

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: Rose Woodland Tract

Name/Affiliation Proposing Amendment: Bruce Forest, LLC.

Mailing Address: 2593 W. Fountain Drive, Suite 2, Bloomington IN 47404
Street City State ZIP

Primary Phone: (812) 219-7610 Email: wwcutshall@yahoo.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 Leon County, Florida.

Property/project name: Rose Woodlands

Name/Affiliation of Authorized Representative: Warren Cutshall, Manager, Bruce Forest, LLC

Mailing Address: 2593 W. Fountain Drive, Suite 2 Bloomington IN. 47404
Street City State Zip

Primary Phone: (812) 219-7610 Email: wwcutshall@yahoo.com

Property information

Section 33 Township 1S Range 2E

Lat/Long 30.20.55.55 / 84.07.52.50

Acres 731.81

Parcel identification number(s):

3234200600010

3234200600000

Landowner Information

[Signature]
Landowner Signature

11-7-24
Date

Warren Cutshall
Landowner Name (print)

Mailing Address: 2593 W. Fountain Drive, Suite 2 Bloomington IN. 47404
Street City State Zip

Primary Phone: (812) 219-7610 Email: wwcutshall@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.

Attachment A

- 1) The **Rose Woodlands Tract** is a **731.8± acre property** located in southeastern **Leon County, Florida**, just southeast of **Tallahassee**, the state capital. This expansive tract is strategically positioned in a region characterized by its ecological richness and environmental importance.

Location Details:

- **Proximity to Tallahassee:** Situated a short distance from the state capital, the property offers convenient access to urban amenities while preserving its rural and natural character.
- **Regional Context:** Nestled in the southeast portion of the county, the tract borders **state-managed conservation lands**, contributing to the area's extensive wildlife corridors and protected ecosystems.
- **Ecological Surroundings:** This region of Leon County is known for its rolling topography, longleaf pine ecosystems, mixed hardwood forests, and proximity to critical water sources such as **springs, wetlands, and aquifers**.

Strategic Importance:

The location of the Rose Woodlands Tract enhances its conservation and environmental value, particularly in supporting **regional water quality** and **wildlife habitat connectivity**. Its positioning makes it a vital component of the area's natural heritage and a key opportunity for sustainable development or preservation projects.

- 2) The **Rose Woodlands Tract** possesses a rich array of physical, natural, and cultural characteristics that highlight its significance for conservation, sustainable management, and heritage preservation. Here's an overview of its features:
-

1. Physical Characteristics

- **Topography:** The land features gentle rolling hills typical of southeast Leon County, with elevations that promote natural drainage and scenic views.
- **Soil Composition:** The tract likely contains sandy, loamy soils ideal for supporting longleaf pine ecosystems and wetlands, with good permeability that contributes to aquifer recharge.
- **Vegetation:** Dominated by a mix of **longleaf pine forests, hardwoods, and wetland vegetation**, it reflects the biodiverse landscape of the region.

2. Natural Resource Characteristics

- **Forests:**
 - Home to **longleaf pine**, **slash pine**, and **hardwood forests**, the tract provides valuable timber resources with potential for sustainable forestry practices.
 - The forest composition enhances carbon sequestration and mitigates climate change impacts.
 - **Wildlife Habitat:** Serves as a refuge for species such as **white-tailed deer**, **wild turkeys**, and various songbirds and reptiles, including species of concern like **gopher tortoises** and **red-cockaded woodpeckers**.
 - **Water Resources:** Proximity to springs, creeks, and wetlands makes it integral to local aquifer recharge and watershed health.
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3. Biological Characteristics

- **Flora:**
 - The tract hosts native plants such as **wiregrass**, **saw palmetto**, and rare wetland vegetation, supporting a vibrant and balanced ecosystem.
 - Biodiversity benefits pollinators like bees and butterflies.
 - **Fauna:**
 - Rich biodiversity includes mammals, birds, amphibians, and reptiles, many of which thrive due to the tract's intact habitats and connectivity to state lands.
 - Critical for migratory bird species due to its location in the **Atlantic Flyway**.
-

