

Florida Department of Environmental Protection



Division of State Lands

Division of State Lands

presentation to

**Senate Appropriations Subcommittee on
General Government**

November 6, 2013



Military Base Buffering



Division of State Lands Past Buffering Projects

- **Eglin Air Force Base**
(Walton, Okaloosa and Santa Rosa County)
- **Camp Blanding Joint Training Center**
(Clay and Bradford County)
- **Outlying Field Whitehouse**
(Duval County)
- **NAS Whiting Field**
(Santa Rosa County)





Criteria for Base Buffering Acquisitions

- Installation recommendations
- Management ability
- Seller willingness
- Primary funding
- Partnership funding
 - Federal programs
 - Local government
 - Non-profit



REPI PROGRAM



READINESS AND ENVIRONMENTAL PROTECTION INTEGRATION

10 U.S.C. Sec 2684a

*The Department of Defense's Readiness and Environmental Protection Integration (REPI) Program distributes funds to the Services for implementing compatible land use partnering **projects that relieve encroachment pressures – from incompatible development or loss of natural habitat** – on training, testing, and support operations at military installations within the U.S., its territories, possessions, and coastal waters.*

REPI PROGRAM



- \$50 million annual federal appropriation
- Installations request funding
 - \$3 million maximum
 - REPI Challenge \$5 million maximum
- Property interest
- Multi-year partnerships





REPI PROGRAM



Current DSL/REPI Partnership Agreements

FDEP has current agreements with:

Avon Park
Air Force
Range

Camp
Blanding
Joint
Training
Center

Eglin Air
Force Base

NAS
Whiting
Field



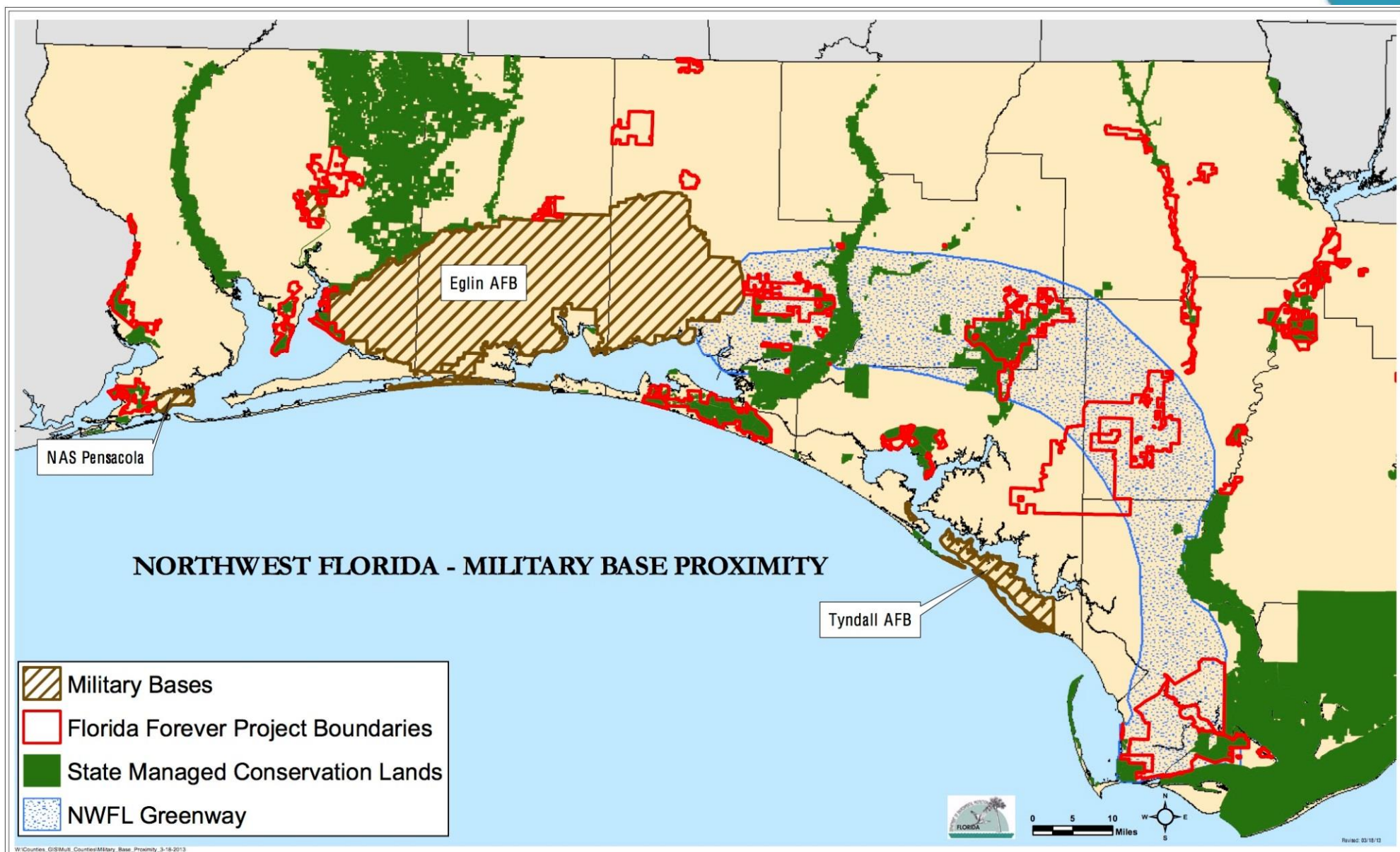
DSL Criteria for Base Buffering Acquisitions



