

**AGENDA
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OCTOBER 16, 2007**

Item 1 Hall/Versage Purchase Agreement/Survey Waiver/North Key Largo Hammocks Florida Forever Project

REQUEST: Consideration of (1) a purchase agreement to acquire 5.47 acres within the North Key Largo Hammocks Florida Forever project from Juanita S. Hall, Peter V. Versage, Vincent P. Versage, and Shirley J. Versage; and (2) the authority to waive the survey requirement.

COUNTY: Monroe

LOCATION: Section 21, Township 60 South, Range 40 East

CONSIDERATION: \$1,069,300

<u>PARCEL</u>	<u>ACRES</u>	APPRAISED BY:		<u>APPROVED VALUE</u>	<u>SELLER'S PURCHASE PRICE</u>	<u>TRUSTEES' PURCHASE PRICE</u>	<u>CLOSING DATE</u>
		Marr (09/23/05)	Pallardy (09/25/05)				
16672 through 16702	5.27	\$1,147,000	\$1,147,000	\$1,147,000	\$ *	\$1,069,300**	July 15, 2008
16671	<u>.20</u>		<u>\$ 37,000</u>	<u>\$ 37,000</u>	\$ *		
	5.47		\$1,184,000	\$1,184,000		\$1,069,300 (90%)	

* Property was purchased by the seller from private individuals in June of 1958 and has been family owned since that date. Documentary stamps were not legible but there was a mortgage for \$6,000 at the time.
** Price per acre \$195,484.

Noted Features of Subject Property:

The neighborhood is Atlantic View Estates, a platted but undeveloped subdivision adjoining Crocodile Lake National Wildlife Refuge in North Key Largo.
Zoning is residential. Highest and best use, as well as value, is based on 32 ROGO (Rate of Growth Ordinance) allocations.
The property is 100% uplands, consisting of tropical hardwood hammock.
Eight of the lots front SR 905; however, frontage has no affect on ROGO values.

STAFF REMARKS: The North Key Largo Hammocks project is an “A” group project on the Florida Forever Full Fee Project List approved by the Board of Trustees on August 28, 2007. The project contains 4,621 acres, of which 3,969 acres have been acquired or are under agreement to be acquired. If the Board of Trustees approves this agreement, 652 acres, or 14 percent of the project, will remain to be acquired.

Project Description

The West Indian hardwood forest of the Florida Keys, unique in the United States, is shrinking as development intensifies. The North Key Largo Hammocks project will protect the largest stand of this forest left, with its many tropical plants and rare animals; help protect the irreplaceable coral reef in John Pennekamp Coral Reef State Park and the Florida Keys National Marine Sanctuary from the effects of uncontrolled development; and conserve an area where the public can enjoy the original landscape of these subtropical islands.

Item 1, cont.

Survey Waiver

It is the opinion of the Department of Environmental Protection's (DEP) Bureau of Survey and Mapping that the available boundary information is sufficient to reasonably protect the public's interest and any additional benefit derived from a survey is minimal relative to cost. Therefore, a waiver of the requirement for a survey of the property is being requested pursuant to section 18-1.005, F.A.C.

Closing Information

All mortgages and liens will be satisfied at the time of closing. On June 22, 1999, the Board of Trustees approved a staff recommendation to delegate to DEP the authority to review and evaluate marketability issues as they arise on all chapter 259, F.S., acquisitions and to resolve them appropriately. Therefore, DEP staff will review, evaluate, and implement an appropriate resolution for any title issues that arise prior to closing.

A title insurance policy and an environmental site evaluation will be provided by the purchaser prior to closing.

Management

The property will be managed by the United States Fish and Wildlife Service (USFWS) as an addition to the Crocodile Lake National Wildlife Refuge. DEP's Office of Greenways and Trails (OGT) may need to use all or part of these parcels as a rest stop/trailhead, canoe/kayak launch, or an access point for the public to utilize as part of the Florida Keys Overseas Heritage Trail (FKOHT) and the Florida Circumnavigational Saltwater Paddling Trail. USFWS will coordinate with OGT to incorporate these uses (when appropriate) into the land management plan and will coordinate a schedule for implementation with OGT. In addition, OGT may need to use these parcels for mitigation for wetlands impacts resulting from construction of the FKOHT (pending approval of the South Florida Water Management District). If OGT determines these parcels are feasible for any of the above uses, then USFWS will include the use(s) in the land management plan based upon an agreement with OGT. Cost incurred by OGT's use will be paid for by OGT.

