

Florida Forever Boundary Amendment Application Trinity Timberland



Application Submitted By:
Florida Fish and Wildlife Conservation Commission
Land Conservation and Planning Program





Florida Fish and Wildlife Conservation Commission

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*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
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800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

December 9, 2024

Meghan Lauer
Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, Florida 32399

Dear Meghan:

The Florida Fish and Wildlife Conservation Commission (FWC) is submitting the following Florida Forever boundary amendment application for consideration: 3 parcels (03-2S-3E-0000-0010-0000, 04-2S-3E-0000-0012-0000, 33-1S-3E-0000-0031-0000) owned by Trinity Timberland LLC, which are proposed to be added to the FWC-managed Aucilla Wildlife Management Area under lease number 3590.

If you have any questions, please contact Diana Pepe at (850) 404-6132 or Diana.Pepe@MyFWC.com.

Regards,

Laramie Ferry

Laramie Ferry
Land Conservation and Planning Administrator
Florida Fish and Wildlife Conservation Commission

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): Aucilla/Wacissa Watershed

Property Proposed for Boundary Amendment: Trinity Timberland

Name/Affiliation Proposing Amendment: Diana Pepe, FWC

Mailing Address: 620 South Meridian St Tallahassee, FL 32399
Street City State ZIP

Primary Phone: 850-404-6132 Email: Diana.Pepe@myfwc.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. 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) to the email address below.

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

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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

Learn more about [Florida Forever](#).

**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 Jefferson County, Florida.

Property/project name: Trinity Timberland

Name/Affiliation of Authorized Representative: DAVE LEWIS (REALTOR)

Mailing Address: 2897 S. JEFFERSON ST. MONTICELLO FL 32344
Street City State ZIP

Primary Phone: 850-997-6254 Email: d.lewis@soforest.com

Property information

Section 4 Township 02S Range 03E
Lat/Long 30.33969, -84.02890
Acres 522

Parcel identification number(s):

03-2S-3E-0000-0010-0000
04-2S-3E-0000-0012-0000
33-1S-3E-0000-0031-0000

MAP ATTACHED

Landowner Information

Andrew B. Belnick Special Fiduciary 12.3.2024
Landowner Signature FOR TRINITY TIMBERLAND LLC Date

Andrew Belnick as Special Fiduciary For Trinity Timberland LLC
Landowner Name (print)

Mailing Address: 3001 Countryside Blvd Clearwater FL 33761
Street City State ZIP

Primary Phone: 727-515-5100 Email: abelnick@andrewbelnick.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 Application

Attachment A. Provide a general description (narrative) of the land proposed including:

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

Trinity Timberland consists of three parcels totaling approximately 522 GIS acres. Located in Jefferson County, the property lies to the northwest of Aucilla Wildlife Management Area (WMA) across State Road 59, and less than a mile east of Plank Road State Forest. There are many conservation lands in the vicinity that form a large corridor extending to the Gulf of Mexico. The unincorporated community of Wacissa is approximately two miles to the northeast, and Tallahassee is approximately 15 miles northwest.

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

a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.

The Division of Historical Resources Master Site File lists one documented site (See Attachment A, Environmental Resource Analysis).

b. Does the property contain any improvements/facilities? If so, please describe.

No (See Attachment B, Property Tax Card).

3) Potential public recreation opportunities or other public uses.

As part of Aucilla WMA, the property could potentially provide a variety of recreational activities, such as hunting, hiking, and wildlife watching.

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

None known.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

None known.

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.

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

1. 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; 2. The number of acres protected through the use of alternatives to fee simple acquisition; or 3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Acquisition would increase the acreage of protected lands in this corridor, as well as provide a smoke management and development buffer for Aucilla WMA. Trinity Timberland is proposed for fee simple acquisition and there are no established funding partners.

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

1. The number of acres acquired of significant strategic habitat conservation areas; 2. The number of acres acquired of highest priority conservation areas for Florida's rarest species; 3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages; 4. The number of acres acquired of underrepresented native ecosystems; 5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or 6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Most of the property (80%) is within a Strategic Habitat Conservation Area for the swallow-tailed kite (*Elanoides forficatus*), which is a species included in Florida's State Wildlife Action Plan. About half of the property contains wetlands, which likely provide habitat for the state and federally listed species of wading birds that occur on Aucilla WMA, including the little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and wood stork (*Mycteria americana*). Aucilla WMA supports documented nesting colonies of little blue herons, including one colony located approximately five miles from Trinity Timberland. Aucilla WMA is within a corridor of conservation lands that total well over 50,000 acres. Acquisition of Trinity Timberland would add to the amount of protected acreage in this location, as well as buffer Aucilla WMA from development. The property is within Priority 2 of the Florida Wildlife Corridor and frequent black bear (*Ursus americanus floridanus*) range. If acquired, FWC would maintain natural communities and restore altered communities to the extent feasible.

