

MILLER PROPERTIES

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: Miller Properties

Name/Affiliation Proposing Amendment: Jimmy Wohl/Terraventure Real Estate and Julie Morris/National Wildlife Refuge Association

Mailing Address: 3200 US Hwy 27, Ste 402 Sebring Florida 33870
Street City State Zip

Primary Phone: (863) 382-1096 Email: jimmy@jjwinc.net

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: Miller Properties (north parcel)

Name/Affiliation of Authorized Representative: Jimmy Wohl/Terraventures Real Estate Julio Morris/National Wildlife Refuge Association

Mailing Address: 3200 US Hwy 27, Ste 402 Sebring Florida 33870
Street City State Zip

Primary Phone: (863) 382-1096 Email: _____

Property information

Section 10 Township 35 Range 28
Lat/Long 27.453773°, -81.515114°
Acres 137.09

Parcel identification number(s):

C-10-35-28-A00-0013-0000

Landowner Information

Douglas J. Miller, Jr.
Landowner Signature

8/13/20
Date

Douglas J. Miller, Jr.
Landowner Name (print)

Mailing Address: 8020 County Rmp 635 Sebring FL 33875
Street City State Zip

Primary Phone: (863) 273-5253 Email: doug@legneyproduceinc.com

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

Florida Forever
Boundary Amendment Application



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: Miller Properties (south parcel)

Name/Affiliation of Authorized Representative: Jimmy Wohl/Terraventures Real Estate Julie Morris/National Wildlife Refuge Association

Mailing Address: 3200 US Hwy 27, Ste 402 Sebring Florida 33870
Street City State Zip

Primary Phone: (863) 382-1096 Email: _____

Property information

Section 10 Township 35 Range 28
Lat/Long 27.447171°, -81.515085°
Acres 217.14

Parcel identification number(s):

C-10-35-28-A00-0010-0000

Landowner Information

Douglas T. Miller Sr.
Landowner Signature

8-13-20
Date

Douglas T. Miller Sr.
Landowner Name (print)

Mailing Address: 8600 C.R. 635 Sebring FL 33875
Street City State Zip

Primary Phone: (407) 873-3068 Email: cdmiller1216@msn.com

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

Attachment A

A.1 Descriptive location of the project

The Miller Properties Florida Forever project is a 354-acre less-than-fee proposal to amend the boundary of the partially acquired Lake Wales Ridge Ecosystem Florida Forever project. Its two contiguous parcels are located in west-central Highlands county in south-central Florida, with entrances on the east side of county road 635, starting at approximately 2.4 miles north of State Road 66. The project's entire northern boundary abuts the 9,251-acre Highlands Hammock State Park, which also wraps around to within 1 mile of the properties' western boundary and a half-mile of their southern boundary. The site is less than a mile and a half from the Sebring city line, so expanding suburban residential development is encroaching toward the eastern and southern sides of the properties.

The Miller Properties 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 imminent threat to valuable wetland resources and imperiled endemic species. This site is within the Everglades Headwaters National Wildlife Refuge and Conservation Area and would close an essential gap within a Critical Linkage within the Florida Ecological Greenways Network along the western edge of the Lake Wales Ridge. In addition to occupying an important position in the landscape, the ecological communities on the Miller Properties have high conservation value, as demonstrated by the following designations:

- The entire project area is classified as very high *Biodiversity Protection Priorities* (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) that prioritize rare natural communities, rare species habitats, and those habitats that support high species diversity: Strategic Habitat Conservation Areas, Biodiversity Hotspots, Rare Species Habitat Conservation Priorities, and Priority Natural Communities.
- Nearly the entire project area of the Miller Properties project (283.8 acres or 80%) is classified as a *Priority 1 Critical Linkage* in the *Florida Ecological Greenways Network* (CLIP 4.0). 302 acres are classified as a *Landscape Protection Priority* (levels 1 (highest) and 4) in CLIP 4.0. This classification combines the Florida Ecological Greenways Network (FEGN) priority areas with the CLIP Landscape Integrity analysis (University of Florida GeoPlan), which collectively identifies prioritized ecological linkages and wildlife corridors while also ranking them based on their natural character and patch size.
- The entire ranch is classified as a *Surface Water Protection Priority* (priority levels 2, 3, and 4) in CLIP 4.0. Land surrounding the Haw Branch Creek, or 177.7 acres (50%) of the Miller Properties, 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 layers to identify and rank areas of important wetland and floodplain resources, with emphasis on conserving and buffering high quality hydrologic surface water systems.

The Miller properties project is nearly surrounded by recently constructed suburban residential development. It is the last large block of land between the two easternmost blocks of Highlands

Hammock State Park. Because of encroaching development, there are no other highly feasible options for protecting functional ecological connections between the north and south halves of the Park. If not placed in conservation, then the most likely land use will likely be intensive residential development.

The just value of the Miller Properties project is \$179,638.

A.2 General Characteristics

A.2.1 Physical

The Miller properties site is composed of two parcels that when combined are the shape of a large rectangle that has a smaller rectangular block protruding from the top of its northeast corner. It is approximately one mile wide (east-west) at its widest and just over a half mile long (north-south) at its longest. It is positioned high atop the western edge of the Lake Wales Ridge at an elevation of 115-125ft. The elevation increases from west to east across the site, except in the slightly lower elevations found in the Haw Branch Creek and slough systems on the site. Sandy, poorly drained flatwoods soils (Myakka Fine Sand and Basing Fine Sand 0 to 2 percent slopes) underlay 212 acres of the site. Mucky and sandy wetland soils (Hontoon, Kaliga, and Samsula Muck, and Basinger, St. Johns, and Placid soils) underlay 127.5 acres of the project. The site contains 14.7 acres of Satellite sand, a deeper, drier soil that is a transition to adjacent extremely well drained soils. The Haw Branch creek that runs through the site from south-central to northwest is joined in the center of the properties by an unnamed slough system that enters the site from the east and another unnamed slough system that originates at Lake Jackson, entering the Miller properties from the north.

A.2.2 Natural and Biological Resources

Wildlife

The Miller project contains potential habitat for numerous species of wildlife, including those that are rare and imperiled. It 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 Miller properties can be found in Appendix 2.

The most likely federally protected species to occur on the Miller project are those that inhabit the edges of the scrub habitat on adjacent properties and those that inhabit pastures, forested, and bottomland habitats. The Florida sand skink (*Plestiodon reynoldsi*) and bluetail mole skink (*Plestiodon egregius lividus*) are likely to occur along the driest edges of the site. Though their populations are declining at an alarming rate, 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 within one mile of the site. The federally threatened northern crested caracara (*Caracara cheriway*) is commonly observed along roads in this area and prefers habitat similar to those found on site for nesting. The wide-ranging Eastern indigo snake (*Drymarchon couperi*), a federally threatened species, has been documented within one mile of the site. The site is also within the designated foraging buffer for a colony of federally threatened wood storks (*Mycteria americana*). Telemetry has

documented multiple Florida Panthers (*Puma concolor coryi*) in Highlands Hammock State Park and the vicinity of the site.

Several rare species that are protected as threatened species by the state of Florida are also likely to occur on the Miller properties. The gopher tortoise (*Gopherus polyphemus*), Florida burrowing owl (*Athene cunicularia floridana*), Florida sandhill crane (*Grus canadensis pratensis*), the Florida pine snake (*Pituophis melanoleucus*), 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. Though no longer listed as state-threatened, Florida black bears (*Ursus americanus floridanus*) have been documented on the site, and the Highlands Hammock corridor is an important part of the habitat base for the Highlands-Glades Florida black bear subpopulation.

Vegetative Communities

The land cover on the Miller project is dominated by mesic pasture, a large forested wetland slough, and mesic pine forests. For the purposes of this analysis, we used the Florida Natural Area's Inventory Cooperative Land Cover (CLC version 3.4) data to classify the land cover on the site, but will also describe significant inconsistencies between these data and the current land cover rather than attempt to reclassify these areas.

Improved Pasture – 202 acres

Improved pasture is the most abundant single type of land cover on the site. It occurs on the non-wetland areas of the site, primarily on the Satellite, Myakka, and Basinger soils that are sandy and are slightly deeper than most other soils on the site. The pasture is typical for this area. It is dominated by broomsedges (*Andropogon* spp.), bahiagrass (*Paspalum notatum*), with live oak (*Quercus virginiana*) and small native shrubs interspersed throughout.

The improved pasture on the Miller site is potential habitat for the sand skink, bluetail mole skink, northern crested caracara, eastern indigo snake, gopher tortoise, Florida burrowing owl, Florida sandhill crane, and southeastern American kestrel.

Mixed Wetland Hardwoods– 89 acres

There are 89 acres on the site that are classified as mixed wetland hardwoods, which occur as a slough that begins off the eastern and northern sides of the property and forms a large, roughly round forested area in the center of the site before connecting to Haw Branch creek. Though this area is classified as mixed wetland hardwoods, it is thoroughly dominated by a well-developed canopy of longleaf pine (*Pinus palustris*) and slash pine (*Pinus elliottii*). Hardwoods occur sporadically and in small patches throughout this forest and include typical species in this area that include live oak, sweetbay (*Magnolia virginiana*), and loblolly bay (*Gordonia lasianthus*). The understory is sparse, but the groundcover in this area is dominated by smaller pines, broomsedges, bahiagrass, and various fern species. 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*). Note that this area of land cover also contains patches of mesic coniferous forest that are not designated in the land cover

data. This is also a habitat that can support the Sherman's fox squirrel (*Sciurus niger shermani*), Florida panther, Florida black bear, and Florida state-listed wading birds listed above.

Mixed Hardwood Coniferous (17.6 acres), Mesic Flatwoods (1.2 acres), and Wet Flatwoods (4 acres)

The definitions of these three classifications are distinct, but the actual communities that they classify on the Miller properties are nearly identical in composition. In fact, these communities are difficult to distinguish from the pine forests occurring in the mixed wetland hardwood classification described above, as they are also almost completely dominated by slash and longleaf pines. There are few hardwoods and saw palmetto. The understory is sparse, but the groundcover in this area is dominated by smaller pines, broomsedges, bahiagrass, and ferns. Other common plants in this community include American beautyberry, poison ivy, Virginia creeper, and grapevine. These communities occur as patches on the fringes of the larger forested areas. This is also a habitat that can support the Sherman's fox squirrel, Florida panther, Florida black bear, and Florida state-listed wading birds listed above.

Baygall - 15.2 acres

An area classified as baygall occurs in the northeast portion of the property along the eastern fringe of the northern slough. However, this area is dominated by pines and there are very few, if any bay trees, so it is not best described as a baygall community. Rather, this area is indistinguishable from the mixed hardwood coniferous forests found elsewhere on the properties. Please see the definition above for details.

Rural Open Forested - 14.5 acres

Located along the Haw Branch creek in the northwest, the area classified as rural open forest is nearly identical to those forests described above. The primary differences are that there are obligate wetland species growing in and along the creek and that the non-creek portions have more bahiagrass groundcover. As with above, the understory is sparse, but the groundcover in this area is dominated by smaller pines, broomsedges, bahiagrass, and ferns. Other common plants in this community include American beautyberry, and grapevine. This is also a habitat that can support the Sherman's fox squirrel, Florida panther, Florida black bear, and Florida state-listed wading birds listed above.

Wet Prairie - 9.7 acres

Wet soils occur in a roughly parallel band southwest of the Haw Branch creek. There are two depressions in these soils that can be defined as wet prairie, as they contain maidencane, blue maidencane (*Amphicarpum muehlenbergianum*), beaksedge (*Rhynchospora* spp.), roadgrass (*Eleocharis baldwinii*), broomsedge, and softrush (*Juncus* spp.).

Freshwater Marshes - 0.9 acres

A small isolated area of freshwater marsh occurs in association with the Haw Branch creek in the north west of the site. They have very poorly drained, mucky, and/or depressional soils that are frequently flooded and support herbaceous wetland and emergent aquatic plant species. Plant species that are common to freshwater marshes are sawgrass (*Cladium jamaicense*), Peelbark marsh St. John's-wort (*Hypericum fasciculatum*), maidencane (*Panicum hemitomon*), common arrowhead (*Sagittaria latifolia*), blue maidencane (*Amphicarpum muehlenbergianum*),

pickerelweed (*Pontederia cordata*), and alligator flag (*Thalia geniculata*). Deeper marshes contain American white waterlily (*Nymphaea odorata*) and other floating and emergent vegetation. These wetlands also provide habitat for the American Alligator (*Alligator mississippiensis*), wood stork, eastern indigo snake, and the state listed and other wading bird species including 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*).

A.2.3 Hydrological Characteristics

The hydrology of the Miller project centers around the Haw Branch creek. Its non-wetland soils are poorly drained, causing water to move towards and be collected by the creek and its two unnamed feeder slough systems that originate from the east and the north. These combine to flow northwest off the site, through Highlands Hammock State Park, and down the slope of the Lake Wales Ridge. The site is in the Upper Charlie Creek watershed of the Peace River Basin. It is also part of the Ridge Lakes Water Use Caution Area.

