

HUNDLEY RANCH

4650 FELLSMERE ROAD
FELLSMERE, FL 32949

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jeremiah.thompson@svn.com

Far Reach Ranch CE

1.) APPLICATION

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Three Forks CA

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Ox Crk Ag & CE

Blue Cypress CA

Far Reach Ranch CE

Three Forks CA



Ox Crk Ag & CE

Blue Cypress CA

1 APPLICATION



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): Ranch Reserve

Property Proposed for Boundary Amendment: Hundley Ranch

Name/Affiliation Proposing Amendment: Jeremiah Thompson w/Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP
1723 Bartow Road	Lakeland	FL	33801

Primary Phone: 352-255-3670 Email: jeremiah.thompson@svn.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



Supporting documentation

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

- 1) A descriptive location of the proposed project with total acreage.
- 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.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 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.
- 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 use(s) 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.

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.

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](#).

**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 Brevard County, Florida.

Property/project name: Hundley Ranch

Name/Affiliation of Authorized Representative: Jeremiah Thompson w/Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801
Street City State ZIP

Primary Phone: 352-255-3670 Email: jeremiah.thompson@svn.com

Property information

Section 32,33 Township T30S Range R35E
Lat/Long 27.828680, -80.832426
Acres 592

Parcel identification number(s):

Multiple (8)

Landowner Information


Landowner Signature

12-6-24
Date

John Hundley
Landowner Name (print)

Mailing Address: P.O. Box H, Loxahatchee, FL 33470
Street City State ZIP

Primary Phone: 561-996-6855 Email: _____

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.



Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

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.

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.

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.



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.

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.

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.

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.

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.

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.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(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).
- (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.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (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.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (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.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(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.

2 PROPERTY DESCRIPTION

HUNDLEY RANCH FLORIDA FOREVER BOUNDARY AMENDMENT RANCH RESERVE

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

The proposed Hundley Ranch is 592 ± total acres in Brevard County located 20 ± miles north of Fort Drum and 20 ± miles west of Sebastian. The property is situated in the Upper St. Johns River watershed and contains 449 ± upland acres (76%) and 143 ± wetland acres (24%) with one mile of road frontage on Fellsmere Road.

Approximately 413 ± acres are in pastureland and the property is primarily utilized for cattle and recreation.

It contains 28 ± acres of pine flatwoods, an underrepresented natural community. There is a residence on site as well as a few other structures and equipment related to the current and past operations of the farm. The balance of the property is a mixture pines/hardwoods, cypress, mixed wetland forest, freshwater marshes, and wet prairies that provide critical ecological services to the region.

Hundley Ranch has a 2023 certified market/just value of \$1,246,670.

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. B.) Does the property contain improvements/facilities? If so, please describe:

Hundley Ranch is within an environmentally rich area of Florida, the Osceola Plain. The property contains a mixture of improved/unimproved pastures, woodland pastures, pine flatwoods, upland mixed-coniferous/hardwoods, cypress, mixed wetland forest, freshwater marshes, wet prairies, and mixed scrub-shrub wetland. These natural lands harbor several species native to Florida and provide critical ecological services. The entire property is within the Florida Ecological Greenway Network (FEGN), also known as the Florida Wildlife Corridor, which serves long ranging animals such as the Florida Black Bear and Panther. According to the FNAI Biodiversity Matrix, species such as the Eastern Indigo Snake, Florida Sandhill Crane, and Gopher Tortoise are likely to utilize the habitat the property provides. The landowner reported seeing deer, turkeys, sandhill cranes, swallow-tailed kites, ducks, and bald eagles on the property. Florida Black Bear have been seen in the area. There are 15 potential species listed by FNAI that could also utilize the habitat the property provides. Nearby conservation lands include Far Reach Ranch CE, Escape Ranch CE, Wolk Creek Ranch CE, Three Forks CA, Blue Cypress CA, and Ox Creek Ag & CE. Protection of the property under a conservation easement would protect it from future development and a link in the Florida Wildlife Corridor.

The property is within the Upper St. Johns River Drainage Basin and contains 143 ± wetland acres consisting of cypress, mixed wetland forest, freshwater marshes, wet prairies, and mixed scrub-shrub wetland. The St. Johns Marsh, Blue Cypress Creek, and Blue Cypress Lake are in the immediate vicinity and the property contributes to its water quality and quantity. The entire property is within the Critical Lands and Waters Identification Project (CLIP) priority area. FNAI data reflects that the property contributes to the groundwater recharge, natural floodplain, and overall water quality and quantity of the region.

3. Potential Public Recreation opportunities or other uses:

N/A

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

Generally, the area surrounding the property in Brevard County has zoning and future land use designations of Agriculture. Central Florida in general has experienced significant growth within the past few years and has put developmental pressures on the region. There are no known developmental proposals in the area currently. The property has a future land use of Agriculture which allows a density of one unit per five acres, creating the potential to be subdivided into smaller lots to accommodate ranchettes which are very popular in the market.

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

N/A

6. Detail on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and further the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website:

Acquisition of a conservation easement on the Hundley Ranch would further a number of the goals and measures of the Florida Forever Program:

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

- The entire property is located in the Florida Ecological Greenway Network (Wildlife Corridor) which contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis (Measure A1)
- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

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

- The property has been identified as a Strategic Habitat Conservation Area, with approximately 81 acres as a Priority 3 (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Black Bear (Measure B2).
- The property is adjacent to Priority 1 Areas and contains 41 ± acres of Priority 5 of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near Ranch Far Reach Ranch CE, Wolk Creek Ranch CE, Three Forks CA, Blue Cypress CA, and Ox Creek Ag & CE while contributing to the landscape protected near the Ranch Reserve Florida Forever BOT Project (Measure B3).
- Pine Flatwoods and Cypress are among the natural communities on the property identified as Underrepresented Natural Communities by FNAI (Approximately 31 Acres; Measure B4).

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

- Cypress, mixed wetland forest, freshwater marshes, wet prairies, and mixed scrub-shrub wetland. contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 24% of the property is composed of ranked functional wetlands (Measure C8).

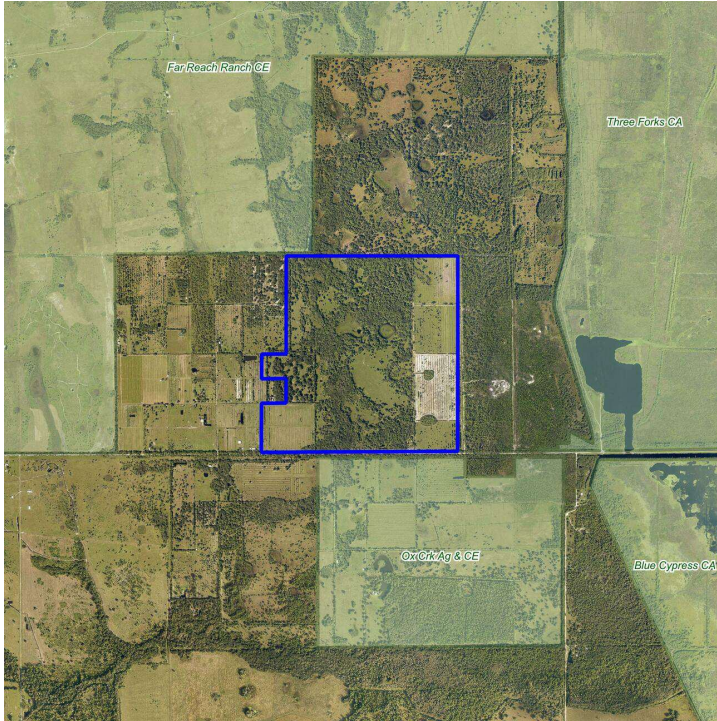
Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

- The entire property is priority ranked for aquifer recharge (Measure D3).

