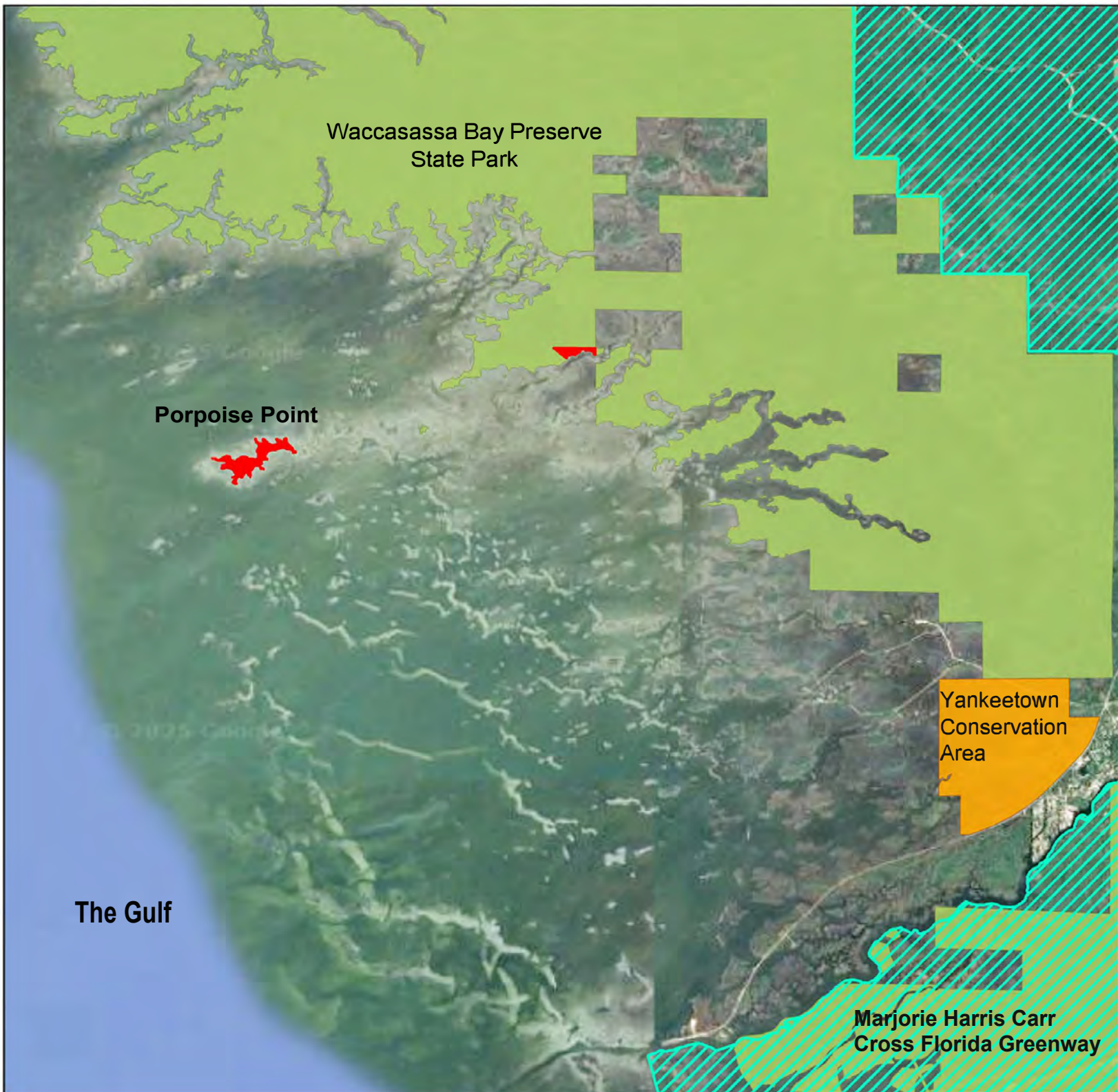




# Boylston - Porpoise Point Additions

## Florida Forever Boundary Amendment



- Boylston - Porpoise Point
- Florida Forever BOT Projects
- Conserved Lands
  - State
  - Local
  - Private

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): Florida Springs Coastal Greenway

Property Proposed for Boundary Amendment: Two Parcels owned by Gay H Boylston Trust

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](mailto: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 Levy County, Florida.

