

Woodpecker Trail Addition

St Johns River Blueway Florida Forever Project Boundary



Legend

-  Woodpecker Trail Addition
-  Conserved Lands

0 1 2 Miles

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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): St. Johns River Blueway

Property Proposed for Boundary Amendment: Brothers Properties LLC (a.k.a Woodpecker Trail)

Name/Affiliation Proposing Amendment: Putnam Land Conservancy

Mailing Address: PO Box 667, Interlachen, FL 32148
Street City State ZIP

Primary Phone: 386-336-5400 Email: PLC@PutnamLandConservancy.org

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](#).

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 Putnam County, Florida.

Property/project name: Woodpecker Trail

Name/Affiliation of Authorized Representative: Putnam Land Conservancy

Mailing Address: PO Box 667, Interlachen, FL 32148

Street

City

State

ZIP

Primary Phone: 386-336-5400

Email: PLC@PutnamLandConservancy.org

Property information

Section 29,30,32 Township 10 Range 27
Lat/Long 29.60277159923539, -81.62688292018805
Acres 281.33 Prop Appraiser Acres

Parcel identification number(s):

30-10-27-0000-0010-0010

29-10-27-0000-0110-0010

30-10-27-8620-0000-0060

32-10-27-0000-0040-0000

30-10-27-8620-0000-0050

Landowner Information

Charles H. Donay
Landowner Signature

4-24-25
Date

Brothers Properties LLC
Landowner Name (print)

Charles H. Donay Mgr Member

Mailing Address: PO 23602 Tam FL 32241
Street City State ZIP

Primary Phone: 904 465 3353

Email: chdonay@gmail.com
chdonayiv@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.

Project Summary

The Woodpecker Trail Addition is approximately 271 acres located in eastern Putnam County approximately 2 miles south of the city of Palatka. This addition closes a gap in the St. Johns River Water Management's Horseshoe Point Conservation Area and protects about 120 acres of St. Johns River floodplain forest and 0.5 miles of shoreline. The majority of this addition is comprised of mixed wetland hardwood forest and planted pine. This addition is also located within the Ocala to Osceola portion of the Florida Wildlife Corridor. The project has one documented archeological site, the Browns Landing Mound.

Attachment A

1. Location:

The Woodpecker Trail Addition (271 acres) is located in eastern Putnam County and abuts the Horseshoe Point Conservation Area to the east and west, which is owned and managed by St Johns River Water Management District. This addition is located approximately 2 miles South of the city of Palatka and 0.4 miles East of Browns Landing public boat ramp. This addition contains 1/2 mile of shoreline along the St Johns River to the South and is located within the Ocala to Osceola portion of the Florida Wildlife Corridor.

2. Resource Characteristics:

Physical: This addition is composed of five parcels that border the Horseshoe Point Conservation Area to both the east and west. The majority of the project is comprised of mixed wetland hardwoods and planted pine. There is a mobile home and two pole barns on the property.

Biological and Natural Resources: This amendment is within the Ocala to Osceola portion of the Florida Wildlife Corridor and 98% of the addition is listed as Priority 5 of the Florida Ecological Greenways Network (B3). Additionally, 95% of this addition is listed as Priority 5 or higher for Strategic Habitat Conservation Areas (B1) and 52% is listed as Priority 3 for Sustainable Forestry (G1). The project contains is about 0.5 miles (120 acres) of St. Johns River floodplain forest.

Hydrological: 33% of this addition is listed as Priority 2 for both Functional Wetlands (C8) and Natural Floodplain Function (C4), and 100% is listed as Priority 4 or higher for Significant Surface Water Protection (C5). About 220 acres of the project contributes to aquifer recharge. The property has about 1/2 mile of St. Johns River frontage with its associated floodplain forest.

Archaeological and Historical: The project has one documented archeological site, the Browns Landing Mound.

3. Public Use Opportunities:

Although this addition is proposed as less-than-fee, the protection of the shoreline along the St Johns River is important for protecting the view shed of the river. It is an area that is popular for recreational boating and paddling on the St. Johns River.

4. Potential Threats from Development:

Due to the 0.5 mile of river frontage, and close proximity to the city of Palatka, this location is highly desirable for development.

5. Local Resolutions related to the potential public acquisition of the project:

None known.