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; 2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report; 3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans; 4. The number of acres acquired that protect natural floodplain functions; 5. The number of acres acquired that protect surface waters of the state; 6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired; 7. The number of acres acquired that protect fragile coastal resources; 8. The number of acres of functional wetland systems protected; 9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion; 10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or 11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

FWC restores and maintains natural communities on Aucilla WMA through various management practices that include conducting prescribed burns, thinning pine plantations, treating invasive vegetation, and restoring hydrology. If acquired as an addition to Aucilla WMA, FWC would maintain natural communities on Trinity Timberland and restore altered communities to the extent feasible, including pine plantation. A long-term objective of Aucilla WMA's Management Plan is to restore native groundcover using direct seeding treatments. Acquisition of Trinity Timberland could help achieve this objective because the property contains clearcuts that were not replanted and FWC could establish native groundcover donor sites in these locations.

The entire property contributes to protection of surface waters including the St. Marks River, Hosford Branch, and Limestone Creek. The property protects Priority 3 (12%) and Priority 4 (42%) Floodplain Resources and contains approximately 272 acres of wetlands (Attachment A).

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:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans; 2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or 3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

See above.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education; 2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist

in completing the Florida National Scenic Trail; or 3. The number of new resource-based recreation facilities, by type, made available on public land.

As part of Aucilla WMA, the property could provide recreation opportunities for the public, such as hunting, hiking, and wildlife watching.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or 2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

There is one documented site on the property and neighboring Aucilla WMA contains numerous documented sites. Acquisition and addition to Aucilla WMA would protect the known site and any potential sites.

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; 2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices; 3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or 4. The percentage and number of acres identified for restoration actually restored by reforestation.

Trinity Timberland contains approximately 309 acres of pine plantation. If acquired, the property would be included in Aucilla WMA's Timber Management Plan.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or 2. The percentage and number of acres of purchases of open space within urban service areas.

Not applicable.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area; 2. The number of acres acquired or developed to serve dual functions as: a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and b. Greenways or open spaces available to the public for recreation; 3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and 4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.

The property is not within a flood or coastal high hazard area. Acquisition and maintenance of natural communities would provide the best mitigation for any flooding and protection of hydrologic function.

Criteria (9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

(a) The project meets multiple goals described in subsection (4): see below

(b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources. (c) The project enhances or facilitates management of properties already under public ownership.

Acquisition of the property would facilitate management of Aucilla WMA by providing a smoke management buffer, development buffer, and location to establish donor sites for native groundcover restoration.

(d) The project has significant archaeological or historic value.

There is one documented site (Attachment A).

(e) The project has funding sources that are identified and assured through at least the first 2 years of the project.

Not applicable.

(f) The project contributes to the solution of water resource problems on a regional basis.

Not applicable.

(g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.

Not applicable.

(h) The project implements an element from a plan developed by an ecosystem management team.

Not applicable.

(i) The project is one of the components of the Everglades restoration effort.

Not applicable.

(j) The project may be purchased at 80 percent of appraised value.

The owner is a willing seller and open to negotiations.

(k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.

No.

(l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

No.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an

acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

(a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute; (b) Protecting areas underlying low-level military air corridors or operating areas; and (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.

The property is located within the Northwest Florida Sentinel Landscape and a Military Training Route.

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

a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner; b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.

The property is proposed for fee simple acquisition with FWC as manager.

Attachment A

Environmental Resource Analysis

FWC Land Conservation and Planning

Analysis Shape Type: Polygon

Analysis Timestamp: 09242024 11:42:54

Shape Name: Trinity Timberland LLC

Boundary Area: 521.94 acres

Buffer Area: 0 acres

Total Area: 521.94 acres

FWC Wildlife Data and Models

Cooperative Land Cover v3.7

Name - State	Code - State	Name - Site	Code - Site	Total Area (acres)	Percent of Area
Dome Swamp	22131	Dome Swamp	22131	17.89	3.43 %
Freshwater Forested Wetlands	2200	Mixed Hardwood-Coniferous Swamps	2240	39.43	7.55 %
Tree Plantations	18333	Coniferous Plantations	183332	284.81	54.57 %
Transportation	1840	Transportation	1840	0.02	0 %
Tree Plantations	18333	Wet Coniferous Plantations	1833321	24.36	4.67 %
Freshwater Forested Wetlands	2200	Mixed Wetland Hardwoods	2233	0.07	0.01 %
Mixed Hardwood-Coniferous	1400	Mixed Hardwood-Coniferous	1400	4.12	0.79 %
Dry Flatwoods	1310	Mesic Flatwoods	1311	2.09	0.4 %
Rural	1830	Rural Open	1831	5.24	1 %
Cypress	2211	Cypress	2211	6.58	1.26 %
Prairies and Bogs	2110	Mixed Scrub-Shrub Wetland	2112	137.32	26.31 %
TOTAL:				521.94	100 %

Critical Lands and Waters Identification Project (CLIP) Priority 1 and 2 - Terrestrial and Waters

CLIP Priority	Total Area (acres)	Percent of Area
All other cells	298.65	57.22 %
CLIP P1 in terrestrial	153.15	29.34 %
CLIP P2 in terrestrial	70.14	13.44 %
TOTAL:	521.94	100 %

CLIP- Landscape Category

Priority	Total Area (acres)	Percent of Area
2	2.91	0.56 %
3	519.03	99.44 %
TOTAL:	521.94	100 %