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 use(s) 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 the 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 is not included.

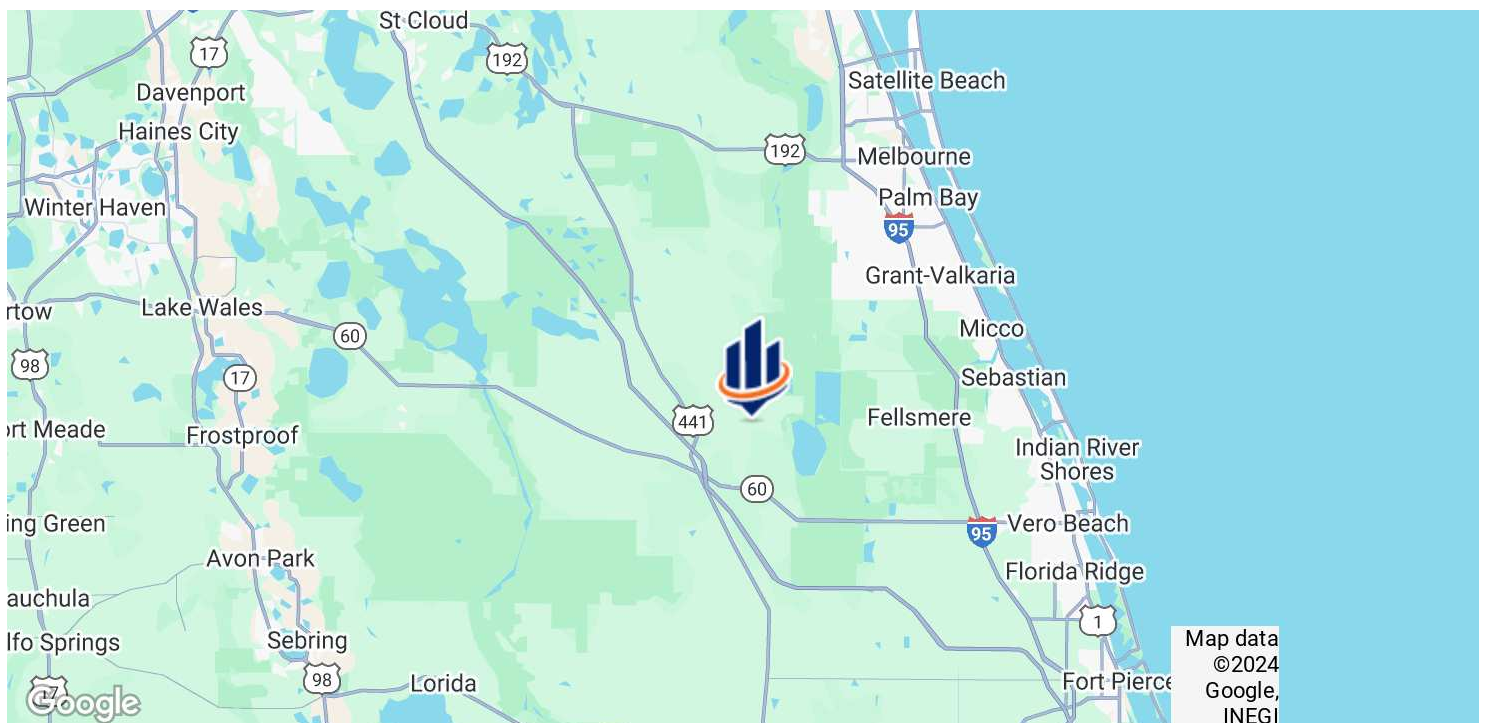
Hundley Ranch is proposed in this application as a less-than-fee acquisition. Under a conservation easement, the state would acquire the developmental rights on the property while the landowner would like to continue the current and historic activities on the property. These activities include agriculture, cattle operations, recreation, and private use and enjoyment.

The Hundley Ranch will enlarge the conservation lands in the growing area of Central Florida. Acquisition of the property under an easement would protect a link in the Florida Wildlife Corridor from future development and prevent fragmentation of sensitive habitat that supports many native species in Florida. The acquisition would also protect the water quality and quantity of the Upper St. Johns River watershed.



LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple [8]
GPS:	27.8232697, -80.8278461
Driving Directions:	Contact JT
Showing Instructions:	Contact JT





