

Florida Forever Project

BOUNDARY AMENDMENT APPLICATION

Redbird Properties in Hendry County Florida- 154.49 Acres



Property Owners	Parcel ID
Dean and Janie Holland	1 29 44 11 A00 0001.0200
Keith and Letha Deel	1 29 44 11 A00 0001.0000

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](#).

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 Hendry County, Florida.

Property/project name: Redbird Properties on G Road, LaBelle, FL

Name/Affiliation of Authorized Representative: Janie Holland - owner

Mailing Address: 200 Mill Hamlet Road NW Charleston TN 37310
Street City State ZIP

Primary Phone: 423-715-7952 / 423-582-0234 Email: jholland2994@gmail.com

Property information

Section 11 Township 44 Range 29

Lat/Long _____

Acres 154.49

Parcel identification number(s):

1294411A000001.0000

(Hendry County Property Appraiser #)

1294411A000001.0200

(Hendry County Property Appraiser #)

Landowner Information

Janie W. Holland
Landowner Signature

10/20/2024
Date

Janie W. Holland
Landowner Name (print)

Mailing Address: 200 Mill Hamlet Road NW Charleston TN 37310
Street City State ZIP

Primary Phone: 423-715-7952 / 423-582-0234 Email: jholland2994@gmail.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.

Supporting documentation

ATTACHMENT A

- 1) The subject properties combine for a total of 154.49 acres in Hendry County, Florida, and border each other. The properties can be accessed via G Road off of FL SR 29. Included in this application are two tax parcels: Letha and Keith Deel (1 29 44 11 A00 0001.0000) and Janie and Dean Holland (1 29 44 11 A00 0001.0200), 74.49 acres and 80 acres, respectively. The assessed values for 2023 are \$558,675 (Deel) and \$600,000 (Holland), for a total combined value of \$1,158, 675. These parcels are currently zoned Agricultural. At one time, the Deel's parcel was zoned as a Homestead with a small farm cabin. The parcels have electricity via Florida Power and Light. As zoned, each parcel can accommodate one home. Each parcel has a solar-powered well for cattle.
- 2) The General physical characteristics of the land are primarily pasture with small sections of woods including pines trees, oak trees, and cypress. The climate in this area is a humid subtropical climate, averaging around 57 inches of rainfall across the whole year. This area has an interesting climate due to its location between two regions: the Gulf of Mexico to the west and Lake Okeechobee to the east. This land, currently in pasture, is suitable for up to three growing seasons per year. These properties are also located in the Florida Wildlife Corridor and are surrounded by conservation lands on all four sides. Animal life is abundant with panther, deer, the American alligator, snakes, various types of birds, tortoises, eagles, and black bear. Some plants include Swamp Cabbage (sabal palm), saw palmetto, and wild vegetation lining the low areas of natural drain that runs through the property. Improvements include Electricity, solar-powered wells, fencing, and invasive pepper tree plant removal and maintenance.
- 3) No public recreational opportunities or other public uses have been identified.
- 4) Subdivision of the properties into smaller parcels, or "ranchettes", is being considered as a means to maximize the value of the properties to the landowners.
- 5) No local resolutions related to the potential public acquisition of the project have been identified.

- 6) How the Project meets the Florida Forever criteria and furthers the Florida Forever goals and performance measures.

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.

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 entire Red Bird Property (154.49 +/- acres) is in the Priority 1 (highest) zone of the Florida Ecological Greenways Network (FEGN), also known as the Florida Wildlife Corridor. Priority 1 lands are important for landscape connectivity and landscape integrity. The Red Bird property connects existing conservation lands in the Caloosahatchee Ecoscape Project, specifically between the Twelvemile Slough Florida Forever BOT Project and the Caloosahatchee Ecoscape Florida Forever Project within the Florida Wildlife Corridor. (See Map in Exhibit C)

The primary goal of the project is to preserve land around environmentally sensitive areas throughout the state from the effects of commercial, residential, and agricultural runoff; clearcutting and mining; and unsupervised recreation. Permanent protection of the Red Bird property would contribute to this goal. The Red Bird Property is currently bordered by conservation lands. Adding Red Bird property to the existing conservation easement lands would fill in part of the "donut hole" of lands still left unprotected in this part of the Caloosahatchee Ecoscape Project. Red bird land provides a landscape link within the cattle lands of rural Hendry County and includes critical habitat within the primary dispersal zone for the Florida panther. Preserving Red Bird will create a connection of natural lands between the Okaloacoochee Slough and Spirit-of-the-Wild Wildlife Management Area to the South and conservation lands to the North that are under increasing threat of development.

The University of Florida Center for Landscape Conservation Planning States:

"A unique mosaic of sloughs and cypress swamp, wet prairie flatwoods and other wetlands ecosystems, the Big Cypress-Calooahatchee critical linkage preserves the first link between the Everglades and the rest of the Florida Ecological Greenways Network to the north. This critical connection has become well known for its importance to the Florida Panther, water management and resilience for the state of Florida in the face of sea level rise.