4. Hydrological Characteristics

- **Springs and Wetlands:**
 - The tract contributes to the hydrological integrity of regional water systems by supporting springs and seasonal wetlands.
 - Serves as a natural water filtration system, improving water quality for downstream sources.
 - **Drainage:**
 - The gently sloping terrain facilitates natural stormwater management and reduces runoff, benefiting nearby water bodies.
 - **Aquifer Recharge:**
 - Acts as a recharge zone for the **Floridan Aquifer**, vital for the region's drinking water supply and ecosystem health.
-

5. Archaeological and Historical Characteristics

- **Potential Sites:**
 - Given its location in Leon County, a region with a rich history of **Native American settlements**, the property may host archaeological remnants such as **mound sites, pottery fragments, or artifacts** linked to the indigenous peoples of the area.
 - **Historic Use:**
 - The tract might include evidence of historical land use such as **early agricultural practices, timber harvesting, or homesteads** from the 19th and 20th centuries.
 - **Cultural Significance:**
 - Could be linked to early European exploration or settlements near the **St. Marks River**, emphasizing its role in Florida's broader historical narrative.
-

Summary

The **Rose Woodlands Tract** represents a vital natural and cultural resource in Leon County. Its blend of ecological richness, water resource importance, and historical connections underscores its significance for conservation, recreation, and sustainable management. Preserving or responsibly managing this land would contribute to protecting its **biodiversity, hydrological health, and cultural heritage** for future generations.

- 3) The **Rose Woodlands Tract** offers numerous opportunities for public recreation and other community uses that align with its ecological and historical significance. These activities could enhance public engagement with the environment while preserving the land's natural integrity.
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Potential Public Recreation Opportunities

1. **Hiking and Nature Trails**
 - Develop well-marked trails for **hiking, walking, and trail running**, showcasing the tract's diverse ecosystems, such as longleaf pine forests, wetlands, and wildlife habitats.
 - Include **interpretive signage** to educate visitors about the flora, fauna, and hydrology of the area.
2. **Wildlife Observation and Birdwatching**
 - Designate quiet observation areas with **viewing platforms or blinds** for birdwatching and wildlife viewing, particularly near wetlands and other biodiversity hotspots.
 - Potential to attract enthusiasts for spotting rare species like the **red-cockaded woodpecker** or migratory birds.

3. Educational Programs

- Host **guided tours, environmental workshops, or school field trips** focusing on the property's ecological, hydrological, and historical significance.
- Develop partnerships with local schools, universities, and conservation groups for research and learning opportunities.

4. Picnicking and Family Activities

- Create designated **picnic areas** with minimal infrastructure (e.g., tables, waste receptacles) to encourage family outings and community gatherings.

5. Hunting

- Allows for **hunting**, enhancing connections to Plank Road Wildlife Management Area.

6. Photography and Art Spaces

- Encourage visitors to capture the natural beauty of the area through **nature photography** or **outdoor art workshops**.
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Additional Public Uses

1. Sustainable Hunting and Game Management

- Implement **seasonal, regulated hunting** opportunities for species like deer and turkey, contributing to population management and conservation funding.
- Ensure activities align with wildlife conservation goals and state regulations.

2. Camping

- Develop **primitive camping areas** to offer visitors an immersive experience in nature, while ensuring minimal environmental impact.

3. Equestrian Trails

- If suitable, establish **equestrian trails** to attract horseback riders, expanding the range of recreational uses.

4. Cultural and Historical Exploration

- If archaeological or historical sites are confirmed, create **heritage trails** or **small exhibits** to highlight the cultural significance of the tract.

5. Community Events and Volunteer Programs

- Host community events such as **cleanup days, tree planting initiatives, or bioblitzes** to engage the public in conservation efforts.

6. Scientific Research and Citizen Science

- Promote partnerships with universities and conservation organizations to conduct **biodiversity studies, climate research, or aquifer monitoring**.
 - Engage local citizens in monitoring projects, such as bird counts or water quality assessments.
-

Potential Benefits

By offering these recreational and public uses, the **Rose Woodlands Tract** could:

- Foster **environmental stewardship** and education.
- Generate **economic benefits** through eco-tourism.
- Strengthen **community ties** and public support for conservation.

Infrastructure development should remain minimal and sustainable to protect the property's ecological integrity while maximizing its public value.

4) Development pressures on the **Rose Woodlands Tract** could pose significant threats to its ecological, hydrological, and cultural value. These impacts, if unmanaged, could compromise the tract's importance as a conservation and public-use area.

