

**Florida Forever
Boundary Amendment Application**



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment 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 (Rule [18-24.005](#), Florida Administrative Code). Refer to 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."

Existing Florida Forever Project (proposed for amendment): Maytown Flatwoods

Property Proposed for Boundary Amendment: Buck Lake

Name/Affiliation Proposing Amendment: Logan Holz/Land Advisors Organization

Mailing Address: 111 Solano Rd. Suite B, Ponte Vedra Beach, FL 32082

Street	City	State	Zip
111 Solano Rd. Suite B	Ponte Vedra Beach	FL	32082

Primary Phone: 904-509-4608 Email: lholz@landadvisors.com

Please note: Applications for boundary amendments must be submitted at least 30 working days prior to a scheduled meeting of the ARC. Meeting dates and submission deadlines are published on the ARC [webpage](#). This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (.pdf preferred) to the email address below. Alternate formats such as a CD or USB drive may also be sent via mail. Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11" x 17". The Florida Forever Goals, Performance Measures and Criteria can be accessed on our [website](#). Applicants may also consult the Florida Natural Areas Inventory [Conservation Lands map](#) to view current Florida Forever project boundaries and to ensure the proposed parcel(s) are not already within an approved project boundary.

SUBMIT COMPLETE APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail 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

Visit our [website](#) for more information.

**Florida Forever
Boundary Amendment Application**



Supporting documentation

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

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

Attachment B. Ownership and tax information must include:

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

Attachment C. Maps and Aerial Photographs

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

**Florida Forever
Boundary Amendment Application**



Authorized Representative

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

Property/project name: Buck Lake

Name/Affiliation of Authorized Representative: Logan Holz/Land Advisors Organization

Mailing Address: 111 Solano Road, Suite B, Ponte Vedra Beach, FL 32082

Street

City

State

Zip

Primary Phone: (904-509-4608)

Email: lholz@landadvisors.com

Property information

Section 37 Township 20 Range 33

Lat/Long _____

Acres 554.75

Parcel identification number(s):

033700000010

Landowner Information

[Signature]
Landowner Signature

10/20/21
Date

Stanley H. Sandefur, Trustee
Landowner Name (print)

Mailing Address: 181 Timacuan Blvd., Lake Mary, FL 32746

Street

City

State

Zip

Primary Phone: (407) 321-8200

Email: shs@sandefurco.com OR
kes@sandefurco.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 - BUCK LAKE

The subject property consists of approximately 554.75 acres located north of State Road 46 in Volusia County, Florida. It is accessed via State Road 46 by way of an access easement on Alderman Road. It is square shaped with approximate dimensions of some 4,800 feet by 5,200 feet. The western boundary abuts 626 acres owned by the St. Johns River Water Management District which is included in the Buck Lake Conservation area. Directly north is the 918 acre Colbert – Cameron Mitigation Bank. To the east the property shares a boundary with the western boundary of the 7,283 acre Maytown Flatwoods Florida Forever project. The owner hereby requests that the boundary for the Maytown Flatwoods project be amended to include the subject property to be considered for a less than fee acquisition.

The habitat of the property consists of volunteer flatwood oaks and pines, interspersed with open prairie uplands in sandy soils. There are no planted pines on the property, nor are there any signs of previous silviculture activity. The headwaters of Buck Lake transverses through the middle of the property, ultimately discharging into the larger portion of Buck Lake located less than one half of a mile southeast of the property. There are several separate pristine natural lakes located on the property as well. There are no structures or docks currently located on the property, nor does it appear that there ever have been any. The owner believes that there might be an archeological mound on the property.

The property is strategically located in an area designated as a Florida Greenway Network Strategic Priority 1 in the Florida Wildlife Corridor. See attached an email correspondence with DEP confirming that the property is located in a Priority 1 area.

The owner has been approached by mining operators to mine the property for suitable structural fill. The soils would be more than adequate to provide off site fill for road construction, particularly given the property's close proximity to State Road 46.

The owner has owned the property since 1992 and has used it for recreational purposes. Should this request to amend the boundary of Maytown Flatwoods to include the property be granted, the owner has expressed interest in preserving it with a conservation easement that would allow him to continue using the property for recreational purposes.

