

**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): San Pedro Bay Project

Property Proposed for Boundary Amendment: ~~San Pedro Bay Project~~ Suwannee Pine SPB

Name/Affiliation Proposing Amendment: Suwannee Pine LLC

Mailing Address: 1400 Jack Warner PKWY Tuscaloosa, AL 35404
Street City State ZIP

Primary Phone: 205-562-5331 Email: ddonaldson@westervelt.com
513-325-0290 avick@westervelt.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**



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 Madison & Taylor County, Florida.

Property/project name: Suwannee Pine SPB

Name/Affiliation of Authorized Representative: David W. Donaldson
EVP & GM, Forest Resources - Westervelt

Mailing Address: 1400 Jack Warner PKWY Tuscaloosa, AL 35404
Street City State ZIP

Primary Phone: 205-562-5331 Email: ddonaldson@westervelt.com

Property information

Section _____ Township _____ Range _____ See attached map for STR
Lat/Long _____ 83.4648°W 30.2525°N
Acres 3.139

Parcel identification number(s): See attached

Landowner Information

David W. Donaldson 5/30/2025
Landowner Signature Date

David W. Donaldson, EVP & GM, Forestry Resources
Landowner Name (print)

Mailing Address: 1400 Jack Warner PKWY Tuscaloosa, AL 35404
Street City State ZIP

Primary Phone: 205-562-5331 Email: ddonaldson@westervelt.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
Suwannee Pine LLC
August 2025**

Purpose

The purpose of this application is to apply for a boundary amendment to the San Pedro Bay Florida Forever Project to include the +/- 3,139 acre proposed property in the project. The property is currently owned by Suwannee Pine LLC ("Suwannee Pine"). Suwannee Pine is a subsidiary of Durable Resource Partners, LLC – a joint venture between The Westervelt Company and Caisse de dépôt et placement du Québec. Westervelt serves as the property manager.

This site is currently managed for both planted slash pine and natural hardwoods, with treatments included thinning, harvesting, burning, herbicide application, and reforestation occurring where appropriate.

Attachment A

1) A descriptive location of the proposed project with total acreage:

The property in consideration for boundary amendment is located in Madison and Taylor counties. The total property size is 3,139 acres. The property is divided into four distinct tracts:

- Tract 1 is 1,598 contiguous acres bisecting the Madison and Taylor Co lines. 97 acres (6%) are in Madison Co and 1501 acres (94%) are in Taylor Co. The nearest town is Hopewell, 7.66 miles to the north.
- Tract 2 is 532 contiguous acres situated in Madison Co, 1.33 miles south of Hopewell and abuts Tract 3, with a 40-acre inholding between the two.
- Tract 3 is 633 contiguous acres situated in Madison Co, less than 1 mile south of Hopewell, less than 1 mile due west of Parcel 1, and abuts Tract 2, with a 40-acre inholding between the two.
- Tract 4 is 375 contiguous acres fully situated in Madison Co, 2.3 miles south of Hopewell.



Tract 1 is directly adjacent to this main San Pedro Bay Project boundary, while the remaining portion of the tract extends outward from the boundary and directly connects to the smaller San Pedro Bay Project parcel 8.5 miles northeast of Perry. (Goal A.1 & Goal B.3). Tracts 2 and 3 are within 1/3 mile of the existing largest parcel of the San Pedro Bay Project, while Tract 4 is 2.5 miles from the project boundary.

The entirety of the property is located in either Florida Ecological Greenways Network (FEGN) Priority Level 1 or 2. (Goal A.1) Tract 1 connects two discontinuous San Pedro Bay Project parcels, completing this landscape linkage and conservation corridor (Goal B.3)

2) General Physical Characteristics:

- The property consists of 3,139 acres in the San Pedro Bay region of Madison and Taylor counties, Florida. The landscape is predominantly flat and low-lying, with soils (predominantly Sapelo and Dorovan Series), consisting of very poorly drained, moderately permeable soils, resulting in extensive surface water retention and limited drainage. Of the total acreage, 3,120 acres (>99%) are classified as forest, and 19 acres (<1%) are classified as roads. The region is largely roadless and remains one of the largest privately owned undeveloped areas in Florida.

Natural Resource Characteristics:

- Of the forested acreage, 2,206 acres (71%) are naturally regenerated mixed pine-hardwood forests, while 914 acres (29%) are planted slash pine. The property also includes 2,176 acres of forested ponds and 30 acres designated as Streamside Management Zone (SMZ), supporting wetland and species habitat. All 3,139 acres are dual certified to both the Sustainable Forestry Initiative (SFI) and Forest Stewardship Council (FSC) Forest Management Standards, ensuring sustainable management and conservation of forest resources. The Taylor County (Tract 1) portion of the property, the natural vegetation consists largely of longleaf pine, loblolly pine, pond pine, blackgum, and water oak. Understory plants are gallberry, sawtooth palmetto, and dwarf huckleberry. The native vegetation in the Madison County tracts (Tract, 2, 3, and 4) is dominated by blackgum, baldcypress, sweetbay, swamp tupelo, titi, greenbrier, red maple and scattered pine. The ground cover is ferns, mosses, and other hydrophytic plants.

