



## **Application for a Boundary Amendment to the Florida Forever Project Area**



**Dixon property: 51 +/- acres in Hamilton County FL**  
Application made by Alachua Conservation Trust  
Susan Carr  
June 9, 2025



## Florida Forever Boundary Amendment Application

Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to **Rule 18-24, Florida Administrative Code**.

Existing Florida Forever Project (proposed for amendment): Florida's First Magnitude Springs

Property Proposed for Boundary Amendment: Dixon

Name/Affiliation Proposing Amendment: Susan Carr, Alachua Conservation Trust

Mailing Address: 7204 SE County Road 234, Gainesville, FL 32641 Street  
City State Zip

Primary Phone: ( 352 ) 373 1078 Email: susan@alachuaconservationtrust.org

**Please note:** Applications for boundary amendments must be submitted at least 30 working days prior to a scheduled meeting of the ARC. Meeting dates and submission deadlines are published on the ARC [webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (.pdf preferred) to the email address below. Alternate formats such as a CD or USB drive may also be sent via mail.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11" x 17". The Florida Forever Goals, Performance Measures and Criteria can be accessed on our [website](#). Applicants may also consult the Florida Natural Areas Inventory [Conservation Lands map](#) to view current Florida Forever project boundaries and to ensure the proposed parcel(s) are not already within an approved project boundary.

**SUBMIT COMPLETE APPLICATIONS TO:**  
[FloridaForever@FloridaDEP.gov](mailto:FloridaForever@FloridaDEP.gov)

**Or by mail to:**  
Office of Environmental Services Division of  
State Lands  
Department of Environmental Protection 3900  
Commonwealth Blvd., Mail Station 140  
Tallahassee, FL 32399-3000  
Phone: 850-245-2555



**Florida Forever  
Boundary Amendment Application**



**Authorized Representative**

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Hamilton County, Florida.

Property/project name: Dixon parcel, proposed amendment to the Florida's First Magnitude Springs Florida Forever project

Name/Affiliation of Authorized Representative: Susan Carr, Alachua Conservation Trust

Mailing Address: 7204 SE CR 234 Gainesville FL 32641  
Street City State ZIP

Primary Phone: (            ) 803 295 2229 Email: susan@alachuaconservationtrust.org

**Property information**

Section 28 Township 1N Range 11E  
Lat/Long 30.460896 -83.217255  
Acres 51

Parcel identification number(s):  
34-4744010

**Landowner Information**

Lena Dixon  
Landowner Signature

5-2-2025  
Date

Lena Dixon  
Landowner Name (print)

Mailing Address: 1066 N.E. Cassia Dr Lee FL 32059  
Street City State ZIP

Primary Phone: ( 850 ) 971-5634 Email: leedixon172011@yahoo.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Florida Forever  
Boundary Amendment Proposal: Dixon property  
Florida First Magnitude Springs Florida Forever project



May 31, 2025

Sine Murray, Program Manager  
Office of Environmental Services Division of State Lands  
Department of Environmental Protection  
3900 Commonwealth Blvd., M.S. 140  
Tallahassee, Florida 32399-3000

Re: Boundary Amendment proposal

Dear Ms. Murray:

This letter is to express my willingness to include parcel #34-4744-010 titled to me (Lena Dixon) in Hamilton County Florida, as part of the Florida's First Magnitude Springs Florida Forever project area. The boundary amendment proposal is submitted and represented by the Alachua Conservation Trust (ACT).

I am willing to include this parcel in ACT's boundary amendment proposal. If approved, I am interested in selling my property to the State of Florida, as part of the Florida Forever program.

Thank you very much for your consideration

Sincerely,

Lena Dixon

A handwritten signature in black ink that reads "Lena Dixon". The signature is written in a cursive, flowing style.

FLORIDA FOREST SERVICE  
(850) 681-5800



THE CONNER BUILDING  
3125 CONNER BOULEVARD  
TALLAHASSEE, FLORIDA 32399-1650

## FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER WILTON SIMPSON

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June 9, 2025

Mr. Andrew Fleener, Acting Director  
Division of State Lands, Mail Station 100  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Dear Mr. Fleener:

If acquired by the state, the Florida Forest Service accepts management of the Dixon property in Hamilton County which consists of approximately 52 acres and is identified on the attached map.