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 the Miller project. Evidence of large, sustained populations of pre-Columbian peoples in this area is scant, but there are several archeological sites that show this area has been populated to some extent for millennia. Pre-Columbian sites in the area include the Goodnow mound (ca. 1200 A.D.) and Skipper site (1200-1500 A.D.) near lake Josephine, less than five miles south of the Miller properties, and the much older Royce Mound (ca. 0-350 A.D.) and the Blueberry site (ca. 3,000 B.C.), 12 miles southeast of the property. Evidence of trading and various historical accounts from the first Europeans through the Seminole wars describe Seminole Indians living in the vicinity of the southern Lake Wales Ridge. It is likely that native Americans used the land that is now the Miller properties, but it is unknown to what extent. After European settlement, this general region was open range where cattlemen grazed their herds on the prairie at no cost. No structures of any kind are found on site.

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

The Miller project is nearly surrounded by recently constructed suburban residential development. Nestled in between portions of the Highlands Hammock State Park and the Sebring County Club, these properties are in an extremely attractive place to live. If not placed in conservation, then the most likely land use will be medium density residential development.

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 the Miller properties

Subsection (9):

- a) The Miller properties acquisition meets multiple goals in subsection (4), described below.
- b) The Miller properties acquisition 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 management of the Ridge Lakes Water Use Caution Area.
- c) The acquisition and management of the Miller properties would benefit the quality and quantity of water flowing into Highlands Hammock State Park. Under the conservation management plan, agricultural and fertilizer runoff would be limited, and natural vegetation maintained across the site, further buffering the park.
- d) Unknown
- e) Not applicable
- f) The acquisition and management of Miller Ranch would further secure the quantity and quality of water Flowing through the Peace River basin, the primary source of drinking water for Miller properties and the source of water for numerous agricultural operations in the Desoto Plain.
- g) As the population of Sebring and Highlands county continues to expand, the density of residential development is rapidly increasing around the Miller properties. Its developable soils, and county club and state park neighbors would make homes here attractive to buyers and thus developers.
- 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 Peace River, holds water to reduce flooding, increases protected 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 in, or naturally expand back into, their historic range.
- j) Appraisals have yet to be performed on the Miller properties, 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).
- b) The Miller properties is located within the APAFR military operating area (MOA) and its Sentinel Landscape. The Sentinel Landscape designation identifies important land in Central Florida necessary for continued military training, agricultural production, and natural resource protection.
- c) Miller properties are within the APAFR Sentinel Landscape, the designated area for supporting air installation compatible land uses that buffer military activities. The site is in an Area of Conservation Significance to the APAFR as defined by the Nature Conservancy (2009).

Goals and Performance Measures furthered by the Miller Properties

Goal A; Measure 1-2: The Miller Properties acquisition furthers this goal and these measures by being a less-than-fee acquisition that contributes to the enhancement of essential natural resources, ecosystem

Miller Properties: Attachment A

service parcels, and connecting ecological 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 Miller Properties are identified as a priority in several of the Critical Lands and Waters Identification Project 4.0 data layers. Most notably, the Miller Properties are designated as a Priority 1 Critical Linkage and a Strategic Habitat Conservation Area. This 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; further details of how this protects Florida's rarest species is described in sections A.1 and A.2.2 above.

Goal C; Measures 4-6,8: The Miller properties acquisition furthers the protection, restoration, and maintenance of the quality and natural functions of land, water and wetland systems of the state by adding protection to the Haw Branch creek and two of its unnamed slough systems, buffering residential areas in the vicinity and downstream from flooding while protecting waters that flow into Highlands Hammock State Park.

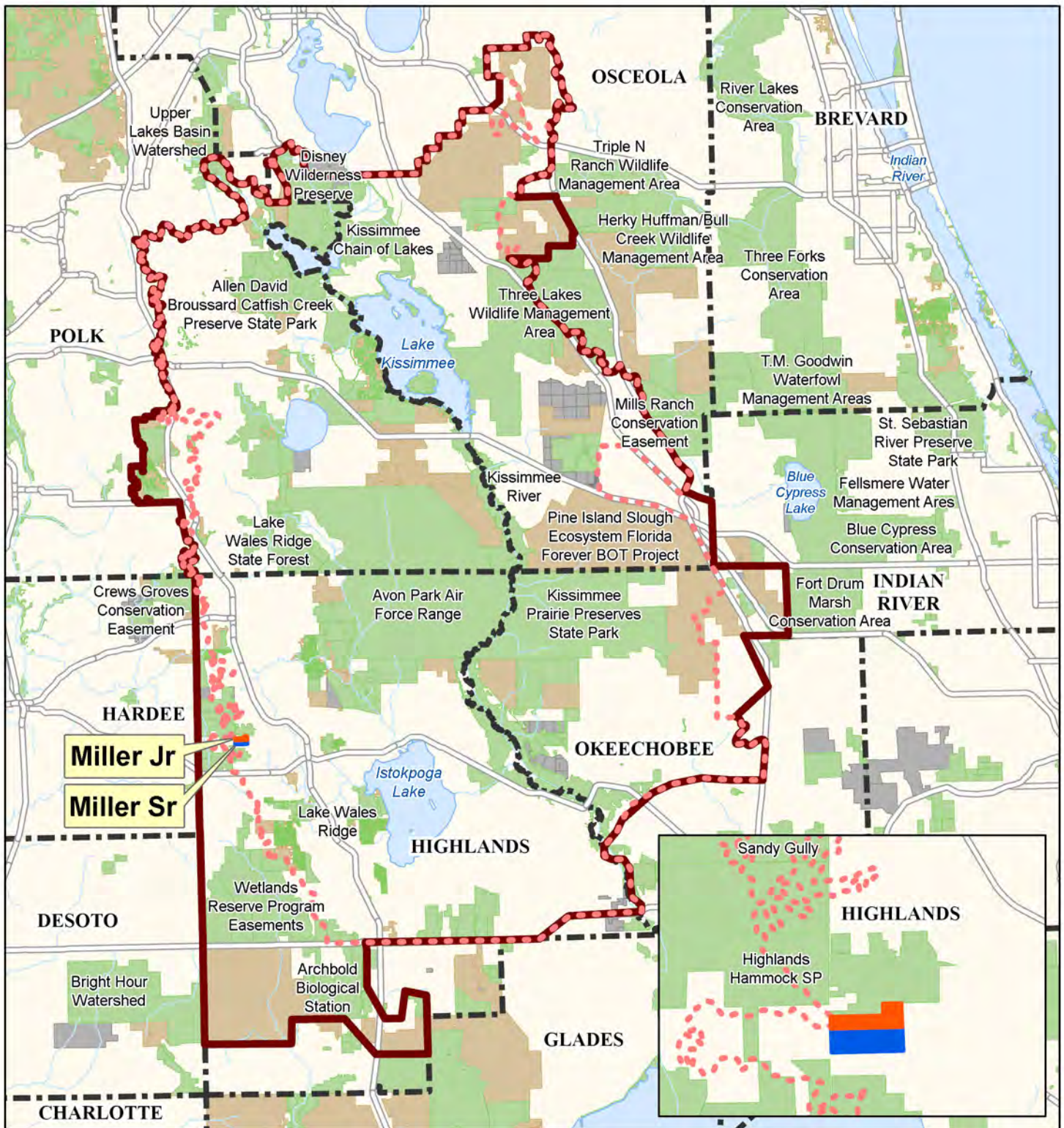
A.7 Statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why.

The Miller Properties 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.

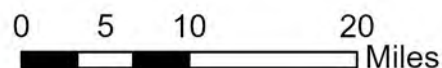
A.8 Suggested or proposed land manager.

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

Addendum 1: Maps and Figures



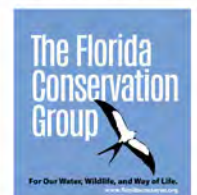
Miller Properties Highlands County, Florida Regional Overview



NATIONAL
Wildlife Refuge
ASSOCIATION

- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Everglades Headwaters NWR and Conservation Area

- Avon Park AFR Sentinel Landscape
- Existing Conservation Area
- Florida Forever Projects
- RFLPP Tier 1 Projects



