo

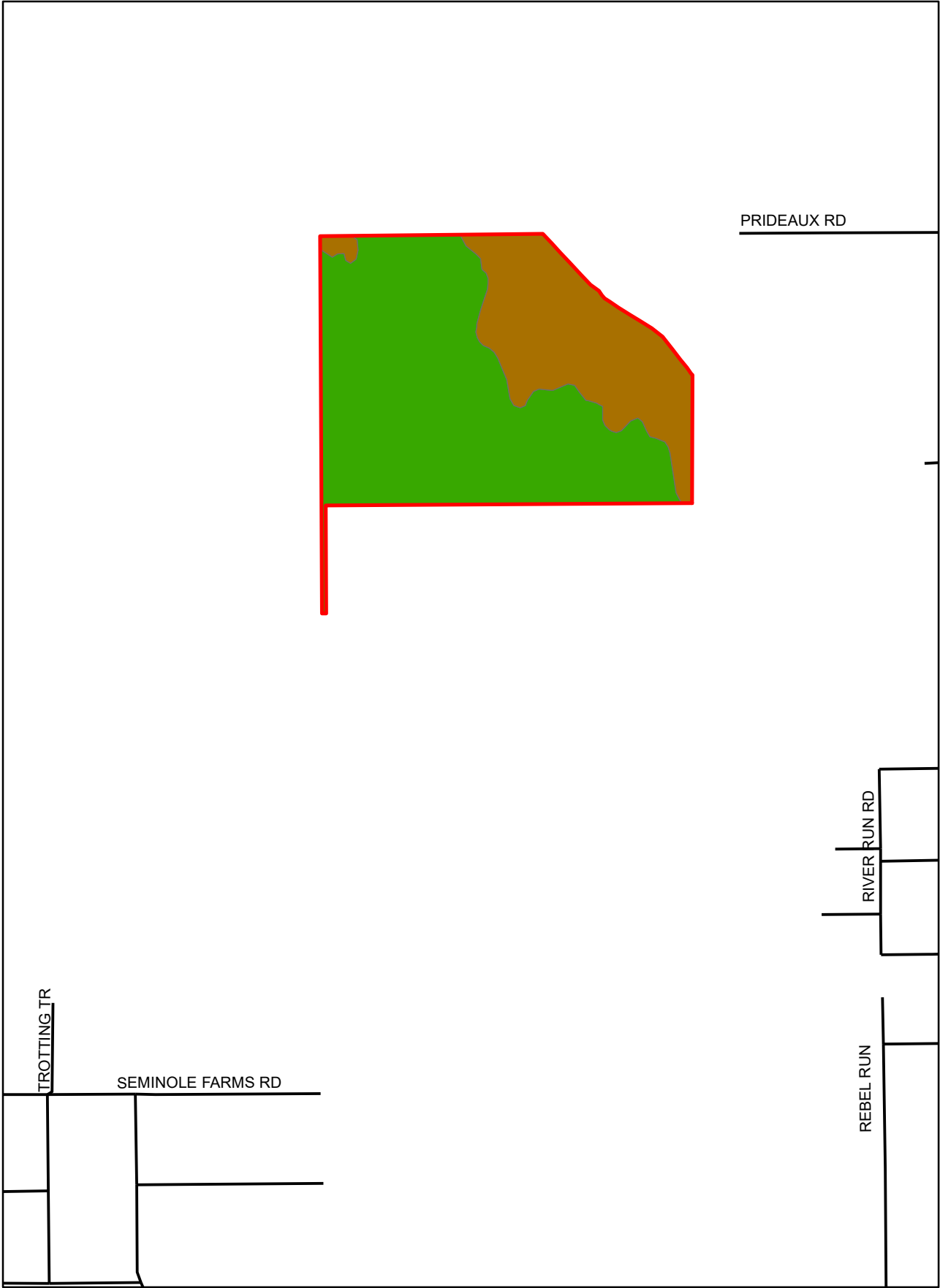
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Future Land Use

-  Environmental Systems Corridor
-  Forestry Resource

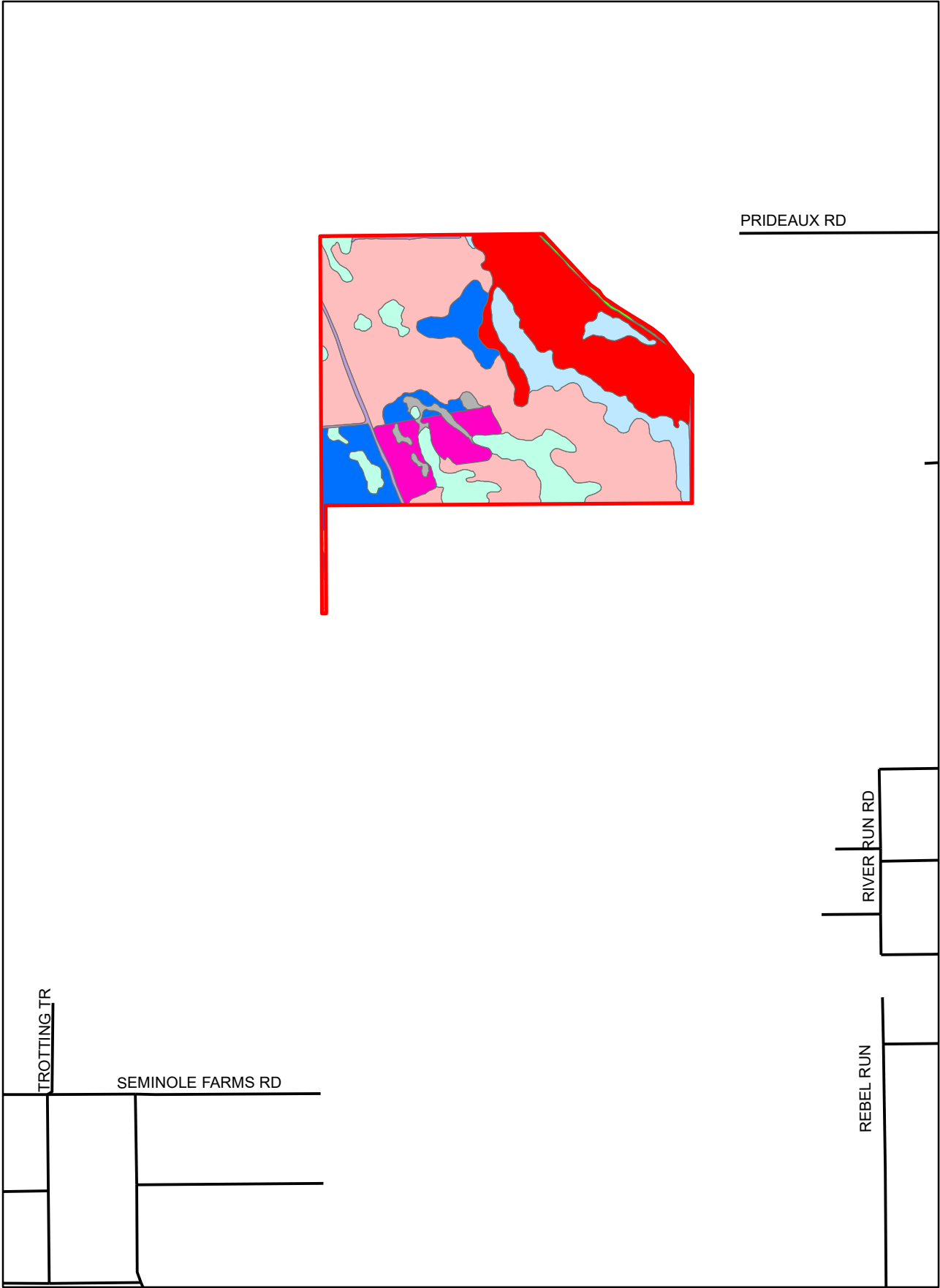
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Zoning

