



WOODWARD RANCH

1190 Woodward Rd, Palmdale, FL 33944

Jeremiah Thompson, ALC
352.255.3670
JT@SaundersRealEstate.com

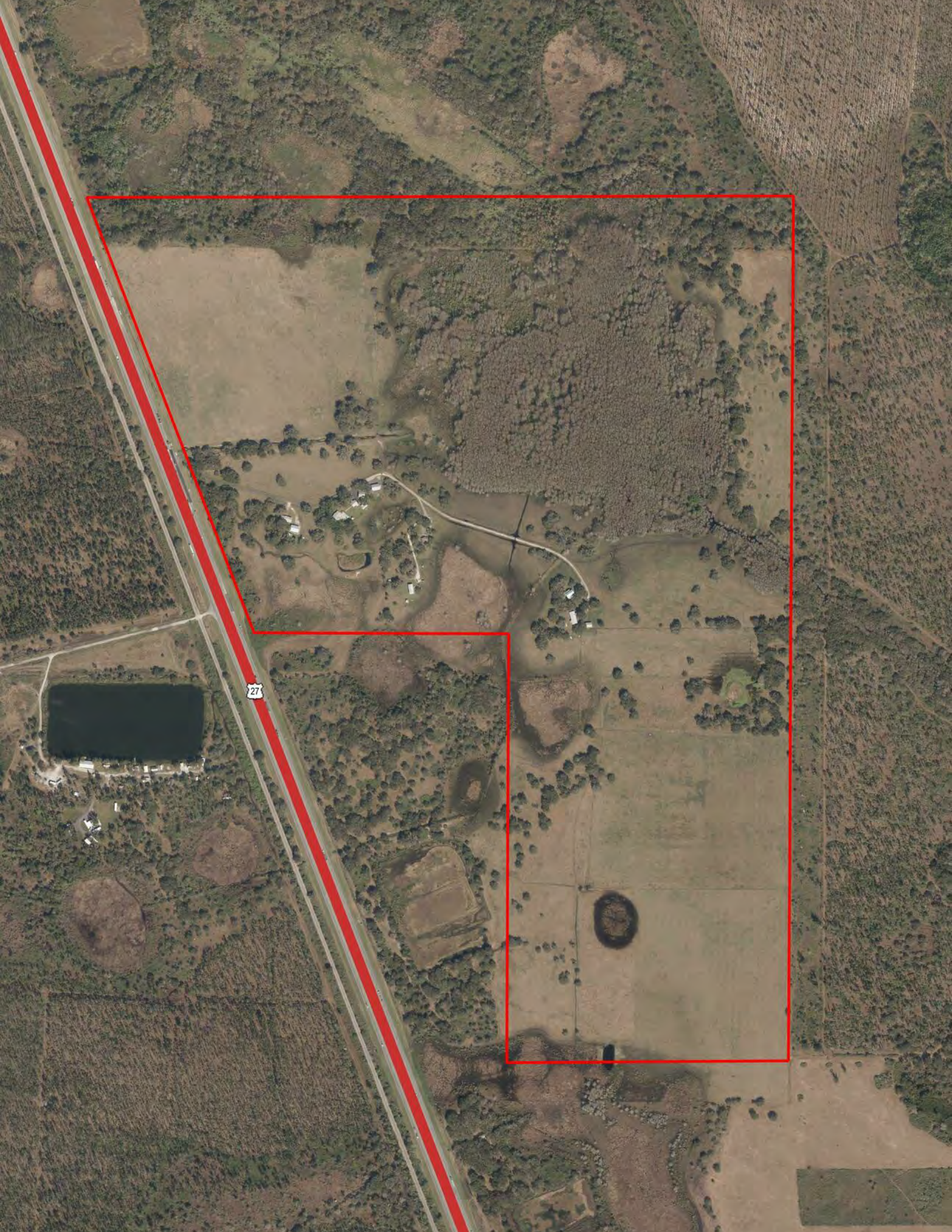




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Section 1

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Section 2

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): Fisheating Creek Ecosystem

Property Proposed for Boundary Amendment: Woodward Ranch

Name/Affiliation Proposing Amendment: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 3801

Street

City

State

ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.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.
- 8) Whether the project is on another state acquisition list? If so, which one?

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) and willing seller(s) of the real property described below, in Glades County, Florida.

Property/project name: Woodward Ranch

Name/Affiliation of Authorized Representative: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33081
Street City State ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

Property information

Section 16 Township 40S Range 30E
Lat/Long 26.996411, -81.324138
Acres 352

Parcel identification number(s):

A164030A0000200000
A164030A00002A0000

Landowner Information

Thomas Woodward 4-3-25
Landowner Signature Date

Thomas Woodward
Landowner Name (print)

Mailing Address: P.O. Box 137, Palmdale, FL 33944
Street City State ZIP

Primary Phone: 863-673-9190 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.



Section 3

PROPERTY DESCRIPTION

WOODWARD RANCH FLORIDA FOREVER BOUNDARY AMENDMENT FISHEATING CREEK ECOSYSTEM

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

The proposed Woodward Ranch is 352 ± total acres in Glades County adjacent to the Fisheating Creek Ecosystem Florida Forever project. The property contains 231 ± upland acres (66%) and 121 ± wetland acres (34%), with nearly 2900 ± Feet on US Highway 27.

The majority of the land is improved pasture. Several residences are located on the property, forming a family compound, along with additional structures and equipment tied to current and past ranching operations. The remainder of the property is a mix of natural woodlands, upland hardwood forest, wetland hardwoods, cypress, and freshwater marshes. These natural areas provide essential ecological services and habitat for a range of native species. Due to its highway frontage and proximity to existing development, the property is increasingly vulnerable to subdivision and conversion to smaller homesites.

The Woodward Ranch has a 2024 certified market/just value of \$3,085,732.

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:

The Woodward Ranch is located within an environmentally rich region of Florida near Fisheating Creek and Lake Okeechobee. The property features a mosaic of open pastureland, natural woodlands, wetland hardwoods, cypress, wet prairie, and freshwater marshes. These habitats support a wide range of native species and provide important ecological functions.

The entire property lies within the highest priority area of the Florida Ecological Greenways Network, also known as the Florida Wildlife Corridor. This corridor supports wide-ranging species such as the Florida black bear and Florida panther. According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, species likely to utilize the habitat include the Florida panther, Florida sandhill crane, crested caracara, eastern indigo snake, and black bear. The landowner has observed deer, turkey, sandhill cranes, swallow-tailed kites, bald eagles, black bear, and Florida panther on the property. Neighboring landowners have also reported frequent sightings of bear and panther in the area. The cypress swamps and freshwater marshes on site provide particularly valuable habitat for these species. In total, FNAI data identifies 34 potential listed species that may benefit from the property's ecological resources.

Conserved lands nearby include the Fisheating Creek WMA, Smoak Groves conservation easement and the Lykes Brothers conservation easements. The permanent protection of Woodward Ranch would add to this growing network of protected lands and help maintain landscape connectivity within the Florida Wildlife Corridor.

Hydrologically, the property contains approximately 121 acres of wetlands, including freshwater marshes, wet prairies, cypress stands, and wetland hardwoods. A small creek runs through the property, ultimately flowing into the Fisheating Creek system and then into Lake Okeechobee. The property is located entirely within the highest-priority tier of the Critical Lands and Waters Identification Project (CLIP) and contributes to regional groundwater recharge, natural floodplain function, and water quality protection.

