

Application for Boundary Amendment to the Apalachicola River Florida Forever Project Area

The Dickson Property at Ocheessee Pond
200 Acres



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 1,000 acres or 10% of the original project acreage or \$2,000,000 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): **Apalachicola River**

Property Proposed for Boundary Amendment: **Charles A. Dickson Estate Trust**

Name/Affiliation Proposing Amendment: **Chuck Dickson**

Mailing Address: **1926 Inwood Road, Grand Ridge, Florida 32442**

Primary Phone: **850-209-7100**

Email: **cdickson@ufl.edu**

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

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) 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 **Jackson** County, Florida.

Property/project name: **Charles A. Dickson 2008 Trust Estate**

Name/Affiliation of Authorized Representative: **William Keene**

Mailing Address:
**1307 Keene Ln
Grand Ridge,
Florida 32442**

Primary Phone: **850-573-5117**

Email: **wnkeene@icloud.com**

Property information

**Section 12 Township 3N Range 8W
Lat/Long 30.67390°N, 84.99106°W
Acres 200**

Parcel identification number(s): **12-3N-08-0000-0040-0000**

Landowner

Information

Landowner Signature: *Charles A. Dickson*

Date: April 9, 2025

Landowner Name (print): **Chuck Dickson**

Mailing Address: **1926 Inwood Road, Grand Ridge, Florida 32442**

Primary Phone: **850-209-7100**

Email: **cdickson@ufl.edu**

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.

Supporting Documentation

Attachment A.

1. This property located in south-east Jackson County Florida, five miles by road, from the west side of the Apalachicola River Florida Forever Corridor and contains approximately 200 acres. The property can be accessed from Shady Grove Road, then through the FF Boundary Amendment Keene Farm Trust, from either I-10 Sneads or Grand Ridge exits. Property fronts approximately 1.0 miles on Ocheessee Pond as per current USDA TOPO map, and is owned by the Charles A. Dickson Estate Trust.
2. The property includes one tax parcel but is divided into two separate areas. 160 acres in the north and 40 acres to the south as per Jackson County Property Appraisers Office. These parcels are zoned Timberland, and Wetland, and contain two eco-system swamps totaling approximately 65 acres that feed Ocheessee Pond, a 2225 acre pond that is Florida's 68th largest natural fresh water body. Maximum flooding philosophy for water retention is used for wildlife habitat and aquifer recharge.

This property is in a natural state, with wet lands and mixed natural timber. It is home to the endangered Gopher Tortoise, Red-cockaded Woodpecker, Bald Eagle, American Alligator, Grey Bat, Eastern indigo snake, Reticulated Salamander, Black Vulture, Black Bear, Blue Heron, Snowy Egret, White Ibis, Kestrel Falcon, Limp kin, Tricolored Heron, Black Skimmer, Suwannee Cooter Turtle, Pine Snake, Alligator Snapping Turtle, Barbour's Map Turtle, and Eastern Diamondback Rattlesnake. Various other common birds and animals also abound here such as Deer, Turkey, Bob Cat, Grey and Red Fox, Fox Squirrel, Grey Squirrel, Raccoon, and Opossum, to name a few.

a. On what we call the Ocheessee Flats, there are Native American Indian mounds of a village that was inhabited ten to twelve thousand years ago we were told by FSU scientists some years ago. This property can also provide direct dry land access to this historical site. Many Paleo Indian artifacts have been found on the Keene farm adjoining the Dickson property, which should have buried artifacts as well. One can also refer to **Ten Thousand Years of Prehistory on Ocheessee Pond, Northwest Florida: Archaeological Investigations on the Keene Family Land, Jackson County**, a thesis study by Caitlin Kelley in 2013, exhibiting the importance of the Native American culture that once thrived in this place.

b. The Dickson property has no improvements.

3. Potential public recreation opportunities or other public uses, could include horse riding, hiking, primitive camping, fishing, hunting, nature studies, or archeological investigations.
4. There are no known potential threats or plans that could impact the value of this project.
5. There are no known local resolutions related to the potential public acquisition of the project.
6. Please see below itemized list of how the project meets Florida Forever criteria from *Goals and performance* measures (Section 259.105(4), Florida Statutes).

Goal A: Enhance the coordination and completion of land acquisition projects.

Measure A1: 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.

The Dickson property (200 acres) is five miles west of the priority zone Apalachicola River Florida Wildlife Corridor. It also directly joins the FF Boundary Amendment, Keene Farm Trust. Priority lands are important for landscape connectivity and integrity. Because Ocheessee Pond drains directly into the Apalachicola River, the Dickson property could enhance the direct connection process to the existing Apalachicola River Corridor. This could help to preserve land around this environmentally sensitive area by forming a larger contiguous and direct connection between the three lands. Permanent protection of the Dickson property would contribute to this goal. We request the Dickson property, adjoining The Keene Farm Trust, a Florida Forever Boundary Amendment, be added to the Apalachicola River Florida Wildlife Corridor.