SPECIFICATIONS & FEATURES

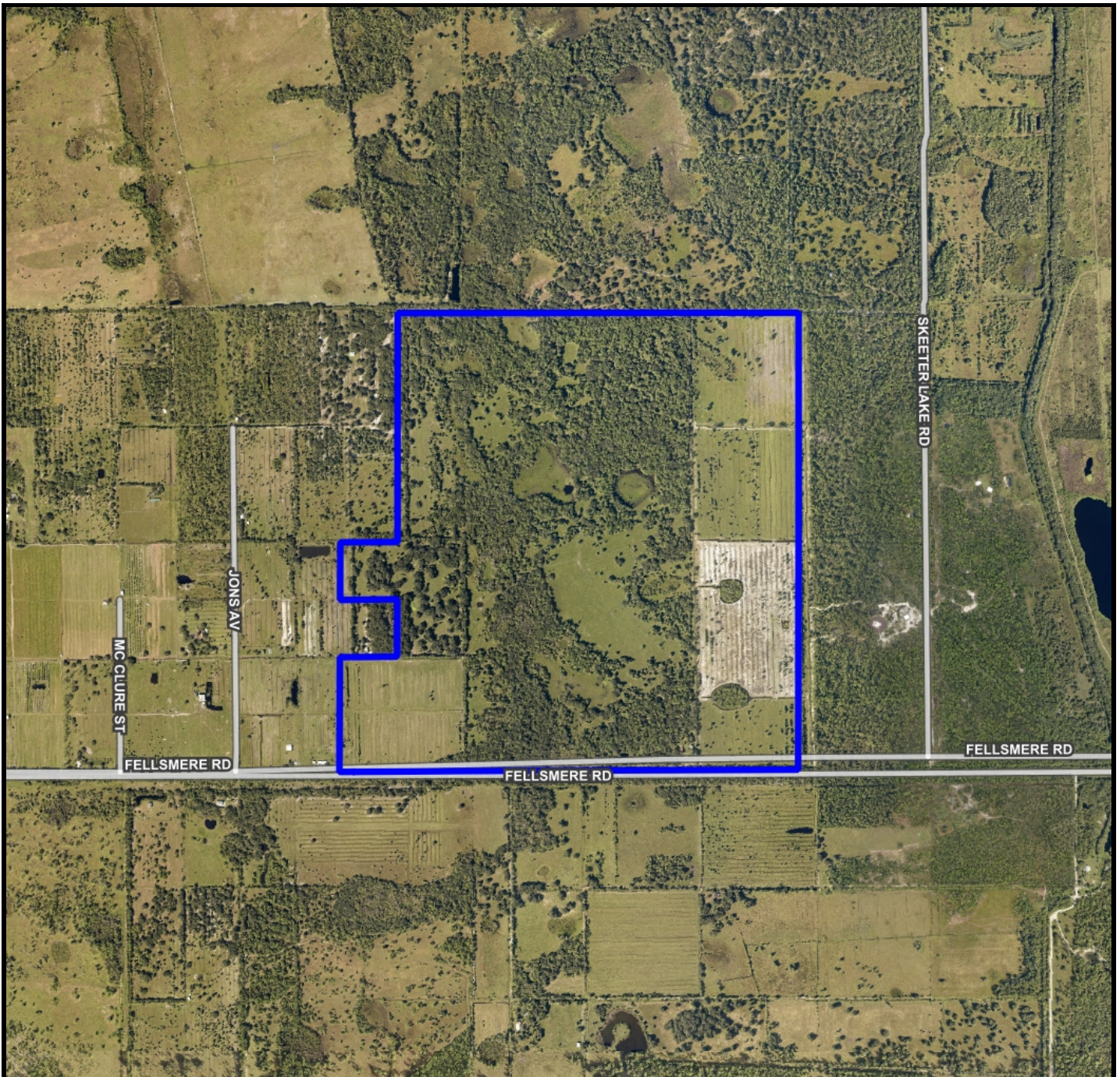
Land Types:	• Conservation Easement • Ranch
Uplands / Wetlands:	449 ± Upland Acres [76%] / 143 ± Wetland Acres [24%]
Soil Types:	Anclote; Immokalee; Malabar; Boca; Myakka; Oldsmar; Hilolo; Pineda; Pompano; Samsula; Basinger; Wabasso; Boca
Zoning / FLU:	Agriculture
Water Source & Utilities:	Electricity, Well, & Septic
Road Frontage:	1 ± Mile on Fellsmere Road
Fencing:	Fenced and Cross-Fenced
Current Use:	Agriculture and Recreation
Potential Recreational / Alt Uses:	Smaller Homesites or More Intensive Agriculture
Land Cover:	Improved Pasture [272 ± Acres]; Unimproved Pastures [4 ± Acres]; Woodland Pastures [137 ± Acres]; Pine Flatwoods [28 ± Acres]; Upland Mixed Coniferous/Hardwood [67 ± Acres]; Cypress [3 ± Acres]; Wetland Forested Mixed [57 ± Acres]; Freshwater Marshes [10 ± Acres]; Wet Prairies [4 ± Acres]; Mixed Scrub-Shrub Wetland [7 ± Acres]
Structures & Year Built:	Single Family Home and Agricultural Structures

3 PHOTOS

Fellsmere, FL 32949

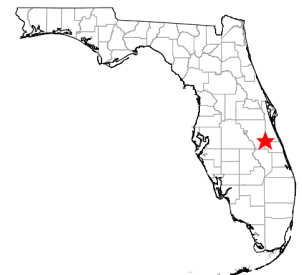
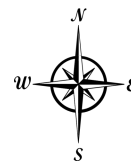


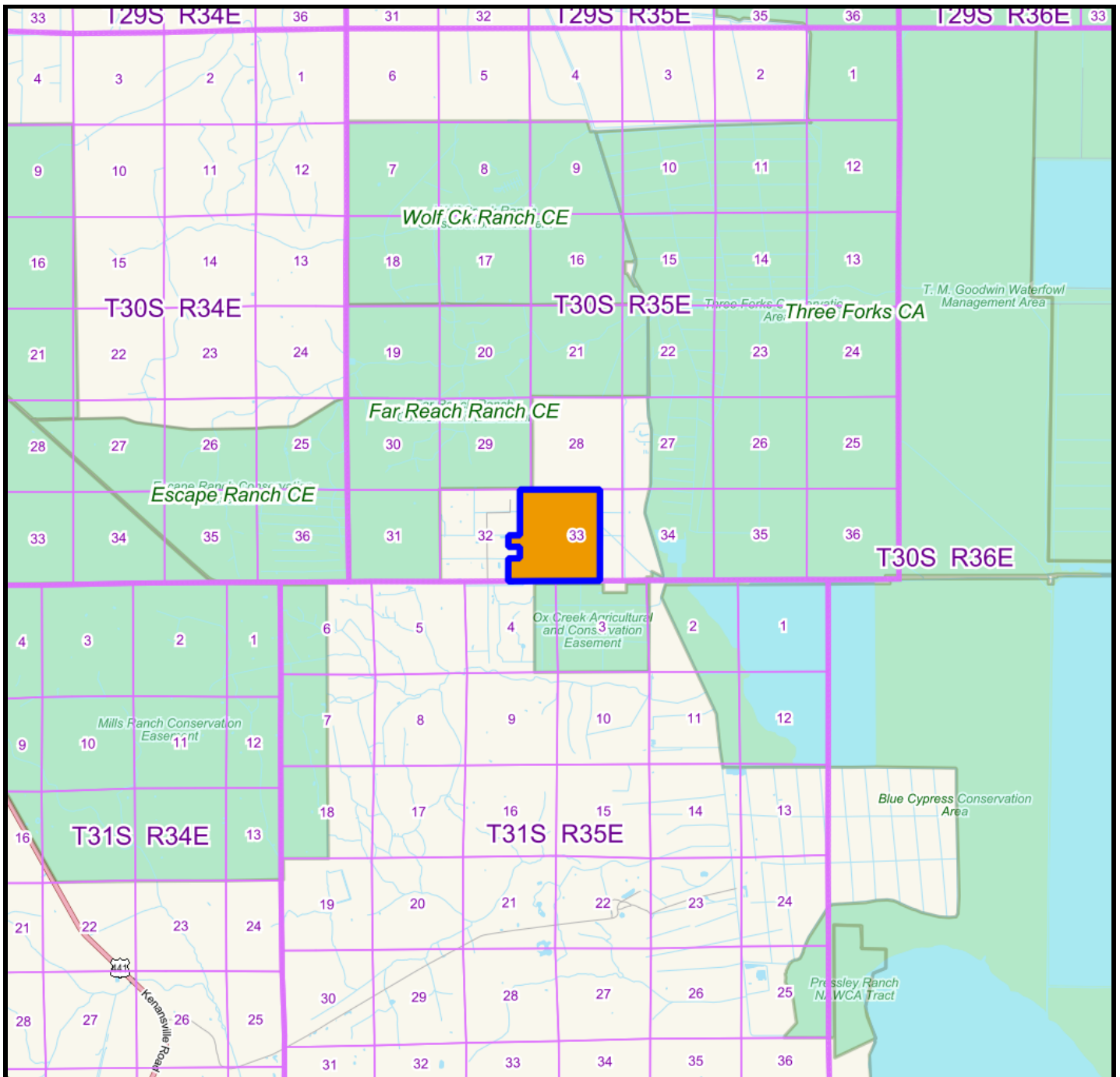
3 MAPS



Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
-  Streets MapWise
-  Florida Forever BOT FNAI

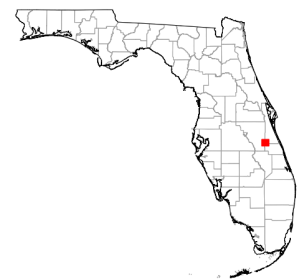
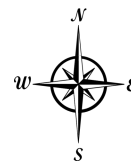