The ranch also includes multiple existing improvements that support its ongoing agricultural use. Several residences form part of a long-established family compound, and additional buildings and equipment are present on-site to support cattle, silviculture, and ranch operations. There are no known historic structures on the property that are fifty years old or older.

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 Glades County has zoning and future land use designations of Agriculture. There are no known developmental proposals in the area currently. The property has 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 Woodward 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 a Priority 1 Area of 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 70% of the property as a Priority 2 and 25 % as a Priority 3 (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Panther and Black Bear (Measure B2).
- The entire property is located in a Priority 1 Area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Fisheating Creek Lykes Brothers Conservation Easements while contributing to the landscape protected near the Fisheating Creek Ecosystem Florida Forever BOT Project (Measure B3).
- Upland Hardwood Forest is among the natural communities on the property identified as Underrepresented Natural Communities by FNAI (Approximately 240 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, Freshwater Marshes, Wetland Forests, Wet Prairies, and a Creek contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 34% 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.

The Woodward Ranch is proposed in this application as a less-than-fee acquisition. Through a perpetual conservation easement, the state would acquire the development rights on the property, while the landowner would retain the right to continue existing and historic land uses. These include agriculture, cattle operations, sod production, hay cultivation, recreation, and private use and enjoyment.

The proposed easement would expand the network of conserved lands adjacent to the Fisheating Creek Florida Forever project. By securing this property within the Florida Wildlife Corridor, the project would help maintain ecological connectivity, reduce habitat fragmentation, and limit development encroachment in a high-priority conservation area. Additionally, protection of the Woodward Ranch would contribute to safeguarding water quality and quantity within the Fisheating Creek system and the broader Lake Okeechobee watershed.

8. Whether the project is on another state acquisition list? If so, which one?

N/A

SPECIFICATIONS & FEATURES

SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	231 ± Upland Acres (66%) / 121 ± Wetland Acres (34%)
Soil Types:	Basinger; Floridana; Okeelanta; Immokalee; Myakka; Valkaria; Malabar; Gator; Sanibel
Water Source & Utilities:	Well, Septic, and Electricity
Road Frontage:	2900 ± Feet on US Highway 27
Nearest Point of Interest:	Venus - 5 ± Miles Palmdale - 3 ± Miles Moore Haven - 19 ± Miles Adjacent to Fisheating Creek Ecosystem Florida Forever Project
Fencing:	Perimeter and Cross Fenced
Current Use:	Cow/Calf, Recreation, and Homesites
Grass Types:	Bahia
Potential Recreational / Alt Uses:	The property could be split up into smaller tracts to support multiple homesites
Land Cover:	Rural Residential (16 ± Acres); Improved Pasture (196 ± Acres); Upland Shrub and Brushland (15 ± Acres); Upland Hardwood Forests (9 ± Acres); Mixed Shrubs (19 ± Acres); Cypress (55 ± Acres); Wet Prairie (15 ± Acres)
Structures & Year Built:	• Pole Barn • Mobile Home (1) • Single Family Home (2)

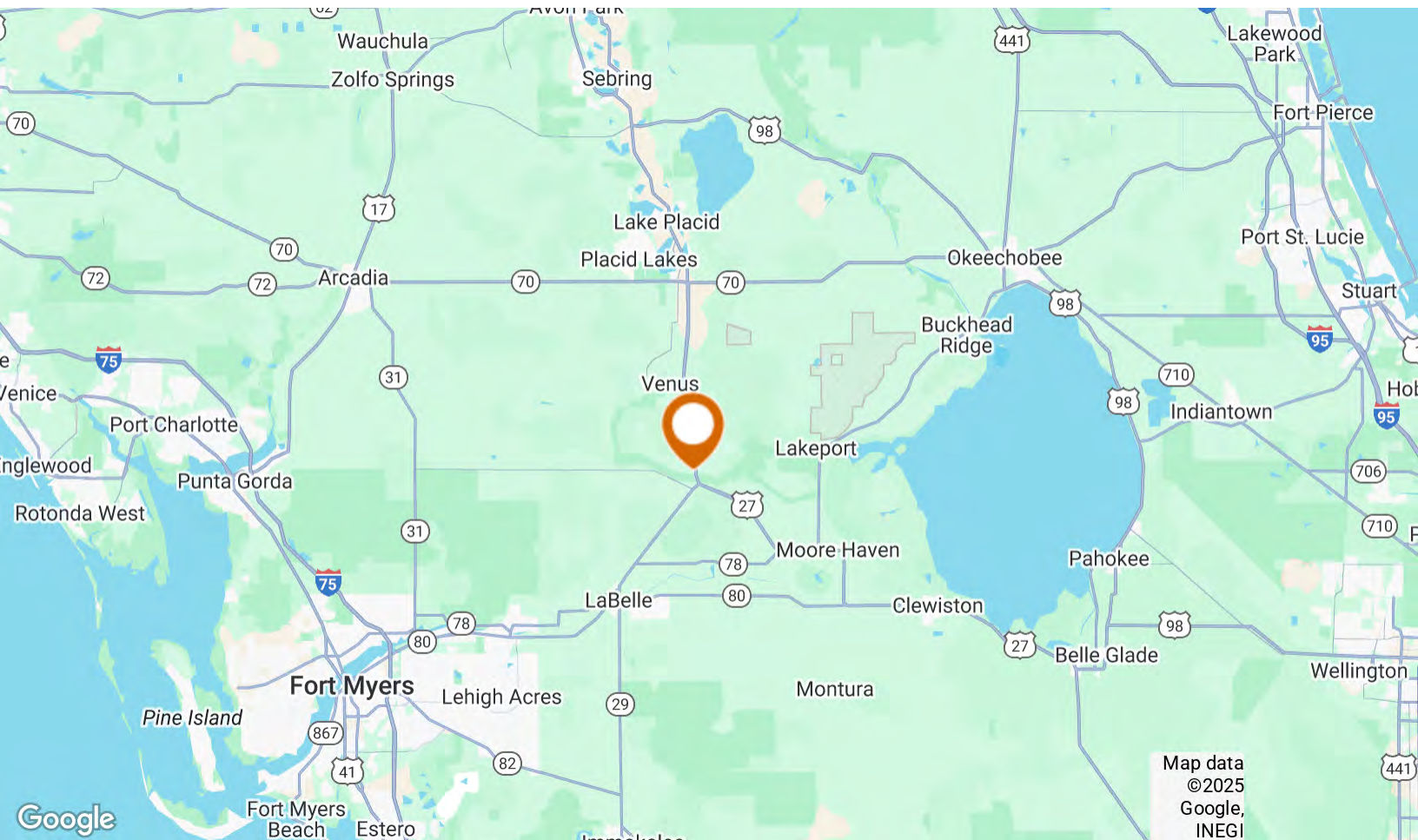
SPECIFICATIONS & FEATURES

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple (2)
GPS:	26.998036, -81.322205
Driving Directions:	Contact JT
Showing Instructions:	Contact JT