Comprehensive Plan

This acquisition is consistent with section 187.201(9), F.S., the Natural Systems and Recreational Lands' section of the State Comprehensive Plan.

(See Attachment 1, Pages 1-56)

RECOMMEND APPROVAL

**Item 2 M & M Joint Venture, LLP Option Agreement/Florida Keys Ecosystem
Florida Forever Project**

REQUEST: Consideration of an option agreement to acquire 42.22 acres within the Florida Keys Ecosystem Florida Forever project from M & M Joint Venture, LLP.

COUNTY: Monroe

LOCATION: Section 22, Township 67 South, Range 26 East

CONSIDERATION: \$566,100

<u>PARCEL</u>	<u>ACRES</u>	<u>APPRAISED BY:</u>		<u>SELLER'S PURCHASE PRICE</u>	<u>TRUSTEES' PURCHASE PRICE</u>	<u>OPTION DATE</u>
		<u>Marr</u>	<u>APPROVED VALUE</u>			
12549	16.21	08/29/05	\$629,000	\$47,500*	\$566,100**	120 days after
12551	<u>26.01</u>				(90%)	BOT approval
	42.22					

* Property was obtained by a United States Marshall Deed dated 12/06/95. The purchase price is reflected on the deed in the amount of \$47,500. This parcel was not included in the original Florida Keys Ecosystem project boundary, but was added as part of the 2006 project boundary amendment.

** Price per acre \$13,408.

Noted Features of Subject Property:

The subject tracts are unplatted land on the north side of U.S. 1 on Big Coppitt Key, about seven miles north of Key West. The neighborhood is Big Coppitt Key, a mostly residential area with small commercial uses along the highway. Zoning is residential.

Highest and best use is dedication in the ROGO system for 17 allocations, and the property is valued as such.

This site has 875 feet of frontage on 4th Street, but street frontage has no effect on ROGO values.

The 42.22-acre acquisition is all above the mean high water line. An interior pond contains 7.97 acres. The remainder of the habitat consists of hardwood hammock, mangroves, saltmarsh, and buttonwood hammock. Roughly 42% is upland habitat.

STAFF REMARKS: The Florida Keys Ecosystem project is an “A” group project on the Florida Forever Full Fee Project List approved by the Board of Trustees on August 28, 2007. The project contains 11,854 acres, of which 5,339 acres have been acquired or are under agreement to be acquired. If the Board of Trustees approves this agreement, 6,515 acres, or 55 percent of the project, will remain to be acquired.

Project Description

The unique pine rocklands and hardwood hammocks of the Florida Keys, forests of West Indian plants that shelter several extremely rare animals, are being lost to the rapid development of the islands. Public acquisition of the Florida Keys Ecosystem project will protect all the significant unprotected hardwood hammocks left in the Keys and many rare plants and animals, including the Lower Keys marsh rabbit and Key deer. It will also help protect the Outstanding Florida Waters of the Keys, the recreational and commercial fisheries, and the reefs around the islands, and also give residents and visitors more areas for enjoying the natural beauty of the Keys.

Item 2, cont.

Closing Information

All mortgages and liens will be satisfied at the time of closing. On June 22, 1999, the Board of Trustees approved a staff recommendation to delegate to the Department of Environmental Protection (DEP) the authority to review and evaluate marketability issues as they arise on all chapter 259, F.S., acquisitions and to resolve them appropriately. Therefore, DEP staff will review, evaluate, and implement an appropriate resolution for any title issues that arise prior to closing.

A title insurance policy, a survey, and an environmental site evaluation will be provided by the purchaser prior to closing.

Management

The property will be managed by the Monroe County Land Authority for conservation and possible passive recreation. DEP's Office of Greenways and Trails (OGT) may need to use all or part of these parcels as a rest stop/trailhead, canoe/kayak launch, or an access point for the public to utilize as part of the Florida Keys Overseas Heritage Trail (FKOHT) and the Florida Circumnavigational Saltwater Paddling Trail. Monroe County Land Authority will coordinate with OGT to incorporate these uses (when appropriate) into the land management plan and will coordinate a schedule for implementation with OGT. In addition, OGT may need to use these parcels for mitigation for wetlands impacts resulting from construction of the FKOHT (pending approval of the South Florida Water Management District). If OGT determines these parcels are feasible for any of the above uses, then Monroe County Land Authority will include the use(s) in the land management plan based upon an agreement with OGT. Cost incurred by OGT's use will be paid for by OGT.