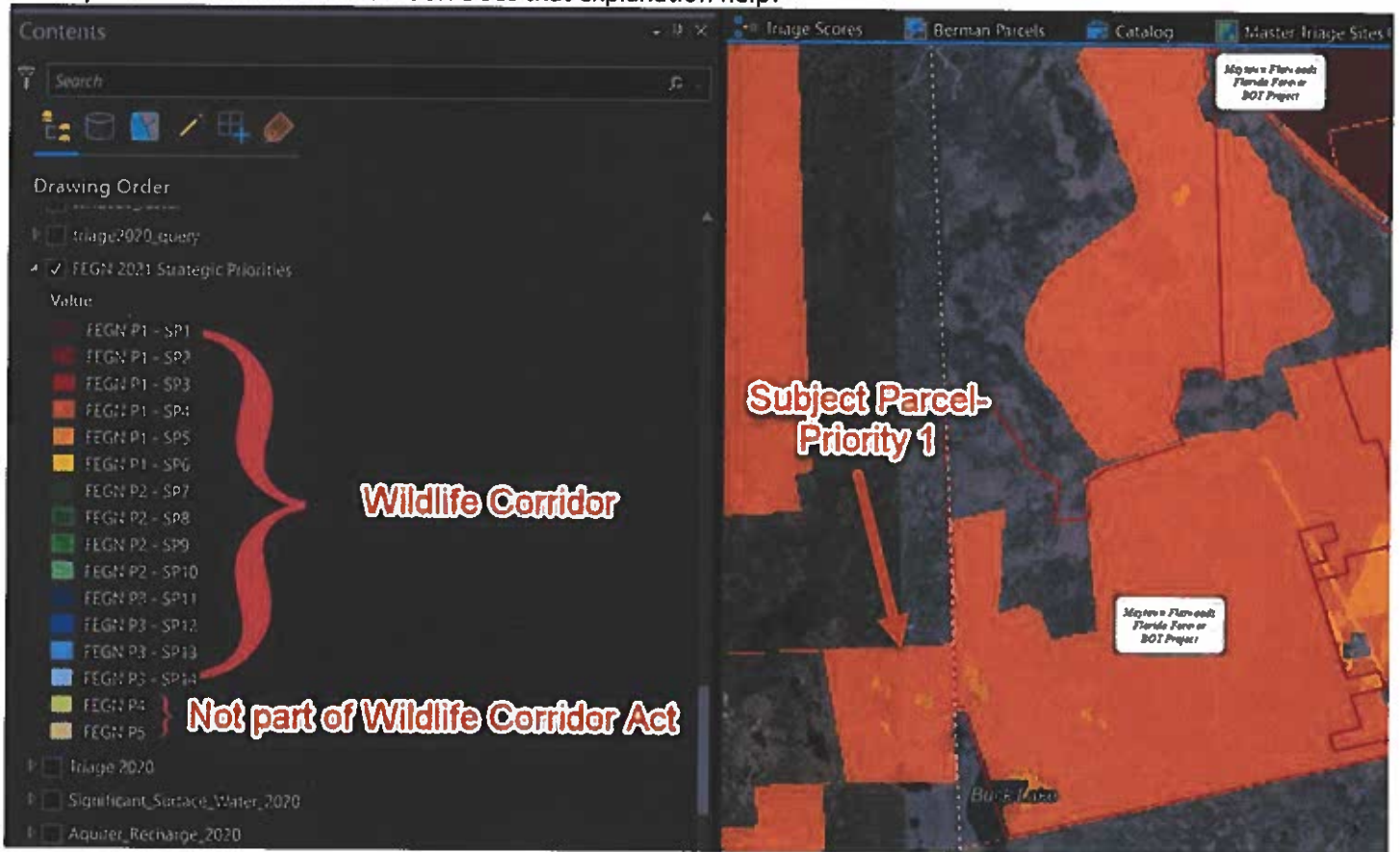
ATTACHMENT A – BUCK LAKE

Logan Holz

From: Shoaf, Bryan <Bryan.Shoaf@dep.state.fl.us>
Sent: Thursday, September 9, 2021 1:06 PM
To: Logan Holz
Subject: RE: DEP website inquiry for GIS | Florida Forever

The Florida Ecological Greenway Network Strategic Priorities is actually divided into Strategic Priorities 1-5. The Florida Wildlife Corridor is defined as the FEGN Strategic Priorities 1-3. This means your parcel, Priority 1, is in the area designated as the Florida Wildlife Corridor. So there are other areas with designations of 4 and 5 within the FEGN Strategic Priorities. These areas are still strategic priorities, however they are not classified as within the Wildlife Corridor.