Section 4

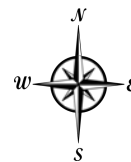
MAPS



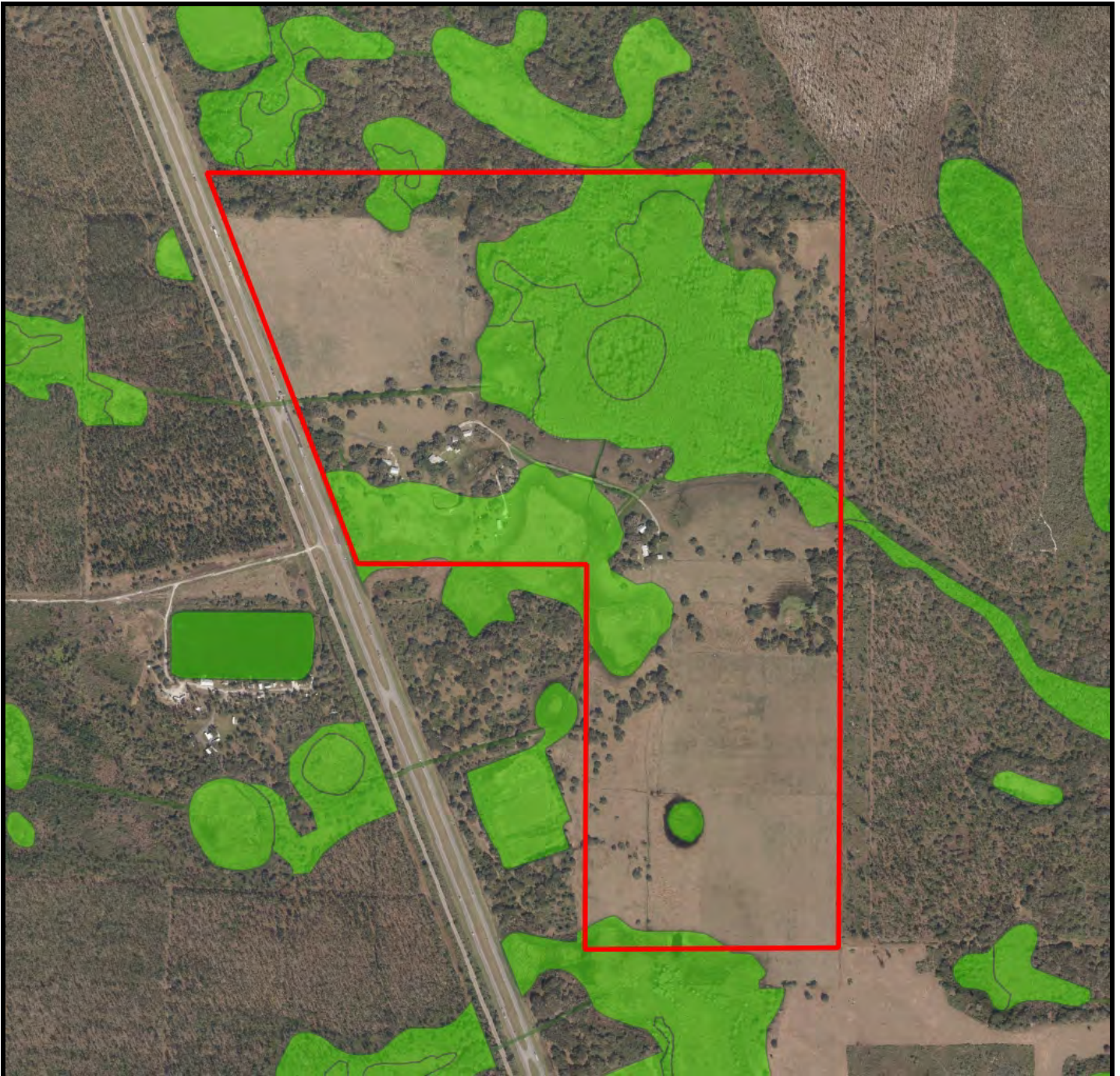
Aerial



- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI



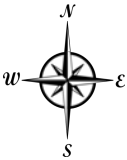
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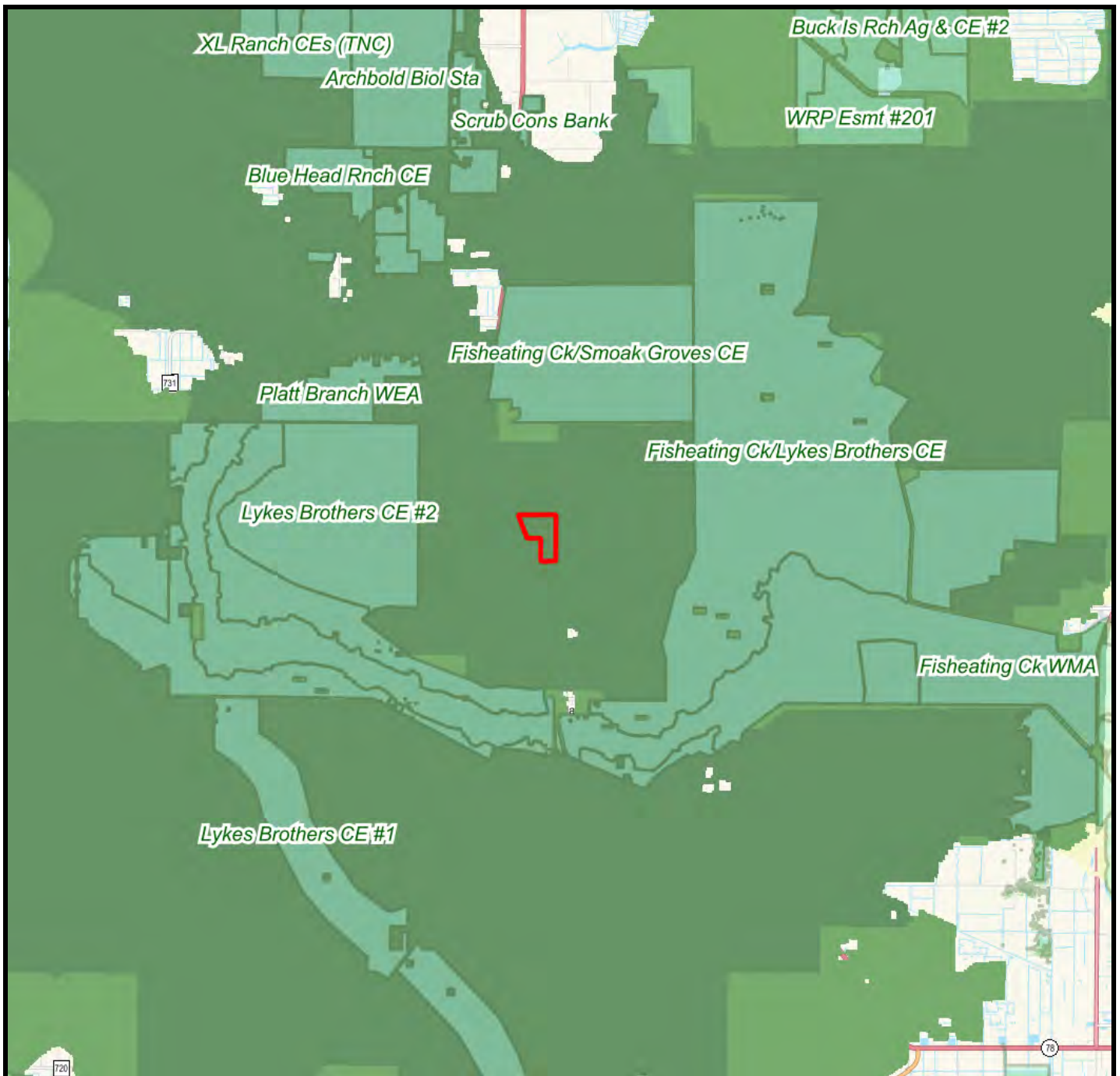
Wetlands



