

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): Hosford Chapman's Rhododendron Protection Zone

Property Proposed for Boundary Amendment: Shaw

Name/Affiliation Proposing Amendment: Clark Smith

Mailing Address: _____
Street City State ZIP

Primary Phone: 850-510-6333 Email: csmith@tlgproperty.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.

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) of the real property described below, in GADSDEN County, Florida.

Property/project name: HOSFORD CHAPMAN'S RHODODENDRON PROTECTION ZONE

Name/Affiliation of Authorized Representative: CLARK SMITH

Mailing Address: 6242 COTBY CROSSING TALLAHASSEE FL 32312
Street City State ZIP

Primary Phone: 850-510-6333 Email: CSM137@TUGPROPERTY.COM

Property information

Section _____ Township _____ Range _____

Lat/Long _____

Acres 854/-

Parcel identification number(s):

6-03-1S-4W-0000-00120-0000

Landowner Information

CR Richards
Landowner Signature

8-7-2025
Date

MANAGING member
EL DORADO Farm Properties, LLC
Landowner Name (print)

Mailing Address: 81 Mistletoe Road Golden, CO 80401
Street City State ZIP

Primary Phone: 303-902-3472(MT) Email: crichardshaw3@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. The Shaw Family Tract is an 85 ± acre timber tract with excellent road access located in Gadsden County. It has 250 ± feet of usable waterfront on Lake Talquin.

Location details:

The Shaw Family tract is 9.7 miles south of the Highway 267 (Quincy) exit on interstate 10.

The property is adjacent to the Talquin State Forest on the north and west sides. Cook's Landing Road, a paved County road, runs along the eastern border for 3350 feet.

The lake frontage is highly usable and is accessed by Lois Lane. It is firm dry ground with a gentle slope down to the water. A parking area, dock and boat house were constructed in 1985.

Strategic Importance:

This waterfront would offer the closest recreation access on Lake Talquin for the users of the larger tracts in the Talquin State Forest along Cooks Landing Road.

Natural Resource Characteristics:

Forests- There are approximately 60 acres of planted slash pine intermingled with live oak and old growth longleaf pine in the uplands. A variety of hardwoods and wetland types of understory thrive in the bottoms. The planted pines are roughly 25 years old and have been managed following best forestry practices under the guidance of forestry consultants. This timber tract has been in Wildlife Habitat Improvement Programs (WHIP) and Environmental Quality Improvement Programs (EQUIP) administered by National Resource Conservation service (NRCS) for many years.

Wildlife- The Shaw Family tract supports a healthy population of white tail deer, squirrels and numerous year round and migratory waterfowl, shore birds and forest dwelling birds. The combination of managed timberlands and old growth "wild" areas offer perfect habitat and cover for all types of local wildlife. Although rare, gopher tortoise have been seen in the area. The Shaw Family offered the site as a designated gopher tortoise relocation site many years ago. A certificate of recognition from FWC in 2021 for this property is attached.

Topography- The western boundary of the property is the centerline of Cuban Branch (AKA Cuby Branch), a wet weather drainage originating in the Talquin State forest

tract to the north. In wet weather the water flows from north to south through the property into Lake Talquin. A braid of the Cuban Branch also divides the planted pine forest to the east of the main run of the Cuban Branch. Between the drainages and Cooks Landing Road the soils are generally sandy and well drained except for an approximately 1 acre wetland roughly in the middle of the tract.

Potential Public Recreation Opportunities:

Boating and water recreation- With the 250+ feet of available shoreline on a secluded slough, there could be launch areas built for all types of water craft ranging from ski and fishing boats, to canoes, kayaks and SUPs. There is plenty of waterfront so that each class of user could have easy and uncrowded access to the lake.

Fishing- Lake Talquin is well known for excellent fishing. The existing dock could be improved and enlarged to be a nice public fishing facility.

Hiking and Nature Trails-Trails can be developed and incorporated with the adjacent State Forest trail system showcasing the tract's diverse ecosystem. Opportunities abound to expand existing State Forest hiking trails and to construct designated wildlife viewing areas.