Priority 1 - 3 = Florida Wildlife Corridor. Does that explanation help?



From: Logan Holz <LHolz@landadvisors.com>
Sent: Thursday, September 9, 2021 12:44 PM
To: Shoaf, Bryan <Bryan.Shoaf@dep.state.fl.us>
Subject: RE: DEP website inquiry for GIS | Florida Forever

Can you please explain to me what "FEGN Strategic Priority One" means? I'm new to this...



ATTACHMENT B – BUCK LAKE

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 3764692
Parcel ID: 03370000010
Township-Range-Section: 20 - 33 - 37
Subdivision-Block-Lot: 00 - 00 - 0010

Business Name:
Owner(s): SANDEFUR STANLEY H TR - TR - Trust - 100
Mailing Address On File: 181 TIMACUAN BLVD
LAKE MARY FL 32746

Physical Address: NO ROAD, MIMS 32754
Building Count: 0
Neighborhood: 5804 - LAKE HARNEY WEST
Subdivision Name:
Property Use: 9500 - RIVERS/LAKES
Tax District: 100-UNINCORPORATED - WESTSIDE
2020 Certified Millage Rate: 19.7869
Homestead Property: No
Agriculture Classification: No
Legal 1: 37-20-33 S 5342.7 FT OF N 11913 FT OF B SEGUI GRANT MEAS ON
Legal 2: W/L PER OR 3788 PG 0860

Property Values

Tax Year:	2021 Final	2020 Final	2019 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$0	\$0	\$0
Land Value:	\$273,500	\$273,500	\$273,500
Just/Market Value:	\$273,500	\$273,500	\$273,500

Working Tax Roll Values by Taxing Authority

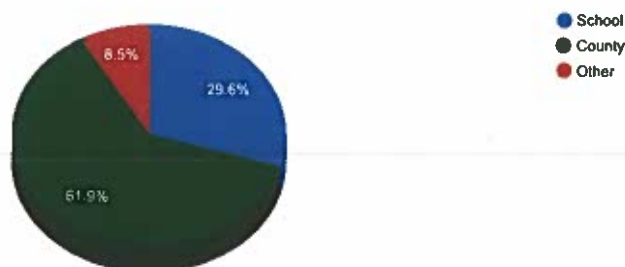
Values shown below are the 2021 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2021 PROPOSED MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$273,500	\$273,500	\$0	\$273,500	1.5000	\$410.25
0012 DISCRETIONARY	\$273,500	\$273,500	\$0	\$273,500	0.7480	\$204.58
0011 REQ LOCAL EFFORT	\$273,500	\$273,500	\$0	\$273,500	3.5540	\$972.02
0510 FIRE DISTRICT	\$273,500	\$273,500	\$0	\$273,500	3.8412	\$1,050.57
0050 GENERAL FUND	\$273,500	\$273,500	\$0	\$273,500	5.4500	\$1,490.58
0055 LIBRARY	\$273,500	\$273,500	\$0	\$273,500	0.5174	\$141.51
0310 VOLUSIA COUNTY MSD	\$273,500	\$273,500	\$0	\$273,500	2.1083	\$576.62
0058 VOLUSIA ECHO	\$273,500	\$273,500	\$0	\$273,500	0.2000	\$54.70
0057 VOLUSIA FOREVER	\$273,500	\$273,500	\$0	\$273,500	0.2000	\$54.70
0059 VOLUSIA FOREVER I&S 2005	\$273,500	\$273,500	\$0	\$273,500	0.0000	\$0.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$273,500	\$273,500	\$0	\$273,500	0.0320	\$8.75
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$273,500	\$273,500	\$0	\$273,500	0.2287	\$62.55
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$273,500	\$273,500	\$0	\$273,500	1.4073	\$384.90
					19.7869	\$5,411.72

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax	Estimated Non-Ad Valorem Tax
				\$5,411.72	\$0.00
				Estimated Taxes:	\$5,411.72
				Estimated Tax Amount without SOH/10CAP	\$5,411.72

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Ased	County Exemptions	County Taxable	HX Savings
2020	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0

2019	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2018	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2017	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2016	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2015	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2014	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2013	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0
2012	\$273,500	\$0	\$273,500	\$273,500	\$0	\$273,500	\$0

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9500-SUBMERGED	A-ACRE		547.0000				500	\$273,500
Total Land Value:									\$273,500

