

Linmac Addition

Florida Forever Boundary Amendment

Etoniah/Cross Florida Greenway Florida Forever BOT Project

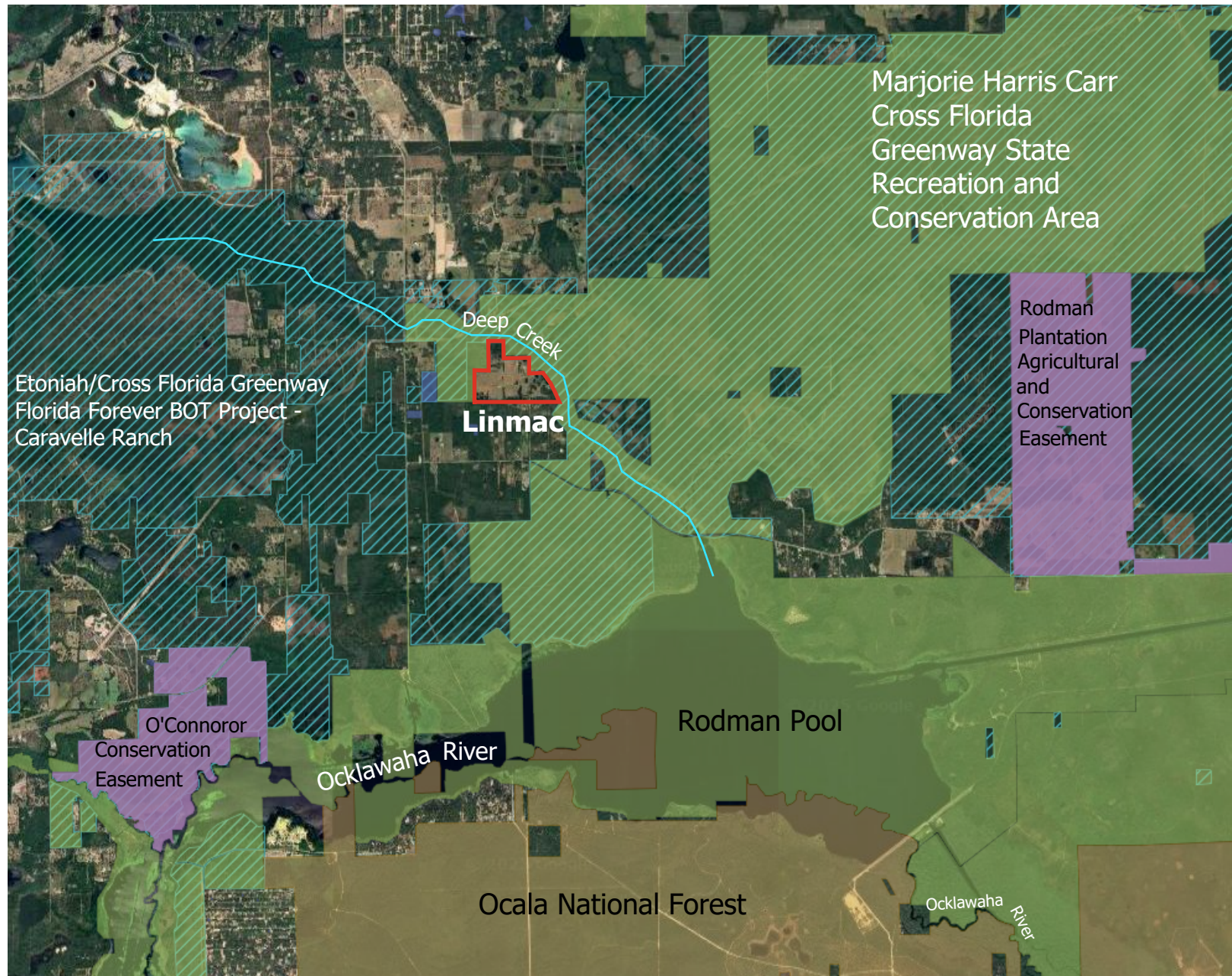


Table of Contents

Florida Forever Boundary Amendment Application	3
Supporting Documentation List... ..	4
Authorized Representative Form	5
Project Summary	7

Attachment A

1.Location Description:.....	7
2.Resource Characteristics:	7
3.Public Use Opportunities:	8
4.Potential Threats from Development:	8
5.Local Resolutions.....	8
6. Florida Forever Goals, Performance Measures and Criteria.....	8
7. Acquisition Details.....	8
8.Other State Acquisition Lists.....	8

Attachment B

Property Record Cards.....	9-14
Parcel Summary Table.....	15

Attachment C

Map 1: Topo Map.....	16
Map 2: Aerial Map.....	17
Map 3: FDOT Map.....	18
Map 4: Connectivity Map.....	19

Additional Information

Table A6.....	20
Management Commitment Letter.....	21-24

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

I n 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: Linmac Addition

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 1, 2 Township 11 Range 24
Lat/Long 29.561292239236483, -81.8622742450817
Acres 120.96

Parcel identification number(s):

01-11-24-0000-0020-0000

02-11-24-0000-0010-0000

Landowner Information

James D. McDowell

Landowner Signature

4/25/2025
Date

James D. McDowell

Landowner Name (print)

Mailing Address: 152 Litzell Rd. Interlachen FL 32148
Street City State ZIP

Primary Phone: 386 972-1120 Email: duckmanmac@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.

**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: Wilbur Addition - Linmac Addition

Name/Affiliation of Authorized Representative: Putnam Land Conservancy, Willy the Losen

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

Primary Phone: 386-336-5400 Email: plc@putnamlandconservancy.org

Property information

Section 02 Township 11S Range 24E
Lat/Long 29.5638, -81.8654
Acres 18.97

Parcel identification number(s):

02-11-24-0000-0010-0010

02-11-24-0000-0010-0011

02-11-24-0000-0010-0020

Landowner Information

Arthur Wilbur III
Landowner Signature

8-8-25
Date

Arthur Wilbur

Landowner Name (print)

Mailing Address: 181 Litzell Road Interlachen FL 32148
Street City State ZIP

Primary Phone: 904-505-6400 Email: wilburj@bellsouth.net

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.