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



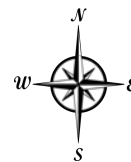
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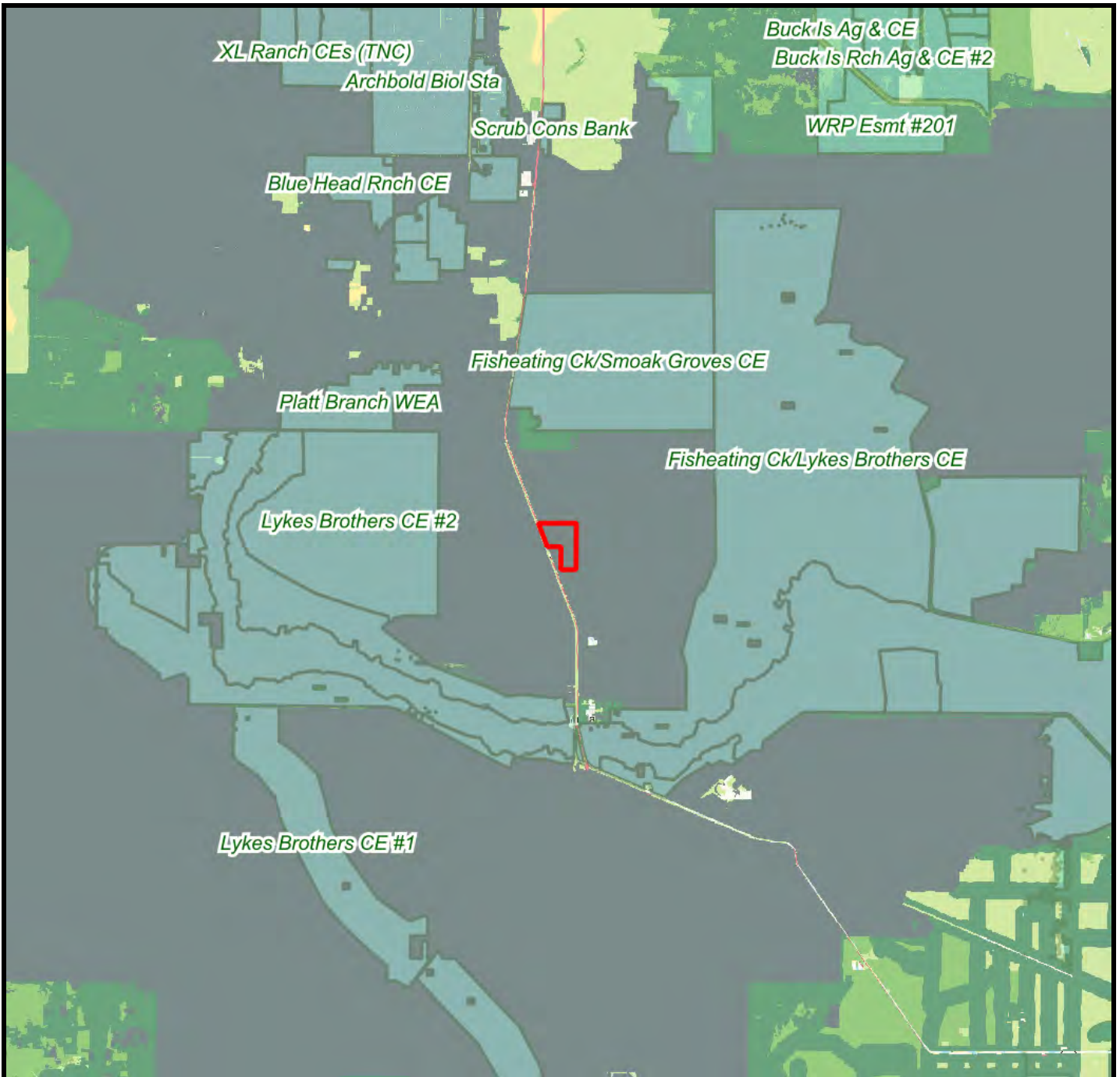
Florida Ecological Greenway Network



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



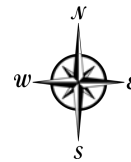
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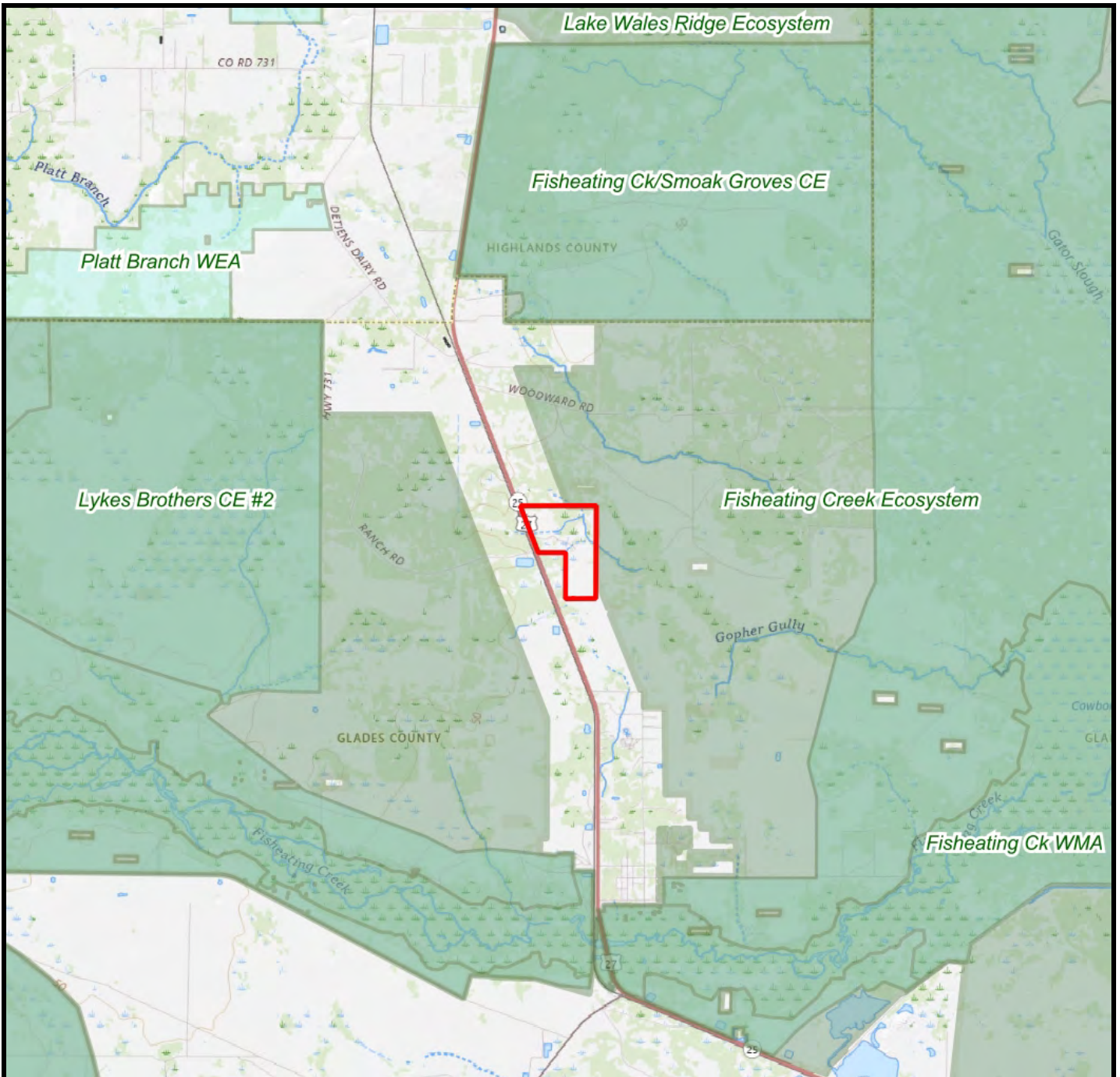
CLIP Priorities



