

Red Hills Conservation

Florida Forever Boundary Amendment Application: Renegade Ranch

Leon County, Florida



December 8, 2025

Submitted by:

Tall Timbers Research Station & Land Conservancy
13093 Henry Beadel Drive
Tallahassee, Florida 32312
850-893-4153; www.talltimbers.org

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

Florida Forever
Boundary Amendment Application



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Leon County, Florida.

Property/project name: Renegade Ranch - Amendment to Red Hills Conservation

Name/Affiliation of Authorized Representative: Shane Wellendorf (850.508.5440, swell@talltimbers.org)
Caitlin Snyder (850.868.0270, csnyder@talltimbers.org)

Mailing Address: 13093 Henry Beadel Drive Tallahassee FL 32312
Street City State ZIP

Primary Phone: See Above Email: See Above

Property information

8,17,
Section 19, 20 Township 2N Range 3E
Lat/Long W 84.05147, N 30.57177
Acres 436

Parcel identification number(s):

1617200120000

Landowner Information

Landowner Signature

Jim Bardy

12/3/2025
Date

Landowner Name (print)

Mailing Address: 11951 Miccosukee Rd Tallahassee FL 32309
Street City State ZIP

Primary Phone: 248.302.1551 Email: Jim.B@greatmarkwestern.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 Project: Red Hills Conservation

Conservation Method: Less-than-fee

Current Project Area: 18,089 acres

Acres Protected to Date: 9,000 acres

Proposed New Property: ± 436 acres

Introduction

The Red Hills Conservation project (hereafter: “RHC”) encompasses 18,089 acres in northern Leon and Jefferson counties and was added to Florida Forever in 2019. This project primarily consists of three disjunct tracts (Cherokee Plantation, Ring Oak Plantation, and Norias Hunt Club); two of the tracts border Lake Miccosukee along the boundary between the counties (one on each side), and the third is within the Lake Iamonia basin along Foshalee Slough. The tracts are primarily old field upland pine, basin swamp, and freshwater forested wetlands. Recently, three large parcels in this project have been acquired as conservation easements through the Florida Forever Program: Norias (4,101 acres, 2023), Cherokee (4,777 acres, 2024), and Foshalee Slough (934 acres, 2025). Approximately 50% of the acres in the project have been protected. Permanently protecting additional properties in the Red Hills is essential landscape connectivity and, to a larger extent, the Florida Wildlife Corridor.

Van Buren Investors, LLC (hereafter: “Landowner”) have an interest in adding ± 436 acres of their property, Renegade Ranch (hereafter: “Property”), to the Red Hills Conservation project for the protection of the Property in its entirety. The Property consists of one contiguous parcel approximately one mile west of Ring Oak Plantation, a large property already within the RHC project boundary. Renegade Ranch is also in close proximity to Chemonie Plantation, an existing conservation easement with Tall Timbers Research Station and Land Conservancy. Furthermore, there are several other large tracts nearby being considered for protection through future conservation easements, making this Property a critical piece of conservation in the area between Lake Iamonia and Lake Miccosukee.

The Property is managed for wildlife management, hunting, conservation, silviculture, and agriculture, which is similar to surrounding properties in the Red Hills Region. Historically, the Property has been a cattle, tobacco, cotton, and timber ranch. For most of the last 100 years, the current Landowner and predecessors have maintained relatively natural habitats using prescribed fire, forest management, and conservation of wetlands. The Property is active in planted pines, hardwoods, and commercial fiber growth along with wildflower honey production.

By expanding the RHC project to include the entirety of Renegade Ranch there is the potential through Florida Forever support to permanently conserve a critical piece of this conservation corridor. Amending the RHC project with Renegade Ranch will increase the protection of Florida's biodiversity at the species, natural community and landscape levels through the protection, restoration and maintenance of the uplands and wetlands of the Red Hills region. Amending this project will also increase the amount of forestland available for sustainable management of natural resources and will preserve archaeological and historic sites.

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

The Property is located in northeastern Leon County and lies west of Lake Miccosukee. The Property is adjacent to established residential subdivisions and has significant frontage on Veteran's Memorial Highway (SR-59, Map 3).

The Property includes one tax parcel of 466-acres with a 30-acre outparcel along the road frontage (Map 2). There is one residential building and several small sheds located on the Property. Using the Leon County Property Appraiser 2024 tax records, the taxable value of the Property is estimated as the following (for the 30-acre outparcel, an estimated value of 6.3% was subtracted from the total value):

Parcel ID	Location Address	Acres	Prop Use Description	Land Value	Improv Value*	Market Value	Assessed Value
1617200120000	7452 VETERANS MEMORIAL DR	466.48	IMPROVED TIMBER	\$2,332,400	\$201,124	\$2,533,524	\$435,639
OUTPARCEL	7452 VETERANS MEMORIAL DR	29.58	IMPROVED TIMBER	\$147,900		\$147,900	\$27,623

Total Acreage: 436.9 Value Totals: \$2,184,500 \$201,124 \$2,385,624 \$408,016
(Proportional)

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.**

No

- b. Does the property contain any improvements/facilities? If so, please describe.**

Yes, a 1,724 sq. ft residential building with 838 sq. ft of auxiliary space is located on the Property. In addition, there are three small sheds. These structures are located within 1,000 ft of an access point off of Veteran's Memorial Highway.

Physical

Soils

This Property lies within the Red Hills region of the Southern Coastal Plain physiographic province—an area known for its red clay soils and loamy surface sands. These sands cover an ancient layer of porous limestone which allows sediments and water to permeate through. As the limestone dissolves and caves in, waterways and wetlands are created on the surface in the

form of large lakes, sinks, and wet weather depressions, such as seen on Lake Miccosukee to the east of this Property.

Topography

At its lowest elevations at the south end of the Property, the topography dips to approximately 110 feet above mean sea level (MSL). Panther Creek runs across from the northwest through the Property's north end around 150 ft above MSL. In the higher upland sections of the Property, the elevation reaches a maximum of 230 feet above MSL.

Natural Resources

Habitats in the Property provide great resources for a variety of wildlife species and extend from wetlands to upland forests. There is one landowner for the entirety of the Property, and the Landowner actively conducts management activities including prescribed fire, timbering, planting, and preservation of wetlands.