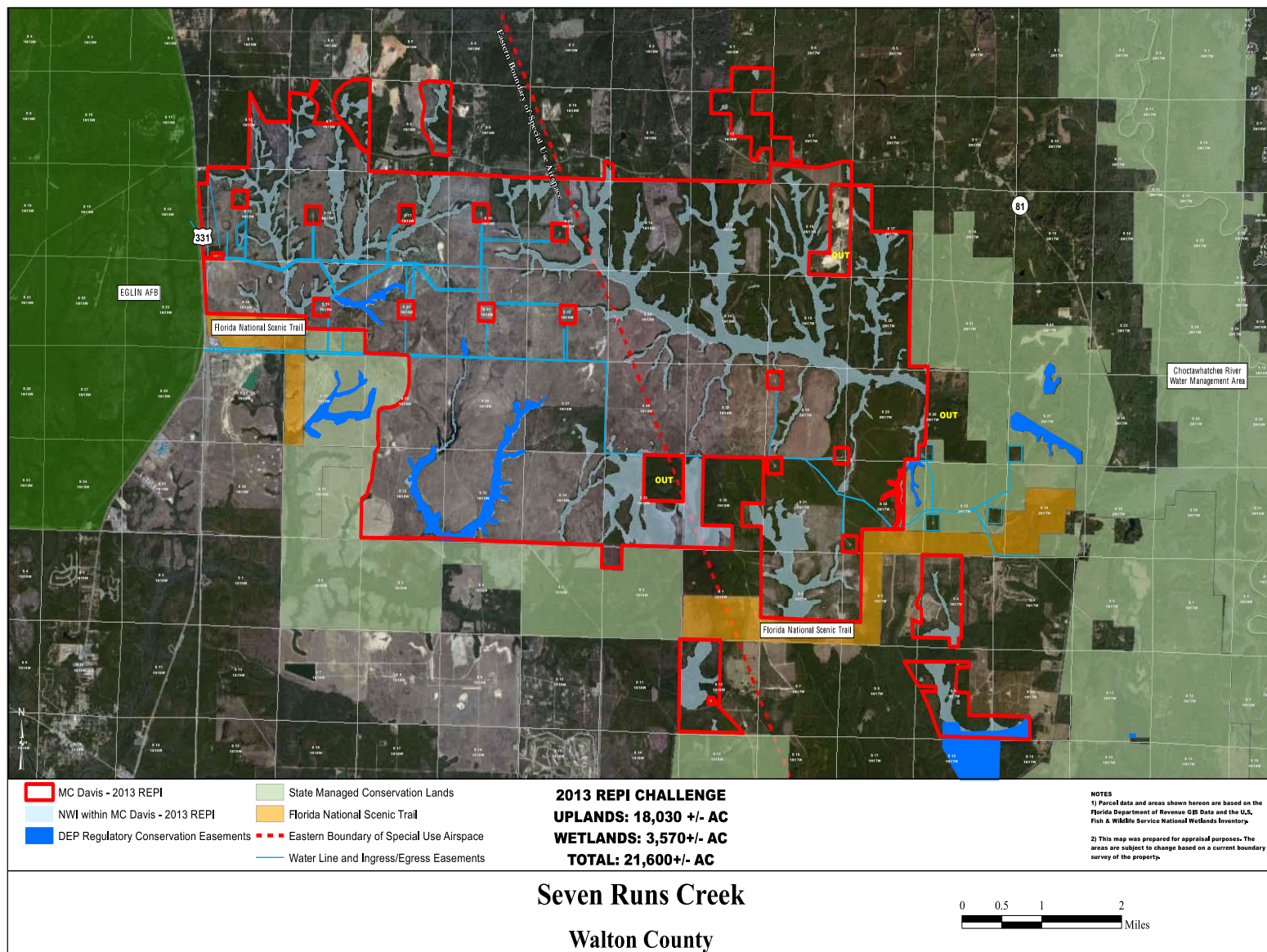
***Florida Forever* Program Requirements:**

- Consistency with *Florida Forever* criteria (Sec. 259.105, F.S.)
 - Connectivity
 - Resource value
 - Meet multiple goals
- Potential acquisition must
 - Be within *Florida Forever* project boundary,
 - Qualify for boundary amendment, or
 - Approved as new *Florida Forever* Project

