

Florida Forever New Project Application



[Florida Forever](#) is the State's conservation and recreation lands acquisition program. To be considered for acquisition a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the Florida Forever [Goals, Performance Measures and Criteria](#). The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by The Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition. Proposed projects are prioritized and ranked in categories by ARC members in December and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in May, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted two times per year, April 30 and October 31. To propose a new project for the Florida Forever Priority List, submit this application, along with the supporting documentation specified in Attachments A-C below in electronic format (.pdf format 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 ensure the proposed parcel(s) are not already within an approved project boundary.

General Information

Proposed Florida Forever Project: Charlie Creek

Nearest City Avon Park County(s) Hardee

Sponsor/Affiliation Proposing Project: 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

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.

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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, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

Florida Forever
New Project 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 Hardee County, Florida.

Property/project name: Charlie Creek

Name/Affiliation of Authorized Representative: Julie Morris - National Wildlife Refuge Association

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 see below Township 33 Range 27
Lat/Long 27°34'52.74"N / 81°38'13.66"W
Acres 1627.47

Parcel identification number(s):

21-33-27-0000-10010-0000 Section: 21

30-33-27-0000-07500-0000 Section: 30

29-33-27-0000-10010-0000 Section: 29

28-33-27-0000-10010-0000 Section: 28

32-33-27-0000-05000-0000 Section: 32

33-33-27-0000-02550-0000 Section: 33

Landowner Information

Carol B. Sanders
Landowner Signature

Oct. 21, 2021
Date

Carol B. Sanders
Landowner Name (print)

Mailing Address: 805 Old Town Creek Rd, Zolfo Springs Fla 33890
Street City State Zip

Primary Phone: (863) 791-0884 Email: Carol B. Sanders@egma

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.

or 863-791-0886

Attachment A.

Note: There is a discrepancy between boundaries in GIS maps and Hardee County's property appraisal maps. Maps made from their parcel GIS data calculate acreage at 1,533.7 acres, but Hardee County's property appraisal maps calculated a total of 1,547.1 acres. Since property boundaries are visually the same, it is unclear where this discrepancy lies. For the purposes of this application, we refer to the property appraiser's website data for project and parcel total, but must use their GIS data for our maps, so values reported on these will be less around 14 total acres.

A.1 Descriptive location of the project (see Addendum 1 for maps)

Charlie Creek is a 1,547.1-acre less-than-fee new Florida Forever project located in northeastern Hardee County. Charlie Creek is situated on the intersection of State Road-64 and Old Town Creek Road, the eastern boundary follows less than one mile of Old Town Creek Road and approximately one mile of SR-64 follows the southern boundary. The Lake Wales Ridge is four miles to the east, Wauchula is about eight miles to the west, and Avon Park is five miles to east. The property shares its northern boundary with the Charlie Creek Cattle Company (CCCC) Agricultural and Conservation Easements managed by Florida Department of Agricultural and Consumer Services, Florida Forest Service and is less than a mile northeast of the Hardee Flatwoods Florida Forever project. The Charlie Creek headwaters are in northeast Hardee County, on the eastern slope of the Lake Wales Ridge near Lake Livingston. It flows south-southwest approximately eight miles before reaching the property, with seven miles of that course passing through conservation easement lands. The channelization of Charlie Creek waterway originates on the CCCC easement and enters the proposed property boundary from the north-northwest and leaves the property at the southern-most point near SR-64, eventually flowing into the Peace River.

The Charlie Creek property is a rare opportunity to build upon existing conservation acquisitions that together would form an invaluable ecological connection between the Peace River, Horse Creek, and Myakka Ranchlands conservation properties to the west, with the Lake Wales Ridge Ecosystem and Avon Park Air Force Base to the east. There are precious few opportunities to achieve further east-west ecological connectivity in this part of the state. The property is almost entirely identified as a Priority 1-Critical Linkage (1,515 ac) in the Florida Ecological Greenways Network (FEGN) model of the Critical Land and Waters Identification Project (CLIP v.4.4 – note that underlying CLIP models do not all have the same version number in the GIS data). Approximately 927 acres have been identified as Priorities 2-3 for the Strategic Habitat Conservation Areas (v.4.2). There are at least 1,152 acres of Highest Priorities 1-3 Biodiversity Resource Lands (v.4.0). Lastly, the property has 611 acres as Priority 2 Functional Wetlands (v.4.4), 646 acres of Priority 2 Surface Water (v.4.0), 1,090 acres as Priority 2-3 Natural Floodplain (FNAI v.4.4), and 942 acres are classified as Priority 3-4 Aquifer Recharge (v.4.1).