Wildlife Observation, Birdwatching and Educational Programs- The Shaw Family tract presents wonderful opportunities for guided tours, environmental workshops and school field trips. The quiet north end of the slough can be accessed to watch the herons, alligators, turtles and other reptiles. Deer, raccoons and other mammals along with many types of birds can be found in the upland timber on the northwest side of the tract. The north end of the slough where Cuban Branch enters the lake is a beautiful and quiet place to tour around in kayaks and canoes. It is insulated from the wind and wave action and the outboard motor noise common to the main body of Lake Talquin.

Access to utilities- Electric power and water service provided by Talquin Electric Co-op is available to the entire tract.

Family Legacy:

The Shaw family has hunted, fished and farmed this property through four generations of family ownership. The family has donated land for the Wetumpka Volunteer Fire Department located across Cook Landing Road, and gifted over a dozen easements for public access to the main part of the lake allowing others to share in its enjoyment.

This is the last large tract of land that the Shaw family owns at Lake Talquin. It is the family's desire for this land to be conserved and to be preserved forever for public use.

Gadsden County, FL

Parcel Summary

Parcel ID	6-03-1S-4W-0000-00120-0000
Location	COOKS LANDING RD
Addr	QUINCY, FL 32351
Brief Tax	OR 923 P 606; OR 923 P 601; OR 923 P 596; OR 170 P 156 OR 331 P
Description*	1544 THAT PART OF THE FOLLOWING LYING WEST OF COOKS LANDING RD : COMMENCE AT THE POINT WHERE THE TALLAHASSEE BASE LINE CROSS ACKLAWAHA CREEK, RUN DOWN SAID CREEK TO OCKLOCKNEE RIVER, THENCE DOWN SAID RIVER TO MOUTH OF HAMMOCK CREEK, THENCE UP SAID HAMMOCK CREEK TO THE MOUTH OF CUBY BRANCH, THENCE ALONG OLD CUBY BRANCH TO BASE LINE. E/LY ALONG SAID BASE LINE TO ACKLAWAHA CREEK, THE POB. EXCEPTING THERE FROM THAT PART OF SAID LANDS INCLUDED IN THE FLOODED AREA BY WEST FLORIDA POWER COMPANY. LESS PART PER OR 306 P 1803. LESS PART SOLD. (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER III 70-79 (5600)
Sec/Twp/Rng	3/1S/4W
Tax District	COUNTY (District 007)
Millage Rate	14.7687
Acreage	80
Homestead	N

[View Map](#)

Owner Information

[EL DORADO FARM PROPERTIES, LLC](#)
81 MISTLETOE RD
GOLDEN, CO 80401

Homestead Application

Apply for Homestead Exemption

Application for Ag Land

Application for Ag Land

Valuation

	2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Improvement Value	\$7,684	\$7,789	\$7,893	\$7,997
+ Land Value	\$412,000	\$400,000	\$162,500	\$162,500
Land Agricultural Value	\$13,570	\$13,570	\$15,700	\$16,830
Agricultural (Market) Value	\$412,000	\$400,000	\$158,000	\$158,000
= Just Market Value	\$419,684	\$407,789	\$170,393	\$170,497
= Total Assessed Value	\$21,254	\$21,359	\$28,093	\$29,327
- Exempt Value	\$0	\$0	\$0	\$0
= Taxable Value	\$21,254	\$21,359	\$28,093	\$29,327
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
PL ALBANY (550001)	38.00	550001-AC	AG USE	0	0
PL BONIFAY (560023)	42.00	560023-AC	AG USE	0	0

Extra Features

Description	Year Built	Quantity	Units
BOATHOUSE	2002	1	1
DECK, WOOD	1993	1	1
DECK, WOOD	1994	1	1
DOCK	2002	1	1
PORCH	2010	1	2
SEPTIC/WELL	1986	1	2