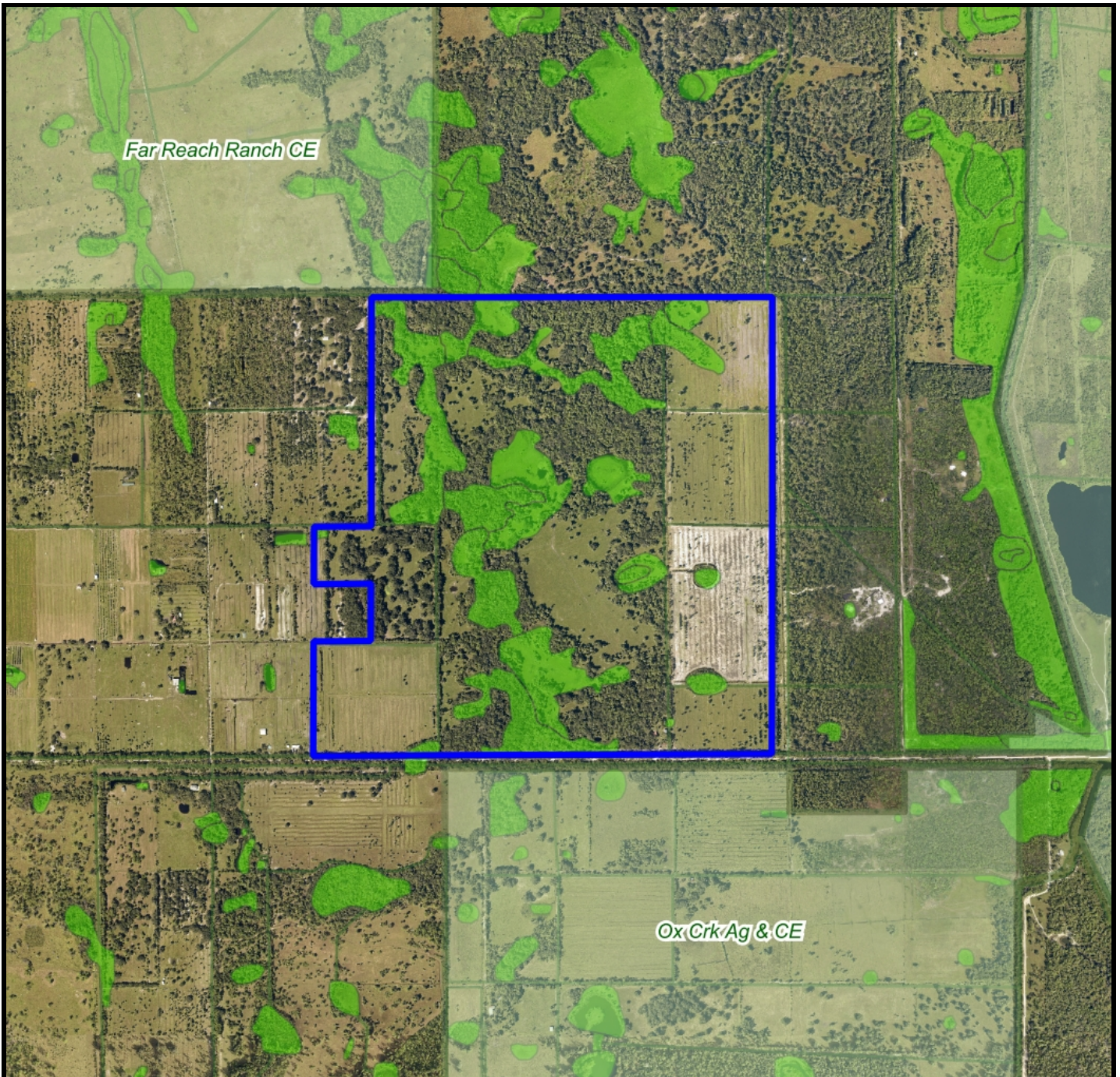


Vicinity



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries
- Managed Lands FNAI

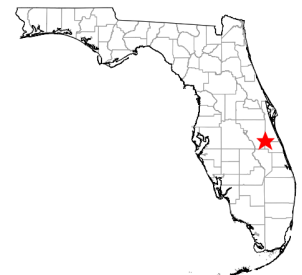
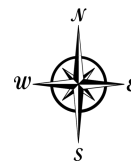


