



Mash Island Park Land Management Plan

2022 – 2032



Prepared By:

Wakulla County
Board of County Commissioners
September 2024

Contents

EXECUTIVE SUMMARY 2

APPENDICES: 3

SECTION A: ACQUISITION INFORMATION..... 4

SECTION C: PUBLIC INVOLVEMENT..... 8

SECTION D: NATURAL RESOURCES..... 11

SECTION E: WATER RESOURCES..... 27

SECTION F: HISTORICAL, ARCHEOLOGICAL, AND CULTURAL RESOURCES..... 30

SECTION G: FACILITIES 32

SECTION H: OTHER..... 32

EXECUTIVE SUMMARY

Mashes Island Park, herein referred to as the “Site”, is publicly owned, managed, and protected land in the Florida Panhandle characterized by regionally important natural areas, including scrubby flatwoods, prairies and bogs, wet flatwoods, beach dune, beaches, and salt and freshwater marshes with access to the Apalachee, Dickerson, and Ochlockonee Bays. The salt marsh areas underwent extensive alteration in the 1960s by previous owners, altering tidal creek flow patterns through dredging and filling operations.

The Site fronts many of the estuarine embayments that are characteristic of much of the coastal regions of the Florida Panhandle and Big Bend, southeast from Franklin County to Citrus County and is one of the easternmost white sandy beaches located in the Florida Panhandle.

Public access to the park is by way of State Road 372 (Mashes Island Road), which was constructed through marshes in the early 1960s, providing access to recreational opportunities for residents and visitors to Wakulla County, FL. The bays and estuaries have long been used by residents for recreational and commercial fishing, and archeological evidence indicates that Native American tribes were historically residents. An abundance of wildlife inhabits and frequents the natural areas, including migratory birds.

Preservation of this Site offers valuable recreational opportunities to the public and protection of wildlife. Public ownership and management promote the preservation, enhancement, and restoration of natural and altered natural areas.

A management plan is presented within that provides a framework to expand and improve the present public use of existing facilities and amenities. These amenities include but are not limited to, additional public and ADA parking, boat ramp repairs and improvements, construction and repair of boardwalks and observation piers, and public restrooms.

The Site reflects the ideology expressed by Wakulla County and the State of Florida, which balances public recreational use and preservation of natural habitat and wildlife. Acquisition of this Site by the State of Florida acts to preserve one of the few unique sandy beaches accessible to visitors and residents of the eastern Florida Panhandle and Big Bend.

NRDA funding has provided improved recreation areas at the Wakulla County Mashes Sands Park. The improvements have included the construction of observation platforms, boardwalks, and walking paths; improvement of the boat ramp area and picnic areas; renovation of the parking area and the restroom facility; and construction of a canoe/kayak launch site.

A portion of the Site was developed with parking, beach shelters, restrooms, and a boat ramp. However, the County is experiencing a constant bout with erosion in this area. Two of the beach shelters have been destroyed and the beach continues to diminish.

APPENDICES:

- A.** Ownership, Legal Description, and Encumbrances
- B.** Figures
 - 1. Location Map
 - 2. Boundary Map
 - 3. Site Improvements Map
 - 4. FNAI Natural Communities Map
 - 5. National Wetlands Inventory Map
- C.** Letter of Compliance with Wakulla County Comprehensive Plan
- D.** Public Solicitation Notice
- E.** Members of the Parks, Recreation, and Tourist Development Committees
- F.** Notices, agenda items, and meetings minutes
- G.** Management Review Team Summary
- H.** USDA Soil Map
- I.** FNAI Listed Species Matrix
- J.** Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties
- K.** Income Statement

SECTION A: ACQUISITION INFORMATION

1. **Common Name of the Property:** The area is commonly referred to as “Mashes Sands” or “Mash Island”.
2. **Land Acquisition Program:** The Site was originally acquired through the Save Our Coast Program in 1986.
3. **Degree of Title Interest Held by the Board of Trustees of the Internal Improvement Trust Fund, including reservations and encumbrances such as leases:** The Site is owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) and managed for public recreational purposes, subject to the encumbrances identified in **Appendix A**. By project agreement (sublease), Wakulla County has committed to develop, operate, and maintain the Site for the purposes of public recreational uses.
4. **Legal Description and Acreage of the Property:** A legal description of the Site is included in **Appendix A**, including lot dimensions and Site acreage.
5. **Location Map, Property Boundaries, and Existing and Planned Improvements to the Property:** The Site is located approximately thirty-two (32) miles south-southwest of Tallahassee, FL in Wakulla County, Florida. The Site is split north and south of Mashes Sands Road (SR 372), approximately 2.5 miles east of the U.S. 98 and State Road 372 intersection. **Appendix B** includes a Location Map (**Figure 1**), a Boundary Map (**Figure 2**), and a Site Improvement Map (**Figure 3**).
6. **Assessment Concerning Surplus Declaration:** There are no areas considered surplus within the Site that should be deleted from the Land Management Plan (LMP).
7. **Identification of Parcels for Park Expansion:** Additional property identified for expansion includes the nearby marsh area (parcel ID 08-6S-01W-000-04861-000). Options to acquire this area to be part of Wakulla County-managed lands include a donation of the land by the current owner, or by a purchase using funding sources such as the Parks and Open Space Florida Forever fund sourced by the Florida Communities Trust.
8. **Identification of Conflicting Adjacent Lands Uses:** There are no adjacent land uses that conflict with the planned use of the Site.
9. **Statement of Purpose:** The Site was purchased by the State of Florida and is managed and operated by Wakulla for public use by residents, visitors, commercial fishermen, and recreational fishermen.

The Site was previously owned by Sycamore Creek, Inc. and McMillan Realty. Plans were made for phased construction of a single and multi-family development on the property owned by Sycamore Creek, Inc. Phases I and II received preliminary development approval;

however, residents strongly objected to Phase III of the development.

In September 1981, Sycamore Creek, Inc. offered the Mashas Sands Beach to the State of Florida under the Conservation and Recreation Lands (CARL) Program.

In October 1981, McMillan Realty offered the remaining 250 acres of beach and marsh to the State of Florida under the CARL Program.

In April 1982, the CARL Committee selected the Site as one of the leading projects for acquisition.

In May 1982, the (Mashes Island Park) Site proposal was offered under the Save Our Coast Program. The Wakulla County Board of County Commissioners, by resolution, agreed to be the long-term managers of the Site and subsequently entered into an Agreement with the State of Florida, Department of Environmental Protection (DEP).

- 10. Proximity of property to other significant State, local or federal land or water resources:** The Site fronts the Apalachee and Ochlocknee Bays, and is eighteen (18) miles from Wakulla Springs State Park; seventeen (17) miles from the Saint Marks National Wildlife Refuge; fifteen (15) miles from the Wakulla and Saint Marks Rivers; twelve (12) miles from the St. Marks Lighthouse and State Park; eleven (11) miles from Sopchoppy City Park and the Apalachicola National Forest; ten (10) miles from Tate’s Hell State Forest; eight (8) miles from the Ochlockonee River State Park; five (5) miles from Woolley Park and the Wakulla Welcome Center; four (4) miles from Alligator Harbor Aquatic Preserve and Dickerson Bay; and two (2) miles from Bald Point State Park and Levy Bay. The Site also serves as a trailhead for the Ochlockonee Bay Bike Trail (OBBT) SECTION B: USE ITEMS
- 11. Designated Single or Multiple Use Management of the Property:** The Site is currently under single-use management for public use and recreational activities.
- 12. Past and Existing Property Uses:** From approximately 1850-1950, the Ochlockonee Fishery existed on the northern shore of Ochlockonee Bay, about one (1) mile east of the Site. Commercial fishermen fished the surrounding creeks and embayments for species such as mullet, redfish, and oysters. Recreational use increased and commercial use decreased in the 1960s with the extension of State Road 372 from US 98 to the Site. The Site remained under private ownership and was considered for development prior to public purchase.

The Site currently provides public access and recreational infrastructure including a pier, boat launch, restrooms, picnic shelters, and parking areas. In 2013, the County was awarded a Natural Resource Disaster Assessment (NRDA) grant intended for improvements to the boat ramp and dock, pier, parking area, and restrooms, as well as the construction of pedestrian paths, kayak/canoe launch, boardwalks, pavilions, and observation decks with educational placards. These improvements were completed in 2019.

The County concurrently applied for NRDA funding to stabilize and re-nourish the beach. The funding was subsequently denied. Therefore, the County will continue to pursue grant funding for beach stabilization and re-nourishment and other future enhancements and improvements.

13. Alternative or Multiple Uses Considered and Statement of Why Not Adopted:

The primary use for the Site is recreational, but the potential and value exist to offer multiple uses of the Site. Future multiple uses may include eco-tourism and educational tours, subject to available resources. The County considered hosting public events, such as fishing tournaments, but due to parking and common area constraints, the County is no longer considering this use. The County also considered operating a publicly-owned concession, but due to cost and resource limitations, this use is no longer being considered. Instead, the county may consider allowing private food trucks or concessions if conducted in accordance with County Ordinances.

14. Property Management Responsibilities and Coordination: Wakulla County is the sole entity responsible for the operation and management of the Site under the ownership of the State of Florida. County staff maintain, perform, and oversee the day-to-day operations and management of the Site, which includes repairs, maintenance, and enhancements.

15. Provision Concerning Archeological or Historical Resources: Wakulla County will continue to coordinate with federal and state agencies, as well as comply with all applicable laws when planning and designing any improvements, construction, or ground disturbance activity to prevent disturbance to significant archeological or historic sites that may exist on the Site.

16. Consideration of Other Entities to Facilitate Restoration or Management of the Property: The County will continue to seek input from non-profits (i.e., The Nature Conservancy, Keep Wakulla Beautiful, etc.) and public agencies (FNAI, FDEP, FWC) for funding and resource assistance for prescribed burnings, coastal clean-up, and park repairs, restorations, and enhancements.

17. Determination of Public Uses and Access Consistent with Acquisition Purposes: The Site was purchased with the intent of providing public recreational opportunities balanced with the preservation of natural habitat and wildlife. The County continues to operate, maintain, and improve the Site consistent with the purpose of acquisition.

18. Planned Uses in Compliance with the 1981 State Lands Management Plan and Balanced Public Utilization: All current and planned uses of the Site are consistent and comply with the 1981 State Lands Management Plan and Public Utilization requirements.

19. **Compliance with Wakulla County Comprehensive Plan:** A letter of compliance stating that the LMP is consistent with the Wakulla Comprehensive Plan is included in **Appendix C.**
20. **Assessment of Impact of Planned Uses:** Planned uses for the Site are consistent with the acquisitional purpose of the Site, which aims to balance public recreational uses with the preservation of natural habitat and wildlife. Planned use will be limited to recreational uses and development activities will be kept to a minimum to ensure protection of natural features. Future improvements will be conducted in accordance with any applicable federal, state, or local laws, reasonable practices, and permit requirements to ensure the conservation and preservation of natural resources and compensate for any losses or contamination.
21. **For managed areas larger than 1,000 acres, an analysis of the multiple-use potential of the property:** The Site is less than 1,000 acres; therefore, an analysis of the multiple-use potential of the Site for the potential to generate revenues to enhance the management of the Site is not applicable.
22. **Timber Resources:** There are no timber resources on the Site.
23. **Statement Concerning Incompatible Use Section 253.034(10), F.S.:** There are no current incompatible uses of the Site pursuant to those described in Section 253.034(10) F.S. The County will contact FDEP if an incompatible use is determined and will subsequently submit an updated LMP, if applicable.

SECTION C: PUBLIC INVOLVEMENT

- 24. Public Involvement in the Land Management Plan:** Public participation is required by the Wakulla County Comprehensive Plan for the development of public management plans. The public will be encouraged to contribute to the development of the LMP through public hearings and comment periods.
- 25. Public Solicitation Notice for the Land Management Plan:** A copy of the Draft LMP was posted to the County’s website on September 14, 2023 for solicitation of public input and comments. The notice was advertised by local news and organizations 30 days prior to the hearing. A copy of the notice is included in **Appendix D**.
- 26. Input from Advisory Groups and Public Hearings:** The draft LMP will be provided to the advisory group for review and summarized below. The advisory group is made up of the Parks Committee, the Recreation Committee, and the Tourist Development Council. A public hearing will be held to solicit public input.

The Committees are established and approved by the Board of County Commissioners with a membership comprised of board-appointed citizens. A list of members of each committee is included in **Appendix E**.

- 27. Summary of Advisory Group Comments and Concerns:** A special review meeting was held on June 8, 2023 and consisted of members of the Parks Committee, the Recreation Committee, and the Tourist Development Council. The list of committee members is provided in **Appendix E**.
- 28. Notice of Public Hearing:** The Wakulla County Board of County Commissioners approved a public hearing for the development of the LMP which was held on October 16, 2023. The public meeting announcement was published on the County website, on-Site, and was advertised by local news and organizations. Copies of all notices, agenda items, and meeting minutes are included in **Appendix F**.
- 29. Findings and Recommendations of Input from the Land Management Review Team:** Consideration for findings and recommendations provided by the land management review team are summarized below and included in Appendix G.

30. Summary of Comments and Concerns by the Management Review Team: The findings and recommendations provided by the land management review team are summarized below:

1. Future funding concerns
2. Prescribed burn recommendations
 - a. Establish and adhere to burn rotations
 - b. Fuels management
 - c. Install firebreaks or dividing into zones
3. Imperiled species list
 - a. Include known species
 - b. Include potential species:
 - Least Tern
 - Black Skimmer
 - Wilson’s Plover
 - Florida Pine Snake
 - Diamondback Terrapin
 - Little Blue Heron
 - Snowy Egret
 - Tricolored Heron
 - Roseate Spoonbill
 - Reddish Egret
 - Red Knot
 - Snowy Plover
 - Florida flame azalea not Pink azalea
 - Royal Fern
 - Cinnamon Fern
 - Butterworts
 - Remove Scott’s Seaside Sparrow from list
 - c. Include marine turtle and shorebird nesting habitat
4. Non-consumptive recreational activities
 - a. Birdwatching
 - b. Maintain existing trails
 - c. Add new trails
5. Include support for nesting activities (marine turtle and shorebird)
6. Edit monitoring plan for shorebirds
 - a. Weekly surveying conducted when breeding birds are present
7. General maintenance items
 - a. Beach clean-up needed
 - b. Clean the dangerous debris from the water
 - c. Dredge sand to replace what has been lost
8. Future developments
 - a. Add observation decks
 - b. Add footbridge
 - c. Add ADA compliant facilities

- d. Replace the large wooden sign just West of the beach and boat ramp
- e. Unlock/remove the gates at the boat ramp
- f. Add gate to the entrance at the pier

Please refer to Appendix G for full list of comments and responses.

- 31. Disagreements with Comments and Concerns by the Management Review Team:** Disagreements with the following comments and concerns provided by the land management review team are summarized below:

In regards to the imperiled species list (item 3 above), it is understood that the habitat suitable to that of Eastern diamondback snake, Southern hognose snake, Gulf salt marsh snake, Eastern kingsnake, Little Blue heron, Tricolored heron, Roseate spoonbill, Reddish egret, Snowy plover, Caspian tern, Sandwich tern, Royal tern, Black skimmer, Osprey, Bald Eagle, Peregrine falcon, and Merlin, but these species are not listed in the site-specific FNAI list and have not been documented during various surveys of this site.

Please refer to Appendix G for full list of comments and responses.

Summary of Comments and Concerns by the Public: The comments and concerns are addressed below:

1. Migratory bird concerns
2. Future Development
 - North of Mashas Sands Road
3. Advertisement of the project
4. Dark sky concerns
 - Astro-photographer utilization
5. Imperiled species list
 - Invasive grass species
 - Include Diamond backed terrapin.
6. Parking
 - Amount of parking spots
 - Approximate acreage of paved parking
 - Lighted areas

Please refer to Appendix F for full list of comments and responses.

SECTION D: NATURAL RESOURCES

- 32. Location and Description of Water Resources:** Based on the Natural Resources Conservation Service (NRCS) soils survey, there are six soil types mapped throughout the Site as depicted in **Appendix H**, with the hydric soils denoted by an asterisk. Brief descriptions of the mapped soil types are included below.

Bayvi, Isles, and Estero soils, frequently flooded (6)

A nearly level to moderately sloping, very poorly drained mucky sand up to 26 inches below land surface (bls) above a sand layer to 80 inches bls. The depth to the water table is 0 to 6 inches bls. The soil type is rated as hydric and its maximum salinity ranges from slightly saline to strongly saline.

Ridgewood fine sand, 0 to 5 percent slopes (14)

A nearly level, somewhat poorly drained fine sand is found on ridges and knolls. The typical soil profile is fine sand from the surface to 80 inches below the surface. The depth to the water table is 24 to 42 inches.

Ortega sand, 0 to 5 percent slopes (17)

A nearly level to moderately sloping, moderately well-drained sand is found on ridges with a profile of sand from the surface to 80 inches below the surface. The depth to the water table is 42 to 60 inches.

Hurricane sand, 0 to 5 percent slopes (18)

A nearly level to moderately sloping, somewhat poorly drained sand is found on flats and rises with a profile of sand from the surface to 80 inches below the surface. The depth to the water table is 24 to 42 inches.

Leon sand, 0 to 2 percent slopes (23)

A nearly level to moderately sloping, poorly drained sand is found in flatwoods and marine terraces with a profile of sand from the surface to 80 inches bls. The depth to the water table is 2 to 18 inches.

Pottsburg-Pottsburg, wet, sand, 0 to 2 percent slopes (33)

A nearly level, poorly drained sand is found on flatwoods with a profile of sand from the surface to 80 inches bls. The depth to the water table is 6 to 18 inches below the surface. The soil type is rated as hydric.

Quartzipsamments, drained (53)

A nearly level somewhat poorly drained fine sand is found on marine terrace flats with a profile of fine sand from the surface to 80 inches below the surface. The depth to the water table is 24 to 42 inches.

The mapped soil types have remained unchanged since the County took ownership of the Site. Any major disturbances have occurred through natural processes, such as tropical disturbances, strong storms, and surges. Minor disturbances occurred from improvements and additions to the boat ramp, parking areas, pier, and bathrooms.

- 33. FNAI-Based Natural Community Maps:** A map showing the locations of FNAI-based Natural Communities is provided in Figure 4 provided in **Appendix B**.
- 34. Location and Description of Outstanding Native Landscapes:** Native landscapes were inventoried and described using the FNAI natural community descriptions provided in the Guide to Natural Communities in Florida (2010). The mapped communities are depicted in Figure 4 provided in **Appendix B**. The native landscape landcover classification types and their descriptions are also included below.

Beach Dune

Active coastal dune with sand substrate; xeric; statewide; rare or no fire; marine influence; open herbaceous vegetation with no canopy; sea oats, railroad vine, bitter panicum, and/or mixed salt-spray tolerant grasses and herbs

Dome Swamp

Small or large and shallow isolated depression in sand/marl/limestone substrate with peat accumulating toward center; occurring within a fire-maintained community; seasonally inundated; still water; statewide excluding Keys; occasional or rare fire; forested, canopy often tallest in center; pond cypress, swamp tupelo.

Estuarine/Marine

Subtidal, intertidal, and supratidal zones of the sea, landward to the point at which seawater becomes significantly diluted with freshwater inflow from the land. (The distinction between the Marine and Estuarine Natural Communities is often subtle, and the natural communities

types found under these two community categories have the same descriptions. For these reasons they have been grouped together.)

Depression Marshes

Small, isolated, often rounded depression in sand substrate with peat accumulating toward center; surrounded by fire-maintained communities, and seasonally inundated.

Mesic Flatwoods

Flatland with sand substrate; mesic; statewide except extreme southern peninsula and Keys; frequent fire (2-4 years); open pine canopy with a layer of low shrubs and herbs; longleaf pine and/or slash pine, saw palmetto, gallberry, dwarf live oak, wiregrass.

Natural Lakes and Ponds

Non-flowing wetlands of natural depressions lacking persistent emergent vegetation except around the perimeter.

Pine Plantation

Area altered by silvicultural activities. Pine plantations in Florida are often dominated by even aged loblolly, sand, or slash pine (*Pinus taeda*, *P. clausa*, or *P. elliottii*, respectively).

Salt Marsh

Estuarine wetland on muck/sand/or limestone substrate; inundated with saltwater by daily tides; statewide; occasional or rare fire; treeless, dense herb layer with few shrubs; saltmarsh cordgrass, needle rush, saltgrass, saltwort, perennial glasswort, seaside oxeye.

Scrubby Flatwoods

Flatland with sand substrate; xeric-mesic; statewide except extreme southern peninsula and Keys; occasional fire (5-15 years); widely scattered pine canopy over saw palmetto and scrub oaks; longleaf pine, sand live oak, myrtle oak, Chapman's oak, saw palmetto, wiregrass

Unconsolidated Substrate

Expansive subtidal, intertidal, and supratidal area composed primarily of loose mineral matter (e.g., coralgall, gravel, marl, mud, sand and shell); statewide; octocorals, sponges, stony corals, nondrift macrophytic algae, blue-green mat-forming algae and seagrasses sparse, if present.

Wet Flatwoods

Flatland with sand substrate; seasonally inundated; statewide except extreme southern peninsula and Keys; frequent fire (2-4 years for grassy wet flatwoods, 5-10 years for shrubby wet flatwoods); closed to open pine canopy with grassy or shrubby understory; slash pine, pond pine, large gallberry, fetterbush, sweetbay, cabbage palm, wiregrass, toothache grass.

Wet Prairie

Flatland with sand or clayey sand substrate; usually saturated but only occasionally inundated; statewide excluding extreme southern peninsula; frequent fire (2-3 years); treeless, dense herbaceous community with few shrubs; wiregrass, blue maidencane, cutthroat grass, wiry beaksedges, flattened pipewort, toothache grass, pitcherplants, coastalplain yellow-eyed grass.

35. Location and Description of Natural Features: Although no coral reefs, natural springs, caverns, or other such features exist, the Site contains natural features unique to the region, including vegetated low dunes, emergent saltmarsh, tidal pools, and long-leaf pine dominated scrub and flatwoods. Much of the site and the surrounding area remain undeveloped or low-impact developed.

36. Beaches and Dunes: The beach areas comprise the white sand characteristic of West Florida beaches; however, unlike the high-energy beaches of the western Gulf of Mexico, the overall features of the Site are more typical of an estuarine beach, comprising a gradual topographic profile, a low angle foreshore, and a backshore grading into the saltwater marsh. Patches of saltmarsh cordgrass (*Spartina alterniflora*) grow in tidal pools fronting the Gulf of Mexico, attesting to the low-energy wave environment of the beach. Break waves may occur 200 to 300 yards offshore during low tide cycles.