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/26/2022	\$100	Quit Claim Deed	923	606	11 - Unqualified	Improved	C R SHAW III	EL DORADO FARM PROPERTIES, LLC
9/7/2022	\$100	Quit Claim Deed	923	601	11 - Unqualified	Improved		LEEWOOD ROUTON SHAW (TRUSTEE)
6/28/2022	\$100	TRUSTEES DEED	923	596	11 - Unqualified	Improved	C R SHAW III ET AL	LEEWOOD R SHAW
8/18/1986	\$100	NOT SPECIFIED	331	1544	01 - Qualified	Vacant	ESTATE OF C R SHAW JR	C R SHAW III, REBECCA R SHAW, SARAH SHAW VAUG
1/31/1974	\$15,000	Warranty Deed	170	156	NA - Unqualified	Vacant	LEEWOOD O	SHAW

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Photos.

The Property Appraiser makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation.
The assessment information is from the last certified tax roll. All other data is subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/9/2025, 2:26:56 AM](#)

Contact Us



FLORIDA FOREST SERVICE
(850) 681-5800



THE CONNER BUILDING
3125 CONNER BOULEVARD
TALLAHASSEE, FLORIDA 32399-1650

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMMISSIONER WILTON SIMPSON

August 18, 2025

Mr. Andrew Fleener, Acting Director
Division of State Lands, Mail Station 100
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Dear Mr. Fleener:

If acquired by the state, the Florida Forest Service accepts management of the Shaw property identified on the attached map and located in Gadsden County.

The subject property will increase the state forest's ecological value, provide additional public access and will benefit from multiple-use management activities consistent with Lake Talquin State Forest.

If you have any questions, please feel free to contact Alan Davis at (850) 681-5816 or Alan.Davis@FDACS.gov.

Thank you for your assistance in this matter.