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

Measure B1: The number of acres acquired of significant strategic habitat conservation areas.

The 200 acre Dickson property is a private conservation managed area in and of itself, because it contains critical habitat for imperiled species that live in wetlands, lowlands, and highlands.

Measure B2: The number of acres acquired of highest priority conservation areas for Florida's rarest species.

The 200 acre Dickson property is home to the endangered Gopher Tortoise, Red-cockaded Woodpecker, Bald Eagle, American Alligator, Grey Bat, Eastern Indigo Snake, Reticulated Salamander, Black Vulture, Black Bear, Blue Heron, Snowy Egret, White Ibis, Kestrel Falcon, Limp Kin, Tricolored Heron, Black Skimmer, Suwannee Cooter Turtle, Pine Snake, Alligator Snapping Turtle, Barbour's Map Turtle, and Eastern Diamondback Rattlesnake. These are just the species that I have personally seen in my lifetime of living here.

Measure B3: The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.

The Swamp areas contained in Dickson, adjoining Lewis, and Keene Farm properties all feed Ocheessee Pond that drains directly into the Apalachicola River. This could preserve land around this environmentally sensitive area by forming a larger contiguous and direct connection between the three lands, (Lewis R&FFL, Keene Farm FF, and the Joseph Keene Estate FF existing conservation easements) and the FF Apalachicola River project, indicating its important contribution to landscape connectivity.

Measure B6: The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Permanent preservation of the Dickson property would perpetuate suitable habitat for imperiled species, many of which have established populations on the property and around Ocheessee Pond.

Measure C4: The number of acres acquired that protect natural floodplain functions.

The Dickson property contains 200 acres of natural floodplain forest, wetlands, and lowlands, according to the Florida Forever Conservation Needs Assessment Natural Floodplain dataset.

Measure C5: The number of acres acquired that protect surface waters of the state.

The Dickson property has 65 +/- swamp acres (and more when Ocheessee Pond is full) of surface water according to the Jackson County property appraiser's map area measuring service.

Measure C8: The number of acres of functional wetland systems protected.

According to the Jackson County Property Appraiser's data, the Dickson Property contains 65 +/- acres of natural wetlands.

Measure C11: The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

There are no known significant populations of non-native plants on the Dickson property. Permanent protection of this land will discourage spread of invasive species.

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.

The Dickson property is undrained and unimproved property. The water on this property rises and falls with the weather naturally. There is every reason to believe this will continue well into the future.

Measure D1: 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.

According to the Jackson County Property Appraiser's data, the Dickson Property contains 65 +/- acres of natural wetlands.

Goal I: Mitigate the effects of natural disasters and floods in developed areas.

Measure I1: The number of acres acquired within a 100-year floodplain or a coastal high hazard area.

Approximately 130 acres of the Dickson property falls within the 100-year floodplain.

Measure I4: 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.

Approximately 130 acres of the Dickson Property property fall within the 100-year floodplain. Perpetual protection of this property will deter any building or development in these flood-prone areas.

Supporting Documentation Continued

7a. The property rights to be acquired by the Florida Forever Protection Program will be explicitly listed in the closing documents as per program rules and customs. The Florida Forever and Florida Office of Environmental Services will have permanent and free access to the property for inspection and scientific studies.

7b. N/A

Attachments B.1 Ownership and tax information.

☐ **Valuation**

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$22,400	\$22,400
Land Agricultural Value	\$22,400	\$22,400
Agricultural (Market) Value	\$200,000	\$200,000
Just (Market) Value	\$200,000	\$200,000
Assessed Value	\$22,400	\$22,400
Exempt Value	\$0	\$0
Taxable Value	\$22,400	\$22,400
Maximum Save Our Homes Portability	\$0	\$0

ParcelID 12-3N-08-0000-0040-0000

Location *Grand Ridge

Address

Brief Tax Description DB 573 P 343 NW1/4 & SW1/4 OF SW1/4...OR 374 P 491 OR 999 P 419 OR 1188 P 128

(Note: *The Description above is not to be used on legal documents.)

Property TIMBERLAND UNCLASS 5900

Use Code (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a CITY/TOWN, please contact that CITY/TOWN hall.)

