

LARSON RANCH

Highlands County

A Proposal to the Florida Forever Program

August 2020

Prepared By



Florida Forever Boundary Amendment Application



Criteria for Boundary Amendments (Rule [18-24.005](#), Florida Administrative Code)

Boundary addition proposals exceeding 1,000 acres or 10% of the original project acreage or \$2,000,000 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.

**See Rule 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."*

Existing Florida Forever Project (proposed for amendment): Lake Wales Ridge Ecosystem

Property Proposed for Boundary Amendment: Larson Ranch

Name/Affiliation Proposing Amendment: Julie Morris/National Wildlife Refuge Association Director of Florida Conservation programs

Mailing Address: 609 POINCIANA RD NOKOMIS FL 34275-3940
Street City State Zip

Primary Phone: (941) 234-7201 Email: jmorris@refugeassociation.org

Please note: Applications for Boundary Amendments must be submitted at least 30 days prior to a scheduled meeting of the Acquisition and Restoration Council (ARC). Meeting dates are published on the ARC [webpage](#). This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format on a CD or USB drive, and printed copies of the application with Attachments A-C. Maps should be in color and printed on paper no larger than 11" x 17". Incomplete applications may be considered at a later meeting. Contact DEP's Office of Environmental Services for submittal deadlines at 850-245-2555.

SUBMIT COMPLETE APPLICATIONS TO:

Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555
Email: Deborah.Burr@FloridaDEP.gov

Visit our [website](#) for more information 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) of the real property described below, in Highlands County, Florida.

Property/project name: Larson Ranch

Name/Affiliation of Authorized Representative: Julie Morris/National Wildlife Refuge Association Director of Florida Conservation programs

Mailing Address: 609 POINCIANA RD NOKOMIS FL 34275-3940
Street City State Zip

Primary Phone: (941) 234-7201 Email: jmorris@refugeassociation.org

Property information

Section 29 Township 35S Range 30E
Lat/Long 27.4101447, -81.2603878
Acres 221.95

Parcel identification number(s):
0-29-35-30-400-0080-0000

Landowner Information

Karl W. Adler

Landowner Signature

Karl W. Adler

Landowner Name (print)

Mailing Address: 8505 Elliott RD Sebring FL 33870
Street City State Zip

Primary Phone: () Email: judy@turnerfoundation.org

SUBJECT TO
FAMILY KIDNEY
AND LAKE VISITING
AND FAMILY GUARD
JERRY QUEEN CATTLE
OPERATIONS TO PROTECT
ENVIRONMENTAL
AUG 25, 2020

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner. This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above, is received by the DSL.

Attachment A

A.1 Descriptive location of the project

The Larson Ranch Florida Forever project is a 221-acre less-than-fee proposal to amend the boundary of the partially acquired Lake Wales Ridge Ecosystem Florida Forever project. It is located in central Highlands county in south-central Florida, with an entrance on the south side of Elliott Rd., 1.4 miles south of State Road 98. The majority of the project's eastern boundary is the western shore of Lake Istokpoga; its southern boundary abuts Josephine Creek and the Royce Ranch unit of the Lake Wales Ridge Ecosystem Florida Forever project. The Larson Ranch and properties adjacent are largely in agricultural operations, but residential development is expanding around the area from Sebring, whose city line is four miles west and its airport is only two miles to the north.

The Larson Ranch project represents a unique opportunity to expand important conservation areas within the Lake Wales Ridge Ecosystem in a region where expanding residential development is an eminent threat to valuable wetland resources and imperiled endemic species (see Addendum 1 for Figures). The project would protect over a mile of wetlands that make up the western shore of Lake Istokpoga from expanding residential development. It is also fully within the Everglades Headwaters National Wildlife Refuge and Conservation Area and would form a large infill of an important conservation corridor along the eastern edge of the Lake Wales Ridge, providing increased connection between conservation lands on the Lake Wales Ridge to those in the north, such as the Arbuckle Creek conservation lands and Avon Park Air Force Range (APAFR). Habitat on the west and east ends of Josephine Creek is very important for the Highlands-Glades Florida black bear subpopulation and Josephine Creek is a regionally significant wildlife corridor for bears, panther, and other species and is part of the Florida Ecological Greenways Network. Any habitat protection along Josephine Creek will significantly enhance efforts to protect a viable bear population in the region as well as support functionally ecological connectivity for bears, panthers, and other species. Prominent conservation lands prioritization models underscore Larson ranch as a priority for conservation, including, but not limited to, the entire site being classified as a:

- *Biodiversity Protection Priority* (levels 2, 3, and 4) in the Critical Lands and Waters Identification Project (CLIP 4.0). This classification combines four products created by the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI) which prioritize rare communities, rare species habitats, and those habitats that support abundant diversity: Strategic Habitat Conservation Areas, Biodiversity Hotspots, Rare Species Habitat Conservation Priorities, and Priority Natural Communities.
- *Landscape Protection Priority* (levels 3 and 4) in CLIP 4.0. This classification combines the Florida Ecological Greenways Network (FEGN) priority areas with landscape integrity analysis (University of Florida Geoplan) which identifies prioritized greenway linkages and corridors and further ranks them by their intensity of land use and patch size.
- *Surface Water Protection Priority* (levels 2, 3, and 4) in CLIP 4.0. 112 acres (50%) of Larson ranch is classified as Priority 2 for Surface Water Protection, with the remaining area is classified at levels 3 and 4 (CLIP 4.0). This classification was created by combining wetlands, natural floodplain, and surface water priority products to identify and rank areas of important wetland resources, with emphasis on conserving high quality systems.

Larson ranch is located in an area that is transitioning from primarily agriculture to suburban residential and commercial development. It is just over four miles from Sebring and is located on the shore of a popular recreational lake. If it is not placed in conservation, then the most likely scenario is that it will be developed into a suburban residential community.

The just value of Larson Ranch is \$187,502.

A.2 General Characteristics

A.2.1 Physical

Larson Ranch is a roughly boot-shaped property that is approximately 1.25 miles long (north-south) at its longest and approximately 0.25 miles wide (east-west) at its widest. Its shape is influenced by the curving Lake Istokpoga shore along the eastern property boundary and the Josephine Creek on the southern property boundary.

The Larson Ranch is located on the eastern slope of the Lake Wales Ridge; elevations decrease from 52ft along its western boundary to approximately 36ft at the eastern lake shore boundary. The ranch is underlain by sandy soils whose depth to the water table decreases from west to east; it is dominated by sandy soils that naturally support wet flatwoods and other wetlands which are common associates of marsh, lake, and wetland floodplains in this part of the state. Two types of Basinger Fine Sand make up the majority (66.2%) of soil types on the Larson Ranch. On average, the water table during the wet season is at or less than six inches under the surface of these soils. Valkaria Fine Sand and Felda Fine Sand are two other soil types that are less abundant on the site (8% of total) and are similar to the Basinger Fine Sands. The driest and deepest soil types, Smyrna Sand and Myakka Fine Sand, make up approximately 25% of the site (56 acres). These soils are deeper and thus can support agriculture and habitat for borrowing wildlife but are not well drained because of their restrictive hardpan. They are also acidic and would naturally support pine flatwoods and dry prairie communities across the state.

Because much of this property was naturally wet for much of the year, ditches were created and expanded in the mid-to-late 1900s, draining these soils to increase agricultural productivity. Although the property currently supports only cattle ranching, it is likely that the ditches still function to drain these soils and reduce the proximity of the water table to the surface.

A.2.2 Natural and Biological Resources

Wildlife

The Larson Ranch property contains potential habitat for numerous species of wildlife, including those that are rare and imperiled. Larson Ranch is positioned in an area of the state where many rare, endemic, and protected species occur and contains vegetative communities that can provide habitat to buttress their populations. An informal FNAI list of those rare, and federal and state listed species which have the potential to occur on or near the Larson Ranch can be found in Addendum 2.

The most likely federally protected species to occur on the Larson Ranch are those that inhabit pastures, forested, and lacustrine habitats and those that are capable of ranging slightly from their typical scrub habitat. The federally threatened northern crested caracara (*Caracara cheriway*), which is commonly observed along roads in this area (particularly US-98, 1.4 miles north of the site), prefers habitat similar to that found on Larson Ranch for nesting. The wide-ranging Eastern indigo snake (*Drymarchon couperi*), a federally threatened species, has been documented several times within two miles of the property. The Lake Wales Ridge is home to one of only a few viable Florida scrub-jay (*Aphelocoma coerulescens*) meta-populations in the state. Numerous reliable observations of this federally threatened species have been documented to within a half-mile from the Larson Ranch. The site is also within the designated foraging buffer for a colony of federally threatened wood storks (*Mycteria americana*), and there have been several occurrences of male Florida panthers (*Puma concolor coryi*) documented by telemetry within five miles.

Several rare species that are protected as threatened species by the state of Florida also can occur at Larson Ranch. The gopher tortoise (*Gopherus polyphemus*), Florida burrowing owl (*Athene cunicularia floridana*), Florida sandhill crane (*Grus canadensis pratensis*), southeastern American kestrel (*Falco sparverius paulus*), little blue heron (*Egretta caerulea*), roseate spoonbill (*Platalea ajaja*), and tricolored heron (*Egretta tricolor*) all occur in this area and have been found in habitats like those on the property.

The informal FNAI list of protected species that have the potential to occur here is long partly because of the decline in the abundance of the amount of scrub habitat in Florida. Though scrub is relatively common in the area, the soils described above do not support this habitat. Therefore, some species that are listed as potentially occurring here are very unlikely because they are strictly tied to scrub soils (e.g. sand skinks, most listed plants, etc.).

Vegetative Communities

The land cover on Larson Ranch is dominated by improved pasture and four types of native wetland communities. For the purposes of this analysis, we accede to the FNAI's existing Cooperative Land Cover (CLC version 3.4) data to classify the land cover on the site.

Improved Pasture – 118.56 acres

Improved pasture is the most abundant single type of land cover on the ranch. It occurs in the north and west on the Myakka, Smyrna, and Basinger fine sands that are sandy and are slightly deeper than other soils on the site. The pasture is typical for this area. It is dominated by bahiagrass (*Paspalum notatum*) and bluestems (*Andropogon* spp.), with live oak (*Quercus virginiana*) and native shrubs interspersed throughout. These soils are interspersed with and grade into small, slight depressions as well as small pockets of slight raises that are better drained.

The improved pasture at Larson Ranch is potential habitat for the northern crested caracara, eastern indigo snake, gopher tortoise, Florida burrowing owl, Florida sandhill crane, and southeastern American kestrel.

Freshwater Marshes – 44.04 acres

Freshwater marshes occur on the Ranch as a 44-acre fringe along the shore of Lake Istokpoga. Most have been ditched, but all still have long hydroperiods. They have very poorly drained soils that are frequently flooded and support herbaceous wetland and emergent aquatic plant species. Plant species that are common to freshwater marshes are pickerelweed (*Pontederia cordata*), common arrowhead (*Sagittaria latifolia*), sawgrass (*Cladium jamaicense*), maidencane (*Panicum hemitomon*), and alligator flag (*Thalia geniculata*). Deeper marshes contain American white waterlily (*Nymphaea odorata*) and other floating, submergent and emergent vegetation.

These wetlands also provide habitat for the American Alligator (*Alligator mississippiensis*), wood stork, eastern indigo snake, and the imperiled wading bird species snowy egret (*Egretta thula*), black-crowned night-heron (*Nycticorax nycticorax*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), and white ibis (*Eudocimus albus*).

Cypress/Tupelo (including Cy/Tu mixed) – 42.69 acres

A 43-acre forest of Cypress/Tupelo forms a second band of wetland communities on the western side of the fringing lake marsh. This 300-500ft wide band begins at the southern property boundary and arcs slightly as it proceeds to the north to end just before the property line in the northeast corner. This community has a well-developed canopy dominated by pond cypress (*Taxodium ascendens*) and swamp tupelo (*Nyssa biflora*), but also include sweetbay (*Magnolia virginiana*), and cabbage palm (*Sabal*

palmetto), with an understory dominated by smaller palms and ferns, and little to no ground cover. Other common plants in this community include muscadine grapevine (*Vitis rotundifolia*), wax myrtle (*Morella cerifera*), American beautyberry (*Callicarpa americana*), poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), and trumpet vine (*Campsis radicans*).