Sincerely,

Rick Dolan, Director
Florida Forest Service

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6-03-15-4W-0000-00120-0000

EL DORADO FARM PROPERTIES, LLC

COOK'S LANDING RD

Acres: 80.00

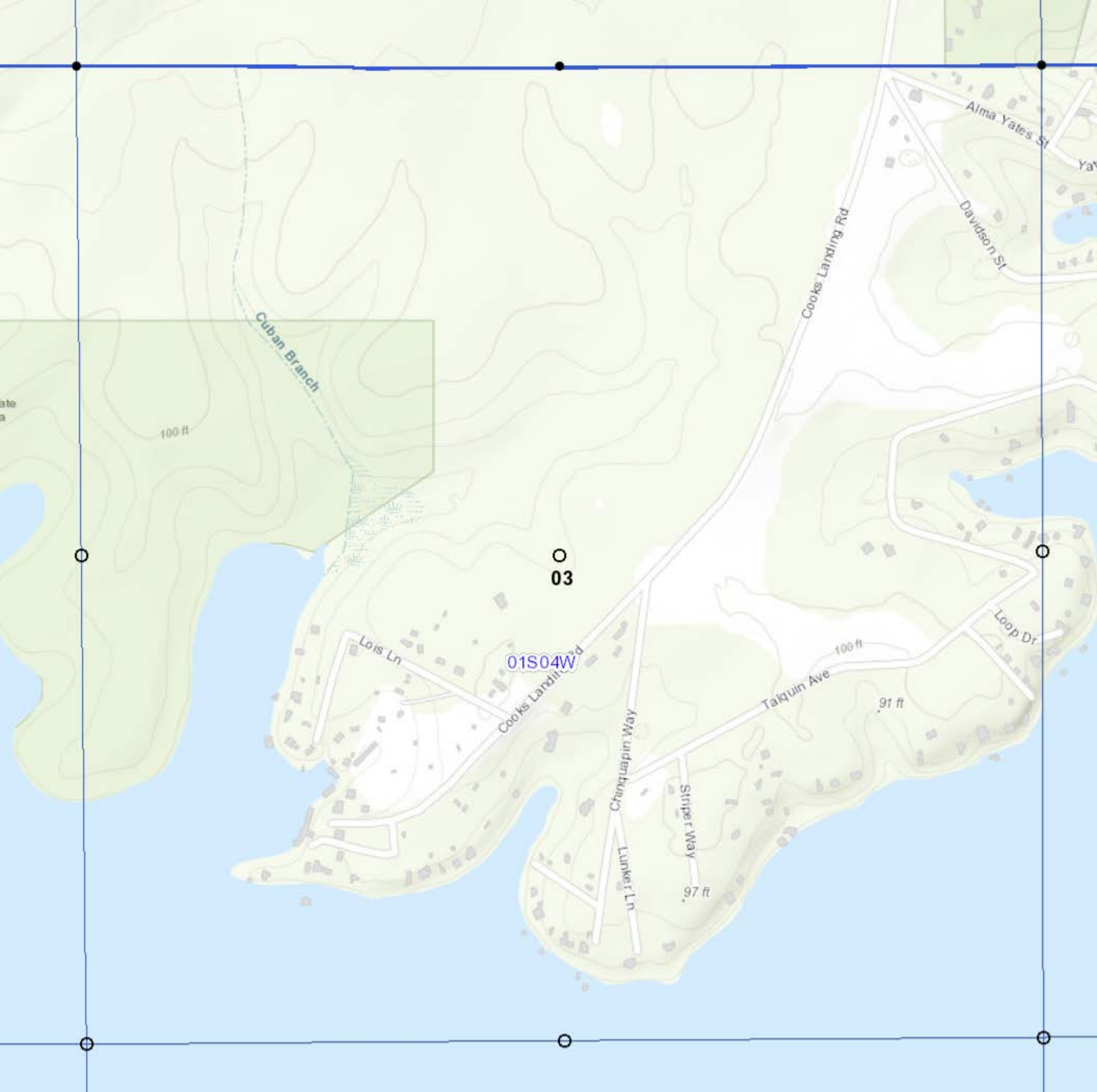
Value: \$419,684

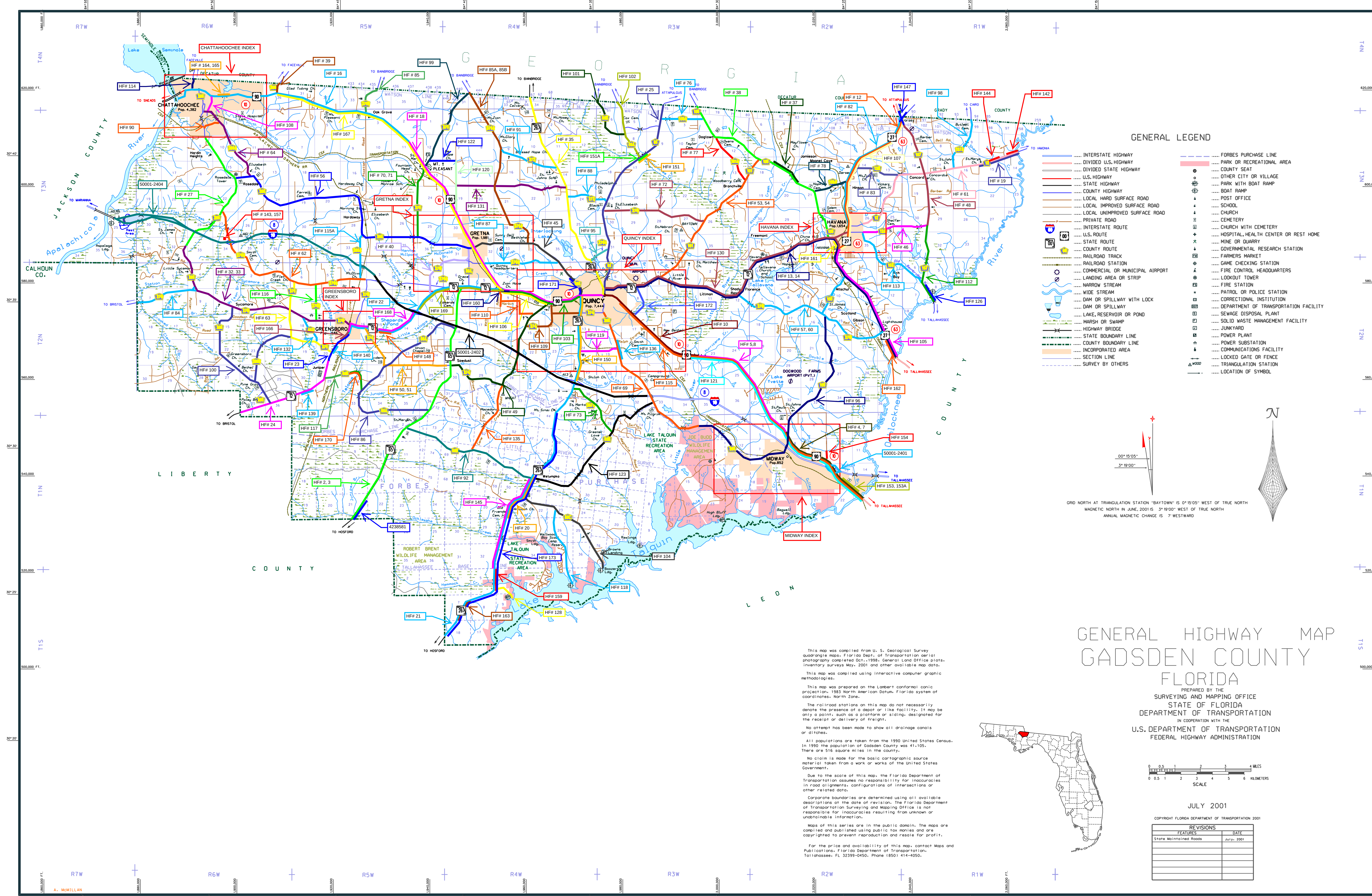
[View Record](#) | [Google Maps](#)

