

MANAGEMENT PLAN



FCT PROJECT NO.

07-057-FF7

A Public/Private Partnership Between
Wakulla County Board of County Commissioners
and
Florida Foresight, Inc.



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EXECUTIVE SUMMARY

The purpose of this land acquisition project is to establish the Big Bend Maritime Center, dedicated to expanding public interest, understanding, and appreciation of the maritime heritage, culture, and natural resources of the Big Bend region of Florida through education, exhibition, collection, documentation, research, and publication. The goals of the center are to: encourage people of all ages, abilities, and economic levels to participate in activities on or near the water; provide a meaningful maritime cultural experience through educational programs and demonstrations of traditional and contemporary marine skills; showcase the significance of marine activities in the region's economy in both the past and the present; provide an example of sustainable economic development; promote nature- and heritage-based tourism of the area; awaken a sense of wonder about Florida's Big Bend, encourage understanding and stewardship of this region's outstanding resources; serve as a community center for public dialogue on coastal issues, as well as a venue for instruction and training related to maritime enterprise; work supportively with other maritime initiatives on the proposed Big Bend Scenic Byway and elsewhere in the region; and demonstrate best practices in construction of buildings in coastal high hazard areas.

The Big Bend Maritime Center has been unanimously endorsed by the Wakulla County Board of County Commissioners. This project will be located in Panacea, an economically distressed community and will support the community's 2020 Vision Plan developed through the Panacea Waterfronts Florida Partnership. The Center will be a flagship attraction of the Big Bend Scenic Byway and will represent the coastal heritage of Florida's entire Big Bend region from Cedar Key to Apalachicola. Curriculum on maritime themes will be developed for K-12 through collaboration with local school officials. Tallahassee Community College will partner with the center to develop professional training courses on nature- and heritage-based tourism. Hands-on workshops and training on practical maritime-related skills will be available for children and families.

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DRAFT

I. INTRODUCTION

The project site, which will serve as the future home of the Big Bend Maritime Center, is located in Panacea on Dickerson Bay in Wakulla County, Section 24, Township 5S, Range 02W, and is adjacent to Woolley Park located at 48 Mound Street. The 5.61 acre site currently has two residential homes and three vacant lots. Though the property has been disturbed by both natural cause and human intervention, the expansive marshlands are intact and a portion of the upland is covered with mature native trees and shrubs.

The project site is located within the Panacea Waterfronts Florida Community and is supported by the vision, mission, and goals of the Panacea Waterfronts Florida Partnership. The Partnership will work closely with the Big Bend Maritime Center to preserve, protect, and promote the unique natural, cultural, and historical resources present in the Panacea community and throughout the Big Bend region.

The project site is also included in the St. Marks River Watershed as designated by the Northwest Florida Water Management District (NFWFMD) and will be managed in such a way as to preserve and protect Dickerson Bay, the focal point of water quality protection efforts through the NFWFMD.

The project site is also located on Florida's Big Bend Scenic Byway and the Big Bend Maritime Center will become a key visitor facility for the interpretation of the natural and cultural maritime history of the region. In addition, it will also serve as a trailside facility for the Florida Circumnavigational Saltwater Paddling Trail, by providing public restrooms, paddling trail signage, and a canoe/kayak launch.

Florida Communities Trust Sponsorship

The Wakulla County Board of County Commissioners, as well as all related department staff involved in the implementation of this project, acknowledge the Florida Communities Trust grant program funding for the acquisition of the project site. The Board of County Commissioners further acknowledges that the Management Plan is developed to ensure that the Project Site will be developed in accordance with the Grant Award Agreement and in the furtherance of the purpose of the grant application. Once approved by the Florida Communities Trust, the Big Bend Maritime Center Management Plan will become the guiding document for all implementation activities for the project site. All improvements to the project site must be carried out according to the Management Plan or as amended with prior written approval of the Florida Communities Trust.

Additional Funding Sources for the Acquisition of the Project Site

No additional matching funds were required for the land acquisition phase of this project. The County will maintain the property in public trust as conservation and/or recreational use in accordance with the FCT grant agreement.

Adjacent Land Uses and Potential Conflicts

All parcels located on Crum Drive, Panacea, Florida are part of this land acquisition project except one at 26 Crum Drive (see **Exhibit A**). Crum Drive is a private road which has been used for residential access however upon acquisition of the project site, Crum Drive will be redesigned to limit vehicular access within the park, become an interior park road and will not connect to or provide access to private properties adjacent to the FCT acquired park. The perimeter of the park will be blocked off using fencing and/or native vegetation, such as wax

myrtle, thus effectively restricting traffic from driving onto the property. Additional buffering will be provided by the trees on the wooded lot located across from this residence

The project site is also bordered by Woolley Park which will compliment the Maritime Center.

II. PURPOSE

The main purpose of the project is to establish the Big Bend Maritime Center, dedicated to expanding public interest, understanding, and appreciation of the maritime heritage, culture, and natural resources of the Big Bend region of Florida through education, exhibition, collection, documentation, research, and publication.

Goals of the Big Bend Maritime Center

The goals of the Big Bend Maritime Center are to:

- 1) Encourage people of all ages, abilities, and economic levels to participate in activities on or near the water;
- 2) Provide a meaningful maritime cultural experience through educational programs and demonstrations of traditional and contemporary marine skills;
- 3) Showcase the significance of maritime activities in the region's economy in both the past and the present;
- 4) Provide an example of sustainable economic development;
- 5) Promote nature- and heritage-based tourism of the area;
- 6) Awaken a sense of wonder about Florida's Big Bend and encourage understanding and stewardship of this region's outstanding resources;
- 7) Serve as a community center for public dialogue on coastal issues as well as a venue for instruction and training related to maritime enterprise;
- 8) Work supportively with other maritime initiatives on the proposed Big Bend Scenic Byway and elsewhere in the region; and
- 9) Demonstrate best practices in construction of buildings in coastal high hazard areas.