Uplands

The upland habitats on the Property (430 acres, 98%) spread across rolling hills of 210 to 230 feet above MSL. Approximately 306 acres of the uplands are planted loblolly and shortleaf pine (with scattered longleaf pines) for silviculture purposes and are mainly two age classes (Photo 1). The timber revenues support the overall management of the property and supports sustainability and diversity in the long-term. For almost 100 years, the uplands have been managed primarily for the purpose of hunting and timber production. According to data from FNAI, the uplands on the Property have high ratings for forest sustainability and aquifer recharge.

The mature planted pine and old field habitats include species such as loblolly pine (*Pinus taeda*), shortleaf pine (*Pinus echinata*), longleaf pine (*Pinus palustris*), red oak (*Quercus rubra* spp.), pignut and mockernut hickory (*Carya* spp.), and live oak (*Q. virginiana*) (Photo 2). The herbaceous groundcover and understory includes many grass species, bushy blue stem (*Andropogon glomeratus*), little blue stem (*Schizachyrium scoparium*), broomsedge (*Andropogon virginicus*), goldenrod (*Solidago* spp), beggarticks (*Bidens* spp), sugarcane plumegrass (*Saccharum giganteum*), switchgrasses (*Panicum* spp.), elephant's-foot (*Elephantopus* spp.), smilax vines (*Smilax* spp), blackberry (*Rubus* spp.), common ragweed (*Ambrosia artemisiifolia*), winged sumac (*Rhus copallinum*), beautyberry (*Callicarpa americana*), and sparkleberry (*Vaccinium arboretum*).

The mixed hardwood forests of the uplands and the bottomland forest communities within the Panther Creek drainage (121 acres, 27%) include Southern magnolia (*Magnolia grandiflora*), hickories (*Carya* spp.), oaks (*Quercus* spp.), winged sumac, and American beautyberry (*Callicarpa americana*) at the drier sites, and tulip poplar (*Liriodendron tulipifera*), American beech (*Fagus grandifolia*), swamp chestnut oak (*Quercus michauxii*), hop-hornbeam (*Ostrya virginiana*), spruce pine (*Pinus glabra*), sweetgum (*Liquidambar styraciflua*), American holly (*Ilex opaca*), red maple (*Acer rubrum*), sourwood (*Oxydendrum arboretum*), swamp laurel oak (*Quercus laurifolia*), black gum (*Nyssa sylvatica*), swamp bay (*Persea palustris*), sweetbay magnolia (*Magnolia virginiana*), shining fetterbush (*Lyonia lucida*), sweet leaf horse sugar (*Symplocos tinctorial*) at the wetter sites (Photos 3, 4). The understory of this habitat ranges from dense vine, blackberry, and shrubs with little ground cover at the ecotone to an open

understory within the bottomland forest and along Panther Creek with groundcover of ferns, herbs, and grasses. Herbaceous species include netted chain fern (*Woodwardia areolata*), cinnamon fern (*Osmundastrum cinnamomeum*), spleenworts (*Asplenium* spp.), switchcane (*Arundinaria tecta*), and devil's walking stick (*Aralia spinosa*).

Wetlands

The forested wetlands and the riparian edges of the small pond (4 acres, 0.1%, Photo 5) are lined with species such as common rush (*Juncus effuses*), maidencane (*Panicum hemitomom*), buttonbush (*Cephalanthus occidentalis*), St. John's wort (*Hypericum* spp.), fetterbush (*Lyonia lucida*), meadowbeauties (*Rhexia* spp.), ferns, mallows (*Hibiscus* spp.), and small hardwoods (*Quercus* spp. & *Liquidambar styraciflua*).

Biological

The Property harbors upland pines, upland mixed hardwood forests, bottomland hardwood forests, creek, and pond habitats that can support a diversity of plant and wildlife species identified in the 2019 Florida State Wildlife Action Plan (FL SWAP) as Species of Greatest Conservation Need.

The Property is located in a region that was historically a longleaf-pine wiregrass savanna community. Increased development, habitat fragmentation, and conversion to agriculture has reduced this once common natural community to less than 3% of its original area. Much of the uplands are managed towards open pine savanna, similar to the historic longleaf pine-wiregrass savanna that was once present on the Property. Clusters of mature longleaf pine remain in some areas of the Property and recruitment is naturally occurring due in part to management practices including frequent prescribed fire and hardwood control (Photo 6). The uplands on the Property have the potential to support FL SWAP species such as northern bobwhite, gopher tortoise, southeastern pocket gopher, Bachman's sparrow, tricolored bat, Northern flicker, and white-breasted nuthatch. Eastern diamondback rattlesnake, fox squirrel could also be present on the Property.

Wetland habitats on the property include forested wetlands along Panther Creek, which flows east and eventually empties into Lake Miccosukee, as well as a small pond with riparian communities. There are several FL SWAP-listed species of greatest conservation need that could utilize the Property's wetlands, including wood stork, white ibis, little blue heron, great egret (white heron), prothonotary warbler, and snowy egret. Lake Miccosukee is just a short flight away, providing additional feeding grounds for birds that shelter on the Property including wood duck, anhinga, and black-bellied whistling ducks.

Tall Timbers staff observed several FL SWAP species on the Property during site visits including the red-headed woodpecker, brown-headed nuthatch, southeastern pocket gopher. Other notable species included Eastern wild turkey, American goldfinch, hooded merganser, pileated woodpecker, red-shouldered hawk, great blue heron, white-throated sparrow, chipping sparrow, white-tailed deer, racoon, spring peeper, and black racer (Photo 7).

Hydrology

The Property is located within the Apalachee Bay-St. Marks watershed. Panther Creek (Photo 3) and several other intermittent streams flow through the property. Panther Creek is located in the northern area of the Property and flows east into Lake Miccosukee. In the southern portion of the Property there is one intermittent stream that flows south into Still Creek and Black Creek, eventually flowing towards the St. Marks River and Gulf.