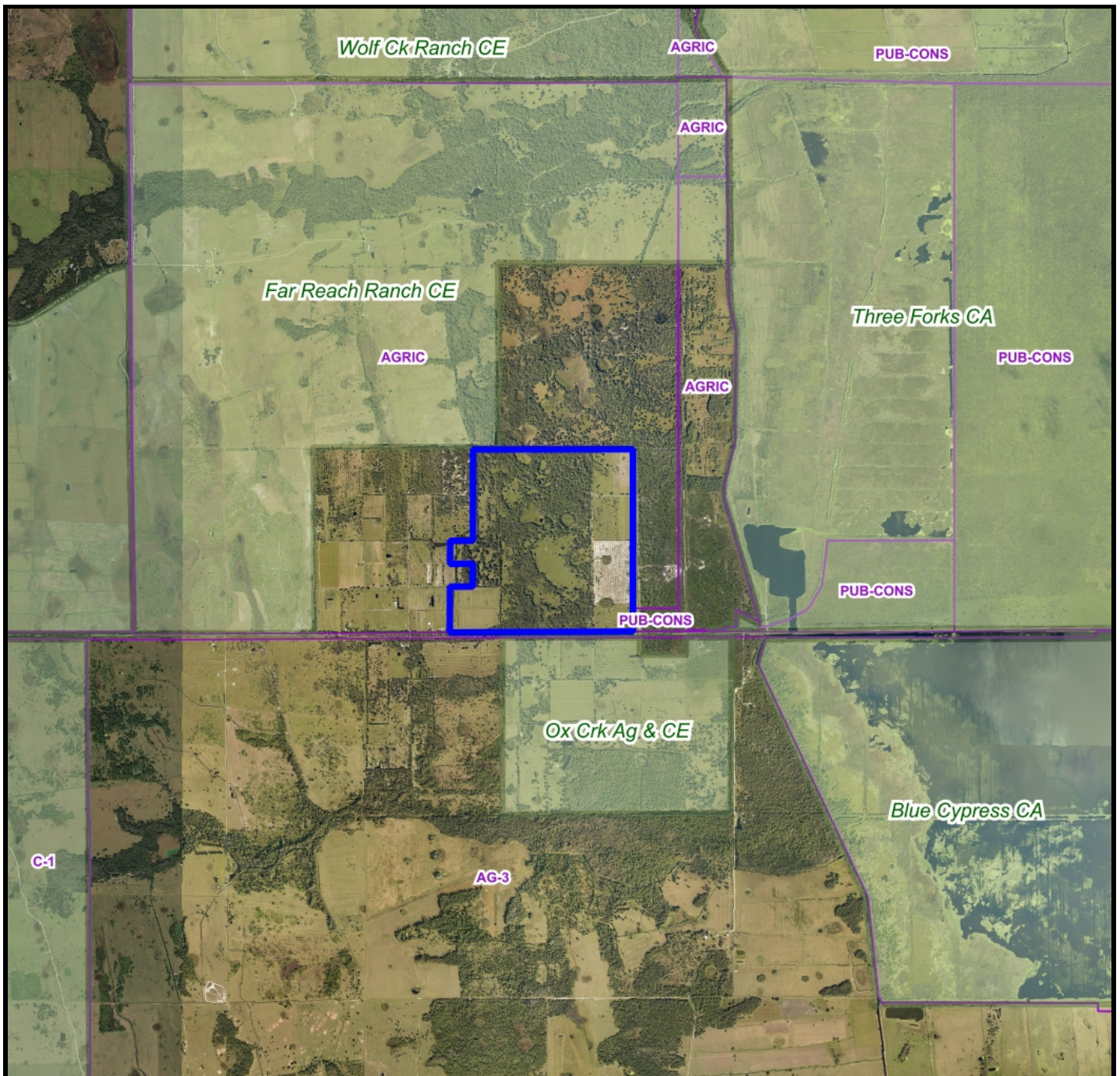


Wetlands



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

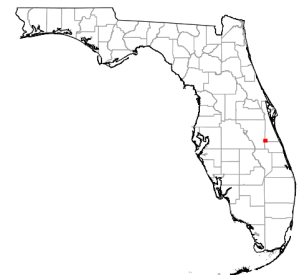
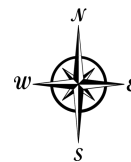


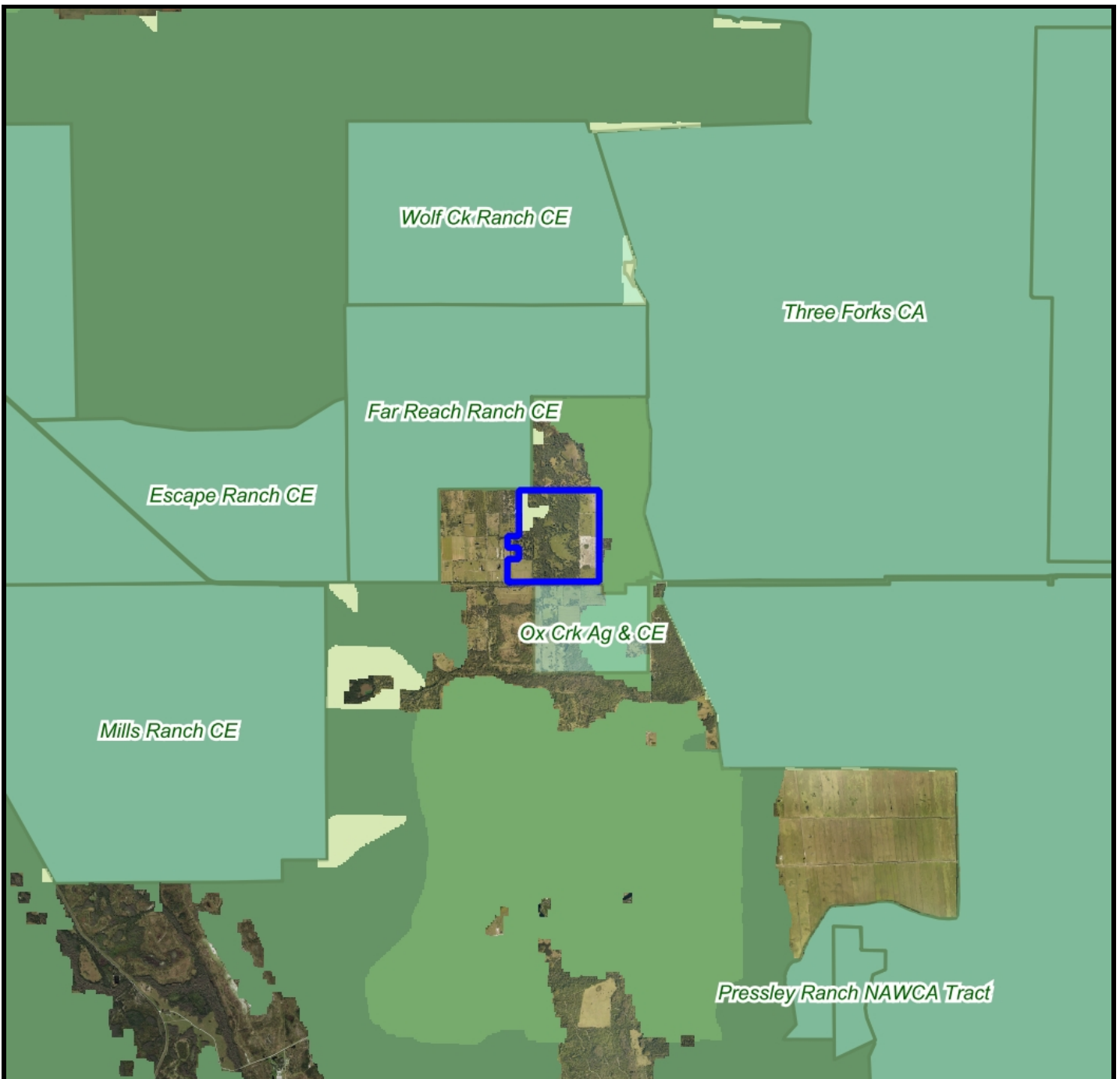


Future Land Use



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines

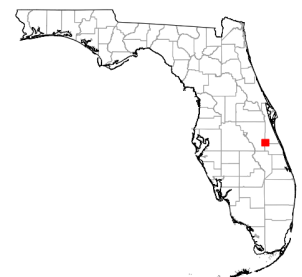
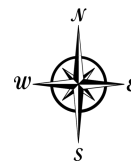