Summary

The Linmac Addition is critically important for numerous reasons one of which is that it contains and buffers the Globally Imperiled forest type, Central Florida Atlantic White-cedar Hydric Hammock. This forest type only occurs in a two places on earth, along Deep Creek south of Interlachen and along Mormon Branch in the Ocala National Forest. In addition, the project fills a gap in the Marjorie Harris Carr Cross Florida Greenway State Recreation and Conservation Area (CFG), contains multiple seepage springs, will help protect surface water quality, will protect listed plant species, and is within the Ocala to Osceola portion of the Florida Wildlife Corridor.

With nine listed plant species, no introduced plants or major disturbances the Deep Creek system has been referred to by botanists as the "crown jewel of the Cross Florida Greenway". The Linmac Addition will help protect this unique forest system by filling a gap in the CFG managed lands abutting the Deep Creek forest. It will buffer about 0.8 miles of the forest along the southern bank of Deep Creek. This is about 1/4th of the length of the 3.4-mile-long Central Florida Atlantic White-cedar Hydric Hammock bordering Deep Creek. As well as buffering the Deep Creek forest the proposed addition contains approximately 8.5 acres of Central Florida Atlantic White-cedar Hydric Hammock.

The property and its multiple seepage springs drain to Deep Creek, a tributary of the Ocklawaha River (the largest tributary of the St. Johns River) an Outstanding Florida Water thus helping to protect the water quality in the Ocklawaha and St. Johns Rivers.

Attachment A

1. Location:

The Linmac Addition is located about 4.75 miles southeast of the Town of Interlachen in Putnam County and about 0.5 miles north of County Road 310. It's surrounded on three sides by the Marjorie Harris Carr Cross Florida Greenway State Recreation and Conservation Area (CFG). The project is also within the Ocala to Osceola portion of the Florida Wildlife Corridor.

2. Resource Characteristics:

Physical: The approximately 140-acre project consists of five parcels and borders CFG managed lands to the north, east and west. The project shares about 0.8 miles of boundary with the CFG. The majority of the property (~ 110 acres) is improved pasture. There is about 8.5 acres of Central Florida Atlantic White-cedar Hydric Hammock on the property and 8.5 acres of high quality mesic hammock. There are numerous artificial ponds. The property contains multiple seepage springs and one appears to have been enlarged to create a small pond. Infrastructure consists of two residences, several associated storage sheds, and a large pole barn.

Biological and Natural Resource: As mentioned above, the project is within the Ocala to Osceola portion of the Florida Wildlife Corridor and consists entirely of Priority 2 Florida Ecological Greenways lands. There are multiple seepage springs on the property that drain to Deep Creek, a tributary of the Ocklawaha River an Outstanding Florida Water. The entire project drains to Deep Creek.

The project contains about 8.5 acres of mesic hammock and 8.5 acres of the Deep Creek Central Florida Atlantic White-cedar Hydric Hammock with the potential to have a number of the listed plant species that occur along Deep Creek. Below is an excerpt from the *Rare Plant Survey of Marjorie Harris Carr Cross Florida Greenway-Year 1* (Herring and Schultz 2003a). "With nine listed plant species, no introduced plants or major disturbances noted, the Deep Creek Atlantic white cedar swamp truly represent the crown jewel of the CFG. The nine listed plants include angle-pod, Chapman's sedge, Florida spiny pod (Matelea

floridana), Florida willow, gopherwood buckthorn, large-leaved grass-of-parnassus, needle palm, southern rein orchid, and variable leaf Indian plantain. In addition to having a high number of rare plant species such as tulip poplar (*Liriodendron tulipifera*) alder (*Alnus serrulata*), fairy wand (*Chamaelirium luteum*), and Atlantic white cedar (Ward and Clewell 1989).”

Animal species observed on the property include bobcats, black bear, Osceola turkeys, deer, and gopher tortoises.

Hydrological: There are multiple seepage springs on the property that drain to Deep Creek, a tributary of the Ocklawaha River an Outstanding Florida Water. The entire property contributes to surface water protection and aquifer recharge (Priority 5). There are about 12.6 acres of Functional Wetlands on the property. About 23.5 acres of the property contribute to Natural Floodplain Function.

Archaeological and Historical: There are no known archaeological or historical landmarks or features within the project boundaries.

3. Public Use Opportunities:

As an inholding within the Cross Florida Greenway, the property could be incorporated into surrounding public uses but the public should be restricted from entering the Deep Creek forest in order to prevent negatively impacting this Globally Imperiled natural community.

4. Potential Threats from Development:

The project’s proximity to the CFG conserved lands make this property very desirable on the open market, possibly for further development. Any change in intensity of use of the property would most certainly have a negative (possibly devastating) effect on the Deep Creek system. Acquisition and restoration of this property will help ensure that the Globally Imperiled Deep Creek forest stays healthy.

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, B4, C4, C5, C8, D3, G1, and I1. Table A6 on page 9 lists the number of acres for each Florida Forever Goal that this project meets.

The project meets the following Florida Forever Criteria:

(9)(a) The project meets multiple goals described in subsection (4). See above.

(9)(c) The project enhances or facilitates management of properties already under public ownership.

The Linmac addition will enhance management of the surrounding CFG lands by “smoothing out” ~0.8 miles of the boundary and buffering the Globally Imperiled Deep Creek Central Florida Atlantic White-cedar Hydric Hammock.

7. Acquisition Type:

This addition is proposed as a fee simple acquisition. A management commitment letter from the Division of Recreation and Parks is on page 16 and 17.

8. State Acquisition Lists:

The McDowall portion of this project has been submitted to the Rural and Family Lands Protection Program and has a preliminary ranking of 208. A ranking of 208 is very unlikely to be funded and the McDowalls would prefer to be eligible for a fee simple sale.