The beach and low dune environments are oriented perpendicular to incidental wave propagation. The beach along the Ocklochonee Bay is dune-less and the foreshore is colonized by saltmarsh cordgrass. The beach and dune strip reaches an elevation of +6.5 feet and is 60 to 100 yards wide between low water and the juncus marsh behind the dunes.

The shallow, brackish water environment allows coon oysters (*Crassostrea* sp.) to grow in protected areas near the point. The foreshore and dunes are covered by a variety of trees and grasses including sand pines (*Pinus clausa*) and sea oats (*Uniola paniculata*).

37. Mineral Resources: There are no known mineral resources present at the Site.

38. Location and Description of Fish and Wildlife: A variety of fish and wildlife frequently inhabit the Site. Scaup (*Aythya* sp.), redhead (*Aythya americana*), common goldeneye (*Bucephala clangula*), common mergansers (*Mergus merganser*), and buffleheads (*Bucephala albeola*) frequent the area, rafting just outside the surf during the winter. Mallard (*Anas platyrhynchos*) and widgeon (*Mareca americana*) frequent the marsh behind the beach. Other marsh and seabirds are year-round residents of the Site. Fish commonly caught in the area include mullet (*Mugil cephalus*), redfish (*Sciaenops ocellatus*), spotted seatrout (*Cynoscion nebulosus*), silver seatrout (*Cynoscion nothus*), and flounder (*Paralichthys* sp.).

39. Location and description of Endangered or Threatened Species and Habitat: A copy of

the data report from the Florida Natural Areas Inventory is provided in **Appendix I**. The inventory comprises a list of state and federally-listed endangered or threatened species that may occupy the Site and is summarized in **Table 1**. None of these species were observed during the 2021 site reconnaissance, but the proper habitat is present for support of numerous species is maintained in accordance with Sections 44 and 45.

Table 1. Imperiled Species Inventory

Common and Scientific Name	Imperiled Species Status				Management Actions
	FWC	USFWS	FDACS	FNAI	
PLANTS					
Godfrey's Blazing Star			E	G2/S2	2, 9
<i>Liatris provincialis</i>					
Godfrey's Butterwort		T		NL	1, 2
<i>Pinguicula ionantha</i>					
Many-flowered Grass-pink	T			G2G3/S2S3	1, 2
<i>Coalopogon multiflorus</i>					
Telephus Spurge	E	T	E	G1/S1	2, 4
<i>Euphorbia telephioides</i>					
Wiregrass Gentian		E	E	G5/S3	2, 4
<i>Gentiana pennelliana</i>					
Gentian pinkroot		E	E	G3/S3	1, 2
<i>Lycopodium cernuum</i>					
Gulf Coast Lupine	T		T	G3/S3	2, 9
<i>Lupinus westianus</i>					
Curtis' Loosestrife	E		E	G1/S1	2
White Birds-in-a-nest	E	T	E	G2/S2	1, 2
<i>Macbridea alba</i>					
Hummingbird flower	E		E	G1/S1	1, 2
<i>Macranthera flammea</i>					
Zigzag Silkgrass	E		E	G1/S1	1, 2
<i>Pityopsis flexuosa</i>					
Godfrey's spiderlily	E		E	G3/S3	1, 2
<i>Hymenocallis godfreyi</i>					

Common and Scientific Name	Imperiled Species Status				Management Actions
	FWC	USFWS	FDACS	FNAI	
Small-flowered Meadowbeauty	E			G2/S2	1, 2
<i>Rhexia parviflora</i>					
Florida Flame Azalea	E		E	G3/S3	2
<i>Rhododendron austrinum</i>					
Yellow Fringeless Orchid	E		E	G3G4/S3	2
<i>Platanthera integra</i>					
Giant Water Cowbane	E			G3/S3	2
<i>Tiedemannia filiformis ssp. greenmanii</i>					
FISH					
Gulf Sturgeon	T	T		G3T2/S2	10, 13
<i>Acipenser oxyrinchus desotoi</i>					
REPTILES					
Gopher tortoise	T			G3/S3	1, 2, 10, 13
<i>Gopherus polyphemus</i>					
Kemp’s Ridley Sea Turtle	E	E		G1/S1	9, 10, 12, 13
<i>Lepidochelys kempii</i>					
Loggerhead Sea Turtle	T	T		G3/S3	9, 10, 12, 13
<i>Caretta caretta</i>					
Green Sea Turtle	T	T		G3/S2S3	9, 10, 12, 13
<i>Chelonia mydas</i>					
Leatherback Sea Turtle			E	G2/S2	9, 10, 12, 13
<i>Dermochelys coriacea</i>					
Eastern Indigo Snake			T	G3/S3	1, 2, 4, 13
<i>Drymarchon couperi</i>					
AMPHIBIANS					
Frosted Flatwoods Salamander	T	T		G2/S2	1, 4
<i>Ambystoma cingulatum</i>					
BIRDS					

Common and Scientific Name	Imperiled Species Status				Management Actions
	FWC	USFWS	FDACS	FNAI	
Scott's Seaside Sparrow	T			G4T3/S3	2, 4, 8
<i>Ammodramus maritimus peninsulae</i>					
Piping Plover		T		G3/S2	2, 8, 10, 13
<i>Charadrius melodus</i>					
Marian's Marsh Wren	T		G5T3/S3	G5T3/S3	2, 4
<i>Cistothorus palustris marianae</i>					
American Oystercatcher	T			G5/S2	8, 10, 13
<i>Haematopus palliatus</i>					
Red Knot		T		NL	10, 13
<i>Calidris canutus rufa</i>					
Red-cockaded Woodpecker		E		G3/S2	1, 5
<i>Picoides borealis</i>					
MAMMALS					
Florida manatee		T		G2G3T2/S2S3	10, 13
<i>Trichechus manatus latirostris</i>					

Notes: E = endangered; SSC = Species of Special Concern; T = threatened; G#G# = range of rank or insufficient data to assign specific global rank; G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; G portion pertains to entire species, T refers to the subgroup; G#T#Q# = same as previous, but validity as subspecies or variety is questioned; G/S1 = Critically imperiled globally 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 human factor; G/S2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or human 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 globally (may be rare in parts of range); G/S5 = Demonstrably secure globally; T(S/A) = Threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species; NL = not listed.

Management Actions: 1. Prescribed Fire; 2. Exotic Plant Removal; 3. Population Translocation/Augmentation/Restocking; 4. Hydrological Maintenance/Restoration; 5. Nest Boxes/Artificial Cavities; 6. Hardwood Removal; 7. Mechanical Treatment; 8. Predator Control; 9. Erosion Control; 10. Protection from Visitor Impacts (establish buffers)/Law Enforcement; 11. Decoys (shorebirds); 12. Vegetation Planting; 13. Outreach; and Education 14. Other

40. Natural Areas Inventory Resources: FNAI, Florida Natural Areas Inventory, has provided a guide to natural communities and the corresponding species typically found in these natural communities. These species are identified as resources. Natural areas were inventoried and described using the FNAI Natural Communities descriptions provided in **Figure 4**. The natural communities documented by FNAI on-site provide the potential for the following resources (Florida Natural Areas Inventory. (n.d.)). This information can be seen in *Table 1, Imperiled Species Inventory*.

41. Description of the Management of Natural and Other Resources to identify, locate, protect, and preserve or otherwise use fragile, nonrenewable natural and cultural resources: The site was purchased with the intent of providing public recreational

opportunities balanced with the preservation of natural habitat and wildlife. The County will continue to operate, maintain, and improve the Site consistent with the purpose of acquisition.

Wakulla County will coordinate with federal and state agencies, as well as comply with all applicable laws when planning and designing any improvements, construction, or ground disturbance activity to prevent disturbance to significant archeological or historic sites that may exist on the Site.

Construction activities will be performed in a manner that avoids adverse effects to listed species and their habitat. Permitting and consultation will occur with the appropriate agencies as necessary before construction. In addition, the public will be excluded from shorebird and sea turtle nesting areas during the nesting season for further protection efforts. While there are no records of shorebird nesting or marine turtle nesting at Mash Sands Beach, adequate habitat is available for nesting.

Broadcast application of pesticides for mosquito control is prohibited on the site for the protection of fish, wildlife, and their habitat.

42. Habitat Restoration and Improvements

- a. Management needs, problems, and desired outcome: Natural communities should be managed and restored in consultation with agencies and literature from the Florida Forest Service (FFS), Florida Natural Areas Inventory (FNAI), the Florida Fish and Wildlife Conservation Commission (FWC), local NGOs, and any other reputable sources. Individual problems will be tailored to the type of resource and outcome desired. Implement routine management or restoration plans in accordance with a monitoring program. Implement a forest and prescribed fire management plan in accordance with Sections 42 and 43 and assess implementation success.
- b. Goal: Maintain all natural communities in a healthy and natural state, or restore them to a healthy, natural state, where determined and applicable. Develop a Plan for Habitat Restoration, Improvement, and Management.
- c. Objective:
 - Contact local and regional entities, such as the FWC – Northwest Region, USFWS – Panama City Field Office, FNAI, FFS, local NGOs, and volunteer scientists for assistance in managing and monitoring habitat.
 - Contract with a private consultant, if applicable.
 - Remove bulk and trash items from the Site annually and include signage prohibiting and/or fining these activities, where and when applicable.

- Prohibit access to beach dunes and indicate locations of dedicated beach access using formal signage.
 - Install drift-fencing and native vegetation to reduce beach erosion and enhance dune accretion.
 - Seek funding for shoreline and dune restoration efforts during annual grant funding cycles.
 - Seek funding for saltmarsh restoration studies and efforts during annual grant funding cycles.
 - Monitor and remove bulk and trash items from the Site annually.
 - Monitor beach dunes and beaches for long-term erosion annually and replace drift fencing and access signage as necessary.
 - Monitor dune vegetation for mortality and recruitment annually.
 - Implement shoreline and dune restoration, pending funding.
 - Implement salt marsh restoration, pending funding.
- d. Other related activities, if any: Include an annual summary of project implementation and routine maintenance and monitoring observations as an appendix to the LMP.
- e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 42C will be entirely dependent on funding procurement and resource availability, subject to annual variability. Some objectives may not be met as a result.

43. Quantitative description of land regarding inventory of forest and other natural resources and associated acreage: Observations of natural areas were performed during the 2021 site reconnaissance. Natural resources were inventoried and described using the FNAI Natural Communities descriptions provided in the FNAI Natural Communities Classification Guide 2010 edition. The **Figure 6** FNAI Map is included in **Appendix B**. The hydrologic land cover classification types and their descriptions are also included below.

Coastal Grasslands (G3/S2) – 1.57 acres

Coastal flatland behind dunes with stable sand substrate; mesic-hydric; statewide excluding Keys; occasional fire; marine influence; herbaceous vegetation with no canopy; salt-tolerant grasses and herbs; sea oats, bitter panicum, camphorweed, hairawn muhly, Gulf bluestem. Fire is naturally rare and localized in this community with water barriers and sparse fuels combining to limit spread.

Dome Swamp (G4/S4) – 1.3 acres

Small or large and shallow isolated depression in sand/marl/limestone substrate with peat accumulating toward center; occurring within a fire-maintained community; seasonally inundated; still water; statewide excluding Keys; occasional or rare fire; forested, canopy often tallest in center; pond cypress, swamp tupelo. The normal fire cycle might be as short as three to five years along the outer edge and as long as 100 to 150 years towards the center.

Scrubby Flatwoods (G2/S2) – 40.75 acres

Flatland with sand substrate; xeric-mesic; statewide except extreme southern peninsula and Keys; occasional fire (5-15 years); widely scattered pine canopy over saw palmetto and scrub oaks; longleaf pine, sand live oak, myrtle oak, Chapman's oak, saw palmetto, wiregrass. Fire return intervals of 3-5 years or less than 15 years would allow for maximal acorn production, and season variability.

Non-Vegetated Wetlands (2300) – 16.03 acres

This category includes hydric surfaces on which vegetation is found lacking due to the erosional effects of wind and water transporting the surface material so rapidly that the establishment of plant communities is hindered or the fluctuation of the water surface level is such that vegetation cannot become established. This on-site community is located adjacent to the saltmarsh community. This classification totals 3.8% of the Site.

Salt Marsh (G5/S4) – 252.65 acres

Estuarine wetland on muck/sand/or limestone substrate; inundated with saltwater by daily tides; statewide occasional or rare fire; treeless, dense herb layer with few shrubs; saltmarsh cordgrass, needle rush, saltgrass, saltwort, perennial glasswort, seaside oxeye. **E2EM1P** – Estuarine and Marine Wetland

Wet Flatwoods (G4/S4) – 18.49 acres

Estuarine wetland on muck/sand/or limestone substrate; inundated with saltwater by daily tides; statewide occasional or rare fire; treeless, dense herb layer with few shrubs; saltmarsh cordgrass, needle rush, saltgrass, saltwort, perennial glasswort, seaside oxeye. **PFO4R** – Freshwater Forested/Shrub Wetlands. General fire frequency in pinelands to be every 1-3 years.

Pine Flatwoods (411) – 44.36 acres

The category is dominated by either slash pine, longleaf pine or both and less frequently pond pine. The common flatwoods understory species include saw palmetto, wax myrtle, gallberry and a wide variety of herbs and brush. This on-site community is located adjacent to hydric pine flatwoods. There are freshwater marshes located within the community. This classification totals 10.6% of the Site. **PFO4/3R** – Freshwater Forested/ Shrub Wetland

Community Recreational Facilities (186) – 5.86 acres

This category includes those areas whose physical structure indicates that active user-oriented recreation is or could be occurring within the given physical area. This on-site community includes a boat ramp, a kayak launch, a pier, pavilions, boardwalks, and a restroom facility. This classification totals 1.4% of the Site.

Streams and Waterways (510) – 4.04 acres

This category includes rivers, creeks, canals, and other linear water bodies. This on-site community includes manmade ditches, canals, and tidal drainage canals. This classification totals 0.97% of the Site. Esturaine

Depression Marsh (G4/S4)– 1.36

Small, isolated, often rounded depression in sand substrate with peat accumulating toward center; surrounded by fire maintained community; seasonally inundated; still water; statewide excluding Keys; frequent or occasional fire; largely herbaceous; maidencane, sawgrass, pickerelweed, longleaf threeawn, sand cordgrass, peelbark St. John’s wort.

44. Sustainable Forest Management Plan and Prescribed Fire Management:

- a. Management needs, problems, and desired outcome: Forest and natural areas should be managed in consultation with agencies and literature from the Florida Forest Service (FFS), Apalachicola Regional Stewardship Alliance Cooperative Invasive Species Management (ARSA CISMA), Florida Natural Areas Inventory (FNAI), the Florida Fish and Wildlife Conservation Commission (FWC), local NGOs, and any other reputable sources. Individual problems will be tailored to the type of resource and outcome desired.
- b. Goal: Maintain all habitats in a healthy and natural state using standard forestry and prescribed fire management techniques aligned with the goals and objectives identified in Sections 42 and 44.
- c. Objective:
 - Contact the FFS for assistance with prescribed burning, management, and inspections.
 - Contract with a private consultant for assistance with prescribed burning, if applicable.
 - Discuss the following recommendations with the burn manager:
 - Burning methodology should initially include night burns or cool dormant season burns as necessary to reduce fuel loads and minimize tree

mortality. Once fuel loads have been reduced, burns should be predominantly during the natural lighting season (late spring-summer) to the extent possible.

- If hardwood species, such as oak trees, become fire-tolerant from cool-season burning, implementing growing-season burns may be more appropriate to achieve target goals.
 - Perform annual inspections of natural areas to determine the effectiveness and needs for prescribed fire maintenance and mechanical methods to maintain and establish appropriate habitat types in accordance with Sections 42 and 44. This can be performed through consultation with agencies identified in 44a, or through private consultation.
 - Maintain prescribed fire treatment on 2–3 year rotations to promote the growth of palmetto and reduce woody understory as determined necessary by activities performed under 44c. The frequency may vary based on natural community/habitat type and pending resources.
 - Maintain appropriate vegetation structure and composition in wetland natural communities as needed.
 - Perform annual meandering presence/absence surveys for imperiled species.
 - Perform annual inspections for trash dumping and remove items where applicable.
 - Perform annual surveys of dune and beach systems for signs of erosion and implement corrective actions, where necessary.
- d. **Other related activities, if any:** Consult with the FFS and ARSA Cisma in 2022 for guidance before implementing a burning plan.
- e. **Budget:** Budgets will be implemented on a project-specific basis. All project objectives listed in 44C will be entirely dependent on funding procurement and resource availability, subject to annual variability. Some objectives may not be met as a result.

45. Imperiled Species, Habitat Maintenance, Enhancement, Restoration, or Population Restoration

- a. **Management needs, problems, and desired outcome:** Habitat should be managed in consultation with agencies and literature from the Florida Forest Service (FFS),

Florida Natural Areas Inventory (FNAI), the Florida Fish and Wildlife Conservation Commission (FWC), local NGOs, and any other reputable sources. Individual problems will be tailored to the type of resource and outcome desired. **Table 1** provides a list of management technique options for individual species.

b. Goal: Maintain all habitats in a healthy and natural state for use by imperiled species using commonly accepted management techniques in alignment with the goals and objectives identified in Sections 42 and 43.

c. Objective:

- Contact local and regional entities, such as the Florida Panhandle Shorebird Working Group FWC – Northwest Region, USFWS – Panama City Field Office, FNAI, local NGOs, and volunteer scientists for assistance in managing and monitoring habitat.
- Monitor for the presence of species listed in **Table 1** annually, or as described below.
- Implement an annual shorebird monitoring program for the piping plover and American oystercatcher using route surveys to collect population and nesting data where results are logged with the Florida Shorebird Database.
- Contact the Florida Panhandle Shorebird Working Group for monitoring and management assistance.
- Contract with a private consultant for shorebird monitoring, if applicable.
- Monthly surveying would begin in March and conclude in August, with weekly surveying conducted whenever breeding birds are present during nesting season occurring from May through June. This objective depends entirely on volunteer scientists.
- During March through August, implement protection measures for shorebird species following guidelines established by FWC, including signs, posts, and rope delineating nesting habitat, where applicable. This objective depends entirely on volunteer scientists.
- Sea turtle nesting has not been known to occur but is possible for Kemp’s Ridley and loggerhead sea turtles. There is no known documentation that sea turtles actively nest on Mashas Sands Beach and no activity was observed during the 2021 site reconnaissance.
- During May through October, implement protection measures for sea turtle species following guidelines established by FWC, including signs, posts, and rope delineating sandy beach nesting habitat, where applicable.

- If nests are discovered, perform daily surveys of the beach during nesting season (May 1 to October 31) for evidence (if any) of sea turtle crawls, false crawls, nests, and individual species. If evidence of sea turtle nesting is recorded, enrollment in the statewide marine turtle-monitoring program is recommended to collect data to be used by the state and federal agencies to help formulate policy. This can be performed through consultation with agencies identified in 44a, or through volunteerism.
 - Contact the local Gulf Specimen Marine Lab for sea turtles for monitoring and management assistance.
 - Maintain informational rescue signage and nets for incidental turtle capture through coordination with the Gulf Specimen Marine Lab turtle rescue program. Replace as necessary.
 - Include and maintain education placards for the Florida manatee, sea turtles, gulf sturgeon, and small-tooth sawfish, and maintain monofilament recycling and trash bins at the beach, piers/boardwalks, and boat ramp. Replace as necessary.
 - Perform annual surveys for trash dumping and remove items, where applicable.
 - Perform annual surveying of dune and beach systems for signs of erosion and implement corrective actions, where necessary.
 - Perform gopher tortoise surveys using an FWC Authorized Agent before development activities following the FWC Gopher Tortoise Permitting Guidelines (Rev. 2020).
 - Perform annual plant surveys to create and maintain accurate biodiversity and habitat type records. This objective depends entirely on volunteer scientists.
 - Perform annual surveying of dune and beach systems for signs of erosion and implement corrective actions, where necessary.
 - Implement a forest and prescribed fire management plan in accordance with Sections 42 and 43 and assess implementation success.
 - Maintain monofilament recycling bins at the beach, piers/boardwalks, and boat ramp as necessary.
- d. Other related activities, if any:
- Include an annual summary of project implementation and routine

maintenance and monitoring observations as an appendix to the LMP.

- Consult with the U.S. Army Corp of Engineers (USACE), Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District (NFWFMD), and Fish and Wildlife Service (FWS), before any development activities.
 - Continue the relationship with the Gulf Specimen Marine Lab turtle rescue program.
- e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 45C will be entirely dependent on funding procurement volunteerism, and resource availability, subject to annual variability. Some objectives may not be met as a result.
- f. Gopher Tortoise Feasibility: Not applicable to this site.
- g. Economic Feasibility: Not applicable to this site

46. Quantitative description of land regarding inventory of invasive plants and associated acreage: Observations for invasive species were performed during the 2021 site reconnaissance and there were no prominent areas of invasive species observed. Inspections for the presence of invasive species should be performed annually and treated in accordance with Section 48. BMPs should be considered when using mechanical or chemical treatment of invasive species.

47. Arthropod (mosquito) Control Plan: Mosquito control is problematic due to the abundant water environment and sensitive natural habitat. Management of the Site currently prohibits spraying for the treatment of mosquitos due to the sensitivity of habitats in the park; therefore, arthropod treatment is not recommended.

48. Exotic and Invasive Species Maintenance and Control

- a. Exotic and invasive species should be managed following IFAS and other agency recommendations. Consultation shall occur with IFAS, FWC, and ARSA CISMA, as determined necessary. All spray treatments should be performed by a licensed herbicide applicator and applied following herbicide labels. Individual problems will be tailored to the type of resource and outcome desired.
- b. Goal: Manage and control exotic and invasive species on the Site to prevent the spread and dominance of exotic and invasive species within the Site.
- c. Objective:

- Contact the FWC Uplands Herbicide Bank program and ARSA CISMA for assistance in managing invasive and nuisance species, where applicable.
 - Treat invasive and nuisance species with mechanical and chemical treatment methodologies per the University of Florida Institute of Food and Agricultural Sciences (IFAS) and chemical label standards.
 - Implement post-treatment monitoring to assess implementation success.
 - Perform annual surveys for exotic and invasive species starting in Spring 2024.
 - Contract with a private consultant, if applicable.
 - Treat invasive and nuisance species with mechanical and chemical treatment methodologies per the University of Florida Institute of Food and Agricultural Sciences (IFAS) and chemical label standards.
 - Implement post-treatment monitoring to assess implementation success.
- d. Other related activities, if any:
- e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 48C will be entirely dependent on funding procurement funding and resource availability, subject to annual variability. Some objectives may not be met as a result.