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
3788 / 0860	1992161156	11/15/1992	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$8,000
3767 / 1609	1992114715	04/15/1990	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
3001 / 0663		06/15/1987	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
2838 / 0975		05/15/1984	PR-vcpa pr	UNQUALIFIED	VACANT	\$100
2576 / 1362		05/15/1984	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$65,000
2838 / 0978		05/15/1984	TD-TAX DEED	UNQUALIFIED	VACANT	\$100

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
37-20-33 S 5342.7 FT OF N 11913 FT OF B SEGUI GRANT MEAS ON W/L PER OR 3788 PG 0860	100	20 - 33 - 37	00 - 00 - 0010	01-JAN-82

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
------	--------	-------------	--------



ATTACHMENT B – BUCK LAKE

October 21, 2021

Deborah Burr, Program Administrator
Office of Environmental Services
Division of State Lands
Department of Environmental Protection

RE: Florida Forever Boundary Amendment Application – Buck Lake
Volusia County, Florida

Dear Ms. Burr:

Please consider this letter confirmation of my willingness to submit this application for my property, and my interest in it being considered for a less than fee acquisition.

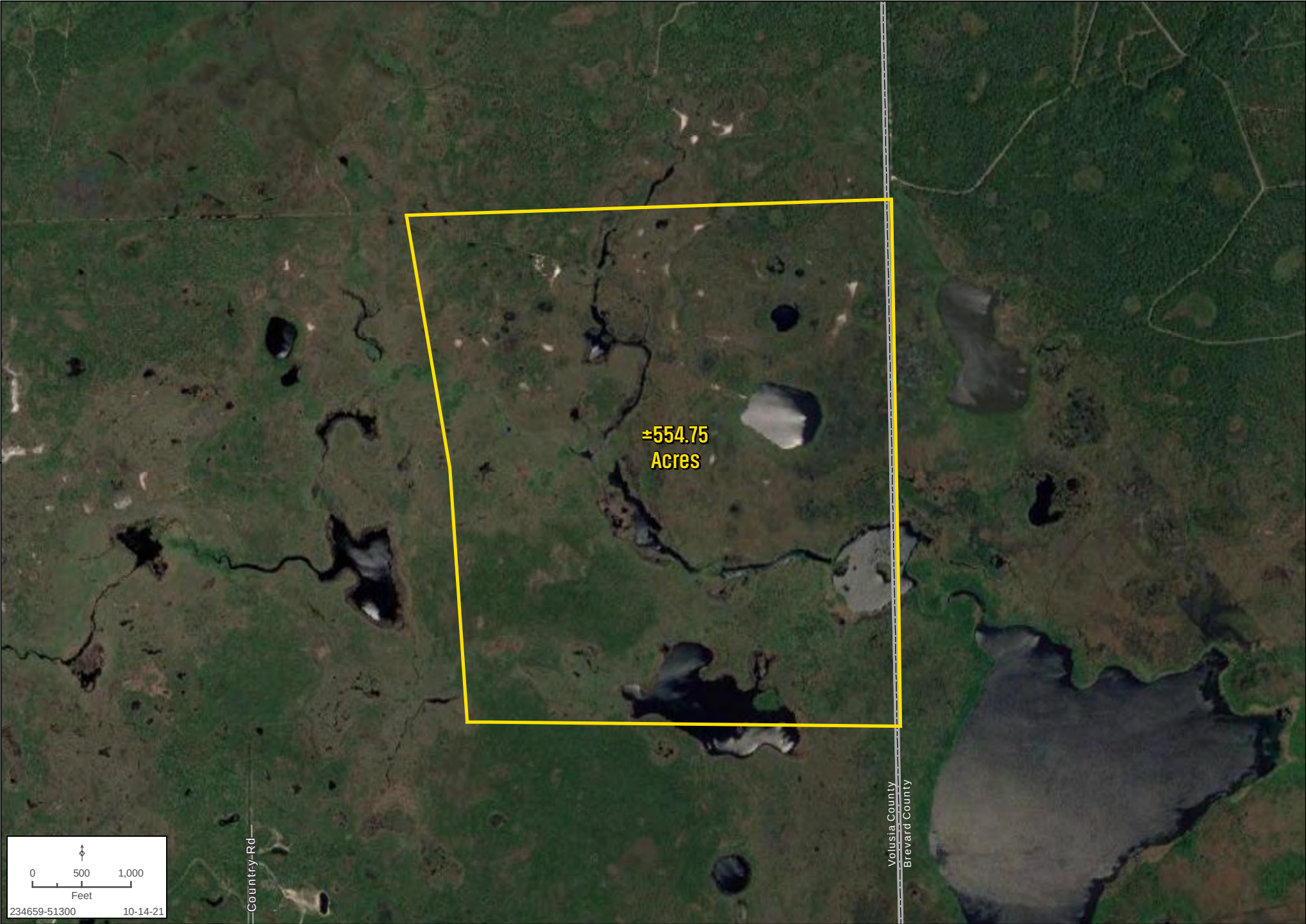
Sincerely,

Stanley H. Sandefur
Trustee

SHS/ks

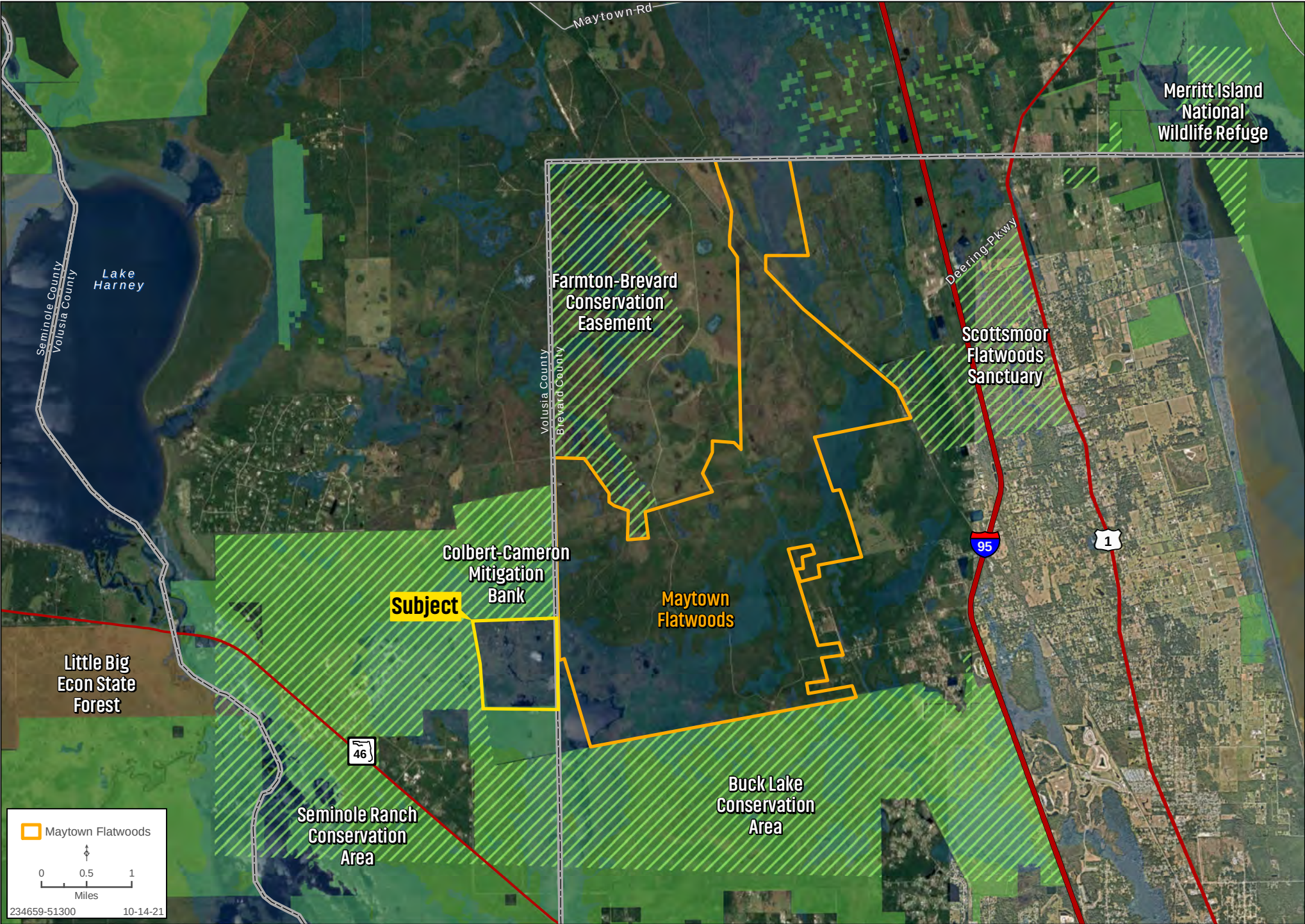
DETAIL MAP | BUCK LAKE | ATTACHMENT C

904.509.4608 | www.landadvisors.com



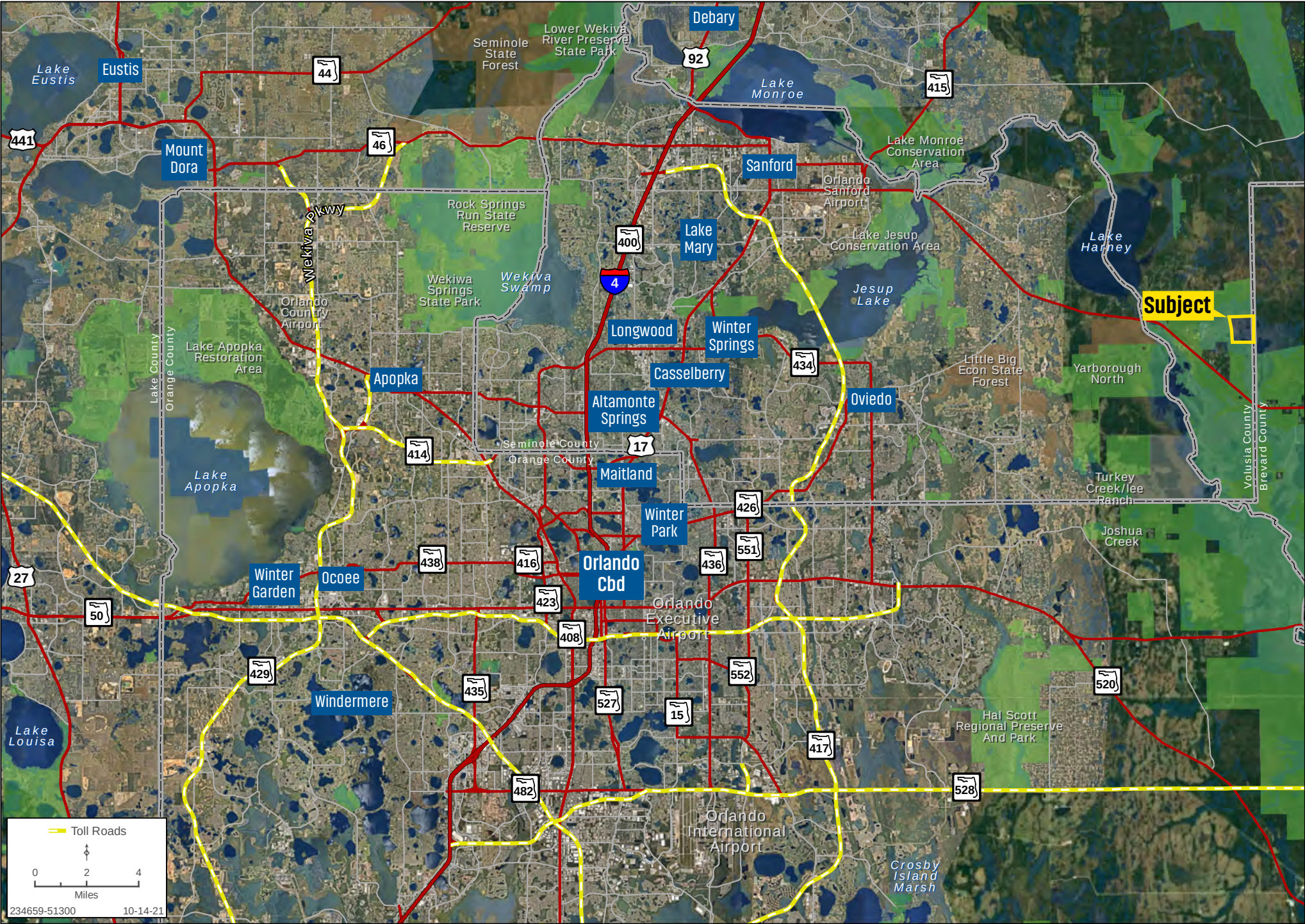
CONSERVATION LANDS MAP | BUCK LAKE | ATTACHMENT C

904.509.4608 | www.landadvisors.com



METRO MAP | BUCK LAKE | ATTACHMENT C

904.509.4608 | www.landadvisors.com



REGIONAL MAP | BUCK LAKE | ATTACHMENT C

904.509.4608 | www.landadvisors.com