CLIP- Biodiversity Category

Priority	Total Area (acres)	Percent of Area
2	3.48	0.67 %
3	497.57	95.33 %
4	20.89	4 %
TOTAL:	521.94	100 %

Priority FWC Strategic Habitat Conservation Areas 2021

Priority	Total Area (acres)	Percent of Area
0	55.43	10.62 %
3	425.58	81.54 %
5	40.93	7.84 %
TOTAL:	521.94	100 %

FWC Strategic Habitat Conservation Areas 2009

Species 1	Species 2	Species 3	Species 4	Species 5	Species 6	Total Area (acres)	Percent of Area
American swallow-tailed kite						378.16	72.45 %
Cooper's hawk						41.94	8.04 %
Cooper's hawk	American swallow-tailed kite					41.60	7.97 %
TOTAL:						461.71	88.46 %

Panther location

No Records Found

Panther mortality

No Records Found

Panther Priority Habitat

No Records Found			
Bear Range			
Bear Range	Total Area (acres)	Percent of Area	
Frequent	521.94	100 %	
TOTAL:	521.94	100 %	
Rare Fish			
No Records Found			
Rare Fish Imperiled Waters			
COMMON NAME	SCIENTIFIC NAME	Total Area (acres)	Percent of Area
Ironcolor shiner	Notropis chalybaeus	367.20	70.35 %
	TOTAL:	367.20	70.35 %
Southern bald eagle nest			
No Records Found			
Imperiled Species Richness			
Number of Species	Total Area (acres)	Percent of Area	
0	11.60	2.22 %	
3	224.69	43.05 %	
5	98.11	18.8 %	
8	187.54	35.93 %	
TOTAL:	521.94	100 %	

Florida Natural Areas Inventory Data									
Element Occurrences									
COMMON NAME	SCIENTIFIC NAME	GLOBAL RANK	STATE RANK	FWC STATUS	FEDERAL STATUS	EO Rank	Last Observation	Total Area (acres)	Percent of Area
Eastern Indigo Snake	Drymarchon couperi	G3	S2?	FT	T	H?	1964	5.95	1.14 %
Florida Black Bear	Ursus americanus floridanus	G5T4	S4	N	N	BC	2022-07-06	521.94	100 %
							TOTAL:	527.89	101.14 %
Suitable Habitat that Supports Species Known to Occur in the Vicinity									
COMMON NAME		SCIENTIFIC NAME			Total Area (acres)			Percent of Area	
Wood Stork		Mycteria americana			161.10			30.87 %	
		TOTAL:			161.10			30.87 %	

USFWS										
Critical Habitat										
No Records Found										

Area of Critical State Concern										
Apalachicola										
No Records Found										
Big Cypress										
No Records Found										
Green Swamp										
No Records Found										
Key West										
No Records Found										
Lower Keys										
No Records Found										
Upper Keys										
No Records Found										

Florida Ecological Greenways Network										
Wildlife Corridor Classification										
Priority Level	Total Area (acres)		Percent of Area							
2	517.86		99.22 %							
5	4.08		0.78 %							
TOTAL:	521.94		100 %							

Water Resources										
FDEP Surface Water Classification										
Waterbody Name	Water Type	Water Basin	Classification	Total Area (acres)		Percent of Area				

LIMESTONE CREEK	STREAM	1000	3F	5.55	1.06 %
HOSFORD BRANCH	STREAM	1032	3F	151.09	28.95 %
ST MARKS RIVER (FRESHWATER SEGMENT)	STREAM	793D	3F	365.31	69.99 %
			TOTAL:	521.94	100 %
Outstanding Florida Waters					
No Records Found					
Florida Geological Survey Springs					
No Records Found					
National Wetlands Inventory					
Wetland Type		Wetland Code		Total Area (acres)	Percent of Area
FRESHWATER FORESTED/SHRUB WETLAND		PFO6/SS3C		1.01	0.19 %
FRESHWATER FORESTED/SHRUB WETLAND		PFO6/3C		46.82	8.97 %
FRESHWATER FORESTED/SHRUB WETLAND		PFO6F		3.11	0.6 %
FRESHWATER FORESTED/SHRUB WETLAND		PFO7/6C		145.01	27.78 %
FRESHWATER FORESTED/SHRUB WETLAND		PFO6/7C		76.53	14.66 %
		TOTAL:		272.48	52.21 %
Priority Floodplain Resources					
Priority	Total Area (acres)			Percent of Area	
4	221.06			42.35 %	
0	239.40			45.87 %	
3	61.48			11.78 %	
TOTAL:	521.94			100 %	

Environmental Resource Analysis

Historical Resources

Analysis Shape Type: Polygon

Analysis Timestamp: 12042024 04:14:16

Shape Name: Trinity Timberland

Boundary Area: 521.94 acres

Buffer Area: 0 acres

Total Area: 521.94 acres

Cultural Resources										
Florida Sites										
SITE NAME	SITEID	SITETYPE1	SITETYPE2	SITETYPE3	SITETYPE4	SITETYPE5	SITETYPE6	HUMANREMN	Total Area (acres)	Percent of Area
LIZ	JE00101	Ceramic scatter	Lithic scatter/quarry (prehistoric: no ceramics)						4.50	0.86 %
TOTAL:									4.50	0.86 %
Florida Structures										
No Records Found										
Historical Cemeteries										
No Records Found										
Historic Bridges										
No Records Found										
National Register of Historic Places										
No Records Found										
Resource Groups										
No Records Found										
Field Survey										
No Records Found										