The site totals 1,547.1 acres and consists of 5 parcels in Wauchula. The Hardee County Property Appraiser website lists the total tax assessed value as \$174,748.

A.2 General characteristics of property (see Addendum 1 for maps)

Charlie Creek is the shape of a large rectangle with a southcentral protuberance. The property is approximately two miles wide (east-west) at its widest and approximately 1.6 miles in length (north-south, includes length of protuberance) at its widest. Protuberance is just over a mile wide (east-west). Its soils are of the types that are associated with creek and slough floodplains surrounded by mesic flatwoods, typical for this region. The three dominant soil types are Bradenton-Felda-Chobee (frequently flooded, 592.1 ac), Manatee mucky fine sand (depressional, 354.7 ac), and Pomona fine sand with 0-2%

slopes (313.3 ac). The remaining soils are fine sands or muck soils common to the region but make up a relatively small proportion of the soils on the property. The Charlie Creek and its contributing local sloughs through this property have been channelized but are buffered by large swaths of mixed-wetland hardwoods, wet prairie, and interspersed marshes.

A.2.1 Natural and biological resources

Wildlife

Although there are no confirmed imperiled species denoted on Charlie Creek by Florida Natural Areas Inventory, the landowner reports observing federally threatened eastern indigo snake (*Drymarchon couperi*), federal listing candidate gopher tortoise (*Gopherus polyphemus*), state threatened Florida burrowing owl (*Athene cunicularia floridana*) and Florida sandhill crane (*Grus canadensis pratensis*), as well as state listed species of special concern Sherman's fox squirrel (*Sciurus niger shermani*). Northern crested caracara (*Caracara cheriway*) are likely to frequent the property. Charlie Creek has suitable habitat for the federally threatened wood stork (*Mycteria americana*) – which occurs on adjacent properties or within one mile. The property also has potentially suitable habitat for the federally endangered red-cockaded woodpecker (*Picoides borealis*), federally threatened sand skink (*Plestiodon [Neoseps] reynoldsi*), and the Florida black bear (*Ursus americanus floridanus*). The southeastern corner of the site is just within the “common” designation of Florida black bear range for the Everglades-Highlands population as denoted by the Florida Fish and Wildlife Conservation Commission. In 2017, a single active bald eagle (*Haliaeetus leucocephalus*) nest was observed on the property. A full listing of rare, and federal and state listed species that are expected to occur or have potential to occur at Charlie Creek can be found in Addendum 2.

Land cover communities

The land cover on Charlie Creek is dominated by a cleared area of channelized floodplain that is now described as wet prairie (249 acres), surrounded by the remaining floodplain mixed-wetland hardwood forest (698 acres), and an edge habitat of improved pasture (403 acres). Historically, wet/mesic flatwoods were probably the dominant natural community in what is currently pasture lands. Charlie Creek also contains patches of mesic flatwoods (57 acres) in the northeast portion of property, mixed-hardwood coniferous (32 acres) in southwest and southeast corners, cypress (39.3 acres) in the northwest corner, and marshes (30.3 acres) primarily along southeast boundary. For the purposes of this analysis, we accede to the Florida Natural Area's Inventory Cooperative Land Cover data (CLC version 3.4) to classify the land cover on the site but describe any existing nuance within each classification rather than attempt to reclassify individual intermediate areas.

Mixed Wetland Hardwoods (2233) – 697.5 ac

Wetland hardwoods are located throughout the central extent of the property following the Charlie Creek waterway and its natural floodplain. They begin in the north-northwest corner, diagonally stretch across the property and end in the south-southeast protuberance. They form a canopy of water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), red maple (*Acer rubrum*), and cabbage palm (*Sabal palmetto*). When present, the understory contains saw palmetto, gallberry, and blackberry, with smaller palms and ferns, but little to no ground cover. Other common plants in this community include wax myrtle, dahoon holly, sweetgum, American beautyberry, poison ivy, Virginia

creeper, and trumpet vine. 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.