Parcel ID	6-03-15-4W-0000-00120-0000	Alternate ID	29508	Owner Address	EL DORADO FARM PROPERTIES, LLC
Sec/Twp/Rng	3/1S/4W	Class	TIMBER III 70-79 (5600)		81 MISTLETOE RD
Property Address	COOK'S LANDING RD	Acres	80.0		GOLDEN, CO 80401
District	QUINCY				
County	QUINCY				
Parcel Tax Description	OR 923 P 606; OR 923 P 601; OR <i>(Note: Not to be used on legal documents)</i>				

Improvement Value	\$7,684	Just Market Value	\$419,684
Land Ac Value	\$412,000	Total Assessed Value	\$21,254
Ag Market Value	\$13,570	Exempt Value	
	\$398,430	Taxable Value	

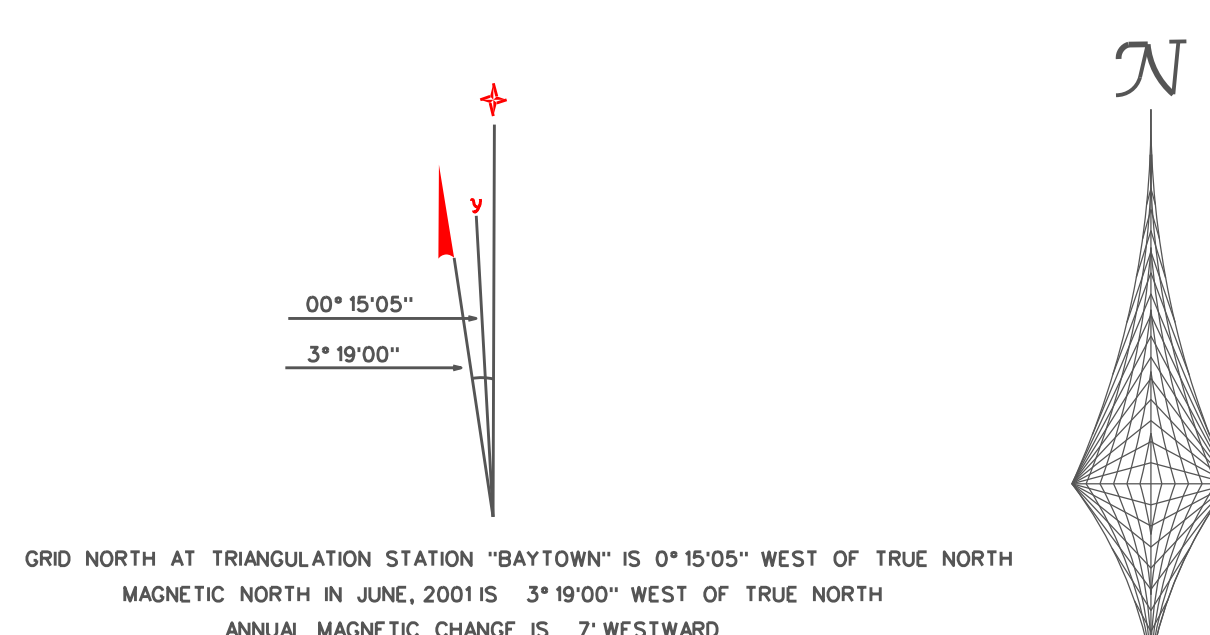
Results:	
Parcel ID	6-03-15-4W-0000-00120-0000
Alt Id	29508
Address	COOK'S LANDING RD
Owner	EL DORADO FARM PROPERTIES, LLC
Acres	80.0
View Record	Google Maps