The structure and forage in this community can support the eastern indigo snake, Sherman's fox squirrel (*Sciurus niger shermani*), Florida panther, Florida black bear (*Ursus americanus floridanus*), and Florida state-listed wading birds listed above.

Cypress – 13.35 acres

A 13-acre section of the band of forested wetlands described above is classified as a cypress vegetative community. Aside from the fact that the cypress is slightly more abundant relative to other tree species, this community is difficult to differentiate from the Cypress/Tupelo forested wetlands on the property.

The structure and forage in this community also can support the eastern indigo snake, Sherman's fox squirrel, Florida panther, Florida black bear, and Florida state-listed wading birds.

Transportation – 1.97 acres

This land cover is formed by Elliott road along the northern boundary of the property and the Ranch entry road along the western boundary. Elliott road is paved and the entry road is constructed of slightly raised crushed shell and sand.

Other vegetative communities - 1.36 acres combined

Basin swamp (0.76 acres), Medium Density Residential (0.32 acres), Riverine (0.17 acres), and Floating/Emergent Aquatic Vegetation (0.11 acres) each make up less than 1 acre of the property. Practically, these communities are not able to be consistently differentiated from their neighboring vegetative communities on the Larson Ranch. Here, Basin swamps and Riverine are essentially identical to cypress/tupelo forests and the floating/emergent floating vegetation is a small sliver of the freshwater marsh fringe. Medium density residential occurs offsite to the northeast, but a small patch of lawn or similar area occurs near that development on the Larson Ranch. Rural residential farm structures are near this area.

A.2.3 Hydrological Characteristics

Larson Ranch is in the Lake Istokpoga watershed of the Kissimmee River basin and is in the Everglades headwaters. The poorly drained soils on the Larson Ranch cause water to flow down the elevation gradient from the Lake Wales Ridge in the west to Lake Istokpoga in the east and, less commonly, to Josephine Creek in the south. Josephine Creek is the primary drainage for the lower chain of lakes on the Lake Wales Ridge. The areas of wetland soils today probably supported forested bottomland swamps along the creek and lake because they were flooded annually prior to European settlement. Ditching across the site in the mid-1900s was designed to dry out soils and reduce flooding in this area by moving water into the lake more efficiently. Today, flooding is less likely because of strict controls on lake water levels.

A.2.4 Archaeological and Historical Characteristics

Professional archeological or historical surveys have not been conducted, but no known artifacts or structures have been found on Larson Ranch. Until recently, evidence of large, sustained populations of pre-Columbian peoples in this area had been scant. However, the archeological sites Royce Mound (ca. 0-350 A.D.) and the Blueberry site (ca. 3,000 B.C.) are indications that this area has been populated to some

extent for millennia. These two sites are located within 10 miles south of the property and are also positioned on the eastern side of the Lake Wales Ridge. Various historical accounts from the first Europeans through the Seminole wars describe Seminole Indians living in the vicinity of southern Lake Wales Ridge and Lake Istokpoga, which is reported to be a Seminole word for The-Lake-That-Drowns-People. It is likely that native Americans used the land that is now Larson Ranch, but unlikely that they had substantial settlements here because of the past propensity for it to flood annually combined with the availability of drier areas just to the west.

After European settlement, this general region was open range where cattlemen grazed their herds on the prairie at no cost. Once or twice a year, the cattlemen would drive their cattle to Okeechobee, where they were butchered, and the beef would be transported by rail across the state and to various ports. No historic structures 50 years or older are found on site.

Improvements/Facilities

There are two contemporary structures/improvements on Larson Ranch, an approximately 1,300ft² residence and an approximately 2,500ft² hay barn.

A.3 Recreational activities or other public uses

As is typical with less-than-fee acquisitions, there will be no public uses allowed on the property.

A.4 Known threats or development plans

Residential development is the biggest threat to the ecological viability of this property. Intensive residential development, as shown in the medium-density residential complex northeast of the property, is the most likely near-term threat to Larson Ranch. As evidenced by the fully developed shores of most lakes on the Lake Wales Ridge, waterfront property on Lake Istokpoga would be highly desirable to developers and prospective buyers.

Agricultural intensification is the second threat to Larson Ranch's ecology. As rural Florida land prices increase, many producers are pressured to maximize the per acre income of their ranches. One method to increase income is to plant crops because they earn more income per acre. A locally common example of this is sod cultivation and orange groves, both of which are common in the area. Cleared, manicured, and engineered cropland has less ecological value than pastureland.

A.5 Local resolutions concerning the potential public acquisition of the project.

There are no local resolutions at this time.

A.6 Statement detailing how the project meets criteria and furthers the goals and performance measures of the Florida Forever program

Florida Forever Criteria Met by Larson Ranch

Subsection (9):

- a) The Larson Ranch meets multiple goals in subsection (4), described below.
- b) The Larson Ranch contributes to the protection of lands and water as part as three ongoing governmental efforts: the Lake Wales Ridge Ecosystem Florida Forever project, the Everglades Headwaters National Wildlife Refuge, and Lake Istokpoga watershed management. The agencies involved in regulating watershed management activities for Lake Istokpoga include the Florida Fish

and Wildlife Conservation Commission, the South Florida Water Management District, the Southwest Florida Water Management District, the Florida Department of Agriculture and Consumer Services, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and Highlands County

- c) The acquisition and management of Larson Ranch under a conservation plan would enhance the water quality of Lake Istokpoga by reducing agricultural and fertilizer runoff from the site and would prevent intensive development from occurring along approximately one mile of its natural shoreline.
- d) Unknown
- e) Not applicable
- f) The acquisition and management of Larson Ranch would enhance the water quality of Lake Istokpoga by reducing agricultural and fertilizer runoff from the site and would prevent intensive development from occurring along approximately one mile of its natural shoreline. It would also provide direct access to the confluence of Josephine Creek and the Lake for management tasks. For example, *MFLs for Lake Istokpoga (2005)* prepared by the South Florida Water Management District:

Water resource functions protected under Chapter 373, the Florida Water Resources Act, are broad and include flood control, water quality protection, water supply and storage, fish and wildlife protection, navigation and recreation...the lake is currently managed to prevent flooding of surrounding lands and to maintain water levels sufficient to provide recreational access, maintain fish and wildlife habitats and serve as a source of water supply for agricultural areas to the south in Glades County. Prior to development, most of the area around Lake Istokpoga was characterized by nearly level, poorly drained flatwoods, and the land south of Lake Istokpoga once contained an extensive marsh and swamp. Today, drainage ditches and water supply canals cut across historic flowways, accelerating runoff into the lake and diverting water from parts of the watershed, lake and surrounding lands toward the Kissimmee River and Lake Okeechobee. Water is withdrawn from canals and groundwater wells to support large citrus groves situated on the Lake Wales Ridge, cattle farms on the Indian Prairie and commercial farming of ornamental landscape plants and truck crops on former wetlands located south of Lake Istokpoga.

- g) As the population of Florida and Highlands county continues to increase, intensifying residential development is spreading rapidly toward the Larson Ranch property, creating an imminent danger to its recreational and ecological values. At some point soon, the economics of developing the shoreline into waterfront residences will become lucrative enough to outweigh any potential wetland impact fees, and the opportunity for shoreline protection here will be lost.
- h) Not Applicable
- i) This project is in the Everglades Headwaters National Wildlife Refuge, an area explicitly designated by the U.S. Fish and Wildlife Service to provide upstream restoration and preservation of natural communities in basins that flow into the everglades. The conservation and management of natural habitat in this area improves water quality flowing into the everglades, holds water to reduce flooding, increases habitat for imperiled species that inhabit the everglades, and secures a regionwide system of corridors for those species so that they might continue to occur, or naturally expand back into, their historic range.
- j) Appraisals have yet to be performed on Larson Ranch, though less-than-fee acquisition of this project will cost significantly less than what a future highest and best use appraisal may conclude.
- k) This project is proposed to be acquired through a less-than-fee conservation easement.
- l) Not applicable

Section (10)

- a) All threatened and endangered species listed in 4.2.2 above can also be found on the Avon Park Air Force Range (APAFR). Larson Ranch is in an Area of Conservation Significance to the APAFR as defined by the Nature Conservancy (2009).

Larson Ranch Florida Forever: Attachment A

- b) Larson Ranch is located within the APAFR military operating area (MOA), its Military Influence Planning Area 3, and squarely within its designated sentinel landscape. The Sentinel Landscape designation identifies important land in Central Florida necessary for continued military training, agricultural production, and natural resource protection.
- c) Larson Ranch is within the APAFR sentinel landscape, the designated area for supporting air installation compatible land uses that buffer military activities.

Goals and Performance Measures furthered by Larson Ranch

Goal A; Measure 1: The Larson Ranch acquisition furthers this goal and measure by contributing to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis as described in sections A.1 and A.2.2 above.

Goal B; Measures 1-3: The Larson Ranch acquisition furthers the protection of Florida's biodiversity at the species, natural community, and landscape levels by increasing the number of acres acquired of significant strategic habitat conservation areas; highest priority conservation areas for Florida's rarest species; as well as significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages; described in sections A.1 and A.2.2 above.

Goal C; Measures 1,4-6, 10-11: The Larson Ranch acquisition furthers the protection, restoration, and maintenance of the quality and natural functions of land, water and wetland systems of the state by adding acres of publicly maintained lands that form a buffer on the floodplain of Lake Istokpoga, as described above in the Florida Forever Criteria (9) as well as in sections A.2.2 and A.2.3. This acquisition will allow for enhanced management of invasive species along the shore of Lake Istokpoga while also providing additional access for lake management activities.

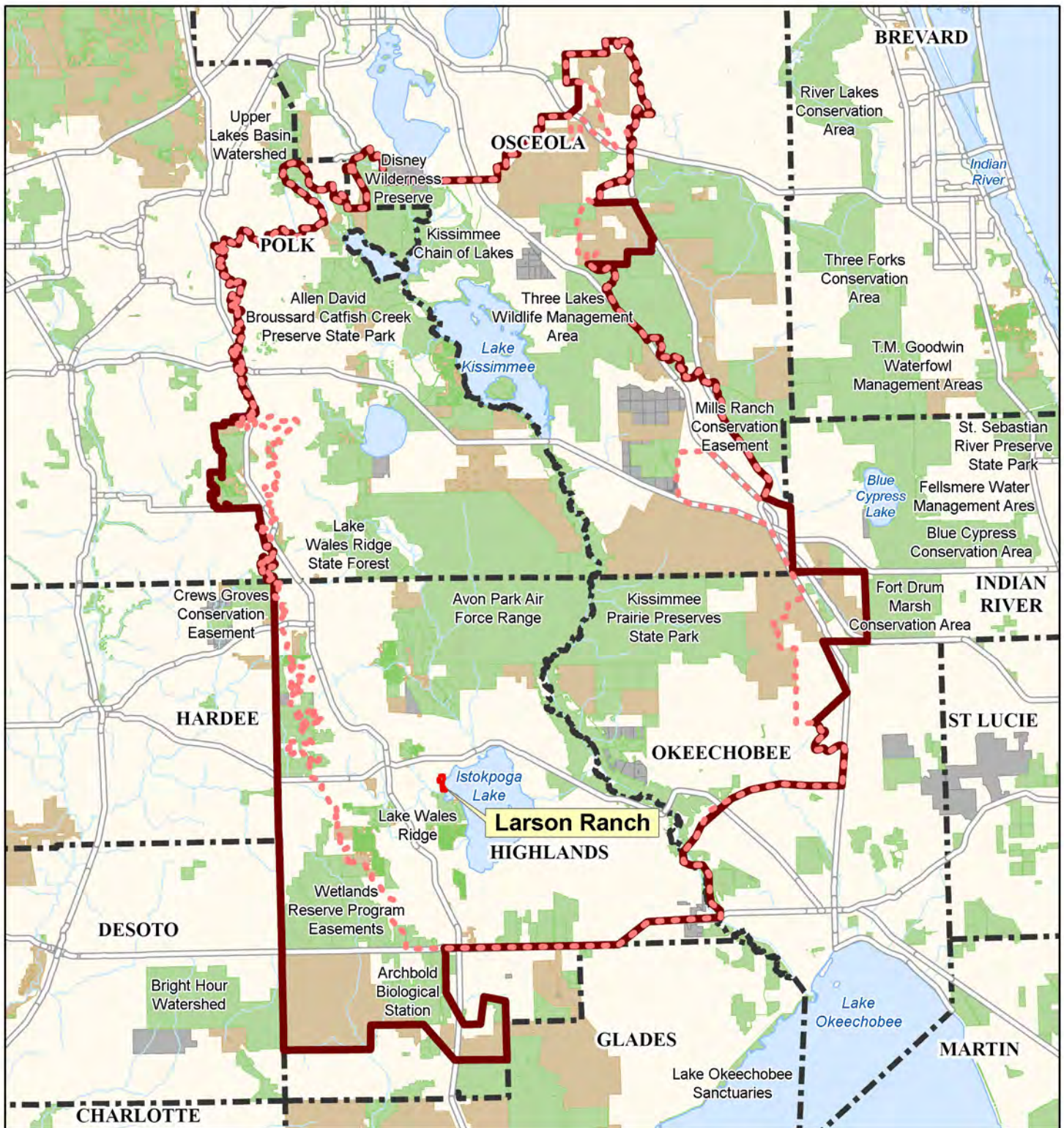
A.7 Statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why.