Attachment B. Ownership and tax information must include:

1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following: a. Tax parcel identification number; b. Just or market tax assessed value and tax assessed value; c. Owners' names and addresses; d. Description and value of improvements; e. Tax parcel acreage and its improvements; f. Ad valorem taxes assessed on the property. 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value. 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

County	Parcel ID	Owner	Acres	Total Just Value
Jefferson	03-2S-3E-0000-0010-0000	Trinity Timberland LLC	146.67	\$462,011
Jefferson	04-2S-3E-0000-0012-0000	Trinity Timberland LLC	307.78	\$538,615
Jefferson	33-1S-3E-0000-0031-0000	Trinity Timberland LLC	72.98	\$547,350

Jefferson County, FL

Parcel Summary

Parcel ID	03-2S-3E-0000-0010-0000
Prop ID	4940
Legal Description	146.67 ACRES IN W1/2 OF N1/2 LYING N OF SR 59 LESS LAND SOLD ORB 601 P 115 & 682 P 658
Legal Acres	146.67
Location Address	GAMBLE RD MONTICELLO, FL 32344
Property Use	TIMBERLAND 80-89 (005500)
Tax District	County - NWFWM (District 2)
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[Trinity Timberland LLC](#)
2031 74th St NW
Bradenton, FL 34209

Valuation

	2025 Prelim Values	2024 Certified Values	2023 Certified Values
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$33,067	\$33,067	\$33,067
Agricultural (Market) Value	\$462,011	\$462,011	\$410,676
Just (Market) Value	\$462,011	\$462,011	\$410,676
Assessed Value	\$33,067	\$33,067	\$33,067
Exempt Value	\$0	\$0	\$0
Taxable Value	\$33,067	\$33,067	\$33,067
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

Land Information

Code	Land Use Desc	Acres	Square Feet	Market Value
05520	PLNTD PIN	100.00	4356000	315000
05930	TIMB SWAMP	46.67	2032945.2	147011

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee	Multi Parcel
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	**Multiple Sellers**	* TRINITY TIMBERLAND LLC	N
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	**None**	**None**	N
3/27/2007	\$100	WD	601/115	Unqualified (U)	Vacant	* THE PARKING COMPANY	* SALVATORE JAMES CANTOLINO TR & MARIE A TR	N
4/24/2006	\$407,000	WD	584/919	Unqualified (U)	Vacant	* ST JOE TIMBERLAND CO OF DELAWARE LLC	* THE PARKING CO	N

MyFlorida Official Public Records

[Additional Details](#)

Official Public Records information is provided by the Jefferson County Clerk's Office. Clicking on the link above will direct you to their web site, where you will be able to search for additional document details for this record.

No data available for the following modules: Building Information, Extra Features, Exemption, Special Assessments, Sketches, Linked Tangible Property, Linked Real Estate.

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Jefferson County, FL

Parcel Summary

Parcel ID	04-2S-3E-0000-0012-0000
Prop ID	4945
Legal Description	307.78 ACRES PT OF E1/2 LYING N OF SR 59 ORB 601 P 115 & 682 P 658
Legal Acres	307.78
Location Address	GAMBLE RD MONTICELLO, FL 32344
Property Use	TIMBERLAND 70-79 (005600)
Tax District	County - NFWFMD (District 2)
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[Trinity Timberland LLC](#)
2031 74th St NW
Bradenton, FL 34209

Valuation

	2025 Prelim Values	2024 Certified Values	2023 Certified Values
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$40,174	\$40,174	\$40,174
Agricultural (Market) Value	\$538,615	\$538,615	\$461,670
Just (Market) Value	\$538,615	\$538,615	\$461,670
Assessed Value	\$40,174	\$40,174	\$40,174
Exempt Value	\$0	\$0	\$0
Taxable Value	\$40,174	\$40,174	\$40,174
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

Land Information

Code	Land Use Desc	Acres	Square Feet	Market Value
05620	PLNTED PI	197.00	8581320	344750
05930	TIMB SWAMP	110.78	4825576.8	193865

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee	Multi Parcel
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	**None**	**None**	N
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	CANTOLINO SALVATORE J - LIV TR	* TRINITY TIMBERLAND LLC	N
3/27/2007	\$100	WD	601/115	Unqualified (U)	Vacant	* THE PARKING COMPANY	* SALVATORE JAMES CONTOLINO TR & MARIE TR	N
4/24/2006	\$854,200	WD	584/919	Unqualified (U)	Vacant	* ST JOE TIMBERLAND COOF DELAWARE LLC	* THE PARKING CO	N

MyFlorida Official Public Records

[Additional Details](#)