Parcel Owner Mailing	01-11-24-0000-0020-0000 (VID 85088)				Parcel Sales Data							
	MCDOWALL JAMES DOUGLAS + LINDA ANNE 152 LITZELL RD INTERLACHEN FL 32148				Book	Page	Instrument	Sale Date	QSCD	Price		
911 Description	152 LITZELL RD INTERLACHEN 32148 S1/2 OF S1/2 OF NW1/4,E1/2 OF, SW1/4,NW1/4 OF SW1/4,SW1/4 OF, SW1/4 (EX OR210 P46 OR983, P1292)				0532	1102	WD	1988-10-01	02 V	175,000		
					0514	1342	EASE	1987-10-01	01 V	100		
					0482	1211	EASE	1986-03-01	02 V	100		
					0482	1208	EASE	1986-03-01	02 V	100		
					0412	1575	WD	1981-11-01	V	70,000		
Outbuildings and Extra Features												
Parent Parcel												
Exemption	Amount	Remainder	Owner %	Applied To	Line	Code	Units	Length	Width	Sq Ft	Rate	Value
Con	25,000	0	100	All Districts	1	DCANU-03R		2	12	24	2	40
Add	25,722	0	100	Cnty & Oth	2	DUTU-02R		10	20	200	2	300
					3	PBRN-03R		25	50	1,250	8	5,000
					4	012-04R	1				3,500	2,590
					5	023-03R		48	1	48	8	280
					6	141-02R		36	1	36	3	80
					7	034-03R		576	1	576	4	1,700
											Total: 9,990	
Improvement Value		279,230	Use Code	00100								
OBXF Value		9,990	Improvements	1								
Land Value		252,640	Location	Unincorporated								
Market Value		541,860	Total Acres	31.58								
Just Value CU		244,640	Zoning	AG								
Just Value CU		12,340	FLUM	A2								
Market Adjusted		309,560										
Parcel Value Breakdown												
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value								
County General	185,970	50,722		135,248								
Fire MSTU	185,970	50,722		135,248								
St Johns River WMD	185,970	50,722		135,248								
School	185,970	25,000		160,970								
Visits	JWP	2019-05-13	JWP	2019-02-19								
Changes	jedw01	2025-01-03	jedw01	2024-08-21								

Parcel Owner Mailing	02-11-24-0000-0010-0010 (VID 85094) WILBUR ARTHUR M III + JENNIFER R 181 LITZELL RD INTERLACHEN FL 32148				Parcel Sales Data																	
					Book	Page	Instrument	Sale Date		QSCD							Price					
911 Description	None PT OF NE1/4 OR615 P1604				1426	0120	WD	2015-11-24		02 I		210,000										
					0615	1604	WD	1992-11-01		00 V		4,000										
					0615	1601	QCD	1992-11-01		01 V		100										
					0587	1651	WD	1991-08-01		01 V		3,000										
					0412	0684	WD	1981-11-01		V		100										
Parent Parcel					Outbuildings and Extra Features																	
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		13,750	Location	Putnam County																		
Market Value		13,750	Total Acres	1.25																		
Just Value CU		0	Zoning	AG																		
Just Value CU		0	FLUM	A1																		
Market Adjusted		13,750																				
Parcel Value Breakdown																						
Taxing District		Assessed Limited	Minus(-) Exemptions		Taxable Value																	
County General		8,040	0		8,040																	
Fire MSTU		8,040	0		8,040																	
St Johns River WMD		8,040	0		8,040																	
School		13,750	0		13,750																	
Visits		LRJ	1994-04-20																			
Changes		jedw01	2025-08-01	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										
				Economic Obs				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			11,000	11,000	1.25	13,750	0	0	0	13,750							