Property/project name: Boylston Addition - Porpoise Point

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 27,28 Township 16 Range 15  
Lat/Long 29.056478396112908, -82.80124629356244  
Acres 27.09 GIS Acres. 40.6 Prop Appraiser.

Parcel identification number(s):

0225900000  
0225600100

**Landowner Information**

Lee Hurndon / POA for Gay Boylston June 29, 2025  
Landowner Signature Date

Gay H Boylston  
Landowner Name (print)

Mailing Address: PO Box 17061 Sarasota FL 34276  
Street City State ZIP

Primary Phone: 352-871-2138 Email: ghboy1ston@proton.me

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 40.65-acre Boylston – Porpoise Point Addition is located in western Levy County, approximately five miles northwest of Yankeetown and fifteen miles southeast of Cedar Key. This addition includes two parcels, one of which is abutting the Waccasassa Bay Preserve State Park and the other is a small island known as Porpoise Point. Both parcels are within the Big Bend Seagrasses Aquatic Preserve boundary. Porpoise Point is the last of a chain of small islands leading approximately 1.5 miles into the Gulf and is near the southern extent of the aquatic preserve's boundary. Acquisition will protect critical coastal habitat, shoreline, and archeological sites.

## **Attachment A**

### **1. Location:**

The Boylston – Porpoise Point Addition is located in western Levy County, approximately five miles northwest of Yankeetown and fifteen miles southeast of Cedar Key. This addition includes two parcels, one is abutting the Waccasassa Bay Preserve State Park and the other is a small island known as Porpoise Point. Both parcels are within the Big Bend Seagrasses Aquatic Preserve boundary.

### **2. Resource Characteristics:**

**Physical:** This boundary amendment is composed of two nearby tracts, the eastern tract and western tract. The eastern tract is irregularly shaped, with three sides bordering the Waccasassa Bay Preserve State Park. The western tract is an island known as Porpoise Point. Porpoise Point is the last of a small chain of islands leading approximately 1.5 miles into the Gulf. These two tracts are approximately 1.6 miles apart.

**Biological and Natural Resources:** According to the Cooperative Land Cover map (version 3.8), this amendment is comprised of 20% Priority 1 of the Florida Ecological Greenways lands (B3). Approximately 17% of this project is listed as Priority 2 of the Strategic Habitat Conservation Areas (B1) and 16% is listed as Priority 6 of the Rare Species FNAI Habitat Conservation Priorities (B2). \*

**Hydrological:** According to the Cooperative Land Cover map (version 3.8), 93% of Priority 1 for Significant Surface Water Protection (C5), 18% is listed as Priority 2 or higher for Functional Wetlands, and 9% is listed as Priority 5 for Aquifer Recharge (D3). Additionally, while only 18% of the amendment is listed as Fragile Coastal Resources (C7), Porpoise Point is +/- 22 GIS acres and has approximately 2 miles of shoreline. \*

**Archaeological and Historical:** There are multiple historical sites scattered among the islands within this area. One of these historical sites is a prehistoric shell midden located on the most southern tip of Porpoise point. This site (LV00453) is located just within the project boundary.

### **3. Public Use Opportunities:**

As this amendment borders Waccasassa Bay Preserve State Park, these properties could be incorporated into any existing surrounding public uses.

### **4. Potential Threats from Development:**

As this amendment is comprised of an island and salt marsh, the potential threat of development is low but still possible. While there are multiple surrounding islands under private ownership, Porpoise Point is one of the largest in the area.

### **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, C7, C8, and D3. Table A6 on page 15 lists the number of acres and the percentage of the property for each Florida Forever Goal that this amendment meets. Additionally, this project aligns with the Florida Forever criteria described on line 9C within *Criteria* [Section 259.105(9) and (10), F.S.].

**Note:** The majority of FNAI's data within Florida Forever Conservation Needs Assessment GIS Data Layers, Version 5 does not recognize Porpoise Point as an island above water level. Due to this, most of the acreage in this amendment is not reflected in some of the percentages in Table A6.

**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:**

None.

\* **Note:** The majority of FNAI's data within Florida Forever Conservation Needs Assessment GIS Data Layers, Version 5 does not recognize Porpoise Point as an island above water level. Due to this, some of the acreage in this amendment may not be reflected in the percentages above.