The Larson Ranch Florida Forever project is proposed to be a less-than-fee acquisition. The property owners would like to further local conservation efforts while maintaining the rights to continue to enjoy the property in a manner compatible with any future conservation easement.

A.8 Suggested or proposed land manager.

The Larson Ranch will continue to be managed by the landowners in accordance with the conditions set forth in the conservation easement.

Addendum 1: Maps and Figures



Larson Ranch Highlands County, Florida Regional Overview

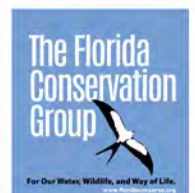
- Larson Ranch (221.9 ac)
- Everglades Headwaters NWR and Conservation Area
- Avon Park AFR Sentinel Landscape

0 5 10 20 Miles

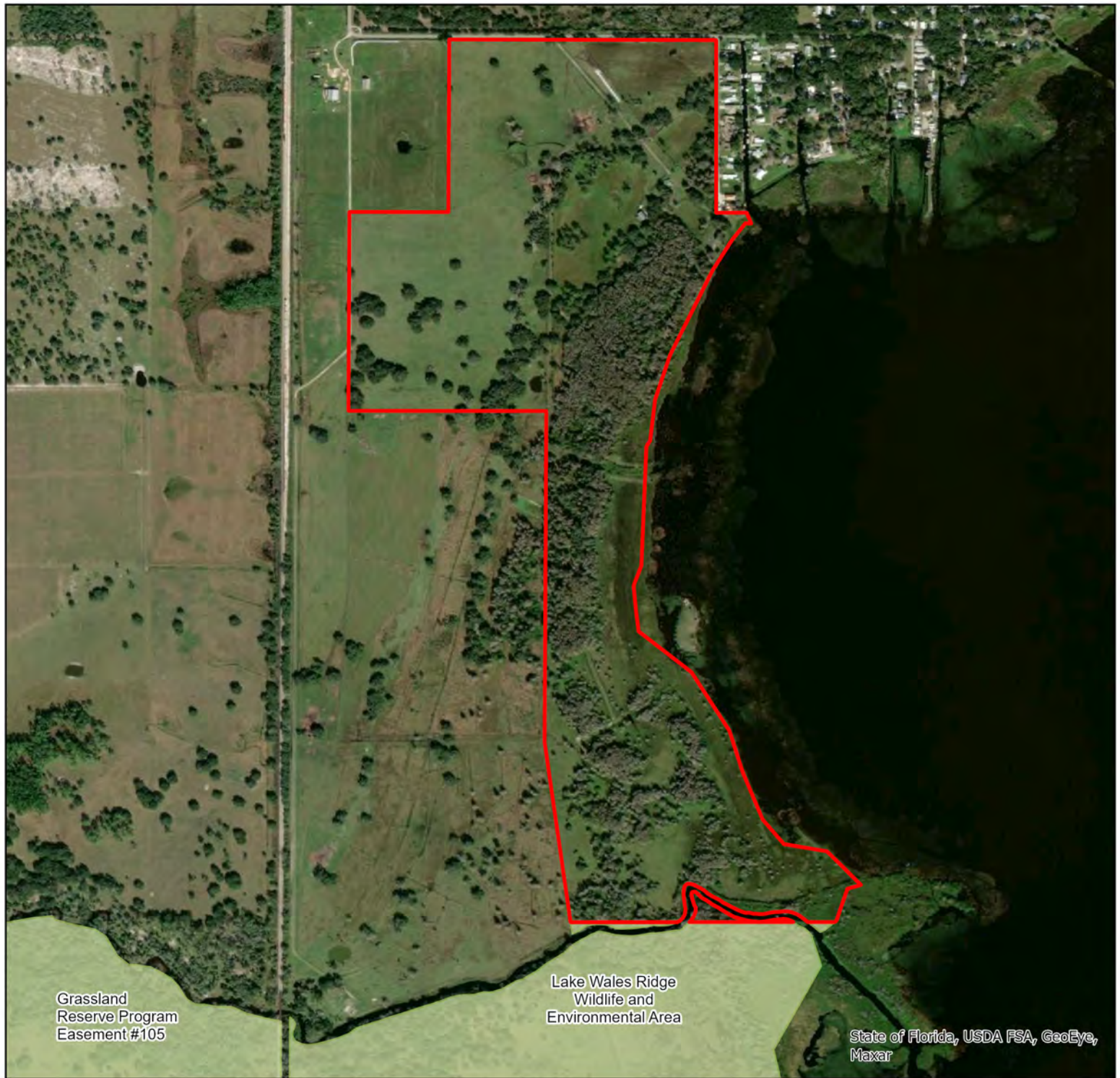


NATIONAL
Wildlife Refuge
ASSOCIATION

- Existing Conservation Area
- Florida Forever Projects
- RFLPP Tier 1 Projects

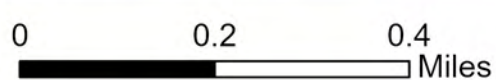


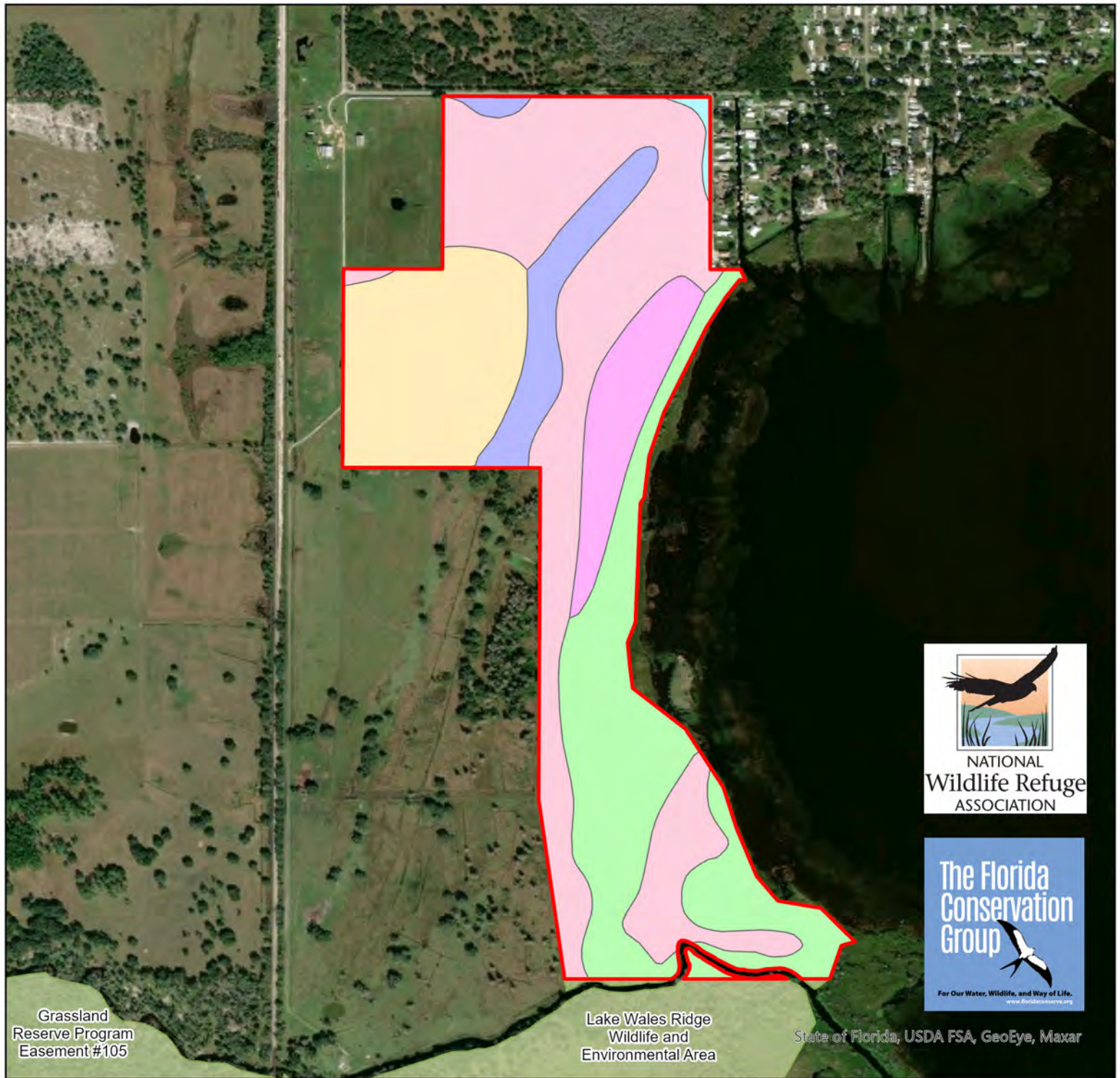
For Our Water, Wildlife, and Way of Life.



Larson Ranch
Highlands County, Florida
Imagery

-  Larson Ranch (221.9 ac)
-  Existing Conservation Area





Larson Ranch

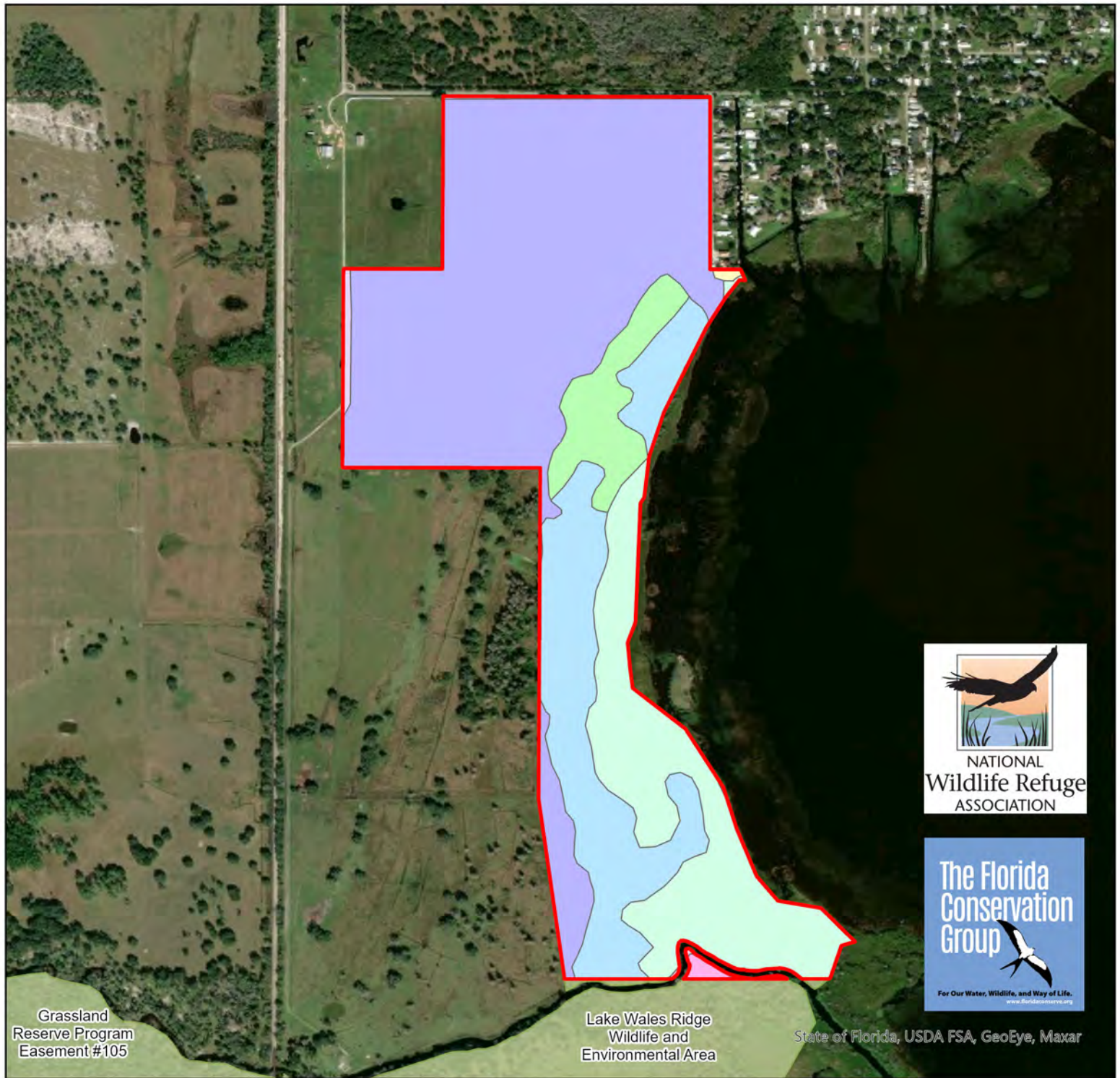
Highlands County, Florida
NRCS Soils

0 0.2 0.4 Miles



- Larson Ranch (221.9 ac)
- Existing Conservation Area
- NRCS Map Unit Name with Representative Depth to Water Table**
- Basinger fine sand, 0 to 2 percent slopes (89.3 ac)(DWT 15 cm)