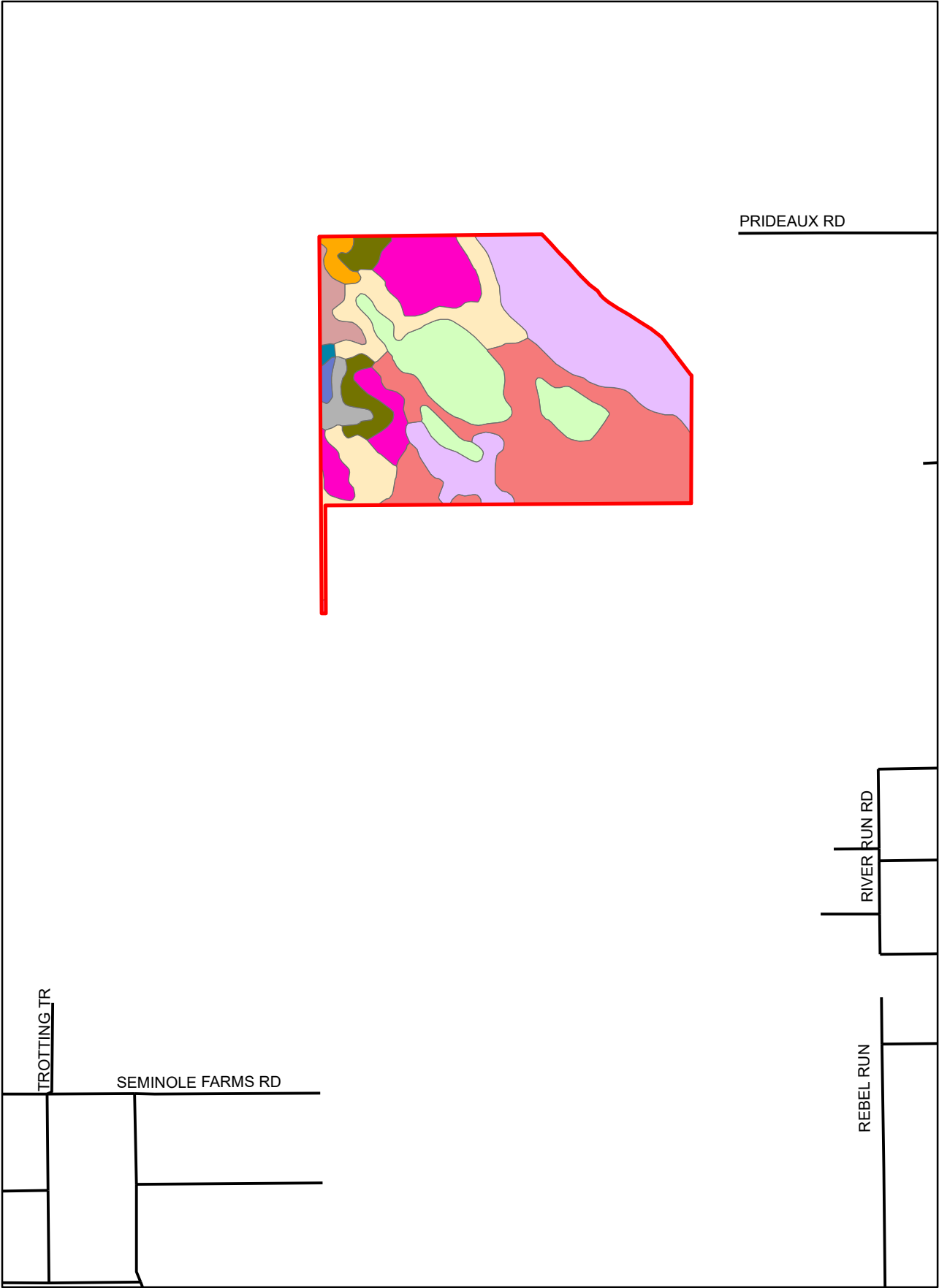
	Forestry Resource
	Resource Corridor

Parcel 823500000010



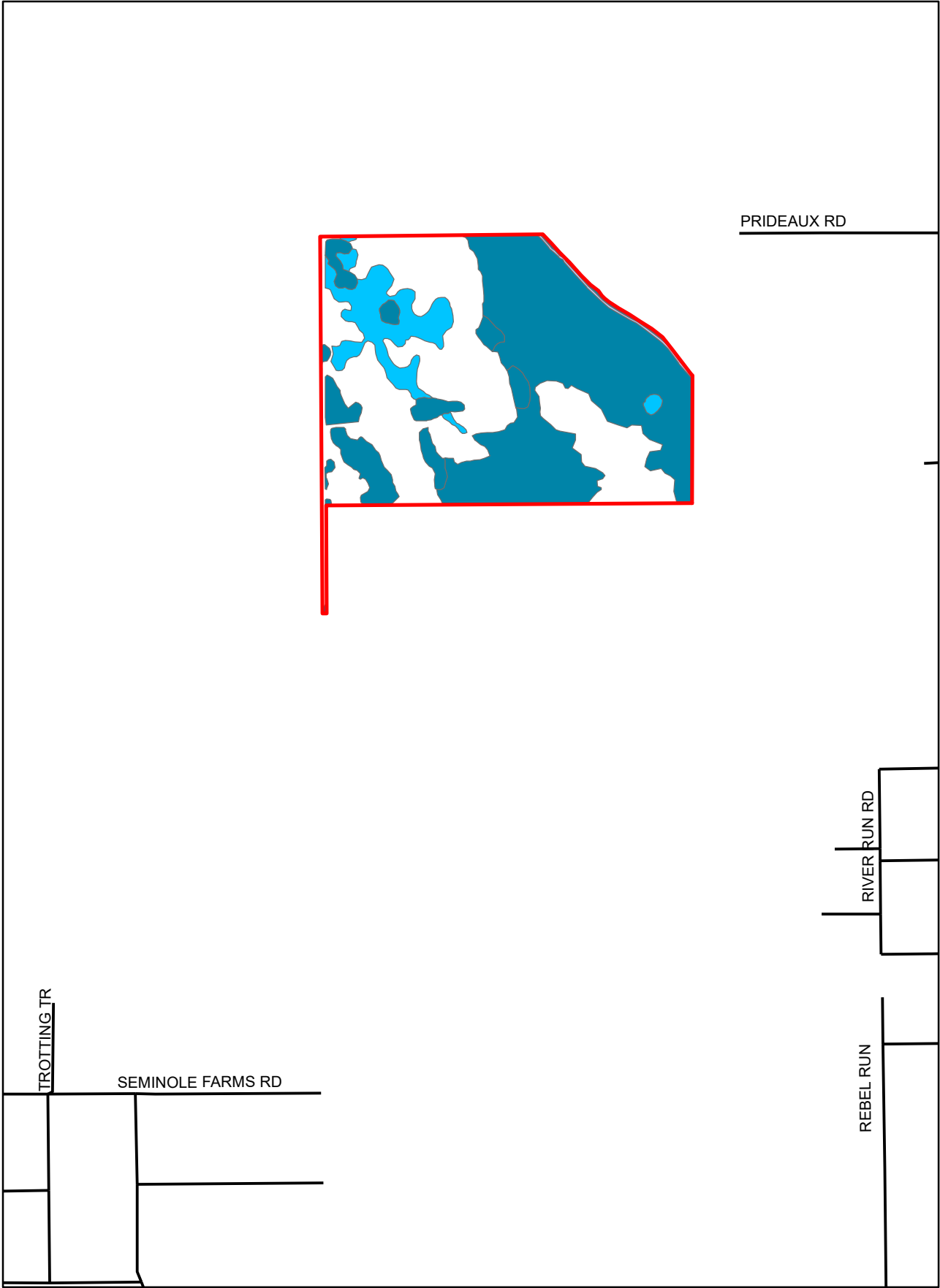
Vegetation		
■	BOTTOMLAND SWAMP	■ GENERALIZED AGRICULTURE
■	CYPRESS/PINE/CABBAGE PALM	■ MIXED RANGELAND
■	DISTURBED LANDS	■ OPEN WATER
		■ WET PRAIRIE
		■ PINE FLATWOOD
		■ TEMPERATE HAMMOCKS

Parcel 823500000010






Soil		Myakka fine sand, frequently ponded, 0 to 1 percent	St. Johns fine sand
EauGallie fine sand	Myakka-St. Johns complex	Tequesta muck, frequently ponded, 0 to 1 percent *	
Malabar fine sand	Pineda-Pineda, wet, fine sand, 0 to 2 percent slope	Valkaria fine sand, 0 to 2 percent slopes	
Myakka fine sand	Pomona fine sand	Wabasso fine sand	