Comprehensive Plan

This acquisition is consistent with section 187.201(9), F.S., the Natural Systems and Recreational Lands' section of the State Comprehensive Plan.

(See Attachment 2, Pages 1-44)

RECOMMEND APPROVAL

Item 3 Vanderbilt Partners II, Ltd. Recommended Consolidated Intent/Lease

**WITHDRAWN FROM THE JANUARY 30, 2007 AGENDA
DEFERRED INDEFINITELY FROM THE FEBRUARY 14, 2006**

REQUEST: Consideration of an application for (1) a five-year sovereignty submerged lands lease containing 49,245 square feet, more or less, for a proposed 49-slip private residential multi-family docking facility with a fishing pier; (2) authorization for the placement of eight 100-foot-long sections of riprap; (3) a letter of consent for the severance of 3,400 cubic yards of sovereignty material; and (4) a waiver of the severance fee.

Item 3, cont.

COUNTY: Collier
Permit No. 11-01725-P
Application No. 041029-4

APPLICANT: Vanderbilt Partners II, Ltd.
(a/k/a Dunes Dock)

LOCATION: Section 20, Township 48 South, Range 25 East, in Vanderbilt Channel, Class III Waters, within the local jurisdiction of Collier County
Aquatic Preserve: No
Outstanding Florida Waters: Class III
Designated Manatee County: Yes, with an approved manatee protection plan
Manatee Aggregation Area: No
Manatee Protection Zone: slow speed year round

CONSIDERATION: \$29,564.49, representing (1) \$8,695.44 as the initial annual lease fee computed at the base rate of \$0.14126 per square foot, and including the initial 25 percent surcharge payment; and (2) \$20,869.05 as the one-time premium pursuant to section 18-21.011(1)(c), F.A.C. The project qualifies for a waiver of the severance fee pursuant to section 18-21.011(3)(c), F.A.C. Sales tax and county discretionary sales surtax will be assessed pursuant to sections 212.031 and 212.054, F.S., if applicable. The lease fee may be adjusted based on six percent of the annual income pursuant to section 18-21.011(1)(a)1, F.A.C.

STAFF REMARKS: In accordance with rules adopted pursuant to sections 373.427(2) and 253.77(2), F.S., the attached "Recommended Consolidated Notice" contains a recommendation for issuance of both the permit required under part IV of chapter 373, F.S., and the authorization to use sovereignty submerged lands under chapter 253, F.S. The Board of Trustees is requested to act on those aspects of the activity which require authorization to use sovereignty submerged lands. If the Board of Trustees approves the request to use sovereignty submerged lands and the activity also qualifies for a permit, the South Florida Water Management District (District) will issue a "Consolidated Notice of Intent to Issue" that will contain general and specific conditions. If the Board of Trustees denies the use of sovereignty submerged lands, whether or not the activity qualifies for a permit, the District will issue a "Consolidated Notice of Denial."

Project Synopsis

The applicant is requesting a five-year sovereignty submerged lands lease over 49,245 square feet to accommodate a 49-slip private residential multi-family docking facility, an associated fishing pier at the north end of the dock, and installation of riprap beneath the dock. The project also requires a Letter of Consent authorization for dredging 3,400 cubic yards of material within, and outside of, the lease area, as well as an environmental resource permit (ERP).

Item 3, cont.

Background

On August 12, 1999, the District issued Permit No. 11-01725-P authorizing construction of a surface water management system serving a 43.25-acre condominium development, which is part of an overall 188.56-acre site. Wetland impacts and onsite mitigation associated with the planned residential development were addressed as part of that permit. This previously permitted development also includes upland pine flatwood/scrub/gopher tortoise preserve areas and extensive mangrove wetland preserve areas. The upland development includes a total of 635 residential units consisting of ten single-story villas and seven high rise towers, along with a clubhouse, pool and six tennis courts.

A previous ERP application for construction of a 49-slip dock and fishing pier, associated dredging, and sovereignty submerged lands authorization was submitted on April 18, 2002. The docking facility was intended to accommodate 20 vessels up to 30 feet in length, 9 vessels up to 35 feet in length, and 20 vessels up to 40 feet in length. That ERP application was reviewed by the District's Governing Board on October 13, 2004 and was not approved, primarily due to concerns over the vessels in the 40 foot length category. The sovereignty submerged lands lease request was subsequently withdrawn by the applicant.