The entirety of the Property is located within the Upper Wakulla River and Wakulla Spring Basin Management Action Plan (BMAP) area. This BMAP was established in 2018 to identify ways to understand the nutrient, landuse, and hydrologic connections to Wakulla Springs and the Wakulla River, which have been experiencing issues with water quality in recent decades. The plan identifies permanent protection of land in known springsheds as one of the best ways to improve and restore the water quality of the springs. For example, in one dye trace study, lake water draining into two sinkholes in Lake Miccosukee was detected flowing out of Natural Bridge Springs, a first magnitude spring located nearly 20 miles downgradient from the lake (Ahmed et al. 2021).

According to the U.S. Geological Survey, the Property lies above an area of the Floridan aquifer with a high recharge rate of 15 to 20 inches per year. Over 10 million people in Florida and the southeastern United States depend on the Floridan aquifer for their drinking water. Over 90% of the upland habitats contain well drained soils that contribute to the high recharge rate to the Floridan aquifer.

Archaeological & Historical

The Property is a historical cattle, tobacco, cotton, and timber ranch previously operated by the Green Family for over 100 years. "Renegade Hill" is considered to be near the location of the start of the 1818 Battle of The Miccosukee. During the first Seminole War (1817-1818), General Andrew Jackson and his cavalry trekked from Tallahassee Talofa and toward Miccosukee towns (Cox 2011). Although the exact site of the battle is not known, the Native American villages that made up Miccosukee town stretched along the entire west side of Lake Miccosukee. In battle accounts, Native American warriors posted up near a "large pond" waiting for Jackson's approach (this could be Lake Louise on Ring Oak Plantation) which is approximately 1 mile east of the Property. There have been no documented archaeological surveys on the Property to provide details of this historical activity.

The Property encompasses one linear resource site within DHR's Florida Master Site File (LE004892, "Thompson Tram"). The old railway bed runs north-south through most of the Property. The railroad, which connected Thomasville, GA to Fanlew, FL, was constructed by the Florida Central Railroad between 1907 and 1908. During the 20th century, the integrity of the resource was compromised during the removal of the ties and rails, but some of the raised railbed still remains and has been, over time, incorporated into the dam at Panther Creek and Property access roads (Photo 8). No artifacts were discovered during the railway site survey.

Two other sites listed in the Master Site File are located within a half mile of this Property (LE00093, LE04970). Site LE00093, just across Veteran's Memorial Highway from the Property, has scattered Native American flint and pottery sherds documented. Site LE04970 is Ring Oak

Plantation, a 5,500+ acre property with multiple structures dating from the 1920's and has both a historic and current culture of quail hunting and timbering.

Considering the widespread archaeological discoveries and historical importance of this region through the 19th and 20th centuries, there are likely additional significant cultural resources existing within and adjacent to the Property.

3. Potential public recreation opportunities or other public uses.

This project will not have any direct public use or public access to the property.

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

Renegade is adjacent to established residential subdivisions and has significant frontage on Veteran's Memorial Highway. However, there are currently no direct development plans or threats that could impact the conservation values of this Property. All parcels in this Property have land-use classifications as rural or agriculture/silviculture/conservation in Leon County.

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

There are no known local or other resolutions affecting the public acquisition of these properties. The addition of this Property to the RHC project would be consistent with and supportive of many policies in the Tallahassee-Leon County Comprehensive Plan, both in terms of land use and conservation.

6. Details on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website.

The proposed Property meets the majority of the goal and performance measures as outlined in the Florida Forever Program statutes:

Goal A: Enhance the coordination and completion of land acquisition projects

Measure A1: *The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis.*

The entire Property, 436 acres (100%), contributes to the enhancement of natural resources, connects easement lands, and protects waterway corridors according to FNAI's Conservation Needs Assessment and Florida Managed Areas layers.

Measure A2/A3: *The number of acres protected through the use of alternatives to fee simple acquisition; or The number of shared acquisition projects among*

Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

All 436 acres (100%) will be acquired through a less-than-fee acquisition.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels

Measure B1: *The number of acres acquired of significant strategic habitat conservation areas.*

According to FWC data layers, approximately 362 acres (83%) of the proposed Property is located within Strategic Habitat Conservation Areas, with rankings in Priority Levels 3-5.

Measure B2: *The number of acres acquired of highest priority conservation areas for Florida's rarest species.*

There are approximately 13 acres (3%) of this Property that are in Rare Species Habitat Conservation Priority areas for based on data from FNAI, with a ranking of Priority 6.

Measure B3: *The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.*

The entire proposed Property, 436 acres (100%), creates significant landscape linkages and conservation corridors with other conservation easements and neighboring conservation lands with the Red Hill Conservation project and beyond.

Measure B4: *The number of acres acquired of underrepresented native ecosystems.*

Although a detailed habitat survey has not been conducted, this Property may contain 162 acres (37%) of Upland Pine (G3) which is listed by FNAI as an underrepresented natural community.

Measure B5/B6: *The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.*

This property will be privately managed.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state.

Measure C1: *The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to*

maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;

NA - This property will be privately managed.

Measure C2: *The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report.*

NA

Measure C3: *The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans;*

NA

Measure C4: *The number of acres acquired that protect natural floodplain functions.*

A significant portion of the proposed Property (180 acres, 41%) will protect natural floodplain functions. FNAI ranks this area between Priority Levels 2-4 for floodplain function protection. Due to the topography, the Property contributes to two different floodplains – east to Lake Miccosukee and south to Black Creek and eventually the St. Marks River.

Measure C5: *The number of acres acquired that protect surface waters of the state.*

According to FNAI data, the entirety of the 436 acres (100%) proposed Property protects significant surface waters in the state. The Property is ranked within Priority Levels 4-5.

Measure C6: *The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired.*

Approximately 117 acres (27%) are functional wetlands that have the potential to serve as flood control. The functional wetlands are Priorities 2-4. Approximately 128 acres (29%) of this Property are within a 100-year floodplain.

Measure C7: *The number of acres acquired that protect fragile coastal resources;*

NA

Measure C8: *The number of acres of functional wetland systems protected.*

Approximately 117 acres (27%) are functional wetlands of Priorities 2-4 according to FNAI data.

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state.

Measure D1: *The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans.*

This Property encompasses a creek, small pond, and bottomland floodplain forests of approximately 117 acres (27%) that serve as functional wetlands. This Property is located within the jurisdiction of the Northwest Florida Water Management District.