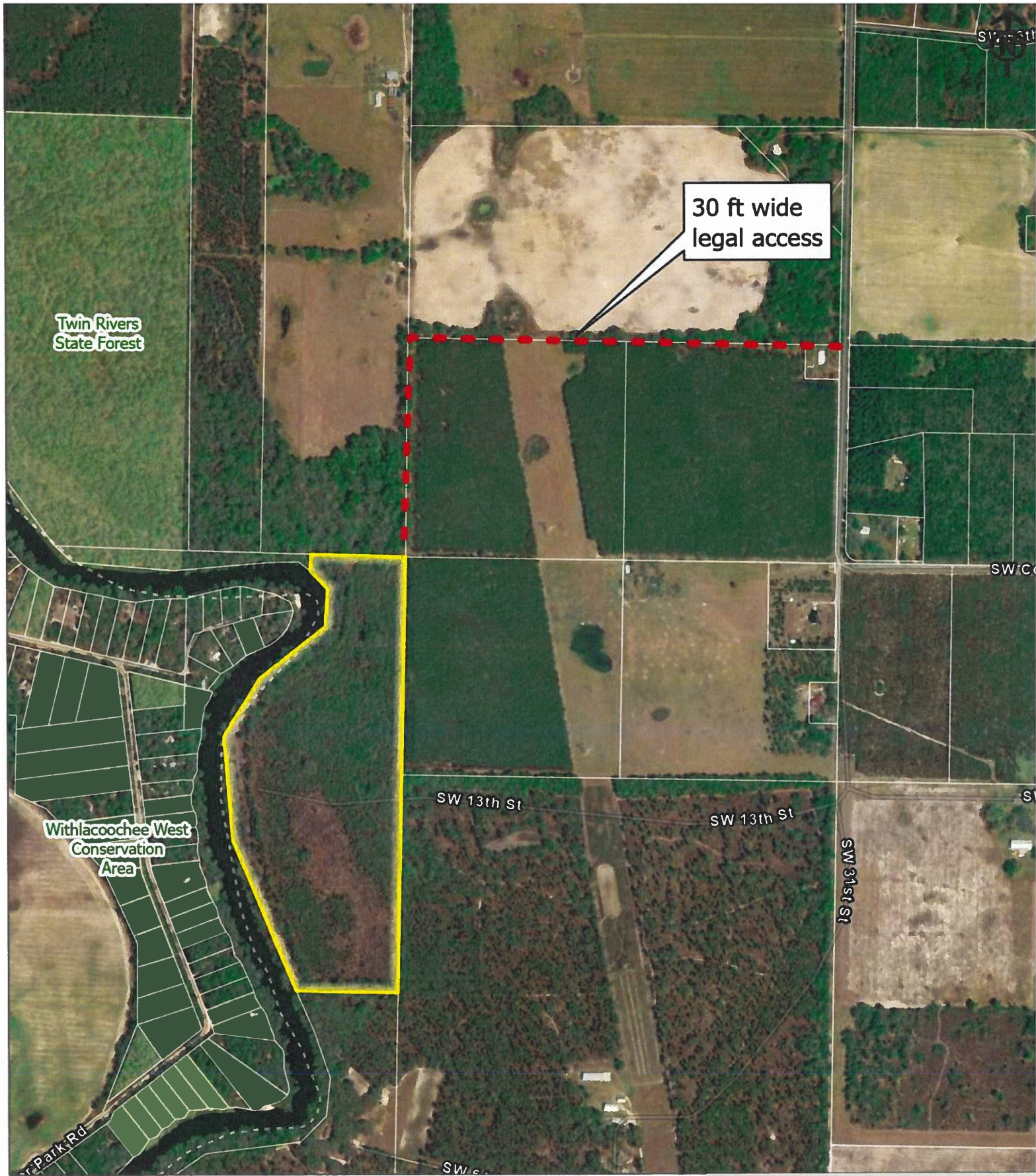
The subject property will increase the state forest's ecological value, provide public access and will benefit from multiple-use management activities consistent with Twin Rivers State Forest.

If you have any questions, please feel free to contact Alan Davis at (850) 681-5816 or [Alan.Davis@FDACS.gov](mailto:Alan.Davis@FDACS.gov) (Suite J, Room 235).

Thank you for your assistance in this matter.

Sincerely,

Rick Dolan, Director  
Florida Forest Service



Dixon property  
52 acres, Hamilton county FL

- Dixon property Apr 2025
- 2023 tax parcels
- Existing Conservation Lands

0 0.07 0.15 0.3 Miles



## Supporting documentation

### **Attachment A.**

The Dixon property is a 51-acre parcel in Hamilton County. We propose inclusion of the Dixon parcel in the "Florida's First Magnitude Springs Florida Forever project". This property is a single tax parcel titled to a Lena Dixon. The 2024 just value of the parcel is \$160,000 (see Attachment B).

The Dixon property abuts the Withlacoochee River, with over 0.5 mile of river frontage. The parcel is very close to the Twin Rivers State Forest, a nearly 16,000-acre public land managed by the Florida Forest Service. In addition, the Dixon property is about 2 miles east of Madison Blue Springs State Park, home to a first magnitude spring that is a popular destination for outdoor recreation.

The property occupies unprotected priority lands of the Florida Wildlife Corridor, as "priority 3" in the Florida Ecological Greenways Network (FEGN).

The Dixon parcel contains Tanner Spring, a second magnitude spring that feeds the Withlacoochee River.

The Dixon property would be a significant addition to the Twin River State Forest. The Florida Forest Service indicates their commitment to managing the property as part of the State Forest, if it is acquired in fee by the State.

### ***1. A descriptive location of the proposed project with total acreage.***

The Dixon property is in western Hamilton county, nearly contiguous with the Twin Rivers State Forest. It contains over a ½ of frontage along the Withlacoochee River. The parcel is comprised of a single 51-acre tax parcel. It is surrounded on the east side by privately owned timber and pasture lands. It is accessed by a road on the east side.

### ***2. The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.***

Most of the property is identified as "Coniferous plantations" in the Cooperative Land Cover data (CLC: FNAI, 2023). Areas along the river are labeled "mixed hardwood-coniferous". The plantation areas are actually a mix of planted longleaf pines, secondary hardwood-pine forests, and former pasture that is becoming re-forested. Remnant longleaf pine and sandhill vegetation remain in the dryer portions of the property (this does not appear in the CLC data). The southern portions contain remains of improved pasture, which are succeeding to pine woodlands.