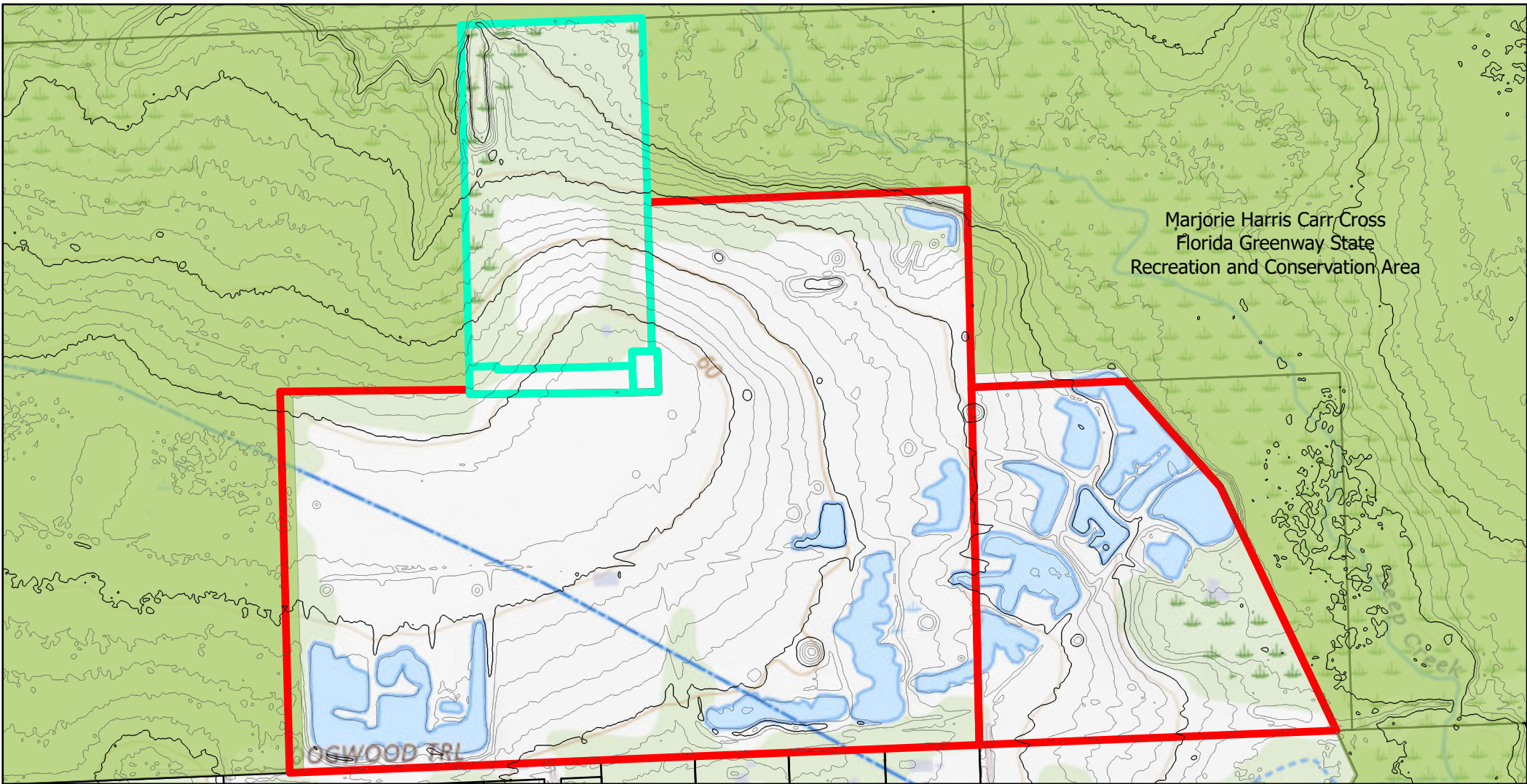
Parcel Owner Mailing	02-11-24-0000-0010-0011 (VID 85095)				Parcel Sales Data																					
	WILBUR ARTHUR M III + JENNIFER R 181 LITZELL RD INTERLACHEN FL 32148				Book	Page	Instrument	Sale Date	QSCD	Price																
911 Description	179 LITZELL RD INTERLACHEN 32148 PT OF NW1/4 OF SE1/4 OR527, PP167 170				1426	0120	WD	2015-11-24	02 I	210,000																
					0591	0973	WD	1991-10-01	02 V	115,000																
					0527	0170	WD	1988-06-01	01 V	100																
					0527	0167	WD	1988-06-01	01 V	100																
Parent Parcel					Outbuildings and Extra Features																					
Exemption	Amount	Remainder	Owner %	Applied To	Line	Code	Units	Length	Width	Sq Ft	Rate	Value														
					1	DGRU-02C		32	36	1,152	4	4,610														
					2	DUTU-01C		32	49	1,568																
					3	DUTU-02C		8	36	288	2	430														
					4	DUTU-02C		8	20	160	2	240														
					Total: 5,280																					
Improvement Value	0	Use Code	00700																							
OBXF Value	5,280	Improvements	0																							
Land Value	3,410	Location	Putnam County																							
Market Value	8,690	Total Acres	0.31																							
Just Value CU	0	Zoning	AG																							
Just Value CU	0	FLUM	A1																							
Market Adjusted	8,690																									
Parcel Value Breakdown																										
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value																						
County General	8,690	0		8,690																						
Fire MSTU	8,690	0		8,690																						
St Johns River WMD	8,690	0		8,690																						
School	8,690	0		8,690																						
Visits																										
Changes	jedw01	2025-08-01	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												
				Economic Obs					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			11,000	11,000	0.31	3,410	0	0	0	3,410											
Total:											3,410	0	0	3,410												
12 of 24																										

Parcel Owner Mailing	02-11-24-0000-0010-0020 (VID 85096)				Parcel Sales Data				24 12SPF12 24 76 31 B00 31 76							
	WILBUR ARTHUR M III + JENNIFER R 181 LITZELL RD INTERLACHEN FL 32148				Book	Page	Instrument	Sale Date							QSCD	Price
911 Description	181 LITZELL RD INTERLACHEN 32148 PT OF SE1/4 OR591 P973				1426	0120	WD	2015-11-24	02 I	210,000						
					0591	0973	WD	1991-10-01	02 V	115,000						
Parent Parcel					Outbuildings and Extra Features											
					Line	Code	Units	Length	Width	Sq Ft	Rate	Value				
Exemption	Amount	Remainder	Owner %	Applied To	1	012-03R	1			2,500	1,850					
Con	25,000	0	100	All Districts	2	001-03R		240	1	240	4					710
Add	25,722	0	100	Cnty & Oth	3	034-03R		625	1	625	4					1,850
					4	DUTU-03R		10	8	80	4					240
					Total: 4,650											
Improvement Value	237,200	Use Code	00100													
OBXF Value	4,650	Improvements	2													
Land Value	191,510	Location	Putnam County													
Market Value	433,360	Total Acres	17.41													
Just Value CU	0	Zoning	AG													
Just Value CU	0	FLUM	A1													
Market Adjusted	433,360															
Parcel Value Breakdown																
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value												
County General	214,550	50,722		163,828												
Fire MSTU	214,550	50,722		163,828												
St Johns River WMD	214,550	50,722		163,828												
School	214,550	25,000		189,550												
Visits	JWP	2021-05-19	DRH	2016-04-05												
Changes	jedw01	2025-08-01	jedw01	2025-01-03												
Primary Improvement												Improvement Area & Additions				
Description	Single Family		Title Year		Substructure	01 - Continuous	Cabinet & Mill	03 - Average	Desc	% Rate	Rate	Sq Ft	Cost			
Class	A	Dep Rate	1	Title No.	Floor System	01 - Slab on Grade	Floor Finish	11 - Combo - Carpet-Hard Tile	B00	100	140	2,356	329,840			
Type		Year Built	1979	Model	Exterior Walls	08 - Face Brick - Stone	Interior Finish	03 - Drywall - Taped	SPF	40	56	288	16,100			
Adj Base Rate	140	Eff Yr Built	1991	RP No or Tag	Height (Feet)		Paint & Decor	03 - Average								
Base Sq Ft	2,356	Obs Cond		Length	Party Wall %		Plumbing Fixt	12								
% Good	66	Replace Cost	345,940	Width	Sub Frame		Bath Tile	06 - None								
Quality	1.00	Dep Rep Cost	228,320	Lot #	Roof Framing	03 - Gable/Hip (RES)	Heating & Air	11 - Heat Pump								
		Functional Obs		Attachments	Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average								
		Economic Obs		Account	Bed / Bath	4 / 2.0	Corners	4	Total Replacement Cost: 345,940							
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			11,000	11,000	17.41	191,510	0	0	0	191,510	
Total:											191,510	0	0	191,510		
NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.																