Measure D2: *The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible.*

This Property is located within the jurisdiction of the Northwest Florida Water Management District.

Measure D3: *The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.*

All 436 acres (100%) of the proposed Property has recharge value to the Floridan Aquifer. The entire Property is ranked within priority 3-5 for groundwater recharge protection.

Goal F: Preserve significant archaeological or historic sites

Measure F1: *The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use.*

One archaeological site listed in the Florida Master Site File is within the boundary of this Property (Site number LE04892). Two other archaeological sites are within half a mile of the boundary of this Property (Site numbers LE00093 and LE04970). Acquiring this Property will directly protect or provide buffer for these identified archaeological sites. Considering the widespread and important archaeological discoveries and known historical importance in this region during the 19th and 20th centuries, there are likely additional significant cultural resource sites existing within and adjacent to the Property that will be protected. Cultural resource sites within the proposed Property will be protected through private management.

Measure F2: *The increase in the number and percentage of historic and archaeological properties that are in state ownership.*

The described historic and archaeological sites will be in a conservation easement held by the State upon acquisition of this Property.

Goal G: Increase the amount of forestland available for sustainable management of natural resources

Measure G1: *The number of acres acquired that are available for sustainable forest management.*

Approximately 205 acres (47%) of this Property are available for sustainable forest management. The forest areas fall into Priority Levels 3 and 5.

Measure G2: *The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;*

NA

Measure G3: *The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.*

This Property has about 6.5 acres (1%) of pinelands that has the ability to maintain natural groundwater recharge functions.

Goal I: Mitigate the effects of natural disasters and floods in developed areas

Measure I1: *The number of acres acquired within a 100-year floodplain or a coastal high hazard area.*

Approximately 128 acres (29%) of this Property are within a 100-year floodplain.

Measure I2: *The number of acres acquired or developed to serve dual functions as: a) Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and b) Greenways or open spaces available to the public for recreation.*

This Property will not be available to the public for recreation.

Measure I3: *The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas.*

All 436 acres (100%) of this Property will protect natural floodplain functions.

Measure I4: *The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.*

All 436 acres (100%) of this Property will protect natural floodplain functions. The parts that are not wetlands or surface waters will create natural buffer areas and greenways within the floodplain.

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.

The Property is proposed as a less-than-fee acquisition.

- 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.

The Property will be managed and maintained by the landowner. This Property is proposed as less-than-fee and therefore will only require easement monitoring. DEP's Office of Environmental Services will most likely serve as the conservation easement monitor.

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

The Property is also currently in Florida Department of Agriculture and Consumer Services' Rural and Family Lands Protection Program.

Photos:



Photo 1. Upland planted pine habitats consisting of two age classes: Mature planted loblolly and shortleaf pine (left) and planted loblolly, circa winter 2023 (right).



Photo 2. Mature planted pine, upland mixed woodlands, and old-field habitats of Renegade Ranch.



Photos 3-4. Species of the mixed hardwood bottomland forest in the Panther Creek drainage include American beech, sweetbay magnolia, spruce pine, swamp chestnut oak, and hop-hornbeam (pictured).



Photo 5. A small pond, located near the center of the Property, provides wetland habitat.



Photo 6. Regenerating longleaf pine in one area of the Property.



Photo 7. Black racers and other herpetofauna utilize the wetland habitats near Panther Creek.



Photo 8. The dismantled “Thomson Tram” railroad bed still traverses the property.

References:

- Ahmed, N., Ye, M., Wang, Y., Greenhalgh, T. and Fowler, K. (2021), Using $\delta^{18}\text{O}$ and $\delta^2\text{H}$ to Detect Hydraulic Connection Between a Sinkhole Lake and a First-Magnitude Spring. *Groundwater*, 59: 856-865.
<https://doi.org/10.1111/gwat.13105>
- Cox, D. (2011). *Battle of Miccosukee - Leon County, Florida*. Explore Southern History.
<https://www.exploresouthernhistory.com/miccosukee.html>



Leon County Property Appraiser - Parcel Details

Printed on: 01/21/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Summary

Parcel Number 1617200120000	Location 7452 VETERANS MEMORIAL DR
Owner(s) VAN BUREN INVESTORS LLC	Property Use 5002 - IMPROVED TIMBER
Mailing Address 700 STEPHENSON HWY TROY MI 48083	Legal 17 8 19 & 20 2N 3E IN SECS 17 8 19 & 20 DB 52/596 207/11 OR 1701/2141 1898/1068 1070 OR 1822/978 95-430PR 1961/1703 1971/16 1922/303 2203/1085 OR 2212/1714 2419/1043
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 466.4800	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/28/2018	\$100	5210/2018	Quit Claim	Improved
6/28/2018	\$2,526,800	5210/2005	Warranty Deed	Improved
6/26/2018	\$100	5210/2026	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$2,332,400	\$201,124	\$2,533,524	\$0	\$435,639
2023	\$2,332,400	\$196,004	\$2,528,404	\$0	\$408,081
2022	\$2,332,400	\$179,819	\$2,512,219	\$0	\$391,896

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,533,524	\$435,639	\$0	\$435,639
Leon County - Emergency Medical Service	0.75000	\$2,533,524	\$435,639	\$0	\$435,639
Children Services Council	0.34770	\$2,533,524	\$435,639	\$0	\$435,639
School - State Law	3.13600	\$2,533,524	\$435,639	\$0	\$435,639
School - Local Board	2.24800	\$2,533,524	\$435,639	\$0	\$435,639
NW FL Water Management	0.02180	\$2,533,524	\$435,639	\$0	\$435,639