Non-native vegetation is minimal. Some Japanese climbing fern was seen near the river.

There are no residential structures, nor improved roads on the property.

***Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.*** No

***Does the property contain any improvements/facilities? If so, please describe.*** No



3. ***Potential public recreation opportunities or other public uses.***

Yes, as part of the Twin Rivers State Forest

4. ***Potential threats or development plans that could impact the value of the proposed project.***

The property is subject to rural development, in light of the river front. Surrounding areas support subdivided lots with housing. The property is also susceptible to conversion to irrigated agriculture or cattle grazing if not protected.

5. ***Local resolutions related to the potential public acquisition of the project (if applicable).*** None

6. ***Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\) and \(10\), F.S.](#)] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\), F.S.](#)]. Refer to the [application addendum](#) on our website. SEE Appendix A***

7. ***Whether the project is proposed for fee simple or less-than-fee acquisition.***

The property is proposed for fee acquisition. The landowner is willing to sell the parcel to the State, and the FDACS Florida Forest Service indicates commitment to manage the parcel as part of the Twin Rivers State Forest (see separate communication).



## Attachment B: Tax record

6/9/25, 9:51 AM

Beacon - Hamilton County, FL - Report: 4744-010

## Hamilton County, FL

### Parcel Summary

**Parcel ID** 4744-010  
**Location Address**  
**Brief Tax Description** 28 1N 11E LOT 1 DB 32-395 LESS ORB 258-171 ORB 384-36 ORB 744-129 ORB 744-126(ESEMNT)  
(Note: Not to be used on legal documents.)  
**Property Use Code** TIMBERLAND 70-79 (5600)  
**Sec/Twp/Rng** 28-1N-11E  
**Tax District** Hamilton County (4)  
**Millage Rate** 15.8176  
**Acreage** 40  
**Homestead** N

[View Map](#)

### Map



### Owner Information

**Primary Owner**  
DIXON LENA FAYE C  
1066 NE CASSIA DRIVE  
LEE, FL 32059

### Property Record Cards

[2024 \(PDF\)](#)

### TRIM Notices

[2024 TRIM Notice \(PDF\)](#)

### Land Information

| Land Use            | Number of Units | Unit Type | Frontage | Depth |
|---------------------|-----------------|-----------|----------|-------|
| 005601 - TIMB3/95   | 30.3            | AC        | 0        | 0     |
| 005901 - PRO.WTLNDS | 9.7             | AC        | 0        | 0     |
| 009910 - MKT.VALAG  | 40              | UT        | 0        | 0     |

Florida Forever  
Boundary Amendment Proposal: Dixon property  
Florida First Magnitude Springs Florida Forever project



6/9/25, 9:51 AM

Beacon - Hamilton County, FL - Report: 4744-010

### Valuation

|                                    | 2024 Certified | 2023 Certified | 2022 Certified | 2021 Certified | 2020 Certified |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Building Value                     | \$0            | \$0            | \$0            | \$0            | \$0            |
| Extra Features Value               | \$0            | \$0            | \$0            | \$0            | \$0            |
| Land Value                         | \$9,526        | \$10,284       | \$10,284       | \$8,920        | \$8,920        |
| Land Agricultural Value            | \$9,526        | \$10,284       | \$10,284       | \$8,920        | \$8,920        |
| Agricultural (Market) Value        | \$160,000      | \$112,000      | \$86,000       | \$68,000       | \$68,000       |
| Just (Market) Value                | \$160,000      | \$112,000      | \$86,000       | \$68,000       | \$68,000       |
| Assessed Value                     | \$9,526        | \$10,284       | \$10,284       | \$8,920        | \$8,920        |
| Exempt Value                       | \$0            | \$0            | \$0            | \$0            | \$0            |
| Taxable Value                      | \$9,526        | \$10,284       | \$10,284       | \$8,920        | \$8,920        |
| Maximum Save Our Homes Portability | \$0            | \$0            | \$0            | \$0            | \$0            |

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### Sales

| Multi Parcel | Sale Date  | Sale Price | Instrument | Book/Page                 | Qualification | Reason                   | Vacant/Improved | Grantor               | Grantee             |
|--------------|------------|------------|------------|---------------------------|---------------|--------------------------|-----------------|-----------------------|---------------------|
| N            | 10/31/2013 | \$100      | WD         | <a href="#">0744/0129</a> | Unqualified   | UNQUAL/CORRECTIVE/QCD,TD | Vacant          | COMBASS RONNIE L ETAL | DIXON LENA FAYEC    |
| N            | 6/4/1996   | \$100      | WD         | <a href="#">0384/0036</a> | Unqualified   |                          | Vacant          | COMBASS SIDNEY        | COMBASS RONNIE ETAL |

### Tax Collector

[Click here to view the Tax Collector website.](#)

No data available for the following modules: Building Information, Extra Features, Photos, Sketches, Sketches (APEX).

Hamilton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 6/9/2025, 9:35:24 AM

Contact Us

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## Appendix A: How this boundary amendment addresses Florida Forever Goals (answer to #6 above)

The amendment addresses several Florida Forever criteria, as specified for Goals A, B, C, and G below:

### **Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:**

- The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis.*

If this proposal is approved, the property will contribute to the > 15,000-acre Twin Rivers State Forest in north Florida, and contribute to the conservation landscape along the Withlacoochee and Suwannee Rivers, including Madison Blue Springs State Park. The Dixon property protects the lands surrounding Tanner Spring. This second magnitude spring has a 30 ft diameter spring pool from a circular vent 24 ft. deep located in the center of the pool. The spring run has a limestone bottom and flows about 50 ft. to the Withlacoochee River. Land surrounding the spring is mostly forested and undeveloped, with little evidence of recreational use.