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

|                    |                                                                                                                                          |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID          | 0225600100                                                                                                                               |
| Location Address   |                                                                                                                                          |
| Neighborhood       | Yankeetown Island 1 (3002)                                                                                                               |
| Legal Description* | 27-16-15 0002.65 ACRES GOVT LOT 1 SEC 27 OR BOOK 639 PAGE 351                                                                            |
|                    | *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes. |
| Property Use Code  | VACANT (0000)                                                                                                                            |
| Subdivision        | N/A                                                                                                                                      |
| Sec/Twp/Rng        | 27-16-15                                                                                                                                 |
| Tax District       | SW FLORIDA WT MG (District SW)                                                                                                           |
| Millage Rate       | 13.7969                                                                                                                                  |
| Acreage            | 2.650                                                                                                                                    |
| Homestead          | N                                                                                                                                        |
| Ag Classification  | No                                                                                                                                       |

[View Map](#)

Owner

|                 |                                        |
|-----------------|----------------------------------------|
| Owner Name      | <a href="#">Boylston Gay H Trs</a> 0%  |
|                 | <a href="#">Gay H Boylston Tr</a> 100% |
| Mailing Address | PO BOX 17061                           |
|                 | SARASOTA, FL 34276                     |

Valuation

|                        | 2025 Preliminary Value<br>Summary |
|------------------------|-----------------------------------|
| Building Value         | \$0                               |
| Extra Features Value   | \$0                               |
| Market Land Value      | \$2,925                           |
| Ag Land Value          | \$2,925                           |
| Just (Market) Value    | \$2,925                           |
| Assessed Value         | \$2,925                           |
| Exempt Value           | \$0                               |
| Taxable Value          | \$2,925                           |
| Save Our Homes Benefit | \$0                               |
| Previous Year Value    | \$2,925                           |

Exemptions

|           |               |          |            |         |          |       |
|-----------|---------------|----------|------------|---------|----------|-------|
| Homestead | 2nd Homestead | Widow/er | Disability | Seniors | Veterans | Other |
|-----------|---------------|----------|------------|---------|----------|-------|

Land Line

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Vac Lot         | 0     | 0     | 1                | UT        | \$2,925    |

Sales

| Sale Date | Sale Price | Instrument<br>Type | Book                | Page                | Qualification | Vacant/Improved | Grantor             | Grantee |
|-----------|------------|--------------------|---------------------|---------------------|---------------|-----------------|---------------------|---------|
| 3/1/1998  | \$100.00   | WD                 | <a href="#">639</a> | <a href="#">351</a> | U             | V               | BOYLSTON GAY H -TR- |         |

No data available for the following modules: Trim Notice, Building Information, Extra Features, Building Sketch, Photos.

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

|                    |                                                                                                                                          |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID          | 0225900000                                                                                                                               |
| Location Address   |                                                                                                                                          |
| Neighborhood       | Yankeetown Island 1 (3002)                                                                                                               |
| Legal Description* | 28-16-15 0038.00 ACRES GOVT LOT 4 SEC 28 & LOT 1 SEC 29 OR BOOK 639 PAGE 351                                                             |
|                    | *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes. |
| Property Use Code  | VACANT (0000)                                                                                                                            |
| Subdivision        | N/A                                                                                                                                      |
| Sec/Twp/Rng        | 28-16-15                                                                                                                                 |
| Tax District       | SW FLORIDA WT MG (District SW)                                                                                                           |
| Millage Rate       | 13.7969                                                                                                                                  |
| Acreage            | 38.000                                                                                                                                   |
| Homestead          | N                                                                                                                                        |
| Ag Classification  | No                                                                                                                                       |

[View Map](#)

Owner

|                 |                                        |
|-----------------|----------------------------------------|
| Owner Name      | <a href="#">Boylston Gay H Trs</a> 0%  |
|                 | <a href="#">Gay H Boylston Tr</a> 100% |
| Mailing Address | PO BOX 17061                           |
|                 | SARASOTA, FL 34276                     |

Valuation

|                        | 2025 Preliminary Value |
|------------------------|------------------------|
|                        | Summary                |
| Building Value         | \$0                    |
| Extra Features Value   | \$0                    |
| Market Land Value      | \$9,750                |
| Ag Land Value          | \$9,750                |
| Just (Market) Value    | \$9,750                |
| Assessed Value         | \$9,750                |
| Exempt Value           | \$0                    |
| Taxable Value          | \$9,750                |
| Save Our Homes Benefit | \$0                    |
| Previous Year Value    | \$9,750                |