The Florida panther's primary breeding range encompasses the southernmost area of the state, Southwest of Lake Okeechobee south to the terminus of Everglades National Park. Within this range, the Big Cypress – Caloosahatchee critical linkage represents the still unprotected panther

habitat north of Big Cypress. The sloughs, cypress swamps, wet prairies, wet flatwoods and other wetland ecosystems within the ranchlands that dominate the region are a refuge for the Florida Panther and other threatened or endangered plants and animals. Much of this land has been identified for its high landscape integrity index and high priority for rare species habitat conservation, biodiversity resources, and natural floodplain. The Caloosahatchee River has long been considered the northern extent of Panther habitat, but now we know female panthers have been crossing it; migration northward is already beginning. However, there is no established population north of the river. The establishment of a strong linkage north would allow for more “dispersal zones” for the panther – land where they will migrate to establish new populations.

Providing this path for the Florida Panther is dependent on protection of a diversity of currently unprotected lands between Big Cypress National Preserve and the Florida Panther National Wildlife Refuge to the south, and a multitude of state forests, water management areas, and other protected lands to the north. Ranchlands with pasture, wetlands and other terrestrial ecosystems account for the majority of this unprotected land. Much of the land is also within the Big Cypress Reservation. The Seminole tribe has raised cattle with genetics ideal for South Florida’s environmental conditions since the 1500s. Their cattle continue to roam the vast prairies, cross wetlands and graze in pasture managed similarly from generation to generation – preserving culture as well as ecosystem services that the ranches prairie-like pasture and wetland ecosystems provide.

Habitat loss to development is the top threat to the completion of the Big Cypress – Caloosahatchee Linkage. According to 2070 development trends, the western component of the linkage as well as northern land is the linkage is projected for development. If this trend continues, development will effectively cut off Crew Wildlife Management Area from the linkage, as well as pressure the existing edges of Florida Panther National Wildlife Refuge. A changing climate also threatens this linkage: sea level rise is projected to continue affecting the historic hydrologic cycle in the region, and saltwater intrusion is expected to impact fresh water reserves. Primary and secondary zones for panther habitat are at a very low elevation above sea level – meaning the future of their range is at threat. Three feet of sea level rise, which is expected to occur by the end of this century, would inundate approximately 30% of existing panther habitat.

Successes for the linkage, such as the 4-million acre Everglades to Gulf Conservation Area, are creating partnerships with landowners that protect land in conservation easements and other programs to protect the ecological integrity, ecosystem services and other valuable assets unique to this south Florida region. Further successes for the Big-Cypress Caloosahatchee Linkage, predominately conservation partnerships with ranch owners and The Big Cypress Reservation, will continue to strengthen the resiliency of the region as a critical corridor, component of south Florida resiliency and culturally significant ranchlands.”

For these reasons, we proposed this Florida Forever project area amendment to include the Red Bird Properties.

Measure A2: N/A

Measure A3: N/A

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 majority of the Red Bird properties (154.49 acres +/-) is a priority Strategic Habitat Conservation Area (SHCA). SHCA areas contain critical habitat for imperiled species as identified by the Florida Natural Areas Inventory (FNAI) G5T1/S1 (Documented), G5T2, S2 (Likely), G5T2, S1, S2 (likely) (Exhibit C – Florida Natural Areas Inventory Report for Matrix 47619 and 47620).

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

The entirety of the Red Bird properties (154.49 acres +/-) fall within the priority 1 region SHCA areas contain critical habitat for imperiled species as identified by the Florida Natural Areas Inventory (FNAI) G5T1/S1 (Documented), G5T2, S2 (Likely), G5T2, S1, S2 (likely) (Exhibit C – Florida Natural Areas Inventory Report for Matrix 47619 and 47620).

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

The entirety of the Red Bird properties (154.49 acres +/- acres) is included in the Florida Ecological Greenway Network and the Florida Wildlife Corridor datasets, indicating its important contribution to landscape corridor connectivity. Of notable importance is that the lands in conservation that border the Red Bird properties have a well-documented presence of the Florida Panther.

Measure B4: N/A

Measure B5/6: The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

According to available data, both the Florida panther and black bear populations within the Big Cypress Preserve have seen significant increases over the last 20 years, with the bear population experiencing a particularly noticeable rise, showing a growth of nearly 90% in some subpopulations within the region. The panther population in Big Cypress has steadily increased from a very low number, with estimates showing a substantial rise in recent decades. Additionally, studies indicate a significant increase in the Florida black bear population within the Big Cypress area, with some studies reporting a 30% rise since 2002.

These population increases are attributed to dedicated conservation efforts focused on protecting habitats and managing threats like habitat loss and road collisions. Despite positive trends, both species still face challenges due to human development and fragmentation of their habitats.

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

Measure C1: 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.