1. Habitat Fragmentation and Biodiversity Loss

- **Threat:** Urbanization or intensive development could fragment the tract, disrupting wildlife corridors and isolating species populations.
- **Impact:**
 - Loss of habitat for key species, including those that are threatened or endangered, like the **red-cockaded woodpecker** or **gopher tortoise**.
 - Increased human-wildlife conflict as species are displaced.

2. Hydrological Degradation

- **Threat:** Construction activities could alter natural drainage patterns, increasing runoff, sedimentation, and pollution in nearby wetlands and water bodies.
- **Impact:**
 - Decreased water quality in springs and aquifers critical for regional drinking water supply.
 - Reduced capacity for aquifer recharge due to soil compaction and impermeable surfaces (e.g., roads, parking lots).
 - Higher risk of flooding in downstream areas due to loss of natural water retention features.

3. Decline in Ecosystem Services

- **Threat:** Loss of forested and wetland areas from development could reduce carbon sequestration, air purification, and other ecological services.
- **Impact:**
 - Increased carbon emissions contributing to climate change.
 - Diminished ability of the land to filter pollutants from water and air.

4. Cultural and Historical Resource Loss

- **Threat:** Development could disturb or destroy potential archaeological sites or historical landmarks within the tract.
 - **Impact:**
 - Loss of tangible connections to the region's Native American heritage and early settlement history.
 - Missed opportunities for educational and cultural tourism.
-

5. Visual and Aesthetic Degradation

- **Threat:** Construction of large-scale residential or commercial developments could alter the scenic natural landscape.
 - **Impact:**
 - Reduced appeal for eco-tourism and recreation.
 - Loss of natural character, making the area less attractive to visitors and conservationists.
-

6. Increased Human Impact

- **Threat:** Development brings increased human activity, including vehicular traffic, noise, and light pollution.
 - **Impact:**
 - Disruption of nocturnal wildlife and natural behaviors.
 - Decrease in the tranquility and remoteness valued for public recreation.
-

7. Water Resource Competition

- **Threat:** Urban development could increase demand for groundwater extraction, stressing local water supplies.
 - **Impact:**
 - Lower water levels in nearby springs and aquifers.
 - Possible salinization or other changes to groundwater quality.
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8. Economic and Opportunity Costs

- **Threat:** Focusing on development rather than conservation may result in short-term gains at the expense of long-term environmental and community benefits.
 - **Impact:**
 - Reduced potential for eco-tourism, outdoor recreation, and educational uses.
 - Diminished quality of life for local residents who rely on access to natural spaces.
-

Summary

Unchecked development on or around the **Rose Woodlands Tract** could significantly diminish its value as a conservation, recreation, and heritage site. To mitigate these risks:

- **Zoning protections** and **conservation easements** should be established to limit inappropriate land use.
- Collaboration with stakeholders, including local governments, environmental organizations, and the community, is essential to safeguard the tract's ecological, hydrological, and cultural integrity.

5) N/A

6) The **Rose Woodlands Tract** aligns closely with the goals and performance measures of the **Florida Forever Program**, as outlined in Chapter 259.105(9) and (10), Florida Statutes (FS). Florida Forever is a state conservation and recreation lands acquisition program focused on preserving Florida's natural and cultural resources, improving water resources, and providing opportunities for public recreation.

How the Project Meets Florida Forever Goals

1. Enhance and Protect Water Resources

- **Goal:** Protect and improve the quality and quantity of surface and groundwater resources.
 - The tract includes wetlands and upland forests that contribute to **aquifer recharge** and safeguard nearby **springs** and **waterways**.
 - It filters stormwater runoff, improving the water quality of downstream resources, which is essential for protecting Florida's drinking water supply and ecosystems.
-

2. Protect Natural Floodplains and Wetlands

- **Goal:** Maintain natural hydrology and reduce flood risks by conserving wetlands and floodplains.