- Basinger fine sand, frequently ponded, 0 to 1 percent slopes (58.0 ac)(DWT 8 cm)
- Felda fine sand, 0 to 2 percent slopes (1.2 ac)(DWT 15 cm)
- Myakka fine sand, 0 to 2 percent slopes (15.9 ac)(DWT 30 cm)
- Smyrna sand, 0 to 2 percent slopes (40.0 ac)(DWT 31 cm)
- Valkaria fine sand, 0 to 2 percent slopes (17.5 ac)(DWT 15 cm)



Larson Ranch

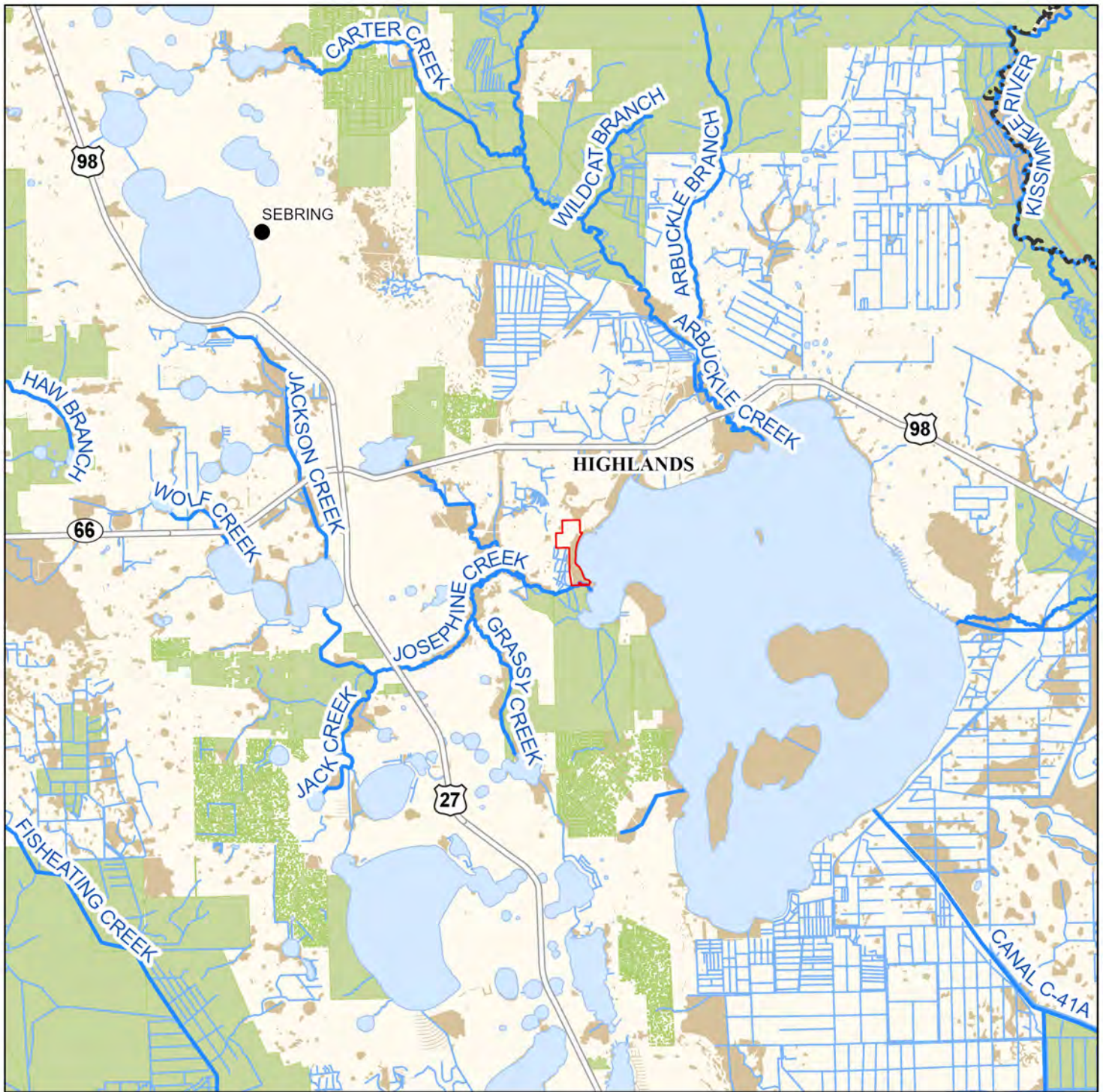
Highlands County, Florida

Land Cover (CLC 3.4)

0 0.2 0.4 Miles



 Larson Ranch (221.9 ac)	 2210 - Cypress/Tupelo(incl Cy/ Tu mixed)(42.7 ac)	 18221 - Residential, Med. Density - 2-5 Dwelling Units/ AC (0.3 ac)
 Existing Conservation Area	 2140 - Floating/Emergent Aquatic Vegetation (0.1 ac)	 4000 - Riverine (0.2 ac)
 22132 - Basin Swamp (0.7 ac)	 183313 - Improved Pasture (118.6 ac)	 1840 - Transportation (2.0 ac)
 2211 - Cypress (13.3 ac)	 2120 - Marshes (44.0)	



Larson Ranch
 Highlands County, Florida
 Hydrology (1:175,000)

- Larson Ranch (221.9 ac)
- Existing Conservation Area
- Other Wetlands (Per NWIP)
- Open Water