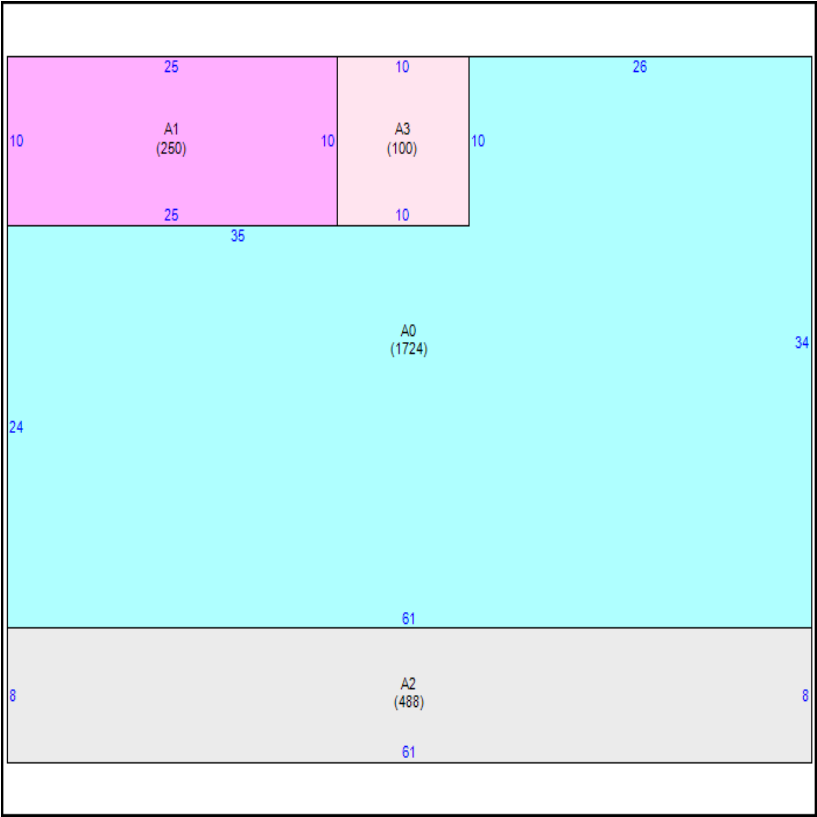
Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1963	1,724	838

Characteristics	
Tax Year	2024
Stories	1
Exterior Wall	Siding Above Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Corrugated Metal
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	1724
A1	Screen Porch Fin	250
A2	Open Porch Finish	488
A3	Utility Finished	100

Sketch



HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1						
ACCOUNT NUMBER: 1617200120000 2024			TAX DISTRICT: 0002			
ASSESSED VALUE: 435,639		EXEMPTIONS: * NONE *	TAXABLE VALUE:		435,639	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES	
COUNTY	COUNTY GENERAL FUND		8.3144	435,639	0	435,639 3,622.08
	LEON COUNTY HEALTH MSTU		.0000	435,639	0	435,639 0.00
	EMERGENCY MEDICAL SERVICE		.7500	435,639	0	435,639 326.73
SCHOOL	SCHOOL- LOCAL REQUIREMENT		3.1360	435,639	0	435,639 1,366.16
	SCHOOL CAPITAL OUTLAY		1.5000	435,639	0	435,639 653.46
	SCHOOL DISCRETIONARY		.7480	435,639	0	435,639 325.86
CSC	CHILDREN'S SERVICES COUN		.3477	435,639	0	435,639 151.47
NWFWM	NW FLORIDA WATER MANAGEMT		.0218	435,639	0	435,639 9.50
EXEMPTION:AG PROP						
			14.81790			6,455.26

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	114.00
NON AD VALOREM ASSESSMENTS:			154.00
COMBINED TAXES & ASSESSMENTS TOTAL:			6,609.26

PROPERTY:					
ADDR:7452 VETERANS MEMORIAL DR TAL					
DEC 1-DEC 31	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON	
6,410.98	6,477.07	6,543.17	6,609.26	APRIL 1	
HONORABLE DORIS MALOY			LEON COUNTY		
REAL ESTATE					

DEC 1-DEC 31	JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON	
6,410.98	6,477.07	6,543.17	6,609.26	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED		REMIT PAYMENT IN U.S. FUNDS TO:
AG PROP		0002			
VALUES AND EXEMPTIONS		TAXES	6,455.26	HONORABLE DORIS MALOY	
ASSESSMENT	435,639	WASTEFEE	40.00	P.O. Box 1835	
TAXABLE	435,639	FIRE SER	114.00	Tallahassee,FL 32302-1835	
		TOTAL	6,609.26		

1617200120000 2024
VAN BUREN INVESTORS LLC
700 STEPHENSON HWY
TROY,MI 48083

17 2N 3E
17 8 19 & 20 2N 3E IN SECS 17 8
19 & 20 DB 52/596 207/11 OR
1701/2141 1898/1068 1070 OR
1822/978 95-430PR 1961/1703
1971/16 1922/303 2203/1085 OR
2212/1714 2419/1043
*** PAID *** PAID *** PAID ***
12/23/24 PERIOD 02
995-2024-0012703.0005
\$6,410.98 CH



PROPERTY INFORMATION SHEET

PROPERTY INFORMATION

[HTTPS://TINYURL.COM/LEONCOFLPA](https://tinyurl.com/leoncoflpa)
850.606.6201

Property ID:	1617200120000
Mailing Address:	700 STEPHENSON HWY TROY MI 48083
Subdivision:	Not in a Subdivision
Certified Tax District:	COUNTY
Certified Market Value:	\$ 2533524
Save Our Homes Value:	\$ 435639
Certified Exempt Value:	\$ 0
Certified Taxable Value:	\$ 435639

ADDRESSING INFORMATION

[HTTPS://TINYURL.COM/LEONCOADDRESSING](https://tinyurl.com/leoncoaddressing)
850.606.1300

Site Address:	7452 VETERANS MEMORIAL DR
City Limits:	OUT

PROPERTY TAX INFORMATION

[HTTPS://TINYURL.COM/LEONCOTAX](https://tinyurl.com/leoncotax)
850.606.4700

Property Tax:	\$ 6455
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ZONING & LAND USE INFORMATION

[HTTPS://TINYURL.COM/TALGOVPLANNING](https://tinyurl.com/talgovplanning)
850.891.6400

Zoning District:	R
https://tinyurl.com/TalGovZoning	
Zoning Code:	Rural
https://tinyurl.com/TalGovZoning	
Future Land Use:	Rural
https://tinyurl.com/LeonCoFutureLandUse	
Historic Preservation Overlay:	No
Urban Service Area:	No

PLANNING AREAS

Downtown Overlay:	No
Multi-Modal Transportation District:	No
Springs Protection	No / No
https://tinyurl.com/SpringsProtection/	
Priority Focus Area	
https://tinyurl.com/PriorityFocusArea	
Advanced Wastewater Treatment Required:	No
https://tinyurl.com/WasteWaterPlan	
Southside Action Plan:	No
Canopy Road Protection Zone:	Not Present