The Red Bird properties are classified by the TRGIS as Southwestern Florida Flatwoods (Level 4), Southern Coastal Plain (Level 3). All 154.49 acres represent actual or potential imperiled species habitat (see Biodiversity Matrix in Exhibit C). Approximately 20% of Red Bird Lands include Cypress Head Swamp, pond water, and natural vegetation and requires a small amount of ongoing management to prohibit the spread of the invasive Pepper Tree found in much of Southwest Florida. The land currently supports natural habitat for many species of plants and animals and provides pastureland for grazing cattle.

Measure C2: N/A

Measure C3: N/A

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

The Red Bird properties contain 154.49 +/- acres of natural floodplain area, levels 4-6, according to the Florida Forever Conservation Needs Assessment (FFCNA) Natural Floodplain dataset.

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

The entire Red Bird Property is identified in the FFCNA Significant Surface Water data as Priority 4 (154.49 acres).

Measure C6: N/A

Measure C7: N/A

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

Of the approximately 35 acres of wetlands as defined by The National Wetlands Inventory, none are protected by a formal management program.

Measures C9 – C10: N/A

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

Approximately 40 acres are being managed to remove pepper trees and to prevent their recurrence.

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.

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 National Wetlands Inventory, the Red Bird properties contain 35 +/- acres of natural wetlands.

Measure D2: NA

Measure D3: NA

Goal E: Increase natural resource-based public recreation or educational opportunities.

Measure E1: The number of acres acquired that are available for natural resource-based public recreation or education.

None currently. It is intended that the Red Bird transaction will be less-than-fee and that the properties will remain privately owned. Consideration will be given for potential preservation and conservation studies.

Measure E2: 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.

Red Bird is not directly connected to any public recreation areas or the Florida National Scenic Trail

Measure E3: N/A

Goal F: N/A

Goal G: N/A (Currently)

Goal H: N/A
Goal I: <i>Mitigate the effects of natural disasters and floods in developed areas.</i>

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

All 154.49 +/- acres of the Red Bird properties fall within the 100-year floodplain, Priority 4 according to the FNAI Flood Plain Data Map.

Measure I2: NA

Measure I3: NA

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 124 +/- acres, or 80%, across the Red Bird property create open spaces, natural buffer areas and greenways within the Priority 4, 100-year floodplain data area. Approximately 35 acres of the property are wetlands. The wetlands in the area would deter development in those areas. However, the open spaces of Red Bird could potentially be lost to development without conservation boundary easements in place.

7a. A clear statement of whether the project is proposed for fee simple acquisition or less than-fee acquisition, and why. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property, and any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.

The landowners wish to transact a less-than-fee acquisition by the State of Florida for a price based on appraisal of fair market value. Current use of the land includes pasture for cattle grazing and occasional sod harvesting. Past use of the land includes vegetable farming, a small farmhouse residence, fishing in canals and ponds, hunting, and camping. Landowners propose the sale of residential and commercial building development rights, except for the option to build up to two residences on each of the two properties, while also retaining the rights to continue the traditional use of the land. The Landowners wish to explore this exception with the state further.

7b. Suggested or proposed land manager.

This is a Boundary Amendment for the Caloosahatchee Ecoscape project. The Florida Fish and Wildlife Conservation Commission is the managing agency for the project. If the property is acquired for less-than-fee, management responsibility would remain with the landowner. Periodic monitoring of the site's management to confirm continued compliance with the conditions of the conservation easement would be coordinated by the Division of State Lands.

ATTACHMENT B

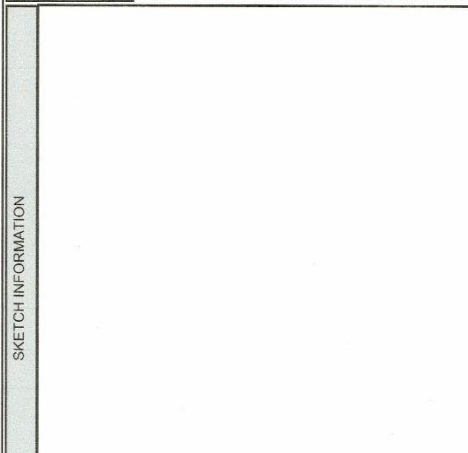
The following pages contain these documents:

- Property Appraisals for 2023 by the Hendry County Property Appraiser
- 2024 Trim Notices
- 2023 Notice of Ad Valorem Taxes
- Property Owner Letters

PARCELS LIST

County	Parcel ID	Owner	Acres	Tax Assessed Value
Hendry	1 29 44 11 A00 0001.0000	Keith and Letha Deel	74.49	\$558,675
Hendry	1 29 44 11 A00 0001.0200	Dean and Janie Holland	80.00	\$600,000

Property Appraisal Information 2023 – Keith and Letha Deel
Parcel ID: 1 29 44 11 A00 0001.0000

PROPERTY APPRAISAL INFORMATION 2023																																																																				
PROPERTY 16482		R	COMM	10/25/2015	OWNER ID: 17089	DEEL KEITH B & LETHA H	TAX AREA: 82																																																													
Legal Description		NW 1/4 OF SE 1/4 EXC BEG SW COR OF NW 1/4 OF SE 1/4 -N 400 FT-E 600 FT-S 400 FT-W 600 FT TO POB + SW 1/4 OF NE 1/4 74.49 AC			1634 CUTTY SARK RD VIRGINIA BEACH, VA 23454			*16482* ACRES: 74.4900																																																												
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[illegible]