SECTION E: WATER RESOURCES

49. **Aquatic Preserves:** This Site is not located within or adjacent to an aquatic preserve, or a designated area of critical state concern. The Site is not under study for either of these designations.
50. **Location and Description of Water Resources:** State waters on the Site are classified as Class II, which includes prohibited, restricted, and approved designations for shellfish propagation or harvesting, and Class III waters, which includes all waters not designated as Class II waters. Water resources on the Site include surface waters, wetlands, and groundwater.

The site is immediately adjacent to Mashas Sands, an Outstanding Florida Water (OFW) located to the east of the Site.

51. **Location and Description of Swamps, Marshes, and other Wetlands:** Figure 5 depicting the location of all swamps, marshes, and other wetlands is included in Appendix B.
52. **Quantitative Description and Inventory of Hydrological Features and Associated Acreage:** Hydrologic features were inventoried and described using the FDOT FLUCFCS descriptions provided in the 1999 FLUCFCS FDOT handbook. The Figure 6 FLUCFCS Map is included in Appendix B. The hydrologic land cover classification types and their descriptions are also included below.

Saltwater Marshes (642) – 205.21 acres

The communities in this category are predominated cordgrasses, needlerush, and other salt-tolerant species. This on-site community is located adjacent to tidal flats, canals, tidal creeks, and beaches. This classification totals 45.7% of the Site.

Pine Flatwoods (411) – 97.78 acres

The category is dominated by either slash pine, longleaf pine or both and less frequently pond pine. The common flatwoods understory species include saw palmetto, wax myrtle, gallberry and a wide variety of herbs and brush. This on-site community is located adjacent to hydric pine flatwoods. There are freshwater marshes located within the community. This classification totals 21.8% of the Site.

Tidal Flats (651) – 96.71 acres

This category is composed of that portion of the shore environment protected from wave action, as in the case of estuaries, comprised primarily of muds transported by tidal channels. An important characteristic of the tidal flat environment is its alternating tidal cycle of submergence and exposure to the atmosphere. This on-site community is located adjacent to tidal creeks, saltwater marshes, canals, and beaches and is primarily non-vegetated mud flats exposed to tide cycles. This classification totals 21.6% of the Site.

Hydric Pine Flatwoods (625) – 83.28 acres

This community is forested with a sparse to moderate canopy of Slash pine. The understory comprises grasses, wiregrass, forbs, and sometimes sparse saw palmetto. This on-site community is primarily canopied with pine trees with an understory of gallberry, fetterbush, and other wet-tolerant shrubs located adjacent to the salt marsh community on the periphery of the pine flatwood community. This classification totals 18.6% of the Site.

Non-Vegetated Wetlands (650) – 17.38 acres

This category includes hydric surfaces on which vegetation is found lacking due to the erosional effects of wind and water transporting the surface material so rapidly that the establishment of plant communities is hindered or the fluctuation of the water surface level is such that vegetation cannot become established. This on-site community is located adjacent to the saltmarsh community. This classification totals 3.9% of the Site.

Community Recreational Facilities (186) – 5.86 acres

This category includes those areas whose physical structure indicates that active user-oriented recreation is or could be occurring within the given physical area. This on-site community includes a boat ramp, a kayak launch, a pier, pavilions, boardwalks, and a restroom facility. This classification totals 1.3% of the Site.

Sand Other Than Beaches (720) – 5.77 acres

This category is usually in reference to dune sands. This on-site community is located adjacent to the bay and is primarily non-vegetated exposed tidal influence. This classification totals 1.3% of the Site.

Streams and Waterways (510) – 4.17 acres

This category includes rivers, creeks, canals, and other linear water bodies. This on-site community includes manmade ditches, canals, and tidal drainage canals. This classification totals 0.93% of the Site.

Wet Prairies (643) – 3.84 acres

This classification is composed predominately of grassy vegetation on hydric soils and is usually distinguished from marshes by having less water and shorter herbage. These communities are usually dominated by sawgrass and other herbaceous grasses. These on-site communities are located adjacent streams and waterways, lakes, or reservoirs. This classification totals 0.86% of the Site.

Freshwater Marshes (641) – 3.49 acres

The communities included in this category are characterized by having a predominance of needlerush and other herbaceous grasses. These on-site communities are depressional features and are mostly isolated. This classification totals .77% of the Site.

Emergent Aquatic Vegetation (644) – 3.33 acres

This category of wetland plant species includes both floating vegetation and vegetation which is found either partially or completely above the surface of water. This on-site community is located on the western portion of the Site within a pine plantation community. This classification totals 0.74% of the Site

Lakes (520) – 1.48 acres

This category includes extensive inland water bodies, excluding reservoirs. This on-site community is located on the southwestern portion of the Site and comprises unvegetated interdunal open water. This classification totals 0.33% of the Site.

53. Hydrological Preservation and Restoration:

- a. Management needs, problems, and desired outcome: Hydrologic resources should be managed with standard practices outlined in state agency and academic resources, and in consultation, as determined necessary. Individual problems will be tailored to the type of resource and outcome desired.
- b. Goals: Maintain all hydrologic resources in a healthy and natural state or restore all hydrologic resources to a healthy and natural state, as determined necessary.
- c. Objective:
 - Pursue funding opportunities for tidal flow studies of the altered salt marsh habitat during the 2022 grant funding cycle.
 - Consult and coordinate with the NFWFMD in 2022 on qualitative and quantitative monitoring of groundwater and surface water resources.
 - Install piezometer wells and establish surface water monitoring stations in coordination with the NFWFMD.
 - Monitor piezometer wells and surface water annually.
- d. Other related activities, if any: Create a mechanism by which the resource will be managed and identify success parameters by which to measure, such as a monitoring plan.
- e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 53C will be entirely dependent on funding procurement funding and resource availability, subject to annual variability. Some objectives may not be met as a result.

SECTION F: HISTORICAL, ARCHEOLOGICAL, AND CULTURAL RESOURCES

54. Location and Description: A review of the Florida Master Site File (in 2021) indicated that there are four archaeological sites recorded within the referenced Site. These sites are summarized in **Table 2**. For the protection of the sites, a map of the recorded site locations is not provided with the LMP. Of these sites, 8WA31 and 8WA32, are identified as precontact shell midden sites that have been recorded by archaeologists from Florida State University in the 1950s and 1960s. The other two sites, 8WA516 and 8WA546, consist of precontact open habitation sites of unknown function recorded by local informants in 1993. Both sites contained multiple diagnostic ceramic fragments as well as lithic debitage and/or faunal remains. These four sites have not been professionally investigated or evaluated for their potential listing in the National Register of Historic Places (NRHP). The location of archaeological resources is typically protected information open to professionals and academic researchers. The locations of these resources will be provided to the appropriate Land Managers but are not included in this LMP.

No professional cultural resource investigations have been recorded within the Site. Following a request for information from Wakulla County, the Division of Historical Resources (DHR), Florida Department of State, reviewed the Site in 1992. The DHR assessment determined that data from environmentally similar areas in Wakulla County indicate archaeological and historic sites are likely to occur within the Site and there is a reasonable probability of historic properties or historic resources potentially eligible for listing in the NRHP, or otherwise of historical or archaeological value, to occur within the park boundaries.

The DHR also requested that before initiating any ground-disturbing activities, information describing the location and nature of disturbances be sent to their office for review and comment. They also requested that Land Managers familiarize themselves with the procedures described in *Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised February 2007)*. A copy of this document is included in **Appendix J**.

55. Quantitative Data: An inventory of all previously recorded archaeological sites within the Site is included in **Table 2**.

Table 2. *Previously Recorded Archaeological Sites within the Site.*

Site Number	Site Name	Site Type	Temporal Affiliation	NRHP Evaluation
8WA031	Pumphouse	Shell Midden	Precontact, Swift Creek I Phase	Not Evaluated
8WA032	N/A	Shell Midden	Weeden Island-Ft. Walton	Not Evaluated
8WA516	Dirk Site	Open Habitation	Archaic	Not Evaluated
8WA546	Birdfoot	Open Habitation	Ft. Walton	Not Evaluated

56. Plans for Locating and Identifying Unknown Resources: At present, there are no developments planned for the Site. Wakulla County will continue to coordinate with federal and state agencies, as well as comply with all applicable laws when planning and designing any improvements, construction, or ground disturbance activity to prevent disturbance to significant archeological or historical sites that may be on the Site.

57. Cultural and Historical Resources

a. Management Needs, problems, and desired outcomes: Sites on state-owned lands should be managed as valuable public resources. Land management needs should be coordinated with the DHR to ensure proper protocols and protections and to ensure proper management of these public resources. Access to known cultural and historical resources within the park is limited due to location and tidal creeks.

b. Goals: Protect known cultural resources within the Site. Systematically identify and evaluate all significant archaeological and historical sites within the Site which will allow for adequate protection of resources provide an educational and research resource for public and academic use and inform future Land Management decision-making processes.

c. Objectives:

- Assess the current conditions of known cultural resources within the Site.
 - A County ARM-certified employee shall perform cultural and historical assessments.
- Identify and mitigate potential threats to these existing resources.
- Complete a Cultural Resources Assessment Survey of the Site.
- Develop an inventory of all archaeological and historical sites within the Site.

d. Other related activities, if any:

Consult with DHR before development activities.

e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 57C will be entirely dependent on funding procurement funding and resource availability, subject to annual variability. Some objectives may not be met as a result.

SECTION G: FACILITIES

58. Quantitative Data– Inventory of Infrastructure and Associated Acreage/Quantities: A complete list of existing infrastructure is itemized below:

- Restrooms – Two
- Boat ramp – One
- Boat dock – One
- Kayak launch – One
- Pier – One
- Boardwalks – Three
- Pavilions – Two
- Parking – Three
- Sidewalks/Trails – Two
- Driveways – Six
- Jetty – One

A map showing the locations of improvements and existing infrastructure is included in **Appendix B, Figure 3.**

59: Capital Facilities and Infrastructure:

- a. Management needs, problems, and the desired outcome: Capital Facilities and infrastructure will be improved, repaired, and maintained in the public interest on an annual and as-needed basis. Individual needs will be identified independently, and problems will be tailored to the desired outcome.
- b. Goals: Develop a priority list of facility and infrastructure needs or desires to implement in the long term.
- c. Objective:
 - Work collaboratively with the public and agencies to develop a priority list.
 - Apply for grants each year; implement design and construction of priority facility and infrastructure projects; solicit public input on proposed or recommended facility and infrastructure improvements.
- d. Other related activities, if any:
- e. Budget: Budgets will be implemented on a project-specific basis. All project objectives listed in 59C will be entirely dependent on funding procurement funding and resource availability, subject to annual variability. Some objectives may not be met as a result.

60. Quantitative Data– Description of the land regarding an inventory of recreational facilities.

See Section G, Item 58 for an inventory of recreational facilities in the park.

61. Public Access and Recreational Opportunities

- a. Management needs, problems, and desired outcome: Collaborate with the public for future public access and recreational opportunities will help identify needs, problems, and desires. Individual needs will be identified independently, and problems will be tailored to the desired outcome.
- b. Goals: Develop a priority list of public access and recreational opportunity needs or desires to implement in the long term.
- c. Objective: Work collaboratively with the public and agencies to develop a priority list.
 - Complete construction and repair of the pier destroyed by Hurricane Michael in October 2018.
 - Apply for grant funding to replace public channel PATONS in Ochlockonee Bay.
 - Parking area (gravel) on the forested parcel
 - Trail enhancement on the forested parcel
 - Replace public channel PATONS in Ochlockonee Bay.
- d. Other related activities, if any:
- e. Budget: Budgets will be implemented on a project basis and will be dependent on local and grant funding availability.
 - Construction and repair of the pier was funded by FEMA reimbursement with an obligated amount of \$1,784,710.00.
 - PATON replacement will be funded by grant opportunities.

SECTION H: Other

- 62. LMP compliance Checklist is provided at the beginning of this document.
- 63. The Executive Summary is provided at the beginning of this document.
- 64. **Ten-Year Update:** The following accomplishments, additions, repairs, and improvements have been completed in the past ten years:
 - Pier improvements – Completed in 2011
 - Boat ramp improvements – Completed in 2019
 - Boat dock improvements – Completed in 2019
 - Parking and road (SR 372) repairs – Completed in 2020
 - Boardwalk and pavilion construction – Completed in 2019
 - Kayak launch construction – Completed in 2019
 - Boat channel dredging – Completed in 2016
 - Pier repair (Hurricane Michael) – Completed 2021-2022 (anticipated)
 - Lift Station – Completed in 2007
- 65. Key Management Activities necessary to achieve the desired outcomes regarding other appropriate resource management. This section will be updated as additional key management activities are identified:
 - Separating the functions of the Parks and Recreation Director into two positions in 2009/2010. The Director of Parks and Facilities now oversees all county-owned and managed parks and facilities.
 - No other management activities are anticipated.
- 66. **Summary Budget for the scheduled land management activities of the LMP:**

Table 3. Summary Budget For Management Activities.

Task	Frequency	Cost
Trash monitoring and removal	Annually	
Beach dune Vegetation and beach erosion monitoring	Annually	
Informational signage, awareness placards, monofilament receptacle, and drift fencing maintenance	Monthly, or as needed	
Prescribed burning	2-3 year intervals, or as recommended through consultation	\$30-\$85/acre
Management surveys of natural areas	Annually	

Task	Frequency	Cost
Listed species surveys (General)	Annually	
Shorebird monitoring	Annually, or as described in Section 45	
Sea turtle monitoring	Annually, or as described in Section 45	
Shorebird nesting awareness and protection	Annually	
Sea turtle nesting protection awareness and protection	Annually	
Invasive/exotic vegetation surveys	Annually	
Chemical and/or mechanical treatment of invasive exotic plant species	Annually, or as needed	
Invasive/exotic post-treatment monitoring	Annually, or as needed	
Piezometer and surface water monitoring	Annually	

67. Cost estimates for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired, including recommendations for cost-effective methods in accomplishing those activities:

A cost estimate for conducting other management activities will vary on a project basis and be influenced by desires, needs, and funding availability. This section will be updated as other management activities are identified. Types of other management activities may include the following:

- Other Government and Agency Outreach – e.g. Florida Forest Service prescribed; grant partnerships.
- NGO outreach – e.g. Keep Wakulla Beautiful annual waste clean-up events; grant partnerships.
- This section will be updated continually as management needs and projects arise.

68. Income Statement with income generated, net income, and expenses: An income statement with income generated, net income, and expenses for the Site is provided in **Appendix K**.

Appendix A

Ownership, Legal Description, and Encumbrances

△

Document Type: Current Upland Lease [CUL Coversheet]

Linked _____ FL-SOLARIS # L328 DM ID# _____

Sub-Lease # | 3371-01

Instrument Desc. | AMENDMENT TO SUBLEASE

Amendment # | 4

Document Date | 6/1/2015

Original County | WAKULLA

Section(s) | 13

Township(s) | 05S

Range(s) | 02W

Total Area | 31.2 | Area Unit | (A) Acres(s)

Recording County | _____ | B: | P: | _____

Recording County Instrument # | _____ | I

Comments: | **AMEND #4 TO SUBLEASE 3371-01 AKA "PARENT" SINCE ASSIGNMENT & ASSUMPTION [1989] OF SUBLEASE BECAME THE DIRECT LEASE TO WAKULLA COUNTY**

Date prepped:
6/11/2015

Flip Card:



Land Use Summary #

10626

MAA'd For Rescan & Additional Pages _____

Scan Box # 728

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT NUMBER FOUR TO SUBLEASE NUMBER 3371-01

THIS LEASE AMENDMENT is entered into this 1st day of JUNE, 2015, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and WAKULLA COUNTY, FLORIDA, hereinafter referred to as "LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on October 15, 1984, LESSOR, and the Florida Department of Natural Resources, Division of Recreations and Parks ("DRP"), entered into Lease Number 3371 under which certain lands were leased by LESSOR to the DRP for the purpose of being subleased to local governments for environmental protection and compatible outdoor recreation; and

WHEREAS, on April 23, 1985, the DRP subleased the lands in Lease Number 3371 to the LESSEE through Sublease Number 3371-001; and

WHEREAS, on December 5, 1989, LESSOR and the DRP cancelled Lease Number 3371 and conveyed, transferred, and assigned all of its right, title and interest in Sublease 3371-01 to LESSOR; and

WHEREAS, upon execution of the Cancellation of Lease and Assignment of Sublease, Sublease Number 3371-01 became a lease between LESSOR and LESSEE; and

WHEREAS, LESSOR and LESSEE desire to amend Sublease Number 3371-01 to add land to the leased property.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Sublease Number 3371-01 is hereby amended to include the real property described in Exhibit "A" attached hereto and by reference made a part hereof. Unless stated otherwise, all legal descriptions and exhibits of or related to Sublease Number 3371-01, as amended, include all sovereignty lands which are located within the leased premises described therein.

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of Sublease Number 3371-01, except as amended, shall remain

WAKULLA COUNTY, FLORIDA
BY ITS BOARD OF COUNTY COMMISSIONERS

[Signature]
Witness

By [Signature] (SEAL)
Ralph Thomas, Chairman

Heather Encinos
Print/Type Witness Name
[Signature]
Witness
Kelly Taylor
Print/Type Witness Name

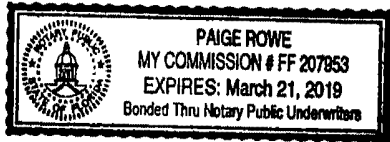
"LESSEE"

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 18th day of May, 2015, by Ralph Thomas, as Chariman, on behalf of the Board of County Commissioners of Wakulla County, Florida. He personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida

Paige Rowe
Print/Type Notary Name



Commission Number: FF 207953

Commission Expires: March 21, 19

unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.

3. It is understood and agreed by LESSOR that this Amendment Number Four to Sublease Number 3371-01 is hereby binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the parties have caused this lease amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: Cheryl C. McCall (SEAL)
CHERYL C. MCCALL, CHIEF,
BUREAU OF PUBLIC LAND
ADMINISTRATION, DIVISION OF
STATE LANDS, STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

Dave Fewell
Witness

DAVE FEWELL
Print/Type Witness Name

Kathy Coruzzi
Witness

Kathy Coruzzi
Print/Type Witness Name

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

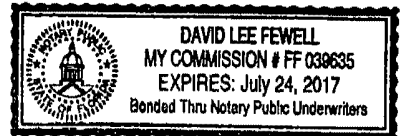
The foregoing instrument was acknowledged before me this 15 day of JUNE, 2015, by Cheryl C. McCall, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

David Lee Fewell
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:



Approved Subject to Proper Execution

Digitally signed by Dailey_D
DN o=Florida Dept of Environmental
Protection,
email=Dustin.Dailey@dep.state.fl.us,
cn=Dailey_D

By: [Signature]
DEP Attorney Date: 2015 03 26 17 59:29 -04'00'

EXHIBIT "A"

This Document Prepared By and
Please Return To:
Joseph R. Boyd, Esquire
Boyd, Lindsey & Bepko, P.A.
1407 Piedmont Drive East
Tallahassee, Florida 32312

FILED AND RECORDED
DATE 03/31/2008 TM 12:34

BRENT X. THURNOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 1,925.00
INTANG TAX .00

FLWB880169327 B 377 P 219
REC. NO. 01009182538

WARRANTY DEED
(STATUTORY FORM - SECTION 680.02, F.S.)

THIS INSTRUMENT, made this 29th day of
March, A.D. 1999, between Jer-Bé-Lou Development
Corporation, a Florida Corporation, whose address is Post Office Box 403,
Pasaca, Florida 32346, grantor, and the BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF
FLORIDA, whose post office address is c/o Florida Department of
Environmental Protection, Division of State Lands, 1900 Commonwealth
Boulevard, Mail Station 113, Tallahassee, FL 32304-2000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to
this instrument and their heirs, legal representatives, successors and assigns.
"Grantor" and "grantee" are used the singular and plural, as the context requires
and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable
considerations, to said grantee in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantee, and grantee's successors and assigns forever, the following described land shams, lying and being in
Wakulla County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof

Property Appraiser's Parcel Identification Number: 13-55-02W-000-01780-000
24-15-02W-000-02971-000

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such
easements that may have been terminated are not hereby re-imposed

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons who may hereafter

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written

Signed, sealed and delivered in
the presence of:


JER-BE-LOU DEVELOPMENT CORPORATION, INC.,
A Florida Corporation



(Signature of first Witness as to Walter D.
Dickson)

By 
NAME: WALTER D. DICKSON
TITLE: President

Kyle Street

(Printed, typed or stamped name of
first witness)


(Signature of second Witness as to Walter D.
Dickson)

(CORPORATE SEAL)

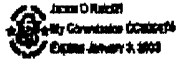
Jemie Ratcliff

(Printed, typed or stamped name of
second witness)



STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 29th day of October, 1999, by WALTER D. BICKSON, President, Jet-Bi-Low Development Corporation, a Florida corporation, on behalf of said corporation. Subscribed by _____ (Notary Public must check applicable box)



is personally known to me,
 produced a current driver license,
 produced _____ as identification.

(SEAL)

Danielle Rose
Notary Public
Danielle Rose
(Printed, Typed or Stamped Name of Notary Public)
Commission No. 02800174
My Commission Expires 1/3/03

FL00000169327 D 377 P 228
REC NO. 01009122536

APPROVED AS TO FORM AND LEGALITY

By _____
DEPUTY CLERK

DATE: _____

EXHIBIT "A"

PARCEL 1

Began at the Southeast corner of Section 13, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 00 degrees 09 minutes 30 seconds East 180.91 feet to the centerline of State Road S-372-A said point lying on a curve concave to the Northeast thence run along said centerline and curve to the right with a radius of 1432.26 feet through a central angle of 01 degrees 35 minutes 42 seconds for an arc distance of 39.87 feet (chord being North 34 degrees 52 minutes 21 seconds West 39.87 feet) to a point of tangency, thence run North 33 degrees 57 minutes 30 seconds West along said centerline 429.13 feet to a point of curve to the left, thence run along said centerline and curve with a radius of 1145.92 feet through a central angle of 23 degrees 35 minutes 30 seconds for an arc distance of 451.83 feet (chord being North 45 degrees 15 minutes 13 seconds West 448.91 feet), thence leaving said centerline run South 04 degrees 48 minutes 32 seconds East 182.07 feet, thence run South 89 degrees 04 minutes 30 seconds West 101.42 feet, thence run South 02 degrees 39 minutes 00 seconds East 92.51 feet, thence run South 89 degrees 22 minutes 50 seconds West 94.86 feet, thence run South 00 degrees 39 minutes 30 seconds East 200.00 feet, thence run South 89 degrees 20 minutes 30 seconds West 415.00 feet, thence run South 00 degrees 39 minutes 30 seconds East 417.80 feet to the South boundary of said Section 13, thence run North 89 degrees 20 minutes 30 seconds East along said South boundary 1066.44 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: State Road S-372-A right of way

LESS AND EXCEPT:

FL#00000149327 B 377 P 221
REC NO. 81009122538

(Lot No. 32, Bottoms Road Estates, unrecorded):

Commence at the Southeast corner of Section 13, Township 5 South, Range 2 West, thence run South 89°20'30" West along the South boundary line of said Section 1,066.44 feet to the Point of Beginning. From said Point of Beginning run North 0°39'30" West along the West line of "A" Street 217.8 feet. Then run South 89° 20'30" West along the Southern Boundary of "A" Street 100 feet, then run South 0°39'30" East 217.8 feet to the South Boundary Line of said Section 13, then run along the South Boundary of said Section 13 North 89°20'30" East 100 feet to the Point of Beginning. Said land located in the Southeast Quarter (SE1/4) of Section 13, Township 5 South, Range 2 West in Wakulla County, Florida.