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

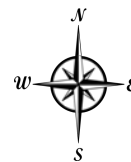


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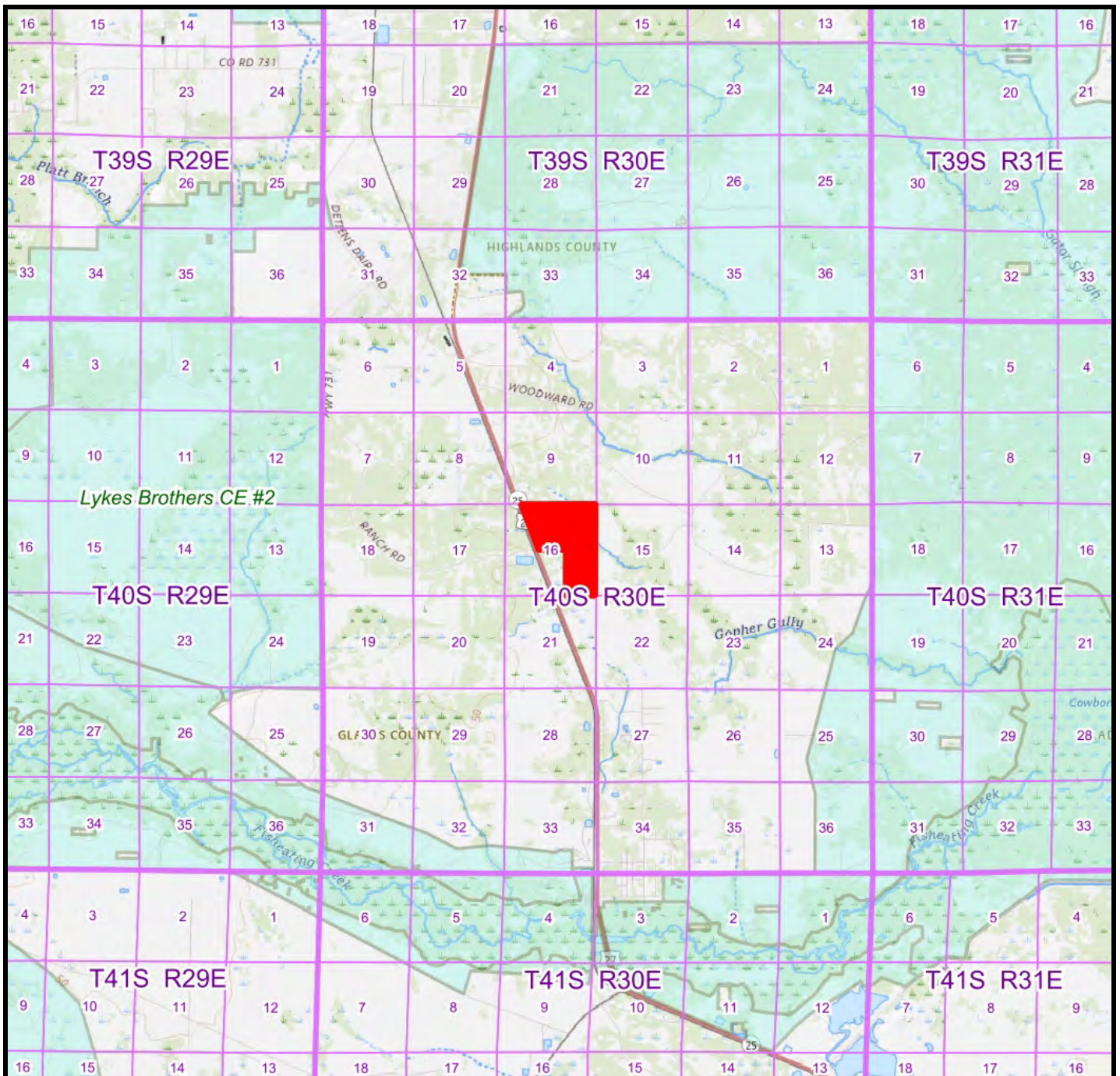


Nearby Conservation Areas

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



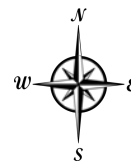
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Vicinity



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



0 1 2 3 mi



Section 5

PHOTOS



PHOTOS



PHOTOS







Section 6

PROPERTY RECORDS

Row #	PID	GIS Acres	2024 Glades County Property Appraiser Market Total	
1	' A164030A0000200000	284.46	\$	2,523,570.00
2	' A164030A00002A0000	67.88	\$	562,162.00
Total (2):		352.34	\$	3,085,732.00

County: Glades

Landowner: Suzanne F. Woodward and
Thomas M. Woodward, Sr., as
Co-Trustees of the Thomas M.
Woodward, Sr. Revocable
Living Trust Agreement dated
June 3, 1993

Mailing Address: P.O. Box 137, Palmdale, FL
33944

Glades County, FL

Parcel Summary

Parcel ID	A16-40-30-A00-0020-0000
Location Address	1190 WOODWARD RD PALMDALE
Brief Tax Description	TOTAL ACRES 270.4 THE S 3/4 OF E 1/2 OF NE 1/4 PLUS W 1/2 OF NE 1/4 PLUS THAT PART OF NW 1/4 LYING E OF SR 25 PLUS SE 1/4 OF SE 1/4 OF SEC 16, TWP 40S, RGE 30E; PLUS N 1/2 OF NE 1/4 OF NE 1/4 OF SEC 16, TWP 40S, RGE 30E, GLADES COUNTY, FLORIDA (Note: *The Description above is not to be used on legal documents.)
Property Use Code	PASTURELAND 1 (6000) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	16-40-30
Tax District	Glades County (District 05)
Millage Rate	17.5448
Acreage	270.4
Homestead	Y

[View Map](#)

Owner Information

Primary Owner
SUZANNE F WOODWARD *RLTA*
THOMAS M WOODWARD SR *RLTA*
P O BOX 137
PALMDALE, FL 33944

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
9910 - MKTVALAG	269.4	AC	0	0
0110 - SFR RURAL	1	AC	0	0
6000 - PASTURE 1	102	AC	0	0
6100 - PASTURE 2	11	AC	0	0
6200 - PASTURE 3	25	AC	0	0
6300 - PASTURE 4	131.4	AC	0	0

Building Information

Type	POLE BARN	Heat	.N/A
Total Area	1,536	Air Conditioning	.N/A
Heated Area	1,536	Bathrooms	0
Exterior Walls	NONE	Bedrooms	0
Roof Cover	MODULAR MT	Stories	
Interior Walls	NONE	Actual Year Built	2009
Frame Type		Effective Year Built	2009
Floor Cover	NONE		

Type	MOBILE HOME	Heat	AIR DUCTED
Total Area	540	Air Conditioning	CENTRAL
Heated Area	396	Bathrooms	1
Exterior Walls	VINYL LAP	Bedrooms	1
Roof Cover	COMP SHNGL	Stories	
Interior Walls	WALL BD/WD	Actual Year Built	1989
Frame Type		Effective Year Built	1989
Floor Cover	MIN PLYWD; CARPET		

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	1,859	Air Conditioning	CENTRAL
Heated Area	1,427	Bathrooms	2
Exterior Walls	CEDAR	Bedrooms	3
Roof Cover	MODULAR MT	Stories	
Interior Walls	DRYWALL; PW PANEL	Actual Year Built	1962
Frame Type		Effective Year Built	1962
Floor Cover	CARPET		