- The property includes wetland ecosystems that naturally retain water, preventing downstream flooding and enhancing resilience to extreme weather.
-

3. Conserve Habitat for Native Species

- **Goal:** Protect habitats for endangered, threatened, and significant species.
 - The tract provides critical habitat for species of concern, such as the **red-cockaded woodpecker, gopher tortoise**, and migratory birds.
 - Its adjacency to state lands supports **wildlife corridors**, ensuring species mobility and genetic diversity.
-

4. Promote Connectivity of Natural Areas

- **Goal:** Create large, connected ecosystems to ensure ecological resilience and species survival.
 - By bordering state-managed lands, the Rose Woodlands Tract enhances the continuity of conservation areas, reducing habitat fragmentation and supporting broader regional conservation goals.
-

5. Provide Opportunities for Public Recreation

- **Goal:** Increase access to natural areas for low-impact recreation and education.
 - The tract can support **hiking, birdwatching, hunting, and environmental education**, offering Floridians meaningful access to nature.
 - It aligns with the Florida Forever vision of increasing public enjoyment of Florida's natural landscapes.
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6. Sustain Florida's Economy through Conservation

- **Goal:** Support Florida's economy by promoting eco-tourism, forestry, and agriculture.
 - The tract's potential for eco-tourism activities like birdwatching and hiking aligns with Florida Forever's focus on enhancing economic benefits through conservation.
 - Sustainable forestry practices could also provide economic value while maintaining ecological integrity.
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Performance Measures the Project Achieves

1. Acres of Habitat Protected

- The **731.8± acres** contribute significantly to habitat conservation goals by protecting diverse ecosystems, from upland pine forests to wetlands.

2. Connectivity of Conservation Lands

- By adjoining state lands, the tract helps create **contiguous conservation corridors**, critical for species migration and ecological resilience.

3. Water Resources Protected

- Acres of wetlands and hydrologically active areas within the tract directly support **aquifer recharge** and the protection of local springs and water sources.

4. Species Recovery and Habitat Restoration

- The property supports habitat for **listed species** and offers opportunities for **longleaf pine restoration**, a priority for ecological recovery efforts.

5. Public Access and Recreation

- The tract has potential for development into a site for **low-impact recreational activities**, promoting public enjoyment of Florida's natural resources.

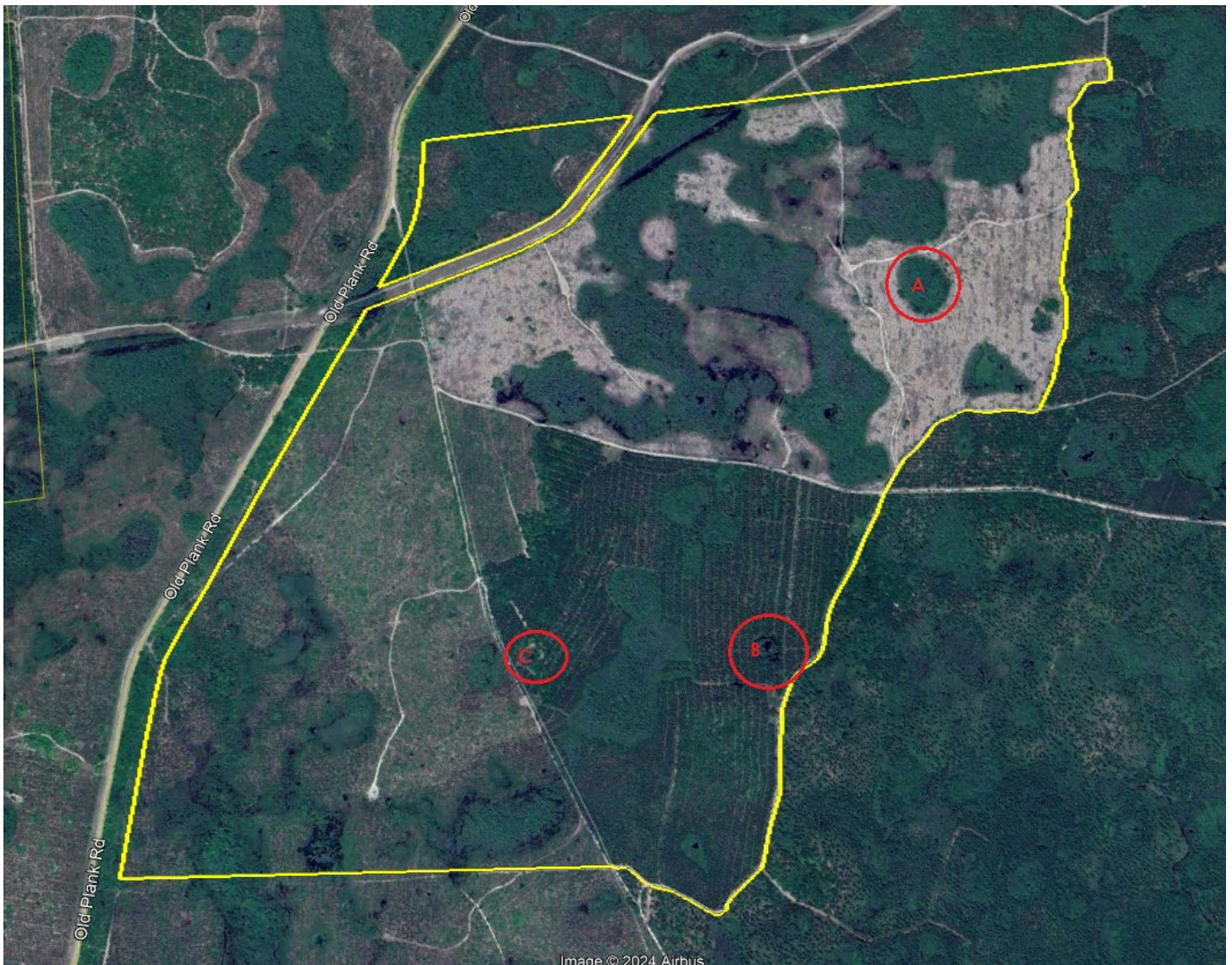
6. Protection of Cultural and Historical Sites