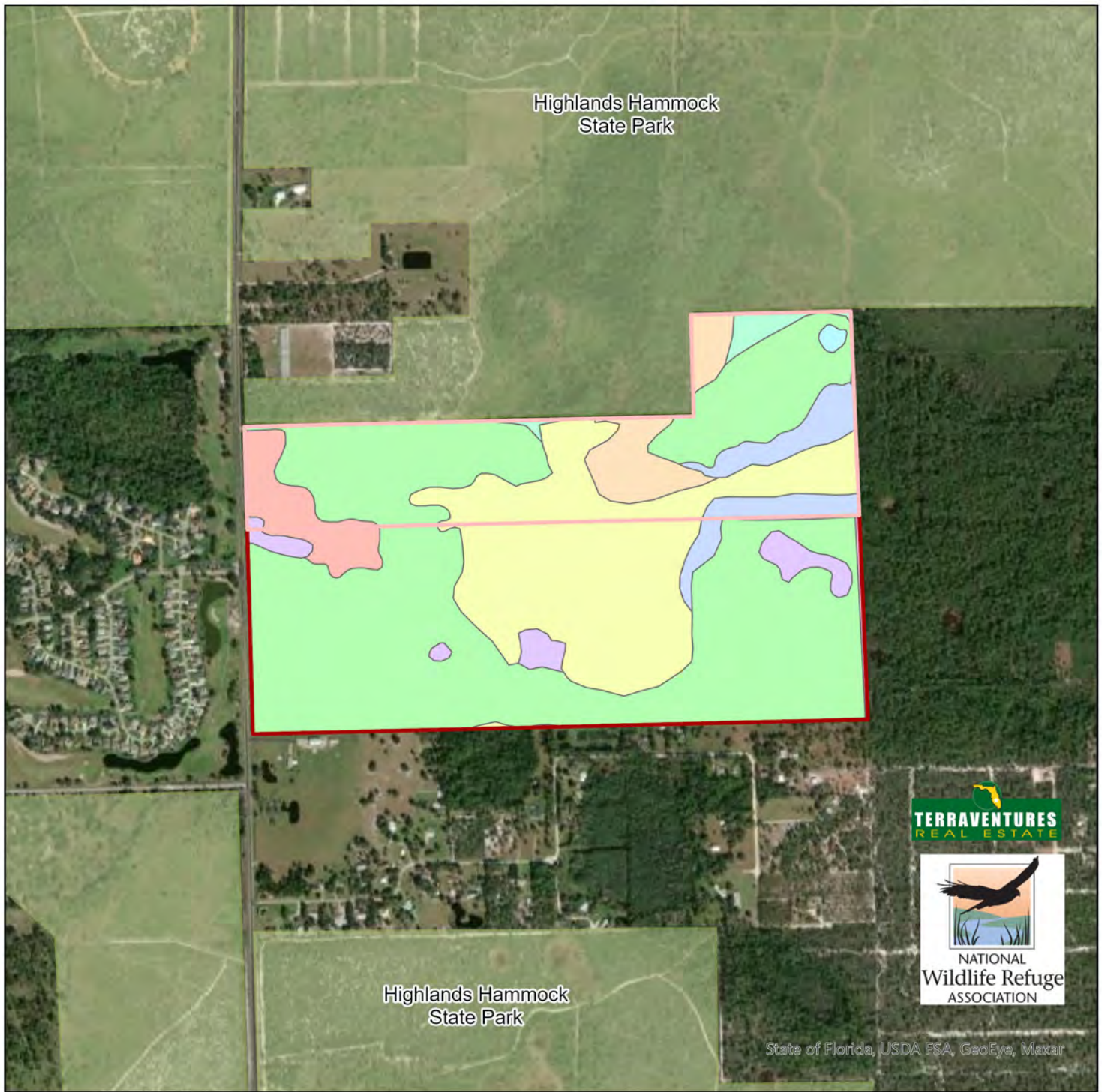


Miller Properties
Highlands County
Imagery



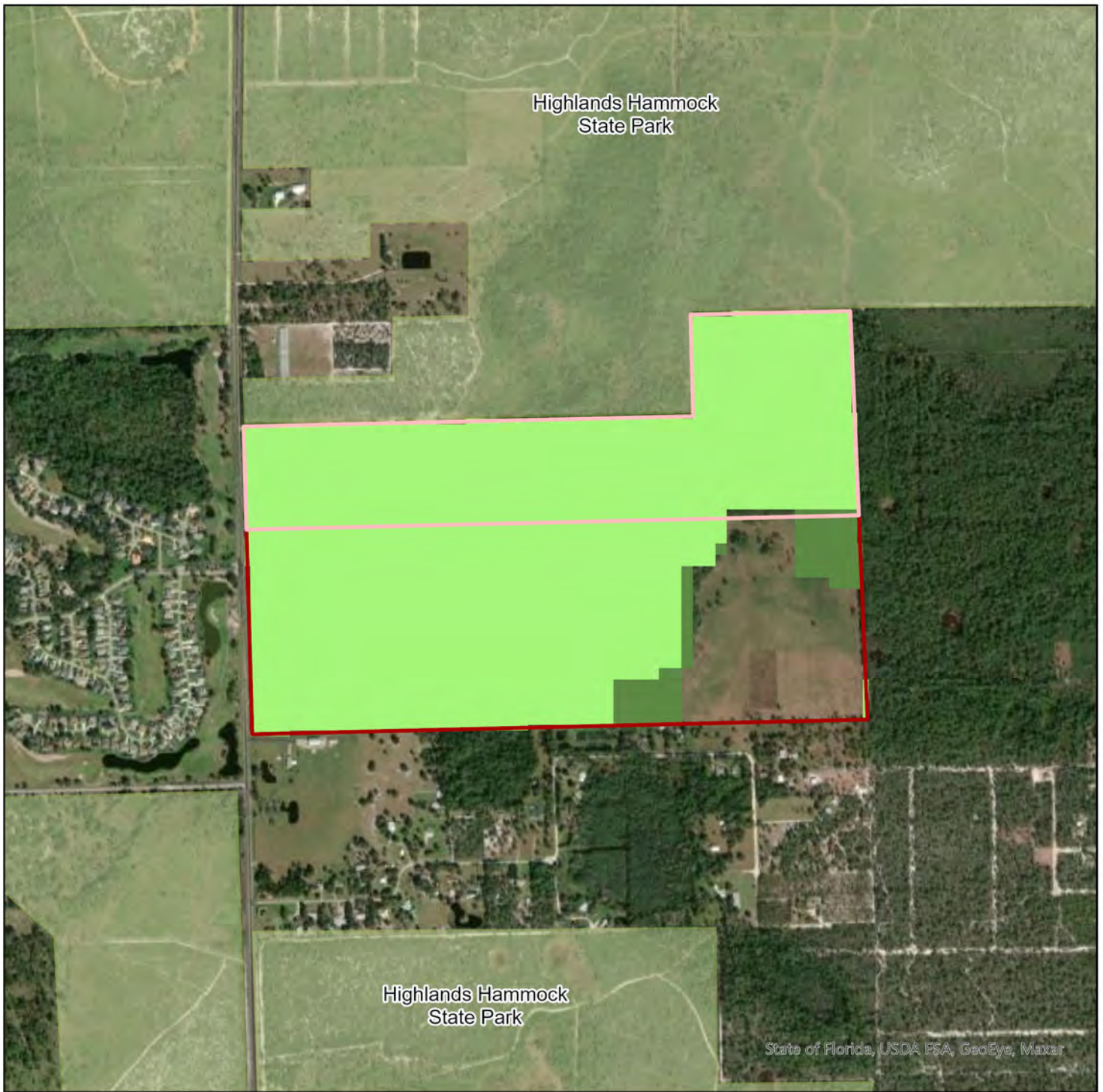
-  Miller, Douglas Jr & Sarah B
(137.0 ac)
-  Miller, Douglas Sr & Catherine C
(217.1 ac)
-  Existing Conservation Area





Miller Properties
Highlands County
 Land Cover (CLC 3.4)

 Miller, Douglas Jr & Sarah B (137.0 ac)	 18223 - Commercial and Services (0.01 ac)	 2233 - Mixed Wetland Hardwoods (89.0 ac)
 Miller, Douglas Sr & Catherine C (217.1 ac)	 183313 - Improved Pasture (201.9 ac)	 1831 - Rural Open (0.1 ac)
 Existing Conservation Area	 2120 - Marshes (0.9 ac)	 18311 - Rural Open Forested (14.5 ac)
Land Cover (CLC 3.4)	 1311 - Mesic Flatwoods (1.2 ac)	 2221 - Wet Flatwoods (4.0 ac)
 2231 - Baygall (15.2 ac)	 1400 - Mixed Hardwood-Coniferous (17.6 ac)	 2111 - Wet Prairie (9.7 ac)



Miller Properties

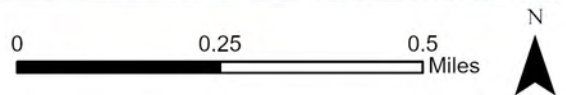
Highlands County

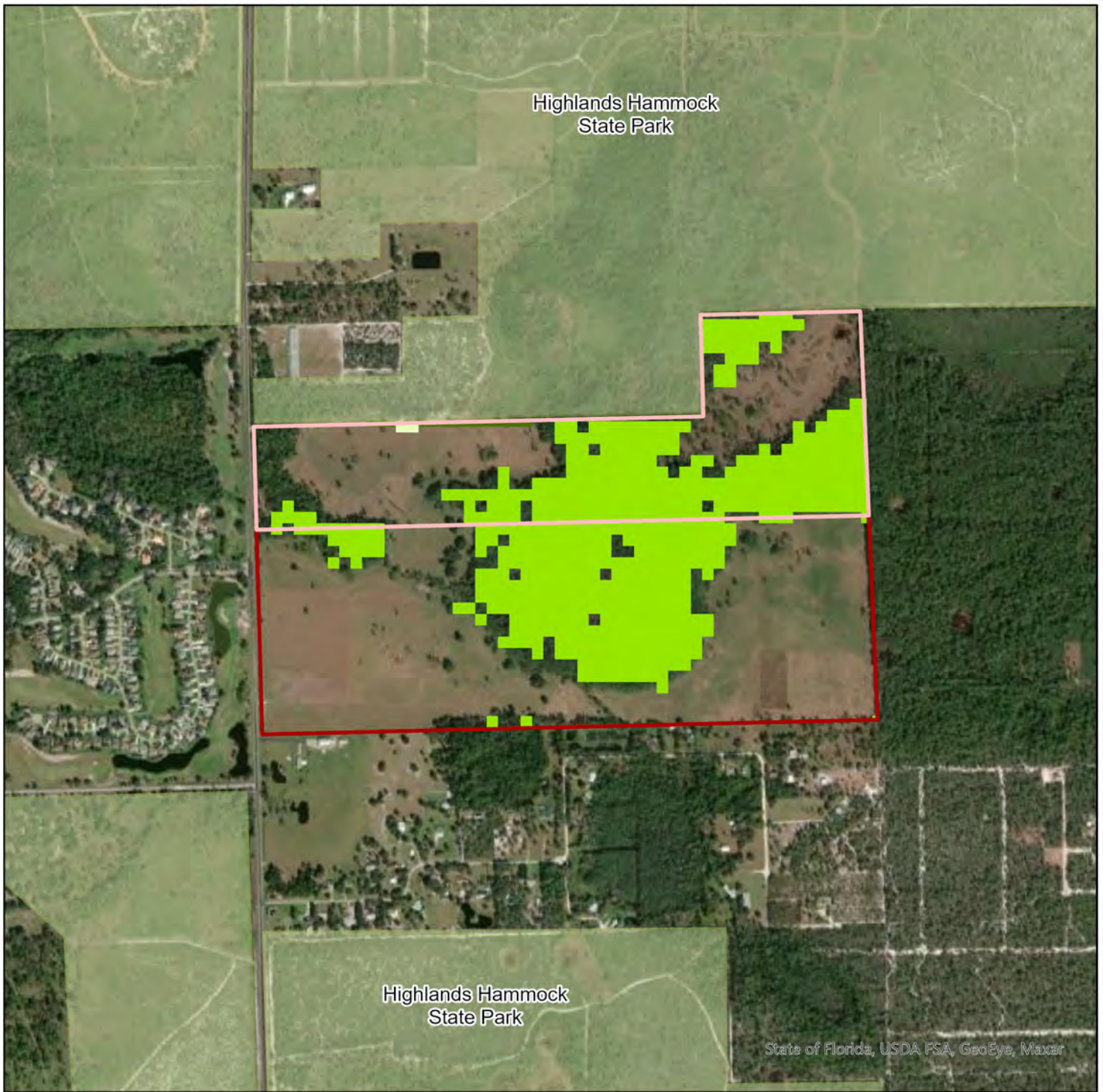
Landscape Protection Priorities

- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Existing Conservation Area

Landscape Protection Priorities

- Priority 1 (highest) - 286.0 ac
- Priority 4 - 16.3 ac





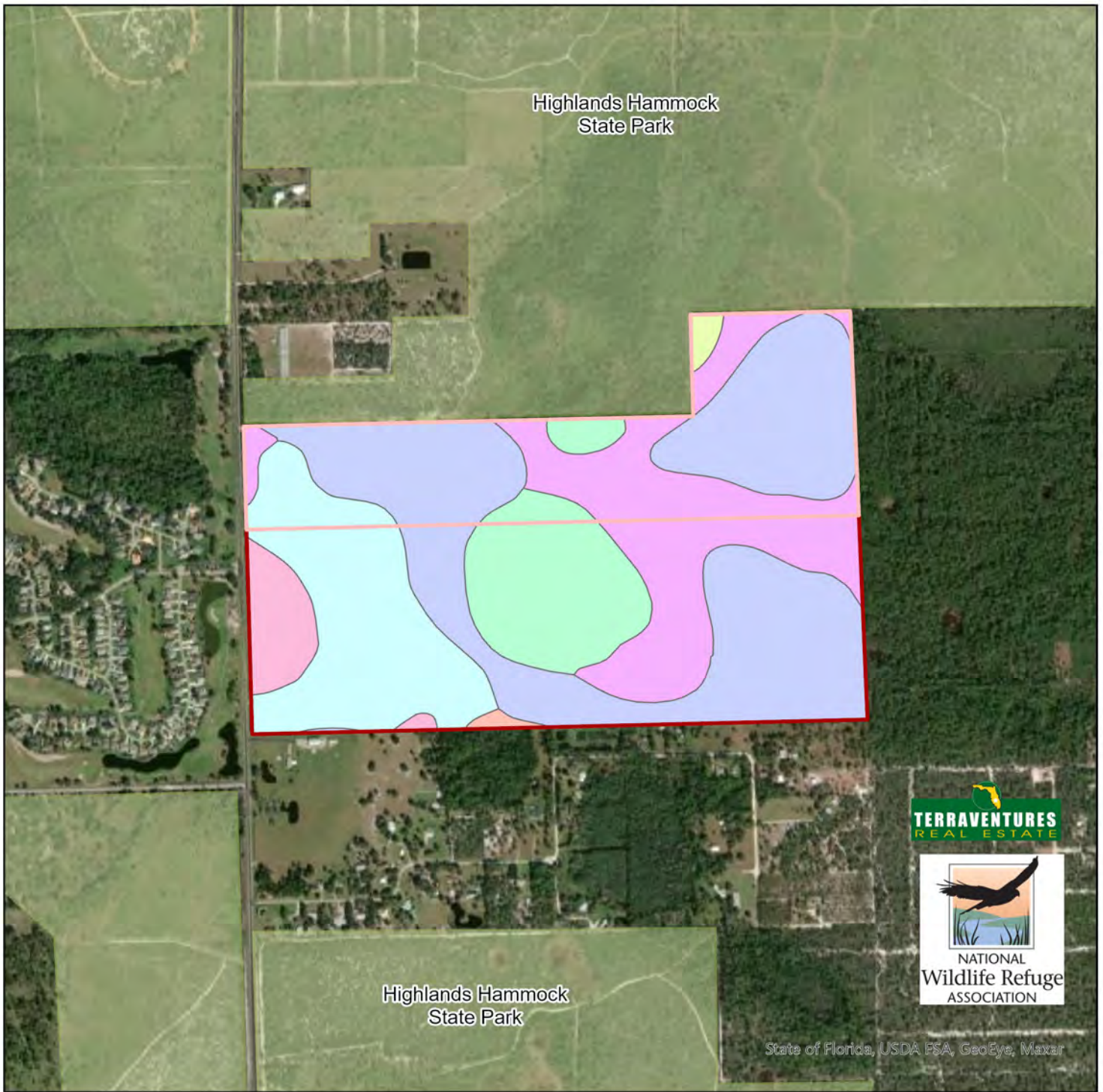
Miller Properties
Highlands County
 Strategic Habitat Conservation Areas

- Miller, Douglas Jr & Sarah B
 (137.0 ac)
- Miller, Douglas Sr & Catherine C
 (217.1 ac)
- Existing Conservation Area