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	1,483	Air Conditioning	CENTRAL
Heated Area	1,483	Bathrooms	2
Exterior Walls	AVERAGE	Bedrooms	3
Roof Cover	COMP SHNGL	Stories	
Interior Walls	DRYWALL	Actual Year Built	1981
Frame Type		Effective Year Built	1981

Floor Cover CARPET

Extra Features

Code	Description	Length x Width	Area	Year Built
0912	B-43	0 x 0 x	381	1974
0901	B-22	0 x 0 x	480	1950
0500	POOL-G	16 x 34 x	544	1974
0080	CONC-R	0 x 0 x	1,234	1900
0900	B-21	36 x 11 x	396	1992
0081	CONC-U	0 x 0 x	272	1984
0911	B-42	11 x 11 x	121	1978
0700	TRC	0 x 0 x	1	1992
0700	TRC	0 x 0 x	1	2003
0700	TRC	0 x 0 x	1	2011
0010	ASP PAV	0 x 0 x	13,251	2006

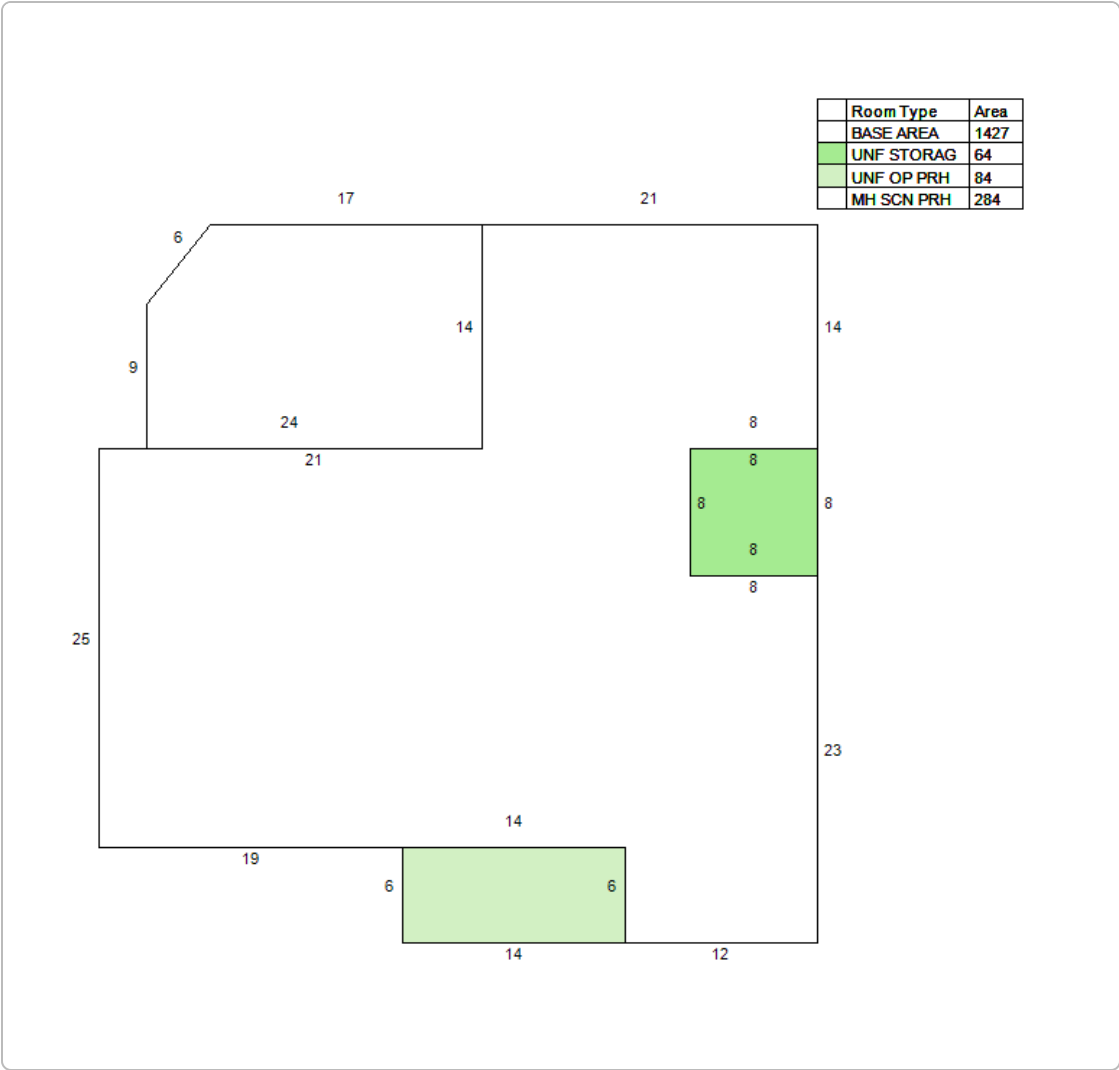
Sales

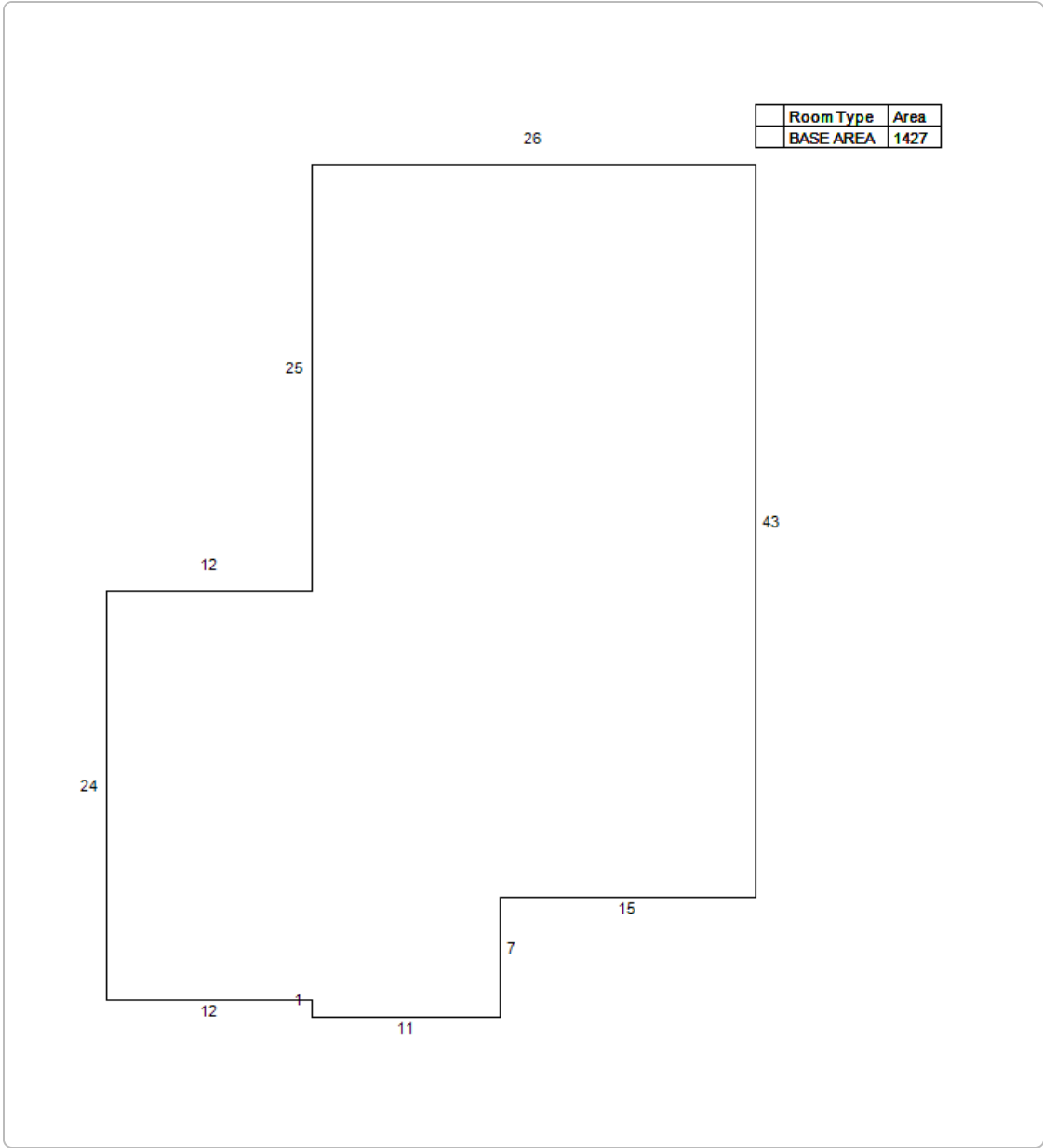
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/9/2009	\$0	WD	0285/0513	Unqualified	Improved	WOODWARD SUZANNE F IND+TRTEE	THOMAS M WOODWARD SR RLTA
N	9/4/2009	\$100	WD	0283/0999	Unqualified	Improved	WOODWARD SUZANNE F IND+TRTEE	THOMAS M WOODWARD SR RLTA DATED 6-3-93 AS AMENDED
N	6/3/1993	\$100	WD	0141/0348	Qualified	Improved	WOODWARD THOMAS M SR + SUZANNE F H/W	REV TR AGREEMENT DATED 6-3-93
N	11/3/1990	\$0	WD	133/153	Qualified	Improved	LYKES BROS INC	WOODWARD TOMMY M + SUZANNE F
N	2/1/1978	\$100	FS	0069/0431	Unqualified	Vacant	LYKES BROS INC	WOODWARD THOMAS M + SUZANNE F H/W
N	8/24/1976	\$0	WD	67/589	Qualified	Improved	LYKES BROS INC	WOODARD THOMAS A + SUZANNE F