6. Florida Forever Criteria, Goals, and Performance Measures (Section 259.105(4), Florida Statutes):

This project meets the following Florida Forever Goals: B1, B2, B3, C4, C5, C8, D3, G1, and I1. Table A6 on page 17 lists the number of acres and the percentage of the property for each Florida Forever Goal that this amendment meets.

7. Acquisition Type:

This addition is proposed as a less-than-fee acquisition. The property is currently used for timber production and pasture. The owner would like to continue the current uses and also retain the right to have three home sites.

Parcel Owner Mailing	29-10-27-0000-0110-0010 (VID 83356) BROTHERS PROPERTIES LLC PO BOX 23602 JACKSONVILLE FL 32241				Book	Page	Instrument	Parcel Sales Data		Sale Date		QSCD		Price															
					1497	1657	WD	2018-02-05		02 V		279,000																	
					0587	0342	WD	1991-08-01		02 V		100																	
911 Description	109 WOODPECKER TRL PALATKA 32177 PT OF GOVT LOTS 3 4 ALL OF, GOVT LOTS 5 6 OR587 P342																												
Parent Parcel																													
Exemption	Amount	Remainder	Owner %	Applied To																									
Improvement Value	0	Use Code	05500																										
OBXF Value	0	Improvements	0																										
Land Value	286,500	Location	Putnam County																										
Market Value	286,500	Total Acres	194.4																										
Just Value CU	286,500	Zoning	AG																										
Just Value CU	40,090	FLUM	A2																										
Market Adjusted	40,090																												
Parcel Value Breakdown																													
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																									
County General	40,090	0		40,090																									
Fire MSTU	40,090	0		40,090																									
St Johns River WMD	40,090	0		40,090																									
School	40,090	0		40,090																									
Visits	MDS	2024-07-02	RGM	2020-02-19																									
Changes	jedw01	2025-01-03	jedw01	2024-08-21																									
Primary Improvement										Improvement Area & Additions																			
Description					Title Year					Substructure					Cabinet & Mill					Desc	% Rate	Rate	Sq Ft	Cost					
Class					Title No.					Floor System					Floor Finish														
Type					Model					Exterior Walls					Interior Finish														
Adj Base Rate					RP No or Tag					Height (Feet)					Paint & Decor														
Base Sq Ft	0	Dep Rate			Length	Year Built			Party Wall %	Eff Yr Built			Plumbing Fixt	Obs Cond			Bath Tile	Replace Cost							0				
% Good	Dep Rep Cost		0	Width	Lot #			Sub Frame	Roof Framing			Heating & Air	Functional Obs			Electrical	Economic Obs												
Quality	Attachments			Bed / Bath	Account			Corners									Total Replacement Cost:								0				
Land																													
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value														
1	063	Pine2 Plt 50yr Site 80-89 85av		0	1			3,000	3,000	86.51	259,530	373	32,280	259,530	32,280														
2	058	Agricultural Hardwood Swamp Ac		0	1			250	250	107.89	26,970	72	7,810	26,970	7,810														
																Total:									286,500	40,090	286,500	40,090	