SecTwpRng 12-3N-08

Tax District 15

MillageRate 13.3668

Acreage 200

Homestead N

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 301000 2024

R 12-3N-08-0000-0040-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00794500	\$177.97
SCHOOL-RLE	.00315200	\$70.60
SCHOOL-DISC	.00224800	\$50.36
NW FL WATER MGMNT	.00002180	\$0.49
TOTAL AD-VALOREM:		\$299.42

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY		TAX AMOUNT
TOTAL NON-AD VALOREM:		\$0.00

COMBINED TAXES & ASMTS: **\$299.42**

DISCOUNT: **\$0.00**

UNPAID BALANCE: **\$0.00**

Exemptions:

Property Address:
*** Grand Ridge 32442**

DICKSON CHARLES A 2008 TRUST ESTATE

**1926 INWOOD RD
GRAND RIDGE , FL 32442**

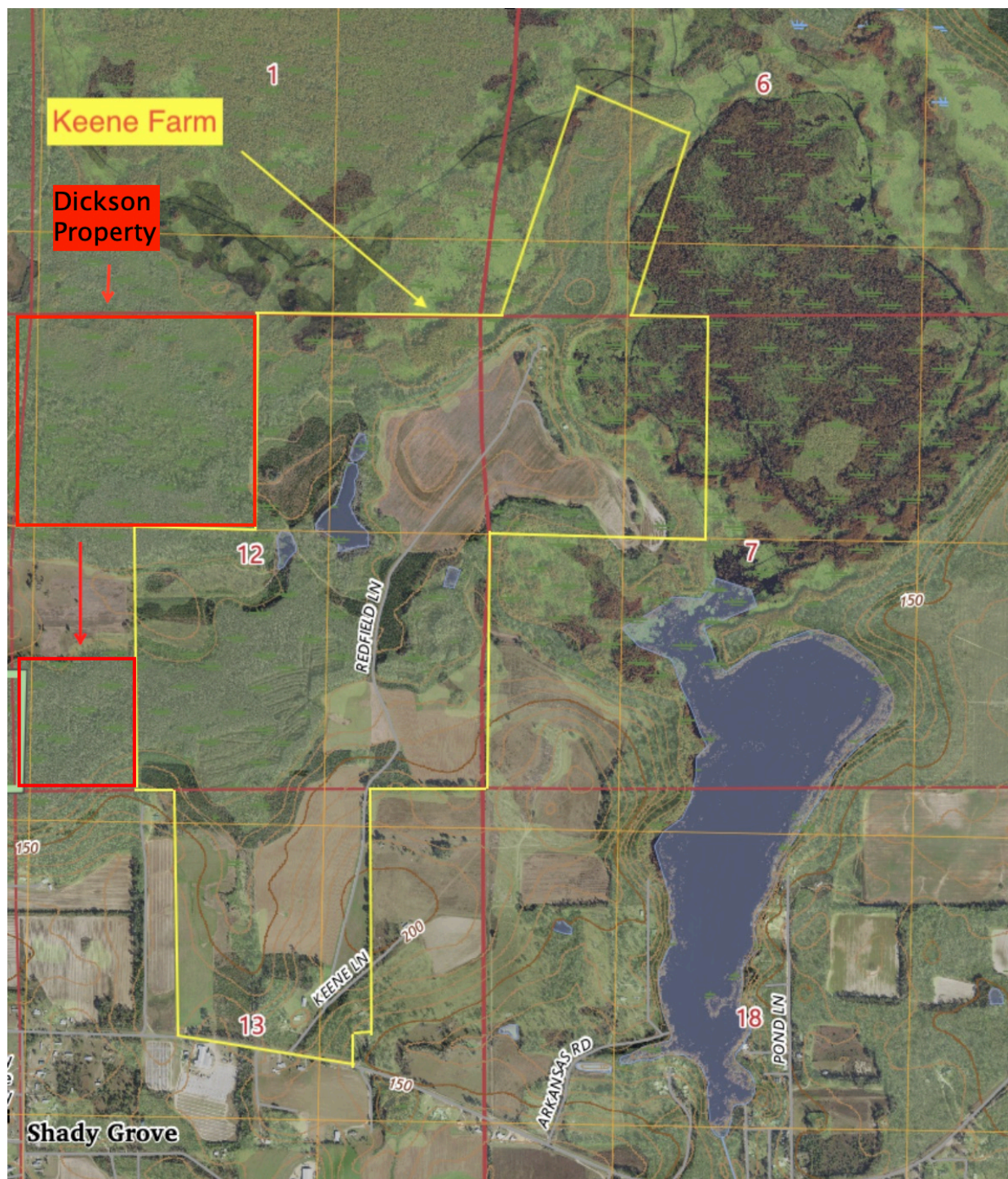
200.000 ACRES
DB 573 P 343 NW1/4 & SW1/4
OF SW1/4...OR 374 P 491
OR 999 P 419 OR 1188 P 128

FAIR MKT VALUE	\$200,000.00	DIST	15
ASSESS	\$22,400.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$22,400.00		

**** PAID ****

Last Payment: 12/03/2024
Amount Collected: \$287.44
Receipt Number: 281363
Discount Amount: \$0.00

Attachment C.1. Maps and Aerial Photographs - 7.5 Minute USGS TOPO Map



Attachment C.3. Maps and Aerial Photographs - Project Boundary Marked in green on Florida DOT Highway Map.