Parcel Summary Table

County	Parcel ID	Owner	Acreage +/-	Market Value 2024	Acquisition Type
Putnam	01-11-24-0000-0020-0000	MCDOWALL JAMES D + LINDA A H/W	31.58	252,640	Fee Simple
Putnam	02-11-24-0000-0010-0000	MCDOWALL JAMES D + LINDA A H/W	89.38	268,140	Fee Simple
Putnam	02-11-24-0000-0010-0010	WILBUR ARTHUR M III + JENNIFER R	1.25	13,750	Fee Simple
Putnam	02-11-24-0000-0010-0011	WILBUR ARTHUR M III + JENNIFER R	0.31	8,690	Fee Simple
Putnam	02-11-24-0000-0010-0020	WILBUR ARTHUR M III + JENNIFER R	17.41	433,360	Fee Simple
		Total:	139.93	\$976,580	

Map 1: Topo Map

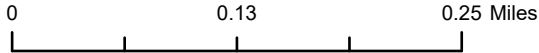
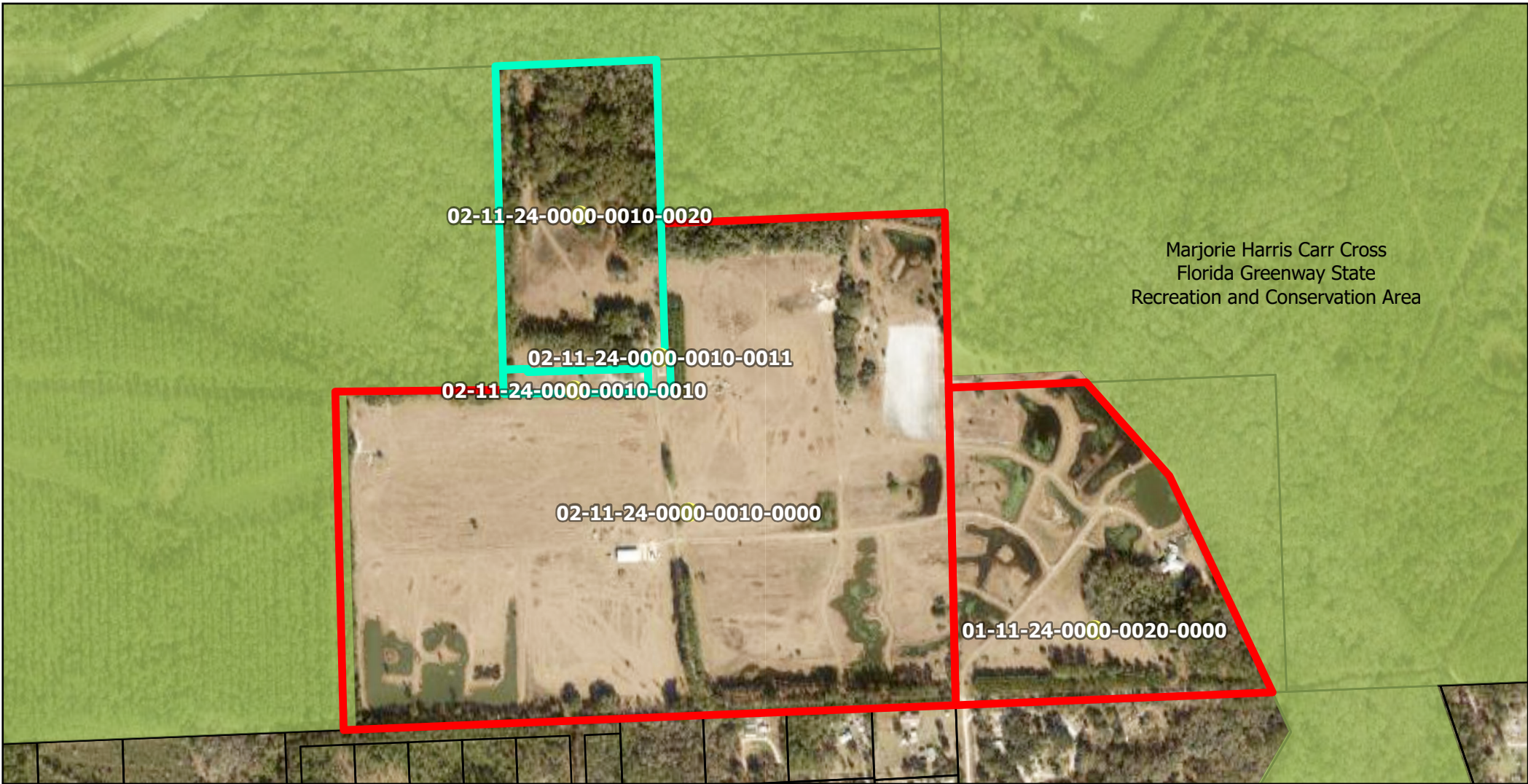