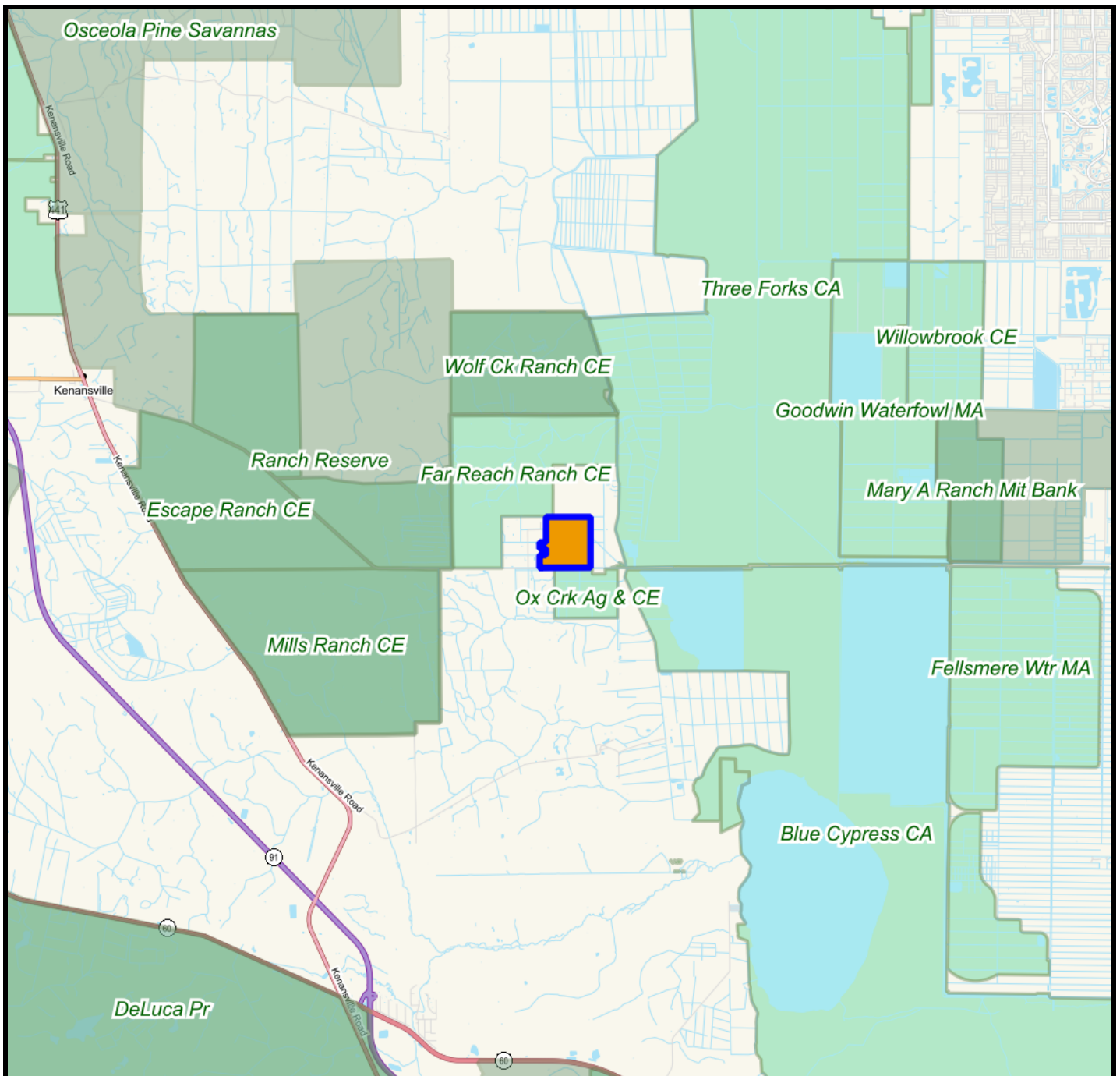


Florida Ecological Greenway Network



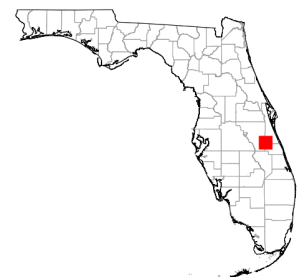
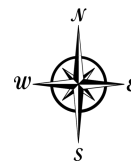
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

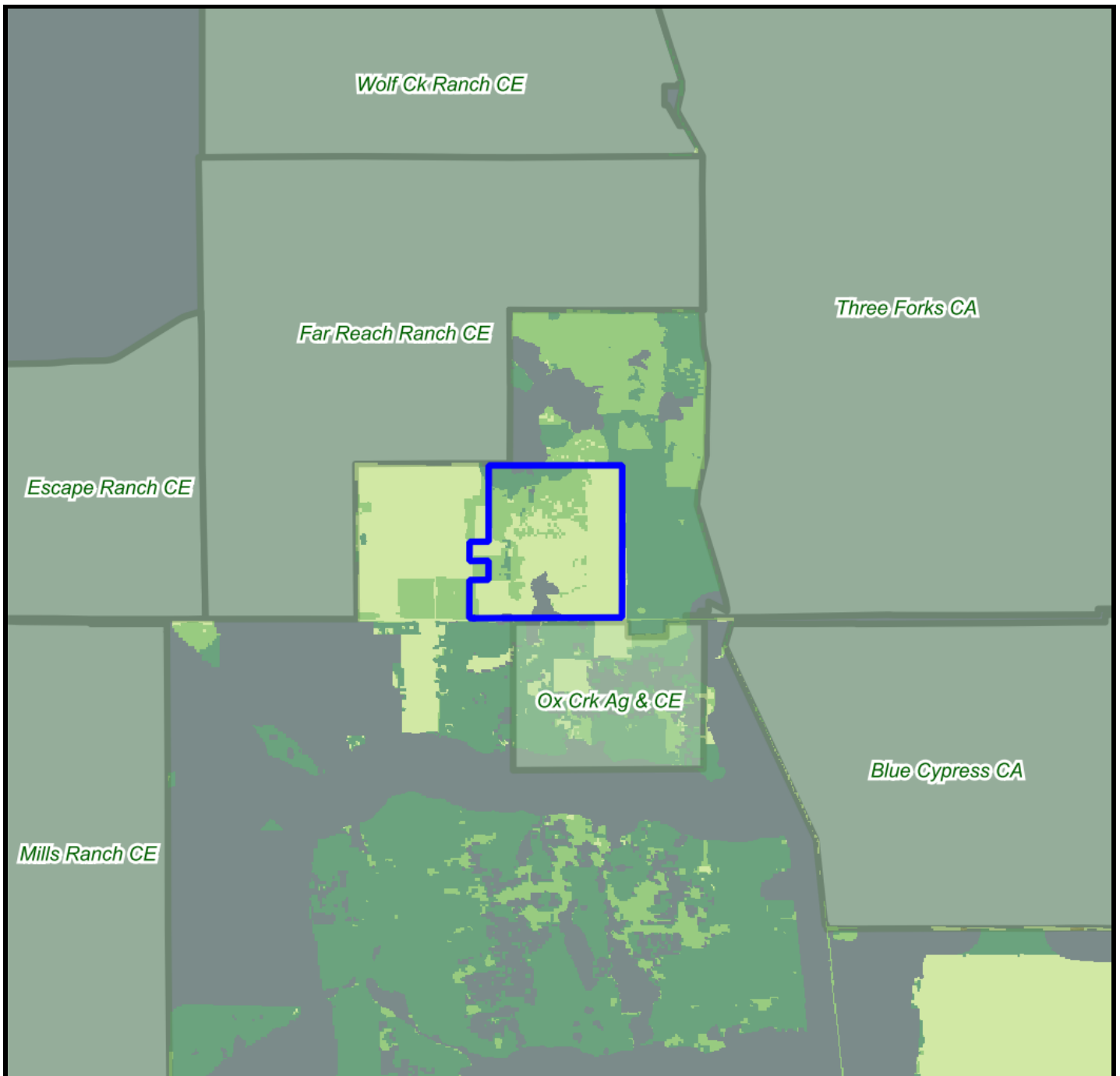




Nearby Conservation Areas

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Florida Forever BOT FNAI
- Managed Lands FNAI

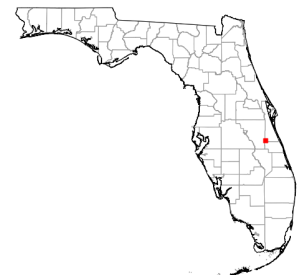
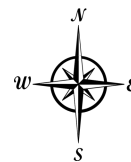