Parcel 823500000010

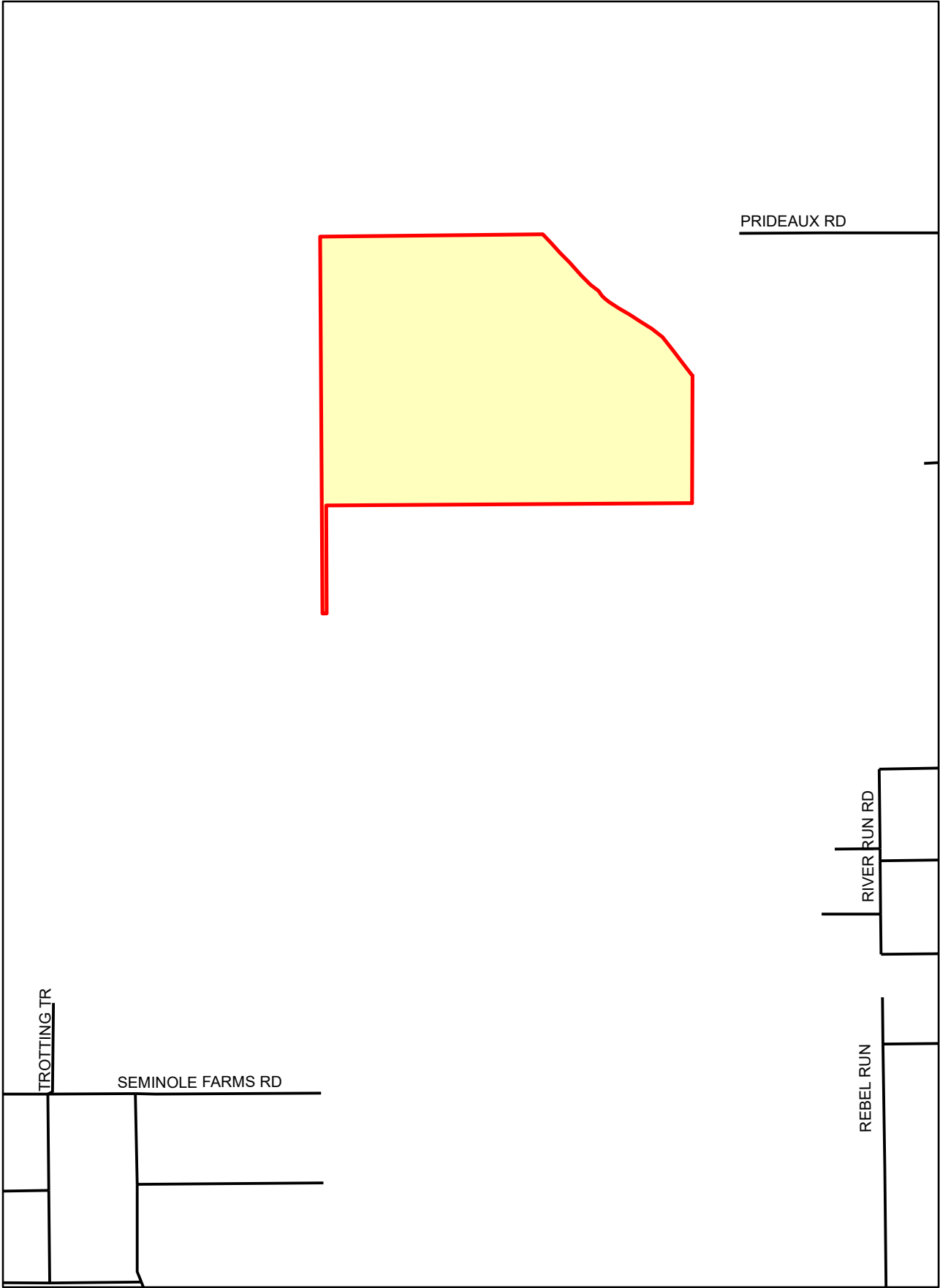


National Wetlands Inventory

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine

Property is ~423.37 total acres.
~245.16 acres are potential wetlands (58%)

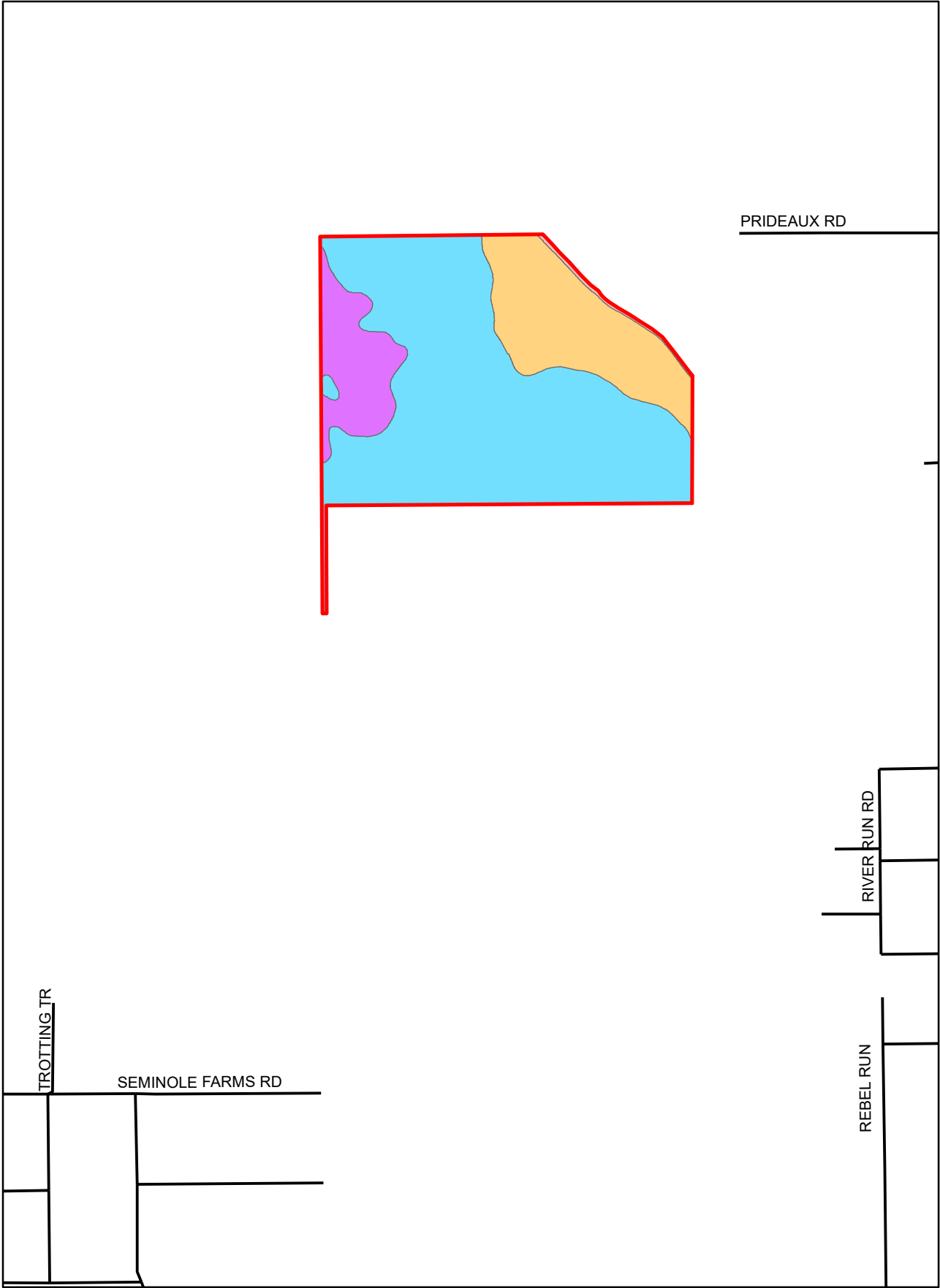
Parcel 823500000010



Digital Flood Insurance Rate Map

Areas inundated by 100-year flood; No base flood elevations determined.

Parcel 823500000010



VOLUSIA FOREVER PROGRAM
PROJECT RANKING REPORT

DATE: April 1, 2021

SITE NAME: Shroeder Property

OWNER NAME: Lynda Shroeder and Debra Russell-Bowmen

PARCEL ID: 8235-00-00-0030 & 9202-00-00-0010

SIZE: 858 +/- acres

SITE DESCRIPTION/LOCATION

Land Management, Environmental Management (EMD), and St. Johns Water Management District (District) staff conducted a site visit on February 25, 2021 of the subject properties. They are just north of Maytown Road in Osteen, and directly east of Palm Bluff Conservation Area that is owned and managed by the District. The District has inquired to see if the County may be able to partner in the acquisition of the subject properties through the Volusia Forever program.

The future land uses assigned to these parcels are Environmental Systems Corridor (ESC) and Forestry Resource (FR), with Natural Resource Management Area (NRMA) and Environmental Core (ECO) overlays. The ESC represents important ecological corridors consisting of environmentally sensitive and ecologically significant lands. The intention of the ESC is to provide protected, natural pathways that connect to other protected areas such as parks, conservation lands, and water bodies. The future land use of FR represents land that is primarily suited for silviculture (the cultivation and harvesting of timber for commercial purposes); however, other limited agricultural activities may be appropriate. NRMA contains expanses of relatively uninterrupted lands that need to be managed as a system. It is the intent of the NRMA that development does not adversely impact the quality and quantity of existing resources. ECO is "an area of interconnected natural systems of environmentally sensitive lands, including public and private conservation areas and lands linking these areas (including but not limited to agricultural/rural lands, scenic vistas, habitat buffers, and other open space connections) where possible to achieve wildlife and habitat connectivity . . . represents land areas that should receive the greatest degree of protection, and suffer the least impacts from development."