- Protecting potential **archaeological resources** aligns with Florida Forever's aim to safeguard culturally significant sites.

Conclusion

The **Rose Woodlands Tract** directly supports the goals and performance measures of the **Florida Forever Program** by protecting vital ecosystems, enhancing water resources, conserving wildlife, and offering public recreation and cultural preservation. It is a prime candidate for acquisition or protection under the program, contributing to Florida's long-term environmental and community well-being.

7) Alan Davis with Land Planning and Administration for the Florida Forest Service / Florida Department of Agriculture and Consumer Services asked for this to be submitted since it is an adjoining land and could be used for both recreation and water protection. Please see the attached Letter of Support from Rick Dolan, Director, Florida Forest Service



"A" is a fairly large sinkhole

"B" is a cypress pond that the prior owners had cut a lot of hardwoods from around it

"C" is the well-defined karst window. You can see limestone and it is always filled with water. Could potentially be linked to Karst/cave system going to Wakulla/St Marks or other known systems in the area.

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

November 5, 2024

Ms. Callie DeHaven, Director
Division of State Lands, Mail Station 100
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Dear Ms. DeHaven:

If acquired by the state, the Florida Forest Service will manage the tract in Leon County, depicted on the attached map.

Acquisition of this tract will increase the state forest's ecological value and provide additional public access and recreational opportunities. The tract would also benefit from multiple-use management activities consistent with Plank Road State Forest, Lease No. 4806.

If you have any questions, please feel free to contact Alan Davis at (850) 681-5816 or Alan.Davis@FDACS.gov.