Dickinson & Co
Land-Use Development
Page 1 of 9

BSM APPROVED
By J.A. Carr 8/24/99

LESS AND EXCEPT:

(Lot No. 31, Bottoms Road Estates, unrecorded):

Commencing at a point where the East right-of-way Boundary of U.S. 98 intersects the South Boundary of Section 13, Township 5 South, Range 2 West said point being South 89°20'30" West 2,504.6 feet from the Southeast corner of said Section 13, Township 5 South, Range 2 West and run thence North 89°20'30" East along South line of said Section 1,339.6 feet, then run North 00°39'30" West 267.8 feet to a concrete monument on the North Boundary of a 50.0 foot street for the POINT OF BEGINNING from said POINT OF BEGINNING continue North 00°39'30" West 150.0 feet then run North 89°20'30" East 100.0 feet, then run South 00°39'30" East 150.0 feet to the North Boundary of a street then run South 89°20'30" West along said street 100.0 feet to the POINT OF BEGINNING located in the Southeast Quarter (SE1/4) of Section 13, Township 5 South, Range 2 West Wakulla County, Florida.

AND ALSO:

PARCEL 2

Begin at a concrete monument marking the Northeast corner of Block "C", North of Tully's Survey of the Town of Panama, Florida, as shown by map or plat thereof, recorded in Plat Book No. 1 of the Public Records of Wakulla County, Florida, and run thence South 07°13'30" East along the Easterly boundary of said Block "C", North 625.72 feet to a concrete monument on the Northerly right of way boundary of Walker Avenue (100-foot right of way), thence North 87°19'45" East along said Northerly right of way boundary of Walker Avenue (100-foot right of way) a distance of 799.04 feet to an old concrete monument on the shoreline of Dickerson Bay, thence along said shoreline of Dickerson Bay as follows: North 36°26" East 619.60 feet, thence North 02°09'15" East 388.25 feet, thence North 31°47'45" East 251.0 feet; thence North 54°07'15" West 221.2 feet to an old concrete monument, thence leaving said shoreline run thence North 64°32'15" West along the Southerly boundary of the first unit of Panama Mineral Springs and a projection thereof 1266.90 feet to the Southwest corner of Block "1" of the first unit of Panama Mineral Springs, Inc., Properties, as shown by plat thereof, recorded on page 3 of Plat Book No. 1 of the Public Records of Wakulla County, Florida, said point also lying on the Easterly right of way boundary of State Road No. 30 (U.S. No. 98) (60-foot right of way), thence South 25°24'45" West along said Easterly right of way boundary 457.18 feet to a point of curve to the left, thence along said right of way curve with a radius of 1879.88 feet, through a central angle of 24°43'10", for an arc distance of 811.02 feet to the Northwest corner of Block "B",

Dickens City
211-D-100-Development
Page 3 of 6

ESM APPROVED
By V.A. Gase Date 05/13/13

PL#00000169J27 B 377 P 222
REC NO. 01009122536

North of Tully's Survey of Town of Panacea, thence North 88°59'45" East along the Northerly boundary of said Block "B", North, and a projection thereof 157.16 feet to an old iron pipe on the Easterly right of way boundary of Panacea Avenue (60-foot right of way), also being the Northwest corner of said Block "C", North, Town of Panacea, thence North 88°26'50" East along the Northerly boundary of said Block "C", North 153.74 feet to the Point of Beginning.

LESS AND EXCEPT the following described property:

Commence at the Northeast corner of the Southwest Quarter (also the Southeast corner of the Northwest Quarter) of said Section 24, and run thence North 68°01'30" West 80.0 feet to the Point of Beginning. From said Point of Beginning run thence South 34°58'30" West 117.0 feet, thence North 67°01'30" West 315.0 feet, thence North 24°58'30" East 117.0 feet, thence South 67°01'30" East 315.0 feet to the Point of Beginning. The above described lying, being and situate in Section 24, Township 5 South, Range 2 West in Wakulla County, Florida.

ALSO LESS AND EXCEPT The following:

Commencing at the Northwest corner of Section 24, Township 5 South, Range 2 West of Wakulla County, Florida, and run thence South along the West line of said Section 567.6 feet to a 6" x 6" concrete monument marking the Southwest corner of Panacea Mineral Springs Properties, Inc., as shown in Plat Book 1, Page 5 of the Public Records of Wakulla County, Florida run thence South 64°31'30" East 2,177.55 feet to a concrete monument, run thence South 25°28' West 17.50 feet to a concrete monument, thence South 64°32'15" East 360.65 feet to a point on the Easterly right-of-way limits of U.S. 98, said point being the POINT OF BEGINNING. From said POINT OF BEGINNING, run thence South 64°32'15" East 1,266.9 feet to a concrete monument on the Northerly edge of a tide creek, run thence along said creek on the following course: South 84°22'25" West 171.97 feet to a point; thence run North 79°39'55" West 541.51 feet to a point, thence run North 59°10'15" West 334.74 feet to a point, thence run North 37°30'15" West 196.1 feet to a point, thence run North 20°31'15" West 55.73 feet, thence run North 70°18'15" West 49.55 feet to a point intersecting the Easterly right-of-way limits of U.S. 98 and the banks of said tide creek, run thence North 25°24'45" East 74.0 feet along the Eastern right-of-way limits of U.S. 98 to the POINT OF BEGINNING. Said tract located in the NE 1/2 of Sec. 24, T5S, R2W, in Wakulla County, Florida.

Dickson Day
Real Estate Development
Page 3 of 8

FLH0000169327 0 377 P 283
REC NO. 01009122538

BSM APPROVED
By V.A. Date 8/24/00

LESS AND EXCEPT

Commence at the Northwest corner of Section 24, Township 5 South, Range 2 West, Wakulla County, Florida and thence run South along the West boundary of said section 24, a distance of 967.60 feet to a concrete monument marking the Southwest corner of Panacea Mineral Springs Properties, Inc., a subdivision as per map or plat thereof recorded in Plat Book 1, Page 5 of the Public Records of Wakulla County, Florida, thence run South 64 degrees 33 minutes 50 seconds East 2177.33 feet to a concrete monument, thence run South 25 degrees 28 minutes West 17.30 feet to a concrete monument, thence run South 64 degrees 32 minutes 15 seconds East 160.65 feet to an old concrete monument on the Easterly right-of-way boundary of U.S. Highway No. 98 for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 64 degrees 32 minutes 15 seconds East 1266.90 feet to the Northerly edge of Tide Creek, thence run along the edge of said Tide Creek as follows: South 84 degrees 12 minutes 23 seconds West 171.97 feet, North 79 degrees 28 minutes 32 seconds West 540.52 feet, North 59 degrees 10 minutes 15 seconds West 334.74 feet, North 37 degrees 30 minutes 15 seconds West 196.10 feet, North 20 degrees 31 minutes 15 seconds West 55.73 feet, North 70 degrees 18 minutes 15 seconds West 49.53 feet to the Easterly right-of-way boundary of said U.S. Highway No. 98, thence leaving the edge of said Tide Creek run North 25 degrees 24 minutes 45 seconds East along said Easterly right-of-way boundary 74.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Commence at a concrete monument marking the intersection of the Southerly boundary of Panacea Mineral Springs a subdivision as per map or plat thereof recorded in Plat Book 1, Page 6 of the Public Records of Wakulla County, Florida with the Westerly right-of-way boundary of U.S. No. 98 and thence run South 25 degrees 24 minutes 45 seconds West 458.29 feet, thence run South 64 degrees 35 minutes 15 seconds East 66.35 feet to the Easterly right-of-way boundary of said U. S. Highway No. 98, thence run Southwesterly along a curve to the left (concave to the Southeast) having a radius of 1874.86 feet, through a central angle of 01 degrees 25 minutes 04 seconds for an arc distance of 46.39 feet (chord being South 24 degrees 42 minutes 13 seconds West 46.39 feet) to a re-rod (marked 44261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue Southeast along said right-of-way boundary and curve having a radius of 1874.86 feet through a central angle of 06 degrees 06 minutes 54 seconds for an arc distance of 200.09 feet (chord being

Packman Day
For Real Estate Development
Page 4 of 9

FL 0000169327 B 377 P 324
REC NO. 0100912336

ESM APPROVED
By: A. Cain 06/13/99

South 20 degrees 56 minutes 14 seconds West 200.00 feet) to the Northerly right-of-way boundary of Allison Road, thence run South 69 degrees 01 minutes 18 seconds East along said Northerly right-of-way boundary of Allison Road 249.97 feet to a re-rod (marked # 4261), thence leaving said right-of-way boundary run North 20 degrees 56 minutes 14 seconds East 176.19 feet to a re-rod (marked # 4261), thence run North 67 degrees 12 minutes 46 seconds West 69.71 feet to a concrete monument, thence run North 24 degrees 46 minutes 13 seconds East 21.63 feet to a re-rod (marked # 4261), thence run North 69 degrees 01 minutes 18 seconds West 182.74 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

The parcel hereon described is situated in Section 24, Township 5 South, Range 2 West, Panama, Florida and more particularly described as follows: Commencing at the Northeast corner of Block "C" North of Tully's Survey of the town of Panama; thence run South 76 degrees, 26 minutes, 03 seconds, East a distance of 84.26 feet to the Easterly edge of a 60.00 foot Ingress & Egress Easement; Thence North 23 degrees 01 minutes 30 seconds East along the Easterly edge of said Easement a distance of 100.00 feet to the Point of Beginning. Thence from said Point of Beginning run North 87 degrees 23 minutes 43 seconds East a distance of 1132.39 feet to the shoreline of Dickerson Bay; thence North 02 degrees 09 minutes 16 seconds East along said shoreline a distance of 90.00 feet; thence departing from said shoreline run South 87 degrees 24 minutes 10 seconds West a distance of 1096.61 feet to the Easterly edge of said 60.00 foot Ingress and Egress Easement; thence South 23 degrees 01 minutes 30 seconds West along said Easement a distance of 100.00 feet to the Point of Beginning.

LESS AND EXCEPT

The parcel hereon described is situated in Section 24, Township 5 South, Range 2 West, Panama, Florida and more particularly described as follows:

Commencing at the Northeast corner of Block "C" North of Tully's Survey of the town of Panama; thence run South 76 degrees 26 minutes and 03 seconds East a distance of 84.26 feet to the Point of Beginning. Said Point of Beginning lying on the Easterly edge of a 60.00 foot Ingress and Egress Easement.

Thence from said Point of Beginning, run North 87 degrees 23 minutes and 21 seconds East a distance of 1168.37 feet to the shoreline of Dickerson Bay. Thence run North 02 degrees 09 minutes and 16 seconds East along said shoreline a distance of 90.00 feet, departing from said shoreline, thence run South 87 degrees 22 minutes and 43 seconds West a distance of 1132.39 feet to the Easterly edge of said 60.00 foot Ingress and Egress Easement, thence run South 23 degrees 01 minutes and 30 seconds West along said Easement a distance of 100.00 feet.

Dickerson Bay
In-Be-Use Development
Page 5 of 7

FL00000169327 0 377 P 225
REC NO. 01889182536

BSM APPROVED
By J.A. Date 8/24/09
111

LESS AND EXCEPT:

A piece or parcel of land from off the West end of the tract of land hereinafter described. The piece hereby conveyed being sixty (60) feet East and West commencing at the West boundary line of the said described tract and is one hundred seventeen (117) feet wide North and South. The said tract is described: being a portion of the S.W. corner of the SW 1/4 of N.E. 1/4 of Section twenty-four (24) in Township 5 South, Range 2 West; Commencing at the S.W. corner of said S.W. 1/4 of N.E. 1/4 and running North 68 1/4 degrees West eighty feet, which is the place of Beginning, thence South 24 1/2 degrees West 117 feet, thence North 67 1/4 degrees West 315 feet, thence North 24 1/2 degrees East 117 feet, thence South 67 1/4 degrees East 315 feet to the POINT OF BEGINNING

OTHERWISE DESCRIBED AS:

Commencing, as a place of beginning, at the Southwest corner of Lot number fifty-eight (58) in North Panama, according to the Hodge-Survey, as per plat recorded in the office of the Clerk of the Circuit Court, in and for Wakulla County, Florida, from thence run in a northerly direction along the western boundary of said Lot fifty-eight (58) and Lot fifty-seven (57) one hundred seventeen (117) feet; thence in an easterly direction parallel with the southern boundary of said Lot fifty-eight (58) sixty (60) feet; thence in a southerly direction parallel with the Western boundary of said lots one hundred seventeen (117) feet to the Southern boundary line of said lot fifty-eight (58); thence westerly along the southern boundary line to said lot fifty-eight (58) to the place of beginning.

LESS AND EXCEPT:

TRACT I-A

Commencing at a concrete monument marking the Northeast corner of Block "C" North of Tully's Survey of the Town of Panama, Florida shown by a plat or map recorded in Plat Book No. One of the Public Records of Wakulla County, Florida, and run then South 7°-13'-30" East along the Easterly Boundary of said Block "C" North 625.72 feet to a concrete monument on the Northerly right-of-way Boundary of Walker Avenue (100 ft. right-of-way), then run North 87°-19'-45" East along said Northerly right-of-way 60.19 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87°-19'-45" East along said Northerly right-of-way Boundary of Walker Avenue 738.85 feet to a concrete monument on the shoreline of Dickerson Bay, then run along said North 36°-26'-East 257.73 feet, then run South 87°-19'-45" West and parallel to the North Boundary of said Walker Avenue 917.34 feet to the Easterly

Dickerson Bay
No. 100 Development
Page 4 of 9

FL0888169387 B 377 P 226
REC NO. 0100912538

CSM APPROVED
By: J.A. Date: 1/14/08

Boundary of a 60.0 foot right-of-way, then run South $7^{\circ}13'30''$ East along Easterly Boundary of said right-of-way 200.63 feet to the POINT OF BEGINNING. Said parcel located in the South $1/2$ of Section 24, Township 5 South, Range 2 West in Wakulla County, Florida.

LESS AND EXCEPT

Commence at the intersection of the Southerly boundary of Panacea Mineral Springs, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 6 of the Public Records of Wakulla County, Florida with the Westerly right-of-way boundary of U.S. Highway No. 98 and thence run South 25 degrees 24 minutes 45 seconds West along said right-of-way boundary 457.12 feet to a point of curve to the left, thence run Southwesterly along said right-of-way boundary and along said curve with a radius of 1939.88 feet, thus a central angle of 69 degrees 14 minutes 55 seconds for an arc distance of 313.13 feet, thence run South 69 degrees 01 minutes 18 seconds East 65.24 feet to the Easterly right-of-way boundary of said U.S. Highway No. 98 for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 69 degrees 01 minutes 18 seconds East 240.00 feet, thence run South 13 degrees 56 minutes 07 seconds West 135.00 feet, thence run North 69 degrees 00 minutes 53 seconds West 240.00 feet to the Easterly right-of-way boundary of said U.S. Highway No. 98, said point lying on a curve concave to the Southeasterly, thence run Northeasterly along said right-of-way boundary and along said curve with a radius of 1874.88 feet, thus a central angle of 04 degrees 07 minutes 32 seconds for an arc distance of 135.00 feet, the chord of said arc being North 13 degrees 56 minutes 02 seconds East 134.97 feet to the POINT OF BEGINNING. Situate, lying and being in Section 24, Township 5 South, Range 2 West, Wakulla County, Florida.

LESS AND EXCEPT

Panacea Volunteer Fire Dept. Lot commencing at a concrete monument marking the Northeast corner of Block "C" North of Tullys survey of the Town of Panacea, Florida as shown by Plat recorded in Plat Book No. 1 of the Public Records of Wakulla County, Florida and run thence S $88^{\circ}26'30''$ West along the North Boundary of said Block "C" North (Bearing Base) 152.74 Feet to a concrete monument at the Northwest corner of said Block "C" North, then run N $01^{\circ}00'15''$ West 60.00 feet to a point on the North Boundary of a street for the POINT OF BEGINNING; From said POINT OF BEGINNING, continue N $01^{\circ}00'15''$ West 100.0 Feet, then run $88^{\circ}34'27''$ West 140.45 Feet to a point on the Easterly Boundary of U.S. Highway 98 (60.0 Foot R/W)

FL0000149327 B 377 P 227
REC NO. 01009122530

Dickman Bay
Art-De-Lois Developments
Page 7 of 9

BSM APPROVED
BY *[Signature]* DATE *5/24/20*

311 said point being on a curve concave to the East, thence Southwesterly along said curve whose Radius is 1,879.88 Feet through a central angle of 03° 02' 53" for an arc distance of 100.01 Feet (Chord bearing 07° 14' 46" West 100.0 feet) thence N 88° 59' 43" East along the North Boundary of the above mentioned street 154.8 feet to POINT OF BEGINNING located in the Southwest Quarter (SW 1/4) of Section 24 Township 5 South, Range 2 West Wakulla County Florida.

LESS AND EXCEPT

TRACT NO. 1

Commencing at a concrete monument marking the Northeast corner of Block "C" North of Tully's Survey of the Town of Panama, Florida, shown by plat or map, recorded in Plat Book No. 1 of the public records of Wakulla County, Florida (as commonly used); and run thence South 7 degrees 13 minutes 30 seconds East along Easterly Boundary of said Block "C" North 23.81 feet, then run North 87 degrees 19 minutes 43 seconds East and parallel to the Northerly Boundary of Walker Avenue 78.9 feet to the Easterly Boundary of a 60.0 foot Right-of-way for the POINT OF BEGINNING; From said POINT OF BEGINNING continue North 87 degrees 19 minutes 43 seconds East 1168.7 feet to the Westerly shoreline of Dickerson Bay, then run South 02 degrees 09 minutes 13 seconds West along said shoreline 119.59 feet to an angle point, then run South 16 degrees 26 minutes 00 seconds West along said shoreline 104.13 feet, then leave said shoreline and run South 87 degrees 19 minutes 43 seconds West along the Northerly Boundary of a parcel of land known as parcel No. 1-C for 1095.83 feet to the Easterly Boundary of a 60.0 foot Right-of-way then run North 7 degrees 13 minutes 30 seconds West along Easterly Boundary of said Right-of-way 167.05 feet to an angle point, then run North 23 degrees 02 minutes 10 seconds West along said Easterly Right-of-way Boundary 37.24 feet to the POINT OF BEGINNING. Located in the South half (S 1/2) of Section 24 Township 5 South Range 2 West in Wakulla County, Florida.

LESS AND EXCEPT

Commencing at a concrete monument marking the Northeast corner of Block "C" North of Tully's Survey of the town of Panama,

FL00000169327 8 J77 P 888
REC NO. 01009122538

Deanna Ray
In-Care Development
Page 4 of 4

BSM APPROVED
By A. D. [Signature]

Florida as shown by a plat or map thereof recorded in Plat Book No. 1 of the public records of Wakulla County, Florida, and run thence South 07°13'30" East along the Easterly boundary of said Block "C" North 324.77 feet, thence run North 87°19'45" East and parallel to the North boundary of Walker Avenue 60.19 feet to the Easterly boundary of a 60.0 foot right-of-way for the POINT OF BEGINNING. From said POINT OF BEGINNING, continue North 87°19'45" East and parallel to the North boundary of Walker Avenue 1,006.58 feet to the Westerly shoreline of Dickerson Bay, thence run North 36°26' East along said shoreline 128.86 feet, thence run South 87°19'45" West 1,095.83 feet to the Easterly boundary of a 60.0 foot right-of-way, thence run South 07° 13' 30" East 100.31 feet along said right-of-way to the POINT OF BEGINNING, located in the South Half of Section 24, Township 5 South, Range 2 West of Wakulla County, Florida.

LESS AND EXCEPT

Commencing at a concrete monument marking the Northeast corner of Block "C" North, of Tullys Survey of the Town of Panama, Florida shown by Plat or Map recorded in Plat Book No. 1 of the Public Records of Wakulla County, Florida and run thence South 7 degrees 13 minutes 30 seconds East along the Easterly Boundary said Block "C" North, 425.09 feet, thence run North 87 degrees 19 minutes 45 seconds East, parallel to the Northerly right of way boundary of Walker Avenue 60.19 feet to a point on the Easterly Boundary of a 60.0 foot right of way for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87 degrees 19 minutes 45 seconds East and parallel to the Northerly right of way Boundary of Walker Avenue 917.34 feet to the Shoreline of Dickerson Bay, thence run along said Shoreline North 36 degrees 26 minutes East 128.86 feet, thence run South 87 degrees 19 minutes 45 seconds West and parallel to the Northerly right of way Boundary of Walker Avenue 1096.58 feet to the Easterly Boundary of a 60.0 foot right of way thence run South 7 degrees 13 minutes 30 seconds East along Easterly Boundary of said right of way 100.32 feet to the POINT OF BEGINNING, located in the south one-half of Section 24, Township 5 South, Range 2 West, in Wakulla County, Florida.

FL0000169327 B 377 P 229
REC NO. 0100912238

Dickerson Bay
Int. Dev. Lease Development
Page 9 of 9

SEALED APPROVED
B.L.A. DANEY

SUBLEASE AGREEMENT
MASHES SANDS

(7) 3371

** FOR INFORMATIONAL PURPOSES ONLY

WHEREAS, The Board of Trustees of the Internal Improvement Trust Fund holds title to certain property identified as Mashas Sands Recreation Area Park for public outdoor recreation purposes; and

SEC. 4, 5,
6, 7, 8, 9
TCS
RIW

WHEREAS, Wakulla County, by Project Agreement dated July 28, 1983, and amended January 24, 1985, has committed to development, operation and maintenance of the property hereinafter described for public recreational use; and

WHEREAS, The Department of Natural Resources of the the State of Florida is the Lessee of the property in order to provide for the Division of Recreation and Parks to sublease the lands to local government for outdoor recreation and related purposes and to represent the State in coordination of local management.