The zoning classifications of Resource Corridor (RC) and Forestry Resource (FR) are assigned to this property. The purpose and intent of the FR classification is to preserve land that is suited for multiple-use resource management. It is further intended that this classification will permit limited agricultural activities. In addition, all agricultural uses should be encouraged to utilize natural resource conservation service (formerly the soil conservation service) best management techniques and other agricultural best management practices.

The purpose and intent of the RC classification is to provide protected, natural corridors consisting of environmentally sensitive and ecologically significant lands which connect to other protected areas such

as parks and water bodies. The corridor shall provide a contiguous hydroecological pathway, where the wetlands and uplands are integrated and conducive to the maintenance and perpetuation of the system.

HABITAT DESCRIPTION

There are several habitats types throughout this property. The most dominant are Pine Flatwoods, Hardwood/Conifer Mix and Cypress/Pine/Cabbage Palm.

Most of the uplands found on this property are mesic and wet flatwoods. Flatwoods habitats are characterized by the presence of large and scattered longleaf pine or slash pine with an understory dominated by wiregrass, forbs, and other grasses, and scattered shrubs comprised of palmetto gallberry, blueberry and oak species. Pine flatwoods relies on frequent fires (2-10 years) to maintain suitable conditions. With the absence of fire, oaks and other shrubs will rapidly become dominant, and the natural community will eventually succeed to a xeric hammock. Little evidence of fire was observed on this site, so the oaks and other shrubs have started to dominate the understory. However, past forestry operations have minimized the shrub expansion in other areas.

Animals that frequent the natural communities of this site include the black racer, diamondback rattlesnake, gopher tortoise, white ibis, sandhill cranes, various hawks, turkey, cottontail rabbit, cotton rat, cotton mouse, raccoon, striped skunk, black bear, bobcat, and white-tailed deer. Protected species which may occur on this site are Eastern Indigo, Florida Pine Snake, Florida Sandhill Crane and Gopher Tortoise.

CONNECTIVITY TO OTHER CONSERVATION LANDS

This property is within the boundaries of the Volusia Conservation Corridor. It abuts the east side of the District owned and managed Palm Bluff Conservation Area. Palm Bluff Conservation Area consists of 3,321 acres and protects more than two miles of Deep Creek- a large tributary of the St. Johns River.

HISTORICAL/ARCHAEOLOGICAL SIGNIFICANCE

Historic Buildings & Structures: There are no significant historic buildings or structures on the property.

Archaeological Sites: There are no documented archaeological sites on the property.

Archaeological Sensitivity: No formal comprehensive archaeological survey of this property has been conducted; low probability location.

MANAGEMENT ISSUES

Management of this property will be incorporated into the management of the adjacent Palm Bluff Conservation Area tract that is owned and managed by the St. Johns River Water Management District. Primary management of the property will be accomplished by prescribed fire. Prior to the re-introduction of fire, mechanical treatments or thinning to reduce fuel loads may be necessary.

ECONOMIC/ACQUISITION ISSUES

The 2020 Just Value assigned by the Volusia County Property Appraiser for these properties combined are \$3,443,675.00 or approximately \$4,014 per/acre. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property, if acquired by the Volusia Forever Program.

POTENTIAL MATCHING FUNDS SOURCE

The District contacted Volusia County as a potential partner in purchasing these parcels. The District is taking the lead on the acquisition and is in the process of negotiating a Purchase and Sale Option Agreement, with a purchase price tentatively at \$1.9 million. If the option agreement is accepted by the sellers, the District will proceed to conduct due diligence including appraisal(s), title commitment and environmental assessment. The District process takes between 70 and 160 working days to complete.

If Volusia Forever partners in the acquisition, the title for the property will be shared proportional to the dollars committed.

VOLUSIA FOREVER CRITERIA

Per Resolution 2009-91, each property application proposing fee-simple acquisition should meet a minimum of 10 of the 18 Primary Site Ranking criteria. This property meets thirteen (13) of those criteria. The ranking results are as follows:

Primary Criteria: Proximity and Connectivity (1 of 2)

1. Is the property functionally adjacent to existing conservation land (conservation easement or public ownership) or a Volusia Forever eligible property? **YES**
2. Will the acquisition maintain the ecological link or habitat corridor between two or more otherwise unconnected existing conservation lands (conservation easement or public ownership)? **NO**

Primary Criteria: Furtherance of Acquisition Efforts (2 of 2)

1. Will the acquisition further a project begun under previous or existing governmental land acquisition programs? **YES**
2. Based upon preliminary assessment (i.e. partnership experience, property size, location and features), is there a reasonable expectation of matching funds from other sources to assist in the acquisition? **YES**

Primary Criteria: Water Resources (2 of 4)

1. Does the property serve an important groundwater recharge function? **YES**
2. Does the property contain, or have frontage upon, a waterbody, wetlands or

waterway? **YES**

3. The property contains springs and/or other unique geological features? **NO**
4. Does the property have the potential for water resource (potable water)? **NO**

Primary Criteria: Environmentally Sensitive Lands (1 of 3)

1. Is there the potential that acquisition of the property will protect or maintain populations of Federal or State Listed species (including, but no limited to, endangered, threatened or species of special concern) which may typically be expected to occur on the property? **YES**
2. Does the property contain viable acreage of one or more scarce, unique or other significant upland communities? **NO**
3. Will this acquisition protect fragile coastal resources? **NO**

Primary Criteria: Provide Resource Based Recreation Lands (1 of 1)

1. Does the property offer the potential for the establishment or enhancement of resource based public use opportunities, including Greenways, Blueways and trails? **YES**

Primary Criteria: Management Criteria (6 of 6)

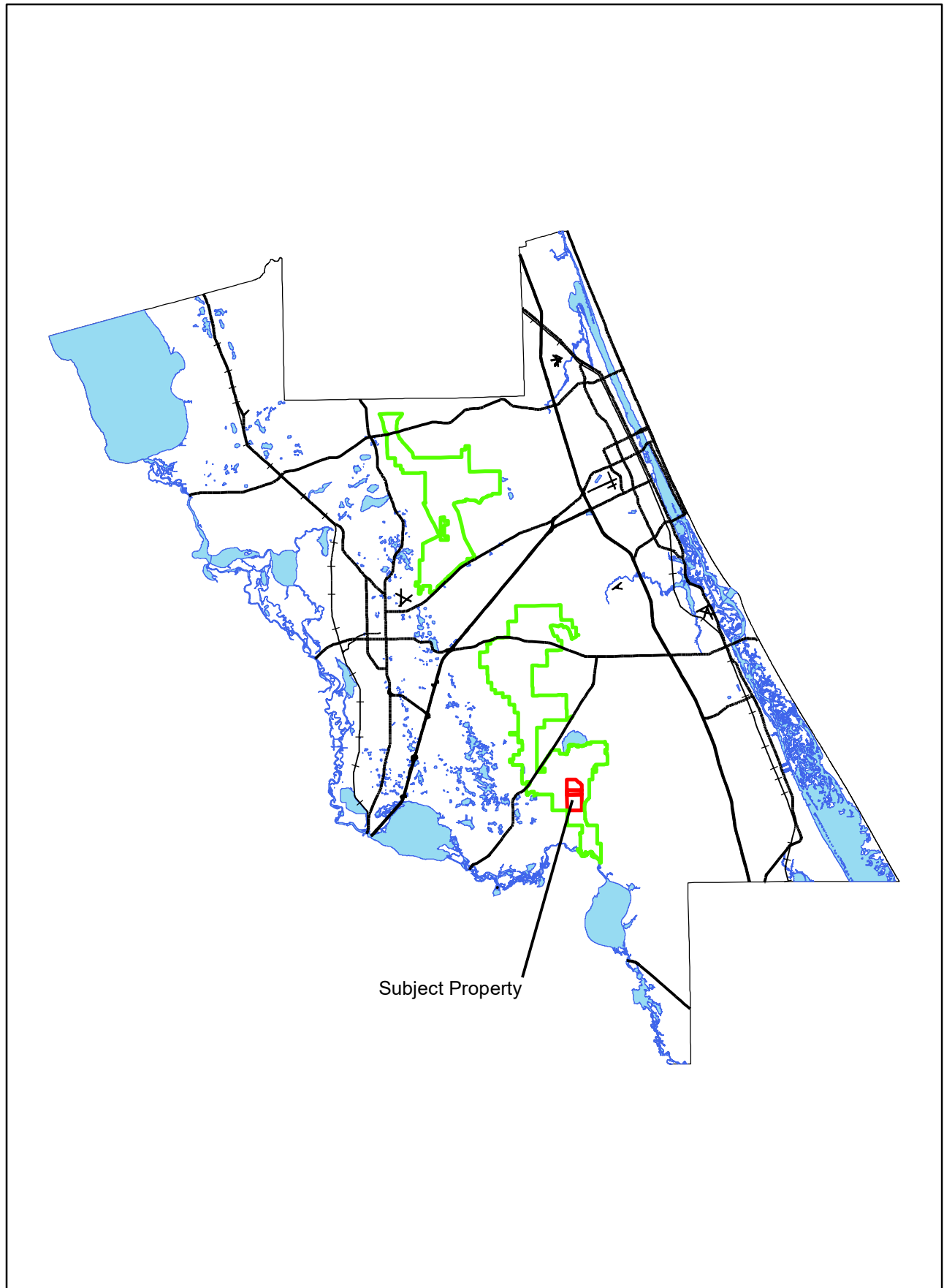
1. Is the size and location of the property appropriate for cost effective management? **YES**
2. Does the property have a limited amount of exotic/invasive species? **YES**
3. Is the pattern of existing and potential future land use of the area adjacent to the property compatible with typical land management practices? **YES**
4. Is there appropriate access to the property? **YES**
5. Is the percentage of water bodies or wetlands requiring restoration minimal? **YES**
6. Is the percentage of uplands requiring restoration minimal? **YES**