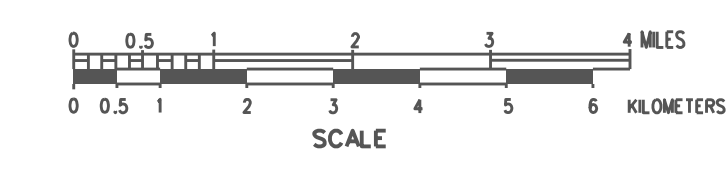
GENERAL LEGEND

- INTERSTATE HIGHWAY
- DIVIDED U.S. HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- LOCAL HARD SURFACE ROAD
- LOCAL IMPROVED SURFACE ROAD
- PRIVATE ROAD
- INTERSTATE ROUTE
- U.S. ROUTE
- STATE ROUTE
- COUNTY ROUTE
- RAILROAD TRACK
- RAILROAD STATION
- COMMERCIAL OR MUNICIPAL AIRPORT
- LANDING AREA OR STRIP
- WIDE STREAM
- DAM OR SPILLWAY WITH LOCK
- DAM OR SPILLWAY
- LAKE, RESERVOIR OR POND
- MARSH OR SWAMP
- HIGHWAY BRIDGE
- STATE BOUNDARY LINE
- COUNTY BOUNDARY LINE
- INCORPORATED AREA
- SECTION LINE
- SURVEY BY OTHERS
- FORBES PURCHASE LINE
- PARK OR RECREATIONAL AREA
- COUNTY SEAT
- OTHER CITY OR VILLAGE
- PARK WITH BOAT RAMP
- BOAT RAMP
- POST OFFICE
- SCHOOL
- CHURCH
- CEMETERY
- CHURCH WITH CEMETERY
- HOSPITAL, HEALTH CENTER OR REST HOME
- MINE OR QUARRY
- GOVERNMENTAL RESEARCH STATION
- FARMERS MARKET
- GAME CHECKING STATION
- FIRE CONTROL HEADQUARTERS
- LOOKOUT TOWER
- FIRE STATION
- PATROL OR POLICE STATION
- CORRECTIONAL INSTITUTION
- DEPARTMENT OF TRANSPORTATION FACILITY
- SEWAGE DISPOSAL PLANT
- SOLID WASTE MANAGEMENT FACILITY
- JUNKYARD
- POWER PLANT
- POWER SUBSTATION
- COMMUNICATIONS FACILITY
- LOCKED GATE OR FENCE
- TRIANGULATION STATION
- LOCATION OF SYMBOL



GENERAL HIGHWAY MAP
GADSDEN COUNTY
FLORIDA

PREPARED BY THE
SURVEYING AND MAPPING OFFICE
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



JULY 2001

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REVISIONS	
FEATURES	DATE
State Maintained Roads	July, 2001