Exemptions

|           |               |          |            |         |          |       |
|-----------|---------------|----------|------------|---------|----------|-------|
| Homestead | 2nd Homestead | Widow/er | Disability | Seniors | Veterans | Other |
|-----------|---------------|----------|------------|---------|----------|-------|

Land Line

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Vac Lot         | 0     | 0     | 1                | UT        | \$9,750    |

Sales

| Sale Date | Sale Price | Instrument | Book                | Page                | Qualification | Vacant/Improved | Grantor        | Grantee |
|-----------|------------|------------|---------------------|---------------------|---------------|-----------------|----------------|---------|
| 3/1/1998  | \$100.00   | WD         | <a href="#">639</a> | <a href="#">351</a> | U             | V               | BOYLSTON GAY H |         |

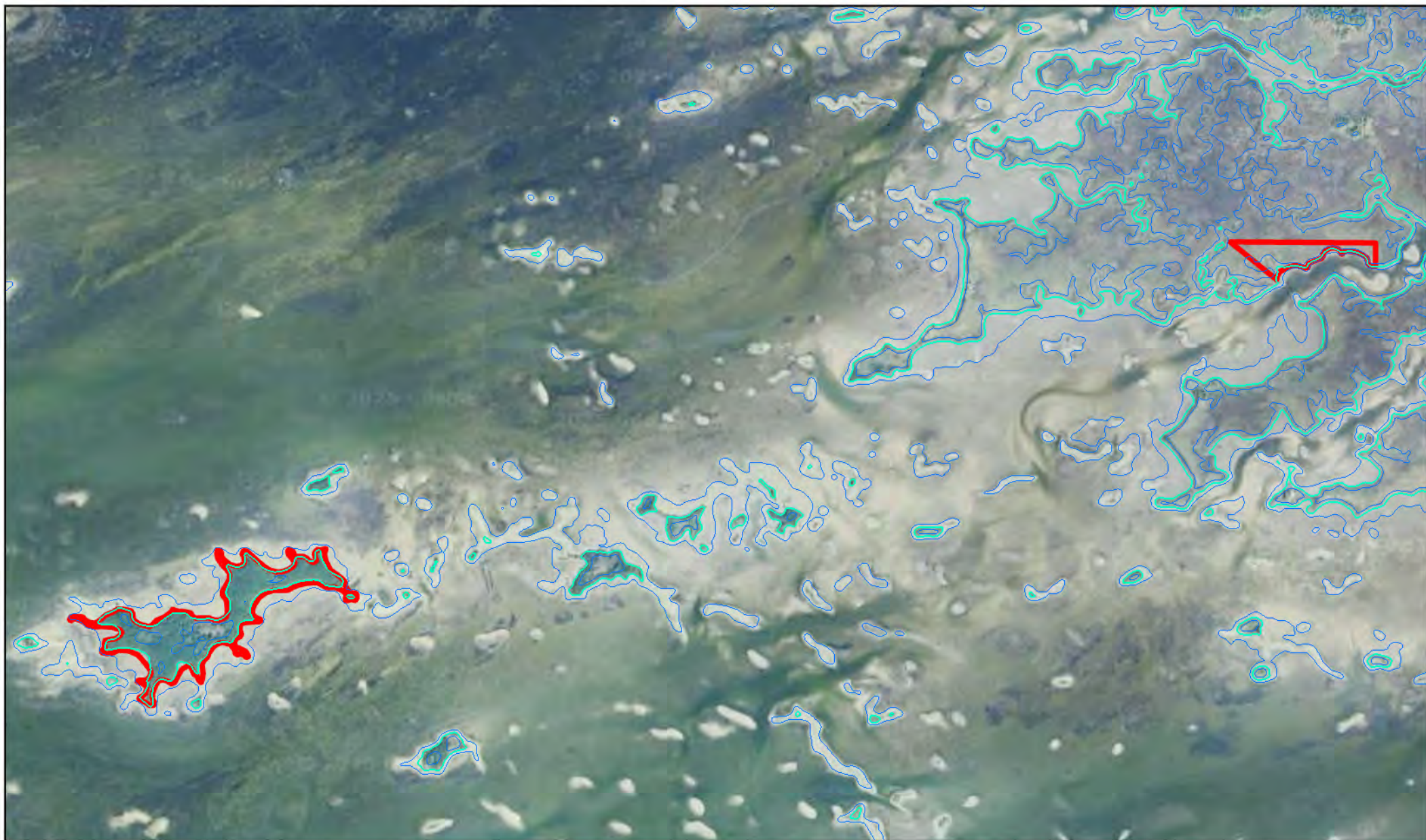
No data available for the following modules: Trim Notice, Building Information, Extra Features, Building Sketch, Photos.