2024 Trim Notice - Keith and Letha Deel
Parcel ID: 1 29 44 11 A00 0001.0000

2024 TRIM Notice

**DO NOT PAY
THIS IS NOT A BILL**

Hendry County Taxing Authorities
PO Box 1760
LaBelle, FL 33975-1760

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM
ASSESSMENTS HENDRY COUNTY TAXING AUTHORITIES

Tax Code: 82

Site Address:
2620 G RD LABELLE, FL 33935

Prop ID: 16482

DEEL KEITH B & LETHA H
1634 CUTTY SARK RD
VIRGINIA BEACH, VA 23454

Geo ID: 1 29 44 11 A00 0001.0000

Legal Description of Property:
NW 1/4 OF SE 1/4 EXC BEG SW
COR OF NW 1/4 OF SE 1/4 -N 400
FT-E 600 FT-S 400 FT-W 600 FT TO
POB + SW 1/4 OF NE 1/4 74.49 AC

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR (2023) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)		CURRENT (2024) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGES MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County Bd of County Comm - County	13,825	7.1000	98.16	13,825	6.8022	94.04	6.9250	95.74
School School State Law S - School	13,825	3.0060	41.56	13,825	2.9330	40.55	2.9990	41.46
School Local Bd L - School	13,825	2.2480	31.08	13,825	2.1934	30.33	2.2480	31.08
Water Management District So Florida Water - WMD	13,825	0.0948	1.31	13,825	0.0874	1.21	0.0948	1.31
So Fl Ever Constr - ECP	13,825	0.0327	0.45	13,825	0.0301	0.42	0.0327	0.45
So Florida Water Okeechobee Basin	13,825	0.1026	1.42	13,825	0.0945	1.31	0.1026	1.42
Independent Special District H C Hospital Auth - County	13,825	3.3100	45.76	13,825	3.1582	43.66	3.8236	52.86
H C Hosp Debt Svc - County	13,825	0.2800	3.87	13,825	0.2800	3.87	0.2800	3.87
TOTAL AD VALOREM PROPERTY TAXES			223.61			215.39		228.19
TOTAL AD VALOREM PROPERTY TAXES			223.61			215.39		228.19
TOTAL NON-AD VALOREM PROPERTY TAXES			372.45			0.00		0.00
TOTAL TAXES			596.06			215.39		228.19

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2023)	558,675	13,825	13,825
CURRENT YEAR (2024)	558,675	13,825	13,825

Applied Assessment Reductions	Applies To	Prior Value (2023)	Current Value (2024)
Save Our Homes	All Taxes	0	0
10% Cap on Non-Homestead	Non-School Taxes	0	0
Agricultural Classification	All Taxes	544,850	544,850
Other	All Taxes	0	0

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact your county Property Appraiser at 863-675-5270 - 25 E Hickpochee Ave LaBelle FL 33935 or P O Box 1840 LaBelle FL 33975.

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before **September 16, 2024**.

Exemptions	Applies To	Prior Value (2023)	Current Value (2024)
Homestead Exemption	All Taxes	0	0
Additional Homestead Exemption	Non-School Taxes	0	0

2024 Trim Notice – Dean and Janie Holland
Parcel ID 1 29 44 11 A00 0001.0200

2024 TRIM Notice

**DO NOT PAY
THIS IS NOT A BILL**

Hendry County Taxing Authorities
PO Box 1760
LaBelle, FL 33975-1760

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM
ASSESSMENTS HENDRY COUNTY TAXING AUTHORITIES

Tax Code: 82

Site Address:
G RD LABELLE, FL 33935

Prop ID: 16484

HOLLAND DEAN PAUL & JANIE
200 MILL HAMLET RD NW
CHARLESTON, TN 37310

Geo ID: 1 29 44 11 A00 0001.0200

Legal Description of Property:
N 1/2 OF NE 1/4 80 AC

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR (2023) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2023)		CURRENT (2024) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGES MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County								
Bd of County Comm - County	14,829	7.1000	105.29	14,829	6.8022	100.87	6.9250	102.69
School								
School State Law S - School	14,829	3.0060	44.58	14,829	2.9330	43.49	2.9990	44.47
School Local Bd L - School	14,829	2.2480	33.33	14,829	2.1934	32.52	2.2480	33.33
Water Management District								
So Florida Water - WMD	14,829	0.0948	1.41	14,829	0.0874	1.30	0.0948	1.41
So Fl Ever Constr - ECP	14,829	0.0327	0.48	14,829	0.0301	0.45	0.0327	0.48
So Florida Water Okeechobee Basin	14,829	0.1026	1.52	14,829	0.0945	1.40	0.1026	1.52
Independent Special District								
H C Hospital Auth - County	14,829	3.3100	49.08	14,829	3.1582	46.83	3.8236	56.70
H C Hosp Debt Svc - County	14,829	0.2800	4.15	14,829	0.2800	4.15	0.2800	4.15
TOTAL AD VALOREM PROPERTY TAXES			239.84			231.01		244.75
TOTAL AD VALOREM PROPERTY TAXES			239.84			231.01		244.75
TOTAL NON-AD VALOREM PROPERTY TAXES			400.00			0.00		0.00
TOTAL TAXES			639.84			231.01		244.75