Sincerely,

Rick Dolan, Director
Florida Forest Service



ROSE WOODLANDS

COUNTY: LEON

STATE: FL

ACRES: 715.1

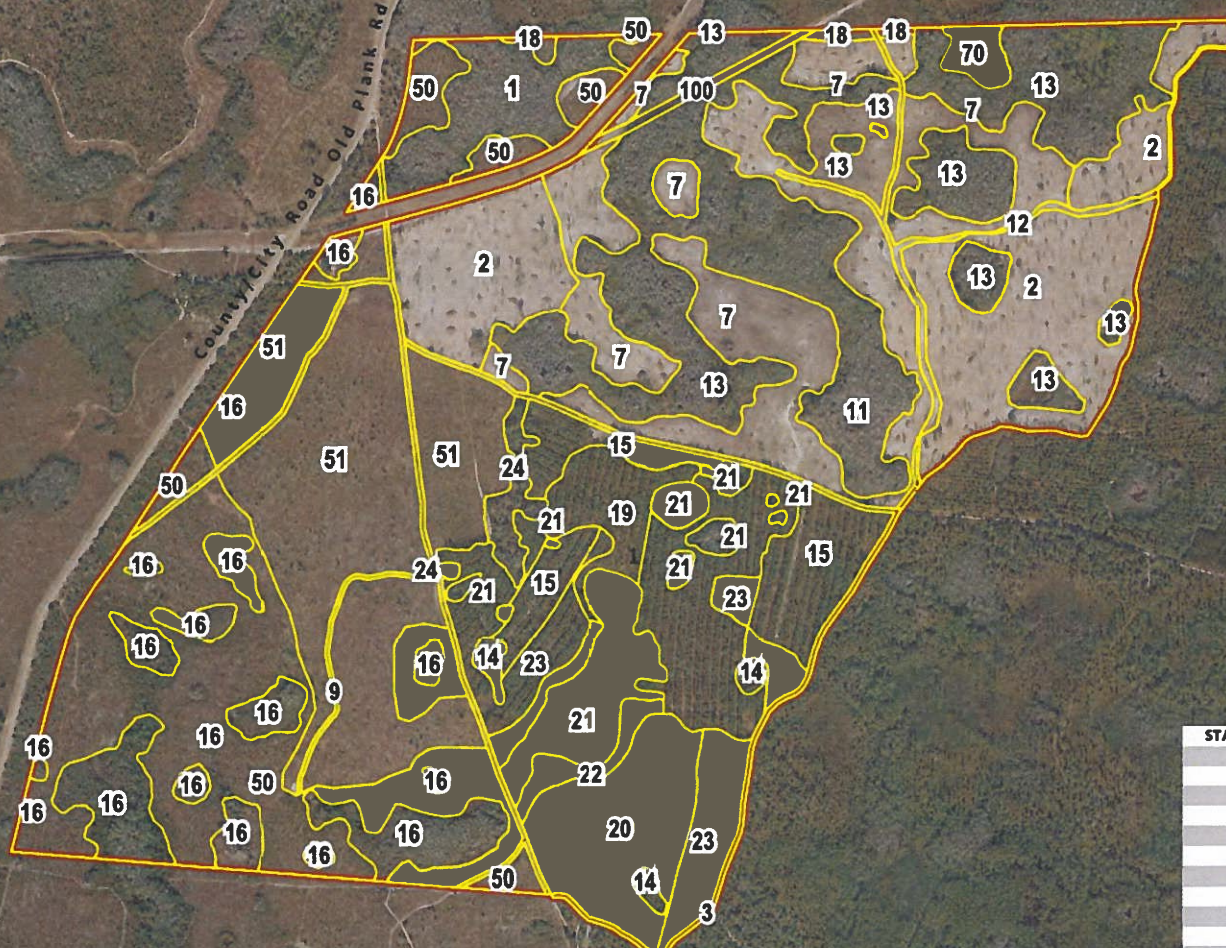
Map Scale 1 in = 1320 ft
Reference Scale 1 in = 5840 ft

0 660 ft 1320 ft



**AFM
REAL ESTATE**

AFM Real Estate
AFMRealEstate.com



Contact:
David Williamson
Real Estate Sales & Acquisitions
Licensed GA, FL & AL
850.545.8635
david.williamson@afmforest.com

STAND	DOM_S_NAME	YEAR_EST	ACRES
1	HARDWOOD	1930	19.1
2	LONGLEAF PINE	2023	77.0
3	UNDEFINED	0	5.3
7	SLASH PINE	2023	86.0
8	SLASH PINE	1999	26.5
9	UNDEFINED	0	7.0
11	UNDEFINED	0	0.3
12	UNDEFINED	0	3.6
13	HARDWOOD	1930	118.8
14	UNDEFINED	0	0.3
15	SLASH PINE	1999	27.0
16	HARDWOOD	2014	40.3
18	SLASH PINE	2016	1.9
19	SLASH PINE	1999	14.0
20	SLASH PINE	1999	25.5
21	HARDWOOD	1930	25.1
22	SLASH PINE	1999	4.0
23	SLASH PINE	1999	26.0
24	HARDWOOD	2017	5.9
50	SLASH PINE	2018	95.0
51	LONGLEAF PINE	2018	98.6
70	SLASH PINE	1991	3.4
100	UTILITY	0	2.3
TOTAL ACRES = 715.1			

This product is for informational purposes and may not have been prepared for, or suitable for, legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.