Biological Characteristics:

- The property supports a diverse array of wetland and upland species' habitats, including naturally regenerated mixed pine-hardwood forests and planted slash pine stands. Documented imperiled or rare animal species in the broader San Pedro Bay region include the Florida black bear, great egret, little blue heron, snowy egret, white ibis, wood stork, Bachman's sparrow, eastern indigo snake, gopher tortoise, swallow-tailed kite, and American alligator. Rare plant species, such as pitcher plants, are found in herbaceous wetlands on the property. The property's size and ecological diversity make it significant for large-scale ecosystem management and restoration. The property provides important connectivity to nearby conservation lands and contributes to the ecological integrity of the San Pedro Bay wetland system.

Hydrological Characteristics:

- The property is a critical component of the San Pedro Bay wetland system, with extensive wetlands and forested ponds that play a vital role in surface water retention, natural floodplain function, and aquifer recharge. SMZs that meet or exceed industry standards further support water quality and wetland function. Drainage patterns are complex, with portions of the property contributing to the Suwannee River (70 acres), Coastal Rivers (2,229 acres), and Withlacoochee River (840 acres) watersheds.

The tables below describe notable characteristics of the physical, natural resource, and biological characteristics of the property in tabular form.

	Total	Forest	Non-Forest	Naturally Regenerated and Mixed-Pine Hardwood	Planted Slash Pine
Acres	3,139	3,120	19	2,206	914
%		>99%	<1%	71%	29%

Table 1. The number of acres that are available for sustainable forest management and acres available for sustainable forest management by forest type (Goal G.1).

	Total	Forested Ponds	Streamside Management Zone (SMZ)	Upland Forest
Acres	3,120	2,176	30	914
%		70%	1%	29%

Table 2. The number of acres that will serve to maintain natural groundwater recharge (Goal G.3).

	Total	Early Seral Stage	Mid Seral Stage	Late Seral Stage
Acres	3,120	137	1,463	1,521
%		4%	47%	49%

Table 3. The number of acres that are available for sustainable forest management by seral stage (Goal G.1).

Scientific Name	Common Name	Rank	NatureServe Elemental Occurrence No.
<i>Ursus americanus floridanus</i>	Florida black bear	G5T4	EO.23.37960

Table 4. Active Elemental Occurrences of significant strategic habitat conservation areas (Goal B.2).

Scientific Name	Common Name	Rank	NatureServe Elemental Occurrence No.
<i>Crotalus adamanteus</i>	Eastern diamond-backed rattlesnake	G3S3; ESA Under Review	ELEMENT_GLOBAL.2.101938
<i>Drymarchon couperi</i>	Eastern indigo snake	G3S2; ESA Threatened	ELEMENT_GLOBAL.2.102208
<i>Gopherus polyphemus</i>	Gopher tortoise	G3S3	ELEMENT_GLOBAL.2.105196

Table 5. NatureServe models of significant strategic habitat conservation areas (Goal B.2).

FLCCS Description	FLCCS	Acres				Total
		Tract 1	Tract 2	Tract 3	Tract 4	
Mixed Scrub-Shrub Wetland	2110	512	202	286	28	1028
Coniferous Plantations	18333	435	152	102	218	907
Hydric Pine Flatwoods	2221	295	0	4	14	313
Mixed Hardwood-Coniferous Swamps	2200	139	62	74	6	282
Wet Coniferous Plantations	18333	77	11	0	25	113
Mixed Wetland Hardwoods	2200	1	24	31	45	101
Cypress	2211	64	11	3	6	84
Transportation	1840	65	10	14	14	103
Upland Hardwood Forest	1110	0	19	51	2	71
Mixed Hardwood-Coniferous	1400	0	18	24	1	43
Shrub and Brushland	1500	0	2	32	0	35
Marshes	2120	5	3	2	6	17
Natural Lakes and Ponds	3100	0	15	1	0	16
Rural Open	1830	0	2	0	8	10
Mesic Flatwoods	1310	0	0	7	2	9
Wet Prairie	2110	4	1	2	1	7
Total		1598	532	633	375	3138

Table 7 shows the Florida Land Cover Classification System (FLCCS) distribution by Tract (Goal B.4).

- a. To our knowledge, there are no historic buildings or structures on the property, nor are there any known archaeological characteristics of the property that we are aware of. However, we would be open to allowing a survey of the property in search of historic or archaeological sites.
- b. As will be discussed in further detail in 3), we expect our recreational lease customers to establish a hunt camp to serve as living quarters when they recreate on the property.

3) Potential public recreation opportunities or other public uses:

Westervelt is an industry leader in offering recreational leases on working forest land. >99% of Westervelt's Forest Resources land is enrolled in recreational leases, specifically to hunting clubs with a focus on white-tailed deer and eastern wild turkey. Our Westervelt Wildlife Services division is a six-person team, and our Atlantic Region Hunting Lease Manager and Certified Wildlife Biologist®, based out of our Statesboro, GA office, will oversee the lease application and management of this property for recreational opportunities.

Prior to the recent acquisition of this property, 100% of our Forest Resources ownership in this area was also under beekeeping leases for honey production. The large contiguous blocks of timberland in this region are ideal for beekeeping, and we plan to lease this specific property for beekeeping in the near future as well.

Barring any dangerous or inoperable areas of the site (abandoned wells, mines, etc.), we expect all 3,139 acres of this property to be simultaneously enrolled in recreational leases for both hunting clubs and beekeeping. (Goal E.1)

4) Potential threats or development plans that could impact the value of the proposed project:

The property and surrounding area are not listed in the FEGN Trend Development Scenarios for either 2040 or 2070. We do not anticipate that this area will face potential threats or development pressure that will impact the value of the proposed project in the near future.

