

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): Aucilla/Wacissa Watershed

Property Proposed for Boundary Amendment: LOP and G Railroad

Name/Affiliation Proposing Amendment: Jennifer Ward, Daniel Ward and John Cruce

Mailing Address: 204 Washington Place Thomasville Georgia 31792
Street City State ZIP

Primary Phone: 850-251-9333 Email: cmward59@gmail.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 Jefferson County, Florida.

Property/project name: LOP and G Railroad

Name/Affiliation of Authorized Representative: Charlie Ward- Husband

Mailing Address: 204 Washington Place Thomasville Georgia 31792
Street City State ZIP

Primary Phone: 850-251-9333 Email: cmward59@gmail.com

Property information

Section 13,,24 Township 4 S Range 3 East SECTION 19 Township 4 S Range 4 E
Lat/Long _____
Acres 34.42

Parcel identification number(s):

13 -4S-3E-0000-0011-0000 24 indicated on survey , not corrected with property appraiser
19-4S-4E-0000-0061-0000

Landowner Information

Jennifer Ward, Daniel Ward, John Cruce
Landowner Signature

July 9, 2025
Date

Jennifer Ward , Daniel Ward, John Cruce
Landowner Name (print)

Mailing Address: 204 Washington Place Thomasville Georgia 31792
Street City State ZIP

Primary Phone: 850-251-9333 Email: cmward59@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.

Attachment A

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

We are writing to propose the purchase of a significant historical and environmental asset, the Live Oak, Perry, and Gulf (LOP&G) rail line. This rail bed, stretching 120 ft wide and running approximately 2.5 miles west from the Aucilla River, is a testament to the industrial efforts of the late 1800s and early 1900s. It once bustled with activity, transporting Virgin Pine and Cypress from the swamps to various mills.

The LOP&G rail line, nestled just inside the coastline of Jefferson County, offers stunning views and is home to several tidal creeks that flow to the gulf and from the Aucilla River. This unique natural beauty adds to the environmental value of the property.

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.

An exceptional feature of the LOP&G rail line is its supporting foundation, made from pristine Bald Cypress and Pine. Remarkably, this wood has remained intact for over 240 years, adding immense historical and monetary value to the property. This enduring foundation is a testament to the quality of the materials used and the craftsmanship of the time.

Moreover, the LOP&G rail line holds a rich community history. Residents from surrounding towns such as Perry, Mayo, and Greenville in Florida would ride the railway on a push car, journeying to the historical hunting lodge named Mandalay. This lodge still stands today, well-preserved and serves as a tangible link to the past. This paints a vivid picture of the past, where the railway served as a lifeline for these communities.

The property does not have any existing improvements, but you can see the logs that were used at the various creek crossings.

3. Potential public recreation opportunities or other public uses.

In the past, the Florida Trail utilized the western portion of the LOP&G property. However, due to liability issues, their use had to be discontinued.

LOP & G Railroad Boundary Amendment

In April 2025, the Florida Trail was temporarily rerouted. Acquisition of the property would maintain the historic “status quo” for the Florida Trail route.

4. Potential threats or development plans that could impact the value of the proposed project.
[There are no development plans or any development threats.](#)
5. Local resolutions related to the potential public acquisition of the project (if applicable).
[Not 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.
[The purchase of this property would not only preserve a piece of history but also enhance the Florida Trail experience and protect the unique environmental features of the area. We believe this aligns perfectly with the DEP's mission and goals.](#)
7. Whether the project is proposed for fee simple or less-than-fee (conservation easement) acquisition.
[This will be a fee simple acquisition.](#)
8. Whether the project is on another state acquisition list? If so, which one?
[Not applicable.](#)

Ward Property

From Burchett, Kathleen <kathleen_Burchett@fws.gov>

Date Wed 8/6/2025 3:59 PM

To Lauer, Meghan <Meghan.Lauer@FloridaDEP.gov>

Cc Briley, Katie <Katie.Briley@FloridaDEP.gov>; Phillips, Jerome <jereme_phillips@fws.gov>; Wallace, Jon <jon_wallace@fws.gov>

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Meghan:

Thank you for sharing the Ward Family's interest in state acquisition through the Florida Forever Program. The property lies within the St Marks National Wildlife Refuge acquisition boundary. The Service has ownership of the lands directly adjacent to the property within the Wilderness Area. We would appreciate the opportunity to manage the lands if acquired by your agency through an Agreement vetted through our Regional Office.