NOW, THEREFORE, this Sublease Agreement is made between the Department of Natural Resources of the State of Florida, as Sublessor, and Wakulla County, as Sublessee,

WITNESSETH

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. Description of Premises: The Sublessor does hereby sublease to the Sublessee that certain property, hereinafter called the "property", situated in Wakulla County, more particularly described in Exhibit "A" and "A-1", attached hereto and made a part hereof.

2. Term: The Sublessee shall have and hold the property for a period coterminous with the Trustees Lease Agreement No. 3371, dated October 15, 1984, attached hereto as Exhibit "B", for public outdoor recreation and related purposes, unless otherwise terminated pursuant to the provisions herein.

3. Conformity: This Sublease shall be subject to all the terms and conditions of said Trustees Lease Agreement, attached hereto. The Sublessee shall through its agents and employees do all in its power to prevent the unauthorized use of the property or any use thereof not in conformance with Exhibit B and this Sublease Agreement.

4. Right of Use: The Sublessee shall have the right to enter upon the property for all purposes necessary to the full enjoyment of the rights herein granted.

5. Assignment: This Sublease and any rights and privileges conferred herein shall not be assigned or transferred by the Sublessee without the prior written approval of the Sublessor.

6. Management Plan: The Sublessee shall be responsible for preparation of a management plan and compliance with the provisions of paragraph 10 Exhibit B, and provide the improvements and implement the management projects pursuant to the management plan as necessary to carry out the purpose stated in paragraph 2 herein.

7. Development Time Frame: The Sublessee shall construct and make available to the general public, within five years from the effective date of this Sublease, site improvements on the property for public recreational use and for protection of the natural resources.

8. Incurred Costs: All costs of construction, operation, maintenance, use and restoration of the property, shall be the responsibility of the Sublessee. The Sublessee shall be responsible for any and all special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the property during the effective period of this Sublease.

9. Ownership of Improvements: All improvements provided by the Sublessee shall be and remain the property of the Sublessee during the effective period of this Sublease. Upon termination of this Sublease, all improvements shall automatically become property of the Board of Trustees of the Internal Improvement Trust Fund, unless the sublessor at its option, requires immediate removal at the Sublessee's expense of any and all such improvements upon written notice to the Sublessee. Any improvements to remain on the property upon termination of this Sublease shall be at the Sublessor's discretion.

10. Security and Maintenance: The Sublessee shall provide continuous security and protection and keep the property clean, maintained and in a good state of repair at all times.

11. User Fees: All user fees which the Sublessee may wish to impose shall be uniformly imposed among users regardless of the political jurisdiction in which the user may reside and be subject to prior written approval of the Sublessor.

12. Right of Inspection: The Sublessor and its duly authorized agents shall have the right at any reasonable time to inspect the property and the works and operations thereon of the Sublessee in any matter pertaining to this Sublease. Should the Sublessee fail to keep and perform any of its covenants, the Sublessor shall give ninety (90) days written notice requiring satisfactory correction of that failure. Any failure to effect the correction during the ninety (90) day period shall give the Sublessor the right to terminate this Sublease upon thirty (30) days written notice to the Sublessee.

13. Right of Audit: The Sublessee shall make available to the Sublessor all financial records relating to this Sublease, and the Sublessor shall have the right to audit such records at any reasonable time, which right shall be continuous until such audit is completed without unreasonable interference with the operation of any of the facilities thereon. This Sublease may be terminated by the Sublessor should the Sublessee fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this Sublease, pursuant to the provisions of Chapter 119, F.S.

14. Signs: The Sublessee shall erect a permanent information sign on the site which identifies the property and states that funds for acquisition were provided by the Save Our Coast Program administered through the State of Florida Department of Natural Resources.

15. Liability: To the extent allowable by Florida law, the Sublessee shall investigate all claims of every nature at its expense and shall indemnify, protect, defend, hold and save harmless the Sublessor and the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of the Sublessee's use of the property. The Sublessee will provide public liability coverages in the form of insurance policies or self-insurance for any claims resulting from the Sublessee's use of the property.

16. Release of Property: Upon termination or expiration of this Sublease, the Sublessee shall surrender the premises to the Sublessor.

IN WITNESS WHEREOF, The lawfully designated agents of the Department of Natural Resources of the State of Florida has hereunto subscribed his name and caused his official seal to be hereunto affixed on the 23 day of April, 1985, and Wakulla County has duly executed same on this 23 day of April, 1985.

(SEAL)

WITNESSES:

[Signature]
Rebecca C. Miles

DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA

BY: [Signature]
Elton J. Gissendanner
Executive Director

ATTEST: [Signature]
Violet Davis
Senior Management Assistant

APPROVED AS TO FORM AND LEGALITY

[Signature]
Attorney DNR

(SEAL)

WITNESSES:

[Signature]
Wendell Cronin

WAKULLA COUNTY

BY: [Signature]

ATTEST: [Signature]

Commence at a 2 inch iron pipe marking the Northwest corner of Section 7, Township 6 South, Range 1 West, Wakulla County, Florida and thence run South 00 degrees 50 minutes 39 seconds East along the West boundary of said Section 7, a distance of 881.97 feet to a point on the Northerly boundary of the 80.00 foot right-of-way of State Road No. S-372, thence run Easterly along said Northerly right-of-way boundary as follows: South 86 degrees 00 minutes 39 seconds East (bearing base) 589.67 feet to a concrete monument marking a point of curve to the right, thence run Southeasterly along said curve with a radius of 1179.95 feet, thru a central angle of 27 degrees 04 minutes 29 seconds for an arc distance of 557.58 feet to a concrete monument, thence run South 58 degrees 56 minutes 10 seconds East 174.00 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 1116.07 feet, thru a central angle of 18 degrees 45 minutes 10 seconds, for an arc distance of 365.29 feet to a concrete monument, thence South 77 degrees 41 minutes 20 seconds East 2.57 feet to a point on the Westerly boundary of the 50.00 foot right-of-way of Aletha Drive as shown on a map or plat thereof of the subdivision Ochlockonee Shores, Units "A" and "B", as recorded in Plat Book 1, Page 16 of the Public Records of Wakulla County, Florida, thence leaving the Northerly right-of-way boundary of said State Road No. S-372 run North 12 degrees 29 minutes 18 seconds East along the Westerly right-of-way boundary of said Aletha Drive 200.00 feet, thence run Southeasterly along the Northerly boundary of said Ochlockonee Shores, Units "A" and "B" as follows: South 77 degrees 41 minutes 20 seconds East 530.95 feet to a concrete monument marking a point of curve to the right, thence Southeasterly along said curve with a radius of 2128.70 feet, thru a central angle of 19 degrees 21 minutes 38 seconds, for an arc distance of 719.30 feet to a concrete monument, thence South 58 degrees 19 minutes 42 seconds East 415.87 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 3559.98 feet, thru a central angle of 19 degrees 29 minutes 56 seconds for an arc distance of 1211.53 feet to a concrete monument, thence South 77 degrees 49 minutes 38 seconds East along the Northerly boundary of said Ochlockonee Shores, Units "A" and "B" and along the Northerly boundary of Ochlockonee Shores, Units "C" and "D", a subdivision as per map or plat thereof recorded in Plat Book 1, Page 17 of the Public Records of Wakulla County, Florida a distance of 1125.36 feet to a concrete monument marking a point of curve to the right, thence run Southeasterly and Northeasterly along the Northerly boundary of said Ochlockonee Shores Units "C" and "D" as follows: Southeasterly along said curve with a radius of 1678.20 feet, thru a central angle of 24 degrees 53 minutes 18 seconds for an arc distance of 728.98 feet to a concrete monument, thence South 52 degrees 56 minutes 20 seconds East 394.15 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 2626.36 feet, thru a central

LEGAL DESCRIPTION:

Page 1 of 4 pages:

Deed: Sycamore Creek, Inc. to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

REF. REC. 96 PAGE 972

EXHIBIT ANO. Lease 3371
EXHIBIT A
PAGE 1 OF 6

7.53 ACRE TRACT (A Part of Mashes Island)

July 15, 1983

Page two

angle of 23 degrees 23 minutes 13 seconds for an arc distance of 1072.03 feet to a concrete monument, thence South 76 degrees 19 minutes 33 seconds East 342.63 feet to a concrete monument marking a point of curve to the left, thence Southeasterly and Northeasterly along said curve with a radius of 901.91 feet, thru a central angle of 22 degrees 33 minutes 02 seconds, for an arc distance of 354.97 feet to a concrete monument on the Easterly boundary of the 50.00 foot right-of-way of Elizabeth Drive, thence run South 08 degrees 52 minutes 35 seconds East along said Easterly right-of-way boundary 200.00 feet to a point on the Northerly boundary of the 80.00 foot right-of-way of said State Road No. S-372, said point lying on a curve concave to the Northerly, thence run Northeasterly along said Northerly right-of-way boundary as follows: Northeasterly along said curve with a radius of 1101.91 feet thru a central angle of 28 degrees 24 minutes 56 seconds for an arc distance of 546.49 feet (the chord of said arc being North 66 degrees 54 minutes 57 seconds East 540.90 feet) to a concrete monument, thence North 52 degrees 42 minutes 29 seconds East 152.20 feet to a concrete monument marking a point of curve to the right, thence Northeasterly along said curve with a radius of 1464.08 feet, thru a central angle of 32 degrees 36 minutes 53 seconds for an arc distance of 833.40 feet, thence run North 85 degrees 19 minutes 22 seconds East 1200.39 feet, thence leaving said Northerly right-of-way boundary run South 04 degrees 40 minutes 38 seconds East 80.00 feet to a point on the Southerly right-of-way boundary of said State Road No. S-372, said point marking the Northeast corner of Panacea Shores Unit 4, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 34 of the Public Records of Wakulla County, Florida for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 20 degrees 57 minutes 51 seconds West along the East boundary of said subdivision 37.83 feet to the mean highwater line of a canal fed from the Ochlockonee Bay, thence run Southerly, Easterly and Northerly along said mean highwater line 2812.79 feet, more or less, to the Southerly right-of-way boundary of said State Road No. S-372, thence leaving said mean highwater line run South 85 degrees 19 minutes 22 seconds West along said Southerly right-of-way boundary 368.04 feet to the POINT OF BEGINNING containing 7.53 acres, more or less.

ALSO: 27.40 ACRE TRACT

Commence at a 2 inch iron pipe marking the Northwest corner of Section 7, Township 6 South, Range 1 West, Wakulla County, Florida and thence run South 00 degrees 50 minutes 39 seconds East along the West boundary of said Section 7, a distance of 881.97 feet to a point on the Northerly boundary of the 80.00 foot right-of-way of State Road No. S-372, thence run Easterly along said Northerly right-of-way boundary as follows: South 06 degrees 00 minutes 39 seconds East (bearing base) 599.67 feet to a concrete monument marking a point of curve to the right, thence run Southeasterly along said curve with a radius of 1179.95 feet, thru a central angle of 27 degrees 04 minutes 29 seconds for an arc distance of 557.58

Page 2 of 4 pages:

Deed: Sycamore Creek, Inc. to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

LEGAL DESCRIPTION:

OFF. REC. 96 PAGE 973

NO. Lease 3371
 EXHIBIT A
 PAGE 2 OF 6

Page three

feet to a concrete monument, thence run South 58 degrees 56 minutes 10 seconds East 174.00 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 1116.07 feet, thru a central angle of 18 degrees 45 minutes 10 seconds, for an arc distance of 365.29 feet to a concrete monument, thence South 77 degrees 41 minutes 20 seconds East 2.57 feet to a point on the Westerly boundary of the 50.00 foot right-of-way of Aletha Drive as shown on a map or plat thereof of the subdivision Ochlockonee Shores, Units "A" and "B", as recorded in Plat Book 1, Page 16 of the Public Records of Wakulla County, Florida, thence leaving the Northerly right-of-way boundary of said State Road No. S-372 run North 12 degrees 29 minutes 18 seconds East along the Westerly right-of-way boundary of said Aletha Drive 200.00 feet, thence run Southeasterly along the Northerly boundary of said Ochlockonee Shores, Units "A" and "B" as follows: South 77 degrees 41 minutes 20 seconds East 530.95 feet to a concrete monument marking a point of curve to the right, thence Southeasterly along said curve with a radius of 2128.70 feet, thru a central angle of 19 degrees 21 minutes 38 seconds, for an arc distance of 719.30 feet to a concrete monument, thence South 58 degrees 19 minutes 42 seconds East 415.87 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 3559.98 feet, thru a central angle of 19 degrees 29 minutes 56 seconds for an arc distance of 1211.53 feet to a concrete monument, thence South 77 degrees 49 minutes 38 seconds East along the Northerly boundary of said Ochlockonee Shores, Units "A" and "B" and along the Northerly boundary of Ochlockonee Shores, Units "C" and "D", a subdivision as per map or plat thereof recorded in Plat Book 1, Page 17 of the Public Records of Wakulla County, Florida a distance of 1125.36 feet to a concrete monument marking a point of curve to the right, thence run Southeasterly and Northeasterly along the Northerly boundary of said Ochlockonee Shores Units "C" and "D" as follows: Southeasterly along said curve with a radius of 1678.20 feet, thru a central angle of 24 degrees 53 minutes 18 seconds for an arc distance of 728.98 feet to a concrete monument, thence South 52 degrees 56 minutes 20 seconds East 394.15 feet to a concrete monument marking a point of curve to the left, thence Southeasterly along said curve with a radius of 2626.36 feet, thru a central angle of 23 degrees 23 minutes 13 seconds for an arc distance of 1072.03 feet to a concrete monument, thence South 76 degrees 19 minutes 33 seconds East 342.63 feet to a concrete monument marking a point of curve to the left, thence Southeasterly and Northeasterly along said curve with a radius of 901.91 feet, thru a central angle of 22 degrees 33 minutes 02 seconds, for an arc distance of 354.97 feet to a concrete monument on the Easterly boundary of the 50.00 foot right-of-way of Elizabeth Drive, thence run South 08 degrees 52 minutes 35 seconds East along said Easterly right-of-way boundary 200.00 feet to a point on the Northerly boundary of the 80.00 foot right-of-way of said State Road No. S-372, said point lying on a curve concave to the Northerly, thence run Northeasterly along said Northerly right-of-way boundary as follows: Northeasterly along said curve with a radius of 1101.91 feet thru a central angle of 28 degrees 24 minutes 56 seconds for an arc distance of 546.49 feet (the chord of said arc being

LEGAL DESCRIPTION:

Page 3 of 4 pages:

Deed: Sycamore Creek, Inc. to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

OFF. REC. 96 PAGE 974

NO. Lease 3371
EXHIBIT A
PAGE 3 OF 6

27.40 ACRE TRACT (A Part of Mashes Island)

July 15, 1983

Page four

North 66 degrees 54 minutes 57 seconds East 540.90 feet) to a concrete monument, thence North 52 degrees 42 minutes 29 seconds East 152.20 feet to a concrete monument marking a point of curve to the right, thence Northeasterly along said curve with a radius of 1464.08 feet, thru a central angle of 32 degrees 36 minutes 53 seconds for an arc distance of 833.40 feet, thence run North 85 degrees 19 minutes 22 seconds East 1200.39 feet, thence leaving said Northerly right-of-way boundary run South 04 degrees 40 minutes 38 seconds East 80.00 feet to a point on the Southerly right-of-way boundary of said State Road No. S-372, said point marking the Northeast corner of Manatee Shores Unit 4, a subdivision as per map or plat hereof recorded in Plat Book 1, Page 34 of the Public Records of Wakulla County, Florida thence run North 85 degrees 19 minutes 22 seconds East along said Southerly right-of-way boundary 411.92 feet to the intersection with the mean highwater line of a canal fed from the Ochlockonee Bay for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Southerly, Easterly and Northerly along said mean highwater line 4154.77 feet, more or less, to the Southerly right-of-way boundary of said State Road No. S-372, thence leaving said mean highwater line run South 85 degrees 19 minutes 22 seconds West along said Southerly right-of-way boundary 290.07 feet to the mean highwater line of a tidal marsh, thence leaving said Southerly right-of-way boundary run Southerly, Westerly and Northerly along said mean highwater line 3147.72 feet, more or less, to the Southerly right-of-way boundary of said State Road No. S-372, thence run South 85 degrees 19 minutes 22 seconds West along said Southerly right-of-way boundary 544.76 feet to the POINT OF BEGINNING containing 27.40 acres, more or less.

The above described property containing in agregate 34.93 acres, more or less.

LEGAL DESCRIPTION:

Page 4 of 4 pages:

Deed: Sycamore Creek, Inc. to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

OFF. REC. 96 PAGE 975

NO. Lease 3371
EXHIBIT A
PAGE 4 OF 6

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE
POST OFFICE BOX 618

April 30, 1984
(Revised: May 14, 1984)
(Revised: May 18, 1984)

PHONE (904) 930-3018
CRAWFORDVILLE, FLORIDA 32327

(Revised: May 22, 1984)
FINLEY L. & JEAN B. McMILLAN

414.60 ACRE TRACT (A PART OF MASHES ISLAND)

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 177 of the Florida Statutes.)

Commence at an old lightwood hub marking the Northwest corner of Section 8, Township 6 South, Range 1 West, Wakulla County, Florida, and thence run South 335.34 feet, thence run East 191.67 feet, thence run North 63 degrees 01 minutes 56 seconds East 1589.99 feet, thence run South 32 degrees 35 minutes 43 seconds East 639.40 feet to a point on the Mean High Water Line of Ullmore Cove for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Southeasterly along said Mean High Water Line 2012.92 feet, more or less, thence leaving said Mean High Water Line run South 88 degrees 57 minutes 21 seconds West 340.23 feet, thence run South 26 degrees 24 minutes 18 seconds East 229.36 feet, thence run South 64 degrees 57 minutes 04 seconds East 235.80 feet, thence run North 61 degrees 38 minutes 03 seconds East 179.83 feet, thence run North 27 degrees 57 minutes 43 seconds East 274.48 feet, thence run South 67 degrees 39 minutes 45 seconds East 451.70 feet, thence run South 26 degrees 01 minutes 27 seconds East 297.76 feet, thence run South 17 degrees 35 minutes 07 seconds East 293.34 feet, thence run North 82 degrees 25 minutes 04 seconds East 259.85 feet, thence run North 17 degrees 38 minutes 54 seconds West 249.75 feet, thence run North 63 degrees 12 minutes 23 seconds East 172.10 feet, thence run North 06 degrees 13 minutes 47 seconds West 146.47 feet, thence run North 01 degrees 31 minutes 12 seconds East 261.67 feet, thence run North 29 degrees 10 minutes 49 seconds West 195.92 feet, thence run North 16 degrees 16 minutes 32 seconds East 239.75 feet, thence run South 45 degrees 50 minutes 13 seconds West 432.56 feet, thence run North 33 degrees 33 minutes 05 seconds East 395.41 feet, thence run North 25 degrees 31 minutes 08 seconds East 612.77 feet, thence run North 45 degrees 52 minutes 03 seconds East 157.30 feet, thence run North 14 degrees 40 minutes 35 seconds West 208.31 feet, thence run North 83 degrees 53 minutes 07 seconds East 201.53 feet, thence run North 36 degrees 34 minutes 55 seconds East 100.94 feet, thence run North 16 degrees 10 minutes 19 seconds East 201.98 feet, thence run South 31 degrees 18 minutes 17 seconds East 261.85 feet, thence run South 63 degrees 59 minutes 19 seconds East 255.32 feet, thence run North 16 degrees 28 minutes 33 seconds West 245.00 feet, thence run North 15 degrees 15 minutes 11 seconds West 223.40 feet, thence run North 80 degrees 24 minutes 12 seconds West 255.56 feet, thence run South 75 degrees 45 minutes 12 seconds West 133.07 feet to a point on said Mean High Water Line, thence run Northwesterly along said Mean High Water Line 1068.59 feet, more or less, thence run South 66 degrees 50 minutes 24 seconds West 91.76 feet to a point on said Mean High Water Line, thence run Westerly and Northeasterly along said Mean High Water Line 1002.06 feet, more or less, thence run North 85 degrees 22 minutes 01 seconds East 164.04 feet to a point on said Mean High Water Line, thence run Easterly and Southerly along said Mean High Water Line 6142.94 feet, more or less, thence run South 07 degrees 42 minutes 01 seconds East 317.38 feet to said Mean High Water Line, thence run Southerly along said Mean High Water Line 792.98

NO. Lease 3371
EXHIBIT A
PAGE 5 OF 6

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE
POST OFFICE BOX 828

April 30, 1984

PHONE (804) 926-3016
CRAWFORDVILLE, FLORIDA 32327

(Revised: May 14, 1984)

FINLEY L. & JEAN B. McMILLAN

(Revised 5/18/84) (Revised: May 22, 1984)

414.60 ACRE TRACT (A PART OF MASHES ISLAND)

Page 2

feet, more or less, to the Northerly right-of-way boundary of State Road No. S-372, thence leaving said Mean High Water Line run along said Northerly right-of-way boundary as follows: South 85 degrees 19 minutes 22 seconds West (bearing base) 3177.57 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 1464.08 feet thru a central angle of 32 degrees 36 minutes 53 seconds for an arc distance of 833.40 feet, the chord of said arc being South 69 degrees 00 minutes 56 seconds West 822.20 feet, thence South 52 degrees 42 minutes 29 seconds West 152.20 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 1097.65 feet thru a central angle of 28 degrees 31 minutes 17 seconds for an arc distance of 546.40 feet, the chord of said arc being South 66 degrees 58 minutes 08 seconds West 540.78 feet to a point on the Easterly boundary of Ochlockonee Shores, Units "C" and "D", a subdivision as per map or plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Wakulla County, Florida, thence leaving said Northerly right-of-way boundary run North 08 degrees 52 minutes 35 seconds West along said Easterly subdivision boundary 200.00 feet to the Northerly subdivision boundary, said point lying on a curve concave to the Northerly, thence run along the Northerly boundary of said subdivision as follows: Northwestery along said curve with a radius of 910.81 feet, thru a central angle of 22 degrees 31 minutes 01 seconds for an arc distance of 357.94 feet, the chord of said arc being North 87 degrees 35 minutes 03 seconds West 355.64 feet, thence North 76 degrees 19 minutes 33 seconds West 339.51 feet to a point of curve to the right, thence Northwestery along said curve with a radius of 2635.60 feet thru a central angle of 18 degrees 55 minutes 16 seconds for an arc distance of 870.37 feet, the chord of said arc being North 66 degrees 50 minutes 40 seconds West 864.53 feet, thence leaving said Northerly subdivision boundary run North 19 degrees 55 minutes 10 seconds East 235.41 feet, thence run North 48 degrees 45 minutes 58 seconds East 161.00 feet, thence run North 13 degrees 38 minutes 10 seconds East 300.00 feet, thence run North 01 degrees 37 minutes 56 seconds West 207.00 feet, thence run North 33 degrees 31 minutes 04 seconds East 200.00 feet, thence run North 58 degrees 12 minutes 16 seconds East 100.02 feet, thence run North 66 degrees 55 minutes 56 seconds West 481.81 feet, thence run North 12 degrees 28 minutes 04 seconds East 275.02 feet, thence run North 50 degrees 25 minutes 58 seconds East 220.49 feet, thence run North 20 degrees 49 minutes 52 seconds East 332.00 feet, thence run North 47 degrees 30 minutes 38 seconds West 220.00 feet, thence run North 12 degrees 50 minutes 20 seconds West 360.00 feet, thence run North 55 degrees 11 minutes 40 seconds East 225.00 feet, thence run South 82 degrees 19 minutes 02 seconds East 225.00 feet, thence run North 18 degrees 57 minutes 16 seconds East 470.88 feet to the POINT OF BEGINNING containing 414.60 acres, more or less.