Enhancement Criteria (1 of 3)

1. Does the property likely contain significant historical, archeological, and/or cultural resources? **NO**
2. The property has the potential for providing opportunities for education and/or scientific research? **NO**
3. Does the acquisition of the property substantially further the conservation goal and management objectives of the Volusia Forever program? **YES**

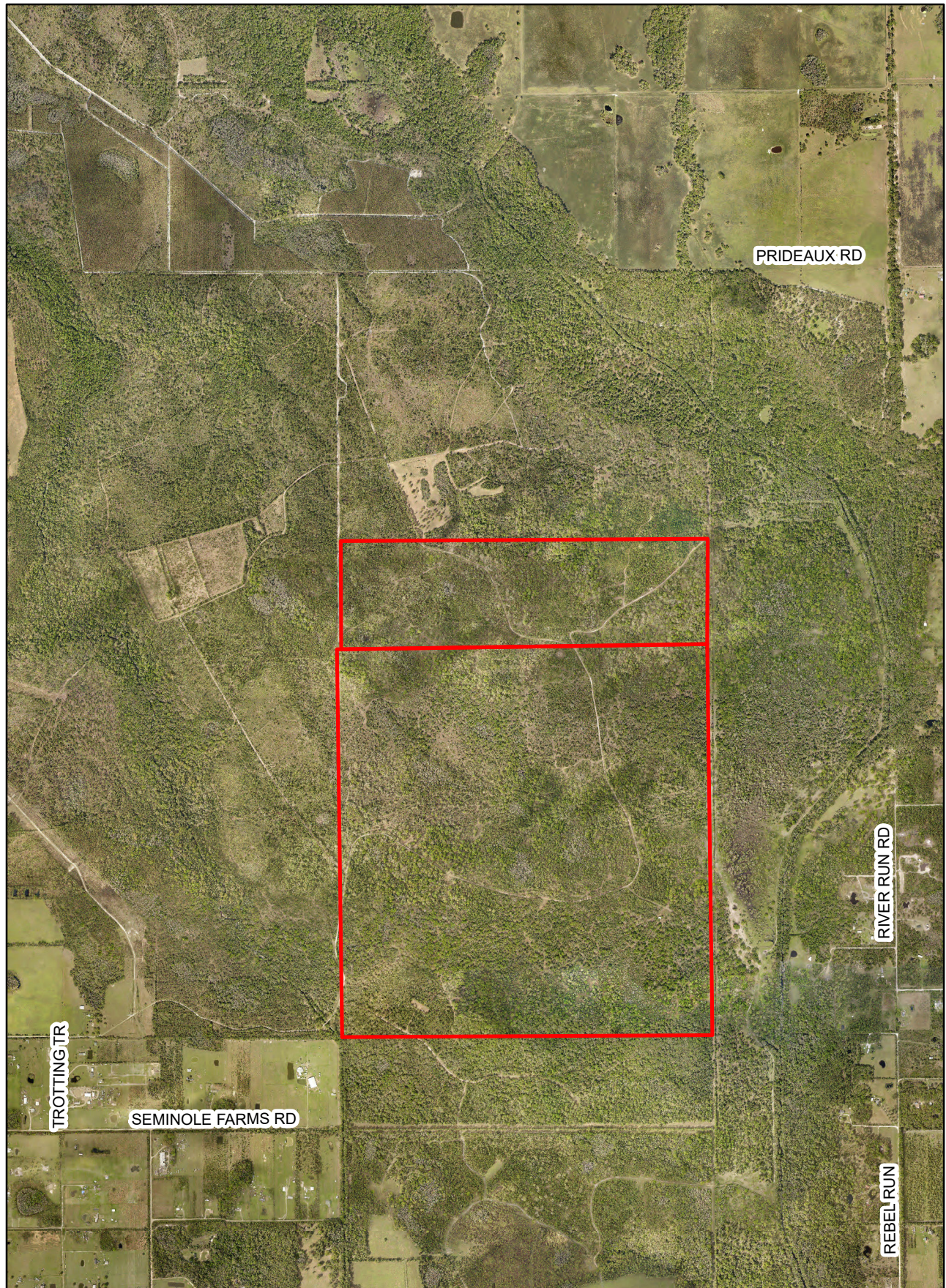
The property meets the criteria for acquisition. In addition, prior Volusia Forever Advisory Committees and the County Council have listed all properties within the Volusia Conservation Corridor as Group A properties, which will receive the highest priority for acquisition.