**Strategic Habitat Conservation
 Areas (FWRI v 4.2)**

- Priority 2 - 0.4 ac
- Priority 3 - 118.1 ac
- Priority 4 - 1.4 ac

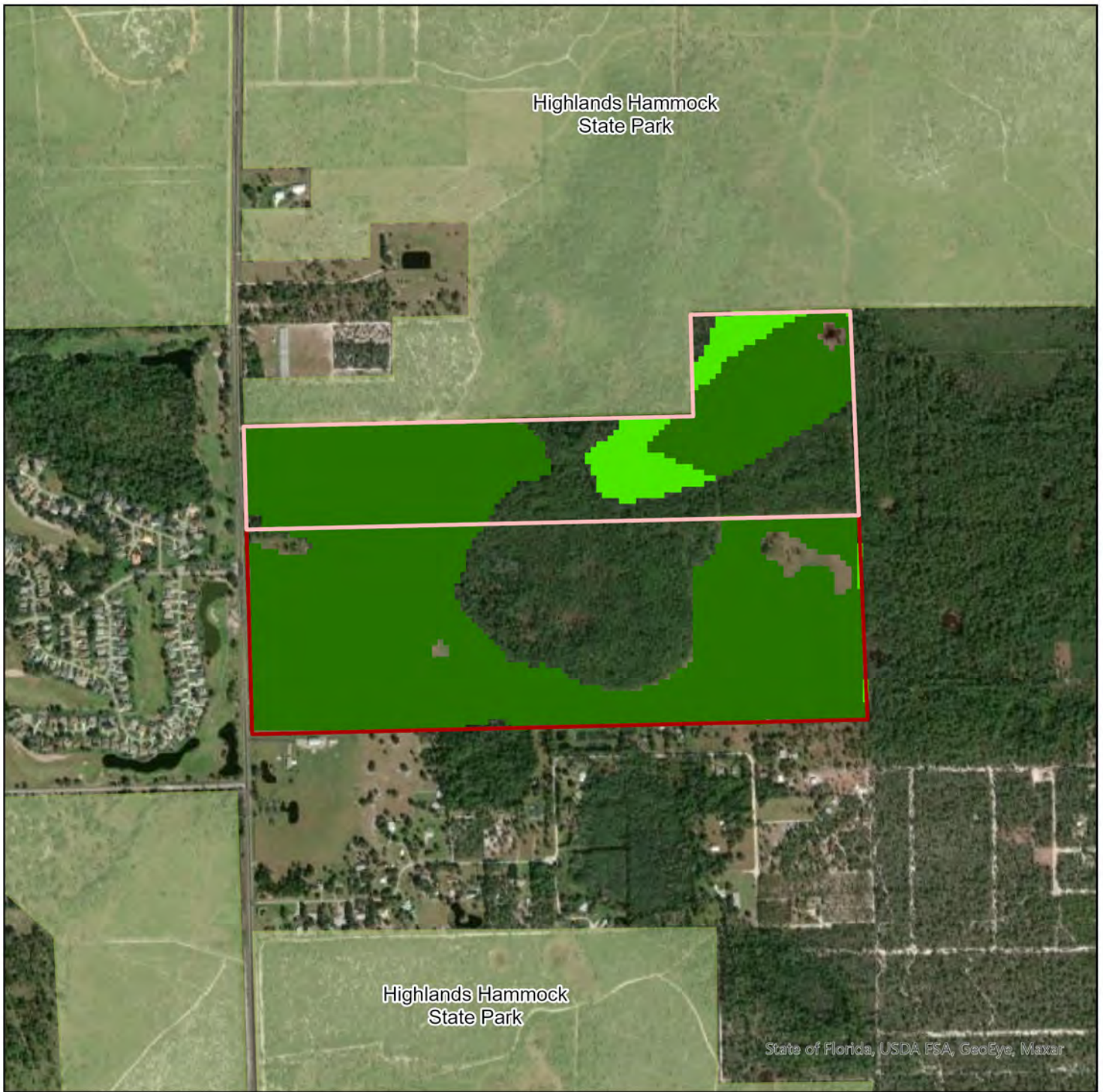




Miller Properties
Highlands County
 NRCS Soils

- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Existing Conservation Area

NRCS Map Unit Name with Representative Depth to Water Table	
 Basinger fine sand, 0 to 2 percent slopes (65.8 ac)(DWT 15 cm)	 Kaliga muck, frequently ponded, 0 to 1 percent slopes 2.3 ac) (DWT 8 cm)
 Basinger, St. Johns, and Placid soils (76.6 ac)(DWT 0 cm)	 Myakka fine sand, 0 to 2 percent slopes (146.1 ac)(DWT 30 cm)
 Hontoon muck, frequently ponded, 0 to 1 percent slopes (1.4 ac)(DWT 8 cm)	 Samsula muck, frequently ponded, 0 to 1 percent slopes (47.2 ac)(DWT 8 cm)
	 Satellite sand, 0 to 2 percent slopes (14.7 ac)(DWT 76 cm)



Miller Properties **Highlands County** Sustainable Forestry

- Miller, Douglas Jr & Sarah B
 (137.0 ac)
- Miller, Douglas Sr & Catherine C
 (217.1 ac)
- Existing Conservation Area

Sustainable Forestry (FNAI v4.1)

- Priority 3 - 17.0 ac
- Priority 5 - 230.4 ac





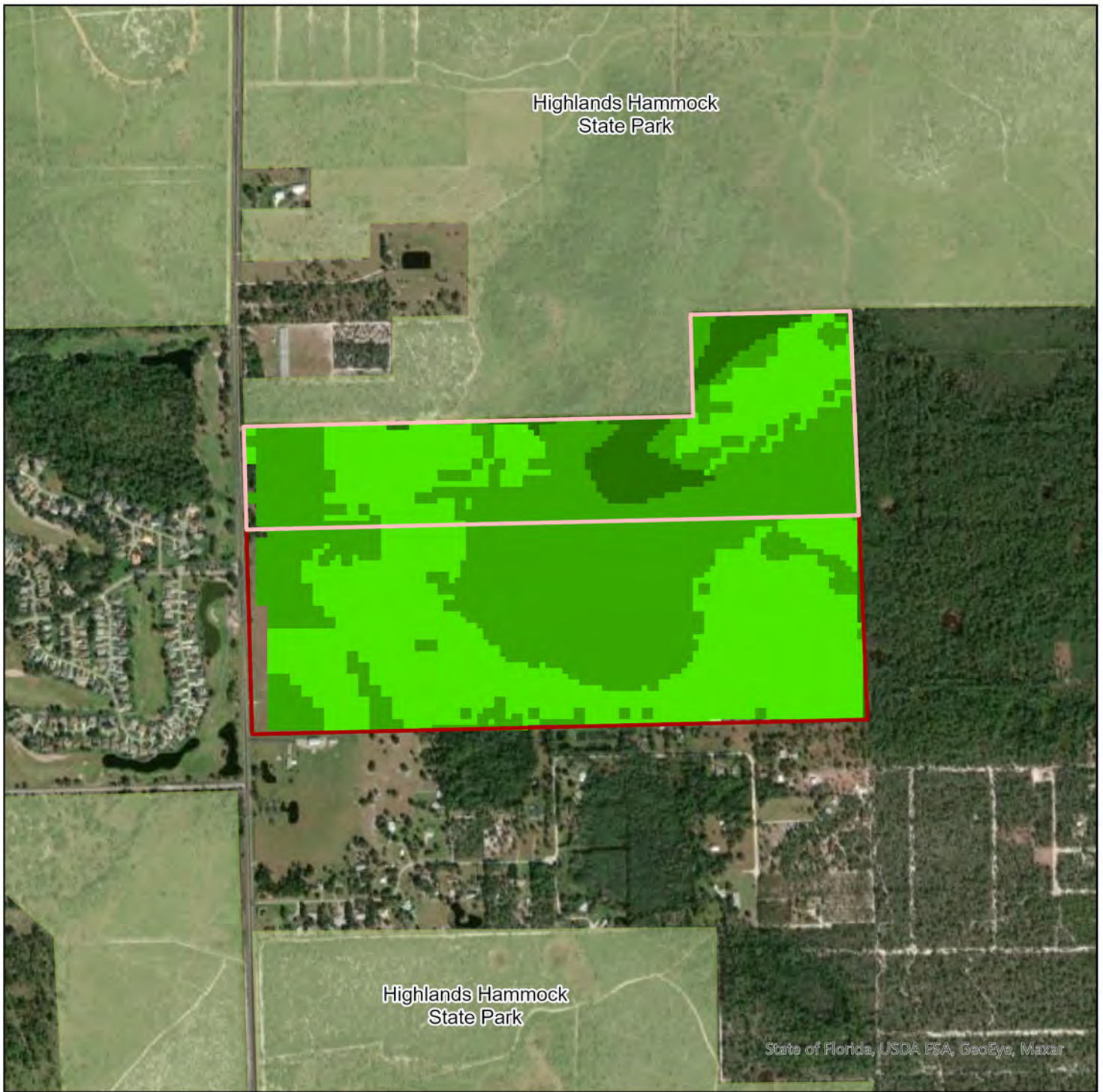
Miller Properties
Highlands County
Florida Ecological Greenways Network Priorities

-  Miller, Douglas Jr & Sarah B (137.0 ac)
-  Miller, Douglas Sr & Catherine C (217.1 ac)
-  Existing Conservation Area

**Florida Ecological Greenways
Network Priorities (CLIP 4.0)**

-  Priority 1 - Critical Linkages - 283.8 ac



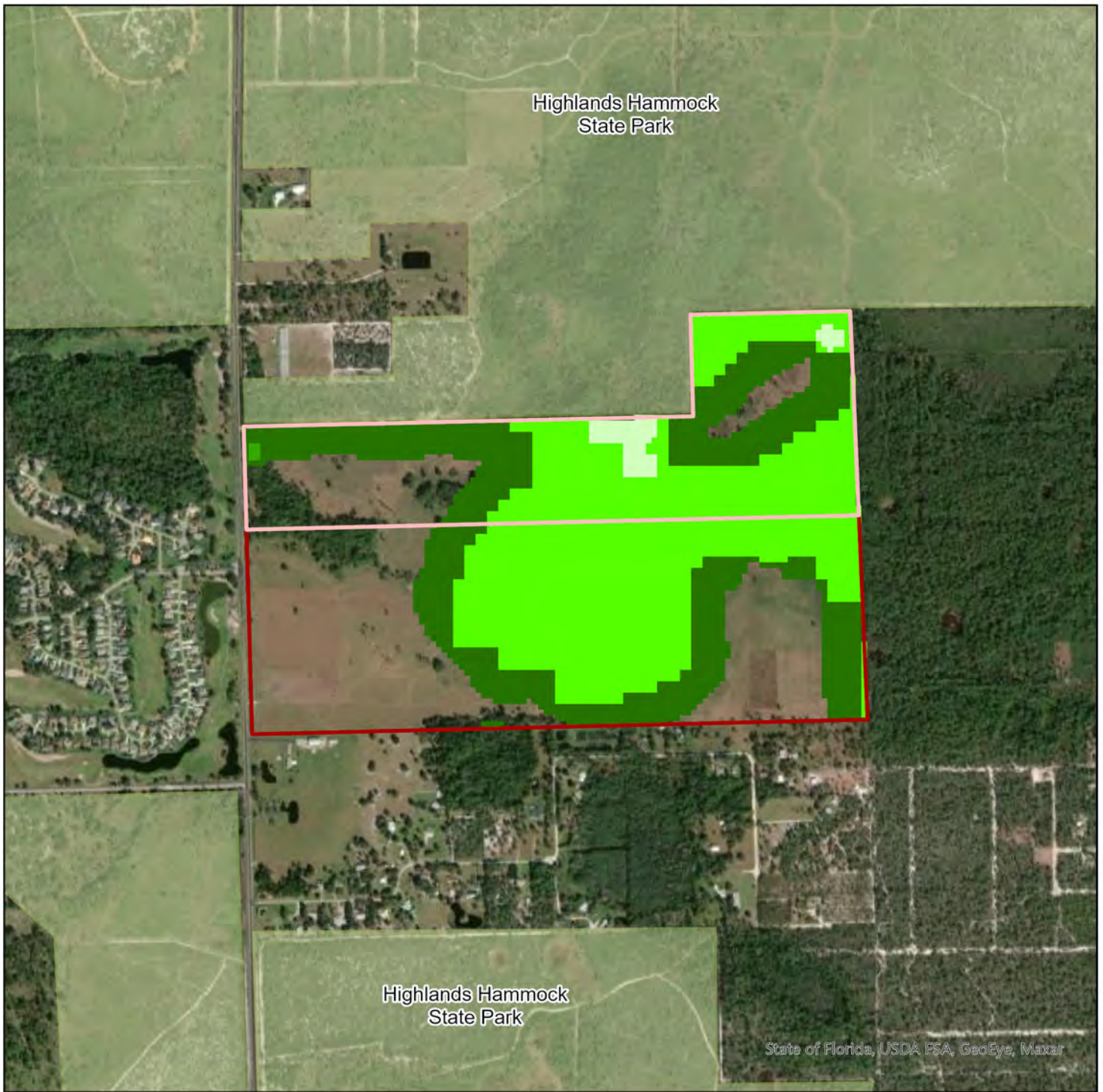


Miller Properties **Highlands County** Biodiversity Protection Priorities

- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Existing Conservation Area

- Biodiversity Protection Priorities (CLIP 4.0)**
- Priority 2 - 19.4 ac
 - Priority 3 - 164.2 ac
 - Priority 4 - 163.6 ac
 - Priority 5 - 0.1 ac