Parcel Owner Mailing	30-10-27-0000-0010-0010 (VID 83358) BROTHERS PROPERTIES LLC PO BOX 23602 JACKSONVILLE FL 32241				Parcel Sales Data											
					Book	Page	Instrument	Sale Date	QSCD	Price						
					1497	1657	WD	2018-02-05	02 V	279,000						
911 Description	4011 BROWNS LANDING RD PALATKA 32177 PT OF N1/2 OF SEC OR587 P342				0587	0342	WD	1991-08-01	02 V	100						
					Outbuildings and Extra Features											
					Line	Code	Units	Length	Width	Sq Ft	Rate	Value				
Parent Parcel					1	PBRN-03C		60	40	2,400	8	18,820				
					2	014-03C	1				3,000	2,940				
					Total: 21,760											
Exemption	Amount	Remainder	Owner %	Applied To												
Improvement Value	63,820	Use Code	00200													
OBXF Value	21,760	Improvements	1													
Land Value	251,050	Location	Putnam County													
Market Value	336,630	Total Acres	51.54													
Just Value CU	246,050	Zoning	AG													
Just Value CU	18,440	FLUM	A2													
Market Adjusted	109,020															
Parcel Value Breakdown																
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value													
County General	48,110	0	48,110													
Fire MSTU	48,110	0	48,110													
St Johns River WMD	48,110	0	48,110													
School	109,020	0	109,020													
Visits	MDS	2024-07-02	MDS	2024-06-14												
Changes	jedw01	2025-01-03	bcarter	2024-12-02												
Primary Improvement											Improvement Area & Additions					
Description	Mobile Home			Title Year	1990	Substructure		Cabinet & Mill		Desc	% Rate	Rate	Sq Ft	Cost		
Class	M	Dep Rate	2	Title No.	NONE	Floor System		Floor Finish		B00	100	131.52	1,344	176,763		
Type	G1	Year Built	1990	Model	UNKNOWN	Exterior Walls		Interior Finish		DCK	15	19.73	24	526		
Adj Base Rate	131.52	Eff Yr Built	1990	RP No or Tag	NONE	Height (Feet)		Paint & Decor								
Base Sq Ft	1,344	Obs Cond		Length	56	Party Wall %		Plumbing Fixt								
% Good	36	Replace Cost	177,289	Width	24	Sub Frame		Bath Tile								
Quality	1.0	Dep Rep Cost	63,820	Lot #		Roof Framing		Heating & Air								
		Functional Obs		Attachments		Roof Cover		Electrical								
		Economic Obs		Account		Bed / Bath	/	Corners		Total Replacement Cost: 177,289						
Land																
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value	
1	063	Pine2 Plt 50yr Site 80-89 85av		0	1			5,000	5,000	49.14	245,700	373	18,340	245,700	18,340	
2	058	Agricultural Hardwood Swamp Ac		0	1			250	250	1.40	350	72	100	350	100	
3	003	Residential Acres			1			5,000	5,000	1.00	5,000	0	0	0	5,000	
Total:											251,050		18,440	246,050	23,440	