Sincerely,

Kathleen A. Burchett

Area II Refuge Supervisor
Florida; Puerto Rico; US Virgin Islands; and Gulf Coast Complex (MS/AL)

Southeast-Region 4
777 37th Street Suite D-101
Vero Beach, FL 32960

Cell: (772)584-1385
Office: (772)621-2900



Jefferson County, FL

Parcel Summary

Parcel ID	13-4S-3E-0000-0011-0000
Prop ID	5208
Legal Description	33.40 ACRES 120 FT LOP & G RR R-W THRU SECTION ORB 141/568 & 741/273
Legal Acres	33.4
Location Address	AUCILLA RIV LAMONT, FL 32336
Property Use	NO AG ACREAGE (009900)
Tax District	County - SRWMD (District 3)
Homestead	N

[View Map](#)

Owner Information

Primary Owner
Makedo Farms LLC
PO Box 86
Perry, FL 32348

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values
Improvement Value	\$0	\$0	\$0
Land Value	\$60,120	\$31,040	\$27,936
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$60,120	\$31,040	\$27,936
Assessed Value	\$26,750	\$24,318	\$22,107
Exempt Value	\$0	\$0	\$0
Taxable Value	\$26,750	\$24,318	\$22,107
Maximum Save Our Homes Portability	\$33,370	\$6,722	\$5,829

Just (Market) Value - This is the value established by the Property Appraiser for Ad Valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use Desc	Acres	Square Feet	Market Value
09900	AC NON-AG	33.40	1454904	60120

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee	Multi Parcel
4/30/2025	\$100,000	WD	865/537	Qualified (Q)	Vacant	WARD JENNIFER L	MAKEDO FARMS LLC	N
4/29/2025	\$0	QC	865/532	Unqualified (U)	Vacant	**Multiple Sellers**	WARD JENNIFER L	N
9/15/2023	\$100	CD	842/392	Unqualified (U)	Vacant	**Multiple Sellers**	**Multiple Buyers**	N
5/19/2017	\$20,000	QC	741/273	Unqualified (U)	Vacant	* ST JOE TIMBERLAND CO	**Multiple Buyers**	N

No data available for the following modules: Building Information, Extra Features, Special Assessments, Sketches, Linked Tangible Property, Linked Real Estate.

This information was derived from data which was compiled by the Jefferson County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: [7/15/2025, 5:08:35 AM](#)

Contact Us



Jefferson County, FL

Parcel Summary

Parcel ID	18-4S-4E-0000-0061-0000
Prop ID	9287
Legal Description	1.62 ACRE STRIP IN SEC 18 & 19 ORB 141 P568 THRU 588 & 718 P567
Legal Acres	1.62
Location Address	AUCILLA RIV LAMONT, FL 32336
Property Use	TIMBER SWAMP (005930)
Tax District	County - SRWMD (District 3)
Homestead	N

[View Map](#)

Owner Information

Primary Owner
Ward Daniel W
2437 Maddox Rd
Ochlocknee, GA 32413

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values
Improvement Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$91	\$89	\$89
Agricultural (Market) Value	\$4,536	\$4,536	\$4,050
Just (Market) Value	\$4,536	\$4,536	\$4,050
Assessed Value	\$91	\$89	\$89
Exempt Value	\$0	\$0	\$0
Taxable Value	\$91	\$89	\$89
Maximum Save Our Homes Portability	\$0	\$0	\$0

*"Just (Market) Value" - This is the value established by the Property Appraiser for Ad Valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use Desc	Acres	Square Feet	Market Value
05930	TIMB SWAMP	1.62	70567.2	4536

Sales

Sales Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee	Multi Parcel
9/15/2023	\$100	CD	842/389	Unqualified (U)	Vacant	**Multiple Sellers**	WARD DANIEL W	N
9/24/2015	\$5,000	QC	718/567	Qualified (Q)	Vacant	ST JOE TIMBERLAND COMPANY OF DELAWARE LLC	* DANIEL W WARD	N

No data available for the following modules: Building Information, Extra Features, Special Assessments, Sketches, Linked Tangible Property, Linked Real Estate.