ECONOMIC INCENTIVE AREAS

[HTTP://OEVFORBUSINESS.ORG/](http://oevforbusiness.org/)
850.219.1080

Downtown Community Redevelopment Area:	No
Frenchtown/Southside Community Redevelopment Area:	No
Historically Underutilized Business Zone:	No
Urban Jobs TCA:	No

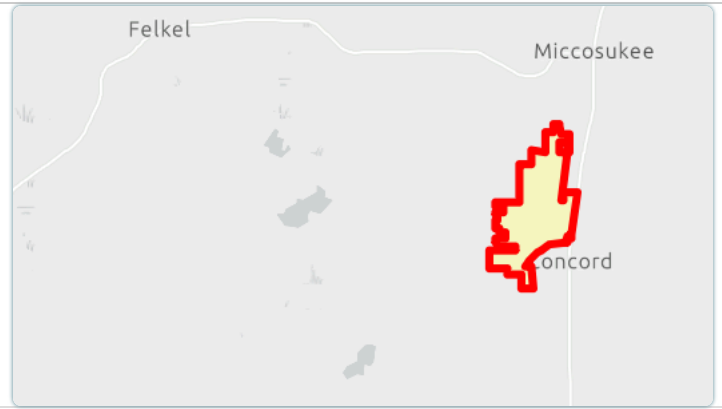
SCHOOL ZONE INFORMATION

[HTTPS://TINYURL.COM/LEONCOSCHOOLZONE](https://tinyurl.com/leoncoschoolzone)
850.487.7110

Elementary School:	Roberts Elementary School
Middle School:	Montford Middle School
High School:	Lincoln High School

EMERGENCY SERVICES INFORMATION

Police District:	
https://tinyurl.com/TalGovPublicSafety	
Police Area:	
Police Beat:	
Sheriff District:	LC Sheriff
http://www.leoncountyso.com	
Fire Response Zone:	Fire Station No. 11
https://tinyurl.com/TalGovFire	
Fire Station Address:	8752 CENTERVILLE RD



ELECTIONS INFORMATION

[HTTPS://WWW.LEONVOTES.ORG](https://www.leonvotes.org)
850.606.8601

Voter Precinct:	4159
Poll Location:	Miccosukee Community Center
Poll Address:	13887 Moccasin Gap Rd
School Board Dist.:	1
School Board Rep.:	Alva Striplin
Phone:	850-487-7110
County Comm Dist.:	4
County Comm.:	Brian Welch
Phone:	850-606-5364
County Comm At-Large:	Carolyn Cummings
Phone:	850-606-5369
County Comm At-Large:	Nick Maddox
Phone:	850-606-5367
Mayor:	
Phone:	
City Comm.:	
City Comm.:	
City Comm.:	
City Comm.:	
Phone:	
FL House Dist.:	9
FL House Rep.:	Allison Tant
Phone:	850-717-5009
FL Senate Dist.:	3
FL Senate Rep.:	Corey Simon
Phone:	850-487-5003
US Congress Dist.:	2
US Congress Rep.:	Neal Dunn
Phone:	850-891-8610

FLOOD INFORMATION

[HTTPS://TINYURL.COM/LEONCOFLOOD](https://tinyurl.com/leoncoflood)
850.606.1300

Flood Management Agency:	Leon County Environmental Management (850) 606-1300
Special Flood Hazard Area Designation:	In

FEMA Disclaimer: The flood plain information shown here only represents special flood hazard areas identified by FEMA on the Flood Insurance Rate Maps (FIRM) This information may not represent all potential flood hazards on a property; unmapped floodplains and/or other sources of flooding may be present. Areas located outside the FEMA Flood Zones on this map and outside any unmapped flood zones are located in a moderate-to-low risk or an undertermined-risk area. Contact the agency above for more information.

Note: This product has been compiled from the most accurate source data available in the public records of Leon County. For more information visit: tlgis.org

Shane Wellendorf, Conservancy Director
Tall Timbers Research Station and Land Conservancy
13093 Henry Beadel Drive
Tallahassee, FL 32312

Re: Renegade Ranch – Florida Forever Project Amendment, Leon County, Florida

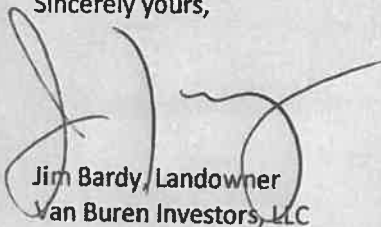
Dear Shane:

I represent the owner and manage approximately 436 acres of natural, silvicultural, and agricultural land in Leon County, Florida identified on attached Exhibit "A". We appreciate the opportunity for this land to be included with the Florida Forever application being proposed by Tall Timbers Research, Inc. ("Tall Timbers").

