

Plan Development Workshop

Babcock Ranch Preserve Conceptual Management Plan

August 9-10, 2007, Ruttenberg Park, Lee County

Meeting Summary

Outcomes:

By the end of the two-day workshop with the CMP partners, the group will have completed the following for the Babcock Ranch Preserve Conceptual Management Plan:

- Developed draft conceptual goals and objectives
- Identified draft challenges and developed strategies to address those challenges
- Outlined draft management needs
- Created a draft optimal boundary for Babcock Ranch Preserve
- Developed draft cost estimates for key management activities

DAY 1 (August 9, 2007)

Introduction

9:00-9:45

Christian Newman (facilitator) welcomed the CMP Partners (Attachment 1) and reviewed the Plan Development Workshop purpose, ground rules, and the CMP process. The ideas generated at the Management Advisory Group (MAG) meeting were hung on the wall at the workshop so that all participants could refer to them throughout the day.

Purpose of the Plan Development Workshop:

The purpose of the Plan Development Workshop is for the CMP Partners to compose goals and objectives, a budget, and an optimal boundary to guide the creation of the Babcock Ranch Preserve Conceptual Management Plan.

Icebreaker

9:45-10:00

Each participant wrote a sentence about Babcock Ranch Preserve. The participants then broke out into groups of 4 with representatives from each of the different CMP Partners. Each break-out group then wrote a poem, song, or narrative from the lines and read it to the group.

Review & Synthesis of Outcomes of MAG Meeting

10:00-10:45

Participants were asked to provide their thoughts on the MAG meeting. The following is a summary of their thoughts. Discussion included: conflicting guidance on several issues, similar issues listed in multiple categories, the MAG votes placed on ideas, observations on public access issues, surprises, challenges, and revenues.

CMP Goal Development

11:00-2:15

Peter Colverson (facilitator) presented the definition of a goal and the CMP Partners agreed with it (Attachment 2). David Alden (Florida Fish and Wildlife Conservation Commission (FWC)) stated that goals are typically not prioritized, that all are equal and important and are organized within the flow of the CMP. Objectives are generally prioritized under each goal.

As a starting point for discussion, facilitators provided a list of goal areas drawn from the CMP outline section on Existing and Planned Uses. The CMP Partners added Education, Agriculture, and Cultural Resources to the list of goal areas they wanted to address. They combined Vegetation/Natural Communities, Fire Management, Silviculture Guidelines/Forest Management, Soil, Hydrology, and Fish & Wildlife into one group called Natural Resources. They changed Agriculture to Ranch Operations.

List of Goal Areas Created by the CMP Partners:

1. Education
2. Natural Resources
3. Cultural Resources
4. Ranch Operations
5. Recreation

The CMP Partners created draft goals for the CMP in each of the areas.

CMP Objective Development

2:25-3:40

Peter Colverson (facilitator) presented the definition of an objective and the CMP Partners agreed with it (see Attachment 2). Steve Bohl (Florida Division of Forestry (DOF)) noted that the default “who” for every objective is Babcock Ranch Management LLC unless specified otherwise. CMP Partners were given time to write and post objectives under each goal, as well as comment in writing on any of the objectives. Pandion staff recorded the objectives into electronic format for discussion on Day 2 of the Plan Development Workshop.

Optimal Boundary Development

3:40-4:30

Christian Newman (facilitator) presented the definition of Optimal Boundary per Florida Statutes. Discussion followed. The optimal boundary is used as a management tool to potentially acquire the lands if they become available.

A real-time GIS Map of the BRP and surrounding areas was projected onto the white screen so that the CMP Partners could navigate and view the surrounding parcels and make optimal boundary recommendations. The draft map created at the workshop will be reviewed by DOF, FWC, and Lee County staff for changes or input on additional areas to be included in the optimal boundary. The resulting Optimal Boundary Map will be presented in the Draft 1 CMP.