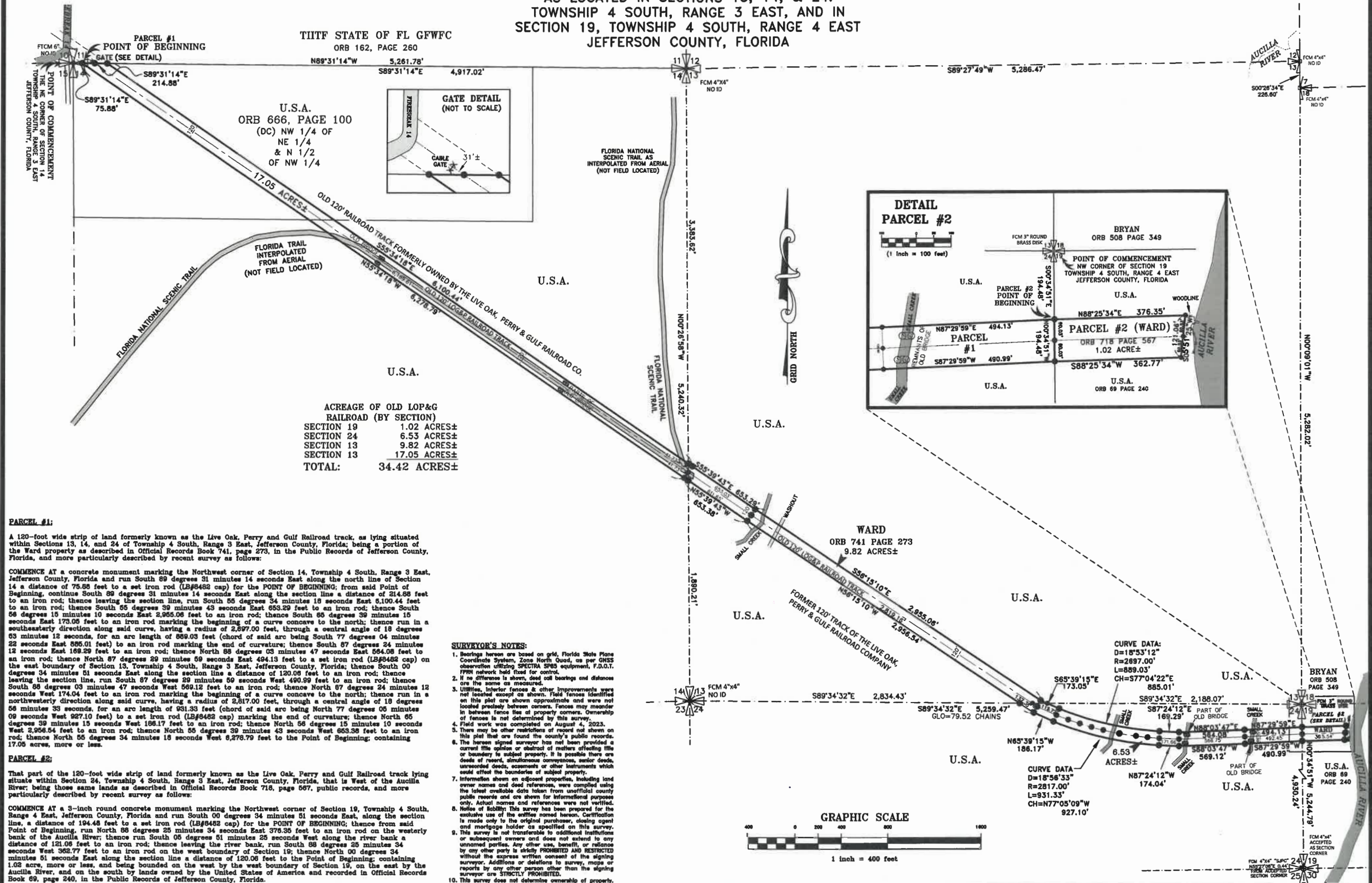
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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/15/2025, 5:08:35 AM