NO. Lease 3371

EXHIBIT A

PAGE 6 OF 6

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE
POST OFFICE BOX 626

April 30, 1984
(Revised: May 14, 1984)

PHONE (904) 826-3018
CRAWFORDVILLE, FLORIDA 32327

(Revised: May 18, 1984) (Revised: May 22, 1984)
FINLEY L. & JEAN B. McMILLAN

414.60 ACRE TRACT (A PART OF MASHES ISLAND)

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 177 of the Florida Statutes.)

Commence at an old lightwood hub marking the Northwest corner of Section 8, Township 6 South, Range 1 West, Wakulla County, Florida, and thence run South 335.34 feet, thence run East 191.67 feet, thence run North 63 degrees 01 minutes 56 seconds East 1589.99 feet, thence run South 32 degrees 35 minutes 43 seconds East 639.40 feet to a point on the Mean High Water Line of Uilmore Cove for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Southeasterly along said Mean High Water Line 2012.92 feet, more or less, thence leaving said Mean High Water Line run South 88 degrees 57 minutes 21 seconds West 340.23 feet, thence run South 26 degrees 24 minutes 18 seconds East 229.36 feet, thence run South 64 degrees 57 minutes 04 seconds East 235.80 feet, thence run North 61 degrees 38 minutes 03 seconds East 179.83 feet, thence run North 27 degrees 57 minutes 43 seconds East 274.48 feet, thence run South 67 degrees 39 minutes 45 seconds East 451.70 feet, thence run South 26 degrees 01 minutes 27 seconds East 297.76 feet, thence run South 17 degrees 35 minutes 07 seconds East 293.34 feet, thence run North 82 degrees 25 minutes 04 seconds East 259.85 feet, thence run North 17 degrees 38 minutes 54 seconds West 249.75 feet, thence run North 63 degrees 12 minutes 23 seconds East 172.10 feet, thence run North 06 degrees 13 minutes 47 seconds West 146.47 feet, thence run North 01 degrees 31 minutes 12 seconds East 261.67 feet, thence run North 29 degrees 10 minutes 49 seconds West 195.92 feet, thence run North 16 degrees 16 minutes 32 seconds East 239.75 feet, thence run South 45 degrees 50 minutes 13 seconds West 432.56 feet, thence run North 33 degrees 33 minutes 05 seconds East 395.41 feet, thence run North 25 degrees 31 minutes 08 seconds East 612.77 feet, thence run North 45 degrees 52 minutes 03 seconds East 157.30 feet, thence run North 14 degrees 40 minutes 35 seconds West 208.31 feet, thence run North 83 degrees 53 minutes 07 seconds East 201.53 feet, thence run North 36 degrees 34 minutes 55 seconds East 100.94 feet, thence run North 16 degrees 10 minutes 19 seconds East 201.98 feet, thence run South 31 degrees 18 minutes 17 seconds East 261.85 feet, thence run South 63 degrees 59 minutes 19 seconds East 255.32 feet, thence run North 16 degrees 28 minutes 33 seconds West 245.00 feet, thence run North 15 degrees 15 minutes 11 seconds West 223.40 feet, thence run North 80 degrees 24 minutes 12 seconds West 255.56 feet, thence run South 75 degrees 45 minutes 12 seconds West 133.07 feet to a point on said Mean High Water Line, thence run Northwesterly along said Mean High Water Line 1068.59 feet, more or less, thence run South 66 degrees 50 minutes 24 seconds West 91.76 feet to a point on said Mean High Water Line, thence run Westerly and Northeasterly along said Mean High Water Line 1002.06 feet, more or less, thence run North 85 degrees 22 minutes 01 seconds East 164.04 feet to a point on said Mean High Water Line, thence run Easterly and Southerly along said Mean High Water Line 6142.94 feet, more or less, thence run South 07 degrees 42 minutes 01 seconds East 317.38 feet to said Mean High Water Line, thence run Southerly along said Mean High Water Line 792.98

Page 1 of 2

EXHIBIT "A"
PAGE ONE OF TWO PAGES

EXHIBIT A-1

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE
POST OFFICE BOX 628

April 30, 1984

PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32927

(Revised: May 14, 1984)

FINLEY L. & JEAN B. McMILLAN (Revised 5/18/84) (Revised: May 22, 1984)
474.60 ACRE TRACT (A PART OF MASHES ISLAND)

Page 2

feet, more or less, to the Northerly right-of-way boundary of State Road No. S-372, thence leaving said Mean High Water Line run along said Northerly right-of-way boundary as follows: South 85 degrees 19 minutes 22 seconds West (bearing base) 3177.57 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 1464.08 feet thru a central angle of 32 degrees 36 minutes 53 seconds for an arc distance of 833.40 feet, the chord of said arc being South 69 degrees 00 minutes 56 seconds West 822.20 feet, thence South 52 degrees 42 minutes 29 seconds West 152.20 feet to a point of curve to the right, thence Southwesterly along said curve with a radius of 1097.65 feet thru a central angle of 28 degrees 31 minutes 17 seconds for an arc distance of 546.40 feet, the chord of said arc being South 66 degrees 58 minutes 08 seconds West 540.78 feet to a point on the Easterly boundary of Ochlockonee Shores, Units "C" and "D", a subdivision as per map or plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Wakulla County, Florida, thence leaving said Northerly right-of-way boundary run North 08 degrees 52 minutes 35 seconds West along said Easterly subdivision boundary 200.00 feet to the Northerly subdivision boundary, said point lying on a curve concave to the Northerly, thence run along the Northerly boundary of said subdivision as follows: Northwesterly along said curve with a radius of 910.81 feet, thru a central angle of 22 degrees 31 minutes 01 seconds for an arc distance of 357.94 feet, the chord of said arc being North 87 degrees 35 minutes 03 seconds West 355.64 feet, thence North 76 degrees 19 minutes 33 seconds West 339.51 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 2635.60 feet thru a central angle of 18 degrees 55 minutes 16 seconds for an arc distance of 870.37 feet, the chord of said arc being North 66 degrees 50 minutes 40 seconds West 864.53 feet, thence leaving said Northerly subdivision boundary run North 19 degrees 55 minutes 10 seconds East 235.41 feet, thence run North 48 degrees 45 minutes 58 seconds East 161.00 feet, thence run North 13 degrees 38 minutes 10 seconds East 300.00 feet, thence run North 01 degrees 37 minutes 56 seconds West 207.00 feet, thence run North 33 degrees 31 minutes 04 seconds East 200.00 feet, thence run North 58 degrees 12 minutes 16 seconds East 100.02 feet, thence run North 66 degrees 55 minutes 56 seconds West 481.81 feet, thence run North 12 degrees 28 minutes 04 seconds East 275.02 feet, thence run North 50 degrees 25 minutes 58 seconds East 220.49 feet, thence run North 20 degrees 49 minutes 52 seconds East 332.00 feet, thence run North 47 degrees 30 minutes 38 seconds West 220.00 feet, thence run North 12 degrees 50 minutes 20 seconds West 360.00 feet, thence run North 55 degrees 11 minutes 40 seconds East 225.00 feet, thence run South 82 degrees 19 minutes 02 seconds East 225.00 feet, thence run North 18 degrees 57 minutes 16 seconds East 470.88 feet to the POINT OF BEGINNING containing 474.60 acres, more or less. ~~LESS AND EXCEPT 210.26 acres below the Mean High Water Line. Said parcels containing 204.34 acres above the Mean High Water Line.~~

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

LEASE AGREEMENT
MASHES SANDS

No. 3371

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida holds title to certain lands and property for use by the State of Florida for public purposes, and

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida may enter into leases for the use, benefit and possession of public lands for the benefit of the State;

NOW, THEREFORE, this agreement made between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as LESSOR, and the DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, as LESSEE, to provide for the Division of Recreation and Parks to sublease the lands to local government for outdoor recreation and related purposes and to represent the State in matters requiring coordination of local management of the lands.

WITNESSETH:

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The lessor does hereby lease to the lessee the following described lands in the County of Wakulla, State of Florida, together with the improvements thereon (if applicable), viz:

(Exhibit A - attached)

TO HAVE AND TO HOLD the above described lands for a period of fifty (50) years for the purposes of subleasing to local government and representing the State in coordination of local management for public outdoor recreation and related purposes, or until termination of the sublease agreement with local government, whichever occurs first.

2. The lessee shall have the right to enter upon said lands for all purposes necessary to the full enjoyment of the rights herein conveyed to it, and shall do all within its power to prevent the unauthorized use of said lands or any use thereof not in conformity with this lease.

3. This Lease Agreement shall terminate at the sole option

EXHIBIT B

of the lessor, except as provided in paragraph 4 below, and the lessee shall surrender up the premises to the lessor when and if said premises, including land and improvements, shall cease to be used for public outdoor recreation and related purposes.

4. Upon termination or expiration of the sublease agreement with local government as provided for herein, this Lease Agreement shall terminate and the lessee shall surrender up the premises to the lessor.

5. In the sublease of the property, the lessee herein shall require the sublessee to agree to investigate all claims of every nature at its own expense and to indemnify, protect, defend, hold and save harmless the State of Florida from any and all claims, actions, lawsuits and demands of any kind or nature arising out of the agreement allowing for its use of the lands, to the extent allowable by law.

6. The lessor warrants that it has the right to lease the hereinafter described lands and property; however, this Lease Agreement does not convey fee simple title.

7. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the subsequent sublessee in any matter pertaining to this agreement, following coordination with the lessee herein.

8. The lessee herein and its sublessee are hereby authorized to grant utility easements which will be necessary to service authorized facilities located within the leased premises. Copies of any such easements granted shall be filed timely with the lessor.

9. This agreement is for the purposes specified herein, and subleases of any nature excepting utility easements incident to authorized facilities (Provision 8), are prohibited, unless previously authorized by the lessor. It is also provided that the lessee is authorized to sublease the lands to an appropriate body of local government or public agency for development and management for public outdoor recreation and related purposes.

10. The lessor herein shall require the sublessee directly

responsible for the lands to prepare a management plan in accordance with Section 253.034, Florida Statutes, within twelve (12) months of the execution date of a sublease agreement and it shall be submitted to the Board and Land Management Advisory Committee for approval. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by the lessee and the Board at least every five years. The lessee or its sublessee shall not use or alter the property except as provided for in the approved Management Plan.

11. Upon the sublessee's cessation of occupation of said property, the lessee herein shall require the sublessee to agree to leave all fixed improvements for the use of the lessor and to put no claim upon said fixed improvements; or, at the option of the lessor, the lessee shall require the sublessee to agree to remove any or all improvements on the property at the sublessee's expense.

12. Execution of this agreement in no way effects the lessee's obligations pursuant to Chapter 267, Florida Statutes.

IN TESTIMONY WHEREOF, the lawfully designated agent of the Board of Trustees of the Internal Improvement Trust Fund, has hereunto subscribed his name and has caused the official seal of said Board to be hereunto affixed, in the City of Tallahassee, Florida, on the 15 day of October, A.D., 1984, and the Department of Natural Resources, Division of Recreation and Parks, has duly executed same this 15 day of October, A.D., 1984.

(SEAL)
 BOARD OF TRUSTEES
 OF THE INTERNAL
 IMPROVEMENT TRUST
 FUND OF THE STATE
 OF FLORIDA

BOARD OF TRUSTEES OF THE INTERNAL
 IMPROVEMENT TRUST FUND OF THE
 STATE OF FLORIDA

By: *Janell Goodland*
 DIRECTOR, DIVISION OF STATE LANDS
 AGENT FOR THE BOARD OF TRUSTEES OF
 THE INTERNAL IMPROVEMENT TRUST
 FUND OF THE STATE OF FLORIDA

(SEAL)
 STATE OF FLORIDA
 DEPARTMENT OF
 NATURAL RESOURCES

By: *Edy G. ...*
 EXECUTIVE DIRECTOR
 DEPARTMENT OF NATURAL RESOURCES

APPROVED AS TO
 FORM & LEGALITY
Lee K. ...
 DEPARTMENT ATTORNEY

Appendix B

Figures

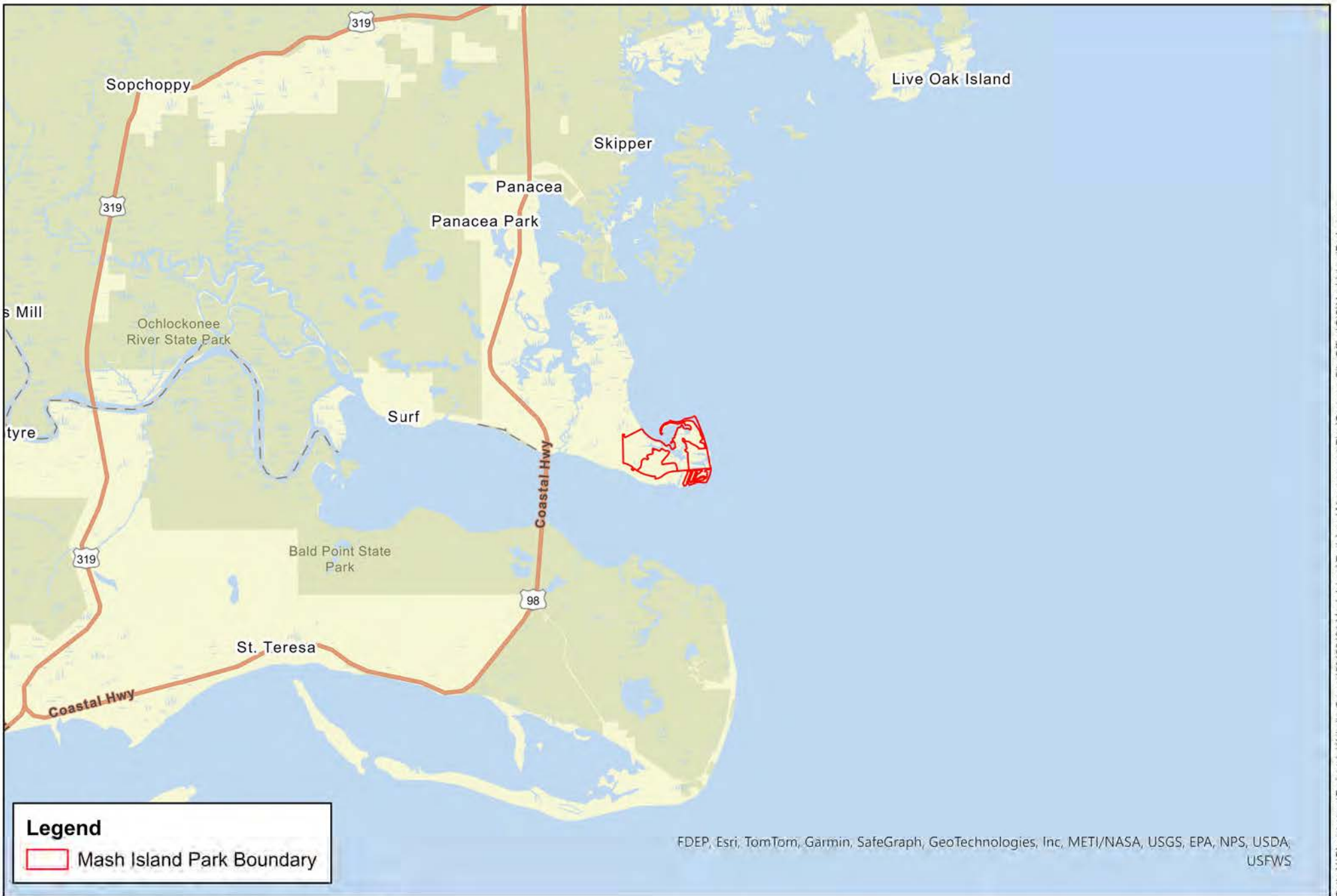
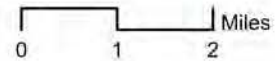


Figure 1: Mash Island Park Location Map
Mash Island Park

Panacea, Wakulla County, Florida

Saved: 9/19/2024

N
 Data Source: Wakulla County
 Property Appraiser
 Image Source: ESRI



Path: Y:\blountstow\Projects\Wakulla County\50132484 Mash Island Park Land Management Plan\Panama City Office\GIS\MashIslandPark.aprx



Figure 2: Mash Island Park Boundary Map
Mash Island Park

Panacea, Wakulla County, Florida

Saved: 9/19/2024



Path: Y:\Blountstown\Projects_Wakulla County\50132484 Mash Island Park Land Management Plan\Panama City Office\GIS\MashIslandPark.aprx



Legend

- Mash Island Park Boundary
- Restrooms (1)
- Pavilion (3)
- Kayak Launch (1)
- Boat Ramp (1)
- Boat Dock (1)
- Boardwalks (3)
- Sidewalks & Driveways
- Pier

Figure 3: Mash Island Park Site Improvements
Mash Island Park

Panacea, Wakulla County, Florida

Saved: 9/19/2024

N

0 200 400 Feet

Data Source: Wakulla Co., Dewberry
 Image Source: ESRI

Path: Y:\Blountstown\Projects_Wakulla County\50132484 Mash Island Park Land Management Plan\Panama City Office\GIS\MashIslandPark.aprx



Figure 4: FNAI Natural Communities Map
Mash Island Park

Panacea, Wakulla County, Florida

Saved: 9/19/2024

N
 Data Source: FNAI_CLC v3_6
 Image Source: ESRI

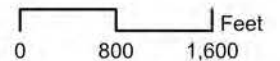




Figure 5: National Wetlands Inventory Map
Mash Island Park

Panacea, Wakulla County, Florida

Saved: 9/19/2024

N
 Data Source: Dewberry, NWI
 Image Source: ESRI

0 800 1,600 Feet



Path: Y:\Blountstown\Projects_Wakulla County\50132484 Mash Island Park Land Management Plan\Panama City Office\GIS\MashIslandPark.aprx

Appendix C

Letter of Compliance with Wakulla County Comprehensive Plan



August 22, 2023

Florida Department of Environmental Protection
Office of Environmental Services, Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 140
Tallahassee, FL 32399-3000

Re: Determination of Consistency

**BOARD OF
COUNTY COMMISSIONERS**

To Whom it May Concern,

Upon review of the Mash Island Park Land Management Plan (the "Plan") dated October 2023, it has been determined that the provisions of the Plan do not conflict with the Wakulla County Comprehensive Plan. The Plan has been established consistent with the Goals, Objectives, and Policies of Wakulla County Comprehensive Growth Management Plan.

If you have any questions or require any additional information, please feel free to contact me by phone at 850.926.3695 or by email at spell@mywakulla.com.

Sincerely,

Somer Pell, Director
Planning and Community Development

Ralph Thomas

Chairman, District 1

Quincee Messersmith

Vice-Chair, District 4

Fred Nichols

District 2

Mike Kemp

District 3

Charles Hess, Ph.D.

District 5

J. David Edwards

County Administrator

Heather J. Encinosa

County Attorney

(850) 224-4070

Appendix D

Public Solicitation Notice

PMG Florida
1624 N Meadowcrest Blvd Crystal River, FL 34429
352-563-5699

Stacy Nicoll
WAKULLA COUNTY BOCC
3093 CRAWFORDVILLE HWY
CRAWFORDVILLE, FL 32327
(850)926-0919

Class Liner Ad #50072902 Summary:

Slug Line: 0914 TWN NOPH 1016
Size: 2.00 x 4.23

Publication Cost	\$24.38
Adjustments	\$0.00
Net Cost	\$24.38
Prepaid Amount	\$0.00
Amount Due	\$24.38

Order Detail:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
199WNE3 Wakulla News	9/14/23	9/14/23	1	24.38	0.00	24.38

0914 TWN NOPH 1016
NOTICE OF PUBLIC HEARING
Mash Island Park Land Management Plan

Notice of Public Hearing: The Wakulla County BOCC will conduct a Public Hearing to receive public comment on October 16, 2023, at 5 p.m. at the Commission Chambers, 29 Arran Road, Crawfordville, FL, regarding the Mash Island Park Land Management Plan Update.

Purpose of Hearing: To receive Public Comment regarding the Mash Island Park Land Management Plan Update

Public comment can be submitted online at https://www.mywakulla.com/departments/parks/mash_island_land_management_plan.php?fbclid=IwAR0yLME1jbUW-EQ68M_IY8tYSgiHalEDvAqaLQtcyC5c1Z1ahMTMY-OfKkugor by phone to the Wakulla County Parks and Facilities Management Department at (850) 745-7780.

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with a disability needing a special accommodation should contact the Wakulla County Board of County Commissioners Administration Office at least two (2) days prior to the meeting at (850) 926-0919; Hearing & Voice Impaired at 1-800-955-8771; or by email at ADARrequest@mywakulla.com.