0 1 2 4 Miles

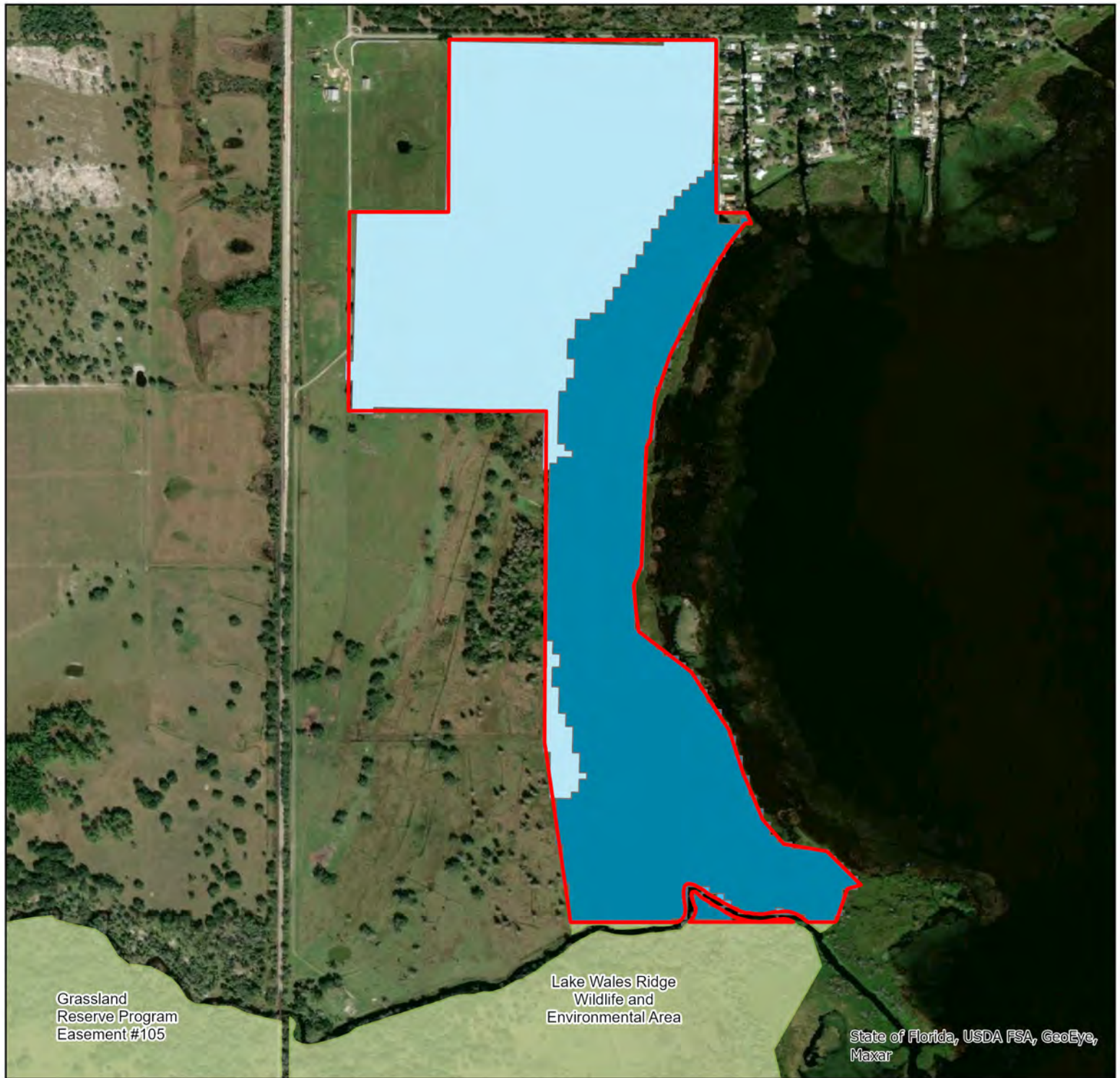


- Named Watercourse
- Unnamed Watercourse
- - - - County Boundary

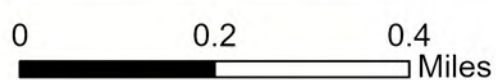


NATIONAL
 Wildlife Refuge
 ASSOCIATION





Larson Ranch Highlands County, Florida Surface Water Protection Priorities



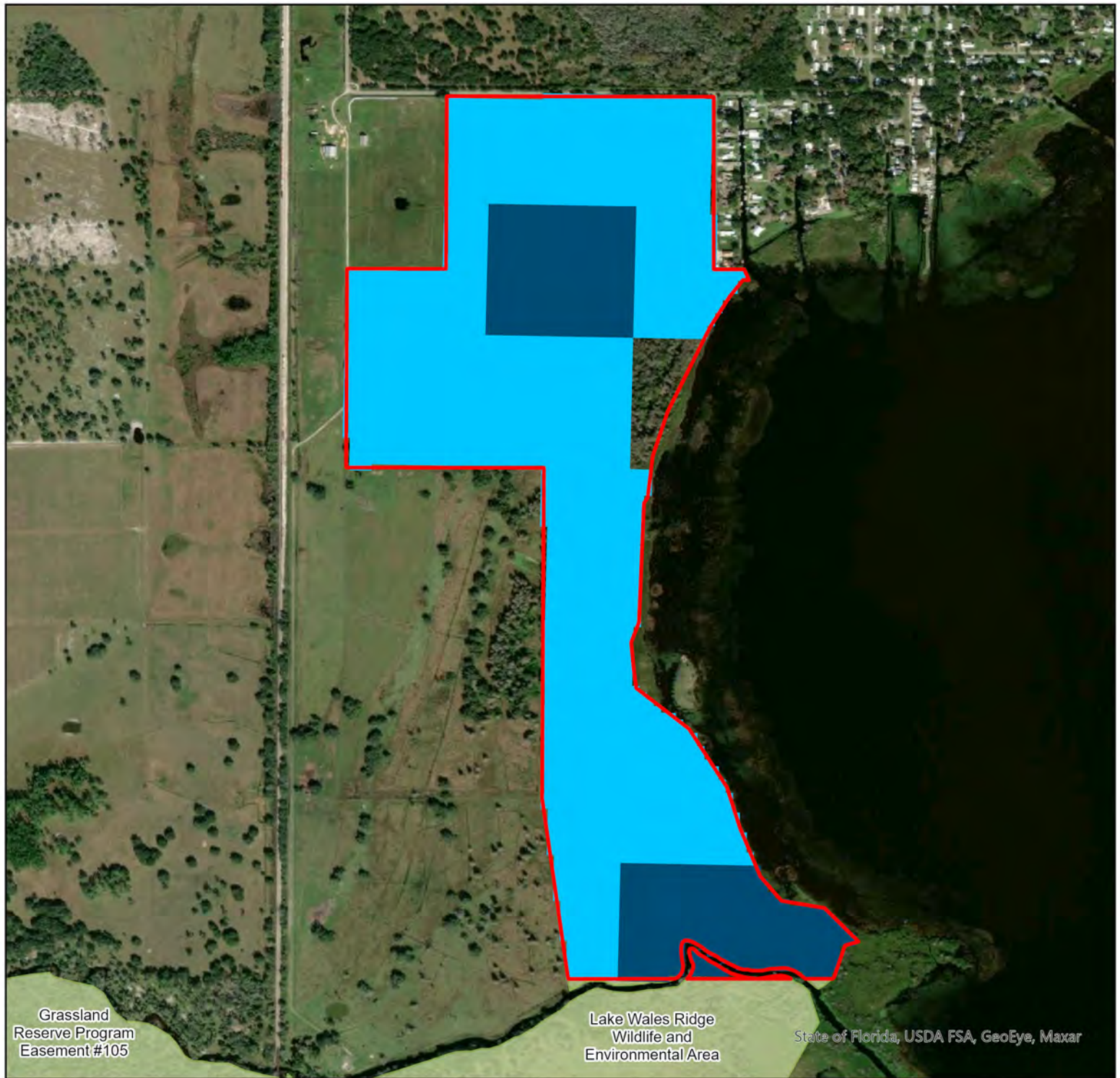
NATIONAL
 Wildlife Refuge
 ASSOCIATION

- Larson Ranch (221.9 ac)
- Existing Conservation Area

Surface Water Protection Priorities (CLIP 4.0)

- Priority 2 - 112.0 ac
- Priority 3 - 0.2 ac
- Priority 4 - 107.9 ac





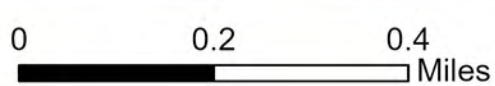
Larson Ranch

Highlands County, Florida
Aquifer Recharge

- Larson Ranch (221.9 ac)
- Existing Conservation Area

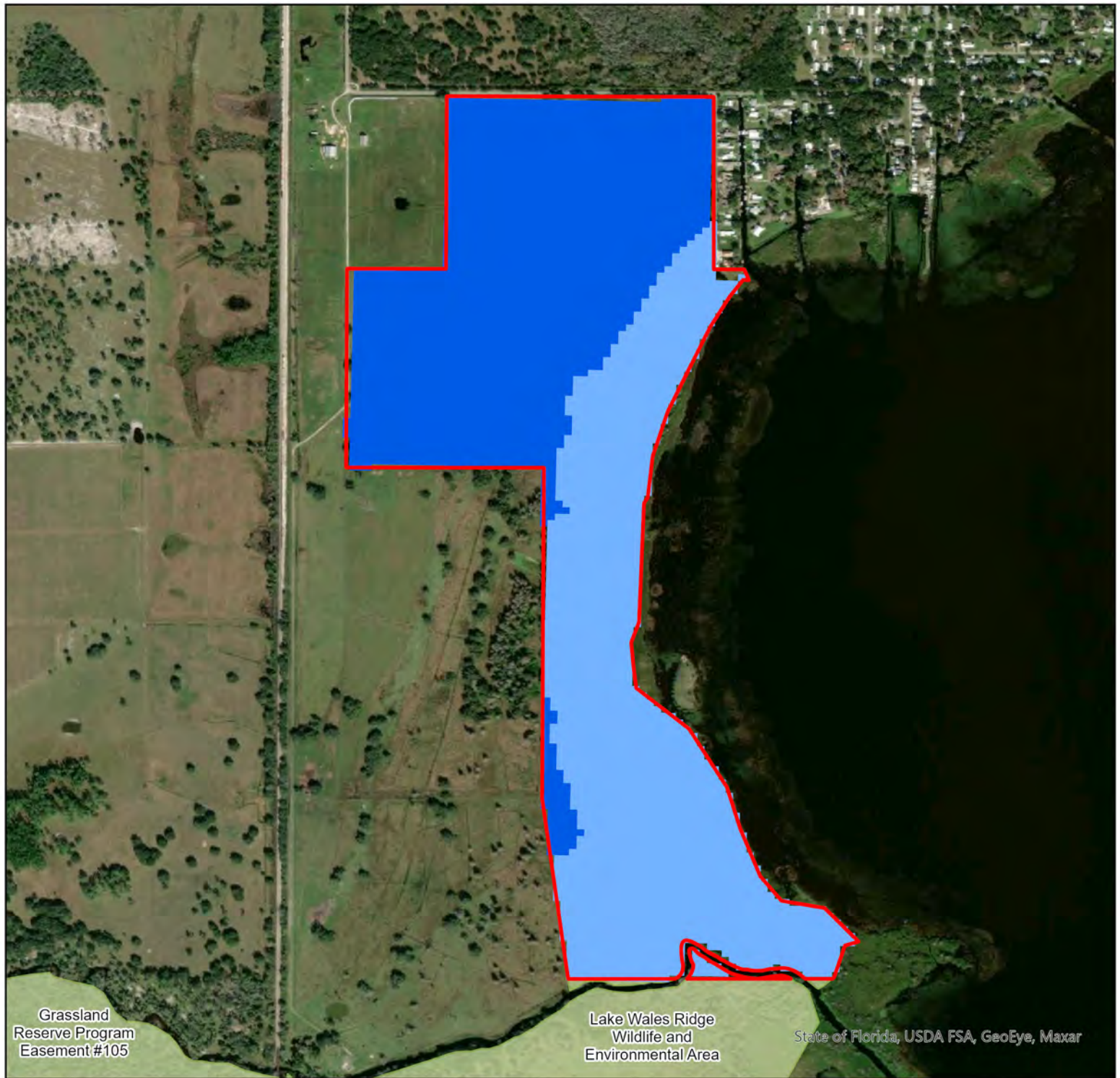
Aquifer Recharge (FNAI v 4.1)

- Priority 3 - 169.8 ac
- Priority 4 - 46.6 ac



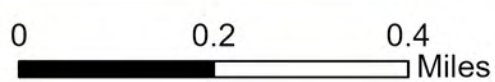
NATIONAL
Wildlife Refuge
ASSOCIATION





Larson Ranch

Highlands County, Florida
Significant Surface Waters



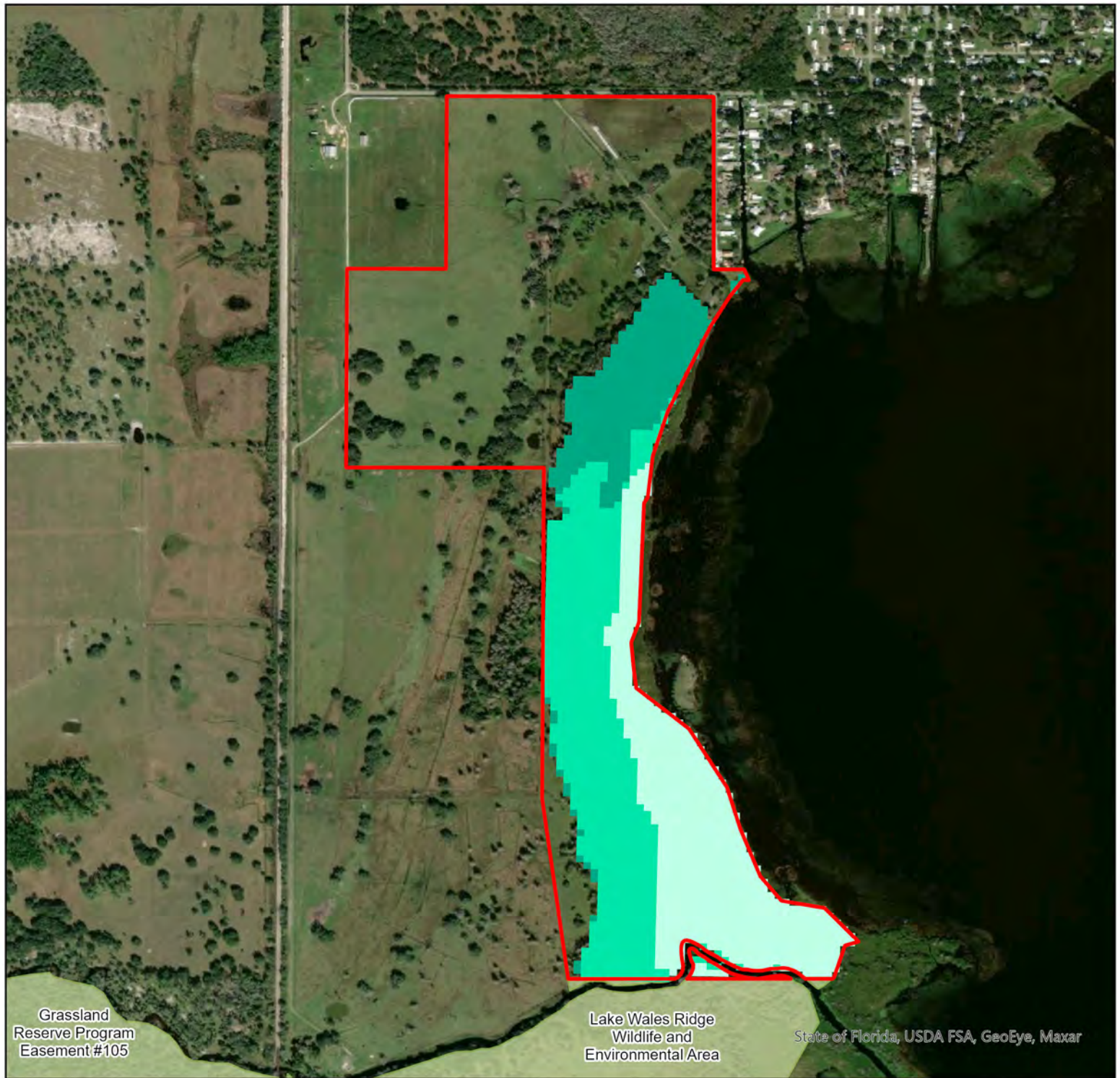
NATIONAL
Wildlife Refuge
ASSOCIATION

- Larson Ranch (221.9 ac)
- Existing Conservation Area

Significant Surface Waters (FNAI v4.1)