The project site will be managed only for the conservation, protection and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site, in accordance with State and Federal guidelines, best management practices and approvals from the Florida Communities Trust.

Future Conditions and Uses

One of the beauties of this project site is its capability to provide multiple uses by the public and preserve and conserve natural and cultural resources at the same time. Future condition and uses of the Big Bend Maritime Center and adjacent public facilities include:

- 1) A Maritime Center that is an educational leader and a center of excellence in the interpretation, preservation, and study of the maritime heritage of one of Florida's most historic and treasured coastal regions.
- 2) Extension of a beautiful waterfront park with access by car, canoe, kayak, and small skiffs.
- 3) Amenities at the Center including canoe/kayak launching, interpretive nature trail, maritime museum, community classroom, observation deck, and a dock. A playground, picnic facilities, fishing pier, and open space are provided and maintained at Woolley Park by the County Parks and Recreation Department.
- 4) Incorporation of best management practices and LEED (Leadership in Energy and Environmental Design) certified building techniques to demonstrate best practices in construction of buildings in coastal high hazard and environmentally sensitive areas.
- 5) Construction of the Center to serve as a model Fire Wise structure as defined by the National Forest Service.
- 6) Demonstrations of maritime culture such as cast-netting, commercial and recreational fishing, boat building, net mending, crab trap building, etc.
- 7) Annual festivals (such as the Mighty Mullet Maritime Festival) will be held on the project site to celebrate the region's rich maritime culture, promote the Maritime Center, and assist in fundraising for the development of facilities and achievement of all related goals.

Management Objectives

- 1) Provide recreational opportunities.
- 2) Provide public access to beaches and water bodies.
- 3) Provide educational opportunities related to maritime history and natural resources.
- 4) Provide a museum for interpretation, preservation and appreciation for maritime art, history and culture.
- 5) Provide leadership to the community, both locally and regionally, in best management practices.
- 6) Protect natural resources including all endangered, protected, or species of special concern.
- 7) Improve water quality through construction of effective stormwater facilities that serve as a model for coastal areas.

Summary of Major Comprehensive Plan Directives

Recreation and Open Space Element (ROSE) Goal: Ensure the provision and maintenance of parks, recreation areas, and open space to meet the needs of all citizens.

ROSE Objective 1: The County will implement and maintain a system of parks and recreation programs that meets the needs of the population.

ROSE Policy 2.3: The County shall require that the land uses and activities involved in areas adjacent to beaches and water bodies shown on the Future Land Use map be arranged so as to facilitate access by the public to such beaches and water bodies.

Conservation Element (CE) Policy 10.3: The County shall protect public parks, historic sites, recreation areas, and wildlife refuges by land development codes that allow only compatible land uses to lessen any adverse effects from incompatible land uses by development restrictions on private lands in areas designated as conservation areas on the Future Land Use map.

Conservation Element (CE) Objective 9.0: Wetland, upland, wildlife and aquatic habitats that support endangered or threatened species, fisheries and species of special concern shall be conserved and protected.

Conservation Element (CE) Policy 2.4(f): The County shall adopt and implement comprehensive storm water management ordinance establishing...provisions that protect the natural storm water treatment and management benefits provided by wetland plants and other vegetation, water quality and the limits of clearing such vegetation.

The Wakulla County Board of County Commissioners shall amend the Future Land Use designation of the project site to conservation, outdoor recreation, open space, or similar category within one year of acquiring the project site. The date of completion will be 365 days after the date last signed by the state on the closing documents. Wakulla County will forward FCT a copy of the approved ordinances and maps changing the Future Land Use and the Zoning designations when reporting the changes in the Annual Stewardship Report. The Wakulla County Board of County Commissioners shall amend the zoning designation to conservation, outdoor recreation, open space, or similar category within one year of acquiring the project site.

The following parcel numbers are affected by the amendment listed above:

24-5S-02W-000-02973-002
24-5S-02W-000-02973-005
24-5S-02W-000-02973-011
24-5S-02W-000-02973-013

Sponsorship Requirements

All literature and advertising will contain the following acknowledgement:

“This project is funded in part by grant funds awarded by the Florida Communities Trust for the purpose of conservation and outdoor recreational access.”

III. NATURAL AND CULTURAL RESOURCES

NATURAL COMMUNITIES

The 5.61 acre project site on Dickerson Bay provides approximately 2+ acres of waterfront marsh and approximately 1+ acres of wooded uplands. The remaining 2 acres have been cleared and include two houses and one small shed.

Condition of the Community: Grant funds will be sought as well as community volunteers engaged to conduct a plant and animal survey within the first two years of the project to determine the condition of the natural communities on the project site.

Amount of disturbance on the project site: The majority of this waterfront site has been disturbed by both human and natural impacts. The 2+ acres of marsh have been damaged by hurricanes, but remain intact. The 1+ acre of uplands bordering Walker Ave. have been logged, but now are dominated by mature native trees, such as southern magnolia, long-leaf pine, sweet bay, and wax myrtle. The remaining 2 acres have been cleared and include two houses and one small shed. Invasive exotics exist as stated below and will be removed in accordance to established DEP best practices. Given the level of disturbance, we believe this project site [currently offers no prime habitat for listed species](#).

Native vegetative buffers, such as wax myrtle and *ilex vomitoria*, will be planted and maintained. Probable locations include property boundaries adjacent to Walker Ave., in front of 26 Crum Drive, and between the property and adjacent houses on Clark Drive, and between the property and Woolley Park.

Describe a representative sample of the various plant species found in each community: Smooth cordgrass, black needle rush, saltgrass, and saltbush are common marsh species of Dickerson Bay and adjoining uplands contain wax myrtle, cabbage palm, saw palmetto, southern magnolia, scrub oak, long-leaf pine, and yaupon holly.