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2023)	600,000	14,829	14,829
CURRENT YEAR (2024)	600,000	14,829	14,829

Applied Assessment Reductions	Applies To	Prior Value (2023)	Current Value (2024)
Save Our Homes	All Taxes	0	0
10% Cap on Non-Homestead	Non-School Taxes	0	0
Agricultural Classification	All Taxes	585,171	585,171
Other	All Taxes	0	0

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected above, contact your county Property Appraiser at 863-675-5270 - 25 E Hickpochee Ave LaBelle FL 33935 or P O Box 1840 LaBelle FL 33975.

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before **September 16, 2024**.

Exemptions	Applies To	Prior Value (2023)	Current Value (2024)
Homestead Exemption	All Taxes	0	0
Additional Homestead Exemption	Non-School Taxes	0	0

2023 Notice of Ad Valorem Taxes – Keith and Letha Deel
Parcel ID: 1 29 44 11 A00 0001.0000

Patrick B. Langford
TAX COLLECTOR

Proudly Serving Hendry County

HENDRY COUNTY 2023 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER	CONTROL NUMBER	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS BILL
1114429-A0000010000	16482		

ACCOUNT NUMBER: 1114429-A0000010000

Parcel 911 Address:
2620 G RD LABELLE

DEEL KEITH B & LETHA H
1634 CUTTY SARK RD
VIRGINIA BEACH, VA 23454

Property Description:
NW 1/4 OF SE 1/4 EXC BEG SW COR OF NW 1/4 OF
SE 1/4 -N 400 FT-E 600 FT-S 400 FT-W 600 FT
TO POB + SW 1/4 OF NE 1/4 74.49 AC

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BD OF COUNTY COMM - COUNTY	7.1000	13,825	0	13,825	98.16
H C HOSPITAL AUTH - ISD	3.3100	13,825	0	13,825	45.76
H C HOSP DEBT SVC - ISD	0.2800	13,825	0	13,825	3.87
SCHOOL STATE LAW S - SCHOOL	3.0060	13,825	0	13,825	41.56
SCHOOL LOCAL BD CAPITAL OUTLAY	1.5000	13,825	0	13,825	20.74
SCHOOL LOCAL BD DISCRETIONARY OPERATING	0.7480	13,825	0	13,825	10.34
SO FLORIDA WATER - WMD	0.0948	13,825	0	13,825	1.31
SO FLORIDA WATER EVERGLADES CONSTRUCTION	0.0327	13,825	0	13,825	0.45
SO FLORIDA WATER OKEECHOBEE BASIN	0.1026	13,825	0	13,825	1.42
TOTAL MILLAGE	16.1741		TOTAL AD VALOREM TAXES		\$223.61
EXEMPTIONS					

**** Corrected Tax Bill ****

Change Date 11/30/2023
PER SPECIAL DISTRICT/PARCEL
RECEIVES NO BENEFIT FROM AIRPORT
SEARS MSBU

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
WEST HC FIRE	0.00	0	0.00
WEST HC FIRE	0.00	0	
AIRPORT-SEARS MSBU	5.00	74	

TOTAL NON-AD VALOREM ASSESSMENTS \$0.00

COMBINED TAXES AND ASSESSMENTS \$223.61

PLEASE PAY IN U.S. FUNDS FROM A U.S. BANK (NO POSTDATED CHECKS) TO: Hendry COUNTY TAX COLLECTOR

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024	April 1, 2024 Delinquent Penalties and Fees Apply
	0.00	0.00	0.00	0.00	0.00	

ACCOUNT NUMBER
1114429-A0000010000
PROPERTY ADDRESS
2620 G RD LABELLE
CONTROL NUMBER
16482

Hendry COUNTY 2023 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

**** Corrected Tax Bill ****

Patrick B. Langford
TAX COLLECTOR

Proudly Serving Hendry County

P.O. BOX 1780
LaBelle, FL 33975
(863) 675-5280

Contact Phone Number:

()

PAY ONLY ONE AMOUNT	
☐	Nov 30, 2023 0.00
☐	Dec 31, 2023 0.00
☐	Jan 31, 2024 0.00
☐	Feb 29, 2024 0.00
☐	Mar 31, 2024 0.00

**** TAXES ARE PAID. FOR YOUR RECORDS ONLY ****

Receipt Number: 111302023P009324

Payment Amount: \$214.67

Payment Date: 11/30/2023

Paid By: HOLLAND DEAN PAUL & JANIE

01 2023 1114429A0000010000 000000000000 000000000000 0

2023 Notice of Ad Valorem Taxes – Dean and Janie Holland
Parcel ID 1 29 44 11 A00 0001.0200

Patrick B. Langford
TAX COLLECTOR

Proudly Serving Hendry County

HENDRY COUNTY 2023 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER	CONTROL NUMBER	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS BILL
1114429-A0000010200	16484		