5) Local resolutions related to the potential public acquisition of the project (if applicable):

There are no relevant local resolutions related to the potential public acquisition of the project. The acquisition of this Property would be consistent with and supportive of the land use and conservation policies in the Taylor County Comprehensive Plan.

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.].

We will discuss in detail how this project would achieve 6 out of 10 possible goals and performance measures, 4 out of 12 criteria metrics, and 3 out of 11 criteria metrics under Sections 256.105 (4), (9), and (10), respectively.

Goals and Performance Measures:

Goal A.1, 2, and 3:

3,139 acres would be added to the state's land acquisition program via less-than-fee simple acquisition, the use of alternatives to less-than-fee simple acquisition, and/or the use of shared acquisition projects among Florida Forever funding partners and partners

with other funding sources, specifically Tall Timbers. Much of this land will connect linkage corridors by directly linking two existing Florida Forever project boundaries, and the remaining acreage is in the direct vicinity of existing project boundaries.

Goal B.1:

As shown in more detail in Tables 5 and 6, this property contains an active elemental occurrence of the Florida black bear and habitat model suitability for the eastern diamondback-backed rattlesnake, eastern indigo snake, and gopher tortoise. These occurrences and models indicate that this property contains significant strategic habitat conservation areas.

Goal B.3:

As discussed in 1), the entirety of the property is in either FEGN Priority Level 1 or 2. Tract 1's 1,598 acres complete a linkage between two existing San Pedro Bay Project parcels that are separated by over three linear miles. The remaining 1,541 acres of the project are in close proximity to these significant landscapes.

Goal C:

Protection of the diverse community types and associated acreages at the site directly advances the Florida Forever program's Goal C by safeguarding and maintaining the quality and natural functions of land, water, and wetland systems.

By spanning three river basins, this project provides a rare opportunity to protect and connect diverse ecological communities, enhance watershed health, and contribute to the long-term sustainability of Florida's land and water resources. Protection of these communities supports water quality in the Suwannee, Withlacoochee, Fenholloway and Econfinia Rivers and provides opportunities to improve water quality in the future. The Econfinia River is designated as a Class III surface water and an Outstanding Florida Water. In its 2024 water quality assessment, the Florida Department of Environmental Protection (FDEP) noted an increasing trend in *E. coli* in the Econfinia River. Water quality in the Econfinia River is currently verified by FDEP as impaired for iron and is assessed in category 4a for impairment of mercury in fish tissue. The Suwannee River is an Outstanding Florida Water with water quality primarily impacted by higher than acceptable levels of nutrients.

Specifically, each community type supports Goal C in the following ways:

- Mixed Scrub-Shrub Wetland (Tracts 1–4: 1,015.39 acres)
Preserving these wetlands maintains critical wetland species' habitat, supports water filtration, and provides flood attenuation, directly contributing to the

protection of functional wetland systems and natural floodplain functions (Goal C.4, C.5, C.8).

- Forested Ponds, Marshes, and Cypress (Tracts 1–4: 40.45 acres marshes, 84.14 acres cypress, 2,176 acres forested ponds)

These wetland systems are essential for aquifer recharge, water quality improvement, and habitat for imperiled species. Their protection ensures the maintenance of surface water quality and natural hydrological processes (Goal C.2, C.5, C.8).

- Mixed Wetland Hardwoods and Mixed Hardwood-Coniferous Swamps (Tracts 1–4: 366.69 acres mixed wetland hardwoods, 273.56 acres mixed hardwood-coniferous swamps)

These communities provide high-value wetland species' habitat, support biodiversity, and serve as buffers for surface waters, helping to minimize flood damage and maintain ecosystem integrity (Goal C.1, C.4, C.5, C.8).

- Hydric Pine Flatwoods (Tracts 1 & 3: 299.17 acres)

Hydric pine flatwoods are important for groundwater recharge, fire-dependent species, and overall landscape diversity. Their protection supports restoration and management of imperiled species habitat (Goal C.1, C.8).

- Upland Hardwood Forest, Mesic Flatwoods, and Shrub/Brushland (Tracts 2–4: 63.36 acres upland hardwood, 8.72 acres mesic flatwoods, 33.19 acres shrub/brushland)

These upland communities provide essential habitat diversity, support wildlife corridors, and buffer wetland systems, contributing to the management and restoration of imperiled species' habitat and upland invasive plant control (Goal C.1, C.11).

- Coniferous Plantations and Wet Coniferous Plantations (Tracts 1–4: 908.18 acres coniferous plantations, 113.3 acres wet coniferous plantations)

Managed under SFI and FSC standards, these areas are maintained for sustainable forestry (Goal C.1, C.11).

Goal D:

The property makes a significant contribution to Goal D by ensuring significant acreages of water resources are available to meet the current and future needs of both natural systems and the public.

The property includes extensive wetland and species habitat, with approximately 2,176 acres of forested ponds, numerous marshes, cypress stands, and mixed scrub-shrub wetlands. These naturally occurring storage areas retain and store surface water, helping to regulate water flow, reduce downstream flooding, and maintain water resources consistent with the Suwannee River Water Management District's water

supply plans and the 2024 Surface Water Improvement and Management Plan for both the Suwannee River and Coastal Rivers basins.

Goal E.1:

All 3,139 acres of this property could be simultaneously enrolled in recreational leases for both hunting clubs and beekeeping.