An initial natural community inventory then periodic surveys (annually for the first two years and then biennially) shall be conducted of natural communities and plant/animal species on the project site as indicated on the Priority Schedule and included in the coinciding Annual Stewardship Report. Monitoring of listed plant and animal species will be an element of this periodic update.

Management techniques to protect and enhance the various natural communities:

Protection of natural communities will be achieved through the use of various measures including best management practices, mechanical thinning of vegetation, limiting access to prevent trash dumping, providing trash/recycle receptacles with regular pickup, installing bollards/fencing to prevent uncontrolled pedestrian and vehicular access, following the exotic plant and feral animal programs, installing augmented plantings in invasive removal areas to prevent recolonization of exotics, working with the water management district to design stormwater facilities to minimize adverse impacts to existing natural communities, and maintaining buffers between major facilities and wetlands wherever possible, most particularly between parking areas, internal park roads, and restrooms.

A **photo-monitoring program** will be implemented on 10 selected sites within 1 year of acquisition and in advance of any site preparation. The photo-monitoring points will be selected based on the Master Site Plan facilities, native revegetation, and anticipated use, and will document progress of the natural communities and hydrology restoration as well as land development changes from the point of acquisition. Photo-monitoring updates will be provided annually in the Annual Stewardship Report along with text describing site conditions as necessary.

INVASIVE EXOTIC PLANT CONTROL PROGRAM

Invasive exotic plants harm Florida's natural communities and are the principal reason for the loss of biodiversity. Removal of invasive exotic species will facilitate re-establishment of native plant and animals to the natural community.

The following invasive exotic vegetation was found primarily along the perimeter of the project site:

Britton's Wild Petunia (*ruellia brittoniana*)
Fountain Grass (*Pennisetum adrena*)
Spanish Gold (*Sesbania Punicea*)
Paper Mulberry (*Broussonetia Pappyrifera*)
Chinese Tallow (*Sapium Sebiferum*)
Chinese Wisteria (*Westeria Sinensis*)

Since invasive exotic vegetation can be spread by disturbing the area, no site development activities will commence until these exotic species are removed. Removal of the invasive exotic vegetation on the site as well as a plan for keeping the site free of this vegetation will be closely coordinated with the FDEP Bureau of Invasive Plant Management.

Techniques used to remove exotics: The County will use the techniques described in The Nature Conservancy's Weed Control Methods Handbook: Tools and Techniques for Use in Natural Areas for compliance with FCT requirements. (**Appendix 4**) Mechanical control will be employed where practical. Large trees or plants with heavy fruit/seed potential will be eliminated first. Chemical control including cut-stump, basal bark, and foliar treatments will be utilized strictly following all state and federal label instructions, best management practices, and extreme care to minimize off-target damage. Special care will be observed following a burn, clearing, mowing, or other disturbance, so these areas particularly vulnerable to invasion are monitored more frequently and extensively. The site will be managed to achieve a healthy ecosystem with good species diversity to help deter infestation.

Timeframe for removal: An ongoing monitoring and control program for invasive vegetation, including exotic (non-native) and nuisance native plant species shall be implemented at the project site at a minimum biannually, with control activities beginning no later than June 2010, to prevent re-infestation of invasive exotic plants. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. Upon removal of invasive plants Florida Foresight will revegetate the affected area with native species to avoid reinfestation. Florida Foresight will work with the County to develop an integrated invasive exotic plant control program on adjacent publicly-owned lands and educate members of the broader community about the importance of this program.

The Exotic Pest Plant Council's List of Florida's Most Invasive Species (**Exhibit F**) will be used when identifying invasive exotics on the Project Site.

RESTORATION

Site restoration and creation will be implemented to maintain the benefits of the existing wetlands and uplands and their surrounding ecosystem on Dickerson Bay, and at the same time to accommodate the development plans for the Big Bend Maritime Center. Current restoration goals include improvements to the existing drainage ditch bordering the property and Woolley Park and creation of a new wetland to improve water quality, flood attenuation, wildlife habitat, and the esthetics of the site

Site construction will include elevated boardwalks along the marsh; a passive interpretive nature trail, canoe/kayak launch, and appropriate interpretive signage in wooded portion of the uplands bordering Walker Street, renovation of the two existing houses to become part of the Maritime Center, and construction of a new facility which will connect the two houses via an elevated boardwalk. Green construction techniques will be applied in the construction of all facilities and best management practices incorporated, so that the Maritime Center can serve as a public demonstration site.

Number of acres to be restored: A significant portion of the 5.61 acre parcel has been affected by both natural and human impacts. The County will restore the existing saltmarsh by augmenting wetland vegetation with species indicative of the tidal marsh including black needlerush and smooth cordgrass as well as other species to be identified in the initial Plant and Animal Survey (June 2011). Stormwater facilities constructed onsite will be designed in a park like manner and vegetated with native wetland species to mimic natural systems in the area. Additional species to be used will be identified in the corresponding Stewardship Report when the Plant and Animal Survey (June 2011) is submitted.

Proposed Management Techniques to protect and enhance the water quality of the water bodies on or adjacent to the project site: Current plans include improvements to the drainage ditch adjacent to the property on Mound Street and the inclusion of a stormwater treatment pond on the cleared property containing two houses to help protect the marsh and bay by reducing stormwater runoff to these areas. The County will work with the water management district on the design of the facilities.

Time frame for initiating and completing the restoration program: Florida Foresight will begin the project design for the property restoration in 2011. Restoration should be completed no later than four years from the date of acquisition (June 2013).