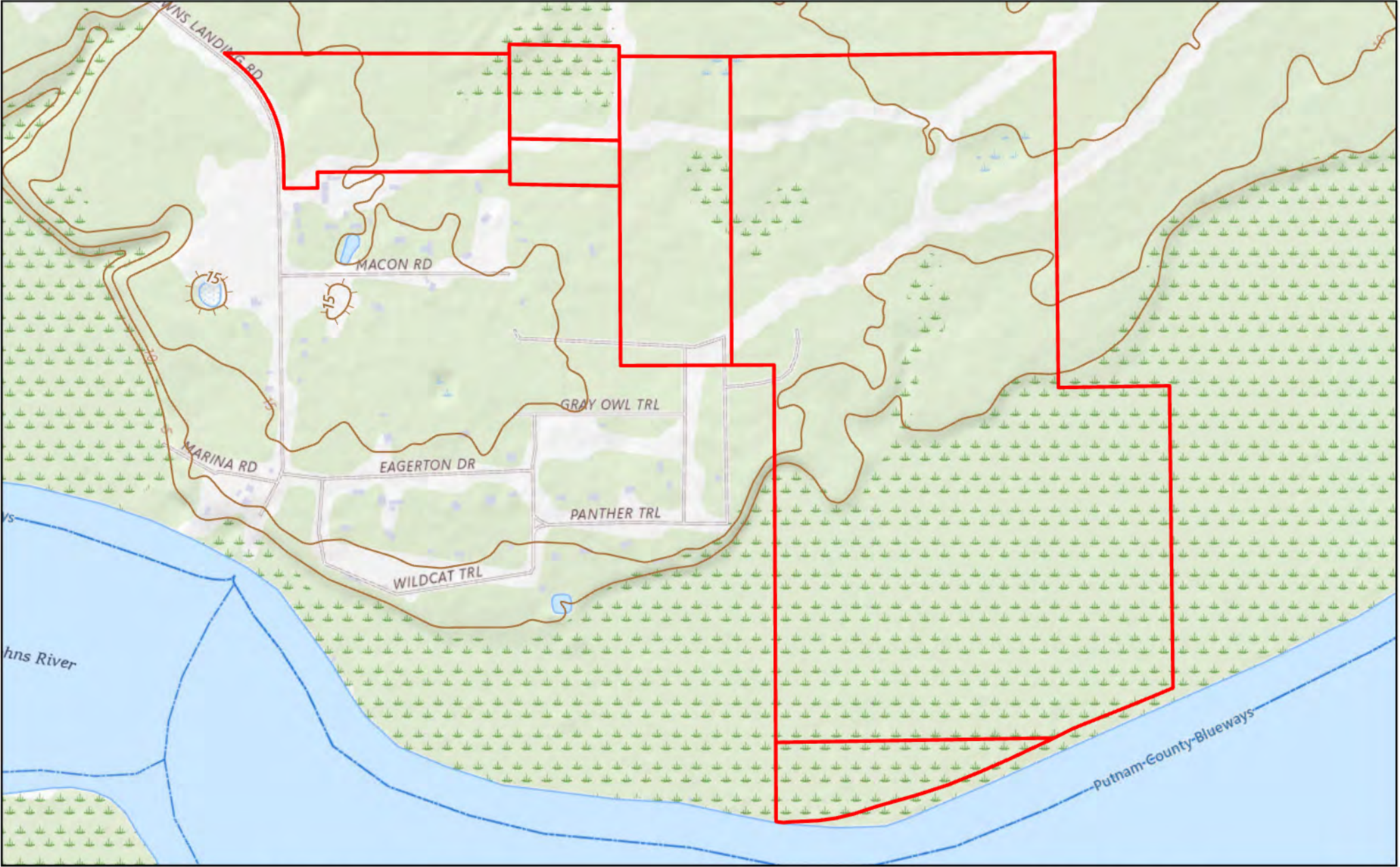
Parcel Owner Mailing	30-10-27-8620-0000-0050 BROTHERS PROPERTIES LLC PO BOX 23602 JACKSONVILLE FL 32241 (VID 61737)				Parcel Sales Data																	
					Book	Page	Instrument	Sale Date		QSCD							Price					
911 Description	None SHOLES S/D MB2 P16 LOT 5	1661	1093	WD	2022-03-22		00 V		30,000													
		1003	0847	OSA	2004-10-22		V															
		0000	0000	DCTF	2004-02-17		V															
		0834	1534	WD	2000-09-08		01 V		100													
		0833	1156	OSA	2000-08-24		V															
		0000	0000	DCTF	1999-12-09		V															
Outbuildings and Extra Features																						
Parent Parcel					Line	Code	Units	Length	Width	Sq Ft	Rate						Value					
Exemption	Amount	Remainder	Owner %	Applied To	Total: 0																	
Improvement Value	0	Use Code	00000																			
OBXF Value	0	Improvements	0																			
Land Value	23,820	Location	Unincorporated																			
Market Value	23,820	Total Acres	3.97																			
Just Value CU	0	Zoning	AG																			
Just Value CU	0	FLUM	A2																			
Market Adjusted	23,820																					
Parcel Value Breakdown																						
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																		
County General	23,820	0		23,820																		
Fire MSTU	23,820	0		23,820																		
St Johns River WMD	23,820	0		23,820																		
School	23,820	0		23,820																		
Visits	MDS	2024-07-02																				
Changes	jedw01	2025-04-11	jedw01	2024-08-21																		
Primary Improvement												Improvement Area & Additions										
Description				Title Year				Substructure				Cabinet & Mill				Desc	% Rate	Rate	Sq Ft	Cost		
Class				Title No.				Floor System				Floor Finish										
Type				Model				Exterior Walls				Interior Finish										
Adj Base Rate				RP No or Tag				Height (Feet)				Paint & Decor										
Base Sq Ft	0				Length				Party Wall %				Plumbing Fixt									
% Good				Width				Sub Frame				Bath Tile										
Quality				Lot #				Roof Framing				Heating & Air										
			Attachments				Roof Cover				Electrical											
			Account				Bed / Bath				Corners											
												Total Replacement Cost:									0	
Land																						
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value							
1	003	Residential Acres		0	1		C050	16,000	6,000	3.97	23,820	0	0	0	23,820							
Total: 23,820 0 0 23,820																						

Parcel Owner Mailing	32-10-27-0000-0040-0000 (VID 83423) BROTHERS PROPERTIES LLC PO BOX 23602 JACKSONVILLE FL 32241				Parcel Sales Data											
					Book	Page	Instrument	Sale Date		QSCD	Price					
1497					1657	WD	2018-02-05		02 V	279,000						
0587					0342	WD	1991-08-01		02 V	100						
0587					0338	WD	1991-08-01		02 V	100						
0587					0335	WD	1991-08-01		02 V	100						
0587					0332	WD	1991-08-01		02 V	100						
0581					0783	WD	1991-04-01		02 V	2,400						
Outbuildings and Extra Features																
Line	Code	Units	Length	Width	Sq Ft	Rate	Value	Total: 0								