ACCOUNT NUMBER: 1114429-A0000010200

Parcel 911 Address:
G RD LABELLE

HOLLAND DEAN PAUL & JANIE
200 MILL HAMLET RD NW
CHARLESTON, TN 37310

Property Description:
N 1/2 OF NE 1/4 80 AC

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BD OF COUNTY COMM - COUNTY	7.1000	14,829	0	14,829	105.29
H C HOSPITAL AUTH - ISD	3.3100	14,829	0	14,829	49.08
H C HOSP DEBT SVC - ISD	0.2800	14,829	0	14,829	4.15
SCHOOL STATE LAW S - SCHOOL	3.0060	14,829	0	14,829	44.58
SCHOOL LOCAL BD CAPITAL OUTLAY	1.5000	14,829	0	14,829	22.24
SCHOOL LOCAL BD DISCRETIONARY OPERATING	0.7480	14,829	0	14,829	11.09
SO FLORIDA WATER - WMD	0.0948	14,829	0	14,829	1.41
SO FLORIDA WATER EVERGLADES CONSTRUCTION	0.0327	14,829	0	14,829	0.48
SO FLORIDA WATER OKEECHOBEE BASIN	0.1026	14,829	0	14,829	1.52
TOTAL MILLAGE	16.1741		TOTAL AD VALOREM TAXES		\$239.84
EXEMPTIONS					

**** Corrected Tax Bill ****

Change Date 11/30/2023
PER SPECIAL DISTRICT/PARCEL
RECEIVES NO BENEFIT FROM AIRPORT
SEARS MSBU

LEVYING AUTHORITY

	RATE	UNITS	AMOUNT
WEST HC FIRE	0.00	0	0.00
WEST HC FIRE	0.00	0	
AIRPORT-SEARS MSBU	5.00	80	

NON AD VALOREM ASSESSMENTS

TOTAL NON-AD VALOREM ASSESSMENTS \$0.00

COMBINED TAXES AND ASSESSMENTS \$239.84

PLEASE PAY IN U.S. FUNDS FROM A U.S. BANK (NO POSTDATED CHECKS) TO: Hendry COUNTY TAX COLLECTOR

IF PAID BY PLEASE PAY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024	April 1, 2024 Delinquent Penalties and Fees Apply
	0.00	0.00	0.00	0.00	0.00	

ACCOUNT NUMBER

1114429-A0000010200

PROPERTY ADDRESS

G RD LABELLE

CONTROL NUMBER

16484

HOLLAND DEAN PAUL & JANIE
200 MILL HAMLET RD NW
CHARLESTON, TN 37310

Hendry COUNTY 2023 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

**** Corrected Tax Bill ****

Patrick B. Langford
TAX COLLECTOR

Proudly Serving Hendry County

P.O. BOX 1780
LaBelle, FL 33975
(863) 675-5280

Contact Phone Number:

()

PAY ONLY ONE AMOUNT

☐	Nov 30, 2023	0.00
☐	Dec 31, 2023	0.00
☐	Jan 31, 2024	0.00
☐	Feb 29, 2024	0.00
☐	Mar 31, 2024	0.00

**** TAXES ARE PAID. FOR YOUR RECORDS ONLY ****

Receipt Number: 111302023P009325

Payment Amount: \$230.25

Payment Date: 11/30/2023

Paid By: HOLLAND DEAN PAUL & JANIE

01 2023 1114429A0000010200 000000000000 000000000000 0

April 13, 2025

Florida Forever Program

Division of State Lands
3900 Commonwealth Blvd, MS 235
Tallahassee, FL 32399-3000

Subject: Confirmation of Willingness to Participate in Boundary Easement for Florida Forever Program

Dear Florida Forever Program Staff,

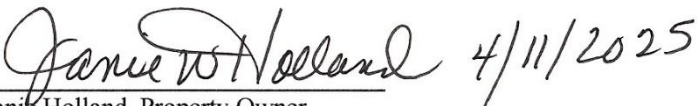
We, Dean and Janie Holland, the property owners of Parcel ID 1 29 44 11 A00 0001.0200, located in Hendry County, Florida, hereby confirm our willingness to participate in the Boundary Easement application for the Redbird Properties as part of the Florida Forever Program.

We understand that the proposed project involves including our property in a conservation easement area, and we are supportive of the application and its goals.

Please let us know if any further documentation or information is needed to finalize our participation. We look forward to the successful progression of this important conservation project.