FERAL ANIMAL PROGRAM

The presence of feral animals in natural communities can prove to be detrimental by causing damage to native vegetation and compete with native wildlife, resulting in reduced populations of desirable plant and animal species. In a setting with multiple land uses such as Panacea,

there is the potential for a variety of feral animals to be encountered on site. As shown in the timeline, beginning in June 2010 a feral animal removal program will begin. This ongoing feral animal removal program will be developed and implemented for dogs, cats, and other non-native wildlife that may be found on the project site. The Wakulla County Animal Control Department will conduct monitoring on a biannual basis, and advise the Maritime Center Administrator of their findings. In addition, the Maritime Center Administrator shall contact the County Animal Control Department to assist in the removal of any feral animals found on the site.

LISTED PLANT SPECIES

Landowners with vulnerable plants on their property (or potential habitat for those species) have a special opportunity to safeguard these unique species and in some cases actually contribute to the effort to avoid listing or to delist the species. Each species has its own unique needs and, therefore, requires its own specialized management approach. Typical management techniques may include removing invasive nonnative plants, restoring drainage patterns to an area, rerouting trails, conducting prescribed burns, and other actions.

The project site in its current disturbed state would not offer prime habitat for any listed plant species. Once the property has been acquired, an initial plant inventory, then periodic surveys (annually for the first two years and then biennially) will be conducted. Florida Foresight will report on findings in the Annual Stewardship Report and indicate specific management techniques and practices as needed.

If listed species are present, they will be protected in compliance with the Endangered Species Act (federal law) and in coordination with the Florida Fish and Wildlife Conservation Commission, St. Marks National Wildlife Refuge, and other environmental protection organizations such as Florida Plant Society, Sierra Club, etc., whose mission is to provide technical assistance and guidance on best practices. The Iris Garden Club, VolunteerWakulla, and the Wakulla Extension Office will be utilized where appropriate to engage volunteers for activities related to planting native vegetation and protection of listed plants.

LISTED ANIMAL SPECIES

As referenced above, the project site is disturbed and in its present state would probably not offer prime habitat for any listed animal species.

Once the property has been acquired, an initial natural community inventory, then periodic surveys (*annually for the first two years and then biennially*) will be conducted of animal species on the project site as indicated on the Priority Schedule and included in the coinciding Annual Stewardship Report. Monitoring of listed plant and animal species will be an element of this periodic update. Florida Foresight will report on findings in the Annual Stewardship Report and indicate specific management techniques and practices as needed.

If listed species are present, they will be protected in compliance with the Endangered Species Act (federal law) and in coordination with the Florida Fish and Wildlife Conservation Commission, St. Marks National Wildlife Refuge, and other environmental protection organizations such as Audubon Society, Sierra Club, etc., whose mission is to provide technical assistance and guidance on best practices. The Wakulla Extension Office, VolunteerWakulla and similar organizations will be utilized where appropriate to engage volunteers for activities related to protected animal species.

INVENTORY OF NATURAL COMMUNITIES

A Comprehensive Plant and Animal Survey will be completed within two years of acquisition (June 2011) with the assistance of the Wakulla County Extension Office (UF/IFAS) and other qualified volunteers.

Natural Communities will be monitored annually with results reported in the Annual Stewardship Report. Ongoing monitoring will provide an indicator of successful restoration of habitat, water quality, etc. so that best management practices can be implemented and improved upon so as to provide the best possible interpretive and learning experience for visitors to the Center.

Information obtained through ongoing monitoring will be forwarded to the Florida Natural Areas Inventory annually using the appropriate FNAI forms (See **Appendix 1** for a copy of the forms.)

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ARCHAEOLOGICAL, CULTURAL AND HISTORICAL RESOURCE PROTECTION

No known archaeological, cultural, or historical artifacts exist on the project site. A prehistoric platform mound from the Weeden Island culture (Florida Master Site File number WA00084) was located ¼ mile south of the property, adjacent to Clark Drive. It is believed to have been destroyed to serve as roadbed construction material (i.e., Mound Street) and an abandoned house currently sits on top of the site.(Appendix 4)

Florida Foresight will conduct an archeological and historical resource survey to coincide with the Natural Resource Inventory, beginning in 2010, and immediately notify the Department of State Bureau of Historical Resources (DHR) if evidence suggests artifacts are present. Florida Foresight would coordinate with DHR on the protection and management of such archaeological and/or historical resources; and prohibit the collection of artifacts or the disturbance of archaeological and historic sites on site without prior authorization from the DHR.

Florida Foresight, as the managing agent for the Big Bend Maritime Center for the County, will interpret significant resources found onsite, as part of the public education program of the Maritime Center. In addition, if significant archeological and/or historical resources are present, Florida Foresight will:

- 1) Complete a cultural resource survey for the project site prior to commencement of development activities. This project element shall be completed by June 2011.
- 2) Notify Department of State's Division of Historical Resources (DHR) and County immediately if evidence is found to suggest an archaeological or historic resource at the project site.
- 3) Provide educational opportunities for the general public; to be completed by June 2016.
- 4) Coordinate all activities related to archaeological, cultural, and historical resource protection and management with the Department of State and comply with the provisions of Chapter 267.061 2(a) and (b) in regard to protection and management of archaeological and historic resources.

IV. SITE DEVELOPMENT AND IMPROVEMENT

ACKNOWLEDGEMENT SIGN

The County shall purchase and maintain in perpetuity, an acknowledgement sign, 3' x 4' in size, including the FCT logo and the year the site was acquired. The sign shall be located at the entrance to the facility. The template for the acknowledgement sign is included as **Exhibit L**. The sign shall be installed within two months of the property acquisition, following the departure of the residents on the property.

EXISTING PHYSICAL IMPROVEMENTS

The project site contains the following physical elements: two above-ground utility poles, two dog houses, one metal utility shed, a two-story elevated dwelling, dirt driveway (Crum Road) from Mound Street to Walker Street, a dock, and one-story elevated dwelling (Exhibit E).