Definition of Optimal Boundary:

Chapter 259 Florida Statutes (FS) requires development of a Conceptual Management Plan (CMP) for all units of state-owned lands. A key component required in each plan is the inclusion of land acquisition planning recommendations. Chapter 259 FS also provides authority to acquire additions and inholdings to lands.

The Acquisition and Restoration Council (ARC) may only approve the proposed acquisition if it meets two or more of the following criteria:

- serves as a link or corridor to other publicly-owned property;
- enhances the protection or management of the property;
- adds a desirable resource to the property;

- creates a more manageable boundary configuration;
- provides high resource value that would otherwise be unprotected;
- can be acquired at less than fair market value.

The process for developing acquisition recommendations for each CMP is currently described as an optimal planning/resource boundary. This process is synonymous with the current identification of additions and inholdings. An optimal boundary map is created showing the additions or inholdings and their relationship to the managed area's boundary.

The optimal boundary typically identifies parcels that will, upon acquisition, achieve one or more of the following:

- improve access,
- eliminate inholdings,
- provide burning buffers,
- square up boundaries, and
- conserve fish and wildlife or other important natural and cultural resources.

Adjourn for the Day

5:00

The meeting adjourned for the day. The group planned to start at 8 am the following day.

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**DAY 2 (August 10, 2007)**

**Review of Previous Day & Introduction to Current Day**

**8:00**

Christine Denny (project manager) introduced the day's agenda and asked for inspirations and observations on the past two days.

Inspirations and Observations from the CMP Partners:

- This could be an example of a public-private partnership for statewide use.
- I liked the statement in the meeting ground rules, "Remember that every one cares about BRP." This should be stated at the beginning of any meeting about BRP.

**CMP Objective Development**

**8:30-1:00**

Prior to this session, Pandion staff reviewed, edited, and organized the objectives and comments that were created by the CMP Partners during Day 1 of the Plan Development Workshop.

Peter Colverson and Christian Newman facilitated the CMP Partners' review and discussion of the objectives. CMP Partners discussed particular objectives that any participant thought required changes. Thorough discussion resulted in deleting, revising, modifying, or tabling objectives for discussion at a later time.

Pandion staff agreed to clean up and clarify the objectives. The CMP Partners agreed to review and comment on the remaining objectives and any tabled objectives via online document review, a conference call, and a meeting as necessary following the Plan Development Workshop. The resulting draft goals and objectives will be presented in the Draft 1 CMP.

### **CMP Challenge Identification**

**1:00-1:30**

CMP Partners identified the following challenges for the CMP:

- Natural resource management
- Multiple constraints (sidebars) that are potentially conflicting
- Different interpretations to constraints and agreements
- Funding is a challenge: replace lost revenue of tenant farming, to fund education, recreation, protect natural resources, etc.
- Illegal entry
- As the owner, the state wants to know what is going on in their property – challenge to combine with proprietary needs and transfer management to Babcock Ranch, Inc.
- Poaching
- Balancing public hunting opportunities with generating revenue
- Dipping Vat arsenic cleanup – add an objective under Ranching Operations to contract to clean the cattle vat
- Restoring the hydrology and historic sheet flows
- Prescribed Fire – FWC has solutions
- Pressure from multiple user groups to interface with all groups, and to balance and provide and optimize use of the area
- No evaluative mechanism to ensure native habitat is managed in optimal conditions for extant species
- Lack of state laws that align with the private management by Babcock Ranch Management LLC of public lands as it relates to funding and other things
- Communication with and between owners and partners

The CMP Partners agreed to review and refine the challenges via online document review, a conference call, and a meeting as necessary following the Plan Development Workshop.

### **CMP Strategy Identification**

The CMP Partners agreed to create strategies for the challenges via online document review, a conference call, and a meeting as necessary following the Plan Development Workshop.

### **CMP Budget Review**

**1:30 – 2:15**

Brad Neider (Babcock Ranch Management LLC) presented the draft budget from the Business Plan that Babcock Ranch Management LLC is developing.

### **Cost Estimate**

The CMP Partners agreed to identify cost estimates for each objective using the Uniform Land Management Cost Categories and Subcategories via a meeting following the Plan Development Workshop.