Published on September 14, 2023

Appendix E

Members of the Parks, Recreation, and Tourist Development Committees

RESOLUTION NO. 2022- 62

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA, ESTABLISHING AN ADVISORY COMMITTEE WHICH SHALL BE NAMED MASH ISLAND PARK ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Wakulla County, Florida (the Board) recognizes the importance of public involvement and input in county government; and

WHEREAS, section 259.032(8)(b), Florida Statutes, requires that an advisory group composed, at a minimum, of representatives of the lead land managing agency, comanaging entities, local private property owners, the appropriate soil and water conservation district, a local conservation organization, and a local elected official, to provide input into the management plans required by section 253.034(5), Florida Statutes; and

WHEREAS, section 259.032(8)(c), Florida Statutes, requires that a management plan, once adopted, must be updated every 10 years; and

WHEREAS, in order for the Board to consider the input of the public in regard to its inaugural Mash Island Park Land Management Plan (LMP), the Board desires to establish and appoint an advisory committee.

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

SECTION 1. RECITALS. The above recitals are true, correct, and hereby incorporated herein by reference.

SECTION 2. ESTABLISHMENT. The Board hereby establishes an advisory committee entitled “Mash Island Park Advisory Committee,” which will have the responsibility and authority to perform the tasks set forth in this Resolution.

SECTION 3. PURPOSE. The purpose of the Mash Island Park Advisory Committee (Committee) is the collection of public input and making of recommendation regarding the inaugural Mash Island Park LMP to the Board for submittal to the State. Such recommendation shall be made to the Board in the form of a written report, workshop, or other means.

SECTION 4. MEMBERSHIP AND APPOINTMENT. The Mash Island Park Advisory Committee shall be appointed by resolution of the Board and shall include ten (10) persons who represent stakeholders including the land managing agency, comanaging entities, local private property owners, the appropriate soil and water conservation district, U.S. Fish and Wildlife Conservation Commission (FWCC), the Department of Agriculture and Consumer Services (FDACS), a local conservation organization, and a local elected official.

- (1) The following individuals representing entities belonging to the stakeholder groups

named below are hereby appointed to the Committee for a term ending September 30, 2023:

Name	Entity	Stakeholder Group
David Moody	U.S. Forest Service	Comanaging Entity
Frank Powell	North Florida Water Management District	Comanaging Entity
Melanie Trexler	Florida Native Plant Society, Sarracenia Chapter	Conservation Organization
Carrie Jones	Department of Agriculture and Consumer Services	FDACS
Michael Sisson	Florida Fish and Wildlife Conservation Commission, Division of Habitat and Species Conservation	FWCC
Linda Carter	Wakulla County Parks Advisory Committee	Land Managing Agency
Peter Cochran	Wakulla County Recreation Advisory Committee	Land Managing Agency
Kristen Ebersol	Wakulla County Tourist Development Council	Land Managing Agency
Chuck Hess	Wakulla County Board of County Commissioners	Local Elected Official
Lisa Vance	Local Private Property Owner	Local Private Property Owner
Dallas Marshall	Wakulla County Soil and Water Conservation District	Soil and Water Conservation District

(2) The Board shall fill Committee vacancies in an unexpired term in the same manner as appointments.

(3) Members of the Committee are not local officers as provided in section 112.3145(1)(a), Florida Statutes, and are not required to file a statement of financial interests in compliance with section 112.3145, Florida Statutes.

SECTION 5. MEETING AND VOTING REQUIREMENTS.

(1) At their organizational meeting, members of the Committee shall appoint one member to serve as Chair and one member to serve as Vice Chair. The Chair shall be responsible for administering Committee meetings. The Vice Chair shall be responsible for administering Committee meetings in the Chair’s absence.

(2) The Committee shall conduct at least two meetings, including a public hearing conducted and noticed in accordance with section 259.032(8)(b), Florida Statutes, and may meet more frequently at the call of the Chair.

(3) A majority of the members of the Committee shall constitute a quorum for purposes of conducting Committee business at a meeting, and the affirmative vote of a majority of the members present at any given Committee meeting shall be necessary for any action taken by the Committee. No vacancy in the membership of the Committee shall impair the right of a quorum to exercise all the rights and perform all the duties of the Committee.

(4) Any action taken by the Committee under the provisions of this Resolution may be authorized by resolution at any regular or special meeting, and each such resolution shall take effect immediately and need not be published or posted, unless otherwise required by law.

SECTION 6. DISSOLUTION. The Committee shall be dissolved upon acceptance of the Mash Island Park Land Management Plan by the Board, which must conclude prior to September 30, 2023.

SECTION 7. COMPLIANCE WITH APPLICABLE LAWS. The Florida Code of Ethics Chapter 112, the Florida Public Records Law Chapter 119, and the Florida Sunshine Law Chapter 286, Florida Statutes, and all other applicable local or state statutes, ordinances, or rules shall govern the Committee, its members, and its proceedings.

SECTION 8. SEVERABILITY. If any phrase or portion or part of this Resolution is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND DULY ADOPTED at the meeting of the Board of County Commissioners of Wakulla County, Florida on the 19th day of Sept., 2022.

BOARD OF COUNTY COMMISSIONERS
OF WAKULLA COUNTY, FLORIDA



Quincee Messersmith, Chair


ATTEST:



Greg James, Ex Officio
Clerk to the Board



APPROVED AS TO FORM:



Heather J. Encinosa, Esq.
County Attorney

Appendix F

Notices, Agenda Items, and Meetings Minutes

Revised 10/11/23 Board of County Commissioners

Wakulla County, Florida

Final Agenda

Regular Public Meeting
Monday, October 16, 2023
@ 5:00 P.M.

Invocation

Pledge of Allegiance

Approval of Agenda

(The Chairman and members of the Board will approve and/or modify the official agenda at this time)

Citizens to be Heard

(There is a Three (3) minute time limit; non-discussion by Commission; there shall be no debate and no action by the Commission. Citizens will have the opportunity to speak once under the Citizens to be Heard portion of the agenda which will be at the start or end of each meeting)

(To ensure fairness and encourage participation, citizens who would like to speak on any item will need to fill out a speaker's card and turn in to Ms. Welch prior to the beginning of discussion on that particular item. Citizens are allowed a maximum of 3 minutes to speak.)

Awards and Presentations

(Members of the Board will have the opportunity to acknowledge members of the community or commendable efforts at this time. Presentations will be made from individuals concerning issue of importance)

Consent

(All items contained herein may be voted on with one motion. Consent items are considered to be routine in nature, are typically non-controversial and do not deviate from past Board direction or policy. However, any Commissioner, the County Administrator, or the County Attorney may withdraw an item from the consent agenda, either in writing prior to the meeting, or at the beginning of the meeting and it shall then be voted on individually. Every effort shall be made to provide such a request to the Chairman at least 24 hours before the meeting)

1. Approval of Minutes from the October 2, 2023 Regular Board Meeting
(Greg James, Clerk of Court)
2. Approval of Bills and Vouchers Submitted for September 28, 2023 through October 11, 2023
(Greg James, Clerk of Court)
3. Request Board Approval of the Disposal of County Property
(Greg James, Clerk of Court)
4. Request Board Approval of the Justice Assistance Grant (JAG) Direct Award Agreement to Purchase Law Enforcement Computer Devices
(Sheriff Jared Miller, WCSO)

5. Request Board Approval of the Edward Byrne Memorial Justice Assistance Grant (JAG) Award Agreement to Fund the Persons Crime Unit
(Sheriff Jared Miller, WCSO)
6. Request Board Approval of the Temporary Road Closure Permit for the Veteran's Day Parade on November 11, 2023 from 9:30a.m. – 11:00a.m.
(Sheriff Jared Miller, WCSO)
7. Request Board Approval of the 2024 Board of County Commissioners Meeting Calendar
(Jessica Welch, Public Services Director)
8. Request Board Approval of a Resolution Accepting a Right-Of-Way Easement from Pafford Properties and Construction, LLC Along Webster Road and Adell Williams Road
(David Edwards, County Administrator)
9. Request Board Approval of a Resolution Authorizing the Submission of a Grant Application to the Florida Department of Emergency Management's Hazard Mitigation Grant Program Seeking Funds to Mitigate One (1) Coastal Panacea Lift Station and Designating the County Administrator as the Signatory for the Grant Application
(Michelle Metcalf, Assistant County Administrator of Administration)
10. Request Board Approval of a Resolution Authorizing the Submission of a Grant Application to the Florida Department of Commerce's Rural Infrastructure Fund Seeking Funds to Retrofit Lift Station 35 and Designating the County Administrator as the Signatory for the Grant Application
(Michelle Metcalf, Assistant County Administrator of Administration)
11. Request Board Approval of an Assignment and Assumption of Contractual Obligations and Consent to Assignment Between Webber Infrastructure, Inc. and Wakulla County
(Michelle Metcalf, Assistant County Administrator of Administration)
12. Request Board Approval of an Assignment and Assumption of Contractual Obligations and Consent to Assignment Between Anser Advisory, LLC and Wakulla County
(Michelle Metcalf, Assistant County Administrator of Administration)
13. Request Board Approval of Amendment No. 2 to the Consulting Services Agreement with Anser Advisory Consulting, LLC for RFP 2021-15 CDBG Housing Rehabilitation Administration Services
(Michelle Metcalf, Assistant County Administrator of Administration)
14. Request Board Approval of Modification No. 2 to the Division of Emergency Management's Standard Grant Agreement No. H0569 for the Post-Disaster Recovery Center and Administration Complex Generators
(Michelle Metcalf, Assistant County Administrator of Administration)
15. Request Board Approval to Accept and Award ITB 2023-29 CR 375 Smith Creek Road Widening and Resurfacing Project to Peavy and Son Construction Co., Inc., Approval of the Construction Agreement, and Approval of the AECOM Technical Services, Inc. Work Authorization No. 23-29 for Construction Engineering Inspection Services
(Michelle Metcalf, Assistant County Administrator of Administration)

16. Request Board Approval of a Resolution and Certificate of Willing Managers Supporting the Capital Region Transportation Planning Agency's Shared-Use Nonmotorized Trail Program Application Seeking Funding for Construction of the SR 267 Trail Connecting Edward Ball Wakulla Springs State Park and the St. Marks Trail
(Michelle Metcalf, Assistant County Administrator of Administration)
17. Request Board Approval of a Resolution Appointing a Member to the Wakulla County One Cent Sales Tax Committee
(Brandy King, Fiscal Operations Director)
18. Request Board Approval to Schedule and Advertise Public Hearings to Consider an Ordinance Amending Chapter 5 of the Land Development Code Pertaining to Commercial Zoning District Regulations
(Sommer Pell, Assistant County Administrator of Community Development)
19. Request Board Approval to Schedule and Advertise Public Hearings to Consider an Ordinance Amending Section 5-7 of the Land Development Code Pertaining to Temporary Shelters
(Sommer Pell, Assistant County Administrator of Community Development)
20. Request Board Approval to Schedule and Advertise Public Hearings to Consider an Ordinance Amending Chapter 6 of the Land Development Code Pertaining to Mobile Food Vendors
(Sommer Pell, Assistant County Administrator of Community Development)
21. Request Board Approval to Schedule and Advertise Public Hearings to Consider an Ordinance Amending Sections 5-62 and 5-63 of the Land Development Code Pertaining to Architectural Standards for the Crawfordville Town Plan Overlay District
(Sommer Pell, Assistant County Administrator of Community Development)
22. Request Board Approval to Schedule and Advertise a Public Hearing to Consider an Ordinance Amending Section 5.007 and 23.006 of the Code Regarding Alcoholic Beverages at the Wakulla Sands Golf Club
(Sommer Pell, Assistant County Administrator of Community Development)
23. Request Board Approval of a Letter to the Department of Economic Opportunity Requesting an Extension of the Small Cities Community Development Block Grant Agreement for Housing Rehabilitation
(Sommer Pell, Assistant County Administrator of Community Development)
30. Request Board Approval of a Right of Way Donation Agreement for Property Along Songbird Avenue and Wakulla Arran Road
(David Edwards, County Administrator)
31. Request Board Approval of a Letter of Support for the Spring Creek Revival Society, Inc.'s Application to the Stan Mayfield Working Waterfronts Grant Program
(Michelle Metcalf, Assistant County Administrator of Administration)
32. Request Board Approval of the U.S. Treasury's Office of Gulf Coast Restoration Grant Agreement RDCGR240487-01-00 Modified Covenant of Purpose, Use and Ownership for the Retrofit of Lift Station 76
(Michelle Metcalf, Assistant County Administrator of Administration)

33. Request Board Approval of the Tenth Amendment to Wakulla County Contract for State Housing Initiative Partnership (SHIP) Program Administration Services with Anser Advisory, LLC
(Michelle Metcalf, Assistant County Administrator of Administration)

Consent Items Pulled for Discussion

(Members requesting further information on items placed under "Consent Agenda," may withdraw those items and place them here, for further discussion)

General Business

(General Business items are items of a general nature that require Board directions or pertain to Board policy)

24. Request Board Approval of the Non-Profit Funding Agreements for FY2023/2024
(Brandy King, Fiscal Operations Director)
25. Request Board Acceptance of the Affordable Housing Advisory Committee 2023 Incentives Review and Recommendations Annual Report and Request Board Direction Regarding Recommendations
(Somer Pell, Assistant County Administrator of Community Development)

Public Hearing(s)

(Public Hearings are held as required to receive public comments on matters of special importance or as prescribed by law. For regular Board meetings, public hearings shall be scheduled as the first substantive item on the agenda and heard at the time scheduled for the start of the meeting or as soon thereafter as is possible. Individual speakers are encouraged to adhere to a three (3) minute time limit. The Chairman has the discretion to either extend or reduce time limits, based on the number of speakers)

26. Request Board Approval to Conduct the Public Hearing and Accept Public Comments Pertaining to the Mash Island Land Management Plan
(Cody Solburg, Parks & Facilities Director)
27. Request Board Approval to Conduct the Public Hearing and Consider an Ordinance Amending Chapter 5 of the Land Development Code Pertaining to Zoning District Regulations
(Somer Pell, Assistant County Administrator of Community Development)

Planning and Zoning

(Members will be provided with planning and zoning amendment requests five (5) business days prior to the scheduled meeting. To the maximum extent possible, all support information and documentation for P&Z items shall be made available through a variety of means including the County website that will provide the public with the greatest opportunity to review documentation at the date of advertisement pursuant to Resolution No. 04-43. "In accordance with Sec. 24.01 of County Code, for all quasi-judicial proceedings each Commission member must disclose all contact received from interested parties and/or their representatives, lobbyists, or any other third parties concerning any application and any personal investigation or knowledge being relied upon during the consideration of any quasi-judicial planning and zoning matters")

28. Application for Change of Zoning R23-14 (Marsha C. & Stanford B. Tucker, Applicants)

Commissioner Agenda Items

(Items with supporting documentation shall be provided by a Commissioner to the County Administrator three (3) business days prior to the scheduled meeting. Items that are agendaed by Commissioners and fail to gain approval may not be replaced on the agenda by a Commissioner on the non-prevailing side for a period of six (6) months without approval of the Chairman unless there is substantive new information to present)

29. Commissioner Nichols –
Request Board Approval of a Letter to Governor Ron DeSantis Requesting a Limited Bear Hunt in Wakulla County

County Attorney

(County Attorney items are items of a legal nature that require Board direction or represent general information to Board Members, staff, or the public)

County Administrator

(County Administrator items are items that require Board direction or represent general information to Board Members, staff or the public)

Citizens to be Heard

(There is a Three (3) minute time limit; non-discussion by Commission; there shall be no debate and no action by the Commission. Citizens will have the opportunity to speak once under the Citizens to be Heard portion of the agenda which will be at the start or end of each meeting)

Discussion Issues by Commissioners

(The purpose of this section is for Commissioners to request staff action on various issues, including scheduling of a future agenda item for later Board action, based on the approval of a majority of the Board. No assignments or request for agenda items shall be given to the County Administrator or County Attorney without the express approval of the majority of the Board. The Board shall take no policy action without an agenda item unless such is accomplished through a unanimous vote of the Board. The remarks of each Commissioner during his or her “discussion items” shall adhere to Robert Rules of Order, for proper decorum and civility as enforced by the Chairman)

Adjourn

(Any departure from the order of business set forth in the official agenda shall be made only upon majority vote of the members of the Commission present at the meeting)

*The next Board of County Commissioners Meeting is scheduled for
Monday, November 6, 2023 at 5:00p.m.*

PUBLIC NOTICE

2023 Schedule

All Workshops, Meetings, and Public Hearings are subject to change

All sessions are held in the Commission Chambers, 29 Arran Road, Suite 101, Crawfordville, FL.

Workshops are scheduled as needed.

Month	Day	Time	Meeting Type
October 2023	Monday, 2	5:00P.M.	BOCC Meeting
	Monday, 9	6:00P.M.	Planning Commission Meeting
	Monday, 16	5:00P.M.	BOCC Meeting
November 2023	Monday, 6	5:00P.M.	BOCC Meeting
	Wednesday, 8	5:30P.M.	Code Enforcement Board Meeting
	Monday, 13	6:00P.M.	Planning Commission Meeting
	Monday, 20	5:00P.M.	BOCC Meeting
December 2023	Monday, 4	6:00P.M.	Planning Commission Meeting
	Monday, 11	5:00P.M.	BOCC Meeting

**Draft Mash Island Land Management Plan
Public Comments**

	Comment	Commenter
1	Why is safety net for state/federal threatened shorebirds and seabirds along east shoreline tidal flats and south end by fishing pier currently not in use? There are thousands of migratory shorebirds/seabirds utilizing these areas. Also, I believe your species list needs updating.	Bonnie Samuelson
	Response: The species listed in report are species that are commonly found in similar habitats that are either state and/or federally listed as threatened or endangered.	
2	I do not see in Appendix where this meeting was advertised. When does public comment period ending?	Bonnie Samuelson
	Response: This meeting was advertised on local news outlets on September 14, 2023 and the Wakulla County Board of County Commissioners website. The commenting period is no longer open.	
3	I see no indication of development on the north side of mashes sands road in the plan/Appendix. Is that correct?	Bonnie Samuelson
	Response: Yes, that is correct. There is no further development proposed North of Mashes Sands Road at this time.	
4	How is it advertised when funding becomes available and future plans start to coalesce?	Bonnie Samuelson
	Response: Depending on the scope and complexity of the proposed work the County may seek public input on the design and/or scope of the project. This solicitation is generally posted on the County's website, social media platforms, and local print media outlets.	
5	This is a dark sky area utilized by astro-photographers and astronomers. What protections for dark sky?	Bonnie Samuelson
	Response: There will be lighting added to the parking area as need to insure the safety of individual visiting the park after dark. The lighting will be limited to what is necessary for safety concerns.	
6	There is no info. in Appendix E, F and G.	Bonnie Samuelson
	Response: The document has been revised to include this information.	
7	There is invasive grass out there now.	Bonnie Samuelson
	Response: Prominent areas of these invasive gras species have not been identified on site visits. If and/or when invasive species are identified, a licensed herbicide applicator will take the necessary precautions to eliminate species.	
8	Diamond backed Terrapin should be included in species	Bonnie Samuelson
	Response: The Diamondback Terrapin is not threatened or endangered on a state or federal level. It was not included on a site specific FNAI list or identified on various site inspections.	
9	Parking- how many spots and approximately the acreage those spots will take up? Will any of the area be lighted?	Richard Charlson
	Response: We have allotted space for three new parking spots. It is anticipated that the parking area will be less than an acre. There will be lighting added to the parking area as need to insure the safety of individual visiting the park after dark.	

Appendix G

Management Review Team Summary

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
1	This core document looks great. My concern is the step down plans that are crucial for future funding will be lagging.		David Moody	USDA	David.Moody@usda.gov (850) 519-0605
Response: The document will be submitted to FDEP for review. Individualized plans may be required separately.					
2	Fuels management. A fuels loading assessment must be made by a fire ecologist or fire management officer. The treatment plan should have a date of action and funding should be a priority to accomplish (may require mulching and/or dormant season burning). Prescribed burning rotations should be established and adhered to above all else. Fire on the landscape is the number one wildlife supporting action you can do as a manager. The refuge learned the hard way on Thoms Island (nearby island) when a lightning strike fire took out most of the pine timber and hardwoods (catastrophic fire). The Nature Conservancy has staff (currently Diane Alix) that coordinates ARSA (Apalachee Region Stewardship Alliance) meetings to support action plans just like this one. Money is available for managers who have a solid plan (FFS has grants). Always plan for fire resistant infrastructure if possible (boardwalks, observation platforms).	D - #44	David Moody	USDA	David.Moody@usda.gov (850) 519-0605
Response: The county would need to hire a burn contractor. The Forest Service/Nature Conservancy will assist but not necessarily conduct the burn.					
3	These listings are Imperiled Species that may be present on site. This initial assessment needs to be focused on creating a baseline of what is actually there. If any of these species are found, the management step down plan's should address each one. This should be a complete canvassing on the ground, during different seasons, by certified wildlife biologists and botanists. Apalachee Audubon, ARSA, and TNC will be the best contacts for this assessment.	D – 45, 39, Appendix J and Table 1	David Moody	USDA	David.Moody@usda.gov (850) 519-0605

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
	Response: The document has been updated to include listed species that have the potential to occur in the area. The county will coordinate with Audubon, ARSA, and TNC to have ongoing surveys conducted. The document is a living document and will be updated with information provided by surveys.				
4	Bald Point State Park, just south of this site, has scrub habitat that supports feeding and resting Neotropical Migrant birds during the Spring fallout. This site offers similar habitat and birdwatching is gaining popularity as a non-consumptive recreation. I think a walking circuit on these high grounds with minimal infrastructure, maybe annual treadway mowing, blazed trails, and area map will be a good addition.		David Moody	USDA	David.Moody@usda.gov (850) 519-0605
	Response: The county will maintain the existing trails/pathways. New trails have been added. Additional trails may be added in the future where deemed necessary.				
5	Please add Lily Martin (cc'd) to your email distribution list. She is coordinating FWC comments for this effort. Thank you! M		Michael Sisson	FWC	Michael.Sisson@MyFWC.com Office: 850-767-3622 Cell: 850-771-5292
	Response: Lily Martin has been added to the distribution list.				
6	Mashes Island Park has not had shorebird nesting in recent years; however it does provide suitable habitat for nesting. Any management actions that further improve conditions or support nesting activity are encouraged.		Lily Martin	FWC	Lily.Martin@MyFWC.com
	Response: The document is a living document, and will be updated with information provided from surveys.				
7	Recommend including imperiled species that use the site including least terns, American oystercatchers, and Wilson's plovers.	D - #38 Page 13	Lily Martin	FWC	Lily.Martin@MyFWC.com
	Response: The document has been updated to include the updated site-specific FNAI list, and Table 1 has been updated with the listed species that have the potential to occur in the area. The updated FNAI list removed some species, including the Giant Water-dropwort, West Indian Manatee, and White-top Pitcherplant. These species have been removed from Table 1. Additionally, the IPaC database identified two (2) species that were not included in the FNAI report: the Red Knot and the				

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
	Godfrey's Butterwort. These species have been added to Table 1. The American oystercatcher is included in Table 1. Although listed in the Wakulla County-specific FNAI list, the least tern and Wilson's plover are not on the site-specific FNAI list.				
8	Recommend the species list be reviewed. Some information appears outdated/missing. For example, least tern (ST), black skimmer (ST), and Wilson's plover (G5/S2) should be included on the list, as well as Florida pine snake (ST) and diamondback terrapin (SGCN). The property likely supports all terrapin life stages and possibly nesting habitat. Frosted flatwoods salamander should be categorized under "Amphibians".	D - #39, Table 1, Page 13 - 15	Lily Martin	FWC	Lily.Martin@MyFWC.com
	<p>Response: The document has been updated to include the updated site-specific FNAI list, and Table 1 has been updated with the listed species that have the potential to occur in the area. The updated FNAI list removed some species, including the Giant Water-dropwort, West Indian Manatee, and White-top Pitcherplant. These species have been removed from Table 1. Additionally, the IPaC database identified two (2) species that were not included in the FNAI report: the Red Knot and the Godfrey's Butterwort. These species have been added to Table 1.</p> <p>Although listed in the Wakulla County-specific FNAI list, these species (least tern, black skimmer, Wilson's plover, Florida pine snake, and diamondback terrapin) are not listed in the site-specific FNAI list. The frosted flatwoods salamander was moved to "Amphibians".</p>				
9	While there are no records of marine turtle nesting at the Mashas Sands Beach, adequate habitat is available for nesting." This also applies to shorebird nesting at Mashas Sands. So, recommend modifying this statement to include both species.	D - #41	Lily Martin	FWC	Lily.Martin@MyFWC.com
	Response: The document has been updated to include marine turtle and shorebird nesting habitat.				
10	Suggest removing the word forestry so it just states "...commonly accepted management techniques..." since many habitat types would not necessarily use forestry management techniques.	D - #45 b. Goal	Lily Martin	FWC	Lily.Martin@MyFWC.com
	Response: The document has been revised.				