The portion of Crum Drive that intersects with Walker Street will be blocked off within one month of acquiring the property and the dog sheds removed. The rest of the structures will remain on the property to be repaired and upgraded as part of the Maritime Center.

PROPOSED PHYSICAL IMPROVEMENTS

The property will be developed in accord with Conservation Objective 9.0 and improved to protect listed species habitat.

Proposed physical improvements include renovation of the two existing dwellings that will be retained and renovated to be ADA compliant include a 2-story building with approximately with approximately 2,170 sq. ft., for use as an exhibition area; and a 1-story building with approximately 1,680 sq.ft. for Park support office space and Maritime Center storage; construction of approximately 6800+ square feet of additional Maritime Center space to be used for reception, exhibition, gift shop, auditorium/community hall, educational program exhibition, and maritime theater (to be completed by May 2016); stormwater facilities (to be completed by October 2013); and parking area (to be completed by June 2013).

Existing disturbed areas will be utilized for resource-based facilities, thus minimizing any potential impacts on the natural resources on the project site.

User-based facilities include a boat livery (to be completed by September 2013); elevated walkways between buildings included in construction of main building (to be completed by May 2016); observation deck approximately 20' x 20' (to be completed by May 2016); interpretive nature trail approximately ¼ mile long (to be completed by June 2013); picnic facilities to include a covered pavilion with one table and other tables placed appropriately on site (to be completed by June 2013); and canoe/kayak landing/launch (to be completed by June 2013).

The grant application included repair and expansion of the existing dock. However, the dock was replaced due to damage by Hurricane Dennis. Handrails and ramp access already meet County building code, with the exception of wire mesh needed to make it fully ADA compliant by June 2013. The dock is 20' long x 8' wide. The boardwalk is 572' long x 5' wide, of which 390' is over wetlands, and 182' is over water. Bike path, sidewalks, bike racks, drinking fountain, benches and trash cans will be included in the proposed improvements. In addition, a sidewalk will be constructed to connect the town center (Bayside Shopping Center) to the project site. This will help further the Walkable Community Plan (**Appendix 3**) developed by the Panacea community as part of the implementation of the Panacea 2020 Vision Plan. All new or improved utility lines will be underground where reasonably possible and without additional impact to wetland species. Development on the project site that may impact listed plant and animal species will provide for relocation of the listed species to a location on the project site that assures protection such as use in landscape beds or delineated wetland areas where appropriate.

Any proposed modification of the Management Plan or undertaking of any site alterations or physical improvements that are not addressed in the approved Management Plan will require prior FCT review and approval.

LANDSCAPING

The project site will be landscaped for decorative and shade plantings to improve the facility's use and appearance, e.g. shade trees around parking areas and sitting areas or flowering native plants at building entrances. The proposed list of native vegetation in the landscape plan includes: live oaks, magnolia grandiflora, sweet bay, ilex vomitoria, and spartina bakerii. A conceptual plan for landscaping is included in the Master Site Plan, **Exhibit F**.

WETLAND BUFFER

A 100-foot buffer will be provided between parking lots, major facilities and wetlands pursuant to FCT requirements. FCT requirements will prevail unless a County ordinance provides for greater wetland protection. All other local wetland ordinance requirements must be met unless a waiver is approved by the County. This project element will be completed by June 2014 to coincide with completion of the renovations and new construction elements.

PARKING

The parking area will be approximately 9,200 sq. ft. with approximately 32 spaces including 2 spaces that meet ADA (Americans with Disabilities Act) requirements. Pervious material will be utilized where feasible and as permitted by the North Florida Water Management District, Florida Department of Environmental Protection, and other permitting agencies. Split rail fence and wheel stops will be used to contain cars in the parking area. This project element shall be completed in June 2012.

STORMWATER FACILITIES

Stormwater facilities will be designed as a "retrofit" to resolve existing stormwater quality and flooding problems. As shown on the Master Site Plan (**Exhibit F**), stormwater facilities will be installed on the project site in two areas. Currently stormwater runoff from Highway 98 is directed to Dickerson Bay via a large open ditch that borders the property. There is no retention area, so this runoff is not treated before entering the bay. The proposed project includes installation of stormwater facilities adjacent to the project site to allow stormwater to be retained and filtered prior to reaching the bay and mitigate flooding of the property.

A second stormwater facility is planned on the project site that will provide additional retention area for stormwater from the Maritime Center facilities and parking lot prior to reaching the marsh and bay as well as enhance recreational open space and wildlife habitat in a park like setting. Many migratory birds and other wildlife are present on the project site. Stormwater facilities will be designed with shallow slopes and no fencing so that wildlife habitat can be enhanced.

Developed areas will address stormwater facilities in the Master Site Plan. This project element shall be completed by October 2013.

HAZARD MITIGATION

The existing structures are elevated on pilings. New facilities will also be elevated in accordance with local building code and will implement LEED (Leadership in Energy and Environmental Design) certified building techniques to demonstrate best management practices in construction of buildings in coastal high hazard and environmentally sensitive areas. This project element will be completed by June 2014 during renovations and new construction.

EDUCATIONAL SIGNS

The project site will include many areas of interpretive kiosks and signs that will educate visitors about the history, culture, and unique natural environment of the local community and the Big Bend region. These signs, displays, and kiosks will be located throughout the facility, along the nature trail, and throughout the project site interpreting the maritime history and culture and showing its relation to the surrounding natural environment. This project element will be completed by June 2012.

EDUCATION PROGRAM

The vision of Florida Foresight for the Big Bend Maritime Center (BBMC) is to be an educational leader and a center of excellence in the interpretation, preservation, and study of the maritime heritage of the Big Bend region. Florida Foresight has established partnerships with the Tallahassee Museum, Tallahassee Community College (TCC), the local School Board, and the Department of State to assist in the development of on-going educational programs and interpretation. Florida Foresight is already working with local school authorities to test curriculum on maritime themes for the K-12 level, is partnering with the TCC Wakulla Service Center to utilize graduates of its "Green Guide" program, is exploring opportunities with the Tallahassee Museum on offering summer camp activities, is offering hands-on workshops and training on practical maritime-related skills for children and families, is conducting an annual Maritime Festival with maritime reenactors and exhibits, and is sponsoring lectures by experts in regional maritime history.