- Priority 2 - 107.9 ac
- Priority 4 - 112.0 ac





Larson Ranch

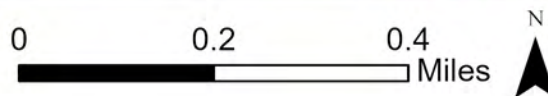
Highlands County, Florida

Functional Wetlands

- Larson Ranch (221.9 ac)
- Existing Conservation Area

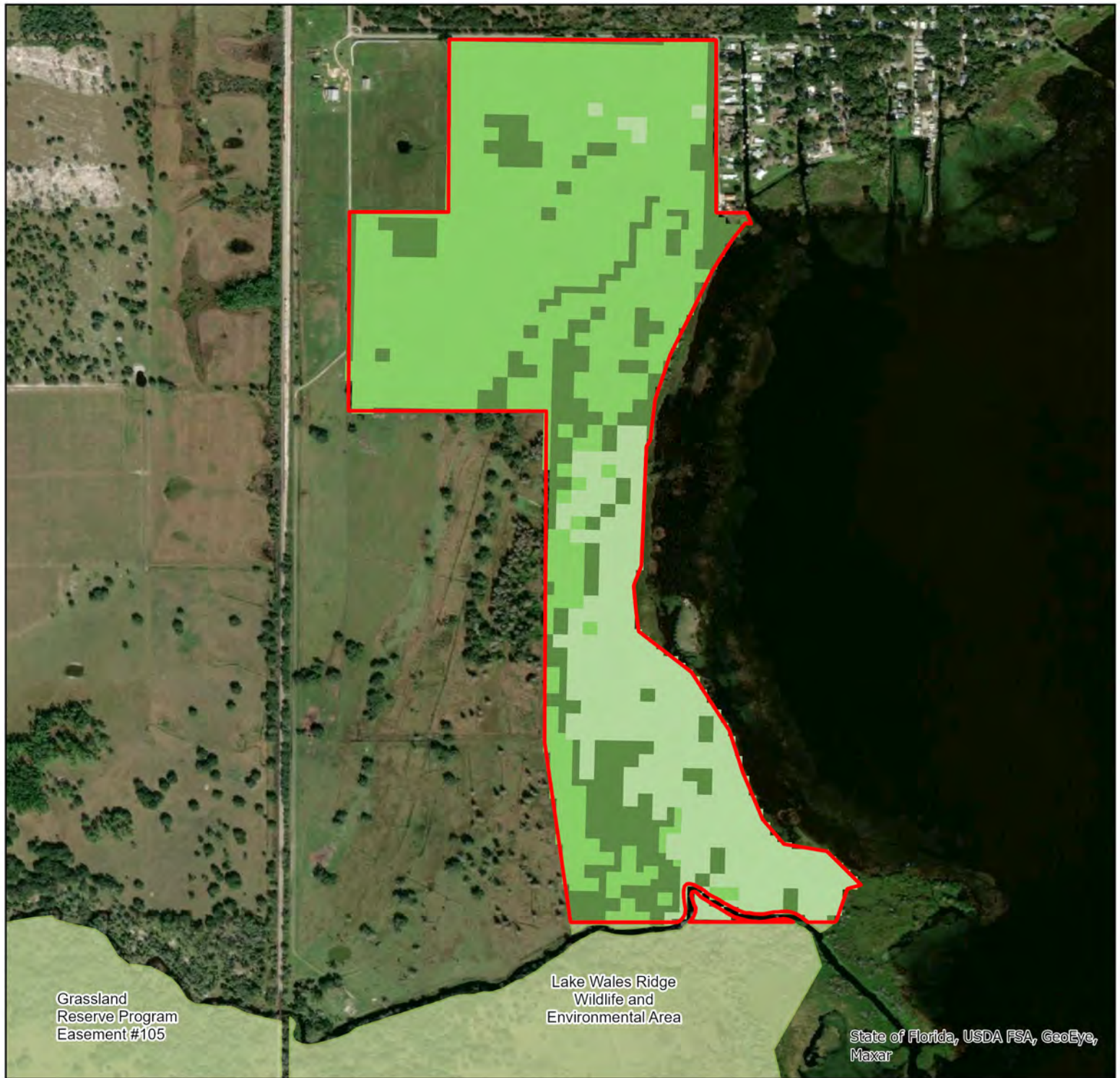
Functional Wetlands (FNAI v4.4)

- Priority 2 - 39.6 ac
- Priority 3 - 41.6 ac
- Priority 4 - 20.0 ac



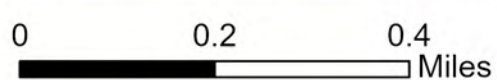
NATIONAL
Wildlife Refuge
ASSOCIATION





Larson Ranch

Highlands County, Florida
Biodiversity Protection Priorities



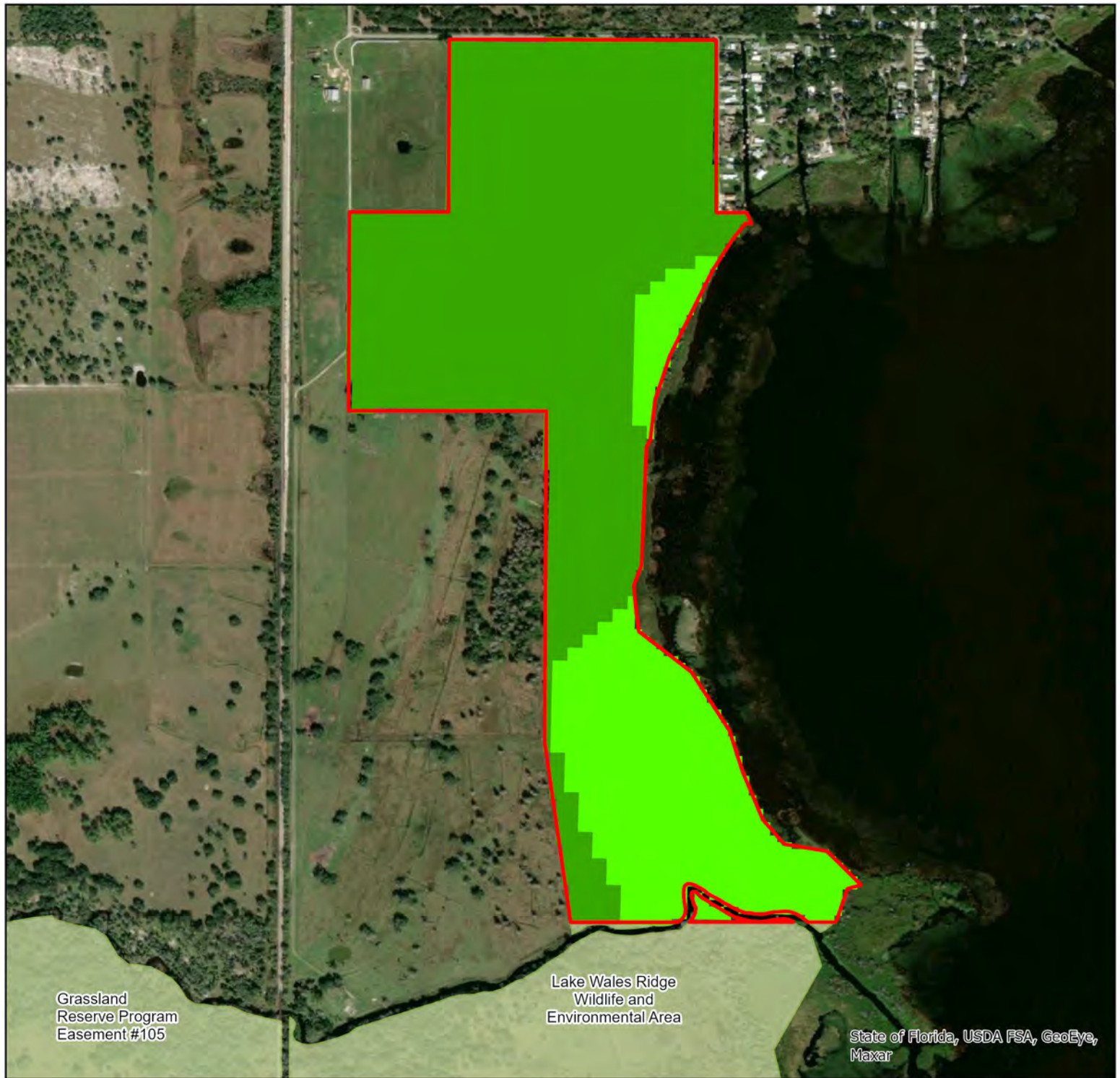
NATIONAL
Wildlife Refuge
ASSOCIATION

- Larson Ranch (221.9 ac)
- Existing Conservation Area

Biodiversity Protection Priorities (CLIP 4.0)

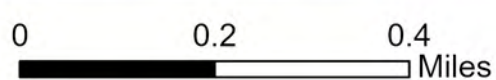
- Priority 2 - 53.0 ac
- Priority 3 - 124.7 ac
- Priority 4 - 44.8 ac





Larson Ranch

Highlands County, Florida
Landscape Protection Priorities



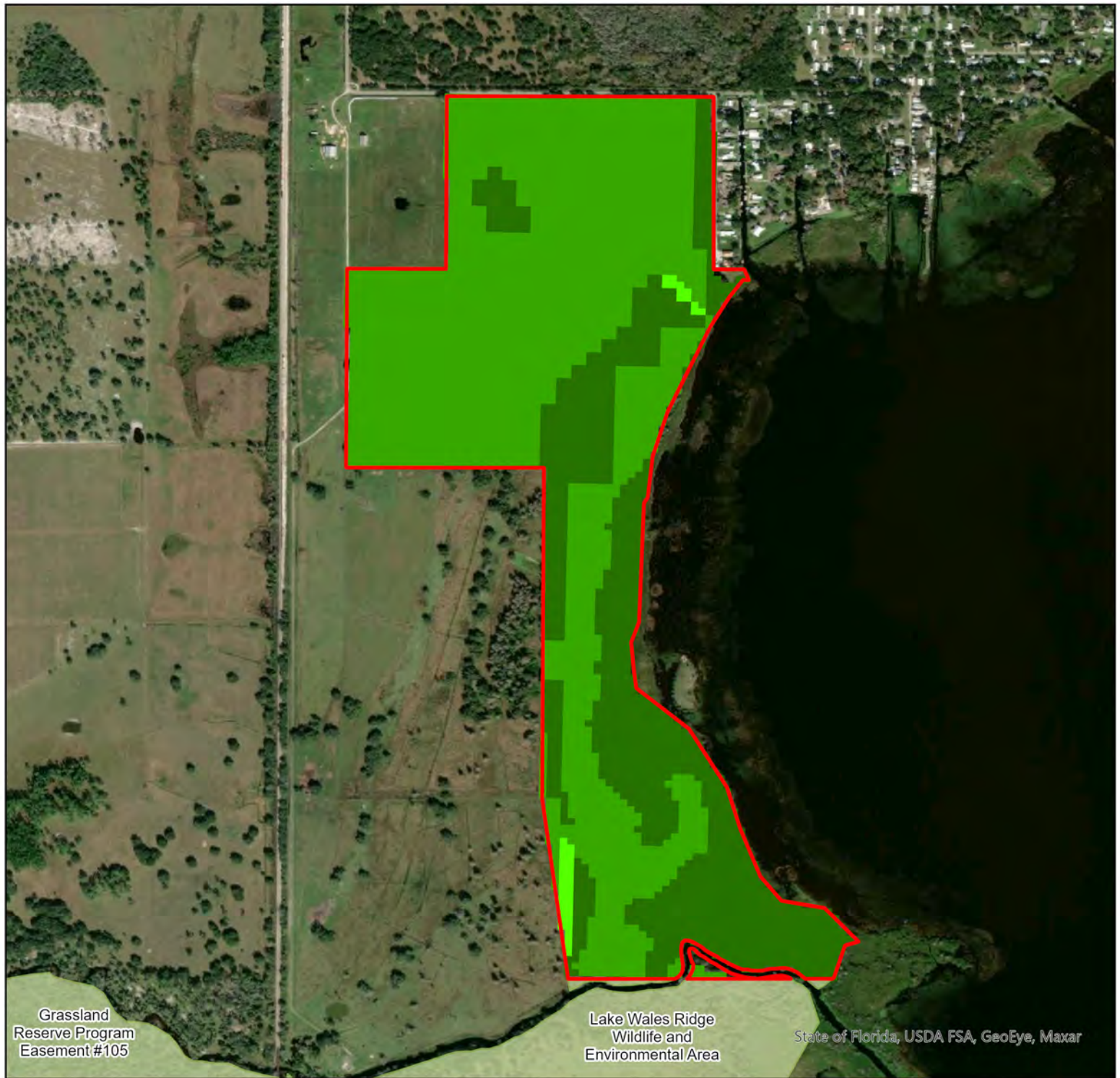
NATIONAL
Wildlife Refuge
ASSOCIATION

- Larson Ranch (221.9 ac)
- Existing Conservation Area

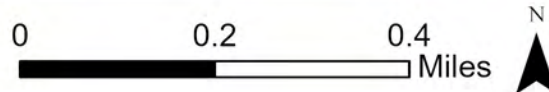
Landscape Protection Priorities (CLIP 4.0)