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Jefferson County, FL

Parcel Summary

Parcel ID	33-1S-3E-0000-0031-0000
Prop ID	4580
Legal Description	72.98 ACRES IN S1/2 OF S1/2 LYING N OF SR 59-ORB 601 P 115 & 682 P 658
Legal Acres	72.98
Location Address	BROOKS RD MONTICELLO, FL 32344
Property Use	TIMBER SWAMP (005930)
Tax District	County - NFWFMD (District 2)
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[Trinity Timberland LLC](#)
 2031 74th St NW
 Bradenton, FL 34209

Valuation

	2025 Prelim Values	2024 Certified Values	2023 Certified Values
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$6,780	\$6,780	\$6,780
Agricultural (Market) Value	\$547,350	\$547,350	\$510,860
Just (Market) Value	\$547,350	\$547,350	\$510,860
Assessed Value	\$6,780	\$6,780	\$6,780
Exempt Value	\$0	\$0	\$0
Taxable Value	\$6,780	\$6,780	\$6,780
Maximum Save Our Homes Portability	\$0	\$0	\$0

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

Land Information

Code	Land Use Desc	Acres	Square Feet	Market Value
05620	PLNTD PI	25.98	1131688.8	194850
05930	TIMB SWAMP	32.00	1393920	240000
05990	NON PROD	15.00	653400	112500

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee	Multi Parcel
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	**Multiple Sellers**	* TRINITY TIMBERLAND LLC	N
11/14/2012	\$100	WD	682/658	Unqualified (U)	Vacant	**None**	**None**	N
3/27/2007	\$100	WD	601/115	Unqualified (U)	Vacant	* THE PARKING COMPANY	* SALVATORE JAMES CANTOLINO TR & MARIE A TR	N
4/24/2006	\$202,500	WD	584/919	Unqualified (U)	Vacant	* ST JOE TIMBERLAND CO OF DELAWARE	* THE PARKING CO	N

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Attachment C. Maps and Aerial Photographs

1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's Land Boundary Information System (LABINS) or the U.S. Geological Survey. 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or Digital Orthophoto Quadrangle (DOQs) and tax maps should be submitted. DEP's Map Direct can also be used to assist with developing aerial and tax maps. 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) county highway maps.