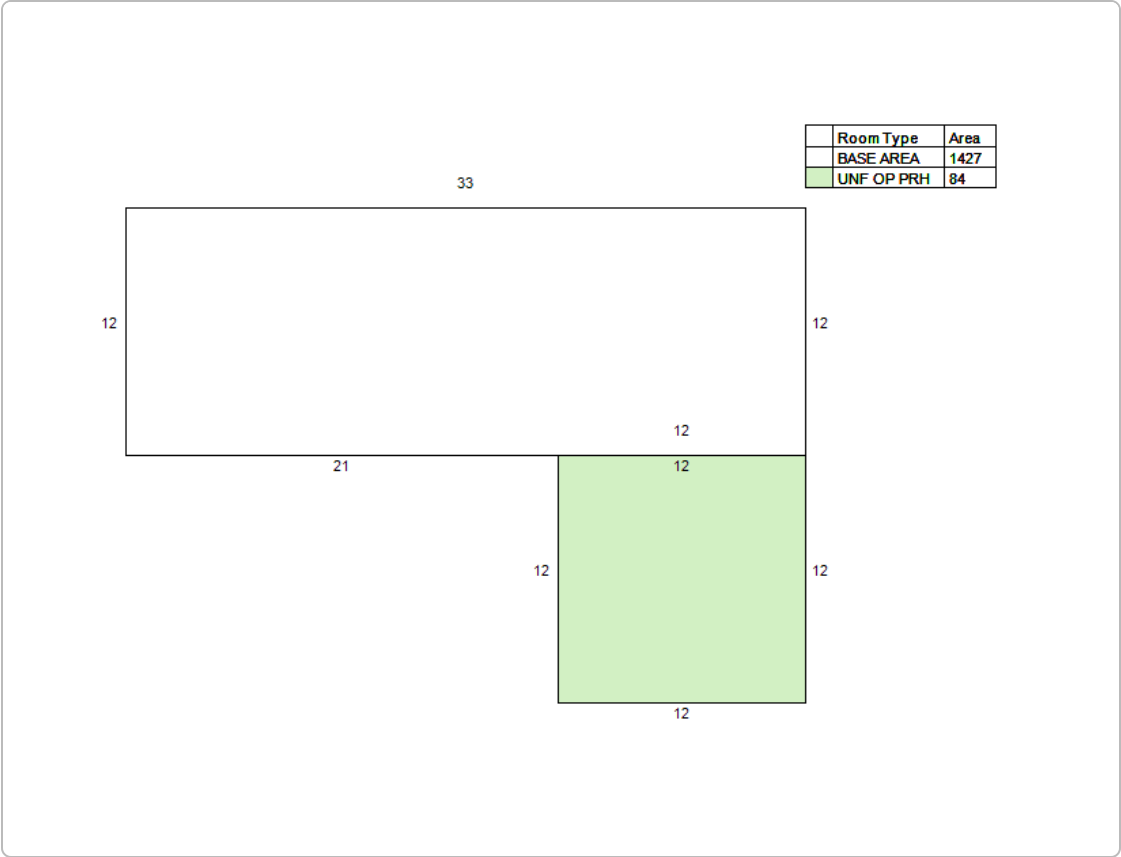
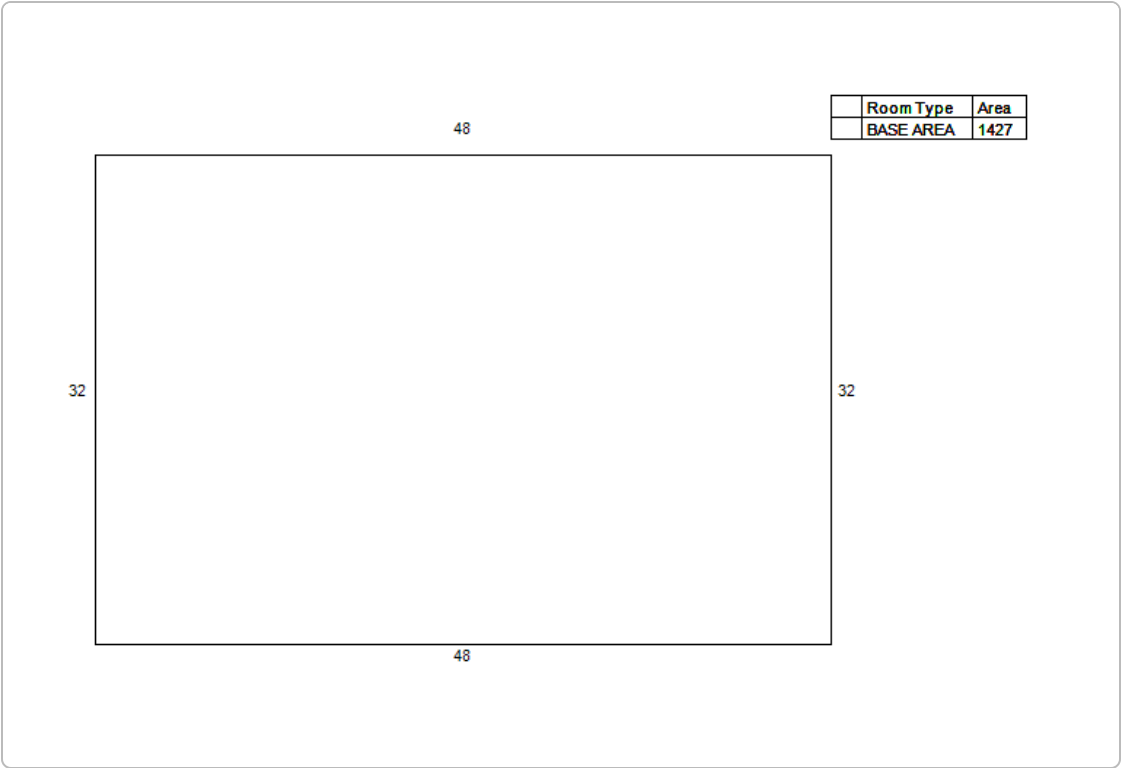
Current Valuation