### **Closing Remarks**

**2:15 – 2:30**

Christian Newman (facilitator) and Christine Denny (project manager) wrapped up the meeting with a review of the follow-up work necessary to complete plan development prior to writing the CMP. The tight schedule for writing and reviewing the CMP prior to ARC approval was noted.

Next steps in plan development:

- CMP partners to review and comment on the remaining objectives and any tabled objectives.
- FWC, DOF, and Lee County staff to review the draft optimal boundary map for input on additional areas to be included.
- CMP Partners to create strategies to address the identified challenges.
- CMP Partners to identify cost estimates for each objective.

The CMP Partners agreed to meet again to finish these items via conference call on August 27<sup>th</sup> and in person on September 5<sup>th</sup> in Gainesville, Florida.

**Adjournment**

**2:30**

The Plan Development Workshop adjourned at 2:30 pm.

**Attachments**

- Attachment 1. Attendance List for Plan Development Workshop
- Attachment 2. Definition of a Goal and an Objective

## **Attachment 1. Attendance List for Plan Development Workshop**

### **Active Participants – CMP Partners**

**David Alden**, Florida Fish and Wildlife Conservation Commission

**Steve Bohl**, Florida Division of Forestry

**Gary Cochran**, Florida Fish and Wildlife Conservation Commission

**Larame Ferry**, Florida Fish and Wildlife Conservation Commission

**Ed Flowers**, Florida Division of Forestry

**Katie Lewis**, Florida Division of Forestry

**Eric Lindblad**, Babcock Ranch, Inc.

**Jeff McGrady**, Florida Fish and Wildlife Conservation Commission

**Brad Neider**, Babcock Ranch Management, LLC /Telegraph Cypress Water Control District

**Cathy Olson**, Lee County Conservation 20/20

**George Tanner**, Babcock Ranch, Inc.

### **Invited but Unable to Attend – CMP Partners**

**Andy Stevens**, Charlotte County

**James Bryan**, Babcock Ranch, Inc.

**William Wilcox**, Babcock Ranch, Inc.

**Manley Fuller**, Babcock Ranch, Inc.

### **Public Attending**

**Jack Horner**, Florida Trail Association Alligator Amblers

**Rae Ann Wessel**, Sanibel Captiva Conservation Foundation

### **Pandion Team Personnel**

**Christian Newman**, Pandion Systems, Inc. (Facilitator)

**Peter Colverson**, Pandion Systems, Inc. (Facilitator)

**Christine Denny**, Pandion Systems, Inc. (Project Manager)

**Crissy Sutter**, Pandion Systems, Inc.

**Lynn Mosora-Bliss**, Water & Air Research, Inc.

**Eric Hoyer**, Natural Resource Planning Services, Inc.

**Karen Hill**, Pandion Systems, Inc. (Recorder)

**Sherith Bankston**, Pandion Systems, Inc. (Recorder)

## **Attachment 2. Definition of a Goal and an Objective**

### **Examples of Resource Management Goals and Objectives**

#### **Definition of a goal:**

A desired condition or state of affairs for a system, resource, or activity.

#### ***Goal examples:***

- Protect, restore, and maintain native ecosystems.
- Practice sustainable forestry using sound silviculture practices.
- Restore, maintain, and protect hydrologic functions related to the quantity and quality of resources and the health of associated wetlands.
- Provide diverse recreation opportunities to the public.

#### **Definition of an objective:**

A measurable statement about what will be done in order to achieve a goal. Good objectives are SMART- specific, measurable, achievable, realistic, and time bound.

#### ***Objective Examples:***

- By 2009, develop a fire management plan to address prescribed fire, prevention, and suppression.
- Conduct faunal and floral inventories to determine the location and abundance of listed species (by 2008).
- Over the next 5 years, develop and maintain an equestrian trail system in conjunction with key equestrian groups.
- Conduct an annual road inspection to determine the need for culvert replacements or installation at low water crossing areas.