The current ERP application was submitted on October 29, 2004 and proposes the same total number of slips (49) but includes 10 slips for vessels up to 30 feet in length and 39 slips for vessels up to 35 feet in length. By eliminating the slips for 40-foot vessels, the depth of dredging has been reduced from a maximum of -5.5 feet mean low water (MLW) to -4.5 feet MLW.

This application was originally scheduled for the February 14, 2006 Cabinet Meeting. However, the applicant elected to defer this item indefinitely. In the interim, the applicant requested a permit modification to amend the conservation easement originally recorded pursuant to the 1999 District ERP to correct the legal description to exclude the easement portion recorded waterward of the mean high water line (MHWL) and to record a partial release of conservation easement for the area waterward of MHWL. The amendment also clarified that the ERP conservation easement did not preclude the applicant from counting the entire length of shoreline within the applicant's ownership under sovereignty submerged lands criteria. The amended conservation easement and the partial release of conservation easement were approved by the District on August 8, 2006 and were recorded in the official records of Collier County on August 11, 2006.

The item was then scheduled for the January 30, 2007 Cabinet Meeting but was withdrawn at the request of the applicant.

Project Detail

The riparian uplands are currently under construction for a previously permitted condominium development, residents of which will be the sole purchasers of slips at the proposed facility. Since the applicant proposes to sell the use of the slips, a lease is required because the activity is considered to be revenue-generating.

Item 3, cont.

The docking facility includes approximately 11,300 square feet over water and consists of a 35-foot-long by 6-foot-wide fishing pier at the north end, a shore-parallel dock approximately 1,140-foot-long by 6-foot-wide that includes fifteen 30-foot-long by 4-foot-wide finger piers requiring bow-first mooring for 26 of the 49 proposed mooring slips, with the remaining 23 slips parallel to the dock. The project also includes installing eight 100-foot-long sections of natural limestone riprap beneath the dock to provide structural habitat for marine life, serve as a wave baffle to protect nearshore seagrasses, and help stabilize submerged sediments.

In addition, the applicant requests a Letter of Consent to dredge approximately 3,400 cubic yards of material from 57,364 square feet (1.32 acres) of sovereignty submerged lands to -4.5 feet MLW. A hydraulic dredge will be used to minimize potential turbidity, with dredged material pumped to an upland spoil containment area. Discharged excess water from the area will be directed to non-Outstanding Florida Waters. A turbidity monitoring program will be implemented during in-water project construction and dredging activities. The proposed dredging qualifies for a waiver of the severance fee, pursuant to section 18-21.011(3)(c), F.A.C., as the dredged material is not beach compatible and has no economic value.

The project is not expected to have adverse impacts to natural resources. While dredging is planned in the vicinity of the proposed boat slips, the docking facility and associated dredging are proposed to occur waterward of observed seagrass limits. To minimize and avoid potential adverse resource impacts: (1) the project has been reduced from 84 slips to 49, which reduces the proposed lease area; (2) the slip layout has been reconfigured to reduce the scope of proposed dredging by about half and to avoid potential disturbance to seagrasses and mangrove wetlands; (3) the dock will not encroach more than 25 percent of the width of the waterway to maintain clearance for navigable access; (4) bow first mooring is required for those slips perpendicular to the dock to reduce potential sedimentation, due to prop wash, from affecting seagrasses; and (5) fixed finger piers elevated 3 feet above MHWL, as opposed to floating piers and grated decking, will be used where the access pier passes over seagrasses to improve light penetration to the submerged bottom. Any residual shading associated with the access pier is expected to affect less than 0.01 acre of seagrasses. While construction of the access pier/boardwalk is expected to impact 0.15 acre of mangrove wetlands, the previous District permit issued for the upland condominium development included mitigation for these impacts. Any temporary disturbance to mangroves due to project activities will be restored.

The applicant has demonstrated that the proposed docking facility meets the sovereignty submerged lands standards and criteria for private residential multi-family docks and piers outlined in section 18-21.004, F.A.C. With 49,245 square feet of preempted area, the project is well below the threshold of 10 square feet of preempted area for every foot of shoreline (10 square feet x 9,467 linear feet of shoreline = 94,670 square feet). The docking facility does not encroach more than 25 percent of the width of the waterway. Although not required, the applicant will place a proprietary conservation easement along the affected 9,467 linear feet of riparian shoreline to prohibit additional docking facilities.