Parcel Summary Table

County	Parcel ID	Owner	GIS Acreage	Market Value 2024	Acquisition Type
Putnam	29-10-27-0000-0110-0010	BROTHERS PROPERTIES LLC	196.77	286,500	Less Than Fee
Putnam	30-10-27-0000-0010-0010	BROTHERS PROPERTIES LLC	51.22	336,630	Less Than Fee
Putnam	30-10-27-8620-0000-0060	BROTHERS PROPERTIES LLC	8.36	69,170	Less Than Fee
Putnam	30-10-27-8620-0000-0050	BROTHERS PROPERTIES LLC	4.03	23,820	Less Than Fee
Putnam	32-10-27-0000-0040-0000	BROTHERS PROPERTIES LLC	11.38	5,680	Less Than Fee
			271.76	721,800	

Woodpecker Trail Addition - Topo Map



 Woodpecker Trail Addition

0 0.13 0.25 Miles

N



Woodpecker Trail Addition - Aerial Map

County: Putnam 29-10-27-0000-0110-0010, 30-10-27-0000-0010-0010
 Parcel Number(s): 30-10-27-8620-0000-0050, 30-10-27-8620-0000-0060
 32-10-27-0000-0040-0000
 Acreage: 271.77 (GIS Acres)



0 0.25 0.5 Miles

Legend

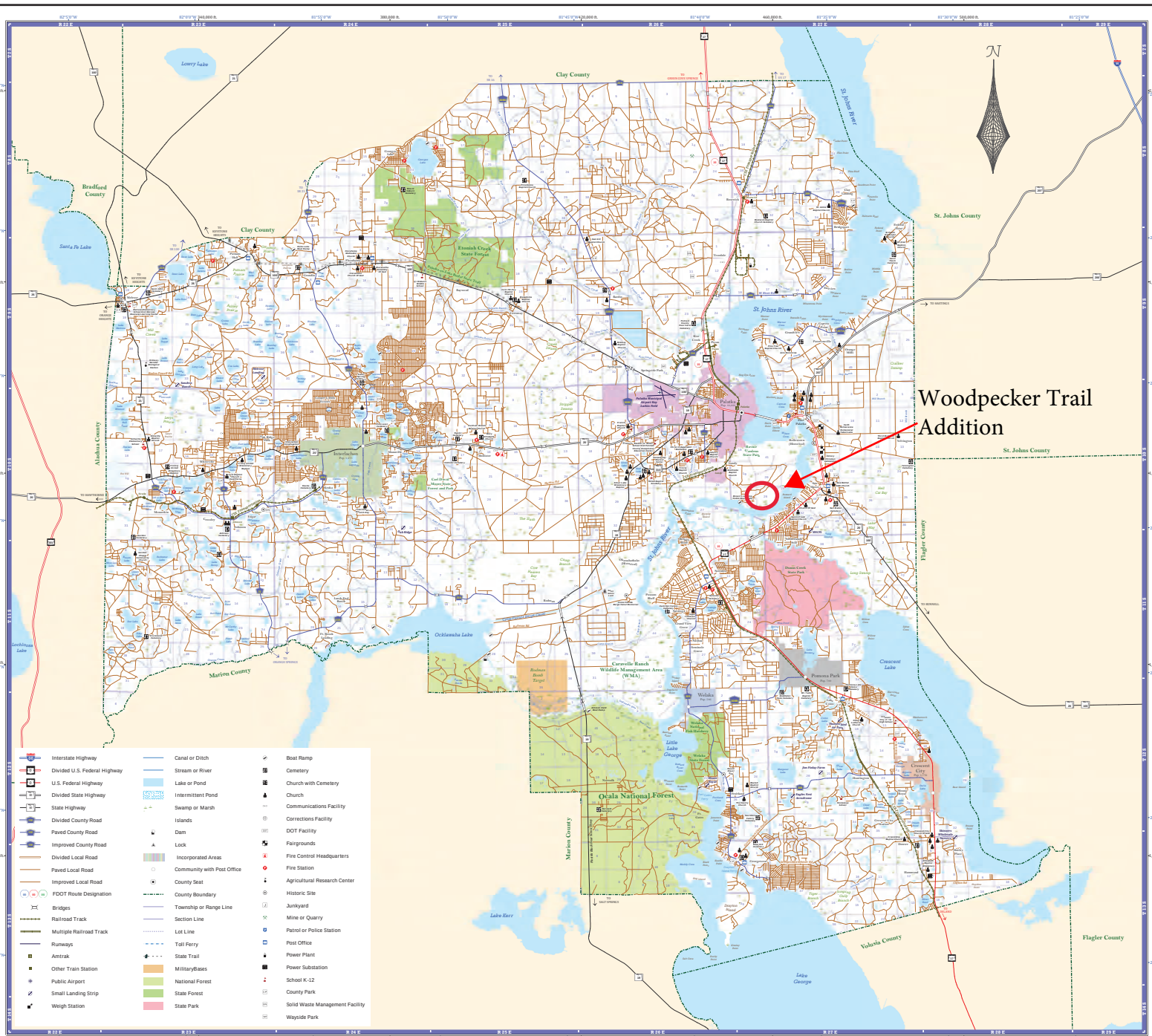
 Woodpecker Trail Addition



Legend

 Woodpecker Trail Addition
 Florida Wildlife Corridor
 Conserved Lands

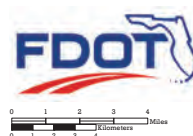
FDOT Map



Woodpecker Trail Addition

General Highway Map Putnam County Florida

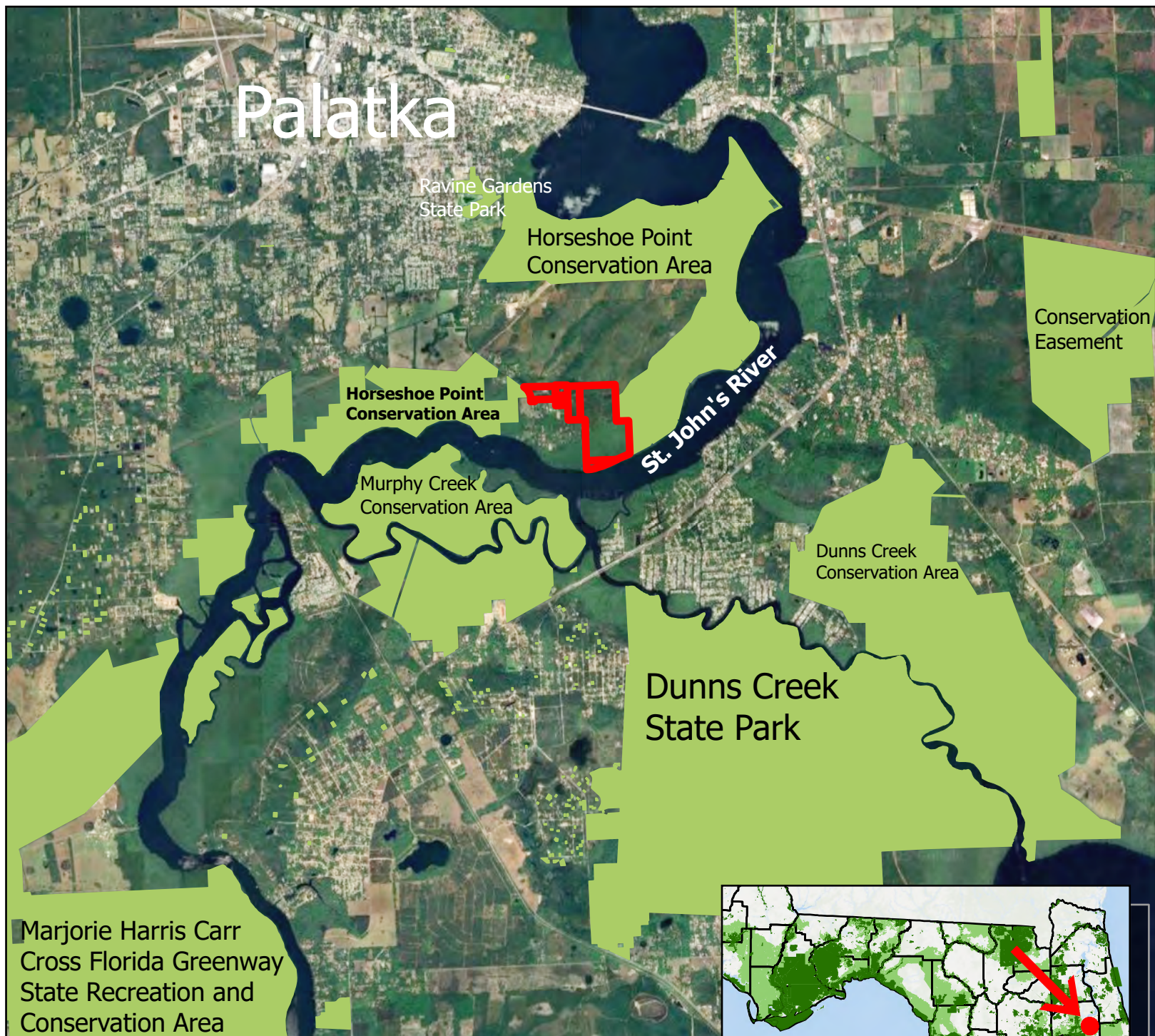
Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
February 2017