Parcels 823500000030 and 920200000010

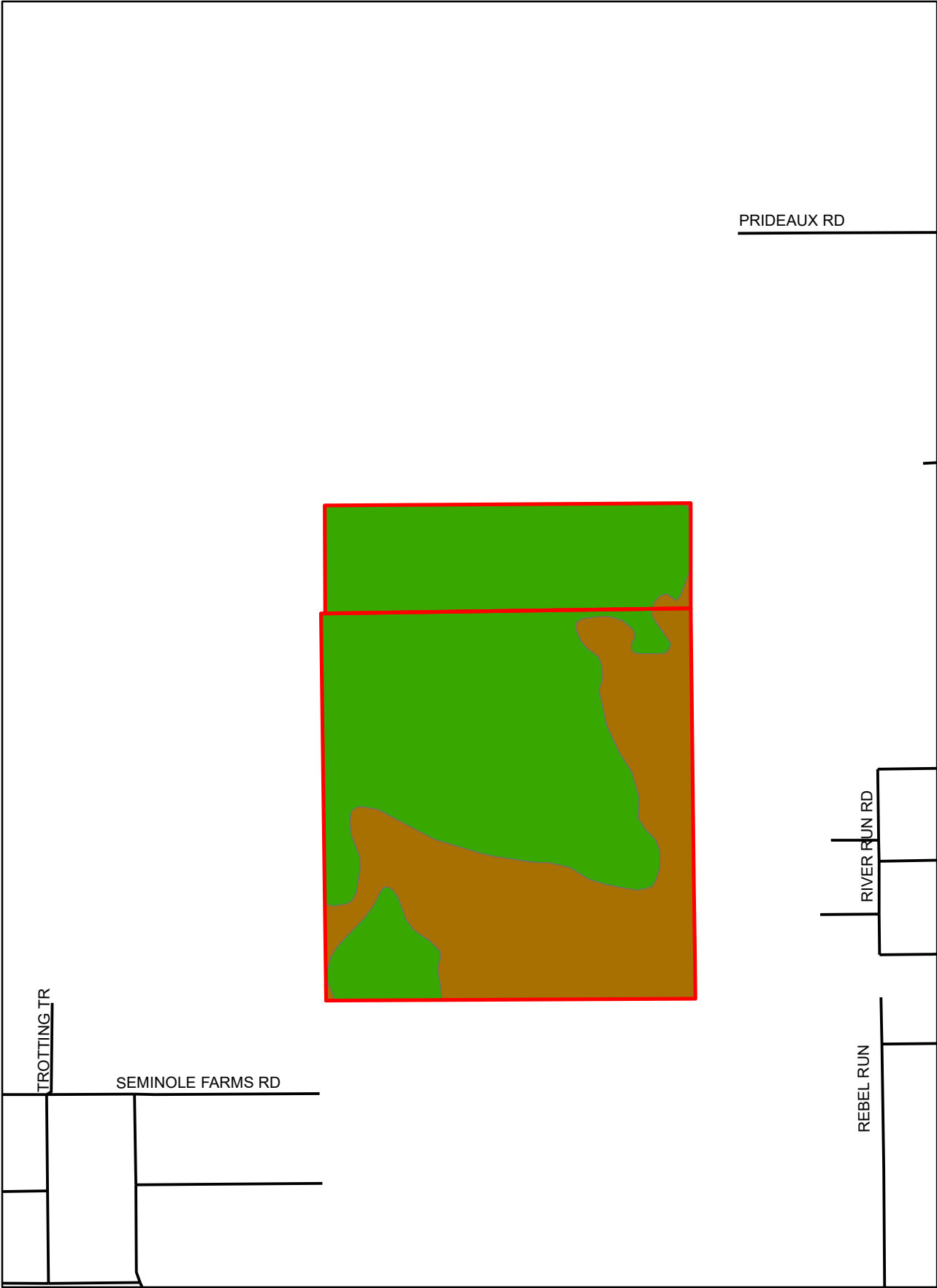


 Volusia Conservation Corridor

Parcels 823500000030 and 920200000010



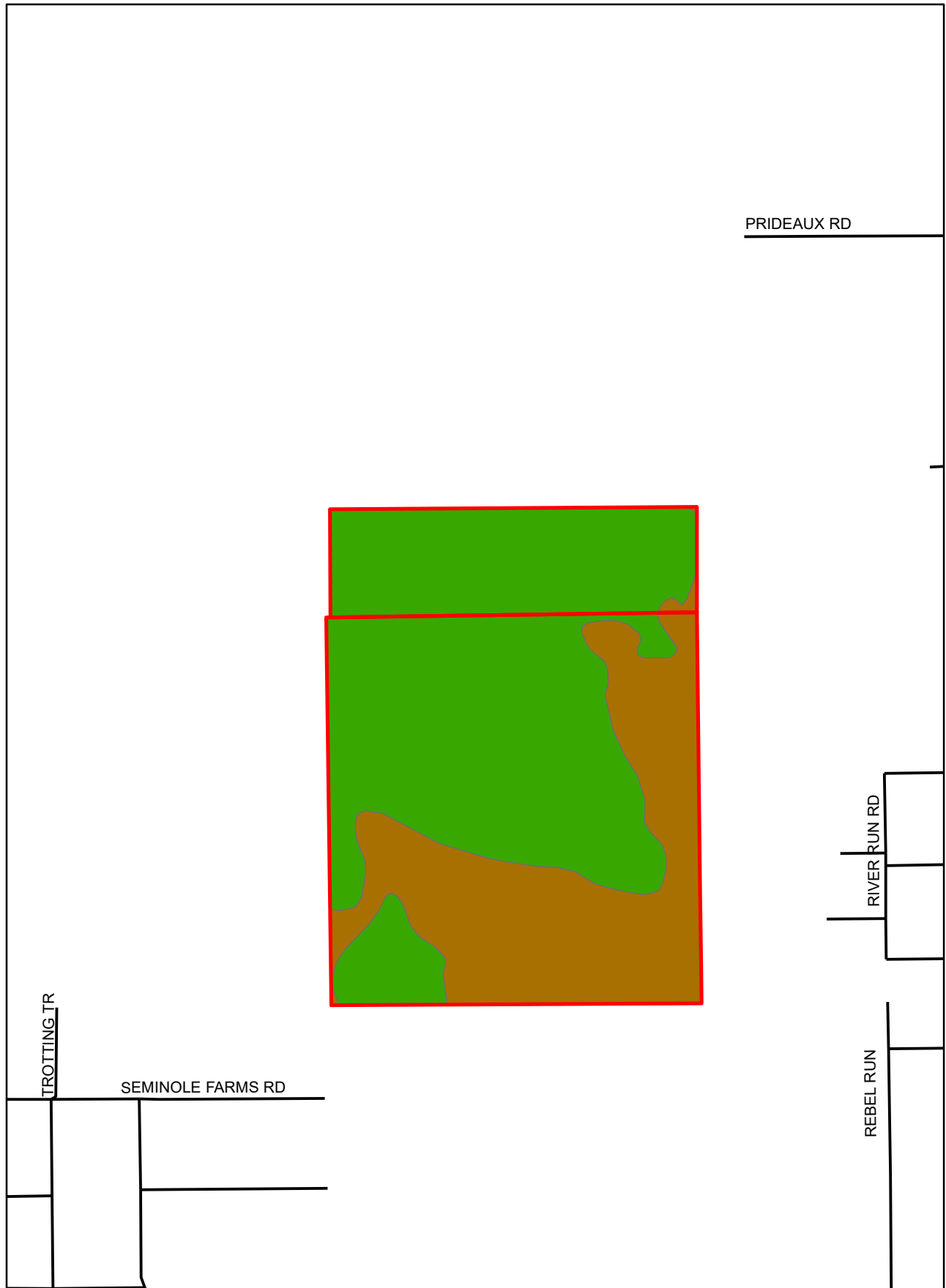
Parcels 823500000030 and 920200000010



Future Land Use

- Environmental Systems Corridor
- Forestry Resource

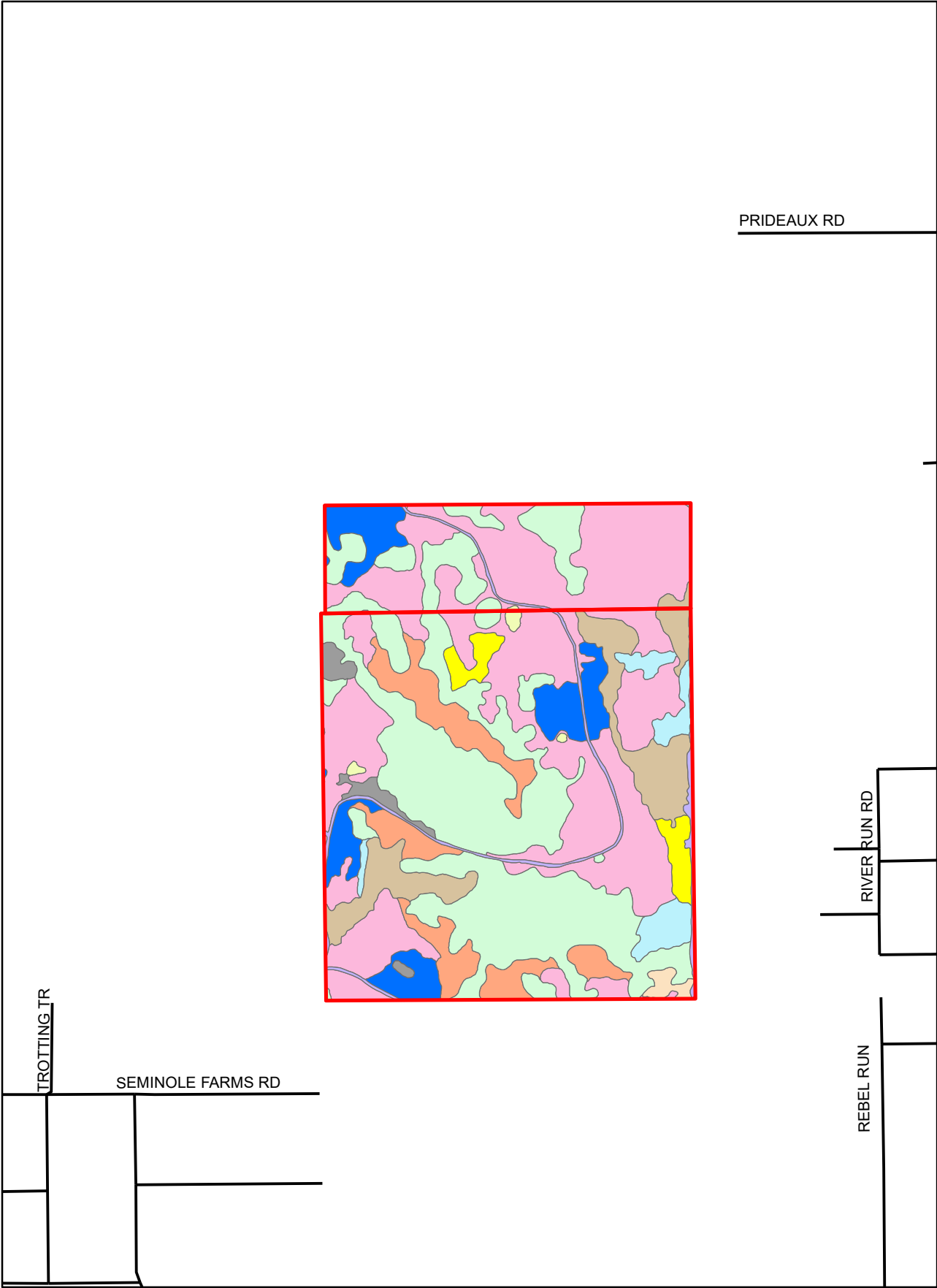
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