Contact Us



BOUNDARY SURVEY
OF THE OLD 120' LOG&P RAILROAD TRACK
AS LOCATED IN SECTIONS 13, 14, & 24.
TOWNSHIP 4 SOUTH, RANGE 3 EAST, AND IN
SECTION 19, TOWNSHIP 4 SOUTH, RANGE 4 EAST
JEFFERSON COUNTY, FLORIDA



PARCEL #1:
A 120-foot wide strip of land formerly known as the Live Oak, Perry and Gulf Railroad track, as lying situated within Sections 13, 14, and 24 of Township 4 South, Range 3 East, Jefferson County, Florida; being a portion of the Ward property as described in Official Records Book 741, page 273, in the Public Records of Jefferson County, Florida, and more particularly described by recent survey as follows:

COMMENCE AT a concrete monument marking the Northwest corner of Section 14, Township 4 South, Range 3 East, Jefferson County, Florida and run South 89 degrees 31 minutes 14 seconds East along the north line of Section 14 a distance of 75.88 feet to a set iron rod (LB#8482 cap) for the POINT OF BEGINNING; from said Point of Beginning, continue South 59 degrees 31 minutes 14 seconds East along the section line a distance of 214.88 feet to an iron rod; thence South 55 degrees 34 minutes 18 seconds East 6,100.44 feet to an iron rod; thence South 55 degrees 39 minutes 43 seconds East 653.29 feet to an iron rod; thence South 56 degrees 15 minutes 10 seconds East 2,955.06 feet to an iron rod; thence South 65 degrees 39 minutes 15 seconds East 173.05 feet to an iron rod marking the beginning of a curve concave to the north; thence run in a southeasterly direction along said curve, having a radius of 2,897.00 feet, through a central angle of 18 degrees 53 minutes 12 seconds, for an arc length of 859.03 feet (chord of said arc being South 77 degrees 04 minutes 22 seconds East 859.03 feet) to an iron rod; thence South 87 degrees 24 minutes 12 seconds East 653.38 feet to an iron rod; thence North 88 degrees 03 minutes 47 seconds East 470.99 feet to an iron rod; thence South 00 degrees 34 minutes 51 seconds East along the section line a distance of 120.06 feet to an iron rod; thence leaving the section line, run South 87 degrees 29 minutes 59 seconds West 490.89 feet to an iron rod; thence South 59 degrees 05 minutes 47 seconds West 669.12 feet to an iron rod; thence North 87 degrees 24 minutes 12 seconds West 174.04 feet to an iron rod marking the beginning of a curve concave to the north; thence run in a northwesterly direction along said curve, having a radius of 2,817.00 feet, through a central angle of 18 degrees 56 minutes 33 seconds, for an arc length of 931.33 feet (chord of said arc being North 77 degrees 05 minutes 09 seconds West 927.10 feet) to a set iron rod (LB#8482 cap) marking the end of curvature; thence North 65 degrees 39 minutes 15 seconds West 186.17 feet to an iron rod; thence North 56 degrees 15 minutes 10 seconds West 2,956.54 feet to an iron rod; thence North 55 degrees 34 minutes 18 seconds West 6,278.79 feet to the Point of Beginning, containing 17.05 acres, more or less.

PARCEL #2:
That part of the 120-foot wide strip of land formerly known as the Live Oak, Perry and Gulf Railroad track lying situated within Section 24, Township 4 South, Range 3 East, Jefferson County, Florida, that is West of the Aucilla River; being those same lands as described in Official Records Book 718, page 567, public records, and more particularly described by recent survey as follows:

COMMENCE AT a 3-inch round concrete monument marking the Northwest corner of Section 19, Township 4 South, Range 4 East, Jefferson County, Florida and run South 00 degrees 34 minutes 51 seconds East, along the section line, a distance of 194.48 feet to a set iron rod (LB#8482 cap) for the POINT OF BEGINNING; thence from said Point of Beginning, run North 88 degrees 25 minutes 34 seconds East 376.35 feet to an iron rod on the westerly bank of the Aucilla River; thence run South 05 degrees 51 minutes 25 seconds West along the river bank a distance of 121.06 feet to an iron rod; thence leaving the river bank, run South 88 degrees 25 minutes 34 seconds West 362.77 feet to an iron rod on the west boundary of Section 19; thence North 00 degrees 34 minutes 51 seconds East along the section line a distance of 120.06 feet to the Point of Beginning, containing 1.02 acres, more or less, and being bounded on the west by the west boundary of Section 19, on the east by the Aucilla River, and on the south by lands owned by the United States of America and recorded in Official Records Book 69, page 240, in the Public Records of Jefferson County, Florida.