Goal G.1:

As shown in more detail in Tables 1-3, 3,120 acres of the property are available for sustainable forest management, while the remaining 19 acres are critical road infrastructure for said management.

Goal G.2:

As discussed in 2), all 3,139 acres are dual-certified to FSC and SFI Forest Management standards and will be managed for economic return in accordance with current best management practices.

Goal G.3:

All 3,120 acres of forest land will serve to maintain natural groundwater recharge functions. Specifically, the 2,1760 acres of forested ponds and 30 acres in SMZs (Table 2) will be of highest groundwater function impact. The property's hydric pine flatwoods, forested ponds, and other wetland systems play a vital role in groundwater recharge, particularly for the Floridan aquifer. By preserving these recharge areas, the property helps sustain springs, aquifers, and other critical water resources that are essential for both ecological health and public water supply.

Criteria:

(9)(c)

The proposed boundary amendment would complete a landscape linkage between two large parcels in the San Pedro Bay Project currently isolated by over three linear miles of non-protected land. This linkage will serve as a valuable conservation corridor. All land within the project is either in the Florida Wildlife Corridor Priority Level 1 or 2.

(9)(f) Aquifer recharge is a regional water supply concern. The protection of the site contributes to the protection of an important recharge area for the Floridan aquifer. See additional discussion above under Goals C and D.

(9)(k) We are interested in obtaining a conservation easement or a less-than-fee simple purchase on the project, contingent on agreeable terms and price.

(9)(l) Tall Timbers, a non-profit organization, is supportive of the project proposal.

(10)(c) As discussed in further detail below in 7, we are open to the potential for a conservation easement.

(10)(d) As discussed in further detail above in Section 2, Goal C, Goal D, Goal G.3, and Criteria (9)(f), this project contributes to improving the quality and quantity of surface water and groundwater.

(10)(h) As discussed in further detail above in Goal B.3, the entire project is located within the FEGN Wildlife Corridor.

7) *Whether the project is proposed for fee simple or less-than-fee acquisition.*

Suwannee Pine is open to a less-than-fee acquisition for the property, depending on the terms and price of each proposal.

The property is currently managed as industrial timberland and plans to stay in timber production under Suwannee Pine's ownership. If a conservation easement is considered, Suwannee Pine would propose a working forest conservation easement, so regular timber operations can continue. This would limit (or prohibit, depending on the severity of the encumbrance) any development or conversion of the property to any use outside of timberland or agriculture.

8) *Whether the project is on another state acquisition list? If so, which one?*

To the best of our knowledge, this property is not on any other state acquisition lists.

County	Parcel ID	Owner	Acres	Tax Assessed Value	
Madison	25-1S-09-0961-001-000	Suwannee Pine, LLC	53	\$	13,571.00
Madison	26-1S-09-0963-000-000	Suwannee Pine, LLC	319	\$	58,339.00
Madison	28-1S-09-0967-001-000	Suwannee Pine, LLC	360	\$	27,195.00
Madison	29-1S-09-0971-001-000	Suwannee Pine, LLC	160	\$	50,992.00
Madison	32-1S-09-0981-000-000	Suwannee Pine, LLC	560	\$	55,365.00
Madison	32-2S-09-1028-001-000	Suwannee Pine, LLC	103	\$	12,976.00
Madison	33-1S-09-0983-000-000	Suwannee Pine, LLC	40	\$	2,984.00
Taylor	09039-500	Suwannee Pine, LLC	11	\$	44,000.00
Taylor	09040-000	Suwannee Pine, LLC	407	\$	565,740.00
Taylor	09041-000	Suwannee Pine, LLC	320	\$	444,800.00
Taylor	09052-000	Suwannee Pine, LLC	320	\$	444,800.00
Taylor	09053-000	Suwannee Pine, LLC	342	\$	475,380.00
Taylor	09064-500	Suwannee Pine, LLC	50	\$	200,000.00

NW1/4 OF NW1/4 RECD OR 497/126
OR 1401/32 OR1403/219
OR 1419/139

WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON, GA 30233

2024

33-1S-09-0983-000-000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 10												
															VALUATION BY STANDARD														
															Tax Group: 10					Tax Dist:									
															BUILDING MARKET VALUE										0				
															TOTAL MARKET OB/XF VALUE										0				
															TOTAL LAND VALUE - MARKET										32,000				
															TOTAL MARKET VALUE										2,984				
															SOH/AGL Deduction										0				
															ASSESSED VALUE										2,984				
															TOTAL EXEMPTION VALUE										0				
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TOTAL JUST VALUE										32,000																			
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INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										32,000																			
DOR CODE					5910					SWAMP PRODUCTIVE																			
MAP NUM										MKT AREA					05														
NEIGHBORHOOD/LOC					40000.00					1.00/																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
TOTALS					VACANT SW TOWER RD, MADISON										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/19/2021 DW				
EXTRA FEATURES																				BUILDING NOTES									
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1	5910	A	SWAMP (PRODU	0		A1	0.00	0.00	32.00	AC		1.00	1.00	1.00	40.00	40.00	1,280												
2	5630	A	MIXED PINE -	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	213.00	213.00	1,704												
REVIEW DATE 05/19/2021 BY DW Total Acres: 40.00 Total Land Value: 2,984 Market: 32,000 Agricultural: 2,984 Common: 0 PRINTED 04/26/2024 BY SYS																													

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WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON, GA 30233