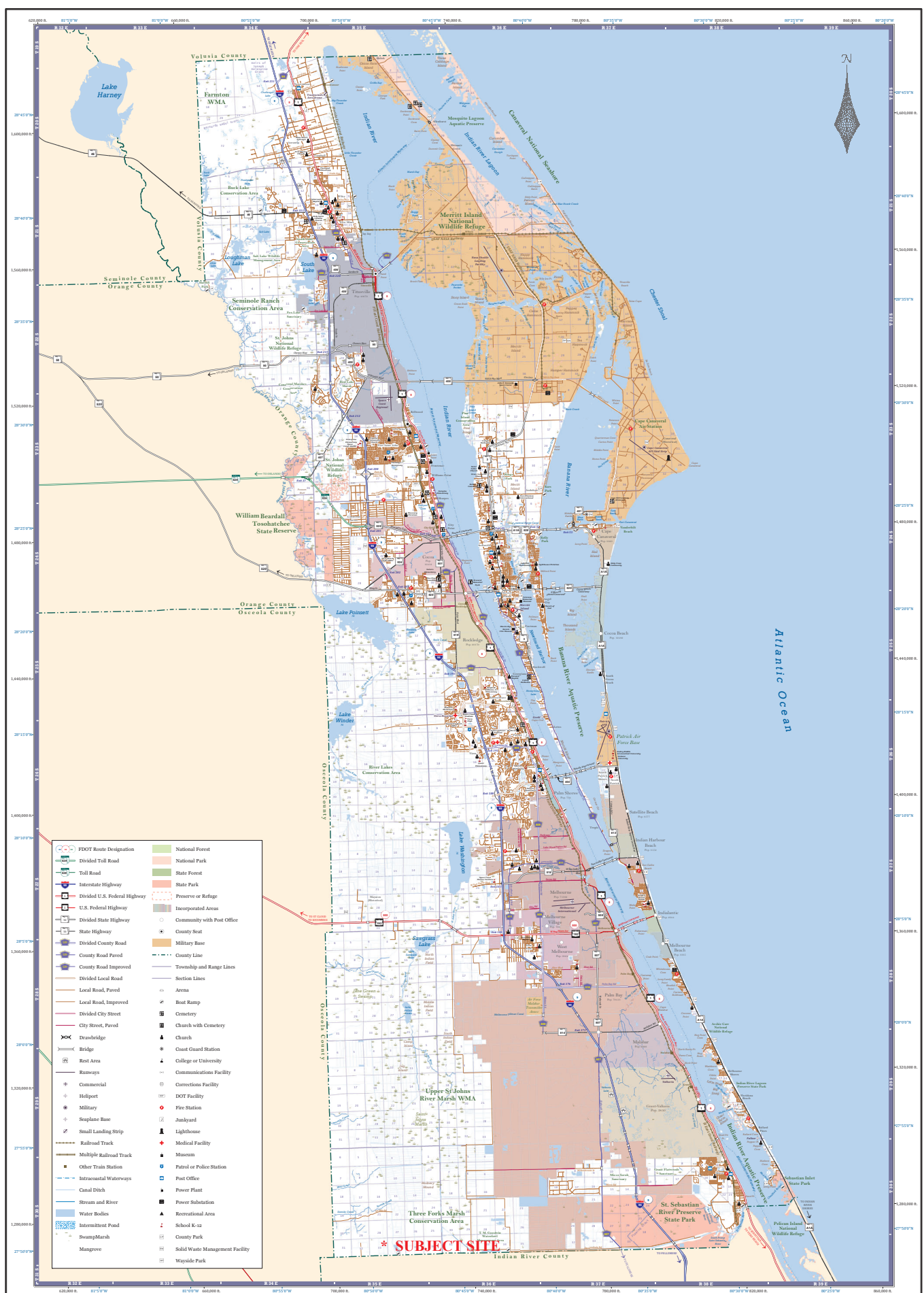


CLIP Priorities



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5





This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography completed in January 2009, and previously published County General Highway Maps.

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

Some transportation data is provided by Nectus North America, LLC, and is Copyright 2011. Nectus North America, LLC.

The railroad stations on this map do not necessarily denote the presence of a depot or the 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 creeks or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Brevard County was 243,575. There are 1,010 square miles in the county.

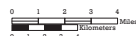
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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32309-0030. Phone (904) 414-6000.

General Highway Map Brevard County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
May 2014



Final Approved



4 PROPERTY RECORDS



December 8th, 2024

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: Hundley Ranch – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am representing Hundley Ranch in their pursuit of a boundary amendment to the Florida Forever program and the negotiation of a conservation easement over the property. They have been contacted and are willing to sell a conservation easement over the land for the protection of Florida's natural resources.

Best Regards,

Jeremiah R. Thompson

Phone: 352-255-3670

Email: Jeremiah.Thompson@svn.com

#

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1723 Bartow Road, Lakeland, FL 33801 | www.SVNsaunders.com

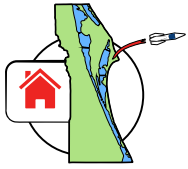
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PID	GIS Acres	Market Total	
' 30-35-32-00-00759.0-0000.00	10.06	\$	30,000
' 30-35-32-00-00758.1-0000.00	15.08	\$	45,900
' 30-35-33-00-00001.0-0000.00	170.59	\$	510,490
' 30-35-32-00-00758.0-0000.00	5.06	\$	15,270
' 30-35-32-00-00001.0-0000.00	40.35	\$	60,000
' 30-35-32-00-00756.0-0000.00	40.28	\$	120,000
' 30-35-33-00-00250.0-0000.00	254.75	\$	382,100
' 30-35-33-00-00251.0-0000.00	56.33	\$	82,910
Total (8)	592.50	\$	1,246,670

County: Brevard

Landowner: Hundley Farms Inc. and
John Lloyd Hundley, as
trustee of The John
Lloyd Rev Trust dated
August 27, 1993

Mailing Address: P.O. Box H,
Laxahatchee, FL 33470

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Account 3000115 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-32-00-759
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	10.00
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	NW 1/4 OF NE 1/4 OF SE 1/4

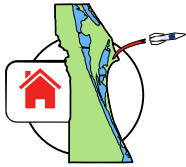
**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$30,000	\$25,000	\$19,500
Agricultural Land Value	\$2,700	\$2,500	\$2,500
Assessed Value Non-School	\$2,700	\$2,500	\$2,500
Assessed Value School	\$2,700	\$2,500	\$2,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,700	\$2,500	\$2,500
Taxable Value School	\$2,700	\$2,500	\$2,500

SALES / TRANSFERS

Date	Price	Type	Instrument
09/01/1980	\$5,000	--	2255/0654
07/03/1972	\$5,000	WD	1265/0761

No Data Found

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Account 3000114 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-32-00-758.1
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6200 - GRAZING LAND - SOIL CAPABILITY CLASS III - VACANT
Total Acres	15.30
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	E 3/4 OF W 1/2 OF SE 1/4 OF SE 1/4

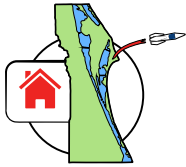
**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$45,900	\$38,250	\$29,840
Agricultural Land Value	\$4,130	\$3,830	\$3,830
Assessed Value Non-School	\$4,130	\$3,830	\$3,830
Assessed Value School	\$4,130	\$3,830	\$3,830
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$4,130	\$3,830	\$3,830
Taxable Value School	\$4,130	\$3,830	\$3,830

SALES / TRANSFERS

Date	Price	Type	Instrument
02/01/1980	\$24,000	PT	2219/1620
11/01/1978	--	QC	1962/0843
10/01/1973	\$250,000	--	1388/0710