## Summary Parcel Table

| County | Parcel ID | Owner                | Property Appraiser<br>Acreage +/- | Market Value<br>2024 | Acquisition Type |
|--------|-----------|----------------------|-----------------------------------|----------------------|------------------|
| Levy   | 225600100 | Gay H Boylston Trust | 2.65                              | \$2,925              | Fee Simple       |
| Levy   | 225900000 | Gay H Boylston Trust | 38                                | \$9,750              | Fee Simple       |
| Total: |           |                      | 40.65                             | \$12,675             |                  |

# Topo Map

## Boylston - Porpoise Point Additions



 Boylston - Porpoise Point

3DEPElevation 2024  
value

 1 - 1

 1 - 2



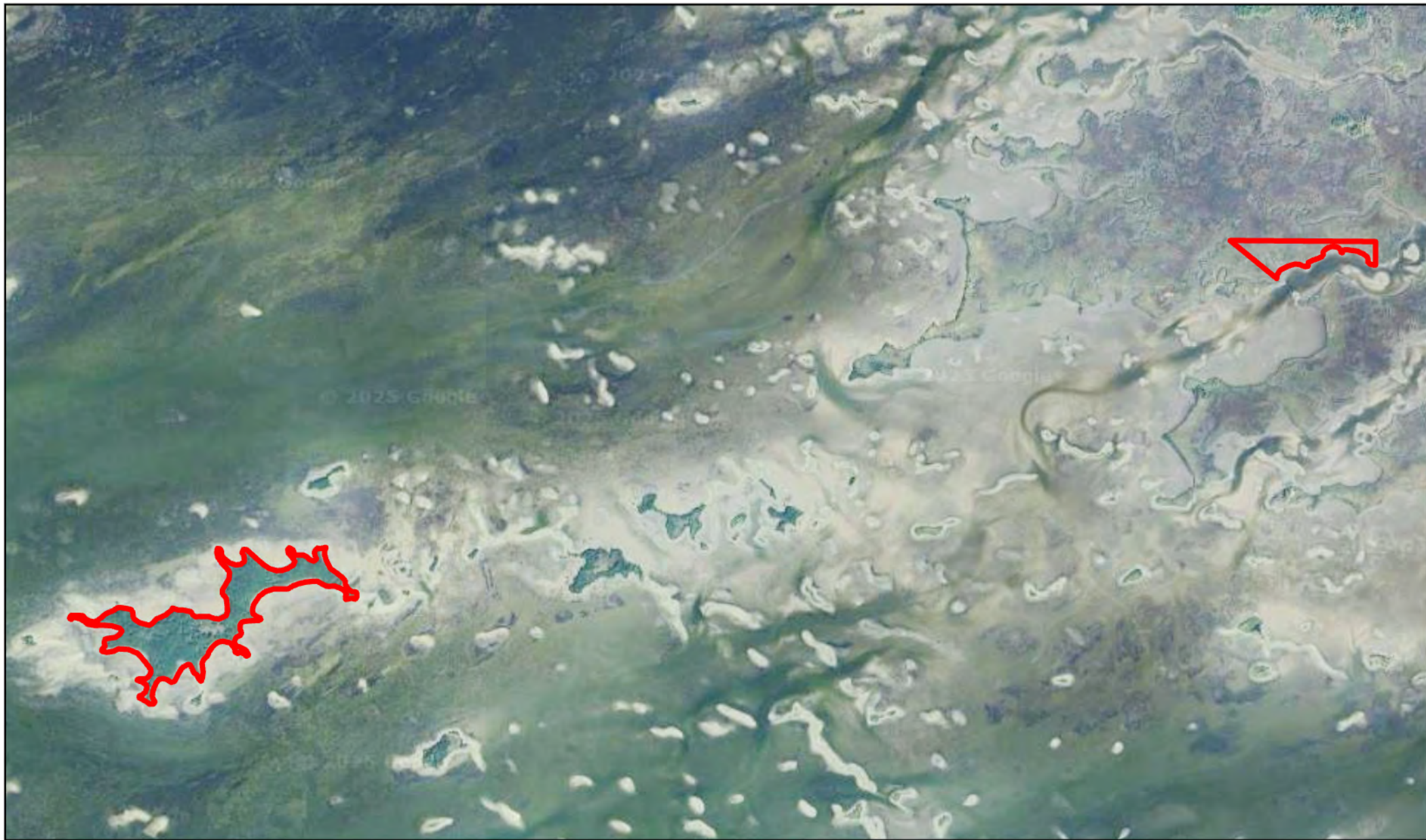
0 0.5 Miles

N



# Aerial Map

## Boylston - Porpoise Point Additions



 Boylston - Porpoise Point

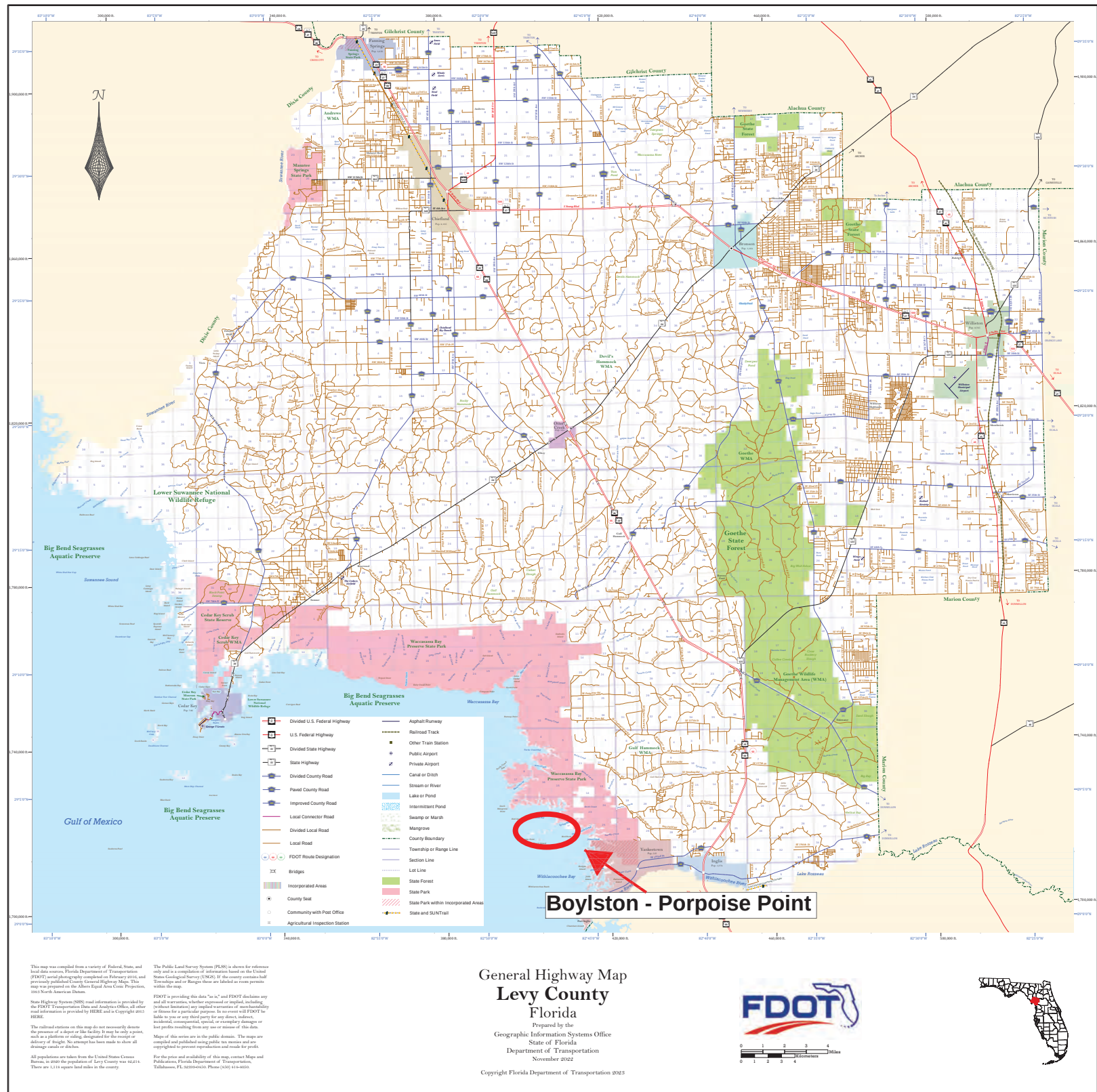


0 0.5 Miles

N

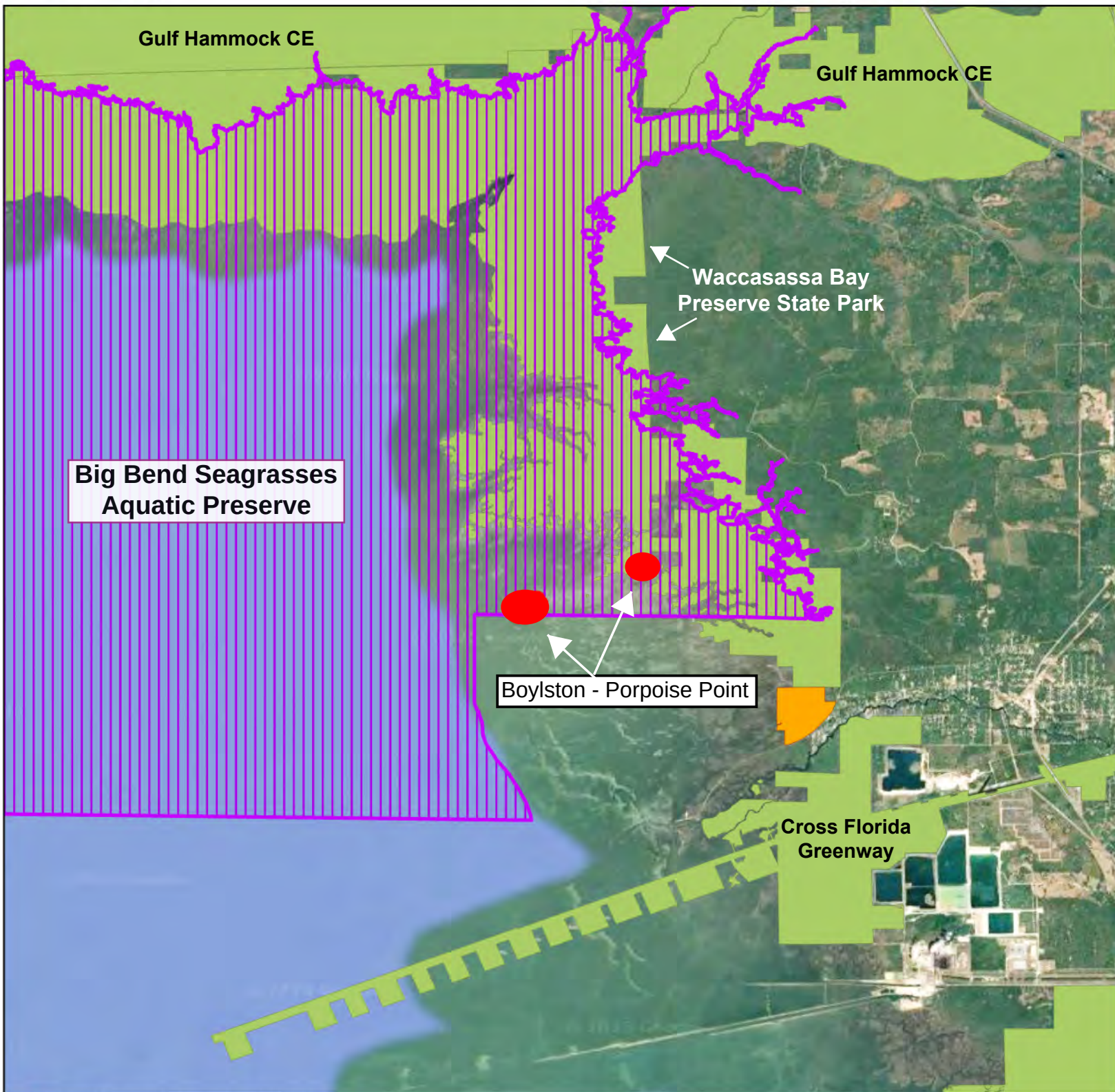


# FDOT Map





# Boylston - Porpoise Point Additions Aquatic Preserve



- Boylston - Porpoise Point
- State Aquatic Preserves
- Federal
- State
- Local
- Private