Legend

-  Wilbur
-  McDowall
-  State Conserved Lands
-  Putnam Parcels



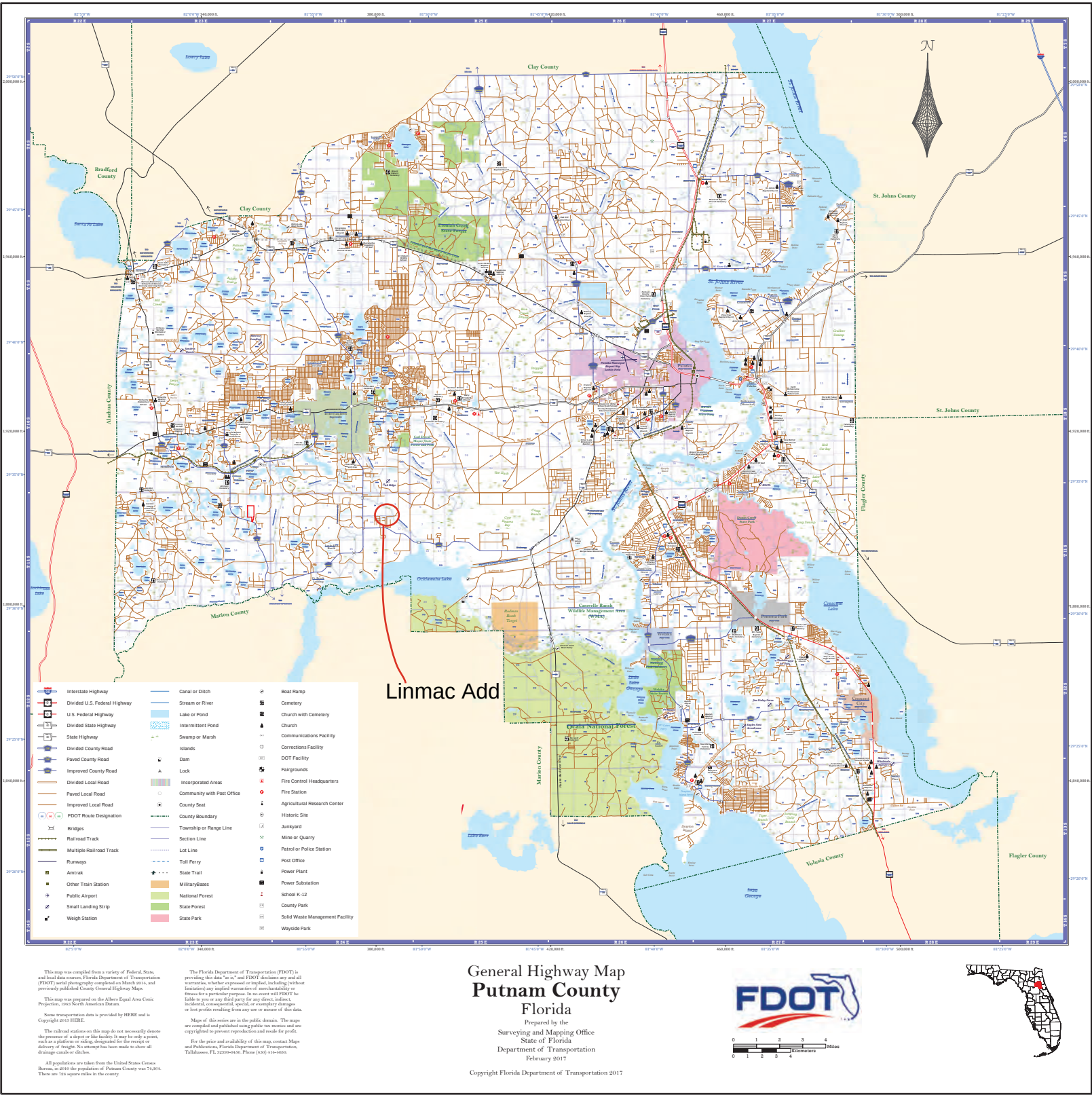
Map 2: Aerial Map



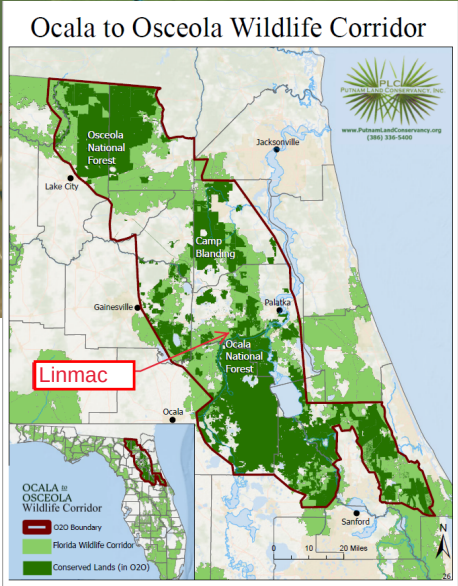
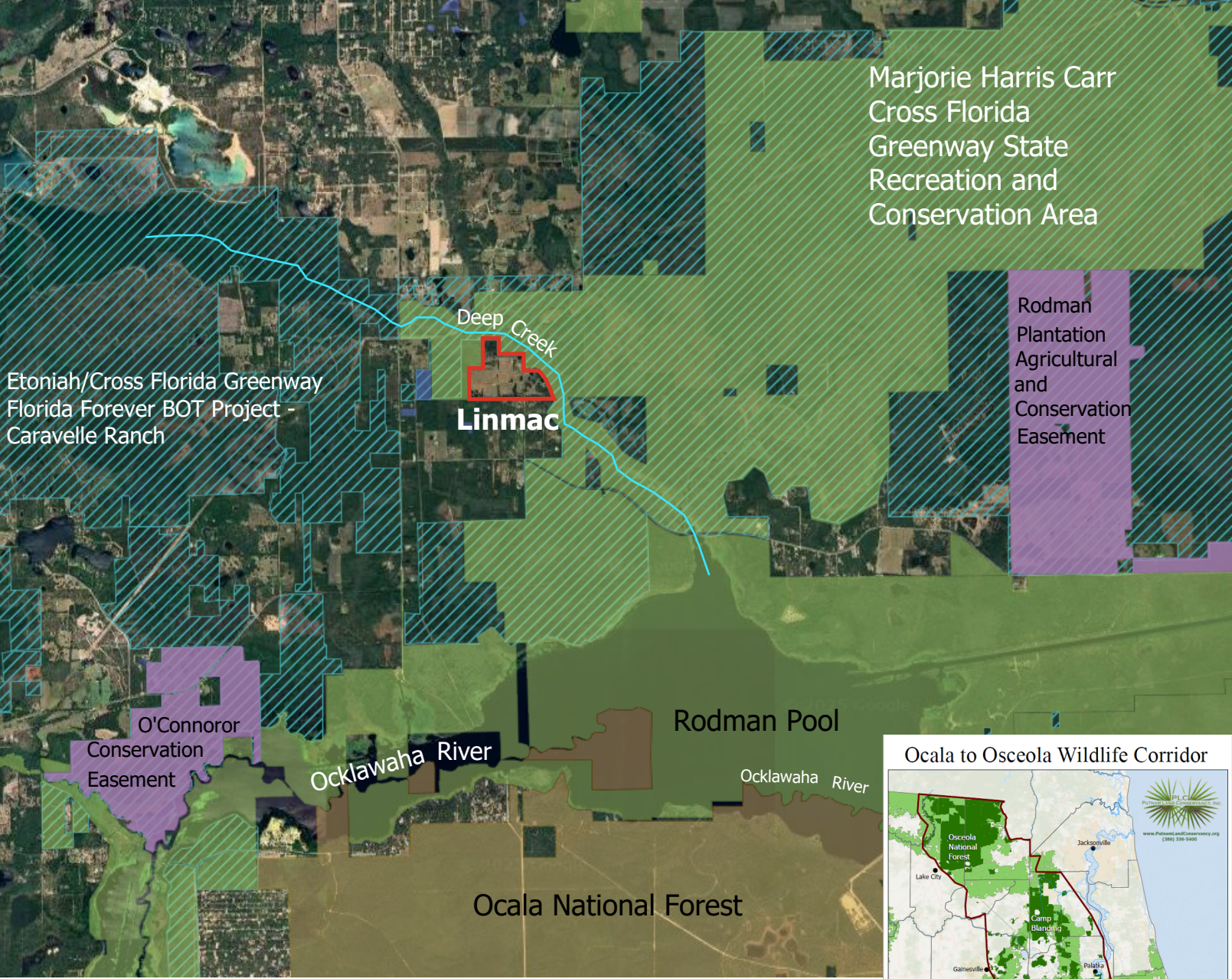
- Legend
-  Wilbur
 -  McDowall
 -  State Conserved Lands
 -  Putnam Parcels