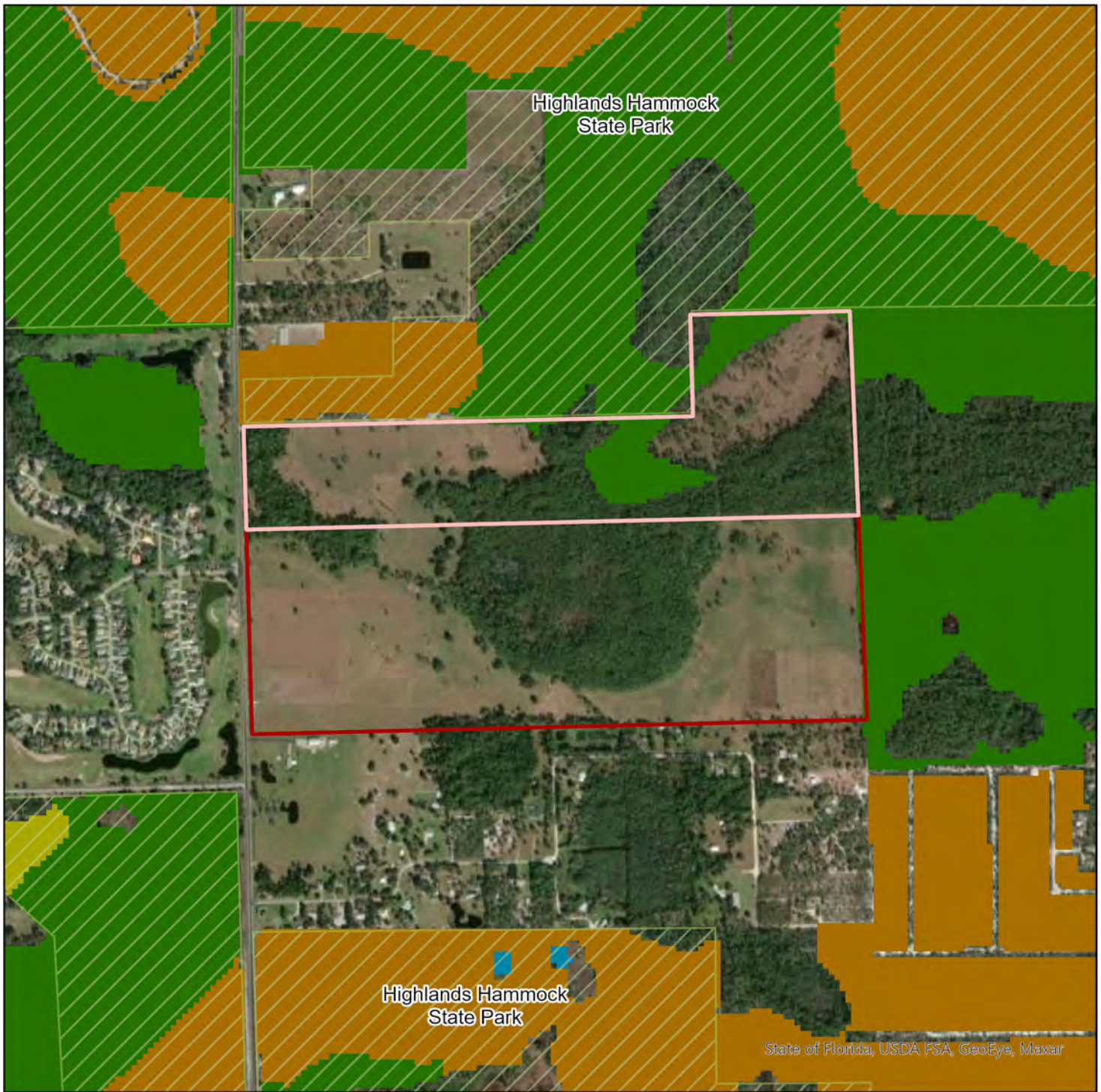


Miller Properties **Highlands County** **FNAI Habitat Conservation Priorities**

- Miller, Douglas Jr & Sarah B
 (137.0 ac)
- Miller, Douglas Sr & Catherine C
 (217.1 ac)
- Existing Conservation Area

- Habitat Conservation Priorities
 (FNAI v4)**
- Priority 3 - 5.6 ac
 - Priority 4 - 134.7 ac
 - Priority 5 - 0.3 ac
 - Priority 6 - 87.5 ac





Miller Properties
Highlands County
 Under-Represented Natural Communities

- Miller, Douglas Jr & Sarah B
 (137.0 ac)
- Miller, Douglas Sr & Catherine C
 (217.1 ac)
- Existing Conservation Area

- Under-Represented Natural Communities (FNAI v4.4)**
- Pine Flatwoods (G4) - 19.1 ac
 - Sandhill (G3)
 - Sandhill Upland Lake (G3)
 - Scrub and Scrubby Flatwoods (G2)





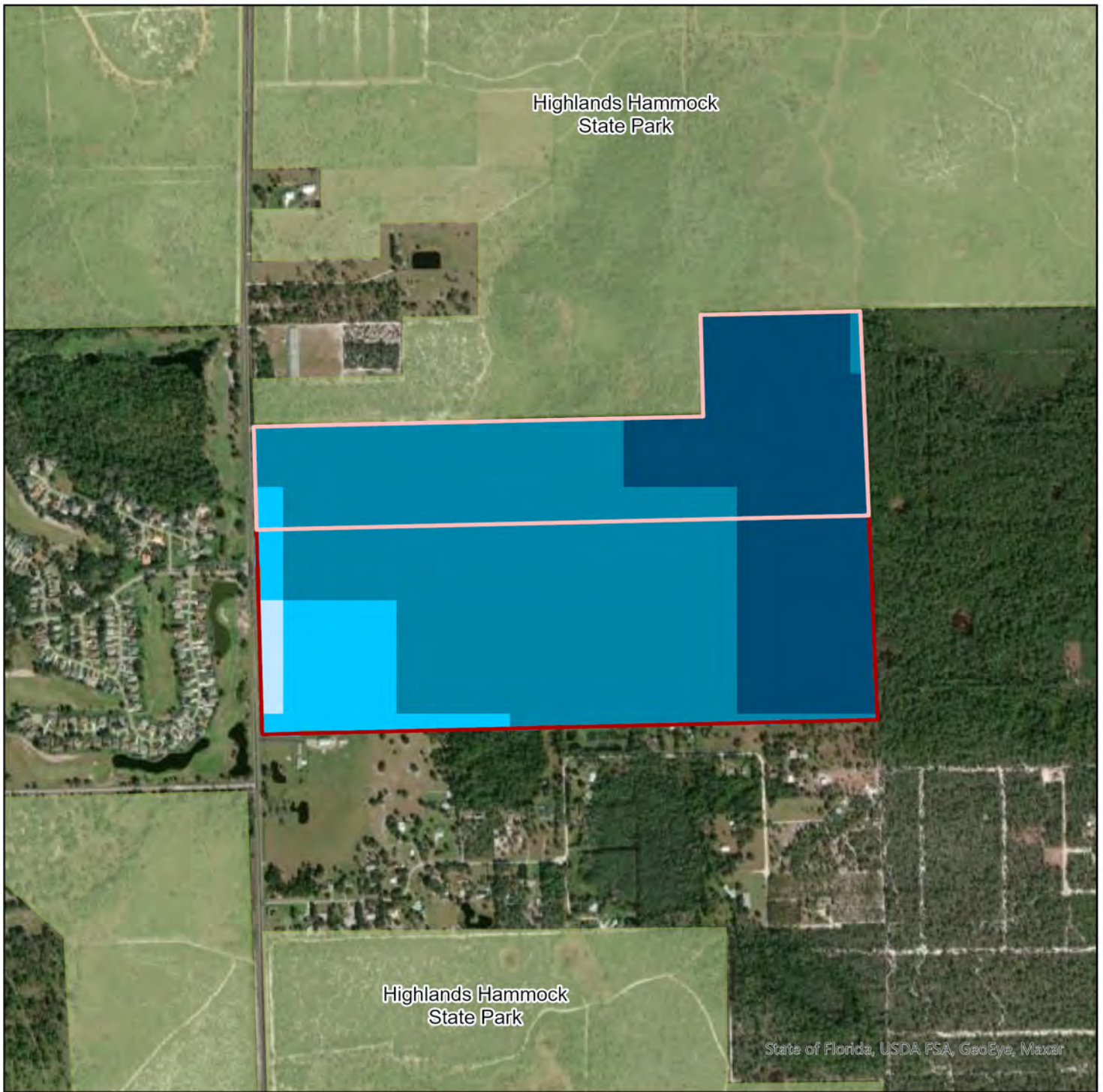
Miller Properties
Highlands County
 Hydrology (1:175,000)



- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Existing Conservation Area
- Other Wetlands (Per NWIP)

- Open Water
- Named Watercourse
- Unnamed Watercourse
- County Boundary



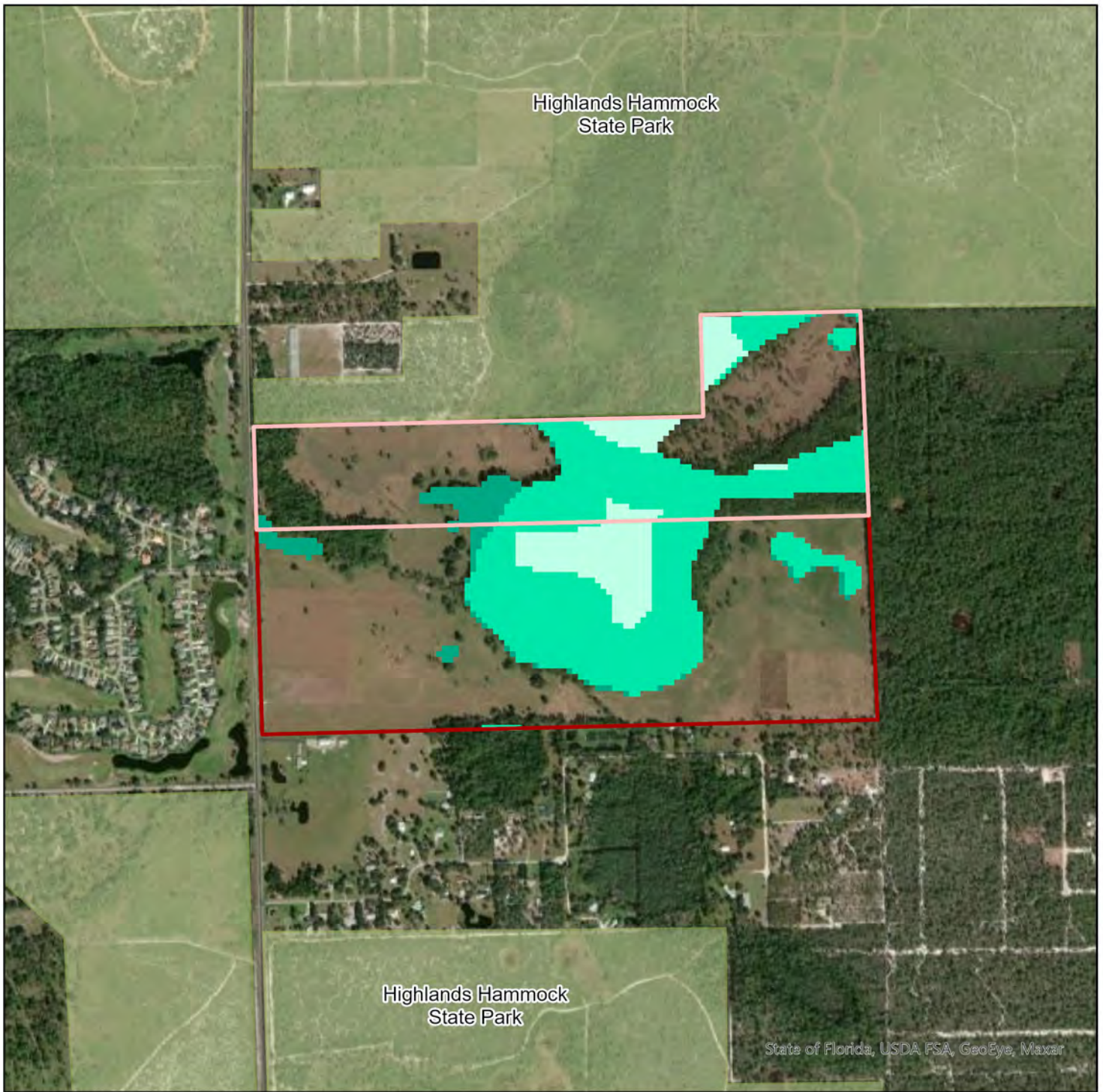


Miller Properties **Highlands County** **Aquifer Recharge**

-  Miller, Douglas Jr & Sarah B
 (137.0 ac)
-  Miller, Douglas Sr & Catherine C
 (217.1 ac)
-  Existing Conservation Area