SURVEYOR'S NOTES:
1. Bearings herein are based on grid, Florida State Plane Coordinate System, Zone North Quad, as per GNSS observation utilizing SPECTRA SP85 equipment, F.D.O.T. FIRM network held fixed for control.
2. If no difference is shown, deed call bearings and distances are the same as measured.
3. Utilities, interior fences and other improvements were not located except as shown. Field fences identified on this plot are shown approximate and were not located precisely between corners. Fences may meander in between fence lines at property corners. Ownership of fences is not determined by this survey.
4. Field work was completed on August 4, 2023.
5. There may be other subdivisions of record not shown on this plot that are found the county's public records.
6. The herein signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
7. Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only. Actual names and references were not verified.
8. Notice of Possibility: This survey has been prepared for the exclusive use of the parties named herein. Certification is made only to the original purchaser, closing agent and mortgage holder as specified on this survey.
9. This survey is not transferable to additional institutions or subsequent owners and does not extend to any unnamed parties. Any other use, benefit, or reliance by any other party is strictly PROHIBITED AND RESTRICTED without the express written consent of the signing surveyor. Additions or deletions to survey, maps or reports by any other person other than the signing surveyor are STRICTLY PROHIBITED.
10. This survey does not determine ownership of property.

CERTIFIED TO:
CHARLIE WARD

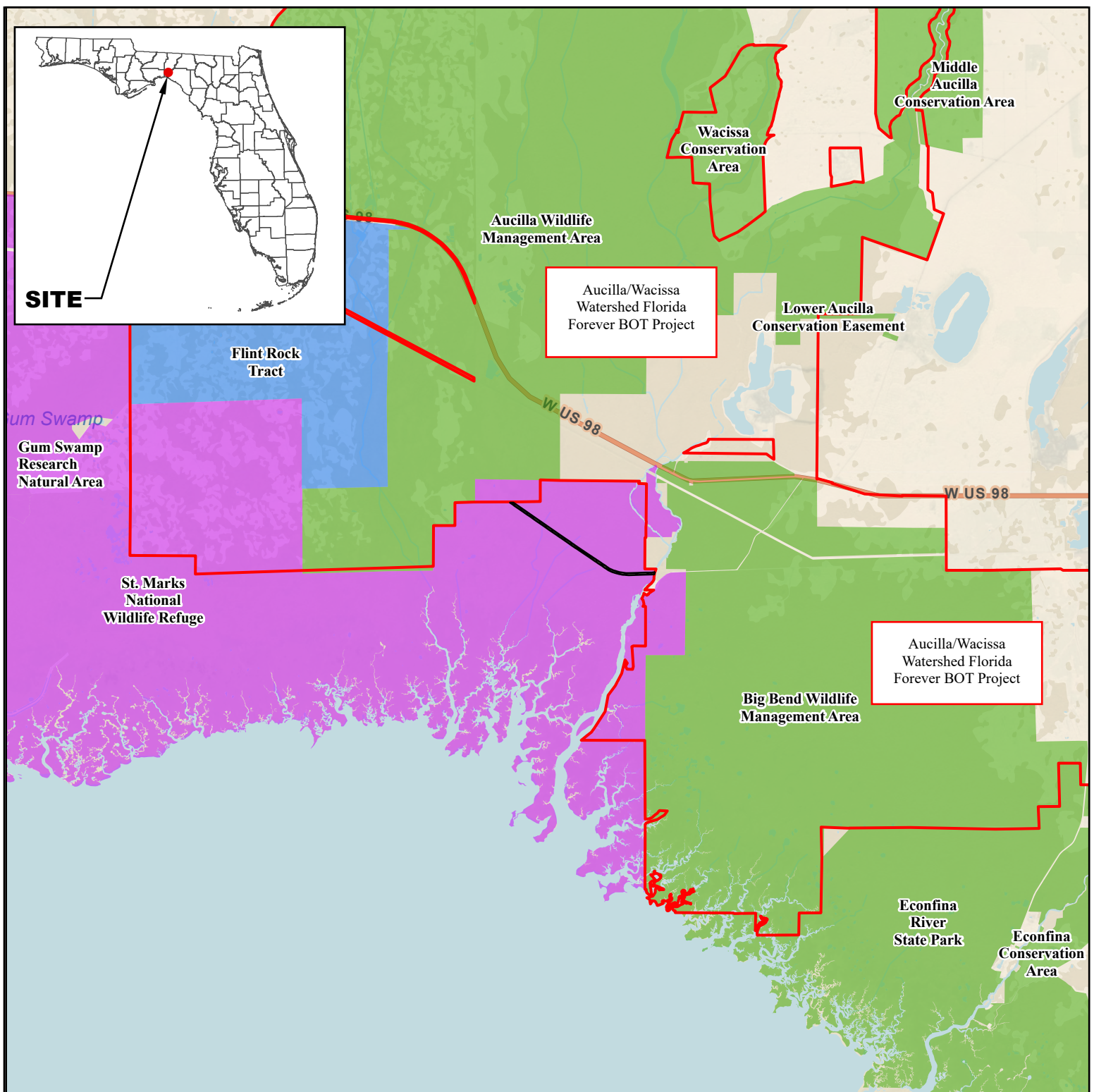
FIR FOUND IRON ROD
FIRC FOUND IRON ROD & CAP
● SET 5/8" IRON ROD (LB#8482)
FCM FOUND CONCRETE MONUMENT
R FOUND TERRA COTTA MONUMENT
FIP FOUND IRON PIPE
LB LICENSED BUSINESS