2024

32-2S-09-1028-001-000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 10												
															VALUATION BY STANDARD														
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															BUILDING MARKET VALUE										0				
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NEIGHBORHOOD/LOC					40000.00					1.00/																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																					
TOTALS					VACANT SW BOTTLE RD, MADISON										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					06/02/2021 JW				
EXTRA FEATURES																				BUILDING NOTES									
BUILDING DIMENSIONS																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	5620	A	PLANTED	0		A1	0.00	0.00	41.00	AC		1.00	1.00	1.00	256.00	256.00	10,496												
2	5910	A	SWAMP (PRODU	0			0.00	0.00	62.00	AC		1.00	1.00	1.00	40.00	40.00	2,480												
REVIEW DATE 06/02/2021 BY DW Total Acres: 103.00 Total Land Value: 12,976 Market: 113,000 Agricultural: 12,976 Common: 0 PRINTED 04/26/2024 BY SYS																													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY										PAGE 1 of 1										10	
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
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																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										463,000									

WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON, GA 30233

32-1S-09-0981-000-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY										PAGE 1 of 1				10										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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																									PREVIOUS YEAR MKT VALUE										508,000									

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY										PAGE 1 of 1										10
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										MADISON COUNTY PROPERTY										PAGE 1 of 1										10																																																																																																																																																																																																																																																																											
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PARCEL NUMBER	ESCROW CD	Millage Code
R09040-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0407.00 ACRES - ALL SECTION LYING N & W OF W -
BDRY RD - OR 417-703 OR 833-762 OR 835-327 OR
843-775

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	565,740	7.2426	0	565,740	4,097.43
SCHOOL					
SCHOOL - LOCAL	565,740	0.9980	0	565,740	564.61
CAPITAL OUTLAY	565,740	1.5000	0	565,740	848.61
SCHOOL - STATE	565,740	3.0940	0	565,740	1,750.40
MSTU	565,740	1.2250	0	565,740	693.03
SUWANNEE RIVER WATER MGT DIST					
SRWMD	565,740	0.2936	0	565,740	166.10

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	8,120.18
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	8,120.18	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	8,120.18	-324.81	0.00	7,795.37	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R09040-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0407.00 ACRES - ALL SECTION LYING N & W OF W -
BDRY RD - OR 417-703 OR 833-762 OR 835-327 OR
843-775

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	8,120.18	-324.81	0.00	7,795.37	0.00

Receipt(s) 2024-2930 on 12/05/24 for \$7,795.37 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09039-500		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0011.00 ACRES - NW 1/4 OF NW 1/4 LYING N & W
OF - W BDRY RD - OR 417-703 OR 833-762 OR 835-327
OR 843-775

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	12,630	7.2426	0	12,630	91.47
SCHOOL					
SCHOOL - LOCAL	44,000	0.9980	0	44,000	43.91
CAPITAL OUTLAY	44,000	1.5000	0	44,000	66.00
SCHOOL - STATE	44,000	3.0940	0	44,000	136.14
MSTU	12,630	1.2250	0	12,630	15.47
SUWANNEE RIVER WATER MGT DIST					
SRWMD	12,630	0.2936	0	12,630	3.71

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	356.70
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	356.70	See reverse side for important information
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Paid In Full	Taxes 356.70	Discount / Interest -14.27	Fees 0.00	Payments 342.43	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R09039-500		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0011.00 ACRES - NW 1/4 OF NW 1/4 LYING N & W
OF - W BDRY RD - OR 417-703 OR 833-762 OR 835-327
OR 843-775

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes 356.70	Discount / Interest -14.27	Fees 0.00	Payments 342.43	Amount Due 0.00
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Receipt(s) 2024-2930 on 12/05/24 for \$342.43 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09064-500		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0050.00 ACRES - THAT PORTION OF NW 1/4 LYING W
OF - WEST BOUNDARY RD & N OF UNNAMED RD - WHICH
RUNS FROM ITS INTERSECTION - WITH W BOUNDARY RD IN

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	57,470	7.2426	0	57,470	416.23
SCHOOL					
SCHOOL - LOCAL	200,000	0.9980	0	200,000	199.60
CAPITAL OUTLAY	200,000	1.5000	0	200,000	300.00
SCHOOL - STATE	200,000	3.0940	0	200,000	618.80
MSTU	57,470	1.2250	0	57,470	70.40
SUWANNEE RIVER WATER MGT DIST					
SRWMD	57,470	0.2936	0	57,470	16.87

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	1,621.90
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	1,621.90	See reverse side for important information
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Paid In Full	Taxes 1,621.90	Discount / Interest -64.88	Fees 0.00	Payments 1,557.02	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R09064-500		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0050.00 ACRES - THAT PORTION OF NW 1/4 LYING W
OF - WEST BOUNDARY RD & N OF UNNAMED RD - WHICH
RUNS FROM ITS INTERSECTION - WITH W BOUNDARY RD IN

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes 1,621.90	Discount / Interest -64.88	Fees 0.00	Payments 1,557.02	Amount Due 0.00
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Receipt(s) 2024-2930 on 12/05/24 for \$1,557.02 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09053-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0342.00 ACRES - ALL LYING W OF W BDRY RD - OR
417-703 - OR 833-762 OR 835-327 OR 843-775

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	475,380	7.2426	0	475,380	3,442.99
SCHOOL					
SCHOOL - LOCAL	475,380	0.9980	0	475,380	474.43
CAPITAL OUTLAY	475,380	1.5000	0	475,380	713.07
SCHOOL - STATE	475,380	3.0940	0	475,380	1,470.83
MSTU	475,380	1.2250	0	475,380	582.34
SUWANNEE RIVER WATER MGT DIST					
SRWMD	475,380	0.2936	0	475,380	139.57