- Aquifer Recharge (FNAI v4.1)**
-  Priority 2 - 4.4 ac
 -  Priority 3 - 35.2 ac
 -  Priority 4 - 204.6 ac
 -  Priority 5 - 109.9 ac



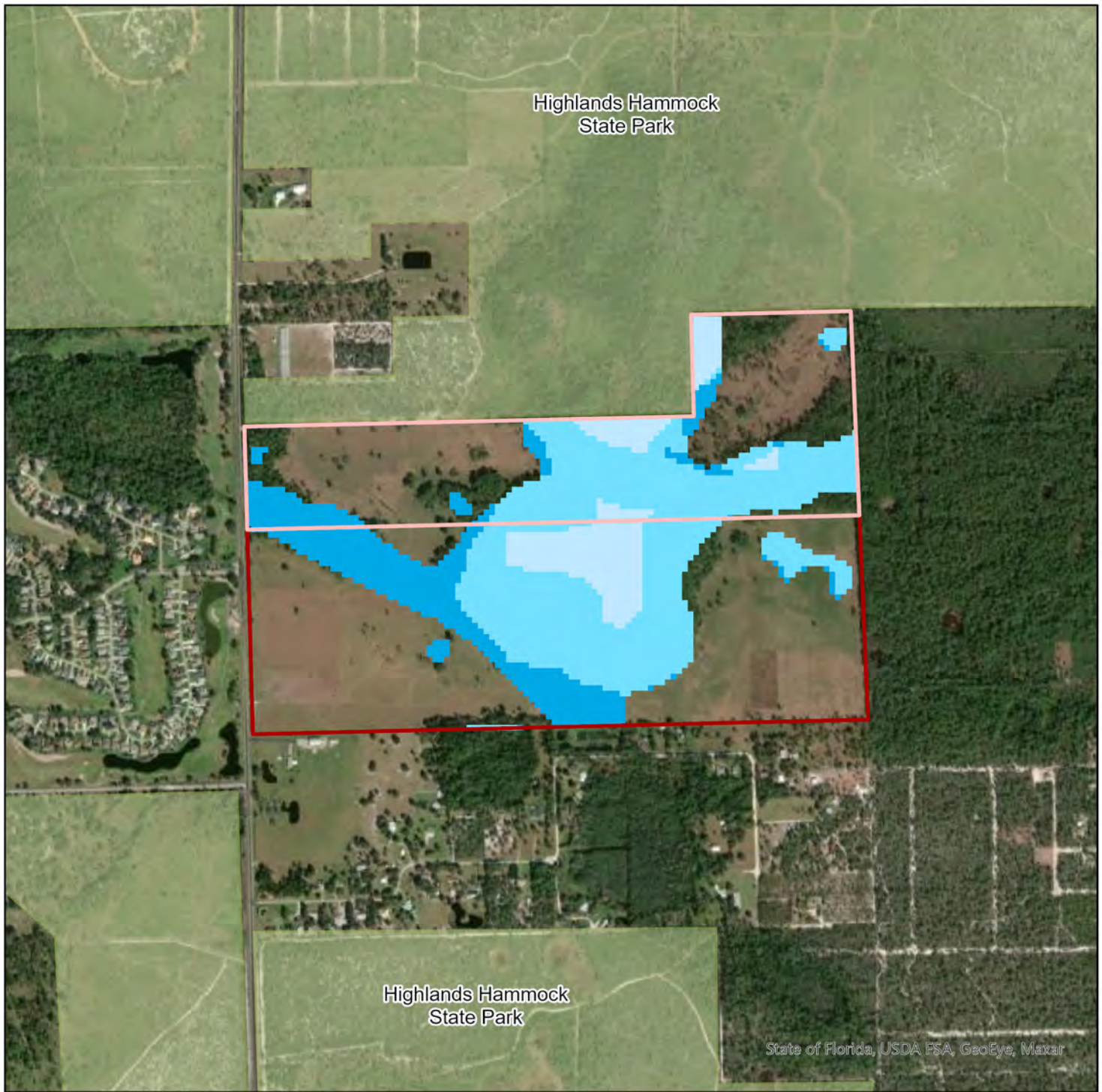


Miller Properties
Highlands County
Functional Wetlands

-  Miller, Douglas Jr & Sarah B (137.0 ac)
-  Miller, Douglas Sr & Catherine C (217.1 ac)
-  Existing Conservation Area

- Functional Wetlands (FNAI v4.4)**
-  Priority 2 - 23.4 ac
 -  Priority 3 - 84.7 ac
 -  Priority 4 - 11.2 ac





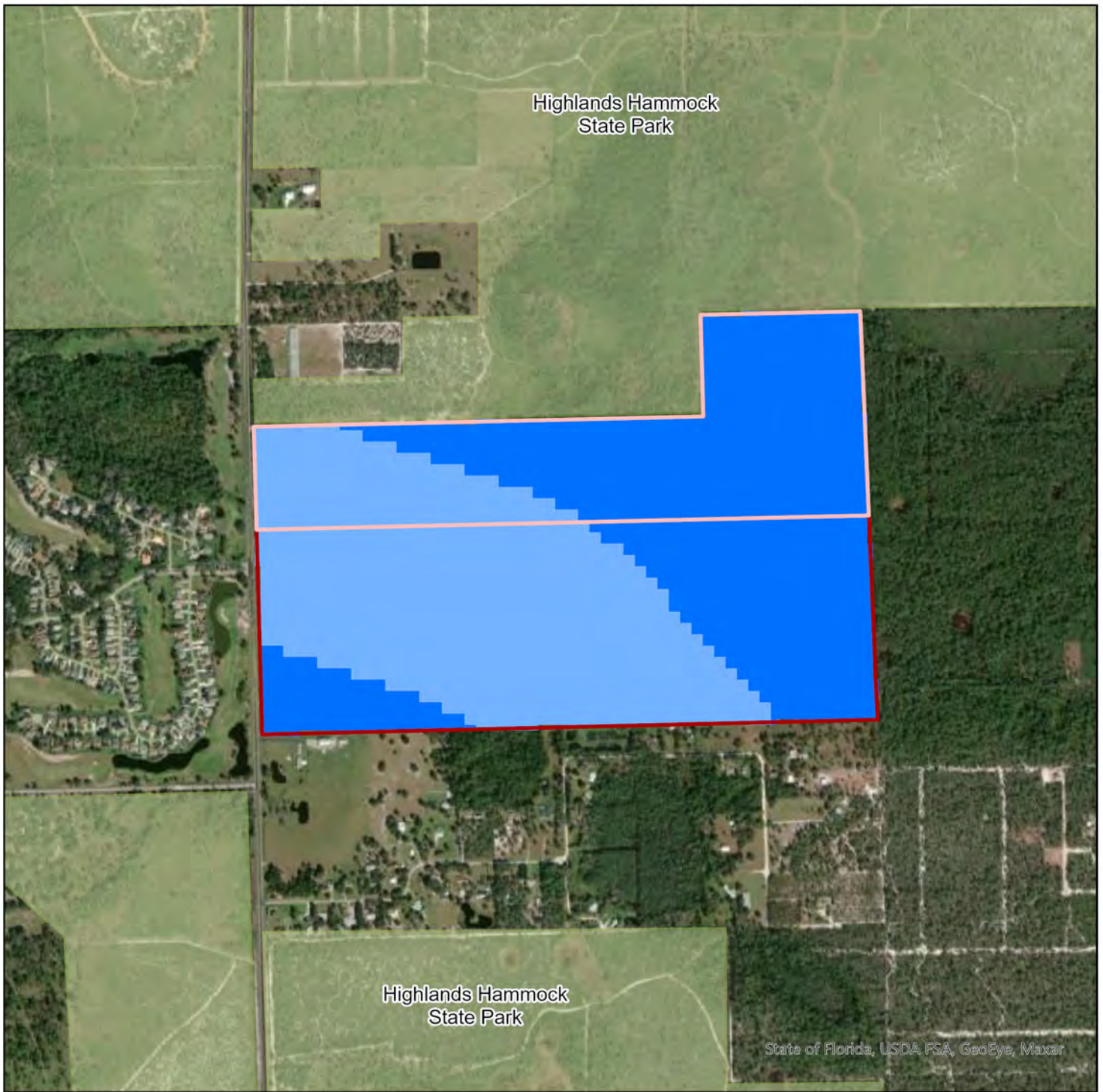
Miller Properties
Highlands County
Natural Floodplain Priorities

-  Miller, Douglas Jr & Sarah B (137.0 ac)
-  Miller, Douglas Sr & Catherine C (217.1 ac)
-  Existing Conservation Area

Natural Floodplain (FNAI v4.4)

-  Priority 2 - 15.8 ac
-  Priority 3 - 83.3 ac
-  Priority 4 - 32.4 ac





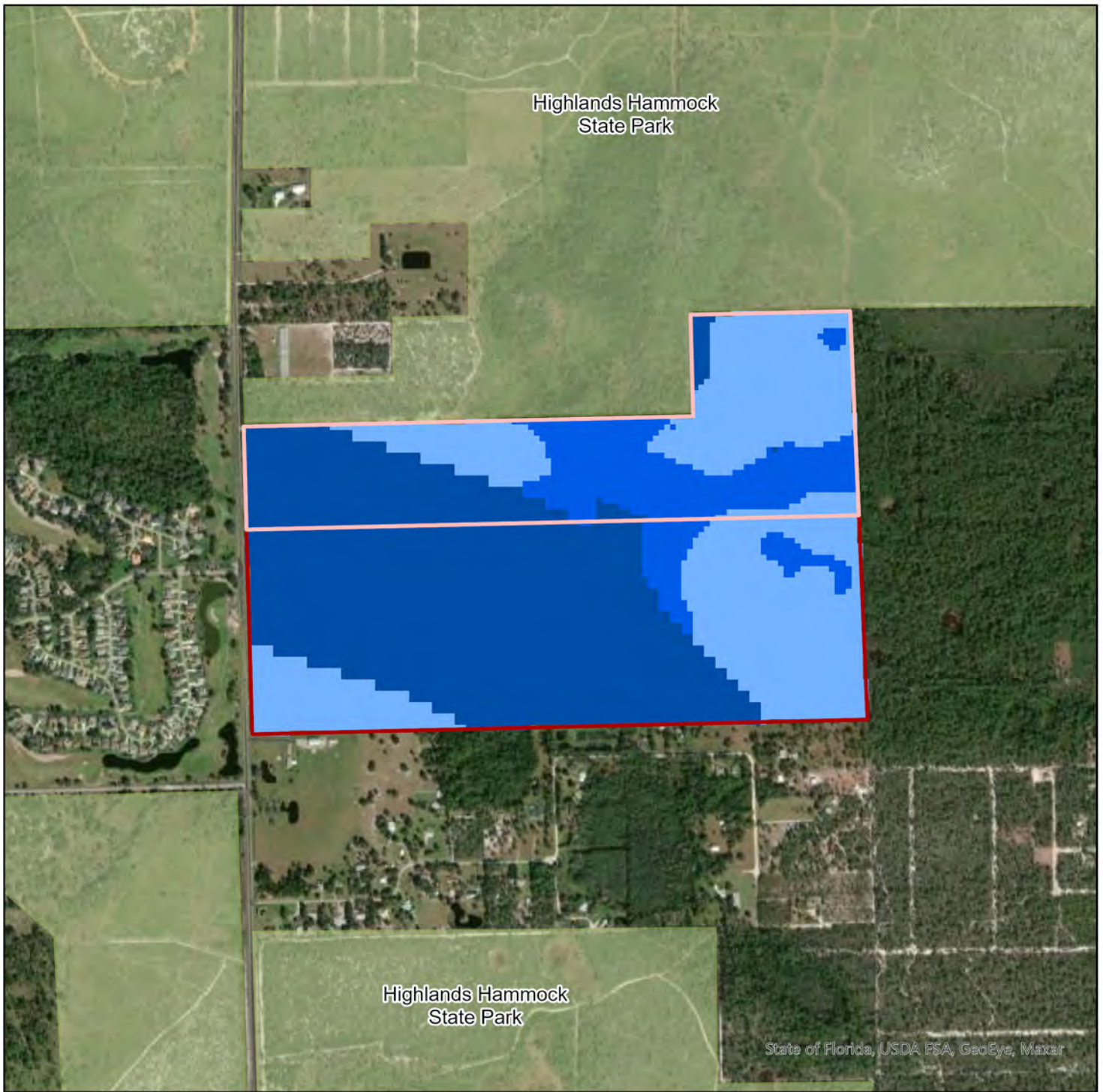
Miller Properties
Highlands County
Significant Surface Waters