No Data Found

**REAL PROPERTY DETAILS**
Account 3000119 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	4650 FELLSMERE RD FELLSMERE FL 32948
Parcel ID	30-35-33-00-1
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6110 - GRAZING LAND - SOIL CAPABILITY CLASS II - WITH RES
Total Acres	170.00
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 1/2 OF NE 1/4 SE 1/4 OF SE 1/4 OF SW 1/4 W 1/2 OF SE 1/4 PAR 500 & 754

**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$510,490	\$550,750	\$445,510
Agricultural Land Value	\$35,680	\$32,130	\$32,130
Assessed Value Non-School	\$200,130	\$181,630	\$168,040
Assessed Value School	\$207,170	\$209,980	\$197,960
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$200,130	\$181,630	\$168,040
Taxable Value School	\$207,170	\$209,980	\$197,960

SALES / TRANSFERS

Date	Price	Type	Instrument
03/26/1979	\$416,000	WD	2027/0368
02/21/1964	\$156,900	WD	0669/0565

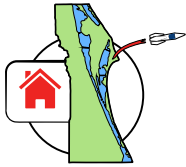
BUILDINGS**PROPERTY DATA CARD #1****Building Use: 0110 - SINGLE FAMILY RESIDENCE**

Materials		Details	
Exterior Wall:	HRDYBRD SIDING	Year Built	1982
Frame:	WOOD FRAME	Story Height	8
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	GMBRL/MNSRD/MNTR	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,116	Pole Barn	1,320
Screen Porch	288	Pole Barn	462
Total Base Area	1,116	Wood Deck	488
Total Sub Area	1,404	Outbuilding	99

PROPERTY DATA CARD #2**Building Use: 0110 - SINGLE FAMILY RESIDENCE**

Materials		Details	
Exterior Wall:	PLYWD/T111	Year Built	1982
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	756	Covered Patio	15
Base Area (2nd)	378		
Screen Porch	168		
Total Base Area	1,134		

Sub-Areas	
Total Sub Area	1,302



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REAL PROPERTY DETAILS

Account 3000113 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-32-00-758
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	5.09
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 1/4 OF W 1/2 OF SE 1/4 OF SE 1/4



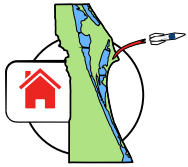
VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$15,270	\$12,730	\$9,930
Agricultural Land Value	\$1,370	\$1,270	\$1,270
Assessed Value Non-School	\$1,370	\$1,270	\$1,270
Assessed Value School	\$1,370	\$1,270	\$1,270
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,370	\$1,270	\$1,270
Taxable Value School	\$1,370	\$1,270	\$1,270

SALES / TRANSFERS

Date	Price	Type	Instrument
02/01/1980	\$24,000	PT	2219/1620
01/01/1979	\$3,000	--	2000/0384
10/01/1973	\$82,000	--	1388/0714

No Data Found

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Account 3000070 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-32-00-1
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	40.00
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	E 1/4 OF NE 1/4 PAR 5,13

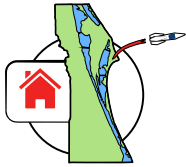
**VALUE SUMMARY**

Category	2024	2023	2022
Market Value	\$60,000	\$60,000	\$46,000
Agricultural Land Value	\$7,000	\$6,200	\$6,200
Assessed Value Non-School	\$7,000	\$6,200	\$6,200
Assessed Value School	\$7,000	\$6,200	\$6,200
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$7,000	\$6,200	\$6,200
Taxable Value School	\$7,000	\$6,200	\$6,200

SALES / TRANSFERS

Date	Price	Type	Instrument
02/28/1980	\$26,000	--	2225/1342
02/10/1965	--	WD	0828/0980

No Data Found



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REAL PROPERTY DETAILS

Account 3000111 - Roll Year 2024

Owners	HUNDLEY FARMS INC
Mailing Address	PO BOX H LAXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-32-00-756
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	40.00
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	E 1/4 OF SE 1/4



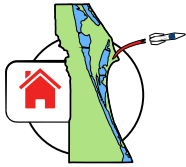
VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$120,000	\$100,000	\$78,000
Agricultural Land Value	\$8,800	\$8,000	\$8,000
Assessed Value Non-School	\$8,800	\$8,000	\$8,000
Assessed Value School	\$8,800	\$8,000	\$8,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$8,800	\$8,000	\$8,000
Taxable Value School	\$8,800	\$8,000	\$8,000

SALES / TRANSFERS

Date	Price	Type	Instrument
01/01/1980	\$30,000	--	2216/0588
01/03/1978	\$30,000	WD	1835/0634
11/01/1974	\$1,000	--	1488/0079

No Data Found



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REAL PROPERTY DETAILS

Account 3000129 - Roll Year 2024

Owners	HUNDLEY, JOHN LLOYD TRUSTEE
Mailing Address	PO BOX H LOXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-33-00-250
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	254.73
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 1/2 OF SEC 33 EX W 456 FT & SE 1/4 OF SE 1/4 OF SW 1/4 PAR 501



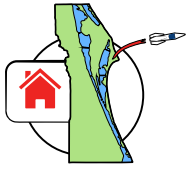
VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$382,100	\$382,100	\$292,940
Agricultural Land Value	\$43,300	\$38,210	\$38,210
Assessed Value Non-School	\$43,300	\$38,210	\$38,210
Assessed Value School	\$43,300	\$38,210	\$38,210
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$43,300	\$38,210	\$38,210
Taxable Value School	\$43,300	\$38,210	\$38,210

SALES / TRANSFERS

Date	Price	Type	Instrument
08/28/2009	--	WD	6021/2647
08/28/2009	--	TD	6021/2643
01/30/1996	--	WD	3542/1480
09/01/1979	\$8,500	--	2094/1582

No Data Found



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REAL PROPERTY DETAILS

Account 3000130 - Roll Year 2024

Owners	LLOYD HUNDLEY INC
Mailing Address	PO BOX H LOXAHATCHEE FL 33470
Site Address	NONE
Parcel ID	30-35-33-00-251
Taxing District	5300 - UNINCORP DISTRICT 5
Exemptions	NONE
Property Use	6100 - GRAZING LAND - SOIL CAPABILITY CLASS II - VACANT
Total Acres	55.27
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	--
Land Description	W 456 FT OF SEC 33 PAR 502



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$82,910	\$82,910	\$63,560
Agricultural Land Value	\$9,400	\$8,290	\$8,290
Assessed Value Non-School	\$9,400	\$8,290	\$8,290
Assessed Value School	\$9,400	\$8,290	\$8,290
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$9,400	\$8,290	\$8,290
Taxable Value School	\$9,400	\$8,290	\$8,290

SALES / TRANSFERS

Date	Price	Type	Instrument
09/01/1979	\$12,000	--	2094/1581

No Data Found

5 FNAI BIODIVERSITY MATRIX



FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 12/3/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 58433 , 58434

	Descriptions DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit. DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years. LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because: 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.
--	---

Matrix Unit ID: 58433

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 58434

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit IDs: 58433 , 58434

15 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Conradina brevifolia</i> short-leaved rosemary	G2Q	S2	E	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Hartwrightia floridana hartwrightia	G2	S2	N	T
Lechea cernua nodding pinweed	G3	S3	N	T
<i>Linum carteri</i> var. <i>smallii</i> Small's flax	G2T2	S2	N	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



For more information visit www.SVNsaunders.com

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