Sincerely,


Dean Holland, Property Owner


Janie Holland, Property Owner

Contact Information:

Phone: 423-582-0234, 423-715-7952

Email: deanh84@yahoo.com, jholland2994@gmail.com

[Date] April 1, 2025

Florida Forever Program

Division of State Lands

3900 Commonwealth Blvd, MS 235

Tallahassee, FL 32399-3000

Subject: Confirmation of Willingness to Participate in Boundary Easement for Florida Forever Program

Dear Florida Forever Program Staff,

We, Keith and Letha Deel, the property owners of Parcel ID 1 29 44 11 A00 0001.0000, located in Hendry County, Florida, hereby confirm our willingness to participate in the Boundary Easement application for the Redbird Properties as part of the Florida Forever Program.

We understand that the proposed project involves including our property in a conservation easement area, and we are supportive of the application and its goals.

Please let us know if any further documentation or information is needed to finalize our participation. We look forward to the successful progression of this important conservation project.

Sincerely,

[Signature of Keith Deel]

Keith Deel, Property Owner

[Signature of Letha Deel]

Letha Deel, Property Owner

Contact Information:

Phone: [Insert Phone Number]

Email: [Insert Email Address]

757 589 3928
kbworks@msn.com

ATTACHMENT C

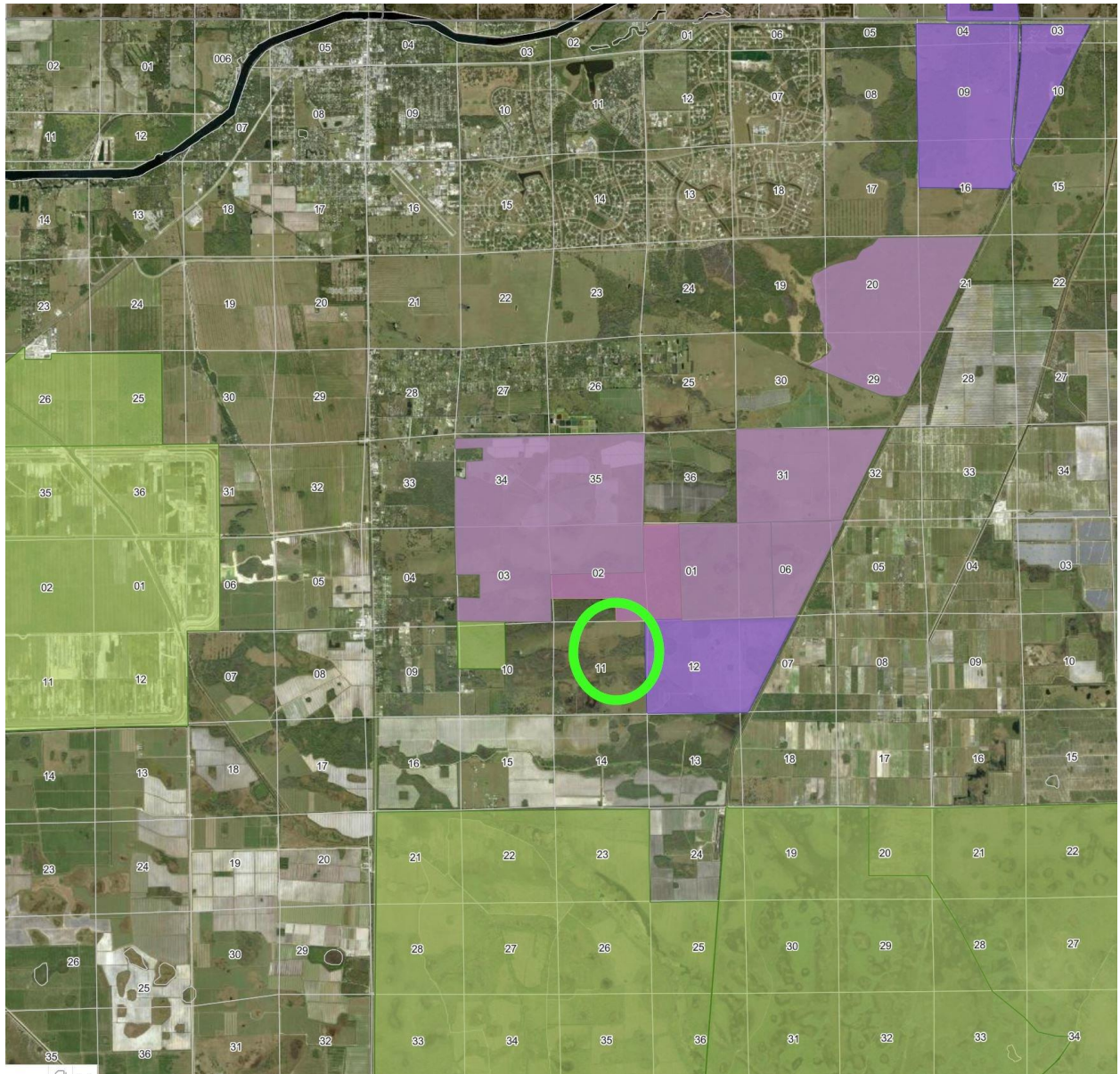
The following pages contain these documents:

- Aerial photograph with property boundaries
- Map showing proximity to other properties in conservation
- Caloosahatchee Ecoscape map