The Dixon property is recognized as occupying high priority lands, according to the "Critical Lands and Waters Identification Project" (CLIP, version 4.0) data. Nearly the entire parcel is "Priority 1", reflecting its importance for biodiversity and landscape conservation.

| CLIP priority overall | Acres       | % of property |
|-----------------------|-------------|---------------|
| Priority 1            | 50.4        | 98%           |
| Priority 2            | 0.4         | 1%            |
| Priority 3            | 0.7         | 1%            |
| <b>TOTAL</b>          | <b>51.5</b> |               |

In addition, the property occupies Priority lands in the Florida Wildlife Corridor, and is designated as high priority in the CLIP Landscape integrity data. The entire Dixon parcel is Priority 3 lands according to the Florida Ecological Greenways Network data, reflecting the importance of this parcel to the integrity of conservation lands along the Withlacoochee River as part of the Wildlife Corridor.

| CLIP Landscape v4 | Acres       | % of property |
|-------------------|-------------|---------------|
| Priority 3        | 51.5        | 100%          |
| <b>TOTAL</b>      | <b>51.5</b> |               |

- The number of acres protected through the use of alternatives to fee simple acquisition:*

The amendment is a proposed fee acquisition.

### **Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:**

- The number of acres acquired of significant strategic habitat conservation areas*

Most of the property occupies priority lands identified by the Strategic Habitat Conservation Areas



(SHCA, version 4.1), FNAI Florida Forever Conservation Needs Assessment. These areas include the forested uplands and wetlands along the Suwannee River.

| SHCA priority | Acres       | % of property |
|---------------|-------------|---------------|
| Priority 3    | 35.7        | 69%           |
| <b>TOTAL</b>  | <b>35.7</b> |               |

*Acres and percent of property identified as priority in the SHCA data, FNAI Florida Forever Conservation Needs Assessment*

## *2. The number of acres acquired of highest priority conservation areas for Florida's rarest species*

The Dixon property occupies priority areas recognized in the FNAI Florida Forever Conservation Needs Assessment data. Nearly the entire parcel is "Priority 1".

| FNAI Habitat | Acres       | % of property |
|--------------|-------------|---------------|
| Priority 1   | 50.3        | 98%           |
| Priority 2   | 0.2         | 0%            |
| Priority 5   | 0.3         | 1%            |
| <b>TOTAL</b> | <b>50.8</b> |               |

*Acres and percent of property identified as priority in the Habitat Conservation Priority data, FNAI Florida Forever Conservation Needs Assessment*

Nearly the entire property occupies Priority 1 areas in the CLIP version 4.0 Biodiversity Resource Priorities data. This priority data layer combines several data sources that quantify conservation value for biodiversity and imperiled species protection, including the Strategic Habitat Conservation Areas, Vertebrate Richness, and FNAI under-represented habitats.

| Biodiversity CLIP4 | Acres       | % of property |
|--------------------|-------------|---------------|
| Priority 1         | 50.4        | 98%           |
| Priority 2         | 0.3         | 1%            |
| Priority 3         | 0.7         | 1%            |
| Priority 4         | 0.1         | 0%            |
| <b>TOTAL</b>       | <b>51.5</b> |               |

*Acres and percent of property identified as priority in the CLIP version 4.0 Biodiversity Resource Priorities data*

## *3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages:*

The entire Dixon property occupies Priority 3 areas of the Florida Wildlife Corridor.

## **Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:**

- 1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are*



*available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;*

Most of the property contains intact forests, including planted longleaf pine, mixed pine-hardwoods and riparian forests. The forested wetlands are in good condition and provide habitat for wildlife and imperiled species. Notably, much of the sandy uplands support longleaf pine and remnant sandhill ground cover (see photos).

*2. The number of acres acquired that protect natural floodplain functions;*

The Dixon property borders the Withlacoochee River, including high bluff and flood zones. The property contains priority areas according to the FNAI Floodplain priority model (Florida Forever Conservation Needs Assessment).

| Floodplain priority | Acres       | % of property |
|---------------------|-------------|---------------|
| Priority 3          | 32.2        | 63%           |
| Priority 4          | 3.4         | 7%            |
| <b>TOTAL</b>        | <b>35.6</b> |               |

*Acres identified as priority in the FNAI Floodplain priority data, and percent of total property*

*3. The number of acres acquired that protect surface waters of the state:*

The Dixon property occupies Priority areas for surface water protection, according to the FNAI Surface Water priority model:

| Surface Water | Acres       | % of property |
|---------------|-------------|---------------|
| Priority 2    | 50.4        | 98%           |
| Priority 4    | 0.4         | 1%            |
| <b>TOTAL</b>  | <b>50.8</b> |               |

*Acres identified as priority in the FNAI Surface water priority data, and percent of total property*

*4. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.*

The Dixon property has very little presence of invasive plants, thus does not present a control issue.

***Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:***

*The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.*

The Dixon property contains high priority areas for aquifer recharge, according to the Florida Forever conservation needs assessment data



| Aquifer Recharge | Acres       | % of property |
|------------------|-------------|---------------|
| Priority 2       | 0.9         | 2%            |
| Priority 3       | 50.1        | 97%           |
| Priority 5       | 0.4         | 1%            |
| <b>TOTAL</b>     | <b>51.5</b> |               |

*Priority acres and percent of total property identified as priority aquifer recharge areas. (FNAI Florida Forever Conservation Needs Assessment).*

***Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:***

***1. The number of acres acquired that are available for sustainable forest management***

The Dixon property contains priority areas for sustainable forestry, according to the Florida Forever conservation needs assessment data

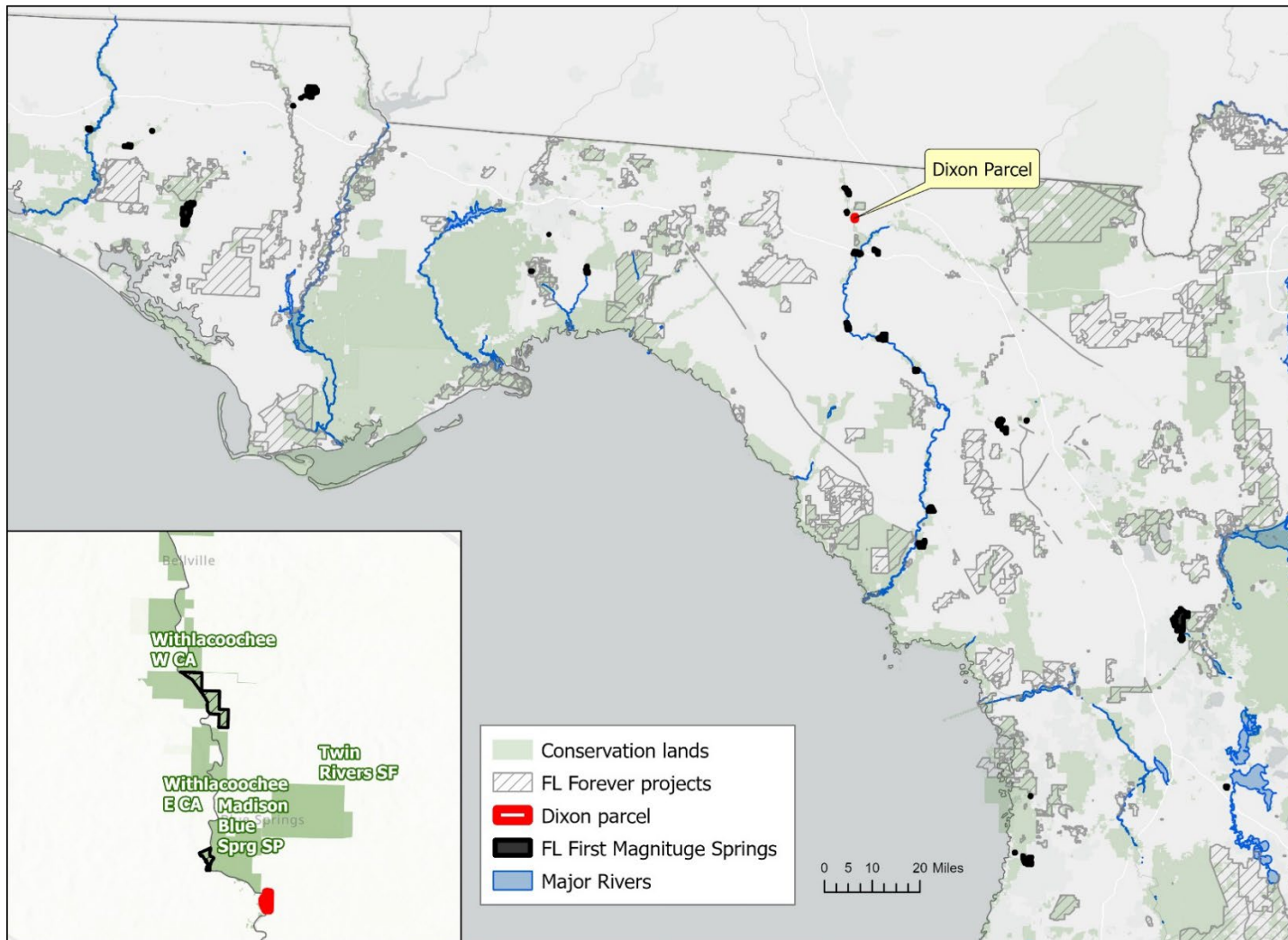
| Sustainable Forestry | Acres       | % of property |
|----------------------|-------------|---------------|
| Priority 3           | 42.9        | 83%           |
| <b>TOTAL</b>         | <b>42.9</b> |               |

*Priority acres and percent of total property identified as priority areas for sustainable forest management. (FNAI Florida Forever Conservation Needs Assessment).*