DSL Criteria for Base Buffering Acquisitions



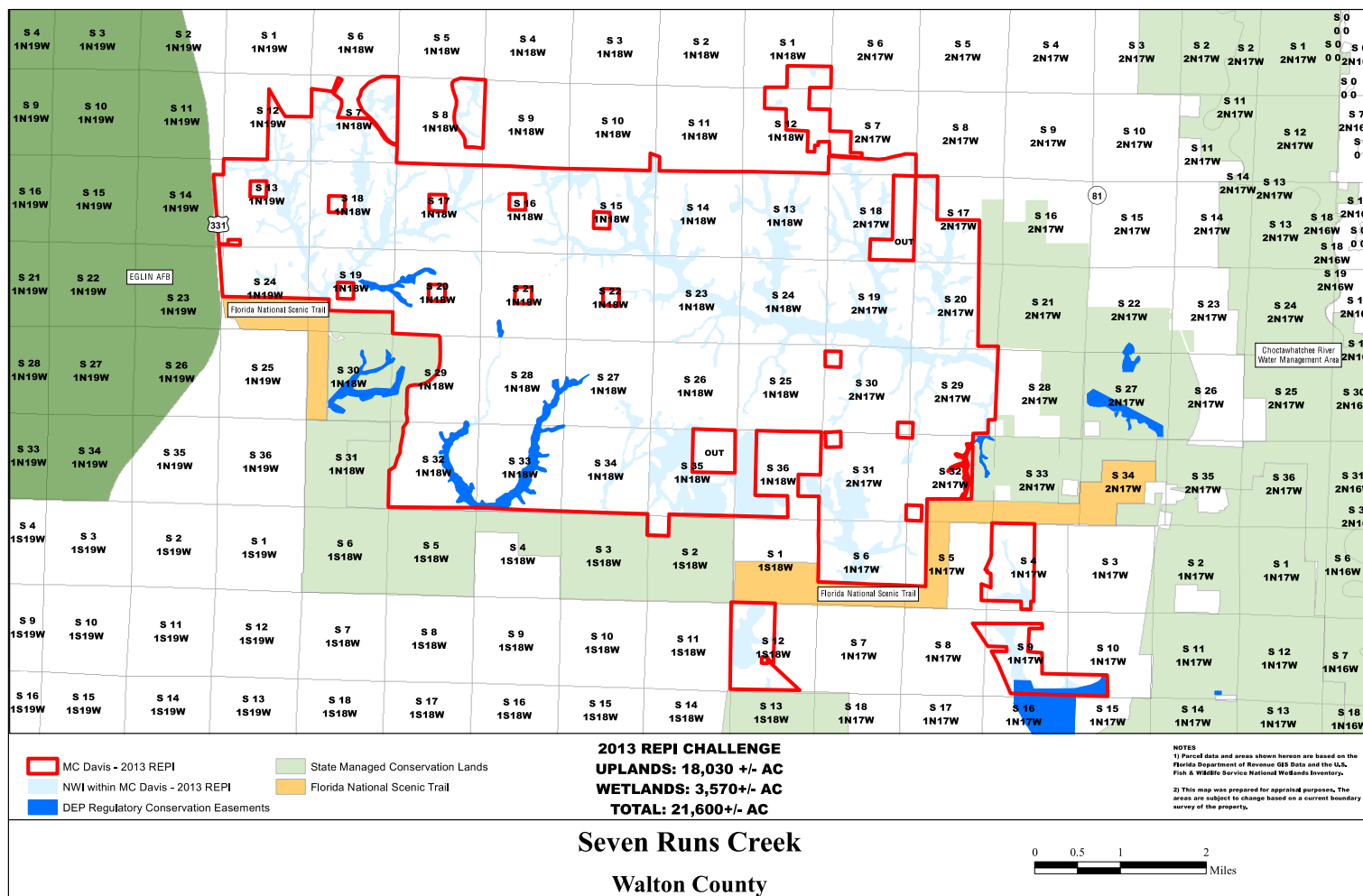
Seven Runs Creek Florida Forever Project



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Seven Runs Creek Florida Forever Project





Seven Runs Creek

Florida Forever Project





Eglin Air Force Base Walton, Okaloosa and Santa Rosa County

- **Since 2005**
 - Nearly 20,000 acres
 - \$18.2 million
- **Less-than-fee acquisitions**
- **Partners:**
 - Dept. of Defense,
 - Deepwater Horizon Oil Spill penalty dollars
 - Florida Forest Service





NAS Whiting Field Santa Rosa County

- **Since 2009**
 - 1,783 acres
 - \$7 million
- **Fee and less-than-fee acquisitions**
- **Partners:**
 - U.S. Dept. of Justice
 - Army Corps of Engineers
 - Dept. of Defense
 - Florida Forest Service
 - Santa Rosa County
- **600-800 acres of critical buffer lands identified**





OLF Whitehouse Naval Air Station Duval County

- **Since 2006**
 - 1,651 acres
 - \$13.5 million
- **Fee and less-than-fee acquisitions**
- **Partners:**
 - City of Jacksonville
 - TNC
 - TPL
- **350 acres of critical buffer lands identified for noise mitigation and habitat protection.**





Camp Blanding Joint Training Center Clay and Bradford County

- **Since 2004**
 - 10,315 acres
 - \$15.1 million
- **Fee and less-than-fee acquisitions**
- **Partners:**
 - SJRWMD
 - SRWMD
- **Buffering will mitigate noise and extend training boundaries.**





Avon Park Air Force Range Polk and Highlands County

- **Fee and less-than-fee acquisitions**
- **Partners:**
 - Dept. of Defense
 - Highlands County
 - Polk County
 - USFWS
 - TNC
- **3,200 acres of critical buffer lands identified**



A large, faint, light gray map of Florida with its county boundaries visible, serving as a background for the title text.