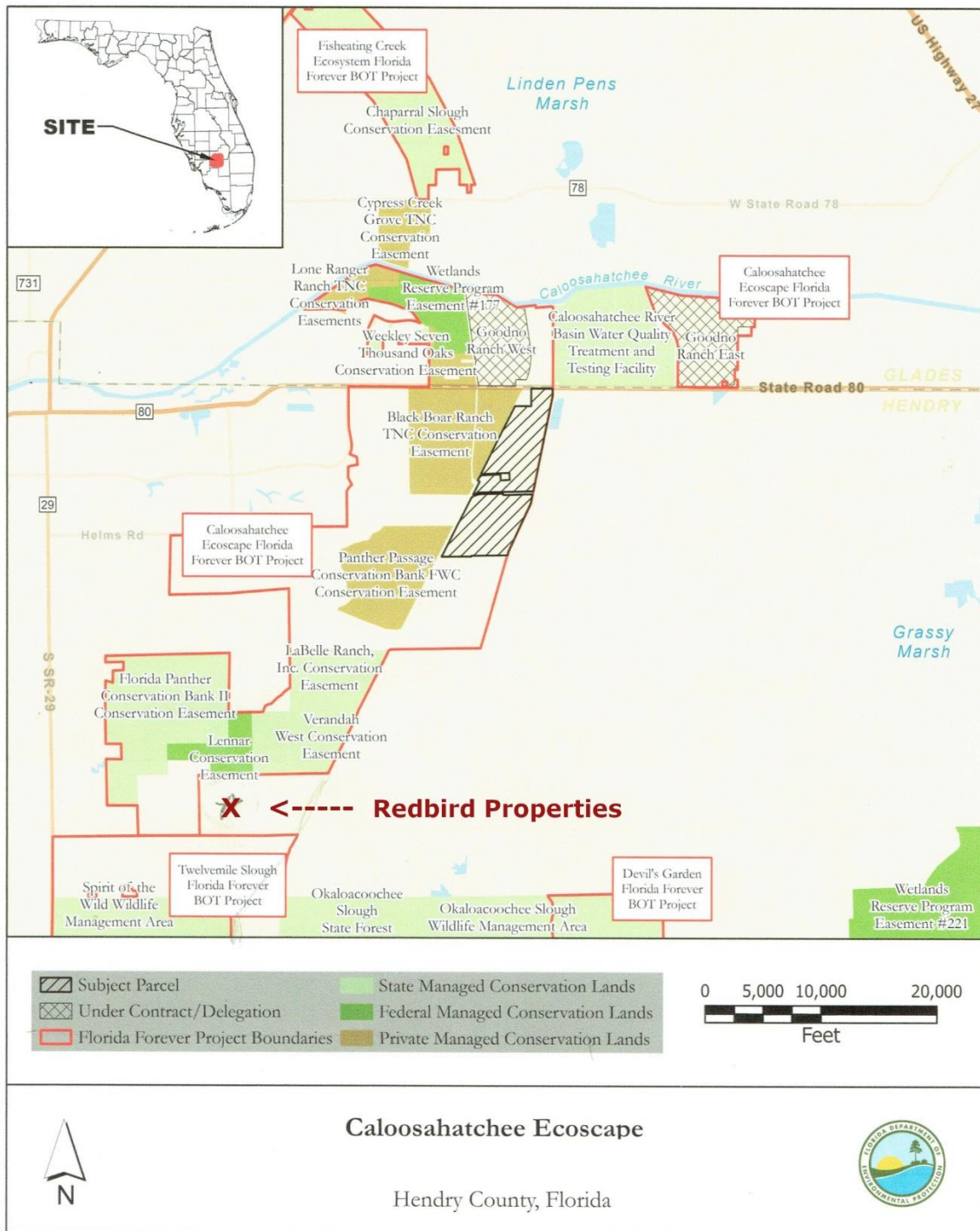
Aerial Photograph of Redbird Properties with Property Boundaries



Aerial Map Showing Proximity to Other Properties in Conservation Programs



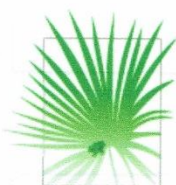
Caloosahatchee Ecoscape Map



Biodiversity Matrix – Page 1

9/6/24, 10:20 PM

FNAI Biodiversity Matrix



FLORIDA
Natural Areas
INVENTORY

1018 Thomaville Road
Tallahassee, FL 32303
850-224-8207
850-441-9164 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 9/6/2024

(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 1 Matrix Unit: 47619

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 *known* 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; *or*
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: 47619

1 Documented Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Puma concolor coryi Florida Panther	G5T1	S1	E	FE

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

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FNAI Biodiversity Matrix

Sciurus niger avicennia	G5T2	S2	N	ST
Big Cypress Fox Squirrel				
Ursus americanus floridanus	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 47619

21 Potential Elements for Matrix Unit 47619

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	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
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
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
Matelea floridana Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Tephrosia angustissima var. <i>curtissii</i> coastal hoary-pea	G1T1	S1	N	E

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.