Map 3: FDOT Map



Map 4: Connectivity Map



Legend
 Linmac



Table A6

Linmac Addition							
Florida Forever Measures Evalutation			Source: Functional Wetlands				
Date:	8/8/2025		Upland:	128.6	acres		
GIS Acres:	141.21		Wetland:	12.6	acres		
MEASURES							
<u>B1: Strategic Habitat Conservation Areas¹</u>	<u>Acres</u>	<u>% of Project</u>		<u>D3: Aquifer Recharge¹</u>	<u>Acres</u>	<u>% of Project</u>	
PRIORITY_2	134.4	95		PRIORITY_4	7.8	6	
PRIORITY_3	2.7	2		PRIORITY_5	134.3	95	
Totals:	137.1	97.1		Totals:	142.2	101	
<u>B2: Rare Species FNAI habitat Conservation Priorities¹</u>	<u>Acres</u>	<u>% of Project</u>		<u>G1: Sustainable Forestry¹</u>	<u>Acres</u>	<u>% of Project</u>	
PRIORITY_2	0.6	0		PRIORITY_3	3.2	2	
PRIORITY_3	11.6	8		PRIORITY_5	119.6	85	
PRIORITY_4	46.0	33		Totals:	122.9	87	
PRIORITY_5	21.0	15		<u>Cooperative Land Cover 3.8²</u>			
PRIORITY_6	38.4	27		MESIC_HAMMOCK	8.4	6	
Totals:	117.6	83		MESIC_FLATWOODS	0.3	0	
<u>B3: Ecological Greenways¹</u>	<u>Acres</u>	<u>% of Project</u>		RURAL_STRUCTURES	2.7	2	
PRIORITY_1	8.7	6		TRANSPORTATION	2.3	2	
PRIORITY_2	133.4	94		MARSHES	0.6	0	
Totals:	142.2	101		FLOATING_EMERGENT_AQUATIC_VEGETATION	2.7	2	
<u>B4: Under-represented Natural Communities¹</u>	<u>Acres</u>	<u>% of Project</u>		HYDRIC_HAMMOCK	8.6	6	
PINE_FLATWOODS_G4_	2.6	2		ARTIFICIAL_IMPOUNDMENT_RESERVOIR	3.6	3	
Totals:	2.6	2		RESIDENTIAL_LOW_DENSITY	0.6	0	
<u>C4: Natural Floodplain Function¹</u>	<u>Acres</u>	<u>% of Project</u>		IMPROVED_PASTURE	109.6	78	
PRIORITY_3	0.4	0		CONIFEROUS_PLANTATIONS	1.5	1	
PRIORITY_4	23.1	16		Totals:	140.9	100	
Totals:	23.5	17		<u>I1: 100 Year Floodzone³</u>	<u>Acres</u>	<u>% of Project</u>	
<u>C5: Significant Surface Water Protection¹</u>	<u>Acres</u>	<u>% of Project</u>		A	25.1	18	
PRIORITY_2	91.4	65		Totals:	25.1	18	
PRIORITY_4	50.8	36					
Totals:	142.2	101					
<u>C8: Functional Wetlands¹</u>	<u>Acres</u>	<u>% of Project</u>					
PRIORITY_3	0.4	0					
PRIORITY_4	12.2	9					
PRIORITY_5	0.1	0					
Totals:	12.6	9					
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.							

¹ Florida Forever Measures Evaluation (FFME) calculated from the Florida Forever Conservation Needs Assessment (FFCNA) gis data layers developed by the Florida Natural Areas Inventory (FNAI).

² Florida Fish and Wildlife Conservation Commission and Florida Natural Areas Inventory. 2024. Cooperative Land Cover version 3.8 Vector. Tallahassee, FL.

³ https://services1.arcgis.com/CY1LXxI9zIJeBuRZ/arcgis/rest/services/Florida_Region_3_FEMA_Flood_Zones/FeatureServer

Management Commitment Letter



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

July 30, 2025

Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Sine.Murray@FloridaDEP.gov

RE: Florida Forever Project Boundary Amendment- Etoniah/Cross Florida Greenway Florida
Forever BOT Project-Caravelle Ranch - McDowall Additions
Parcel ID#s-01-11-24-0000-0020-0000 and 02-11-24-0000-0010-0000

Dear Sine,

The Department of Environmental Protection, Division of Recreation and Parks (DRP) supports Putnam Land Conservancy's submission of the properties of James Douglas and Linda Ann McDowall, totaling (+/-) 120 acres as indicated in the attached Exhibit "A", for consideration for inclusion in the Etoniah/Cross Florida Greenway Florida Forever Board of Trustees (BOT) Project-Caravelle Ranch.