- Priority 3 - 66.4 ac
- Priority 4 - 156.3 ac





Larson Ranch Highlands County, Florida FNAI Habitat Conservation Priorities

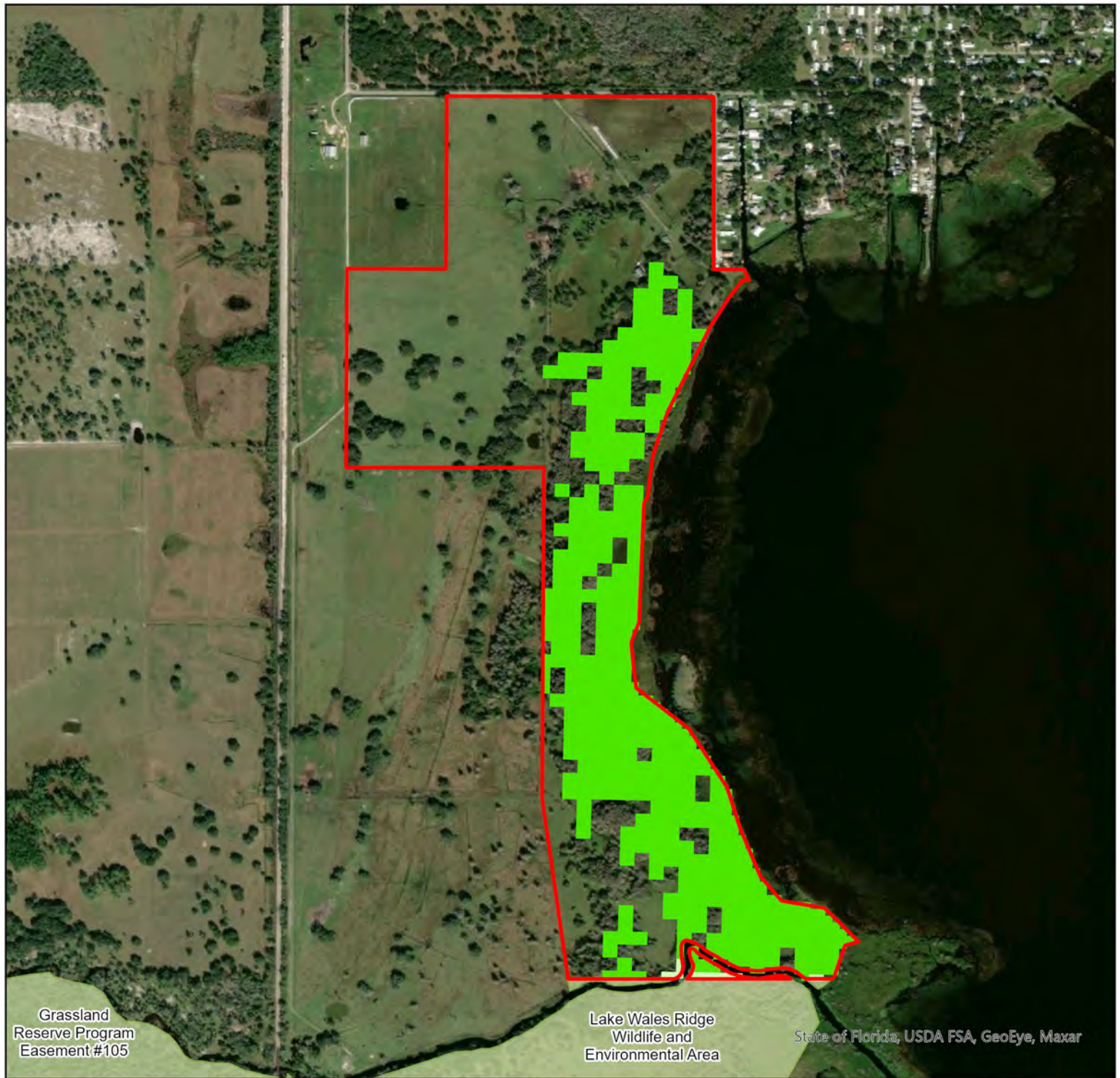


- Larson Ranch (221.9 ac)
- Existing Conservation Area

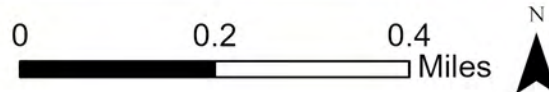
Habitat Conservation Priorities (FNAI v4)

- Priority 4 - 2.4 ac
- Priority 5 - 143.1 ac
- Priority 6 - 75.4 ac





Larson Ranch Highlands County, Florida Strategic Habitat Conservation Areas



- Larson Ranch (221.9 ac)
- Existing Conservation Area

Strategic Habitat Conservation Areas (FWRI v4.2)

- Priority 2 - 0.8 ac
- Priority 3 - 75.8 ac



Addendum 2: Rare and Imperiled Species Table

Figure 1. Imperiled species that have been documented, are likely, or have the potential to occur on the Larson Ranch or the three FNAI biodiversity matrix units in which the ranch is located. (FNAI 8/11/2020).

Common Name	Scientific Name (* = endemic FL species)	Global Rank	State Rank	Federal Status**	State Status***
Imperiled Animals					
Documented					
Bald Eagle	<i>Haliaeetus leucocephalus</i>	G5	S3	BGEPA	N
Florida Mouse	<i>Podomys floridanus</i>	G3	S3	N	N
Likely to Occur					
Florida Scrub-Jay	<i>Aphelocoma coerulescens</i>	G2	S2	LT	FT
Eastern Indigo Snake	<i>Drymarchon couperi</i>	G3	S3	LT	FT
Sand Skink	<i>Plestiodon reynoldsi</i>	G2	S2	LT	FT
Crested Caracara	<i>Caracara cheriway</i>	G5	S2	LT	FT
Florida Black Bear	<i>Ursus americanus floridanus</i>	G5T2	S2	N	N
Potential to Occur					
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	G4T3	S3	N	ST
Highlands Tiger Beetle	<i>Cicindela highlandensis</i>	G2G3	S2S3	C	N
Gopher Tortoise	<i>Gopherus polyphemus</i>	G3	S3	C	ST
Florida Sandhill Crane	<i>Grus canadensis pratensis</i>	G5T2T3	S2S3	N	ST
Southern Hognose Snake	<i>Heterodon simus</i>	G2	S2	N	N
Short Tailed Snake	<i>Lampropeltis extenuata</i>	G3	S3	N	ST
Gopher Frog	<i>Lithobates capito</i>	G3/G4	S3	N	N
Florida Long-tailed Weasel	<i>Mustela frenata peninsulae</i>	G5T3	S3	N	N
Round-tailed Muskrat	<i>Neofiber alleni</i>	G3	S3	N	N
Bachman's Sparrow	<i>Peucaea aestivalis</i>	G3	S3	N	N
Diurnal Scrub June Beetle	<i>Phyllophaga okeechobea</i>	G2	S2	N	N
Red-cockaded Woodpecker	<i>Picoides borealis</i>	G3	S2	LE	FE
Blue-tailed Mole Skink	<i>Plestiodon egregius lividus</i>	G5T2	S2	LT	FT
Florida Mouse	<i>Podomys floridanus</i>	G3	S3	N	N
Florida Panther	<i>Puma concolor coryi</i>	G5T1	S1	LE	FE
Everglade Snail Kite	<i>Rostrhamus sociabilis</i>	G4G5	S2	LE	N
Florida Scrub Lizard	<i>Sceloporus woodi</i>	G2G3	S2S3	N	N
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	G4T3	S3	N	ST
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	G5T3	S3	N	N
Imperiled Plants					
Documented					
Cutthroat Grass	<i>Panicum abscissum</i>	G3	S3	N	E
Likely to Occur					
Florida Bonamia	<i>Bonamia grandiflora</i>	G3	S3	LT	E
Scrub Pigeon-wing	<i>Clitoria fragrans</i>	G3	S3	LT	E
Wedge-leaved Button-snakeroot	<i>Eryngium cuneifolium</i>	G1	S1	LE	E
Highlands Scrub Hypericum	<i>Hypericum cumulicola</i>	G2	S2	LE	E
Florida Blazing Star	<i>Liatis ohlingerae</i>	G2	S2	LE	E
Paper-like Nailwort	<i>Paronychia chartacea ssp. chartacea</i>	G3T3	S3	LT	E
Florida Jointweed	<i>Polygonella basiramia</i>	G3	S3	LE	E

Figure 1. Imperiled species that have been documented, are likely, or have the potential to occur on the Larson Ranch or the three FNAI biodiversity matrix units in which the ranch is located. (FNAI 8/11/2020).

Common Name	Scientific Name (* = endemic FL species)	Global Rank	State Rank	Federal Status**	State Status***
Scrub Bluestem	<i>Schizachyrium niveum</i>	G1G2	S1S2	N	E
Potential to Occur					
Florida Bonamia	<i>Bonamia grandiflora</i>	G3	S3	LT	E
Ashe's Savory	<i>Calamintha ashei</i>	G3	S3	N	T
Many-flowered Grass-pink	<i>Calopogon multiflorus</i>	G2G3	S2S3	N	T
Sand Butterfly Pea	<i>Centrosema arenicola</i>	G2Q	S2	N	E
Pigmy Fringe Tree	<i>Chionanthus pygmaeus</i>	G2G3	S2S3	LE	E
Perforate Reindeer Lichen	<i>Cladonia perforata</i>	G1	S1	LE	E
Scrub Pigeon-wing	<i>Clitoria fragrans</i>	G3	S3	LT	E
Piedmont Jointgrass	<i>Coelorachis tuberculosa</i>	G3	S3	N	T
Short-leaved Rosemary	<i>Conradina brevifolia</i>	G2Q	S2	LE	E
Avon Park Rabbit-bells	<i>Crotalaria avonensis</i>	G1	S1	LE	E
Garretts's Scrub Balm	<i>Dicerandra christmanii</i>	G1	S1	LE	E
Scrub Mint	<i>Dicerandra frutescens</i>	G1	S1	LE	E
Scrub Buckweat	<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i>	G4T3	S3	LT	E
Chapman's Skeletongrass	<i>Gymnopogon chapmanianus</i>	G3	S3	N	N
Hartwrightia	<i>Hartwrightia floridana</i>	G2	S2	N	T
Edisons Ascyrum	<i>Hypericum edisonianum</i>	G2	S2	N	E
Nodding Pinweed	<i>Lechea cernua</i>	G3	S3	N	T
Pine Pinweed	<i>Lechea divaricata</i>	G2	S2	N	E
Florida Blazing Star	<i>Liatrix ohlingerae</i>	G2	S2	LE	E
Florida Spiny-pod	<i>Matelea floridana</i>	G2	S2	N	E
Celestial Lily	<i>Nemastylis floridana</i>	G2	S2	N	E
Florida Beargrass	<i>Nolina atopocarpa</i>	G3	S3	N	T
Brittons's Beargrass	<i>Nolina brittoniana</i>	G3	S3	LE	E
Cuttthroat Grass	<i>Panicum abscissum</i>	G3	S3	N	E
Paper-like Nailwort	<i>Paronychia chartacea</i> ssp. <i>chartacea</i>	G3T3	S3	LT	E
Yellow Fringeless Orchid	<i>Platanthera integra</i>	G3G4	S3	N	E
Lewton's Polygaia	<i>Polygala lewtonii</i>	G2G3	S2S3	LE	E
Florida Jointweed	<i>Polygonella basiramia</i>	G3	S3	LE	E
Small's Jointweed	<i>Polygonella myriophylla</i>	G3	S3	LE	E
Scrub plum	<i>Prunus geniculata</i>	G3	S3	LE	E
Giant Orchid	<i>Pteroglossaspis ecristata</i>	G2G3	S2	N	T
Clasping Warea	<i>Warea amplexifolia</i>	G1	S1	LE	E
Carter's Warea	<i>Warea carteri</i>	G3	S3	LE	E

**E = Endangered, T = Threatened, C = Candidate, CC = Conservation Concern, MC = Management Concern, N = Not Listed, BGEPA = Bald Eagle and Golden Eagle Protection Act

Threatened, SSC = Species of Special Concern, N = Not Listed

Attachment B

Parcel C-29-35-30-A00-0080-0000

8505 ELLIOTT RD
SEBRING, FL 33870

Owners:

ADLER KARL W

Mailing Address

8401 ELLIOT RD
SEBRING, FL 33876-9581

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 500.00 - RURAL TRACTS IN 34, 35/30

Millage: 60 - County South Florida Water

Map ID: 135A

Legal Description

AN IRREG 175.1 ACRE TR IN
CENTRAL PORT OF SEC 29 &
AN ADJ 46.85 AC IN
GOV LOT 1 IN SEC 32
29-35-30/8 221.95 ACRES

**Value Summary**

Total Building Value	\$51,996
Total XF Value	\$16,032
Total Land Value	\$119,474
Total Land value - Agri.	\$55,336
Income	NA
Total Classified Use Value	\$123,364
Total Just Value	\$187,502

Taxable Value Summary

Total Assessed Value	\$123,364
Total Exemptions	\$50,000
Total Taxable Value	\$53,080

Please note that property values in this office are being updated throughout the year. The final values are certified in October.