Item 3, cont.

Noticing

The applicant has provided notice of the proposed sovereignty submerged lands lease to the adjacent property owners within 500 feet of the proposed project. The District has been contacted and has received correspondence from adjacent property owners, interested parties and attorneys representing various individuals and property owners' associations who have concerns about the project.

District staff held a public workshop during the processing of the previous application and held a second public workshop on November 29, 2005 for the current application to listen to concerns which focused on seagrasses, manatees and navigation. The individuals who have written to the District regarding the project were included on the distribution list and provided a copy of the District's staff report.

Concerns about seagrasses have been addressed by making a number of project modifications, including reducing the number of boat slips, reducing the vessel length, re-orienting the slips to include bow-first mooring, and using grated decking where the access pier passes over seagrasses.

Manatee concerns have been addressed by including the special conditions recommended by the Florida Fish and Wildlife Conservation Commission (FWC) for manatee signage and educational displays and required manatee protection measures during construction in the permit. In addition, the project is located in an area that is designated as slow speed zone all year.

Boats using the docking facility are anticipated to navigate from the site along Vanderbilt Channel and through Wiggins Pass to access the Gulf of Mexico. Boats are not expected to contribute to boat congestion along waterways to the south of the site and to the north of Wiggins Pass, since these areas do not provide outlets to the Gulf. The applicant has addressed navigational safety issues by: (1) limiting the draft of vessels using the dock to a maximum of 3 feet (which is consistent with the design vessel draft for Wiggins Pass established by the U. S. Army Corps of Engineers in the Wiggins Pass Management Plan); (2) demonstrating that at least 4 feet of water depths at MLW exist between the site and Wiggins Pass; (3) restricting the dock to not extend more than 25 percent of the width of the waterbody as required by section 18-21.004(4)(d), F.A.C.; and (4) installing navigational lighting at the dock.

Permit Summary

The District's ERP authorizes sewage pumpout facilities, but prohibits liveaboards and fueling facilities.

Commenting Agency

Based on the project's design modifications, FWC's concerns regarding impacts to seagrasses have been resolved. The applicant has addressed FWC's water depth concerns by providing bathymetry data for the channel between the project site and Wiggins Pass. FWC staff had recommended a maximum of 28 slips be allowed. However, this calculation excluded the applicant's shoreline which was proposed to be placed under a conservation easement, granted

Item 3, cont.

under the original permit. The District agreed the entire shoreline could be counted toward the applicant's allowable number of slips and an amendment to the conservation easement was approved by the District on August 8, 2006 and recorded in the official records of Collier County on August 11, 2006.

By letter dated October 6, 2006, FWC stated that the revised conservation easement clarified the amount of shoreline that could be counted for determining the number of allowable powerboats as required in the Collier County Manatee Protection Plan (MPP) and that its previous recommendation on powerboat restrictions was no longer pertinent.

FWC also stated that the project, with the number of slips requested, is consistent with the Collier County MPP. Specifically, the applicant has demonstrated that the project meets the criteria to qualify under the 'preferred' category in the MPP (e.g. the project site is located in an area with low manatee use, there is a minimum of 4 feet of water depths between the site and Wiggins Pass, and the project includes impacts to less than 5 percent of the resources in the project area), allowing 18 slips for every 100 feet of shoreline which amounts to 1,692 slips. Even under a 'moderate' category, the MPP allows 10 slips per 100 feet of shoreline or 945 slips, and under a 'protected' category, the MPP allows 1 slip per 100 feet of shoreline or a total of 95 slips.

Comprehensive Plan

A local government comprehensive plan has been adopted for this area pursuant to section 163.3167, F.S. The Department of Community Affairs determined that the plan was in compliance. The docks were listed as permitted accessory uses, subject to the County's Land Development Code, in the petition for the Dunes Planned Unit Development approved by Collier County and has been determined to be consistent with the adopted plan. A permit application for the docking facility is still under review by the U. S. Army Corps of Engineers pending State approval and issuance of water quality certification for the project.

(See Attachment 3, Pages 1-75)

**RECOMMEND APPROVAL SUBJECT TO THE SPECIAL APPROVAL
CONDITION, THE SPECIAL LEASE CONDITIONS, AND
PAYMENT OF \$29,564.49**

Item 4 DEP Conservation Lands Funding Discussion

DEFERRED FROM THE OCTOBER 2, 2007 AGENDA

REQUEST: Discussion of innovative and prudent ways to acquire additional conservation lands.