Zoning

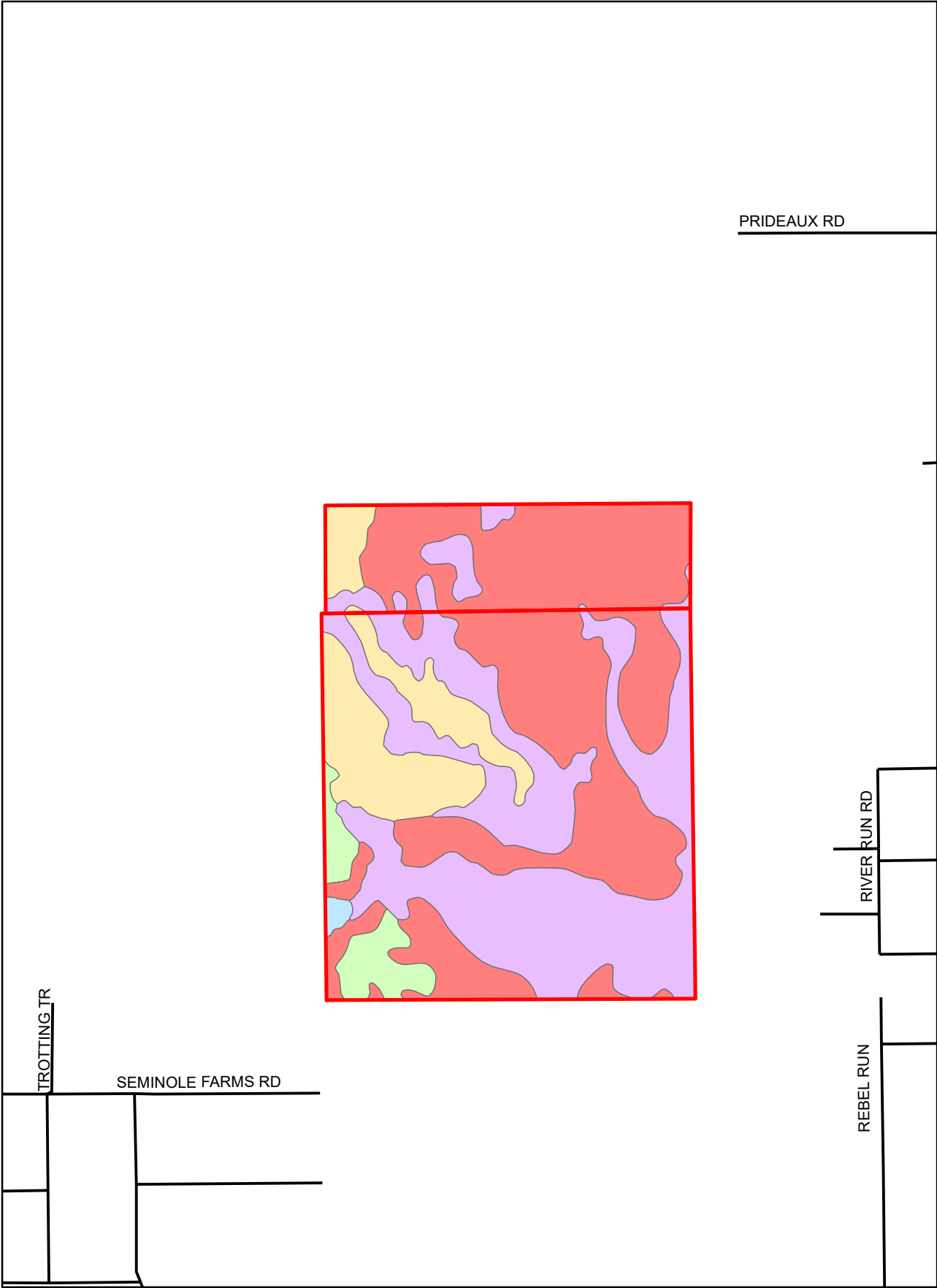
- Forestry Resource
- Resource Corridor

Parcels 823500000030 and 920200000010



Vegetation			
 CYPRESS SWAMP	 DISTURBED LANDS	 LIVE OAK HAMMOCK	 PINE FLATWOOD
 CYPRESS/PINE/CABBAGE PALM	 GENERALIZED AGRICULTURE	 MIXED RANGELAND	 PINE/MESIC OAK
	 HARDWOOD/CONIFER MIX	 MIXED WETLAND HARDWOODS	 TEMPERATE HAMMOCKS
			 WET PRAIRIE

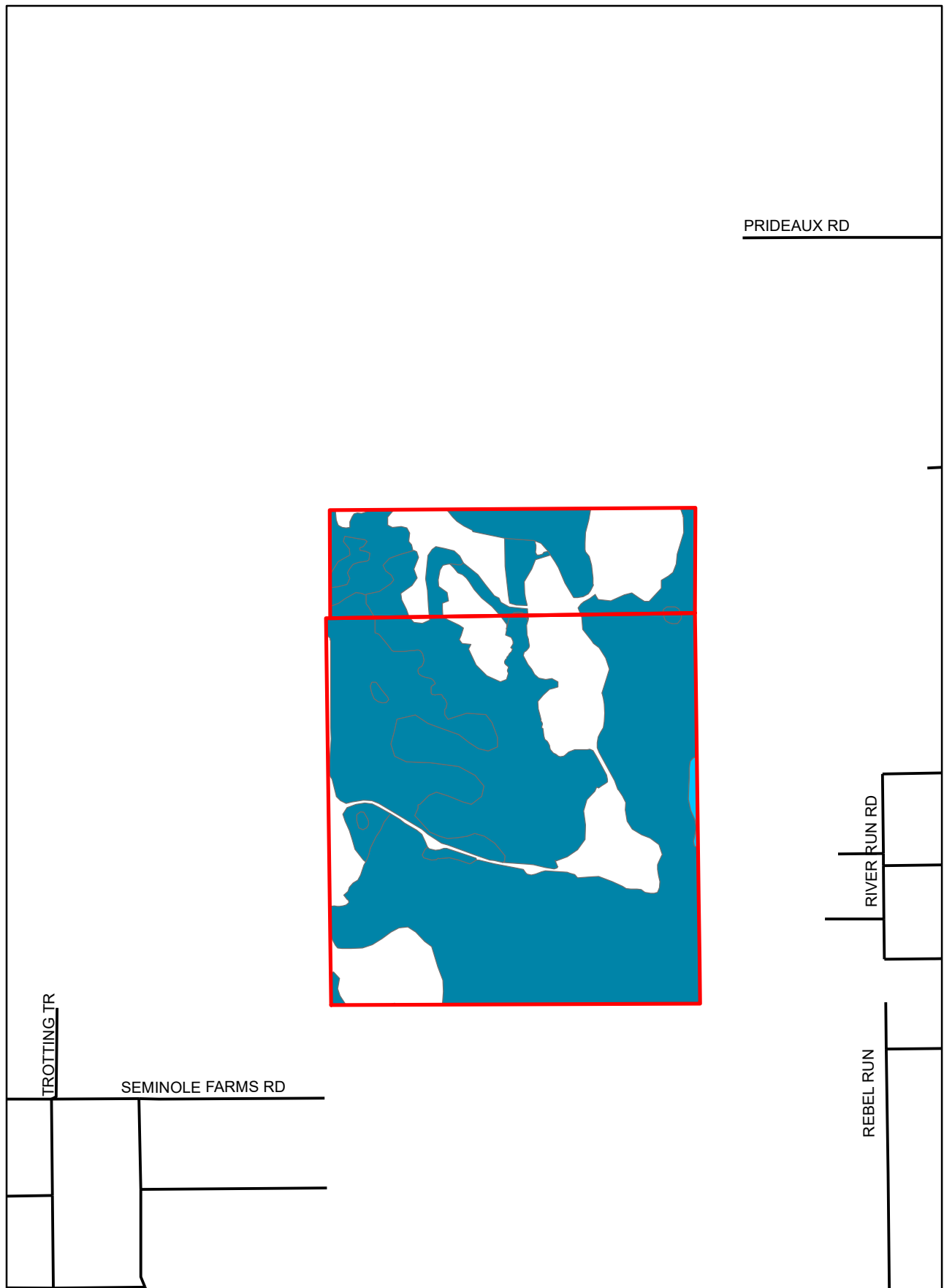
Parcels 823500000030 and 920200000010





Soil

- Malabar fine sand
- Pineda-Pineda, wet, fine sand, 0 to 2 percent slope
- Scoggin sand
- Tequesta muck, frequently ponded, 0 to 1 percent *
- Wabasso fine sand