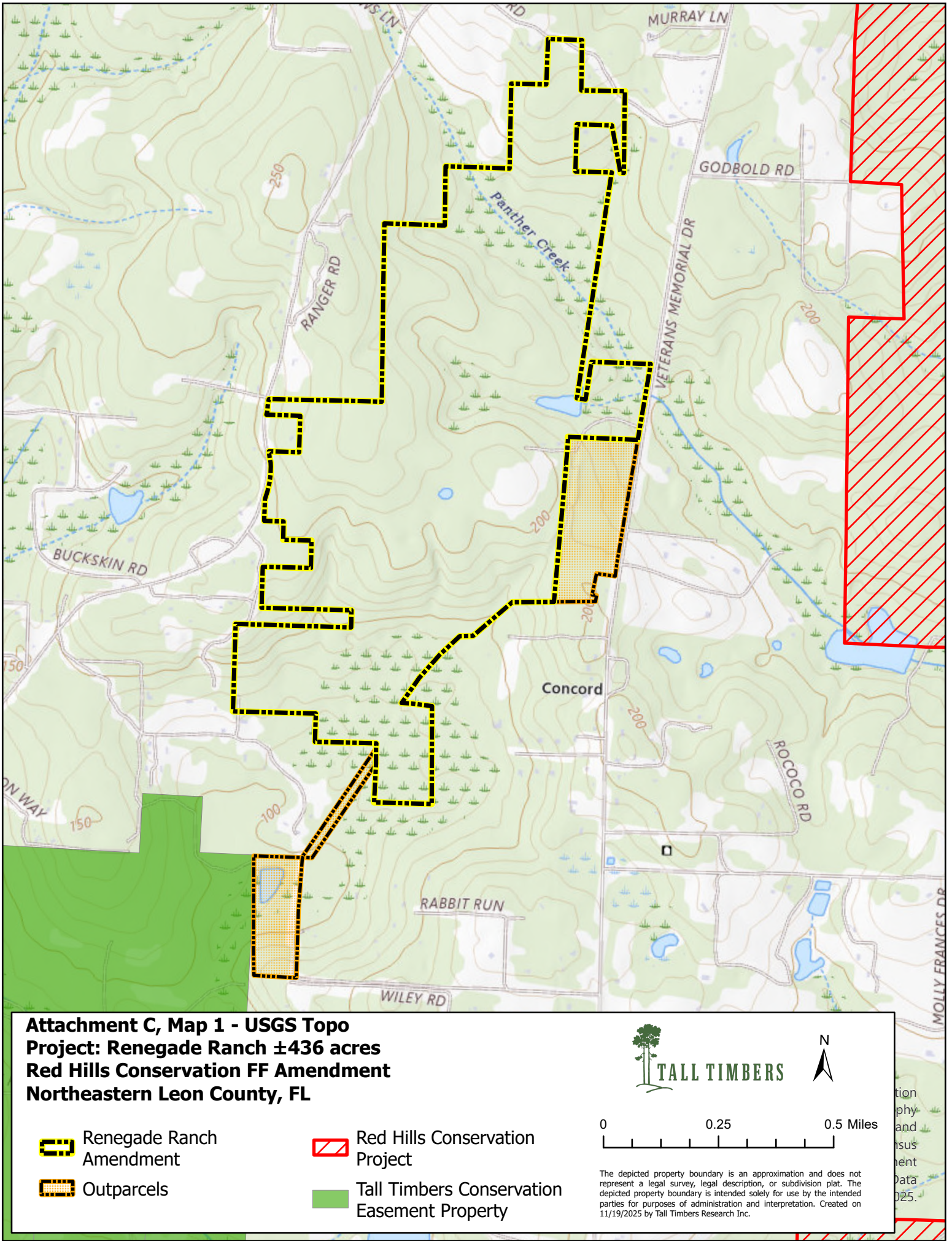
As landowners, we are willing for our land to be included in the project proposal. We understand Florida Forever is a voluntary program of the Florida Department of Environmental Protection, Division of State Lands ("DSL") that only acquires interests in land from willing participants. Furthermore, we understand that we are under no obligation unless and until we have voluntarily entered into a contract for the sale of a conservation easement to the state at a price and terms acceptable to both parties.

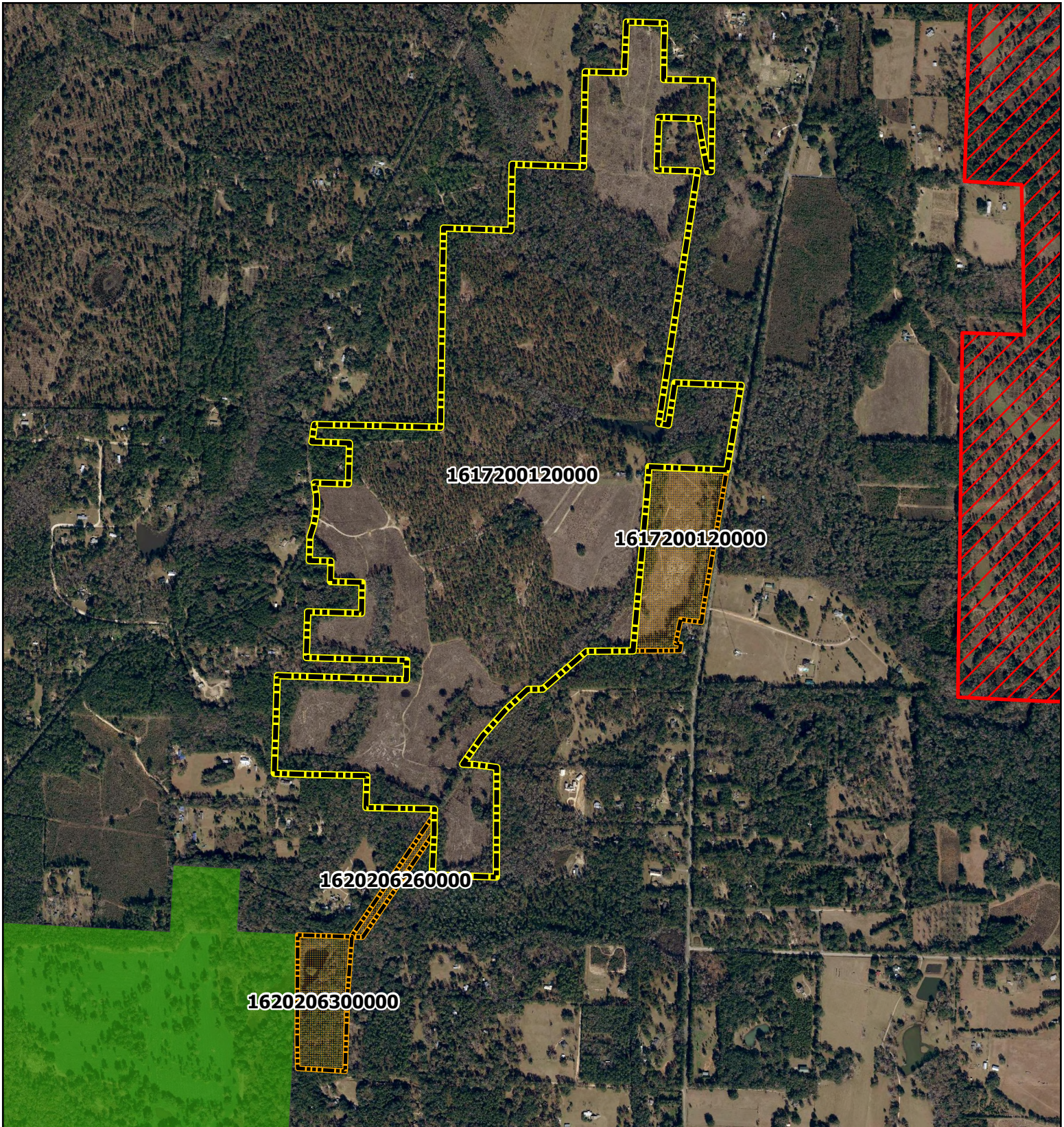
Finally, we understand that you and Caitlin Snyder in your respective capacities at Tall Timbers will be designated as authorized representatives under our Florida Forever application for the above-referenced land. By submitting the application on our behalf, you agree that, notwithstanding this designation, neither you, Ms. Snyder, nor any other representative of Tall Timbers shall communicate with or provide any information to DSL or any other department or agency of the State of Florida related to the application without our prior written consent in each instance.