0 5 Miles

N

**Table A6**

**Boylston Porpoise Point**

Florida Forever Measures Evaluation

Date: 7/1/2025

GIS Acres: 27.09

Source: Functional Wetlands

Upland: 22.3 Acres

Wetland: 4.8 Acres

**MEASURES**

| <b><u>B1: Strategic Habitat Conservation Areas</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|--------------------------------------------------------|---------------------|----------------------------|
| PRIORITY_2                                             | 4.6                 | 17                         |
| <b>Totals:</b>                                         | <b>4.6</b>          | <b>17</b>                  |

| <b><u>B2: Rare Species FNAI habitat Conservation Pri</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|--------------------------------------------------------------|---------------------|----------------------------|
| PRIORITY_6                                                   | 4.3                 | 16                         |
| <b>Totals:</b>                                               | <b>4.3</b>          | <b>16</b>                  |

| <b><u>B3: Ecological Greenways</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|----------------------------------------|---------------------|----------------------------|
| PRIORITY_1                             | 5.3                 | 20                         |
| <b>Totals:</b>                         | <b>5.3</b>          | <b>20</b>                  |

| <b><u>C4: Natural Floodplain Function</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|-----------------------------------------------|---------------------|----------------------------|
| PRIORITY_1                                    | 0.2                 | 1                          |
| PRIORITY_2                                    | 3.9                 | 15                         |
| <b>Totals:</b>                                | <b>4.1</b>          | <b>15</b>                  |

| <b><u>C5: Significant Surface Water Protection</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|--------------------------------------------------------|---------------------|----------------------------|
| PRIORITY_1                                             | 25.2                | 93                         |
| <b>Totals:</b>                                         | <b>25.2</b>         | <b>93</b>                  |

| <b><u>C7: Fragile Coastal Resources</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|---------------------------------------------|---------------------|----------------------------|
| COASTAL_WETLANDS                            | 4.8                 | 18                         |
| <b>Totals:</b>                              | <b>4.8</b>          | <b>18</b>                  |

| <b><u>C8: Functional Wetlands</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|---------------------------------------|---------------------|----------------------------|
| PRIORITY_1                            | 0.2                 | 1                          |
| PRIORITY_2                            | 4.6                 | 17                         |
| <b>Totals:</b>                        | <b>4.8</b>          | <b>18</b>                  |

| <b><u>D3: Aquifer Recharge</u></b> | <b><u>Acres</u></b> | <b><u>% of Project</u></b> |
|------------------------------------|---------------------|----------------------------|
| PRIORITY_5                         | 2.3                 | 9                          |
| <b>Totals:</b>                     | <b>2.3</b>          | <b>9</b>                   |

| <b><u>Cooperative Land Cover 3.8 (Name Site)</u></b> |             |            |
|------------------------------------------------------|-------------|------------|
| ESTUARINE                                            | 0.6         | 2          |
| SALT_MARSH                                           | 4.8         | 18         |
| MARINE                                               | 21.9        | 81         |
| <b>Totals:</b>                                       | <b>27.3</b> | <b>101</b> |

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.



# 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](mailto:Sine.Murray@FloridaDEP.gov)

RE: Florida Forever Project Boundary Amendment- Florida Springs Coastal Greenway Florida  
Forever BOT Project- Boylston Addition – Parcel ID#s - 0225900000 and 0225600100

Dear Sine,

The Department of Environmental Protection, Division of Recreation and Parks (DRP) supports Putnam Land Conservancy's submission of the properties indicated in the attached Exhibit "A", for consideration for inclusion in the Florida Springs Coastal Greenway Florida Forever Board of Trustees (BOT) Project:

- Boylston (Island) Parcel ID# 0225900000 – (+/-) 38.0 Acres
- Boylston Parcel ID# 0225600100 – (+/-) 2.65 Acres

DRP would accept management of the 40.65 (+/-) acre Boylston parcels located in Levy County, as a Board of Trustees' (BOT) fee simple acquisition. The property is within the optimum boundary of Waccasassa Bay Preserve State Park (Park), managed by DRP under BOT Lease Number 2599 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](mailto:angel.granger@floridadep.gov) with the Office of Park Planning.

Sincerely,

Daniel  
Alsentzer

Digitally signed by Daniel  
Alsentzer  
Date: 2025.08.04  
17:07:53 -04'00'

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

Cc: Brian Fugate  
Jeff Pettis  
Clif Maxwell  
Kimberlee Tennille  
Kai Sucsy  
Angel Granger