Item 4, cont.

LOCATION: Statewide

STAFF REMARKS: At the August 28, 2007 Cabinet Meeting, the Governor and Cabinet directed the Department of Environmental Protection (DEP) staff to explore innovative and creative ways to fund acquisition of additional conservation lands. Many real estate markets around the state have experienced a recent down-turn, resulting in more affordable acquisition opportunities. However, DEP's Florida Forever funding through the program's sunset in Fiscal Year 2009-2010 is currently allocated for targeted conservation land acquisitions.

In keeping with the direction from the Governor and Cabinet, DEP staff presents the following items for discussion:

- Explore a request for accelerated funding under the existing Division of State Lands' (DSL) Florida Forever acquisition program:

Explore a request for a legislative appropriation for an additional \$200 million to supplement the \$105 million current annual appropriation for DSL. This additional funding would allow the state to take advantage of the current, favorable real estate market. DEP staff currently has \$98.4 million in approved commitments, fully utilizing the standard appropriation through Fiscal Year 2007-2008. DSL has another \$621 million in potential acquisitions, which could be pursued with this additional appropriation through Fiscal Year 2009-2010.

This appropriation would require proviso language in the General Appropriations Act (GAA) such as: Notwithstanding the distribution formula set forth in section 259.105(3), F.S., \$200 million in Specific Appropriation XXXX of the 2008-2009 General Appropriation Act shall be used by DEP's, DSL for the purposes of land acquisition under the Florida Forever program authorized under chapter 259, F.S.

An additional \$200 million appropriation could be authorized and funded through the sale of bonds. The Florida Forever program is funded with a combination of bond proceeds and cash. In order to minimize the cash balance in the Florida Forever Trust Fund, bonds are sold on a cash-needs basis to support projected expenditures. Florida Forever funds are spent on a first-in, first-out basis; all cash and proceeds are spent before selling additional bonds. Based on the current rate of expenditures by each of the receiving entities, it is possible that the additional \$200 million in bonds would not be sold until Fiscal Year 2009-2010.

Bond funding could be accomplished utilizing the \$3 billion bonding authority of the Florida Forever program as provided in sections 259.1051(1) F.S and 215.618 F.S. Through Fiscal Year 2007-2008, \$1.7 billion of the \$3 billion has been authorized and used.

Item 4, cont.

- Explore a request for a legislative change to Florida Statutes to allow for Murphy Act land sales' proceeds to be used for purchasing conservation lands within the Florida Forever boundary;
- Explore the use of a structured-sale annuity to lower the purchase price of conservation lands. This would involve directing purchase proceeds to a third party assignment company (assignor), if so directed by a seller, to enable the seller to spread receipt of payments over time and to enable the state to enjoy a discounted purchase price for the annuity. The contract would not obligate the Board of Trustees for any payments to the seller beyond closing. In addition, the Board of Trustees would receive title to the property at closing. No change in the law is required to accomplish this. DEP staff and the Board of Trustees would not endorse any company in this line of business;
- DSL will proactively work with the Acquisition and Restoration Council and managing agencies to identify parcels that are no longer needed for conservation purposes, due to land management impediments and low resource values. These properties could be utilized for exchanges to acquire in-holdings and parcels that would enhance property manageability;
- Explore a request for a legislative change to Florida Statutes to allow local governments to hold sole title, with a transfer clause, to conservation lands acquired in part with state funding. This would focus on both large conservation land purchases, which may require multiple partners and funding sources, and smaller sites, not normally encompassed by other land conservation programs, with unique environmental, historic or archaeological resources. This will leverage conservation dollars and restore cooperative relationships with local governments. The state would work with local governments to acquire properties with the state contribution, not to exceed 50 percent of the purchase price. This would stretch state dollars for targeted conservation lands. If the property is not managed as stipulated, the property would transfer to the state. Monitoring mechanisms would need to be developed;
- Coordinate with local governments and the Department of Community Affairs through Sector Plans, Rural Land Stewardship proposals, and other options to protect Florida Forever conservation lands;
- Encourage private acquisition and private ownership of conservation lands within Florida Forever project areas for uses such as mitigation projects and potential carbon sequestration; and
- Encourage applicants who need private easements over state lands to acquire conservation lands rather than paying fees.

(See Attachment 4, Pages 1-8)

RECOMMEND DISCUSSION