-  Miller, Douglas Jr & Sarah B (137.0 ac)
-  Miller, Douglas Sr & Catherine C (217.1 ac)
-  Existing Conservation Area

**Significant Surface Waters
(FNAI v4.1)**

-  Priority 2 - 171.4 ac
-  Priority 4 - 182.8 ac





Miller Properties
Highlands County
 Surface Water Protection Priorities

- Miller, Douglas Jr & Sarah B (137.0 ac)
- Miller, Douglas Sr & Catherine C (217.1 ac)
- Existing Conservation Area

- Surface Water Protection Priorities (CLIP 4.0)**
- Priority 2 - 177.7 ac
 - Priority 3 - 49.5 ac
 - Priority 4 - 126.9 ac



Addendum 2: Rare and Imperiled Species Table

Table 1. Listing and Imperiled Species that likely or potentially occur on Miller Ranch

Common Name	Scientific Name	Group	Federal Status	State Listing ¹
Expected/Likely to Occur on Property				
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Bird	Threatened	Federal Threatened
eastern indigo snake	<i>Drymarchon couperi</i>	Reptile	Threatened	Federal Threatened
northern crested caracara	<i>Caracara cheriway</i>	Bird	Threatened	Federal Threatened
sand skink	<i>Plestiodon reynoldsi</i>	Reptile	Threatened	Federal Threatened
gopher tortoise	<i>Gopherus polyphemus</i>	Reptile	Candidate	Threatened
American alligator	<i>Alligator mississippiensis</i>	Reptile	Threatened - Similar Appearance	-
wood stork	<i>Mycteria Americana</i>	Bird	Threatened	Federal Threatened
Florida black bear	<i>Ursus Americanus floridanus</i>	Mammal	-	Black Bear Cons. Rule
Potentially Occurring on Property				
Florida panther	<i>Puma concolor coryi</i>	Mammal	Endangered	Federal Endangered
Everglade snail kite	<i>Rostrhamus sociabilis</i>	Bird	Endangered	Federal Endangered
Florida bonneted bat	<i>Eumops floridanus</i>	Mammal	Endangered	Federal Endangered
Red-cockaded woodpecker	<i>Picoides borealis</i>	Bird	Threatened	Federal Threatened
blue tail mole skink	<i>Plestiodon egregius lividus</i>	Reptile	Threatened	Federal Threatened
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Reptile	-	Threatened
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Mammal	-	Spp Special Concern
eastern diamondback rattlesnake	<i>Crotalus adamanteus</i>	Reptile	Petition Under Review	-
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Bird	-	Threatened
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Bird	-	Threatened
southeastern American kestrel	<i>Falco sparverius paulus</i>	Bird	-	Threatened
bald eagle	<i>Haliaeetus leucocephalus</i>	Bird	BAGEPA ⁴	Fl. Bald Eagle Rule
little blue heron	<i>Egretta caerulea</i>	Bird	MBTA	Threatened
tricolored heron	<i>Egretta tricolor</i>	Bird	MBTA	Threatened
roseate spoonbill	<i>Ajaja ajaja</i>	Bird	MBTA	Threatened
snowy egret	<i>Egretta thula</i>	Bird	MBTA ²	SGCN ³
black-crowned night-heron	<i>Nycticorax nycticorax</i>	Bird	MBTA	SGCN
yellow-crowned night-heron	<i>Nyctanassa violacea</i>	Bird	MBTA	SGCN
glossy ibis	<i>Plegadis falcinellus</i>	Bird	MBTA	SGCN
white ibis	<i>Eudocimus albus</i>	Bird	MBTA	SGCN
swallow-tailed kite	<i>Elanoides forficatus</i>	Bird	MBTA	SGCN
Bachman's sparrow	<i>Peucaea aestivalis</i>	Bird	-	SGCN
Florida Scrub Lizard	<i>Sceloporus woodi</i>	Reptile	-	SGCN
Gopher Frog	<i>Lithobates capito</i>	Amph.	-	SGCN
Florida mouse	<i>Peromyscus floridanus</i>	Mammal	-	SGCN
round-tailed muskrat	<i>Neofiber alleni</i>	Mammal	-	SGCN
Florida long-tailed weasel	<i>Mustela frenata peninsulae</i>	Mammal	-	SGCN
Listed or Imperiled Plants Potentially Occurring on Property				
Florida Bonamia	<i>Bonamia grandiflora</i>	Plant	Threatened	Endangered
Ashe's Savory	<i>Calamintha ashei</i>	Plant	-	Threatened
many-flowered grass-pink	<i>Calopogon multiflorus</i>	Plant	-	Threatened
sand butterfly pea	<i>Centrosema arenicola</i>	Plant	-	Endangered
Pygmy Fringe Tree	<i>Chionanthus pygmaeus</i>	Plant	Endangered	Endangered
Perforate Reindeer Lichen	<i>Cladonia perforata</i>	Lichen	Endangered	Endangered
Scrub Pigeon-wing	<i>Clitoria fragrans</i>	Plant	Threatened	Endangered
Piedmont Jointgrass	<i>Coelorachis tuberculosa</i>	Plant	-	Threatened
Short-leaved Rosemary	<i>Conradina brevifolia</i>	Plant	Endangered	Endangered
Avon Park Rabbit-bells	<i>Crotalaria avonensis</i>	Plant	Endangered	Endangered
Garrett's Scrub Balm	<i>Dicerandra christmanii</i>	Plant	Endangered	Endangered
Scrub Mint	<i>Dicerandra frutescens</i>	Plant	Endangered	Endangered

Table 1. Listing and Imperiled Species that likely or potentially occur on Miller Ranch

Common Name	Scientific Name	Group	Federal Status	State Listing ¹
Spurred Neottia	<i>Eltroplectris calcarata</i>	Plant	-	Endangered
Scrub Buckwheat	<i>Eriogonum longifolium</i> var. <i>gnaphalodes</i>	Plant	Threatened	Endangered
Hartwrightia	<i>Hartwrightia floridana</i>	Plant	-	Threatened
Highlands Scrub Hypericum	<i>Hypericum cumulicola</i>	Plant	Endangered	Endangered
Edison's Ascyrum	<i>Hypericum edisonianum</i>	Plant	-	Endangered
nodding pinweed	<i>Lechea cernua</i>	Plant	-	Threatened
Pine Pinweed	<i>Lechea divaricata</i>	Plant	-	Endangered
Florida Blazing Star	<i>Liatris ohlingerae</i>	Plant	Endangered	Endangered
Florida spiny-pod	<i>Matelea floridana</i>	Plant	-	Endangered
celestial lily	<i>Nemastylis floridana</i>	Plant	-	Endangered
Florida Beargrass	<i>Nolina atopocarpa</i>	Plant	-	Threatened
Britton's Beargrass	<i>Nolina brittoniana</i>	Plant	Endangered	Endangered
Cutthroat Grass	<i>Panicum abscissum</i>	Plant	-	Endangered
Paper-like Nailwort	<i>Paronychia chartacea</i> ssp. <i>Chartacea</i>	Plant	Threatened	Endangered
Yellow Fringeless Orchid	<i>Platanthera integra</i>	Plant	-	Endangered
Lewton's Polygala	<i>Polygala lewtonii</i>	Plant	Endangered	Endangered
Florida Jointweed	<i>Polygonella basiramia</i>	Plant	Endangered	Endangered
Small's Jointweed	<i>Polygonella myriophylla</i>	Plant	Endangered	Endangered
Scrub Plum	<i>Prunus geniculata</i>	Plant	Endangered	Endangered
giant orchid	<i>Pteroglossaspis ecristata</i>	Plant	-	Threatened
Florida Willow	<i>Salix floridana</i>	Plant	-	Endangered
Scrub Bluestem	<i>Schizachyrium niveum</i>	Plant	-	Endangered
Carter's Warea	<i>Warea carteri</i>	Plant	Endangered	Endangered
Redmargin Zephyrlily	<i>Zephyranthes simpsonii</i>	Plant	-	Threatened
Imperiled Invertebrates Potentially Occurring on Property				
Highlands Tiger Beetle	<i>Cicindela highlandensis</i>	Invert.	Candidate	SGCN
Gopher Tortoise Aphodius Beetle	<i>Aphodius troglodytes</i>	Invert.	-	SGCN
Shining Ball Scarab Beetle	<i>Ceratocanthus aeneus</i>	Invert.	-	SGCN
Scrub Tiger Beetle	<i>Cicindela scabrosa</i>	Invert.	-	SGCN
Relictual Tiny Sand-loving Scarab	<i>Geopsammodius relictillus</i>	Invert.	-	SGCN
Sand Pine Scrub Ataenius Beetle	<i>Haroldiataenius saramari</i>	Invert.	-	SGCN
Molson's Microcaddisfly	<i>Hydroptila molsonae</i>	Invert.	-	SGCN
Wakulla Spg vari-cd Microcaddisfly	<i>Hydroptila wakulla</i>	Invert.	-	SGCN
Elizoria June Beetle	<i>Phyllophaga elizoria</i>	Invert.	-	SGCN
Elongate June Beetle	<i>Phyllophaga elongata</i>	Invert.	-	SGCN
Round-Necked Romulus LH Beetle	<i>Romulus globosus</i>	Invert.	-	SGCN
Scrub Palm. Flower Scarab Beetle	<i>Trigonopeltastes floridana</i>	Invert.	-	SGCN
Yellow-bnd Typocerus LH Beetle	<i>Typocerus fulvocinctus</i>	Invert.	-	SGCN

¹ State Listings reflect the FWC state threatened species list AND the recommended changes to those listings generated by Species Actions

² Migratory Bird Treaty Act. The list above does not include all species from the MBTA list that may occur on the property. Only those

³ Species of Greatest Conservation Need as defined by FWC's Wildlife Legacy Initiative 2011. The list above does not include all species

⁴ Bald and Golden Eagle Protection Act

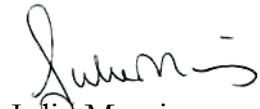
Attachment B

August 24, 2019

To Whom it May Concern:

The purpose of the letter is to acknowledge that Douglas J. Miller Jr. and Sarah B. Miller, owners of parcel C-10-35-28-A00-0010-000, have been contacted by Jimmy Wohl and myself, Julie Morris, authorized representatives for this application. The Millers are willing sellers 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

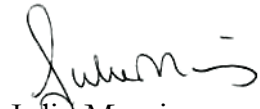
National Wildlife Refuge Association

August 21, 2019

To Whom it May Concern:

The purpose of the letter is to acknowledge that Douglas J. Miller Sr. and Catherine D. Miller, owners of parcel C-10-35-28-A00-0010-0000, have been contacted by Mr. Jimmy Wohl and myself, Julie Morris, authorized representatives for this application. They are willing sellers 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

Parcel C-10-35-28-A00-0010-0000

8400 CR 635
SEBRING, FL 33875-

Owners:

MILLER DOUGLAS J SR + CATHERINE D

Mailing Address

8600 CR 635
SEBRING, FL 33875

DOR Code: 63 - GRAZING SOIL CAP 4

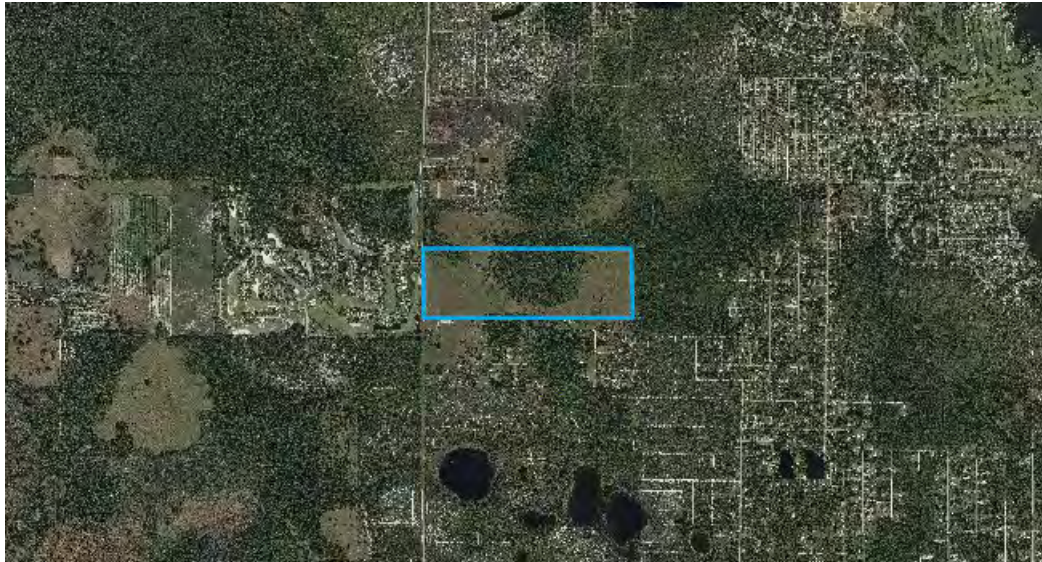
Neighborhood: 350.00 - RURAL TRACTS IN 35/28