Conservation Land Assessment



Conservation Land Assessment



Proviso

“the Division of State Lands within the Department of Environmental Protection, working in cooperation with managing agencies and stakeholders, shall conduct an assessment to identify any state-owned land no longer needed for conservation purposes for submission to the Board of Trustees of the Internal Improvement Trust Fund. The Division of State Lands, acting on behalf of the Board of Trustees of the Internal Improvement Trust Fund, shall proceed with the disposition of surplus state lands in order to provide up to \$50,000,000.”



Conservation Land Assessment



#1 Division Review

- BOT-owned land managed by
 - Division of Recreation and Parks (DRP)
 - Florida Forest Service (FFS)
 - Florida Fish and Wildlife Conservation Commission (FWCC)
- Identified
 - Non-contiguous parcels
 - Areas with scattered ownership patterns
 - Disturbed sites.



#2 Managing Agency Review

- Additionally DRP, FFS, and FWCC submitted more sites
- Combined with sites agencies previously identified during their statutorily required management plan processes



#3 GIS-based Analysis

- GIS-based computer model
 - Conservation analysis
 - Market value experts – Cushman and Wakefield
 - GIS conservation experts – The Trust for Public Land
 - Technical Advisory Group (TAG)
 - Scientific criteria- many used when acquiring land
 - “low conservation value”
 - weighted and categorized
 - sites generated

Conservation Land Assessment



Florida DEP - State Conservation Land Assessment

Criteria Weighting Framework

September 3, 2013

| Equally Weighted Categories | Coarse Filter Dots | Coarse Filter Weights | Criteria | Scoring Interpretation |
|-----------------------------|--------------------|-----------------------|---|---|
| Connectivity | | | | |
| | 3 | 38% | Adjacency to other conservation areas | adjacent to |
| | 1 | 13% | Ecological Greenways Network | > 30% of site |
| | 0 | 0% | Landscape Integrity | > 30% of site |
| | 1 | 13% | Unaltered Land uses | > 0 acres on site |
| | 1 | 13% | OGT Trail Opportunities | > 500 meters on site |
| | 2 | 25% | Military base buffers | within 5 miles |
| | 0 | 0% | Florida Forever Projects | any intersection with site |
| Water Quality Protection | | | | |
| | 5 | 33% | High Magnitude Springs | magnitude 1,2,or3 |
| | 3 | 20% | Buffers on Major Lakes | within 500 meters |
| | 4 | 27% | Buffers on Major Rivers | within 500 meters |
| | 2 | 13% | Nutrient Impaired Basin Management Action Plans (BMAP) | any intersection with site |
| | 0 | 0% | CERP Project Boundaries (Everglades Restoration) | any intersection with site |
| | 1 | 7% | Wellhead Protection Zones | any intersection with site |
| Ecological Significance | | | | |
| | 4 | 22% | Strategic Habitat Conservation Areas - Highest Priorities | > 10%, 5 acre minimum |
| | 1 | 6% | Strategic Habitat Conservation Areas - Moderate Priorities | > 25%, 20 acre minimum |
| | 4 | 22% | Rare Species Habitat Conservation Priorities- Highest Priorities | > 10%, 5 acre minimum |
| | 1 | 6% | Rare Species Habitat Conservation Priorities- Moderate Priorities | > 25%, 20 acre minimum |
| | 1 | 6% | Landscape Linkages | > 30%, 50 acre minimum |
| | 3 | 17% | Under-represented Ecosystems - Highest Priority | > 10%, 1-5 acre minimum, depending on species |
| | 2 | 11% | Under-represented Ecosystems - Moderate Priority | > 25%, 5-10 acre minimum depending on species |
| | 1 | 6% | Functional Wetlands | > 30%, 1 acre minimum |
| | 1 | 6% | 100 yr Floodplain | > 30% of site |
| | 0 | 0% | Biological Richness Index | > 30%, 3 or more rare species |
| | 0 | 0% | Beaches | > 30% of site |