1 inch = 883 feet

State:	FLORIDA
County:	JEFFERSON
Sec:	03, 04
Twn:	02 S
Rng:	03 E

Trinity Timberland LLC
527 +/- Acres

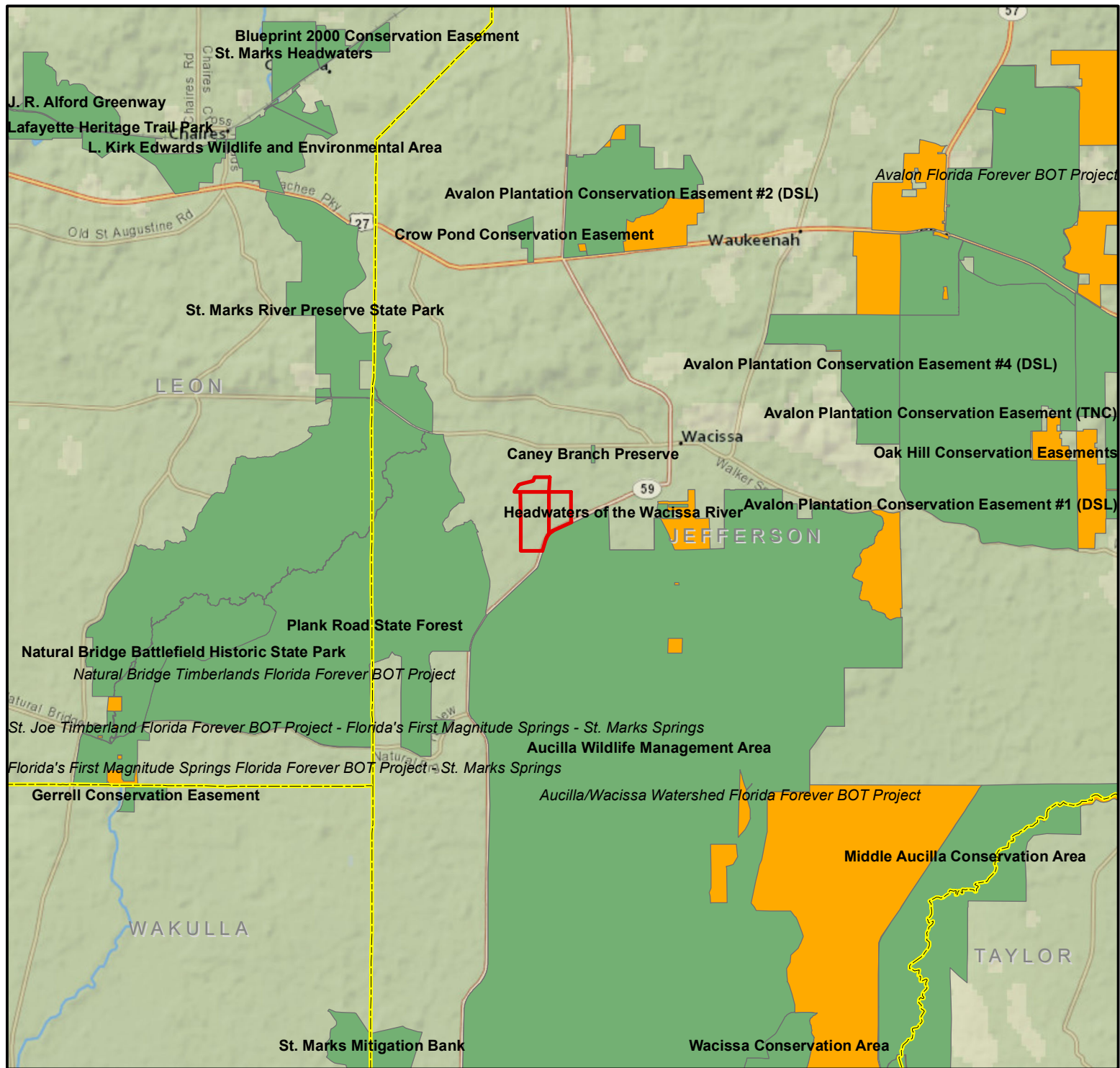


Date: 6/6/2024

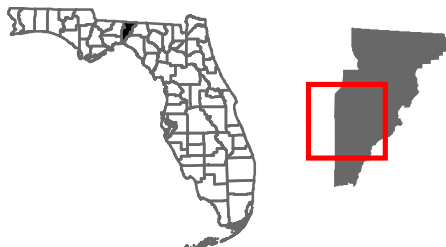
Drawn By: TR



SOUTHERN
FORESTRY
CONSULTANTS



Trinity Timberland LLC
Jefferson County
522 Acres

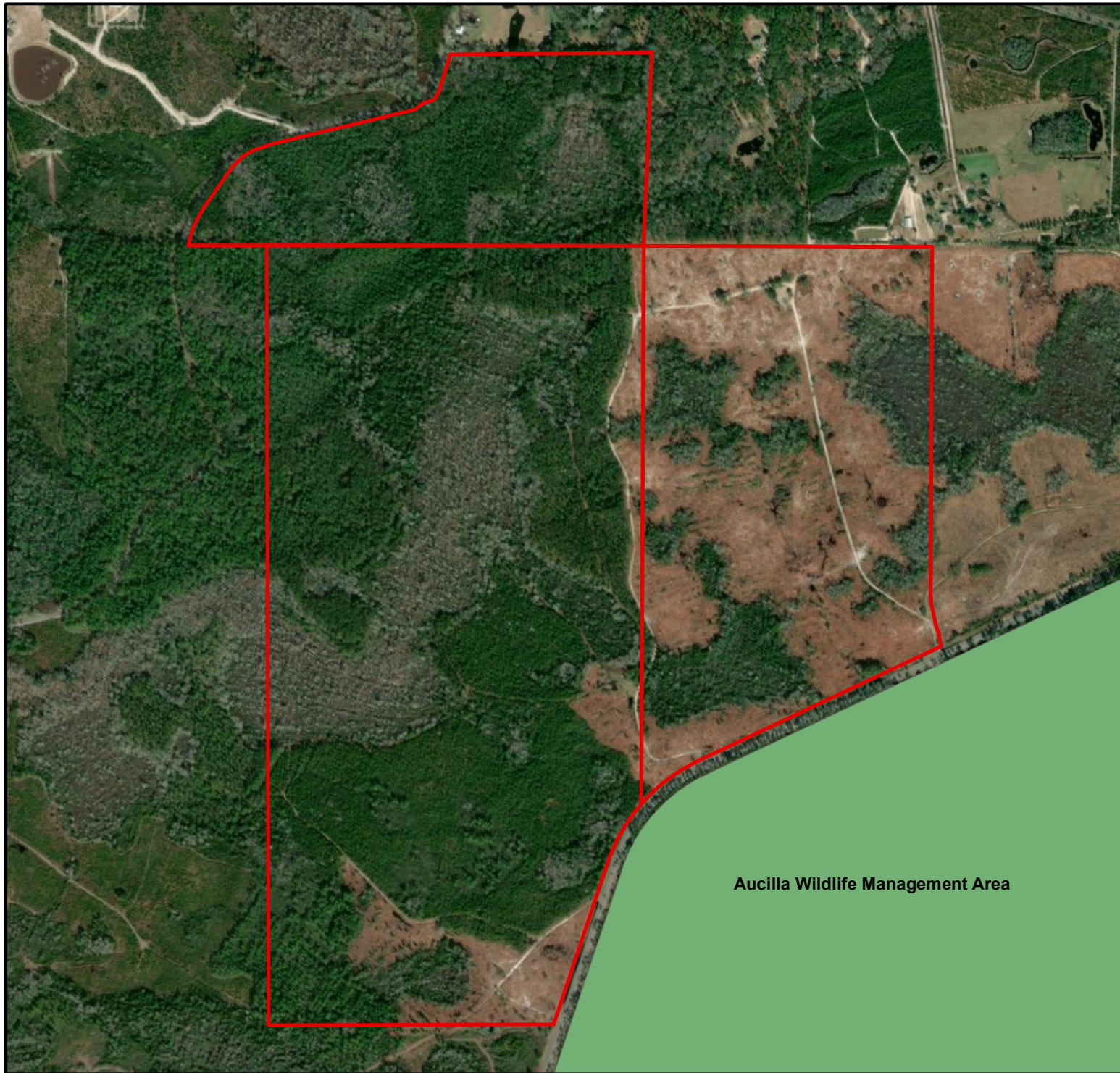


0 2 4 6 8 Miles

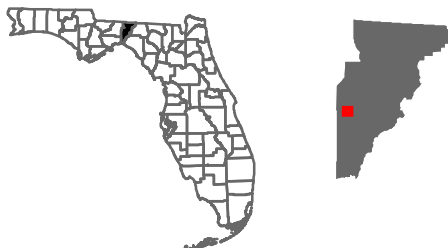
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Vicinity Map

-  Trinity Timberland LLC
-  County Boundaries
-  Conservation Lands
-  Florida Forever Projects