Millage: 40 - County Southwest Water

Map ID: 28D

Legal Description

S 1/2 OF N 2/3 OF SEC 10
10-35-28/1
217.14 ACRES

**Value Summary**

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$117,102
Total Land value - Agri.	\$50,914
Income	NA
Total Classified Use Value	\$50,914
Total Just Value	\$117,102

Taxable Value Summary

Total Assessed Value	\$50,914
Total Exemptions	\$0
Total Taxable Value	\$50,914

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					
2716	1080	10	2019	WD	Qualified	Vacant	01	\$1,085,000
684	895	04	1981		Qualified	Vacant	00	\$340,100
684	894	04	1981		Unqualified	Vacant	01	\$855,100

Buildings

None

Extra Features

None

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	217.14	AC	1.00	1.00	1.00	542.19	539.29	\$117,102	
6105	PASTURE 1-4		AU	0.00	0.00	15.20	AC	1.00	1.00	1.00	125.00	125.00	\$1,900	(5 AUM)
6108	PASTURE 1 - HAY		AU	0.00	0.00	122.64	AC	1.00	1.00	1.00	335.00	335.00	\$41,084	
6306	RANGELAND - NATIVE		AU	0.00	0.00	79.30	AC	1.00	1.00	1.00	100.00	100.00	\$7,930	

DISCLAIMER:

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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

41520

40

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C103528-A0000100000
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

09/21/2020 03:54:09

EXEMPTION CODES

GAMS WERNER
12514 WILLOW BREEZE
TOMBALL, TX 77377

8400 CR 635 SEBRING
S 1/2 OF N 2/3 OF SEC 10
10-35-28/1
217.14 ACRES

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	50,914	0	50,914	8.5500	\$435.31
SCHOOL - BASIC DISCRETIONARY	50,914	0	50,914	0.7480	\$38.08
SCHOOL - CAPITAL IMPROVEMENT	50,914	0	50,914	1.5000	\$76.37
SCHOOL - GENERAL FUND	50,914	0	50,914	3.8720	\$197.14
SW FLORIDA WATER MGMT - DISTRICT	50,914	0	50,914	0.2801	\$14.26
TOTAL AD-VALOREM TAXES				14.9501	\$761.16

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
TOTAL NON AD-VALOREM ASSESSMENTS	
\$0.00	

COMBINED TAXES AND ASSESSMENTS	\$761.16
--------------------------------	----------

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

GAMS WERNER
12514 WILLOW BREEZE
TOMBALL, TX 77377

8400 CR 635 SEBRING
S 1/2 OF N 2/3 OF SEC 10
10-35-28/1
217.14 ACRES

2019-REAL ESTATE 41520

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C103528-A0000100000			40

Parcel C-10-35-28-A00-0013-0000

8300 CR 635
SEBRING, FL 33875-

Owners:

MILLER DOUGLAS J JR + SARAH B

Mailing Address

8020 CR 635
SEBRING, FL 33875

DOR Code: 63 - GRAZING SOIL CAP 4

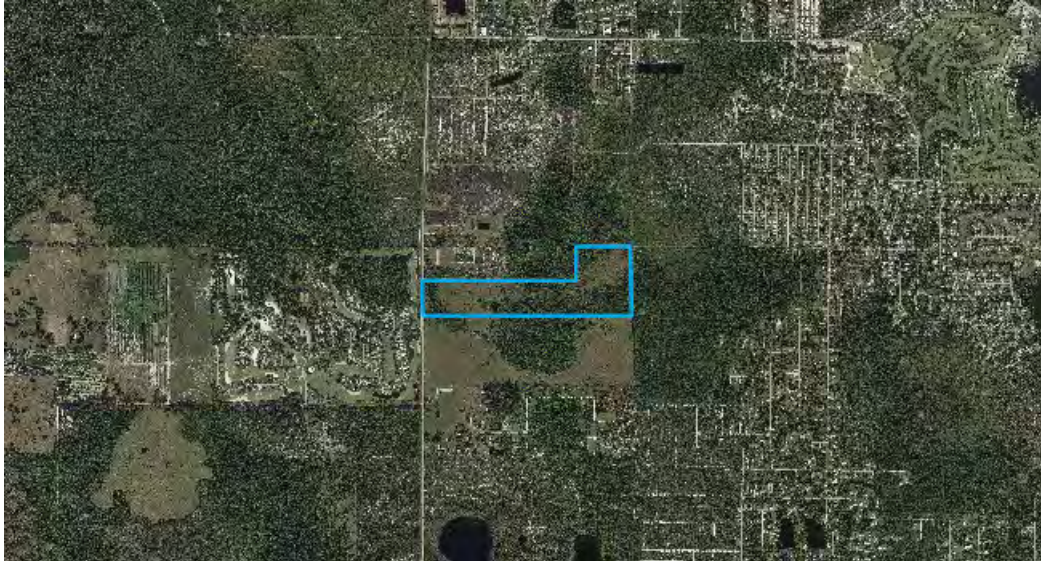
Neighborhood: 350.00 - RURAL TRACTS IN 35/28

Millage: 40 - County Southwest Water

Map ID: 28D

Legal Description

N 1/3 OF SEC 10-LESS THE
WEST 3960 FT OF NORTH 880
FT PER OR 430-PG 952
10-35-28/1.3
137.09 ACRES M/L

**Value Summary**

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$62,536
Total Land value - Agri.	\$27,189
Income	NA
Total Classified Use Value	\$27,189
Total Just Value	\$62,536

Taxable Value Summary

Total Assessed Value	\$27,189
Total Exemptions	\$0
Total Taxable Value	\$27,189

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					
2716	1708	10	2019	WD	Qualified	Vacant	01	\$685,000
684	885	04	1981		Qualified	Vacant	00	\$212,100
684	884	04	1981		Qualified	Vacant	00	\$212,100

Buildings

None

Extra Features

None

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	137.09	AC	1.00	1.00	1.00	454.94	456.17	\$62,536	
6108	PASTURE 1 - HAY		AU	0.00	0.00	57.50	AC	1.00	1.00	1.00	335.00	335.00	\$19,262	
6306	RANGELAND - NATIVE		AU	0.00	0.00	78.89	AC	1.00	1.00	1.00	100.00	100.00	\$7,889	
6308	MARSH		AU	0.00	0.00	0.70	AC	1.00	1.00	1.00	55.00	55.00	\$38	

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ERIC T. ZWAYER
HIGHLANDS COUNTY TAX COLLECTOR

2019 REAL ESTATE

41523

40

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER
C103528-A0000130000
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

09/21/2020 03:56:41

EXEMPTION CODES

TRUJILLO-ASCANIO ABRAHAM
AVE PRINCIPAL ALTAVISTA
ED OVEJITA-CATIA
CARACAS,

8300 CR 635 SEBRING

N 1/3 OF SEC 10-LESS THE
WEST 3960 FT OF NORTH 880
FT PER OR 430-PG 952

*** 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	27,189	0	27,189	8.5500	\$232.47
SCHOOL - BASIC DISCRETIONARY	27,189	0	27,189	0.7480	\$20.34
SCHOOL - CAPITAL IMPROVEMENT	27,189	0	27,189	1.5000	\$40.78
SCHOOL - GENERAL FUND	27,189	0	27,189	3.8720	\$105.28
SW FLORIDA WATER MGMT - DISTRICT	27,189	0	27,189	0.2801	\$7.62
TOTAL AD-VALOREM TAXES			14.9501		\$406.49

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
TOTAL NON AD-VALOREM ASSESSMENTS	
	\$0.00

COMBINED TAXES AND ASSESSMENTS	\$406.49
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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

TRUJILLO-ASCANIO ABRAHAM
AVE PRINCIPAL ALTAVISTA
ED OVEJITA-CATIA
CARACAS,

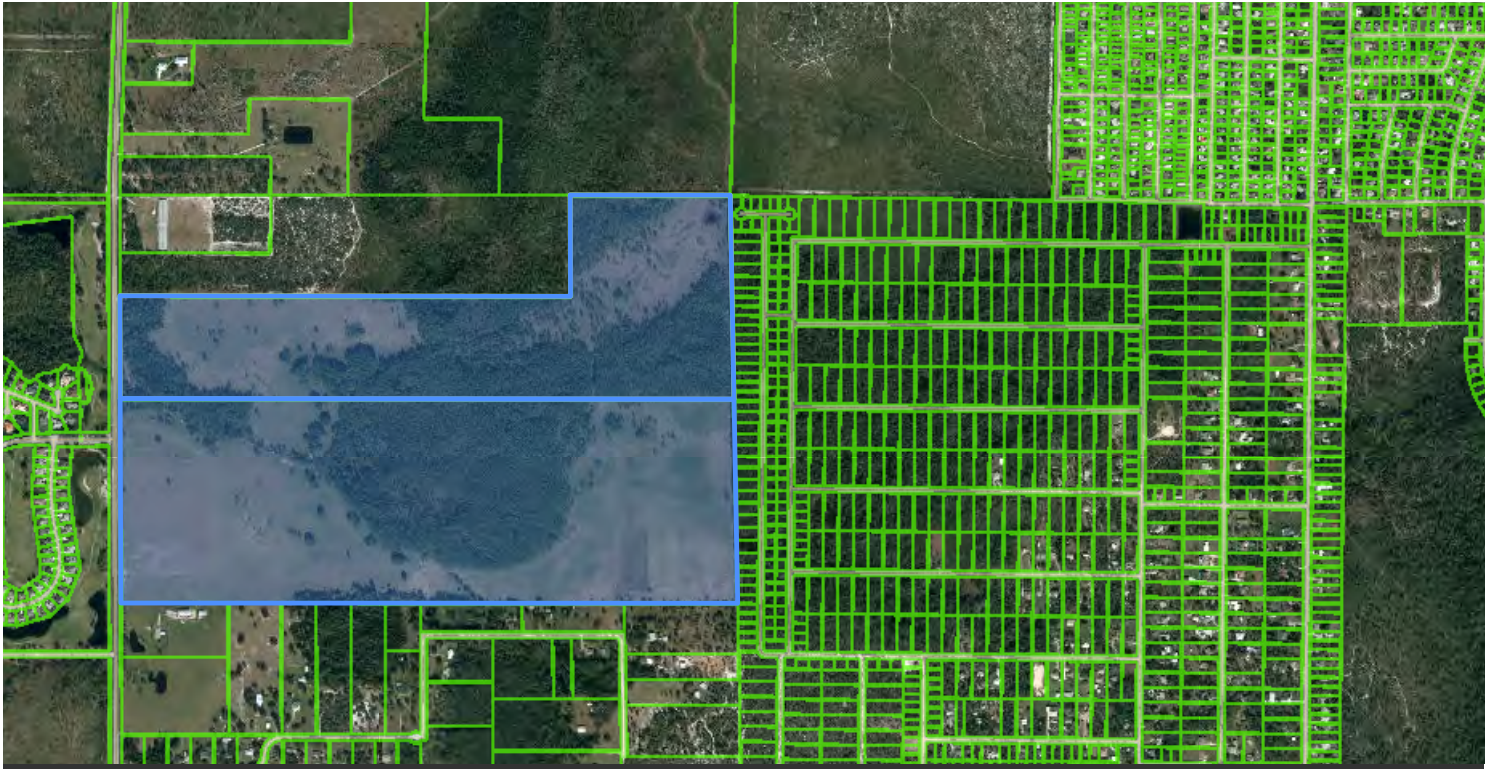
8300 CR 635 SEBRING
N 1/3 OF SEC 10-LESS THE
WEST 3960 FT OF NORTH 880
FT PER OR 430-PG 952
*** SEE TAX ROLL FOR EXTRA LEGAL ***

2019-REAL ESTATE 41523

ACCOUNT NUMBER	ESCROW CD	EXEMPTION CODES	MILLAGE CODE
C103528-A0000130000			40

Attachment C

Highlands County Property Appraiser



Search Results (Polygon yields 2 parcels)

Parcel ID	Site Address	City	Owner Name	Mailing Address
C-10-35-28-A00-0010-0000	8400 CR 635	SEBRING	MILLER DOUGLAS J SR + CATHERINE D	8600 CR 635 SEBRING, FL 33875
C-10-35-28-A00-0013-0000	8300 CR 635	SEBRING	MILLER DOUGLAS J JR + SARAH B	8020 CR 635 SEBRING, FL 33875