Florida DEP - State Conservation Land Assessment

Criteria Weighting Framework
September 3, 2013

| Equally Weighted Categories | Coarse Filter Dots | Coarse Filter Weights | Criteria | Scoring Interpretation |
|---------------------------------|--------------------|-----------------------|--|--|
| Recreation Resource Elements | | | | |
| | 0 | 0% | Size (acres) | N/A (0% weight) |
| | 1 | 4% | Water Area | > 0 acres on site |
| | 4 | 14% | Shoreline | adjacent to |
| | 3 | 11% | Significant Wildlife Habitat | SHC priority acres > 0 OR Habitat priority acres > 0 |
| | 4 | 14% | Natural Features (high magnitude springs, sinkholes, caves, karst, swallets, and steepheads) | Any natural feature listed exists on the site |
| | 3 | 11% | Archeological and Historic Features | > 0% of site is NHR site |
| | 4 | 14% | Accessibility | within 2 miles of Urban Area or adjacent to road |
| | 2 | 7% | Hunting Areas | > 0 acres on site |
| | 3 | 11% | Roadless and Wilderness Areas | > 0 acres on site |
| | 4 | 14% | Beaches | > 0 acres on site |
| Historic and Cultural Resources | | | | |
| | 1 | 100% | Archaeological and Historic Resources | > 0% of site is NHR site |
| Geologic/ Aquifer Significance | | | | |
| | 9 | 90% | Florida Aquifer Vulnerability Index | > 30% of site within most vulnerable aquifer |
| | 0 | 0% | Springs | magnitude 1,2,or3 |
| | 0 | 0% | Sinkholes | any exist on site |
| | 0 | 0% | Caves | any exist on site |
| | 0 | 0% | Karst Features | any exist on site |
| | 0 | 0% | Swallets | any exist on site |
| | 1 | 10% | Steepheads | any exist on site |



Florida DEP - State Conservation Land Assessment

Criteria Weighting Framework
September 3, 2013

| Equally Weighted Categories | Coarse Filter Dots | Coarse Filter Weights | Criteria | Scoring Interpretation |
|-----------------------------|--------------------|-----------------------|---|----------------------------|
| Market Value | | | | |
| | 1 | 3% | Large Sites | > 500 acres |
| | 0 | 0% | Percent of Managed Area | N/A (0% weight) |
| | 2 | 7% | Adjacent to Residential | adjacent to |
| | 0 | 0% | Adjacent to Industrial | adjacent to |
| | 3 | 10% | Adjacent to Commercial | adjacent to |
| | 3 | 10% | Road Frontage | adjacent to |
| | 1 | 3% | Water Frontage | adjacent to |
| | 1 | 3% | Coastline | adjacent to |
| | 1 | 3% | Close to Urban Areas | within 2 miles |
| | 1 | 3% | Impending Development (platted lots, disturbed lands, or rural lands in transition) | within 2 miles |
| | 3 | 10% | Timber Acres | > 0 acres on site |
| | 1 | 3% | Proximity to DRIs | within 2 miles |
| | 2 | 7% | Mineral Resources | any exist on site |
| | 1 | 3% | Oil and Gas Resources | any exist on site |
| | 0 | 10% | Mitigation Bank Service Areas | any intersection with site |
| | 2 | 7% | Agricultural Lands | > 0 acres on site |
| | 5 | 17% | Uplands | > 0 acres on site |
| | 0 | 0% | Sites with no assigned manager | any intersection with site |
| | 0 | 0% | University Lands | any intersection with site |
| | 0 | 0% | Small disjunct properties | less than 25 acres |