MUSEUM AND NATURE CENTER

The Big Bend Maritime Center (BBMC) will include approximately 10,000 square feet of museum, classroom, and interpretative display area. Programming will be provided by BBMC staff, partnerships with educational organizations such as TCC, Wakulla County School Board, and Department of State, and local experts in the areas of maritime history and culture. This project element will be completed by June 2016.

PERMITS

The following schedule represents permits that may be required based on the conceptual design for the project site. Additional permits may be required based on the final design. This project element should be completed by June 2012.

PERMITS (cont.)

Permitting Agency	Type of Permit	Application Date	Anticipated Approval Date
Wakulla County Building Department	Building	June 2011	June 2012
Department of Environmental Protection	Wetland	June 2011	June 2012
North Florida Water Management District	Stormwater	June 2011	June 2012

EASEMENTS, CONCESSIONS, AND LEASES

All funds raised on the Maritime Center properties from admissions, sales, income, and any other money received or derived by the Big Bend Maritime Center, or the County, from the operation of the Big Bend Maritime Center and the surrounding areas, or for the benefit or improvement of the Big Bend Maritime Center and the surrounding areas, shall be accounted for and placed in the Wakulla County Treasury in a segregated account administered by the Wakulla County Clerk of Courts as set forth by Florida law. These funds will be used solely for the upkeep and maintenance of the project. The County will provide FCT with 60 days prior written notice and information on easements, concessions, and leases and no agreements will be executed without prior FCT approval.

The property contains a dock which was replaced on the same footprint as the previous dock, due to damage by Hurricane Dennis. The dock is 20' long x 8' wide. The boardwalk is 572' long x 5' wide, of which 390' is over wetlands, and 182' is over water. in the County or it's managing partner will provide a letter to FCT from the Department of Environmental Protection's Submerged Lands Section prior to closing on the Big Bend Maritime Center (**Appendix 5**) that states that said dock is in compliance and has a valid letter of consent

The County will also provide a letter to FCT from the Department of Environmental Protection's Submerged Lands Section (Appendix 5) prior to closing on the Big Bend Maritime Center that states that all other FCT-acquired parcels are in compliance. The proposed canoe/kayak launch on the property near the junction with Walker Street has not been initiated, and therefore terms and conditions of the lease will need to be established.

V. MANAGEMENT NEEDS

COORDINATED MANAGEMENT

The project site is located next to Woolley Park, part of the County's parks and recreation system. The County has approved Florida Foresight as the managing entity of the County's Maritime Center from the inception of this project. Florida Foresight and Wakulla County are partners in the development of the Big Bend Maritime Center and property, and as such have signed a Partnership Agreement which details the coordination required to fulfill this obligation (Exhibit J).

Ray Gray, Director of Wakulla County Parks and Recreation, will be managing both the project site and the adjacent Woolley Park, and Florida Foresight Executive Director, Bill Lowrie, will

continue to maintain close working relations between the Maritime Center staff, the Wakulla County Department of Parks and Recreation, and the Wakulla County Board of County Commissioners.

It is anticipated that the co-location of both sites on Dickerson Bay will be mutually beneficial. Families at the park will be able to enjoy the Maritime Center property, facilities, and exhibits and selected Maritime Center educational programs and activities will be able to utilize facilities at the park, such as the fishing pier, pavilion, and parking.

PADDLING TRAIL

The project site is located on the Florida Circumnavigational Saltwater Paddling Trail (See **Exhibit G**). A canoe/kayak launch will be provided on site at the end of Walkuer Avenue. Canoeer/kayakers will be able to access the park facilities by tying up at the end of the park dock. Paddling trail signs will be posted at both locations. Florida Foresight will contact DEP for permit approval of paddling trail sign installation in wetlands and submerged water.. This project element will be completed by June 2012.

OPTIMAL BOUNDARY

The Big Bend Maritime Center will continue to hold the annual Mighty Mullet Maritime Festival at Woolley Park on the first Saturday in October. Anticipated attendance, over time, should attract between 5,000 – 10,000 visitors to the park during the event. The following parcel should be considered for future land acquisition projects to enhance parking access for Woolley Park and the Big Bend Maritime Center. A map is included as **Exhibit J**.

Parcel 1, Priority 1: 24-5S-02W-000-02973-017, .23 acres, vacant residential

PUBLIC INVOLVEMENT

The Wakulla County Board of County Commissioners tasked its managing entity, Florida Foresight, to draft the Management Plan. The Board reviewed the Plan on March 17, 2009 at a publicly advertised Board meeting. The meeting agenda, including the draft Management Plan, were posted on the County's website. (See Public Hearing Summary of County Commission Agenda **Exhibit K**).

MAINTENANCE

The Wakulla County Parks & Recreation Department will provide routine maintenance of the facility in compliance with all subsequent grant awards, terms and conditions of each funding agency, and other requirements incorporated into this management plan by reference. The following costs reflect estimates for typical maintenance services at comparable park facilities within Wakulla County on an annualized basis. These costs are subject to change. See table on next page.