Sincerely yours,



Jim Bardy, Landowner
Van Buren Investors, LLC

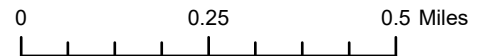




Attachment C, Map 2 - Tax Parcels and Aerial Imagery
Project: Renegade Ranch ±436 acres
Red Hills Conservation FF Amendment
Northeastern Leon County, FL



TALL TIMBERS



The depicted property boundary is an approximation and does not represent a legal survey, legal description, or subdivision plat. The depicted property boundary is intended solely for use by the intended parties for purposes of administration and interpretation. Created on 11/19/2025 by Tall Timbers Research Inc.



Renegade Ranch
Amendment



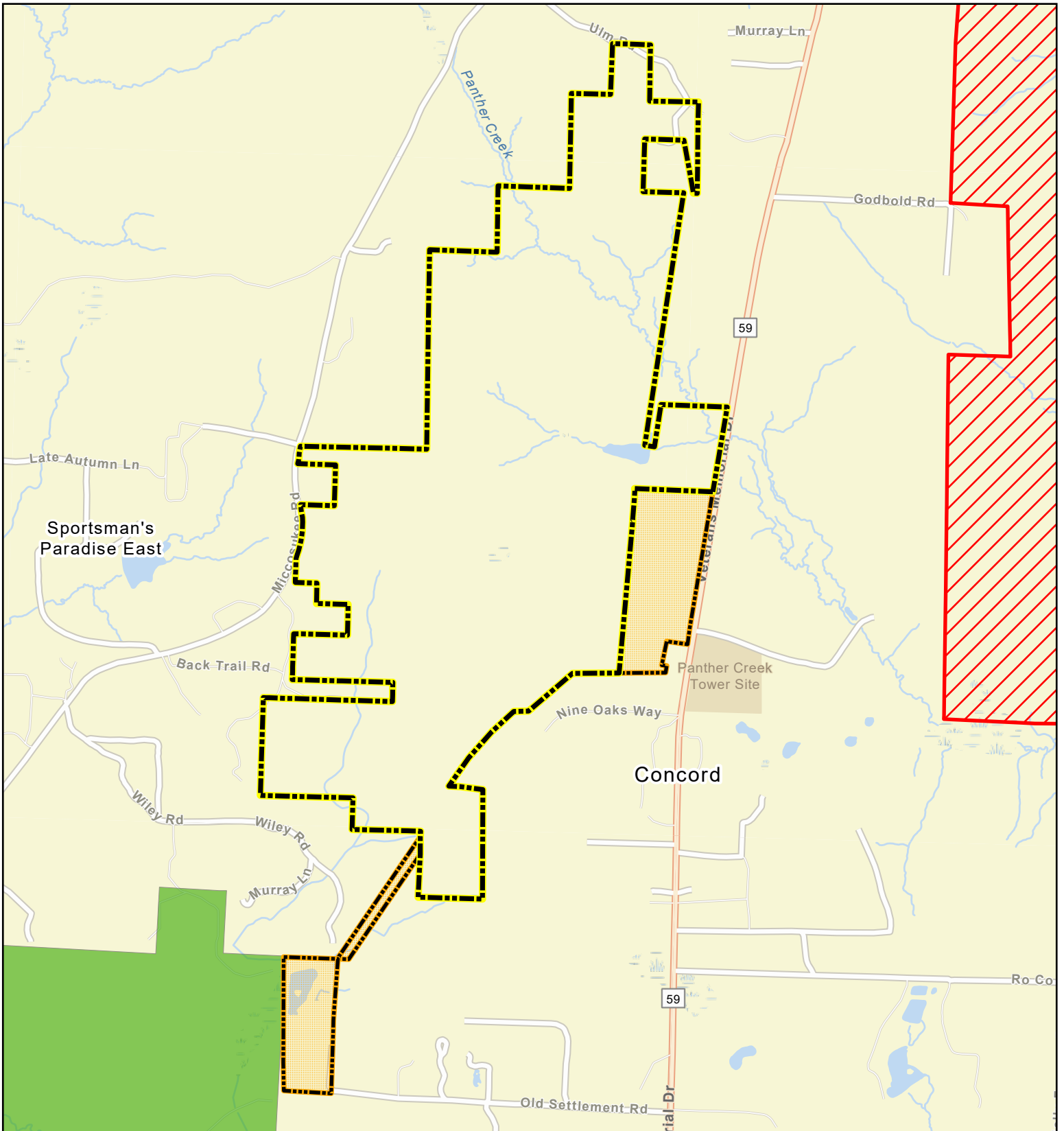
Red Hills Conservation
Project



Outparcels



Tall Timbers Conservation
Easement Property



Attachment C, Map 3 - FDOT Roads
Project: Renegade Ranch ±436 acres
Red Hills Conservation FF Amendment
Northeastern Leon County, FL



Renegade Ranch
Amendment



Outparcels



Red Hills Conservation
Project



Tall Timbers Conservation
Easement Property



TALL TIMBERS



0 0.25 0.5 Miles

The depicted property boundary is an approximation and does not represent a legal survey, legal description, or subdivision plat. The depicted property boundary is intended solely for use by the intended parties for purposes of administration and interpretation. Created on 11/19/2025 by Tall Timbers Research Inc.

Map
Community