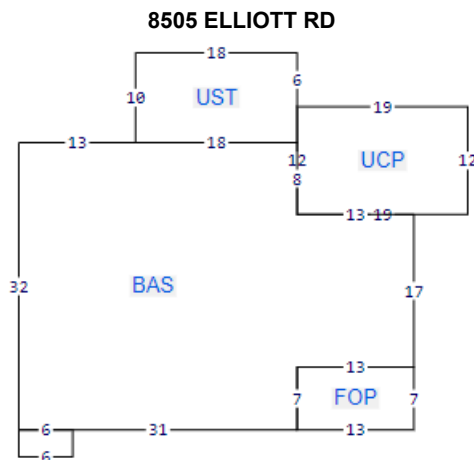
Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2550	1945	10	2016	WD	Qualified	Improved	01	\$5,000
1032	700	12	1988		Unqualified	Improved	01	\$1

Buildings

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
01	01	1,380	98	\$63.06	\$87,023	1924	0	0	0.00	40.25 %	59.75 %



Element	Code	Description
Exterior Wall	8	Wood on Sheathing
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	11	Metal Roof
Interior Wall	5	Drywall
Interior Wall 2	4	Plywood paneling
Interior Flooring	9	Pine or Soft Woods
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	

Element	Code	Description
Wall Height	0	
Rooms / Floor	0	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	1,213	100.00 %	1,213	\$45,704
UST	180	50.00 %	90	\$3,391
UCP	228	20.00 %	46	\$1,733
FOP	91	30.00 %	27	\$1,018
UOP	18	20.00 %	4	\$151
Totals	1,730	N/A	1,380	\$51,996

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0031	C WALK	43994	30	3	90.00	4.95			1983	64 %	\$285	
0572	HR FRC	43994	55	30	1,650.00	14.45		2009	2006	61 %	\$14,544	
0032	C PATIO	43994	30	10	300.00	4.95		2009	2000	81 %	\$1,203	

Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	220.95	AC	1.00	1.00	1.00	495.82	513.57	\$113,474	
0115	SFR ACRGE		AU	0.00	0.00	1.00	AC	1.00	1.00	1.00	6,000.00	6,000.00	\$6,000	
5996	NON-PROD AG LAND		AU	0.00	0.00	1.00	AC	1.00	1.00	1.00	20.00	20.00	\$20	
6108	PASTURE 1 - HAY		AU	0.00	0.00	121.16	AC	1.00	1.00	1.00	335.00	335.00	\$40,589	
6306	RANGELAND - NATIVE		AU	0.00	0.00	73.20	AC	1.00	1.00	1.00	100.00	100.00	\$7,320	
6308	MARSH		AU	0.00	0.00	25.59	AC	1.00	1.00	1.00	55.00	55.00	\$1,407	

DISCLAIMER:

Please note that property values on this site are continuously being updated and are a work in progress throughout the year. The final values are certified in October of each year.

Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2019 REAL ESTATE

89123

60

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C293530-A0000800000
ESCROW CD

Visit one of our locations:	
Sebring Office: 540 S Commerce Ave, Sebring, FL 33870 (Drive-Thru Available)	
Avon Park Branch: 116 E Main St (Next to City Hall) Avon Park, FL 33825	
Lake Placid Branch: 11 N Pine Ave, Lake Placid, FL, 33852	
http://www.hctaxcollector.com/ (863)402-6685	
EXEMPTION CODES	HB,HX

09/21/2020 03:28:35

ADLER KARL W
8401 ELLIOT RD
SEBRING, FL 33876-9581

8505 ELLIOTT RD SEBRING

AN IRREG 175.1 ACRE TR IN
CENTRAL PORT OF SEC 29 &
AN ADJ 46.85 AC IN

*** SEE TAX ROLL FOR EXTRA LEGAL ***

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAXES LEVIED
COUNTY GENERAL - GENERAL	101,872	50,000	51,872	8.5500	\$443.51
SCHOOL - BASIC DISCRETIONARY	101,872	25,000	76,872	0.7480	\$57.50
SCHOOL - CAPITAL IMPROVEMENT	101,872	25,000	76,872	1.5000	\$115.31
SCHOOL - GENERAL FUND	101,872	25,000	76,872	3.8720	\$297.65
SOUTH FL WATER MGMT - DISTRICT	101,872	50,000	51,872	0.1152	\$5.98
SFWM EVERGLADES CONST PRJ	101,872	50,000	51,872	0.0397	\$2.06
SOUTH FL WATER MGMT - OKEECHOBEE BASIN	101,872	50,000	51,872	0.1246	\$6.46
TOTAL AD-VALOREM TAXES			14.9495		\$928.47

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - RESIDENTIAL (120)	\$74.04
COUNTY MANDATORY SOLID WASTE (052)	\$173.00
TOTAL NON AD-VALOREM ASSESSMENTS	\$247.04

COMBINED TAXES AND ASSESSMENTS	\$1,175.51
--------------------------------	------------

If Paid By	Aug 31, 2020	Sep 30, 2020	Oct 31, 2020	Nov 30, 2020	Dec 31, 2020
Please Pay	0.00	0.00	0.00	0.00	0.00

ERIC T. ZWAYER

HIGHLANDS COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By	Aug 31, 2020	Sep 30, 2020	Oct 31, 2020	Nov 30, 2020	Dec 31, 2020
Please Pay	0.00	0.00	0.00	0.00	0.00

PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR @ 540 S COMMERCE AVE SEBRING, FL 33870

ADLER KARL W
8401 ELLIOT RD
SEBRING, FL 33876-9581

8505 ELLIOTT RD SEBRING
AN IRREG 175.1 ACRE TR IN
CENTRAL PORT OF SEC 29 &
AN ADJ 46.85 AC IN
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2019-REAL ESTATE 89123

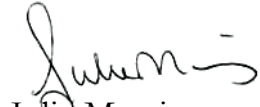
ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C293530-A0000800000		HB,HX	60

August 25, 2019

To Whom it May Concern:

The purpose of the letter is to acknowledge that Mr. Karl W. Adler, owner of parcel C-29-35-30-A00-0080-0000, has been contacted by me, Julie Morris, authorized representative for this application. Mr. Adler is a willing seller provided that any sale would be based on terms and conditions that are determined by the seller to be acceptable at the time they are offered. We appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

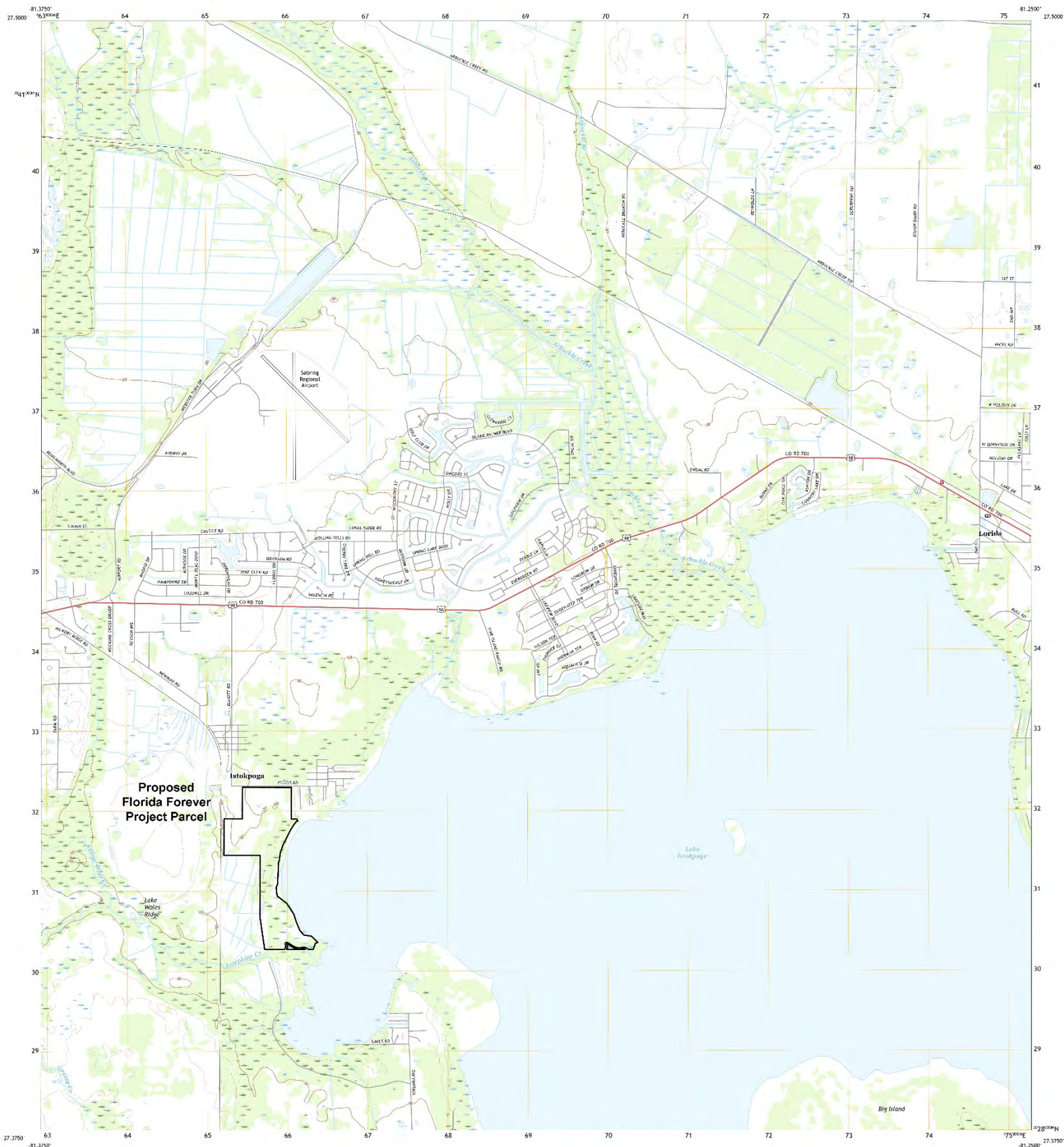
Thank you for your consideration,



Julie Morris

National Wildlife Refuge Association

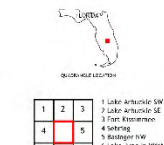
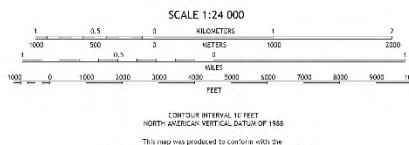
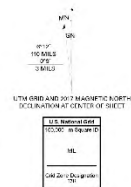
Attachment C



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:250,000-meter geodetic datum. Zone 17N
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands with government
interests may not be shown. Obtain permission before
entering private lands.

Imagery: NAD, November 2015, February 2016
Roads: U.S. Census Bureau, 2014
Hydrography: National Hydrographic Dataset, 2014
Contours: National Hydrographic Dataset, 2014
Boundaries: National Hydrographic Dataset, 2014
Public Land Survey System: BLM, 2014
Wetlands: National Wetlands Inventory, 1984, 2014



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Interstate Route	US Route
State Route	

1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

Highlands County Property Appraiser

**C-29-35-30-A00-0080-0000**[//www.hcpao.org/Search/Parcel/303529A0000800000C](http://www.hcpao.org/Search/Parcel/303529A0000800000C)

8505 ELLIOTT RD
SEBRING, FL 33870

Owners

ADLER KARL W

Legal Description

AN IRREG 175.1 ACRE TR IN
CENTRAL PORT OF SEC 29 &
AN ADJ 46.85 AC IN
GOV LOT 1 IN SEC 32
29-35-30/8 221.95 ACRES

Mailing Address

8401 ELLIOT RD
SEBRING, FL 33876-9581

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood Code: 500 - RURAL TRACTS IN 34, 35/30