Trinity Timberland LLC
Jefferson County
522 Acres



0 0.2 0.4 0.6 0.8 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

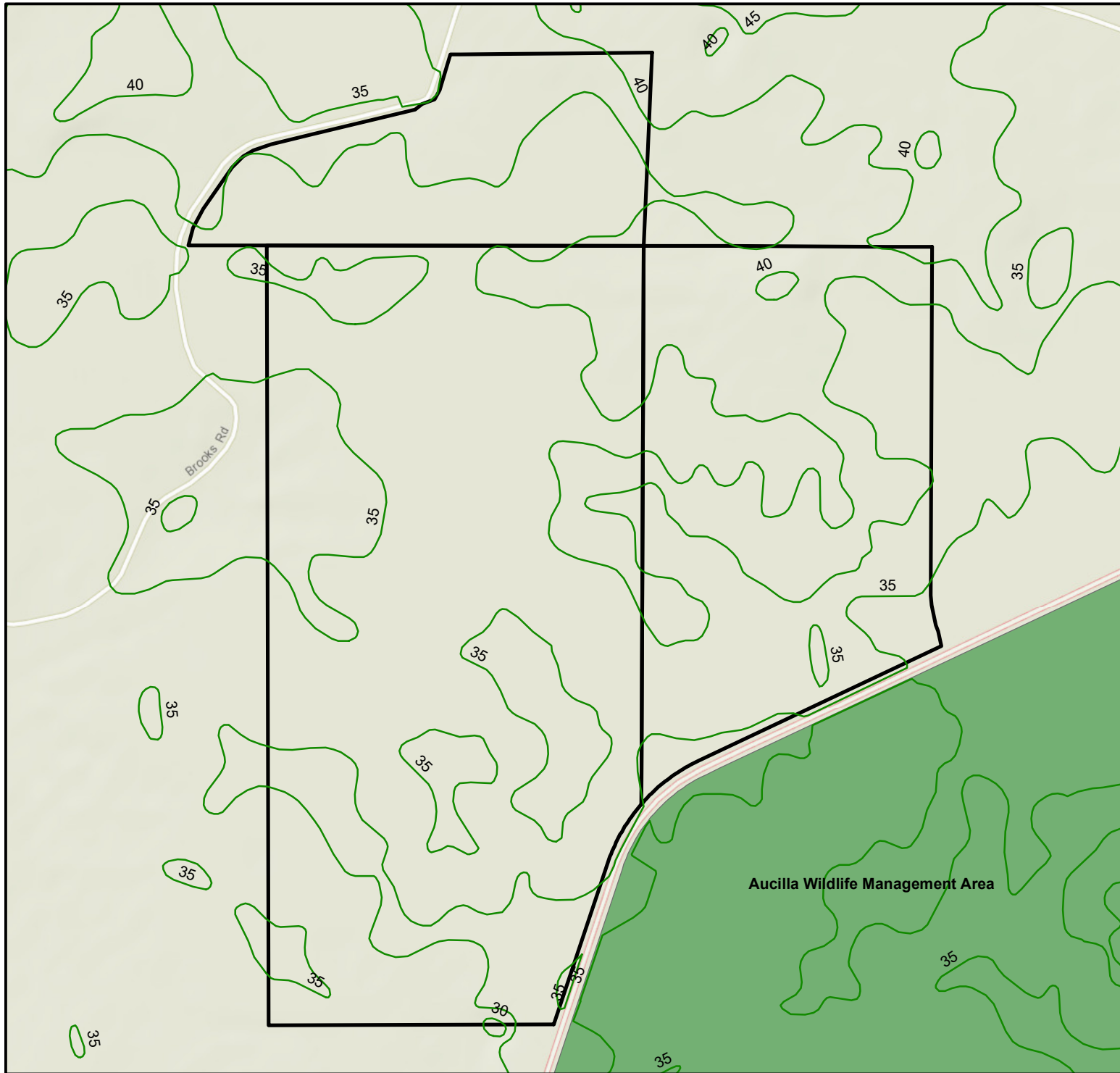
Aerial Imagery



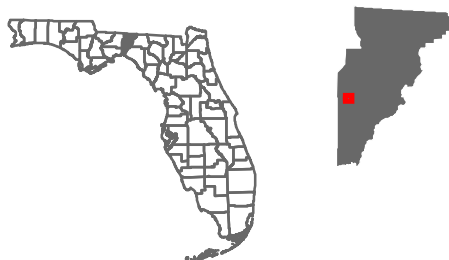
Trinity Timberland LLC



Conservation Lands



Trinity Timberland LLC
Jefferson County
522 Acres

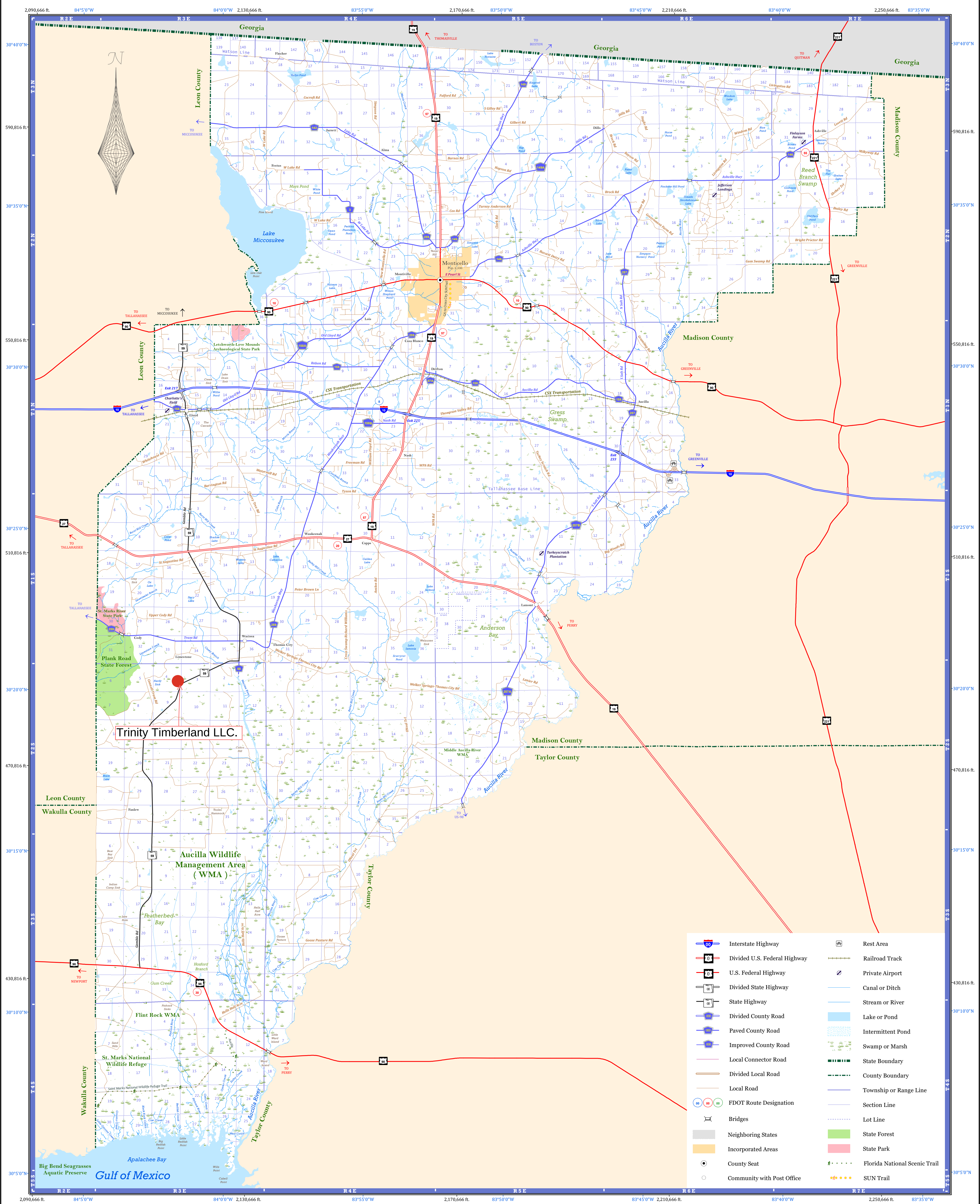


0 0.2 0.4 0.6 0.8 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2023

Topography

-  Elevations, Contours, and Depressions
-  Trinity Timberland LLC
-  Conservation Lands



This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on November 2015, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

State Highway System (SHS) road information is provided by the Florida Department of Transportation (FDOT) Transportation Data and Analytics Office, all other road information is provided by HERE and is Copyright 2015 HERE.

The railroad stations on this map do not necessarily denote the presence of a depot or like facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Jefferson County was 14,761. There are 598 square land miles in the county.

FDOT is providing this data "as is," and FDOT disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will FDOT be liable to you or any third party for any direct, indirect, incidental, consequential, special, or exemplary damages or lost profits resulting from any use or misuse of this data.

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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32399-0450. Phone (850) 414-4050.

General Highway Map Jefferson County Florida

Prepared by the
Geographic Information Systems Office
State of Florida
Department of Transportation
June 2019