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Woodpecker Trail Addition

Nearby Conserved Lands



Legend

-  Woodpecker Trail Addition
-  Conserved Lands

0 1 2 Miles

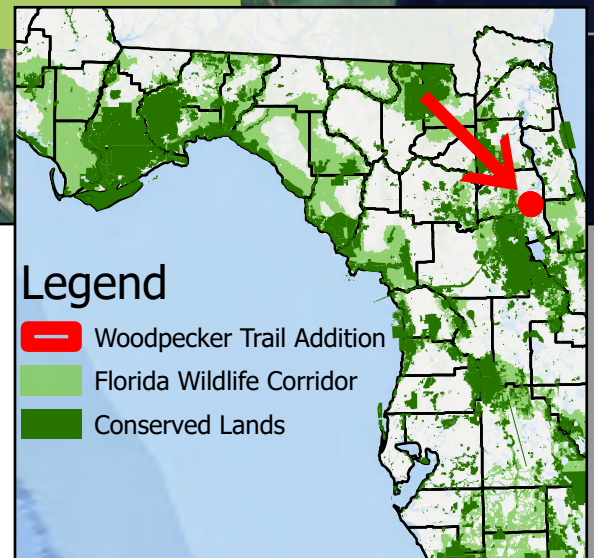


Table A6

Chaz Denny - Woodpecker Trail
 Florida Forever Measures Evaluation
 Date: 1/23/2025
 GIS Acres: 271.77

MEASURES

B1: Strategic Habitat Conservation Areas	Acres	% of Project
PRIORITY_3	140.8	52
PRIORITY_5	117.8	43
Totals:	258.6	95

B2: Rare Species FNAI habitat Conservation	Acres	% of Project
PRIORITY_4	51.5	19
PRIORITY_5	58.2	21
PRIORITY_6	0.4	0
Totals:	110.1	41

B3: Ecological Greenways	Acres	% of Project
PRIORITY_5	265.8	98
Totals:	265.8	98

C4: Natural Floodplain Function	Acres	% of Project
PRIORITY_2	89.8	33
PRIORITY_3	25.3	9
PRIORITY_4	10.3	4
Totals:	125.4	46

C5: Significant Surface Water Protection	Acres	% of Project
PRIORITY_2	52.7	19
PRIORITY_4	219.1	81
Totals:	271.8	100

C8: Functional Wetlands	Acres	% of Project
PRIORITY_2	89.8	33
PRIORITY_3	22.3	8
PRIORITY_4	9.9	4
Totals:	122.0	45

D3: Aquifer Recharge	Acres	% of Project
PRIORITY_6	221.5	82
Totals:	221.5	82

G1: Sustainable Forestry	Acres	% of Project
PRIORITY_3	141.4	52
Totals:	141.4	52

Cooperative Land Cover 3.7 (Name Site)		
MIXED_HARDWOOD_CONIFEROUS	0.6	0
TRANSPORTATION	12.2	4
MIXED_SCRUB_SHRUB_WETLAND	1.7	1
MARSHES	0.4	0
FLOATING_EMERGENT_AQUATIC_VEGETATION	1.3	0
MIXED_WETLAND_HARDWOODS	108.0	40
MIXED_HARDWOOD_CONIFEROUS_SWAMPS	10.5	4
RESIDENTIAL__LOW_DENSITY	5.5	2
CONIFEROUS_PLANTATIONS	131.3	48
Totals:	271.4	100

I1: 100 Year Floodzone	Acres	% of Project
0 Floodzones A and AE	270.0	99
Totals:	270.0	99

Note: Acres of each resource in the project and percentage of project represented by each resource are listed except where noted.
 This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.