DRP would accept management of the McDowall parcels that total 120 (+/-) acres located in Putnam County, as a Board of Trustees' (BOT) fee simple acquisition. The property is within the optimum boundary of the Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area (Park), managed by DRP under BOT Lease Number 4013, and if acquired would be amended into the Park boundary. DRP's management of the property would be consistent with the Park's land management plan as approved by the Acquisition and Restoration Council.

Acquisition of the parcels further Florida Forever goals and performance measures by increasing the protection of Florida's biodiversity at the species, natural community, and landscape levels, protect, restore, and maintain the quality and natural functions of land and water, and increase natural resource-based public recreation or educational opportunities.

If you have any questions regarding this property, please contact Angel Granger at 245-2080 or via email at angel.granger@floridadep.gov with the Office of Park Planning.

Sincerely,

Daniel
Alsentzer



Digitally signed by Daniel
Alsentzer
Date: 2025.08.01
17:38:05 -04'00'

Daniel Alsentzer, Environmental Administrator
Office of Park Planning
Division of Recreation and Parks

Cc: Brian Fugate
Kelly Conley
Robert Yero
Jennifer Roberts
Kai Sucsy
Angel Granger

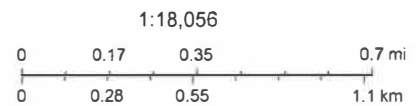
EXHIBIT "A"

FFPBA-PLC-Etoniah/CFG Caravell Ranch-McDowell-PID 01-11-24-0000-0020



June 9, 2025

- Florida State Park Boundaries
- Cadastral 2023 (Property Appraiser Parcels) - Public View
- Florida Forever BOT Projects
- Florida Forever BOT Projects

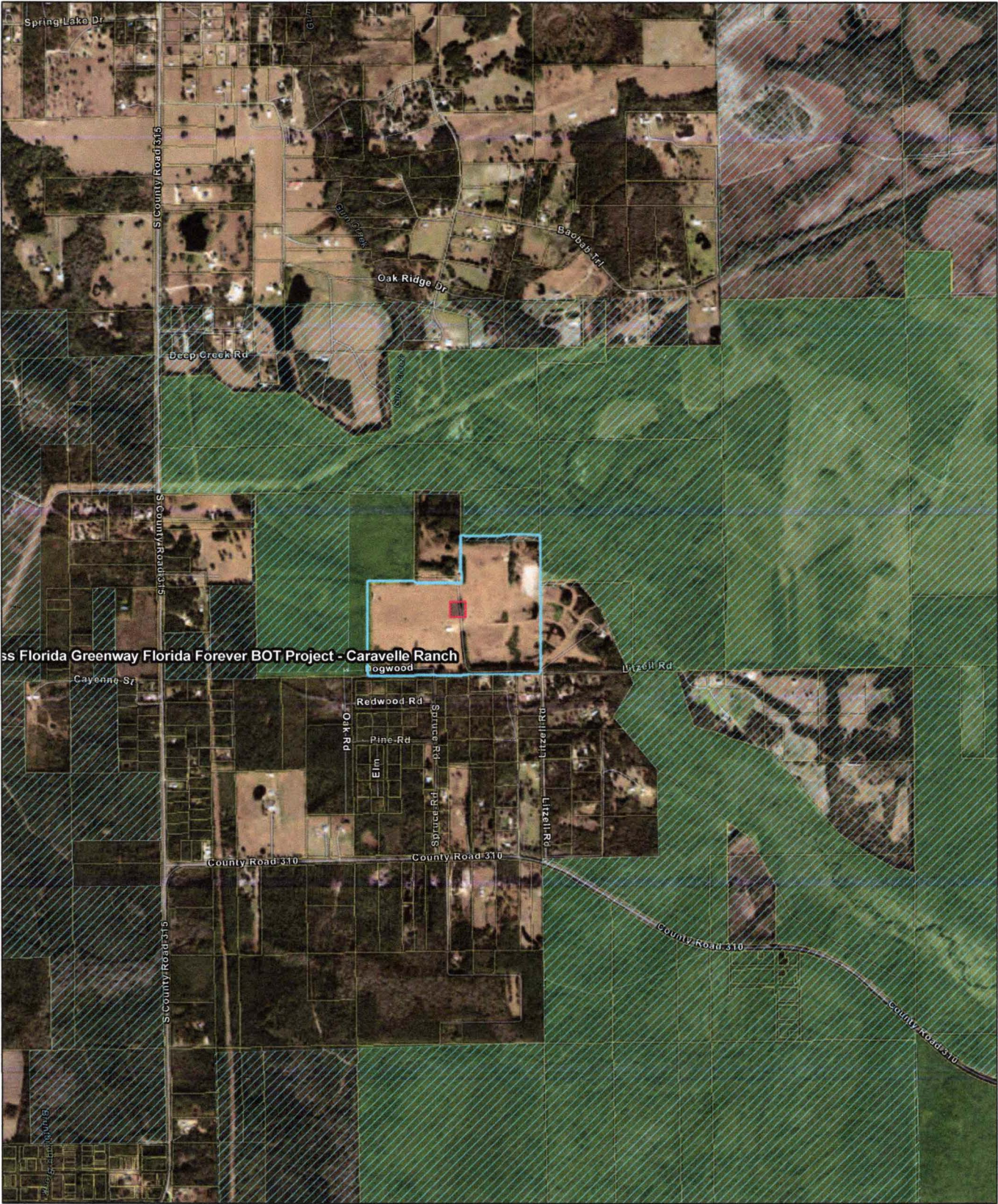


State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, FDEP, FDEP/DRP

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McDowell-PID 02-11-24-0000-0010-0000 Map



June 9, 2025

- Florida State Park Boundaries
- Cadastral 2023 (Property Appraiser Parcels) - Public View
- Florida Forever BOT Projects
- Florida Forever BOT Projects