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	6,823.23
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	6,823.23	See reverse side for important information
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Paid In Full	Taxes 6,823.23	Discount / Interest -272.93	Fees 0.00	Payments 6,550.30	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R09053-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0342.00 ACRES - ALL LYING W OF W BDRY RD - OR
417-703 - OR 833-762 OR 835-327 OR 843-775

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes 6,823.23	Discount / Interest -272.93	Fees 0.00	Payments 6,550.30	Amount Due 0.00
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Receipt(s) 2024-2930 on 12/05/24 for \$6,550.30 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09052-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0320.00 ACRES - ALL SECTION LYING W OF W BDRY
RD - LESS OGM RGTS - OR 417-703 OR 833-762 OR
835-327 OR 843-775

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	444,800	7.2426	0	444,800	3,221.51
SCHOOL					
SCHOOL - LOCAL	444,800	0.9980	0	444,800	443.91
CAPITAL OUTLAY	444,800	1.5000	0	444,800	667.20
SCHOOL - STATE	444,800	3.0940	0	444,800	1,376.21
MSTU	444,800	1.2250	0	444,800	544.88
SUWANNEE RIVER WATER MGT DIST					
SRWMD	444,800	0.2936	0	444,800	130.59

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	6,384.30
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	6,384.30	See reverse side for important information
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Paid In Full	Taxes 6,384.30	Discount / Interest -255.37	Fees 0.00	Payments 6,128.93	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R09052-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0320.00 ACRES - ALL SECTION LYING W OF W BDRY
RD - LESS OGM RGTS - OR 417-703 OR 833-762 OR
835-327 OR 843-775

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes 6,384.30	Discount / Interest -255.37	Fees 0.00	Payments 6,128.93	Amount Due 0.00
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Receipt(s) 2024-2930 on 12/05/24 for \$6,128.93 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PARCEL NUMBER	ESCROW CD	Millage Code
R09041-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0320.00 ACRES - ALL SECTION LESS LAND SOLD
LESS - OGM RGTS - OR 417-703 OR 833-762 OR 835-327
OR 843-775

MAILING ADDRESS: PO Box 30, Perry, FL 32348
(850) 838-3580 ext 1

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
TAYLOR COUNTY	444,800	7.2426	0	444,800	3,221.51
SCHOOL					
SCHOOL - LOCAL	444,800	0.9980	0	444,800	443.91
CAPITAL OUTLAY	444,800	1.5000	0	444,800	667.20
SCHOOL - STATE	444,800	3.0940	0	444,800	1,376.21
MSTU	444,800	1.2250	0	444,800	544.88
SUWANNEE RIVER WATER MGT DIST					
SRWMD	444,800	0.2936	0	444,800	130.59

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Taylor County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	14.3532	AD VALOREM TAXES	6,384.30
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.taylorcountytaxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	6,384.30	See reverse side for important information
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Paid In Full	Taxes 6,384.30	Discount / Interest -255.37	Fees 0.00	Payments 6,128.93	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R09041-000		CO

WILLIAM T MYLES SR FAMILY LLLP
C/O WILLIAM T MYLES SR FAMILY LLLP
165 SKY RD
JACKSON GA 30233

THIS BILL IS FULLY PAID

LEG 0320.00 ACRES - ALL SECTION LESS LAND SOLD
LESS - OGM RGTS - OR 417-703 OR 833-762 OR 835-327
OR 843-775

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO MARK WIGGINS, TAX COLLECTOR - P.O. BOX 30, PERRY, FL 32348

Paid In Full	Taxes 6,384.30	Discount / Interest -255.37	Fees 0.00	Payments 6,128.93	Amount Due 0.00
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Receipt(s) 2024-2930 on 12/05/24 for \$6,128.93 by WILLIAM T MYLES SR FAMILY LLLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



Letter of Willingness to Sell

Suwannee Pine LLC
1400 Jack Warner PKWY
Tuscaloosa, AL 35404

To Whom It May Concern,

Subject: Statement of Willingness to Sell

This letter serves as confirmation that Suwannee Pine LLC, the property owner, is willing to sell the proposed +/- 3,139-acre property either in a fee simple or less-than-fee-simple sale. This willingness is contingent upon an agreement on the terms and price of the sale proposal.

Suwannee Pine LLC is a subsidiary of Durable Resource Partners, LLC – a joint venture between The Westervelt Company and Caisse de dépôt et placement du Québec. Westervelt serves as the property manager.

The included boundary amendment application details how this property aligns with the goals of the Florida Forever program, as well as other necessary information required for the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Cade Warner". The signature is written in a cursive, flowing style.