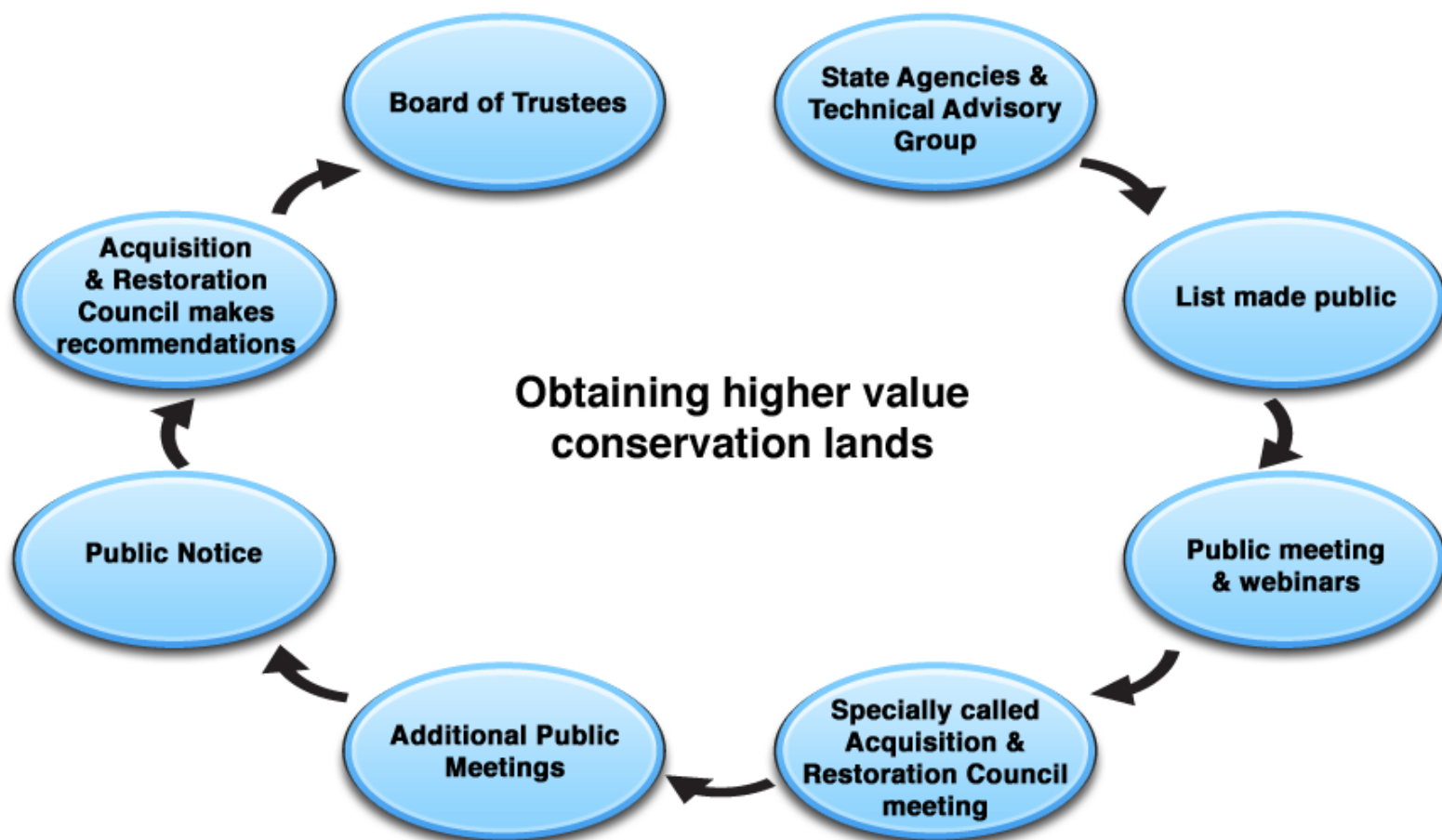
Prepared for State Conservation Land Assessment by The Trust for Public Land.

Conservation Land Assessment Process



Proviso

Analyze current inventory of state-owned conservation land to see which sites may no longer be needed for conservation purpose.