Maintenance Costs:

Utilities (Water, Electric, Sewer) \$350 per month x 12 months = \$4,200 x 2 Buildings	\$8,400
Phone 1 roll line x \$145 month x 12 months x 2 buildings	1,740
Mowing, edging, weed-eating 4 to 6 hours x twice/week x 4 times per month x 12 months	
Labor Costs	5,500
Equipment Costs	1,740
Facility Maintenance	14,500
Capital Outlay Annual	5,000
TOTAL ANNUAL MAINTENANCE COSTS	\$36,880

ADA ACCESSIBILITY COMPLIANCE

The existing buildings are elevated on stilts. One has an inoperable elevator that needs to be repaired, and the other has no elevator. Both buildings have staircases to the first floor. One is two-story with a spiral staircase to reach the second floor. This staircase is less than adequate for public and normal day-to-day traffic and will not be adequate for ADA accessibility. Estimate for repair/renovation for ADA compliance is **\$160,000**.

TOTAL REPAIR & MAINTENANCE COSTS	\$196,880
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SECURITY

The Wakulla County Parks & Recreation Department will provide security for the facility in accordance with County policy and procedure. The plan for the security of this facility involves monitoring by the on-premise attendant presently located on the grounds of Woolley Park. A number of motion detectors mounted high on the facility would light up with any motion and alert the attendant. In addition, the County intends to utilize the security monitoring company under an existing contract to install door and window security in the Maritime Center structures much the same way as the County currently does with County offices. Finally, access to the stairwells would be secured with chain link fencing and would allow only keyed entry. These measures are believed to be sufficient to secure the structures on the site. Other measures may be required for the dock area in its present condition.

The following costs reflect estimates for monitoring only and security lights on an annualized basis. These costs are subject to change.

\$1080/per building per year x 2 buildings	\$2,160
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INSURANCE

Insurance for the facility will be provided by the County and will cover the building plus contents in an amount commensurate with the amount of funding provided by state or federal grants for programs, exhibits, and facilities. Insurance policies will include replacement costs in accordance with National Flood Insurance Program, FEMA, or other requirements. For instance, FEMA typically covers 75% of replacement costs so 25% of replacement value must be recovered through supplemental insurance. In the absence of a NFIP insurance policy, 100% of replacement costs would need to be covered by supplemental insurance. Current County policy will be followed in obtaining appropriate levels of insurance for the existing facility upon closing by FCT, with additional coverage obtained upon completion of construction of the new facilities.

Estimated Insurance Cost \$1,000 year x 2 buildings \$2,000

STAFFING

Maritime Center Staff

The project site will be used and managed for the purpose of making the land and facilities available for public recreational use, environmental and historical education, as well as traditional uses such as weddings and community meetings.

The staffing plan for the operation of the Maritime Center and the property is based on administrative plans of other successful Maritime Centers throughout the country, such as the Chesapeake Bay Maritime Center. The timing of filling these positions is based solely on the availability of funds that Florida Foresight secures from grants, admissions, memberships, donations, merchandise sales, and donations. It is anticipated that the Center will operate for the first 5 years with a minimum level of staff, backed by volunteers.

The number of staff and the total area utilized for offices will be minimized and limited to only those individuals required to make the Maritime Center **a first class educational and recreational facility**. With careful administration, the facility will become a destination for both the residents of the Big Bend region and the traveling public on the Big Bend Scenic Byway and Paddling Trail. It will expand collaboration with other area facilities, such as Tallahassee Community College, the Wakulla County Extension Service (SeaGrant), the Tallahassee Museum and Museum of Florida History, to expand opportunities for K-12 curriculum, summer camps, and major exhibits. Thus, the Maritime Center will become a catalyst for sustainable economic development for Panacea, a beacon for nature- and heritage-based tourism and a source of pride for the citizens of Wakulla County. It will be alive with activities, interpretation, and learning opportunities for people of all ages.

Of the 8 paid positions identified--to be filled **over a long period of time** (5-15 years)--only 5 positions require designated office space. These include: Executive Director, Curator, Administrator, Education Services and Program Director, and Visitor Services Director. A sixth office will be shared, as needed, by other staff positions. The total facility is estimated to comprise 10,000 sq. feet, set on 5.61 acres. Of this, only 600-800 sq. ft. will be used as "office space."

Maritime Center Staff and Volunteers will be the responsibility of Florida Foresight, managing entity for the BBMC. Currently Florida Foresight has a part-time Executive Director and funding

for a part-time Volunteer Coordinator. In addition to these, Florida Foresight has a number of volunteers including an active board of directors. As soon as funding becomes available, Florida Foresight will hire a Museum Curator and a Fundraising and Development Director. Currently, these functions are carried out by volunteers or through a short-term paid contract.

Revenue Sources

Most of the near-term work as defined in the Priority Schedule is focused on the natural and recreational components (natural surveys, exotic plant removal, revegetation, paddling trail facilities, etc.) of the project rather than on the built environment (retrofitting the residences, constructing the new elevated boardwalks and central building). Though there will be limited programs and interpretation available to the public within the first years of acquisition, the date projected for the Center to be fully operational in 2016. Therefore, the ability to generate major revenue for staffing the Center will be minimal until that time.

Projected Long-Term Diversified Revenue Plan

Admissions	17%
Donations & Memberships	17%
Grants & Contracts	36%
Sales (Gift Shop, Auctions, etc.)	10%
Events	6%
Space Rental (Weddings, etc.)	3%
In-Kind Services	11%

PAID STAFF

When the Center is fully developed, the following positions will be needed for its operation. Positions would begin as short-term or ½ time contracts and, **as funds become available**, would gradually develop into full-time paid positions.

Executive Director

Year 1 \$37,800 - Year 10 \$45,000

Performs all functions until full staffing can begin, including public liaison, board development, fundraising, general administration and development, policy direction, presentations, organizational management, accounting, etc.

Curator

Year 3 \$20,000 – Year 10 \$35,000

Performs all functions related to the acquisition and conservation of the Maritime Center's collection, including public and Internet displays.

Development Director

Year 2 \$18,000 – Year 10 \$35,000

Performs all functions related to grant writing and reporting, fundraising, events, etc.