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
11	<p>"Implement an annual shorebird monitoring program for the piping plover and American oystercatcher using route surveys to collect population and nesting data where results are logged with the Florida Shorebird Database" Recommend changing this statement to:</p> <p>""Implement an annual shorebird monitoring program for imperiled species. Breeding and non-breeding shorebird monitoring will be conducted by following the FWC Breeding Bird Protocol for Florida's Shorebirds and Seabirds and the FWC Monitoring Protocol for Non-Breeding Shorebirds and Seabirds."</p>	D - #45 c. Objectives	Lily Martin	FWC	Lily.Martin@MyFWC.com
Response: The county plans on providing monitoring programs pending resources/funding are available.					
12	<p>"Monthly surveying would begin in March and conclude in August, with weekly surveying conducted during nesting occurring May through June. This objective depends entirely on volunteer scientists". Because nesting may occur anytime from March through August, we recommend modifying this statement to state that "weekly surveying conducted whenever breeding birds are present."</p>	D - #45 c. Objectives	Lily Martin	FWC	Lily.Martin@MyFWC.com
Response: Document has been revised.					
13	<p>Hi there, thank you for taking our emails regarding Mashas Sands Beach in Panacea.</p> <p>I'll address the basics and leave the Environmental issues to the professionals.</p> <p>This picture's were taken at low tide. Here you see all the debris right at the entrance to the water. You cannot see it when the water is at regular level.</p> <p>These are tree stumps/roots, asphalt from the road/parking lot that used to be there, concrete from a restroom building that used to be there, and the actual beach that's left, which is minimal.</p> <p>* clean the dangerous debris from the water.</p>		Lisa Vance		lisavince58@yahoo.com

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
	<p>* dredge sand from a couple miles out to replace all that's been lost.</p> <p>* unlock/remove the gates at the boat ramp on the walkover bridge and to the bird trail, floating kayak dock.</p> <p>* gate off the entrance at the pier to complete repairs/replacement of the pier.</p> <p>* I would like to see observation towers on the marsh to be erected to share with everyone the beauty Mashas Sands has to offer. The "bird lovers" would enjoy that.</p> <p>* replace the large wooden sign that sat in the marsh just West of the beach and boat ramp. It's gone.</p>				
	<p>Response: The county will remove asphalt as part of general maintenance. The county will also seek funding for additional cleanups, if available. Cleanups have been conducted in the past and these are ongoing maintenance items. There are additional funding and permitting constraints with the observation towers. Maintenance of the signage is included in the budget table listed in Table 3 in Section G (#66).</p>				
14	While there are some minor corrections on biology the biggest things that need to be addressed is the ownership of the wetlands without the area and where any parking facility will be constructed.		Charles Hess	Wakulla	chess@mywakulla.com
	<p>Response: Need further information from Charles on the comment provided.</p>				
15	'observation desks' I'm guessing should be 'observation decks'	B - #12	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
	<p>Response: The document has been revised.</p>				
16	reference to dormant season burns in mesic flatwoods, but there's no mesic flatwoods indicated on your natcom map	D - #44c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
	<p>Response: The document has been revised.</p>				

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
17	'Maintain fire treatments on 2-3 year rotations', FRI should be based on natural community/habitat type, so the frequency would vary across the property	D - #44c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: Agreed if resources are provided.					
18	reference to 'with agencies identified in 43b', but I don't see a 43b.	D - #44c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					
19	reference to 'activities performed under 43c', but I don't see a 43c.	D - #44c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					
20	consider adding an objective related to installing firebreaks or dividing property into burn zones	D - #44	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: If funding is provided BMPs would be put in place by professionals.					
21	the bullet points are a little confusing. There are multiple bird-specific and turtle-specific bullets, but they don't all mention the target family. For example, one of the bullet points just says "Contract with private consultant, if applicable" and another says "Contact the local Gulf Specimen Marine Lab for monitoring and management assistance". Just adding the subject matter might clarify- "Contract with a private consultant for shorebird monitoring, if applicable" and "Contact the local Gulf Specimen Marine Lab for sea turtle monitoring and management assistance"	D - #44c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
22	"Perform annual surveys for trash dumping and remove items, where applicable" is listed twice	D - #45c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised. Cleanup is part of ongoing maintenance.					
23	On the Natural Communities map, there's a small section in the SE corner labeled 'CS', but there's no CS on the legend (I'm guessing Consolidated Substrate, but color matches up to Marsh Lake)		Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					
24	'Spring 2022' needs to be updated	D #48c	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					
25	On the Natural Communities map, the spoil area in the NE section near the point, doesn't appear to be mapped as anything		Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638
Response: The document has been revised.					
26	The rest of my input is on #38 Imperiled Species table: a. Loggerhead is <i>Caretta caretta</i> b. Indigo is the only snake on the list. If you have indigo habitat, you probably have EDB, Florida pine snake, Southern hognose, Gulf salt marsh, and Eastern kingsnake habitat. c. No wading birds on the list? (Little Blue heron, Snowy egret, Tricolored heron, Roseate spoonbill, Reddish egret) d. No gulls, tern, or shorebirds (except AMOY) even though you have goals & objectives aimed at shorebird protection? (Red knot, Snowy plover,	D # 38	Kristin Ebersol	FDEP	Kristin.Ebersol@FloridaDEP.gov Office: 850-962-2771 Cell: 850-251-2638

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
	<p>Caspian tern, Sandwich tern, Royal tern, Black skimmer)</p> <p>e. No raptors on the list? (Osprey, Bald Eagle, Peregrine falcon, Merlin)</p> <p>f. Scott's seaside sparrow is on the list even though the range has been documented as Pasco to Dixie counties, and Wakulla seaside sparrow is not on the list</p> <p>g. Florida flame azalea but not Pink azalea (<i>Rhododendron canescens</i>)?</p> <p>h. Wetland communities and pitcherplants but no Royal fern, Cinnamon fern, or butterworts?</p>				
	<p>Response: The document has been updated to include the updated site-specific FNAI list, and Table 1 has been updated with the listed species that have the potential to occur in the area. The updated FNAI list removed some species, including the Giant Water-dropwort, West Indian Manatee, and White-top Pitcherplant. These species have been removed from Table 1. Additionally, the IPaC database identified two (2) species that were not included in the FNAI report: the Red Knot and the Godfrey's Butterwort. These species have been added to Table 1.</p> <p>a. Name corrected.</p> <p>b. The Eastern diamondback snake, Southern hognose snake, Gulf salt marsh snake, and Eastern kingsnake are not listed in the updated FNAI list, and either not listed or not listed with State or Federal status in Wakulla County-specific FNAI.</p> <p>c. The wading birds (Little Blue heron, Tricolored heron, Roseate spoonbill, Reddish egret) are not listed on the site-specific FNAI list. The Snowy egret is not listed in the Wakulla County-specific FNAI list.</p> <p>d. Although listed in the Wakulla County-specific FNAI list, these species (Snowy plover, Caspian tern, Sandwich tern, Royal tern, and Black skimmer) are not listed in the site-specific FNAI list.</p> <p>e. Although listed in the Wakulla County-specific FNAI list, these species (Osprey, Bald Eagle, Peregrine falcon, and Merlin) are not listed in the site-specific FNAI list.</p> <p>f. The Scott's seaside sparrow is documented on the updated FNAI list as well as the Wakulla County-specific FNAI list. The Wakulla seaside sparrow is not on either list.</p> <p>g. Although listed in the Wakulla County-specific FNAI list, the Pink azalea is not listed in the site-specific FNAI list.</p> <p>h. The IPaC database identified Godfrey's Butterwort, which is not included in the FNAI list. It has been added to Table 1. The Royal fern and Cinnamon fern are not on the updated FNAI list, nor are they on the Wakulla County-specific FNAI list.</p>				

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
27	Hi there, sorry for the blast of emails and pictures. I do not think I replied/sent correctly for you to get them. This afternoon, appx 5:00pm, high but falling tide. It's only 13 steps from the parking lot to the water. See the pictures of the rocks, concrete , asphalt, stumps in the was right as you walk in. Cannot see them, can you? Thank you again for your assistance.		Lisa Vance		lisavince58@yahoo.com
Response: The county will remove asphalt as part of general maintenance. The county will also seek funding for additional cleanups, if available.					
28	Here is input from Dallas Marshall: A lot of this is probably already covered in the plan but he wanted me to send his input any way. <ul style="list-style-type: none"> • Look for mitigation land options to provide more parking • Look into beach re-nourishment options (jetty, dredge, add sand, etc.) • What like to see if a culvert or bridge could be added to washed out road across form the boat ramp to access outer island • Determine the ownership of the surrounding wetlands surrounding that seems to be owned by the Mcmillians on the property appraisers website. See if County or State could gain ownership. 		Cody Solburg / Dallas Marshall	Wakulla	csolburg@mywakulla.com
Response: The county is interested in adding a footbridge for access.					
29	Hi Justin. I have completed my review of the Mashes Island Park Land Management Plan. I found it to be well-organized and carefully sourced. I am more experienced in reviewing grant applications which tend to be much more specific but I believe that this one covers all the necessary componants. I found some very minor errors in the mileages in Section A, Item 10, but don't think they are significant. I also had some questions about the original acquisition but that is not	A - #10	Elizabeth Carter, EdD	Friends of the Sopchoppy River, Inc	efcarter2010@hotmail.com

Draft Mash Island Land Management Plan

Comments

	Comment	Section	Commentor	Agency / Association	Contact Info
	within the scope of this document and is hardly relevant now. I did not see any mention of/or support for future expansion being ADA compliant. I expect that will be included in the actual development plans? This is an exciting project and I am pleased to be on the committee.				
	Response: Future expansion will be ADA-compliant as necessary.				

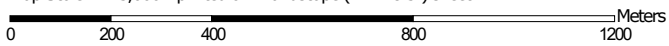
Appendix H

USDA Soil Map

Soil Map—Franklin County, Florida, and Wakulla County, Florida
(Mash_Island)




Map Scale: 1:15,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Florida

Survey Area Data: Version 17, Jun 11, 2020

Soil Survey Area: Wakulla County, Florida

Survey Area Data: Version 16, Jun 11, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Nov 7, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
100	Waters of the Gulf of Mexico	0.1	0.0%
Subtotals for Soil Survey Area		0.1	0.0%
Totals for Area of Interest		246.3	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Bayvi, Isles, and Estero soils, frequently flooded	114.2	46.4%
14	Ridgewood fine sand, 0 to 5 percent slopes	73.1	29.7%
17	Ortega sand, 0 to 5 percent slopes	4.0	1.6%
18	Hurricane sand, 0 to 5 percent slopes	9.0	3.6%
33	Pottsburg-Pottsburg, wet, sand, 0 to 2 percent slopes	11.5	4.7%
53	Quartzipsammments, dredged	16.6	6.7%
99	Water	7.8	3.2%
100	Waters of the Gulf of Mexico	10.1	4.1%
Subtotals for Soil Survey Area		246.2	100.0%
Totals for Area of Interest		246.3	100.0%

Appendix I

FNAI Listed Species Matrix



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 6/23/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 12588 , 12589 , 12649 , 12650



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 12588

0 Documented Elements Found

1 Documented-Historic Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Liatris provincialis Godfrey's Blazing Star	G2	S2	N	E

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Lepidochelys kempii Kemp's Ridley Sea Turtle	G1	S1	LE	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Scrub</i>	G2	S2	N	N

Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N
---	------	----	---	---

Matrix Unit ID: 12589

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

6 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
Elanoides forficatus Swallow-tailed Kite	G5	S2	N	N
Lepidochelys kempji Kemp's Ridley Sea Turtle	G1	S1	LE	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Scrub</i>	G2	S2	N	N
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Matrix Unit ID: 12649

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Lepidochelys kempji Kemp's Ridley Sea Turtle	G1	S1	LE	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Matrix Unit ID: 12650

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Lepidochelys kempji Kemp's Ridley Sea Turtle	G1	S1	LE	FE
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N

Matrix Unit IDs: 12588 , 12589 , 12649 , 12650

34 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2	S2	LT	FT
Ambystoma cingulatum	G2	S2	LT	FT

Frosted Flatwoods Salamander				
<i>Ammodramus maritimus peninsulae</i>	G4T3Q	S3	N	SSC
Scott's Seaside Sparrow				
<i>Calopogon multiflorus</i>	G2G3	S2S3	N	T
Many-flowered Grass-pink				
<i>Caretta caretta</i>	G3	S3	T	FT
Loggerhead Sea Turtle				
<i>Charadrius melodus</i>	G3	S2	LT	FT
Piping Plover				
<i>Chelonia mydas</i>	G3	S2S3	LE	FE
Green Sea Turtle				
<i>Cistothorus palustris marianae</i>	G5T3	S3	N	SSC
Marian's Marsh Wren				
<i>Derموchelys coriacea</i>	G2	S2	LE	FE
Leatherback Sea Turtle				
<i>Drymarchon couperi</i>	G3	S3	LT	FT
Eastern Indigo Snake				
<i>Euphorbia telephioides</i>	G1	S1	LT	E
Telephus Spurge				
<i>Gentiana pennelliana</i>	G3	S3	N	E
Wiregrass Gentian				
<i>Gopherus polyphemus</i>	G3	S3	C	ST
Gopher Tortoise				
<i>Haematopus palliatus</i>	G5	S2	N	SSC
American Oystercatcher				
<i>Helianthus debilis ssp. tardiflorus</i>	G5T3	S3	N	N
Late Flowering Beach Sunflower				
<i>Hymenocallis godfreyi</i>	G1	S1	N	E
Godfrey's Spiderlily				
<i>Liatris provincialis</i>	G2	S2	N	E
Godfrey's Blazing Star				
<i>Lupinus westianus</i>	G3	S3	N	T
Gulf Coast Lupine				
<i>Lythrum curtissii</i>	G1	S1	N	E
Curtiss' Loosestrife				
<i>Macbridea alba</i>	G2	S2	LT	E
White Birds-in-a-nest				
<i>Macranthera flammea</i>	G3	S2	N	E
Hummingbird Flower				
<i>Magnolia ashei</i>	G2	S2	N	E
Ashe's Magnolia				
<i>Neofiber alleni</i>	G3	S3	N	N
Round-tailed Muskrat				
<i>Nerodia clarkii clarkii</i>	G4T3	S2	N	N
Gulf Salt Marsh Snake				
<i>Notophthalmus perstriatus</i>	G2G3	S2	C	N
Striped Newt				
<i>Oxypolis greenmanii</i>	G3	S3	N	E
Giant Water-dropwort				
<i>Picoides borealis</i>	G3	S2	LE	FE
Red-cockaded Woodpecker				
<i>Pityopsis flexuosa</i>	G3	S3	N	E
Zigzag Silkgrass				
<i>Platanthera integra</i>	G3G4	S3	N	E
Yellow Fringeless Orchid				
<i>Rallus longirostris scottii</i>	G5T3?	S3?	N	N
Florida Clapper Rail				
<i>Rhexia parviflora</i>	G2	S2	N	E
Small-flowered Meadowbeauty				
<i>Rhododendron austrinum</i>	G3	S3	N	E
Florida Flame Azalea				
<i>Sarracenia leucophylla</i>	G3	S3	N	E
White-top Pitcherplant				
<i>Trichechus manatus</i>	G2	S2	LE	FE
West Indian Manatee				

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Appendix J

Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties

Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised February 2007)

These procedures apply to state agencies, local governments and non-profits that manage state-owned properties.

A. General Discussion

Historic resources are both archaeological sites and historic structures. Per Chapter 267, Florida Statutes, "Historic property" or "historic resource" means any prehistoric district, site, building, object, or other real or personal property of historical, architectural or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state."

B. Agency Responsibilities

Per State Policy relative to historic properties, state agencies of the executive branch must allow the Division of Historical Resources (Division) the opportunity to comment on any undertakings, whether these undertakings directly involve the state agency, i.e., land management responsibilities, or the state agency has indirect jurisdiction, i.e. permitting authority, grants, etc. No state funds should be expended on the undertaking until the Division has the opportunity to review and comment on the project, permit, grant, etc.

State agencies shall preserve the historic resources that are owned or controlled by the agency.

Regarding proposed demolition or substantial alterations of historic properties, consultation with the Division must occur, and alternatives to demolition must be considered.

State agencies must consult with Division to establish a program to location, inventory and evaluate all historic properties under ownership or controlled by the agency.

C. Statutory Authority

Statutory Authority and more in depth information can be found in the following:

Chapter 253, F.S. – State Lands

Chapter 267, F.S. – Historical Resources

Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties (revised February 2007)

Chapter 872, F.S. – Offenses Concerning Dead Bodies and Graves

Other helpful citations and references:

Chapter 1A-32, F.A.C. – Archaeological Research

Other helpful citations and references:

Chapter 1A-44, F.A.C. – Procedures for Reporting and Determining Jurisdiction Over Unmarked Human Burials

Chapter 1A-46, F.A.C. – Archaeological and Historical Report Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

D. Management Implementation

Even though the Division sits on the Acquisition and Restoration Council and approves land management plans, these plans are conceptual. Specific information regarding individual projects must be submitted to the Division for review and recommendations.

Managers of state lands must coordinate any land clearing or ground disturbing activities with the Division to allow for review and comment on the proposed project. Recommendations may include, but are not limited to: approval of the project as submitted, pre-testing of the project site by a certified archaeological monitor, cultural resource assessment survey by a qualified professional archaeologist, modifications to the proposed project to avoid or mitigate potential adverse effects.

Projects such as additions, exterior alteration or related new construction regarding historic structures must also be submitted to the Division of Historical Resources for review and comment by the Division's architects. Projects involving structures fifty years of age or older, must be submitted to this agency for a significance determination. In rare cases, structures under fifty years of age may be deemed historically significant. These must be evaluated on a case-by-case basis.

Adverse impacts to significant sites, either archaeological sites or historic buildings, must be avoided. Furthermore, managers of state property should prepare for locating and evaluating historic resources, both archaeological sites and historic structures.

**Management Procedures for Archaeological and Historical Sites and Properties on
State-Owned or Controlled Properties (revised February 2007)**

E. Minimum Review Documentation Requirements

In order to have a proposed project reviewed by the Division, the following information, at a minimum, must be submitted for comments and recommendations.

Project Description - A detailed description of the proposed project including all related activities. For land clearing or ground disturbing activities, the depth and extent of the disturbance, use of heavy equipment, location of lay down yard, etc. For historic structures, specific details regarding rehabilitation, demolition, etc.

Project Location - The exact location of the project indicated on a USGS Quadrangle map, is preferable. A management base map may be acceptable. Aerial photos indicating the exact project area as supplemental information are helpful.

Photographs - Photographs of the project area are always useful. Photographs of structures are required.

Description of Project Area - Note the acreage of the project; describe the present condition of project area, and any past land uses or disturbances.

Description of Structures - Describe the condition and setting of each building within project area if approximately fifty years of age or older.

Recorded Archaeological Sites or Historic Structures - Provide Florida Master Site File numbers for all recorded historic resources within or adjacent to the project area. This information should be in the current management plan; however, it can be obtained by contacting the Florida Master Site File at (850) 245-6440 or Suncom 205-6440.

Questions relating to the treatment of archaeological and historic resources on state lands should be directed to:

Susan M. Harp
Historic Preservation Planner
Division of Historical Resources
Bureau of Historic Preservation
Compliance and Review Section
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Phone: (850) 245-6333
Fax: (850) 245-6438

Eligibility Criteria for National Register of Historic Places

The criteria to be used for evaluating eligibility for listing in the National Register of Historic Places are as follows:

- 1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
 - a) are associated with events that have made a significant contribution to the broad patterns of our history; and/or
 - b) are associated with the lives of persons significant in our past; and/or
 - c) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
 - d) have yielded, or may be likely to yield, information important in prehistory or history.

- 2) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
 - a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
 - b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
 - d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or

Eligibility Criteria for National Register of Historic Places

- e) a reconstructed building, when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- f) a property achieving significance within the past 50 years, if it is of exceptional importance.

Preservation Treatments as Defined by Secretary of Interior's Standards and Guidelines

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.

Stabilization is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Appendix K

Income Statement

Mash Island Land Management Plan Income Statement

Mashes Sands Boat Ramp - Average 3 Fiscal Years 18/19, 19/20, 20/21

Revenue: \$4,716.12

Expenses: \$4,821.29

3 Year Average - Net Revenue Over Expenditures **\$2,581.46**

Mashes Sands Park/Pier - Average 3 Fiscal Year 18/19, 19/20, 20/21

Revenue: \$155.92

Expenses: \$ 4,259.88

3 Year Average - Net Revenue Over Expenditures **-\$4,103.96**