LEGEND & ABBREVIATIONS
ORB OFFICIAL RECORDS BOOK
DC DEED CALL
CH CHORD BEARING/DISTANCE
D CENTRAL ANGLE
R RADIUS LENGTH
L ARC LENGTH
BROKEN LINE/NOT TO SCALE
-WDL- WOODS OR TREE LINE
R/W RIGHT-OF-WAY
EOR EDGE OF ROAD
CL CENTERLINE
FENCE LINE
P POWER POLE
-OHE- OVERHEAD ELECTRIC

DRAWN BY: PAP
CHECKED BY: KVO
SCALE: 1" = 400'
CREW: R. ODOM
FIELD BOOK: 23-300
PAGE: 25,34,41-44
AUG. 9, 2023
DATE
23-004-24
JOB NO.

DELTA LAND SURVEYORS, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#8482
KIMDELTA@GMAIL.COM MEGANDELTA@GMAIL.COM
MONTICELLO: (850)997-0301 275 NORTH MULBERRY STREET
PERRY: (850)884-2849 MONTICELLO, FLORIDA 32344
PROUDLY SERVING ALL OF FLORIDA AND SOUTHERN GEORGIA SINCE 1983

I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 53-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.
Kimberly V. Ward, PSM Florida LS#7302
08/09/2023 Date



⚡ Railroad Track

🔴 Florida Forever BOT Projects

🟪 Federal Managed Conservation Lands

🟩 State Managed Conservation Lands

🟦 Private Managed Conservation Lands

0 1 2 4
Miles



Delta Land Surveyor LLC Railroad Track

Owner: Ward John T. & Jennifer L.

Parcel ID: 13-4S-3E-0000-0010-0000

Jefferson County, FL



SITE

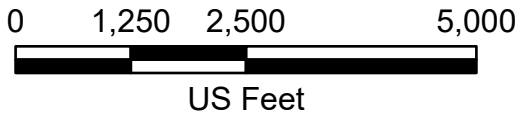
**Aucilla Wildlife
Management Area**

Aucilla/Wacissa
Watershed Florida
Forever BOT Project

**St. Marks
National
Wildlife Refuge**

**Big
Bend Wildlife
Management Area**

- Railroad Track
- Florida Forever BOT Projects
- Federal Managed Conservation Lands
- State Managed Conservation Lands



Delta Land Surveyor LLC Railroad Track

**Owner: Ward John T. & Jennifer L.
Parcel ID: 13-4S-3E-0000-0010-0000**

Jefferson County, FL