Administrator

Year 6 \$10,000 – Year 10 \$20,000

Performs all functions related to the daily administration of the Center.

Education Services and Program Director

Year 3 \$15,000 – Year 10 \$35,000

Performs all functions related to educational and program development for people of all ages, including interpretive material and displays, curriculum development, hands-on activities, field trips, speaker series, boating programs, etc.

Volunteer Coordinator

Year 1 \$5,000 – Year 10 \$12,000

Performs all functions related to the development and management of an active volunteer/docent program.

Marketing & Gift Shop Manager

Year 8 \$15,000 – Year 10 \$20,000

Performs all functions related to marketing the Center and creating a successful Gift Shop.

Director of Visitor Services

Year 8 \$5,000 – Year 10 \$10,500

Performs all functions related to enhancing the visitor’s experience, for orientation to parking and scheduling.

VI. COST ESTIMATES AND FUNDING SOURCES

Project Element	Estimated Cost	Funding Source(s)
New Building Construction (approx 5,000 sq ft)	\$1,000,000	FDOT Transportation Enhancement
Renovation (of existing two homes into museum facilities)	378,000	FDOT Transportation Enhancement
LEED Certification (for all three buildings approximately 5% of building construction costs)	73,000	FDOT Transportation Enhancement
Elevated Walks (connecting the new building with existing buildings)	21,000	FDOT Transportation Enhancement (Alternate FRDAP or RTP)
Elevated Boat Demonstration Area	18,000	FBIP
Parking	40,000	FDOT Transportation Enhancement
Concrete Walks	8,000	FDOT Transportation Enhancement
Contingency	154,000	FDOT Transportation Enhancement
Contractor’s Overhead & Profit	169,000	FDOT Transportation Enhancement
Canoe/Kayak Launch	45,000	FRDAP or FBIP
Stormwater Run-Off Retention Ponds	30,000	FRDAP
Nature Trail	10,000	FRDAP

VII. PRIORITY SCHEDULE

PRIORITY SCHEDULE										
Project Number: 07-057-FF7										
Project Name: Big Bend Maritime Center Land Acquisition										
Grant Recipient: Wakulla County/Florida Foresight, Inc.										
Instructions: Write in the month that each task will be completed. You may modify the list by adding or deleting items as necessary.										
I. Acquisition Activities	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Public meetings/comment	Feb									
Interagency coordination/comment	Feb									
Acquisition (closing) on Property	May									
Road Access – block off Crum Rd from Mound to Walker immediately upon acquisition.	June									
Sponsorship (credit FCT on all advertising, documents, signage)	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing
II. Administration/Planning	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Develop Interpretation Plan/Design										
Grant Application		Sept								
Plan Complete				June						
Amend Future Land Use Designation		June								
Amend Zoning Designation		June								
Permitting						June				
Develop Resource Protection Plan				June						
Annual Updates to Resource Protection Plan					June	June	June	June	June	June
III. Natural & Cultural Resources	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Conduct Comprehensive Plant and Animal Surveys			June							
Annual Updates to FNAI				June		June		June		June
Establish Photo Monitoring Program	June	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing
Exotic Plant Control	June	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing
Wetlands/Uplands Restoration					June					
Exotic Plant Control County Coordination	Sept	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing
Protect & Enhance Water Quality			June							
Identify Hydrological Restoration Needs			June							
Uplands & Wetlands Restoration Program Complete					June					
Feral Animal Program	Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec	Jan/Dec
Listed Plant Species Protection Monitoring				June	June	June	June	June	June	June
Listed Animal Species Protection Monitoring				June	June	June	June	June	June	June
Use of Volunteers – Implement Plant/Animal Protection Program				June	June	June	June	June	June	June
Cultural Resource Survey Prior to Development			June							
Archaeological, Cultural, Historical Resource Protection Plan			June							June

IV. Site Development & Improvement	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Entrance sign with FCT recognition (required)	Aug									
Maintain 100 ft. Wetland Buffer (FCT requirement)		June	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing	ongoing
Hazard Mitigation – Implement LEED Standards						June				
Establish Educational Programs with TCC, Local School Board, and Dept of State								June		
Establish Waterman's Program								June		
Establish Museum & Nature Center								June		
Easements, Concessions, Leases									Jan	ongoing
PROPOSED IMPROVEMENTS	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Parking & Landscaping (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Water Fountain (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Trash cans (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Bike rack (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Benches (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Interpretive kiosks and signs (FRDAP)										
Grant Application		Sept								
Construction Complete					June					
Stormwater facilities										
Grant Application		July								
Construction Complete					Oct					
Sidewalk										
Grant Application		July								
Construction Complete					Oct					
Reengineer and Renovate House 1										
Grant Application DOT TEP						June				
Construction Complete								May		

PROPOSED IMPROVEMENTS (cont.)	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Renovate House 2										
Grant Application DOT TEP						June				
Construction Complete								May		
Construction of Main Building										
Grant Application DOT TEP						June				
Construction Complete								May		
Observation pier & boat demonstration area										
Grant Application (FWC FBIP)			April							
Construction/Renovation Complete					Sept					
Canoe launch – pier										
Grant Application (FBIP)			April							
Construction Complete					Sept					
Nature trail										
Grant Application (FRDAP)		Sept								
Construction Complete						June				
Park Grounds Open to the Public					July					
Museum/Meeting Space Open to the Public								July		
V. Management Needs										
Management Agreement	May									
Management Agreement Renewal										May
Annual Stewardship Report (Required)	July	July	July	July	July	July	July	July	July	July

VIII. MONITORING AND REPORTING

The County will prepare an Annual Stewardship Report, including an evaluation of successful implementation of the Management Plan. Amendments to the Management Plan will be appropriately addressed with Florida Foresight, Inc. Stewardship Reports are due to Florida Communities Trust by July 30th each year.

THIS IS THE END OF THE TEXT