	2024 Certified Values
Building Value	\$259,713
Extra Features Value	\$15,211
Land Value	\$43,416
Land Agricultural Value	\$35,100
Agricultural (Market) Value	\$2,240,330
Just (Market) Value	\$2,523,570
Assessed Value	\$221,626
Exempt Value	\$55,000
Taxable Value	\$166,626
Maximum Save Our Homes Portability	\$96,714

Sketches







No data available for the following modules: Photos.

Glades County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/3/2025, 11:11:01 AM](#)

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Developed by
 **SCHNEIDER**
GEO SPATIAL

Glades County, FL

Parcel Summary

Parcel ID	A16-40-30-A00-002A-0000
Location	1232 WOODWARD RD
Address	PALMDALE
Brief Tax Description	COMM AT SE COR OF SEC 16, TWP 40S, RGE 30E AND RUN N 00 DEG 22' 10 DIST OF 1327.70' TO POB THCE CONT N 00 DEG 22' 10 1327.20' TO 1/4 COR THCE N 89 DEG 36' 05 1767.70' THCE S 00 DEG 22' 10 THCE S 89 DEG 40' 10 LINE 450.0' THCE N 00 DEG 20' 35 39' 50 SEC 16 AND POB. CONT. 67.6 ACRES M/L
Property Use Code	PASTURELAND 1 (6000) (Note: *The Description above is not to be used on legal documents.) (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Glades County Community Development office at (863) 946-6018.)
Sec/Twp/Rng	16-40-30
Tax District	Glades County (District 05)
Millage Rate	17.5448
Acreage	67.6
Homestead	N

[View Map](#)

Owner Information

Primary Owner
WOODWARD SUZANNE TRUST 1/2 +
WOODWARD THOMAS M SR TRUST 1/2
P O BOX 137
PALMDALE, FL 33944

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
9910 - MKT.VA.LAG	67.6	AC	0	0
5900 - NO PROD AG	5.2	AC	0	0
6000 - PASTURE 1	54.8	AC	0	0
6200 - PASTURE 3	7	AC	0	0
6300 - PASTURE 4	0.6	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/18/2015	\$0	DC	0323/0874	Unqualified	Vacant	WOODWARD BILLIE SUZANNE(DECEASED)W	WOODWARD THOMAS M SR
N	9/4/2009	\$100	WD	0283/0999	Unqualified	Improved	WOODWARD S F+THOMAS M CO TRUSTEES	WOODWARD S F+THOMAS M CO TRUSTEES 1/2 EACH TR
N	6/3/1993	\$100	WD	0141/0348	Qualified	Improved	WOODWARD	WOODWARD
N	2/1/1978	\$100	FS	0069/0431	Unqualified	Vacant		

Current Valuation

	2024 Certified Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$14,224
Land Agricultural Value	\$14,224
Agricultural (Market) Value	\$562,162
Just (Market) Value	\$562,162
Assessed Value	\$14,224
Exempt Value	\$0
Taxable Value	\$14,224
Maximum Save Our Homes Portability	\$0

No data available for the following modules: Building Information, Extra Features, Photos, Sketches.



Saunders Real Estate

April 3rd, 2025

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

Dear FDEP Office of Environmental Services,

I am representing the Woodward family in their effort to have their property included in the Florida Forever program. The landowners have been contacted and are willing to sell a conservation easement to protect Florida's natural resources.

Best Regards,

Jeremiah R. Thompson

Phone: 352-255-3670

Email: JT@SaundersRealEstate.com

#

Saunders Real Estate

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



Section 7

FNAI BIODIVERSITY MATRIX



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

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

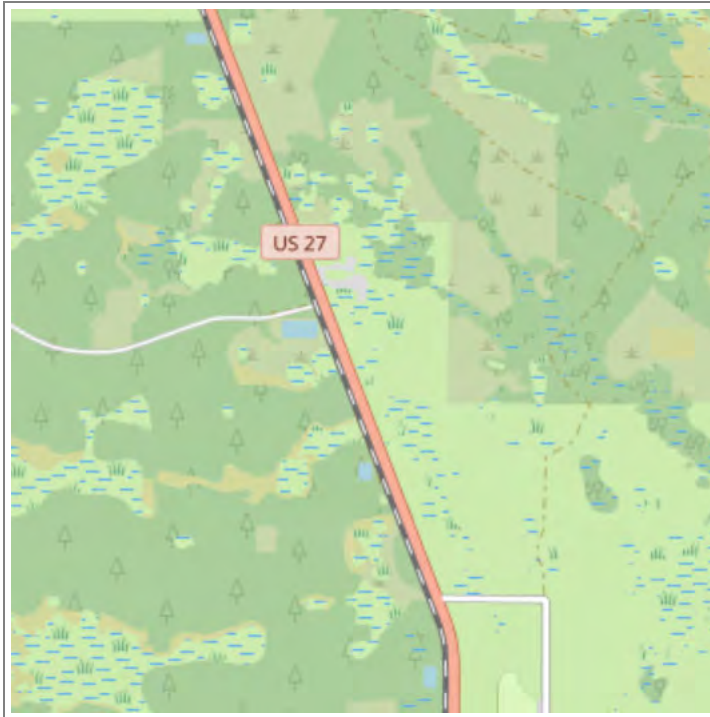
UNOFFICIAL REPORT

Created 4/8/2025

(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: 49027 , 49028



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: 49027

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

6 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Caracara cheriway Crested Caracara	G5	S2	T	FT

Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Dry prairie</i>	G2	S2	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit ID: 490281 **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 Found4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Caracara cheriway Crested Caracara	G5	S2	T	FT
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 49027 , 4902834 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Ammodramus savannarum floridanus Florida Grasshopper Sparrow	G5T1	S1	E	FE
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chionanthus pygmaeus pygmy fringe tree	G2G3	S2S3	E	E
Coelorachis tuberculosa Piedmont jointgrass	G3	S3	N	T
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eriogonum longifolium var. gnaphalifolium scrub buckwheat	G4T3	S3	T	E
<i>Farancia erythrogramma seminola</i> South Florida Rainbow Snake	G4TH	SH	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST

<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Liatris ohlingerae</i> Florida blazing star	G2	S2	E	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Paronychia chartacea</i> var. <i>chartacea</i> paper-like nailwort	G3T3	S3	T	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Platanthera integra</i> yellow fringeless orchid	G3G4	S3	N	E
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Polygonella basiramia</i> Florida jointweed	G3	S3	E	E
<i>Prunus geniculata</i> scrub plum	G3	S3	E	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Warea carteri</i> Carter's warea	G1	S1	E	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.

Unofficial Report

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



For more information visit www.saundersrealestate.com

HEADQUARTERS

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863.648.1528

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Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