Leon County Property Appraiser - Parcel Details

Printed on: 10/23/2024

Parcel Summary

Parcel Number 3234200600010	Location 0 OLD PLANK RD
Owner(s) BRUCE FOREST LLC	Property Use 5600 - TIMBERLAND, INDEX 70-79
Mailing Address 2593 W FOUNTAIN DR STE 2 BLOOMINGTON IN 47404-2782	Legal SECTIONS 33 & 34 T1S R2E & 3 & 4 T2S R2E LOT 1 OF ASAP PER OR 5408/1415 OR 5040/1311
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 696.4400	Parent Parcel 3233200600000

Sales Information

Sales Date	Sales Price	Book/Page	Instrument Type	Improved/Vacant
2/21/2020	\$100	5416/510	Quit Claim	Vacant
3/20/2017	\$1,290,700	5040/1311	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$1,253,592	\$0	\$1,253,592	\$0	\$145,786
2023	\$1,253,592	\$0	\$1,253,592	\$0	\$105,822
2022	\$1,253,592	\$0	\$1,253,592	\$0	\$105,822

Certified Taxable Value

Taxing Authority	Milage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,253,592	\$145,786	\$0	\$145,786
Leon County - Emergency Medical Service	0.75000	\$1,253,592	\$145,786	\$0	\$145,786
Children Services Council	0.34770	\$1,253,592	\$145,786	\$0	\$145,786
School - State Law	3.13600	\$1,253,592	\$145,786	\$0	\$145,786
School - Local Board	2.24800	\$1,253,592	\$145,786	\$0	\$145,786
NW FL Water Management	0.02180	\$1,253,592	\$145,786	\$0	\$145,786

Building

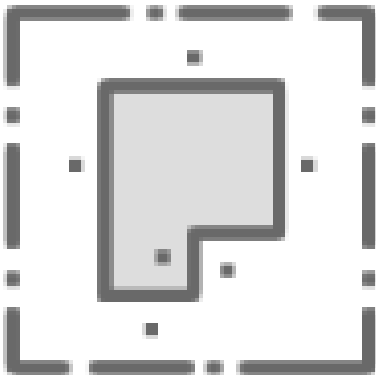
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

Characteristics

Measurements

Area	Description	SqFT

Sketch



Sorry, no sketch available
for this record



Leon County Property Appraiser - Parcel Details

Printed on: 10/23/2024

Parcel Summary

Parcel Number 3234200600000	Location 0 OLD PLANK RD
Owner(s) BRUCE FOREST LLC	Property Use 5500 - TIMBERLAND, INDEX 80-90
Mailing Address 2593 W FOUNTAIN DR STE 2 BLOOMINGTON IN 47404-2782	Legal SECTION 33 T1S R2E OR 5040/1311 LESS OR 5408/1415 ASAP OR 1188/967 3874/1109 3887/190 3874/1109 3887/190 4315/504
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 35.4000	Parent Parcel 3233200600000

Sales Information

Sales Date	Sales Price	Book/Page	Instrument Type	Improved/Vacant
3/20/2017	\$1,290,700	5040/1311	Warranty Deed	Vacant
7/22/2011	\$100	4315/504	Corrective Deed	Vacant
7/22/2011	\$100	4299/1130	Quit Claim	Vacant

Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$60,171	\$0	\$60,171	\$0	\$15,723
2023	\$60,171	\$0	\$60,171	\$0	\$13,553
2022	\$60,171	\$0	\$60,171	\$0	\$13,553

Certified Taxable Value

Taxing Authority	Milage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$60,171	\$15,723	\$0	\$15,723
Leon County - Emergency Medical Service	0.75000	\$60,171	\$15,723	\$0	\$15,723
Children Services Council	0.34770	\$60,171	\$15,723	\$0	\$15,723
School - State Law	3.13600	\$60,171	\$15,723	\$0	\$15,723
School - Local Board	2.24800	\$60,171	\$15,723	\$0	\$15,723
NW FL Water Management	0.02180	\$60,171	\$15,723	\$0	\$15,723

Building

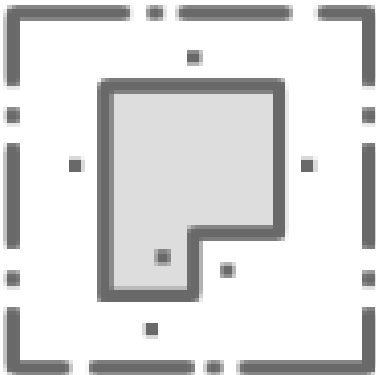
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

Characteristics

Measurements

Area	Description	SqFT

Sketch



Sorry, no sketch available
for this record