Conservation Land Assessment Process

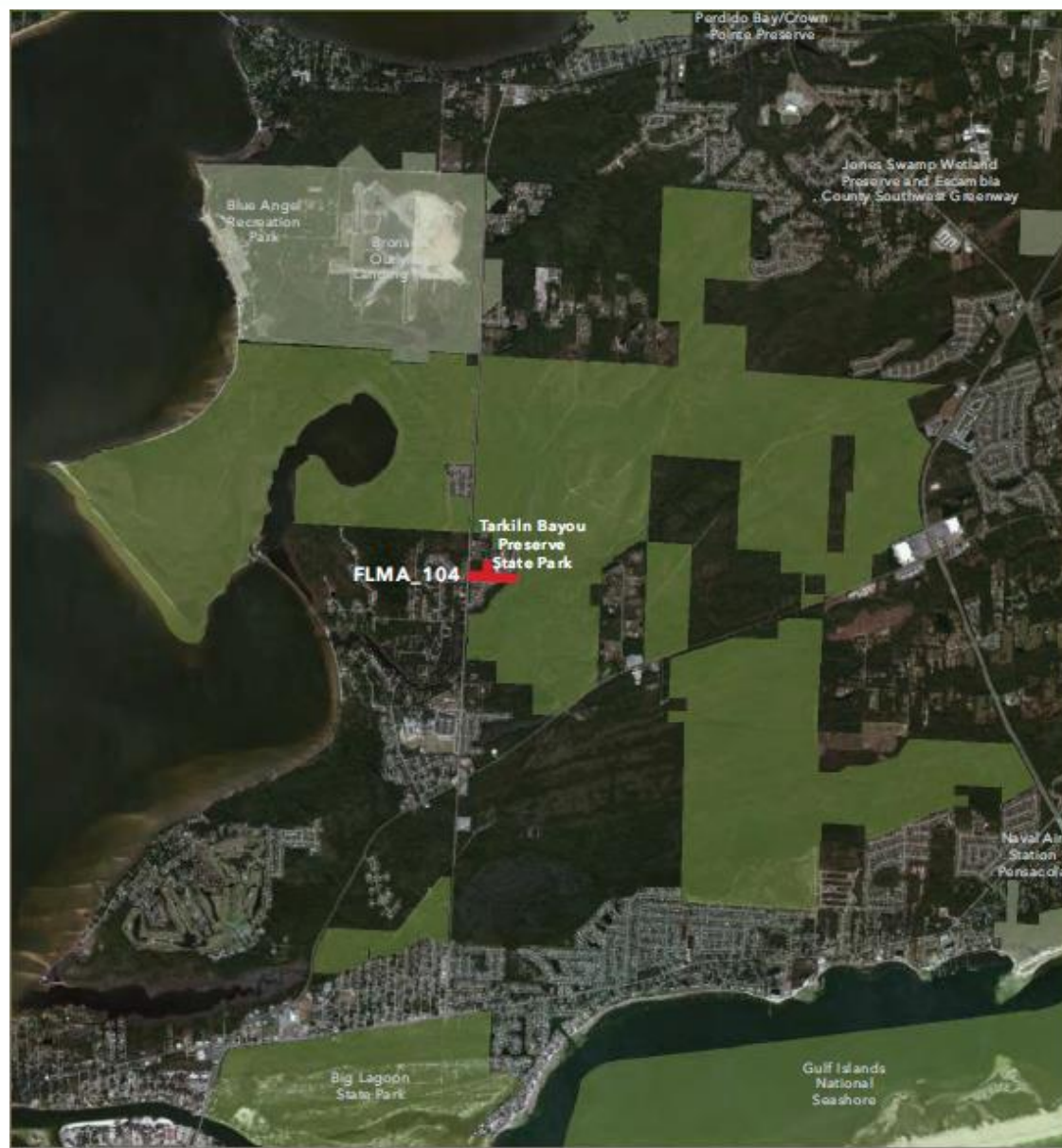


In the end, all sites were analyzed and reviewed by:

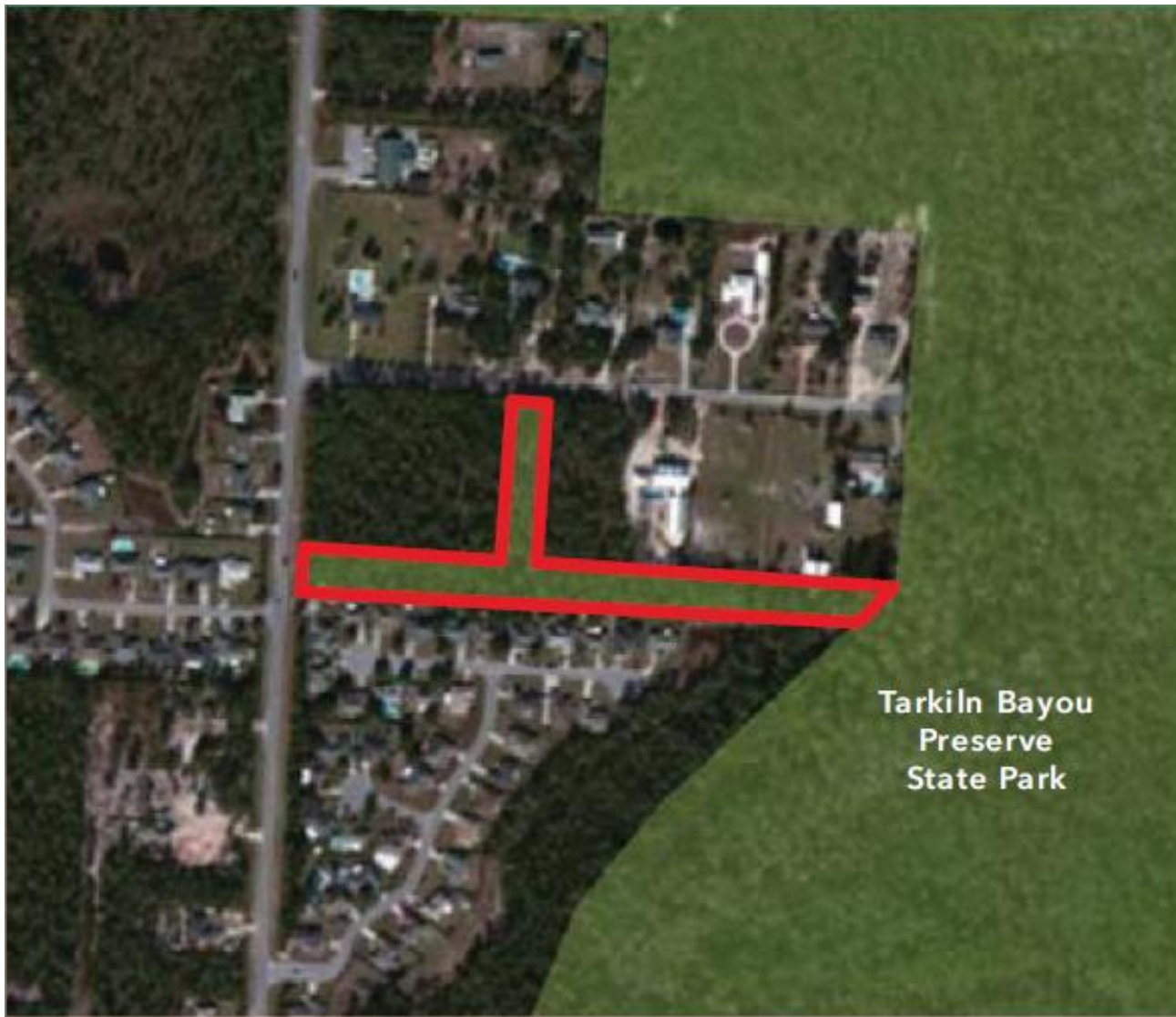
- FNAI – Florida Natural Areas Inventory
- DEAR – DEP's Division of Environmental Assessment and Restoration (water quality)
- DHR – Division of Historical Resources
- Managing agency for the unit– FWC, FFS or DRP
- DSL title staff