Cade Warner

President – Durable Resource Partners LLC

President & CEO – The Westervelt Company

Addendum A: Photographs of the project site









Natural Communities & Ecological Landscape Overview

On July 21-22, 2025, Westervelt employee Sam Blumenfeld assessed the site using the FNAI Natural Communities of Florida (NCF) framework. Sam has previously volunteered with the North Carolina Natural Heritage Program completing natural area surveys with their parallel Classification of the Natural Communities of North Carolina, has trained under Alan Weakley (compiler of the widely used Flora of the Southeastern United States), and is a well-respected botanist. Below is a summary of his findings:

Site Location:

The property inspected is located in Madison and Taylor counties. The total property size is 3,139 acres. The property is divided into four distinct tracts:

- Tract 1 is 1,598 contiguous acres bisecting the Madison and Taylor Co lines. 97 acres (6%) are in Madison Co and 1501 acres (94%) are in Taylor Co. The nearest town is Hopewell, 7.66 miles to the north.
- Tract 2 is 532 contiguous acres situated in Madison Co, 1.33 miles south of Hopewell and abuts Tract 3, with a 40-acre inholding between the two.
- Tract 3 is 633 contiguous acres situated in Madison Co, less than 1 mile south of Hopewell and abuts Tract 2, with a 40-acre inholding between the two.
- Tract 4 is 375 contiguous acres fully situated in Madison Co, 2.3 miles south of Hopewell.



Ecological Significance:

Recognized as the largest area of privately owned roadless land remaining in Florida, the San Pedro Bay area is a unique wetland system comprising ~50,000 acres of land currently under conservation designation. The Florida Forever program has the opportunity to add an additional 3,000+ acres of conserved land, including a piece (Tract 1) that serves as a direct linkage between 2 existing tracts in the San Pedro Bay Florida Forever project as well as 3 tracts closer (Tracts 2-4) to the town of Madison and Interstate 10. Additionally, these 3 disjunct tracts contain natural communities not represented in either our internal evaluation of Tract 1 or the 2022 Florida Forever Plan San Pedro Bay project public document, as well as add acreage in rare natural communities already under conservation designation. Considering these tracts are closer to both Madison and Interstate 10 and would be the northern-most protected areas in the San Pedro Bay roadless area complex, their protection would serve as an important buffer to future development.

Overall Composition:

Of primary importance to the vegetative communities is that this area suffered hurricane damage in successive years, first by Hurricane Idalia in 2023 and then Hurricane Helene in 2024. The majority of the landscape surveyed that was classified as Naturally Regenerated and Mixed-Pine Hardwood (71% of the total forest). Several of the natural areas on the property were blanketed by downed slash pine (*Pinus elliotii*) and pond-cypress (*Taxodium ascendens*). The current composition included fetterbush lyonia (*Lyonia lucida*), littleleaf titi (*Cyrilla parvifolia* [S3]; recent taxonomic split from the well-known *Cyrilla racemiflora* and a Florida and adjacent state endemic), Virginia sweetspire (*Itea virginica*), as well as scrambling vines of Munson muscadine (*Vitis munsoniana* ; recent taxonomic split from the well-known *Vitis rotundifolia*), bamboo-vine (*Smilax laurifolia*), and whiteleaf greenbriar (*Smilax glauca*). The most common standing canopy trees throughout the landscape were slash pine, pond-cypress, and in places locally dominant live oak (*Quercus virginiana*). Here and throughout this document, taxa are listed in order of abundance in the described area by grouping.

Due to the current stage of succession and impenetrability of the landscape, assigning specific natural communities was difficult. However, in areas with reduced hurricane damage, specific communities were distinguishable and are discussed in more detail below.

The area shows clear signs of community diversity, and as these hurricane-damaged areas recover, diverse natural communities are expected to develop. Had this survey been completed before the two most recent hurricanes, the overall findings would likely show significant ecological diversity.

Matrix Natural Communities

The majority of notable natural communities had a heavy component of pond-cypress, interspersed with naturally regenerated slash pine. The author recognizes the difficulty of distinguishing the below Cypress/Tupelo subtypes due to the lack of recent fire, hurricane disturbance, and overlap between the two communities.

Cypress/Tupelo- Dome Swamp (G4/S4)

We surveyed a dome swamp, indicated in the map below with the green X. Throughout the landscape, similarly round areas with grey vegetation cover can be found, indicating likely a similar natural community. The author assigns the **Cypress/Tupelo- Dome Swamp** association due to 1) the distinguishing isolated, circular, and small nature of these systems 2) the characteristic increase in size of canopy trees closer to the dome's center (due to surrounding vegetation, this diagnostic feature did not show up well on any photographs) and 3) the floral composition, dominated by pond-cypress, swamp tupelo (*Nyssa biflora*), a sparse midstory with Virginia sweetspire and climbing fetterbush (*Pieris phillyreifolia*), and an herbaceous layer of cinnamon fern (*Osmunda cinnamomea*), sawgrass (*Cladium jamaicense*), patches of sphagnum moss (*Sphagnum* spp.), and Spanish moss (*Tillandsia usneoides*).



The dome swamps are visible from aerial photos as small, circular distinct forest communities. The specific dome swamp visited is denoted with the green X.



The visited dome swamp, dominated by canopy pond-cypress and swamp tupelo trees, with hammocks of herbaceous vegetation interspersed.