Parcels 823500000030 and 920200000010

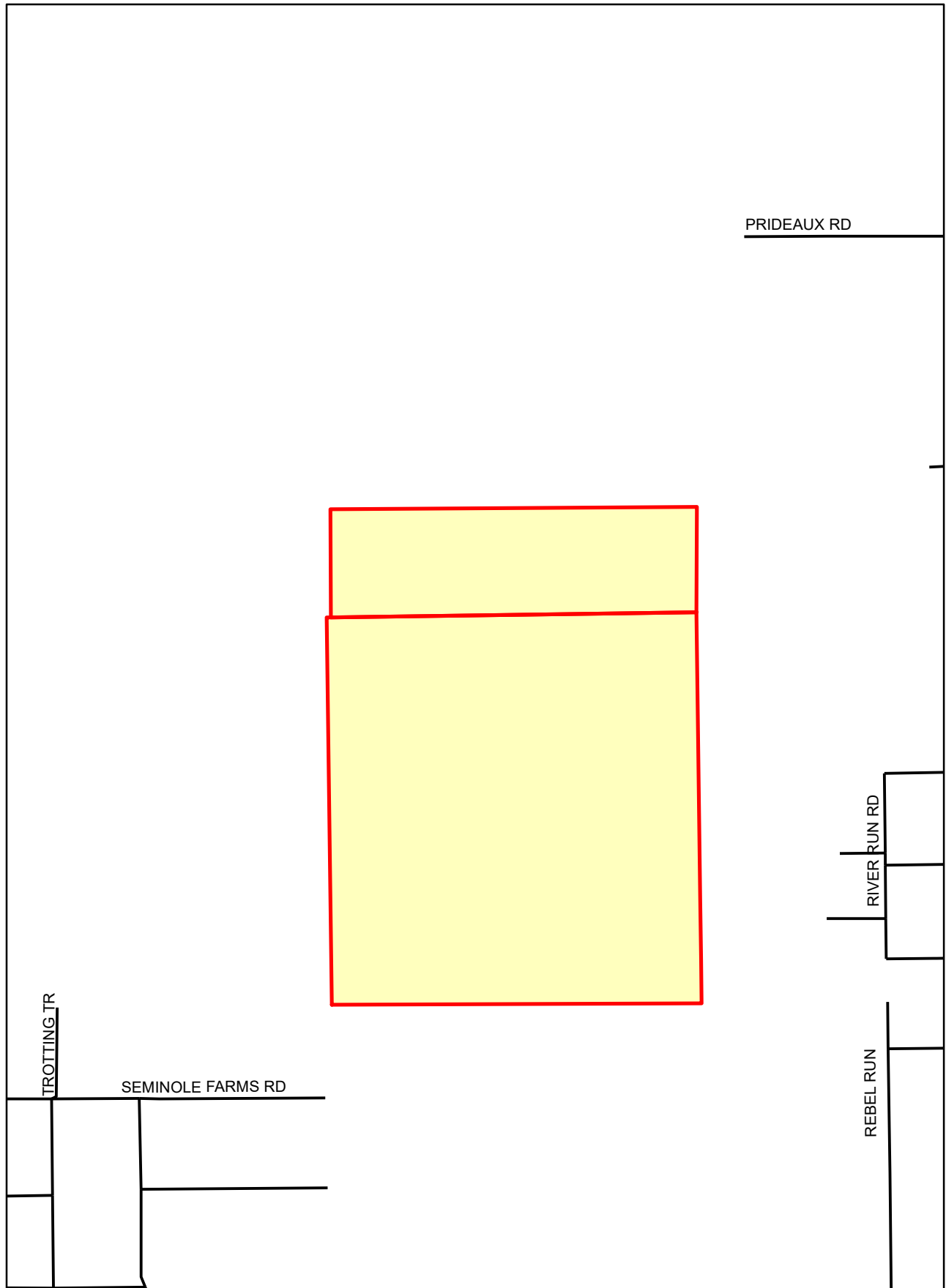


National Wetlands Inventory

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland

Property is ~857.34 total acres.
~640.43 acres are potential wetlands (75%)

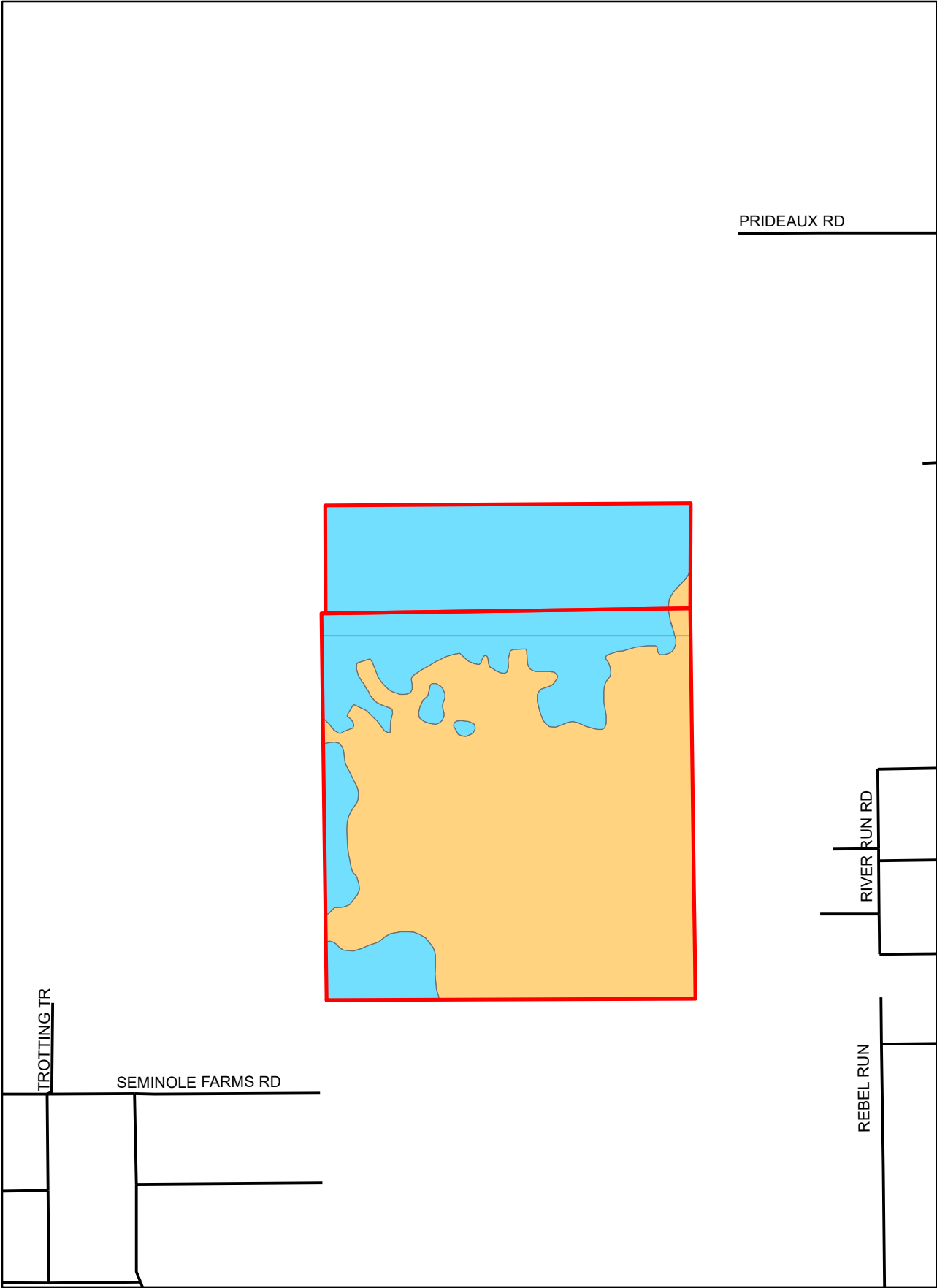
Parcels 823500000030 and 920200000010



Digital Flood Insurance Rate Map (FEMA)

Areas inundated by 100-year Flood; No base flood elevations determined.

Parcels 823500000030 and 920200000010



Elevation in feet

10

15