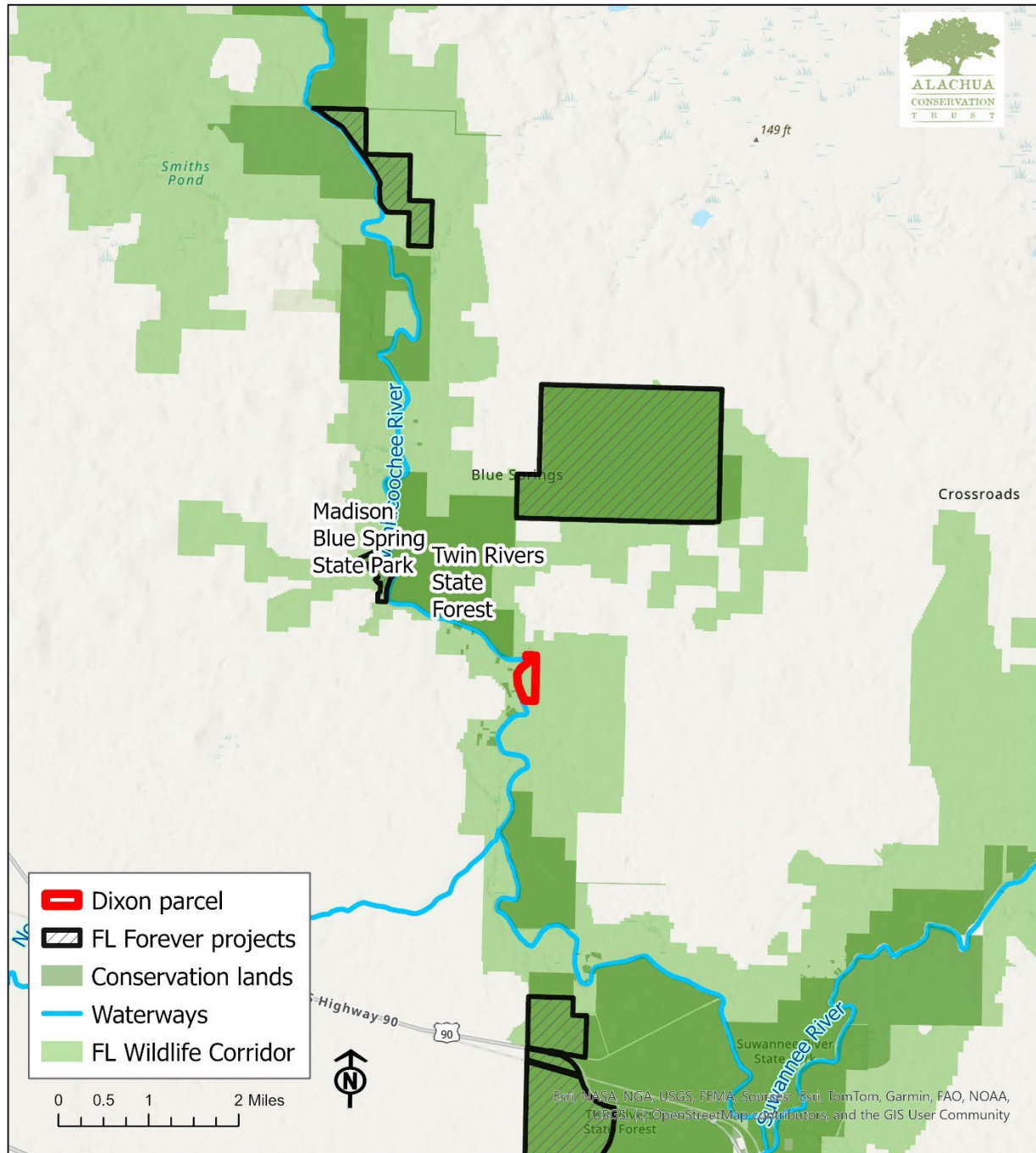
## APPENDIX B: Maps and photos of proposed boundary amendment (Dixon property)

Map B1. Landscape context of Dixon property, as an addition to the Florida's First Magnitude Springs Florida Forever project. The parcel contributes to other Florida Forever priority areas along the Withlacoochee River, and contains Tanner Spring.