Cypress/Tupelo- Basin Swamp (G4/S3)

Much of the remaining intact natural areas comprising the matrix community appeared to be **Cypress/Tupelo- Basin Swamp**, which is considered an S3 natural community. The author reasons for this as the matrix community due to 1) its mention as a matrix community in San Pedro Bay in the NCF 2) its irregular but large shape on the landscape and 3) its floristic composition. The canopy always included pond-cypress as a component species, and in certain locations included swamp tupelo, slash pine, sweetbay (*Magnolia virginiana*), swamp bay (*Tamala palustris*), red maple (*Acer rubrum*), water oak (*Quercus nigra*) in various levels of co-dominance dependent on a specific area. Dahoon holly (*Ilex cassine*), sweetgum (*Liquidambar styraciflua*), and loblolly bay (*Gordonia lasianthus*) were present in the canopy but never common. Common shrubs in these areas included fetterbush lyonia, Virginia sweetspire, littleleaf titi, coastal pepperbush (*Clethra alnifolia*), and wax myrtle (*Morella cerifera*). Buttonbush (*Cephalanthus occidentalis*) was present sporadically. In areas where hurricane damage was significant, this midstory was dense. Vines included bamboo vine, Munson muscadine, and poison ivy (*Toxicodendron radicans*). The herbaceous layer was often sparse due to an over-dominant shrub layer, but typically was dominated by chain fern (*Woodwardia virginica*). Spanish moss was often present in the epiphytic layer.

In some areas of the Basin Swamp matrix, bay species were dominant over pond-cypress. However, these areas should remain categorized as a Basin Swamp as opposed to a Freshwater Forested Wetland Hardwood Baygall community due to 1) the artifact of historic pond-cypress logging that likely resulted in locally poor pond-cypress regeneration and 2) the notable complete absence of black titi (*Cliftonia monophylla*), a dominant component species of Hardwood Baygall communities in the Florida Panhandle.

Pine Flatwoods and Dry Prairie- Wet Flatwoods (G4/S4)

Interspersed as a matrix community throughout the above pond-cypress communities were naturally occurring wet flatwoods communities. Due likely in part to the low natural density of canopy slash pine, these communities often had catastrophic storm damage, with some areas having 0 standing trees per acre. Composing the released under-to-mid-story included fetterbush lyonia, littleleaf titi, gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), and a dense covering of bamboo vine and Munson muscadine. In less dense areas, herbaceous species included broomsedge (*Andropogon* spp.) and Carolina redroot (*Lachnanthes caroliniana*). This community is noted as the naturally occurring pine community in the 2022 Florida Forever Plan San Pedro Bay project public document.

Other Notable Natural Communities:

Outside the matrix out natural pond-cypress and slash pine communities, a few other notable natural communities were documented. Excluded the mature pond-cypress and white arrow-arum, all these areas were found exclusively on Tracts 2-4 and demonstrate this disjunct area's ecological value. These communities were not documented in the 2022 Florida Forever Plan San Pedro Bay project public document.

Clastic Upland Lake (G3/S2)

One of the most impressive features of the property is a ~13 acre **Clastic Upland Lake** located in the north-east corner of Tract 2. The aquatic vegetation in the shallow areas constituted of mature and imamate clumps and single pond-cypress trees, a dense covering of buttonbush, American white waterlily (*Nymphaea odorata*), and maidencane (*Hymenachne hematoma*). We encountered hundreds of birds using this pond as a roost location. **Of greatest conservation interest was 100+ wood stork (*Mycteria americana*), G4/S2 and federally Threatened.** We also encountered 150+ great egret (*Ardea alba*) as well as a dozen or so anhingas (*Anhinga anhinga*). The sizeable population of wood stork make this location of conservation interest. The lake would likely also supply ample waterfowl hunting opportunity.

The secluded nature of the lake and ample avian life increases the value of this area significantly. The recreational opportunity provided to bird watchers, waterfowl hunters, and/or kayakers should not be overlooked.



The roost lake, with small pond-cypress trees in shallow areas. This still image was typical for the amount of birds (wood stork in black and white and great egret in solid white) seen throughout this pond.



Aerial imagery of the lake. The dark blue areas are deeper water, whereas as light green is the aquatic vegetation mentioned above



Expansive view of the lake, both of the shallow water with vegetation, a mature pond-cypress stand in the middle, as well as deeper open water further in the frame/

Pine Flatwoods and Dry Prairie- Scrubby Flatwoods (G2/S2)

A small but impressive community that keys to **Scrubby Flatwoods** was identified in Tract 1. Within a surrounding stand of planted slash pine, this area had low slash pine canopy cover (likely due to mortality of planted trees), and a sandy but dense ground layer. In addition to the moderate canopy of slash pine, saw palmetto, (fetterbush lyonia, sand live oak (*Quercus geminata*), rusty staggerbush (*Lyonia ferruginea*), shiny blueberry (*Vaccinium myrsint*), Florida deerberry (*Vaccinium stamineum* var. *caesium*), Flatwood's St. John's-wort (*Hypericum microsepalum*), and slimleaf pawpaw (*Asimina angustifolia*) existed in the mid-to-ground layer. This community is likely restricted by topography and soils, but future management of the site could improve its condition, and future surveys will likely identify additional sites.



Images of the scrubby flatwoods community, featuring an open area with saw palmetto (left) and a slimleaf pawpaw (right)

Mature live oak “hammock”

While these communities did not key to a specific NCF, there were multiple mature live oak hammocks throughout the property. Examples were found on Tracts 2, 3, and 4.

200+ Year Old Pond-Cypress

An impressive large stand of what we predict to be 200+ year old pond-cypress was found on Tract 1. While there was significant hurricane damage, remaining trees were found to be over 28 inches in diameter, and large, flat-topped trees were found throughout this area.



Pond-cypress trees estimated at over 200 years of age

Population of white arrow-arum (G3/S3)

A previously undocumented population of white arrow-arum (*Peltandra sagittifolia*), a G3/S3 species. This species was not extensively surveyed because it was not known to be a rare species, but the population area was approximately ~2,000 square feet in area. This population was found on Tract 1.



Images of the white arrow-arum