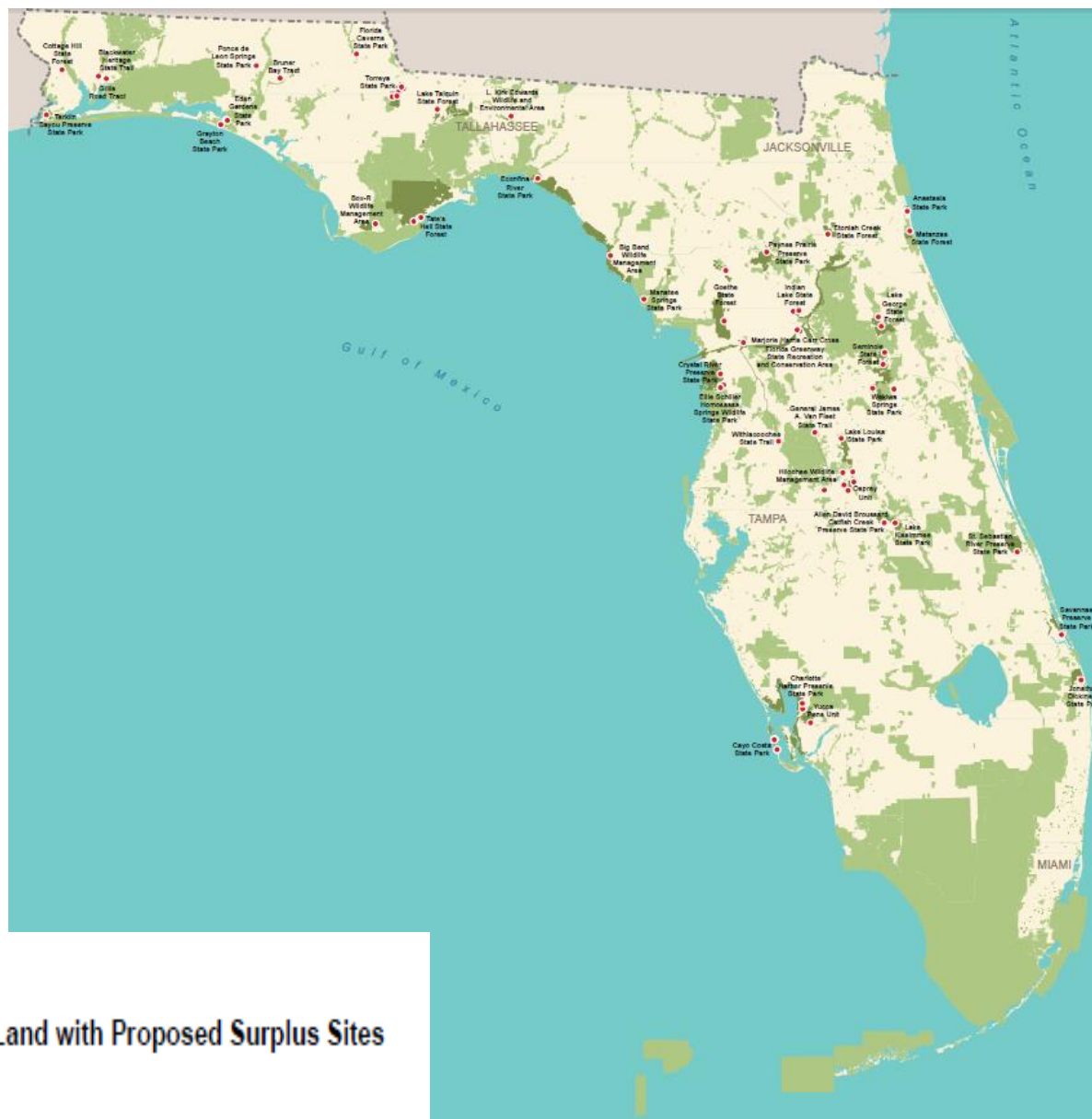
Conservation Land Assessment Proposed Sites



Conservation Land Assessment Proposed Sites



Conservation Land Assessment Proposed Sites



- Proposed Surplus Site
- State Owned Conservation Land with Proposed Surplus Sites
- Other Conservation Land



Conservation Land Assessment Process



Transparency and Public Input

Accomplished steps

- Public meetings
- [Web page](#)
- Site-by-site reviews

Next steps

- Public notice: (universities and colleges, other managers)
- Offered to local governments at assessed value
- Competitive bid
- Recommendation by ARC to BOT
- Determination by BOT
- Land sale (full fee or retention of CE)

Questions?



Florida State Parks 2010 Photo Contest Winner