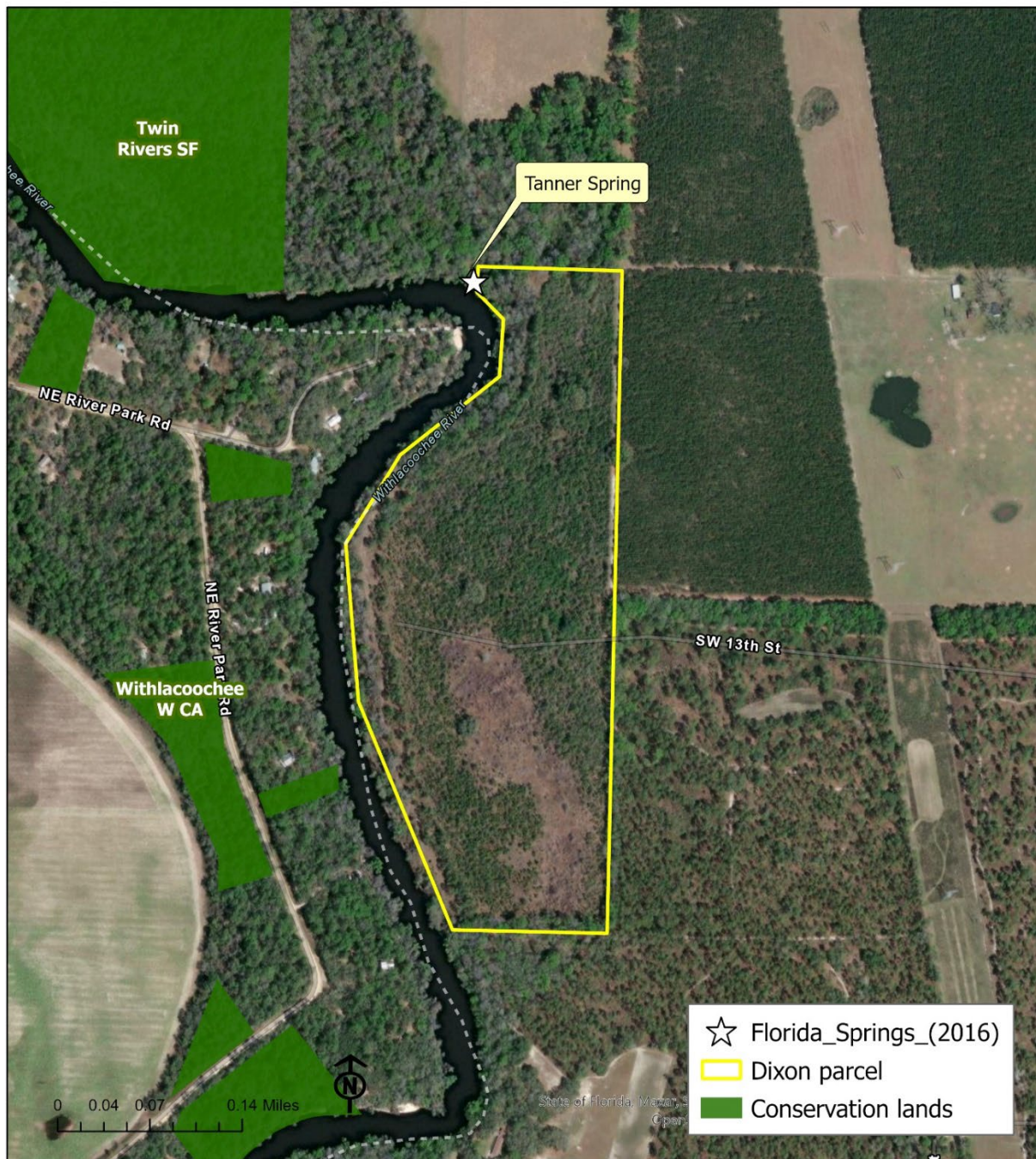


Map B2: Dixon property in context of existing conservation land, Florida Forever project areas and the priority lands of the Florida Wildlife Corridor



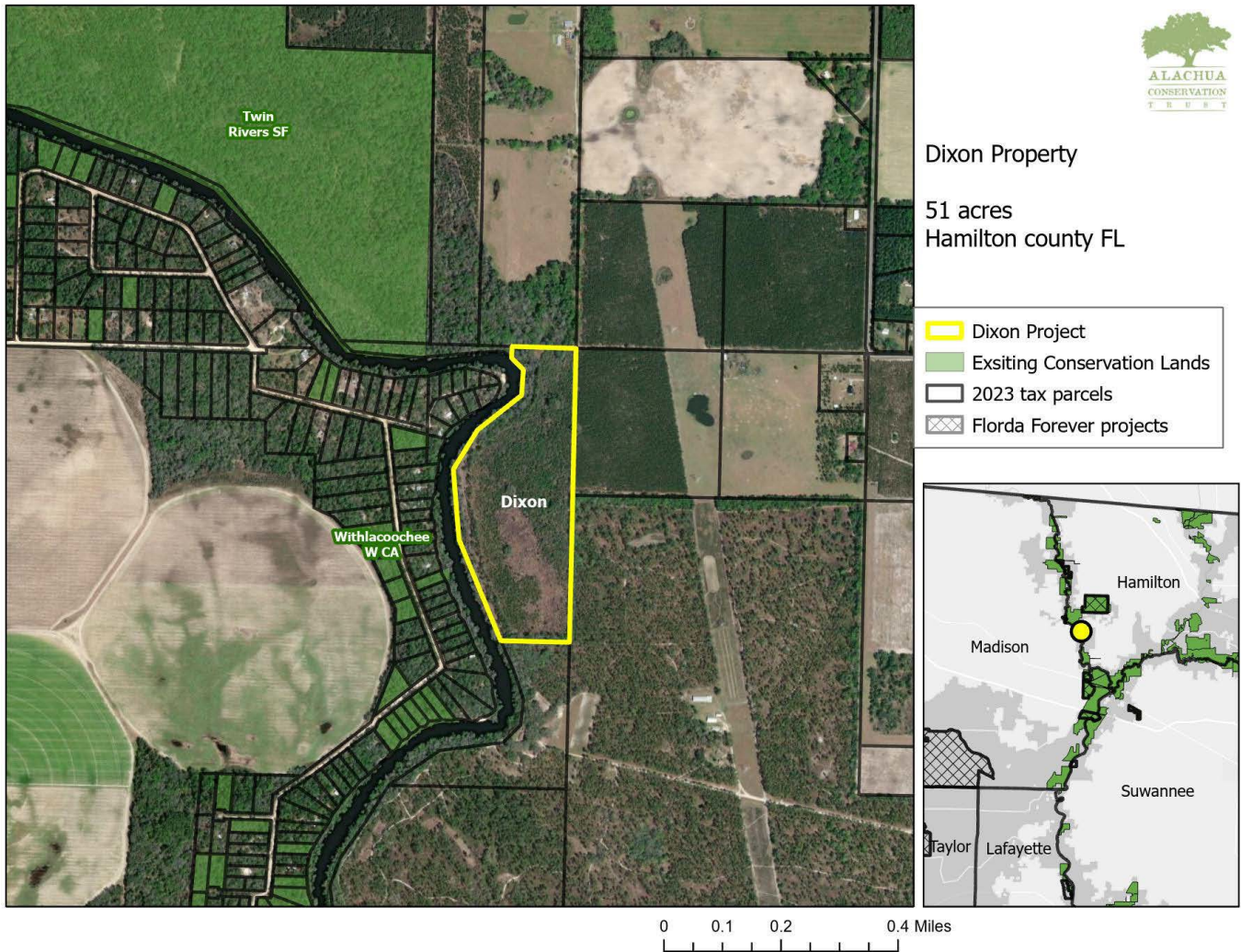


Map B3. Aerial map of Dixon property, showing location of Tanner Spring





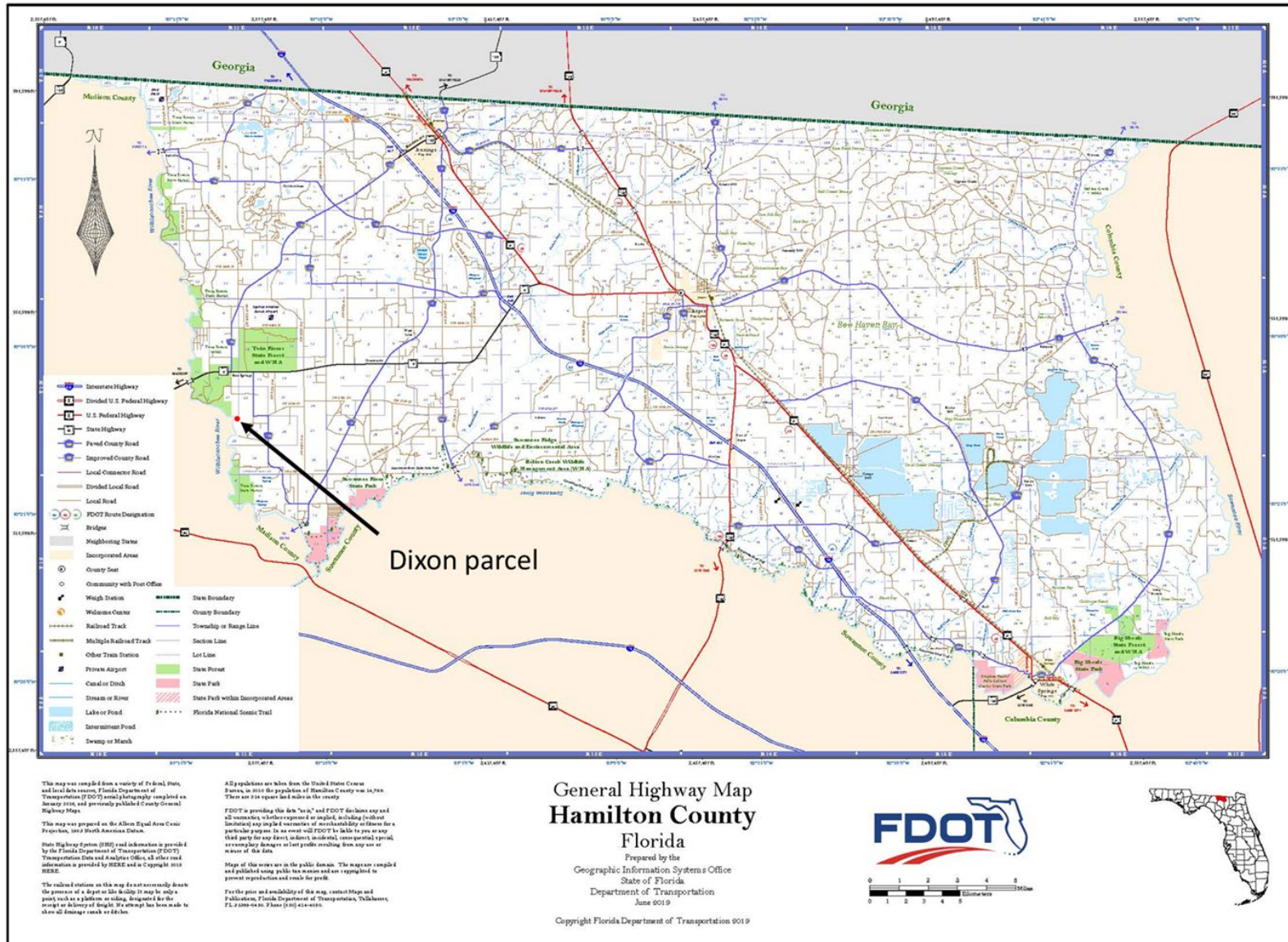
Map B4. Aerial map showing Dixon property and tax parcels along the Withlacoochee River



Florida Forever  
Boundary Amendment Proposal: Dixon property  
Florida First Magnitude Springs Florida Forever project



**Map B5. County FDOT map showing Dixon location**



Florida Forever  
Boundary Amendment Proposal: Dixon property  
Florida First Magnitude Springs Florida Forever project



Photos of Tanner Spring and the Withlacoochee River, Dixon property

Florida Forever  
Boundary Amendment Proposal: Dixon property  
Florida First Magnitude Springs Florida Forever project



Sandhills and planted longleaf pines on Dixon property