Improved Pasture (183313) – 403.3 ac

Bahiagrass pastures are located on the eastern side and southwest corner of property. Approximately 100 acres of improved pasture on the southeast corner seems to have been converted for planting crops, potentially row crops or a citrus grove. Fertilizer is applied once a year and soil samples are conducted. Weed control is very effective as evident of the pastures, and pasture burning is conducted every other year during the early spring.

Wet Prairie (2111) – 249.3 ac

The Wet Prairie described in the CLC data occur in the center of the property on what is the Charlie Creek floodplain, surrounded by mixed wetland hardwoods. The 1942 aerial imagery of this area shows that this was likely a mixed wetland hardwood forest before it was channelized for drainage. Cattle are rotationally grazed on the wet prairie during winter months. Fertilizer is applied once a year and soil samples are conducted. Weed control is very effective as evident of the pastures, and pasture burning is conducted every other year during the early spring.

Mesic Flatwoods (1311) – 57.1 ac

Mesic flatwoods occur on poorly drained mesic soils, primarily in patches that border the wetland forests along the channelized former sloughs and Old Town Creek that are now channelized to convert adjacent lands to agriculture. Mesic flatwoods were likely to be the dominant wetland community prior to agricultural conversion. The landowner actively attempts to burn all pine flatwoods into the hammock edges every 2-4 years.

Cypress (2211) – 39.3 ac

Cypress dominated bottomland communities occur primarily in the northwest corner of property; other small patches exist in northern and southern areas.

Mixed Hardwood-Coniferous (1400) – 31.7 ac

Mixed hardwood-coniferous landcover can only be found in patches of slightly drier soils in the southwest and southeast corners of property. These are forests that haven't been cleared for agriculture but occur between where the wetland hardwood forest soils grade into drier soils associated with adjacent improved pasture.

Marshes (2120) – 30.3 ac

Majority of marshes on the property are along the southeast boundary along SR-64. Freshwater marshes occur isolated sporadically through the center of the property. Historically, most of these systems were portions of larger, slough-like wetland systems or depressions in areas of mesic forests. Most have been ditched or cut off, but all naturally keep relatively long hydroperiods. They have very poorly drained, mucky, and/or depressional soils that are frequently flooded and support herbaceous wetland and emergent aquatic plant species. Species common to these marshes are maidencane (*Panicum hemitomon*), common arrowhead (*Sagittaria latifolia*), pickerelweed (*Pontederia cordata*), cattails (*Typha* spp.), and alligator flag (*Thalia geniculata*). These wetlands also provide habitat for the American Alligator (*Alligator mississippiensis*), and the imperiled wading bird species snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), black-crowned night-heron (*Nycticorax nycticorax*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), and white ibis (*Eudocimus albus*).

Rural Open (1831) – 20.8 ac

A relatively small patch of former mesic flatwoods exists on the western border below the patch of cypress. This area appears to have been cleared in the past, dominated by oaks, saw palmetto, and abundant groundcover.

Transportation (1840) – 2.3 ac

Excluding roadways along property boundaries, there are only dirt roads throughout the property most of which follow the ditched drainage system.

Shrub and Brushland (1500) – 1.9 ac

This small patch in the east-central portion of the property is cut-over flatwoods in which the saw palmetto and other shrubs have recovered. Common species include wax myrtle, saltbush, sumac, saw palmetto, blackberry, gallberry, slash pine, and shrubby oaks.

Residential, Medium Density – 2-5 Dwelling Units/ac (18221) – 0.2 ac

This land cover is a figment of the mapping process; the property boundary in the GIS data slightly overlaps with adjacent residential areas.

A.2.2 Hydrological characteristics

The Charlie Creek project is built around a wide swath of wetlands associated with the creek floodplain and buffered by mesic pastures. Approximately 0.4 nautical mile of a natural branch of the Charlie Creek meanders onto and ends in the northwest corner of the property, which drains into cypress wetlands, mixed-wetland hardwoods, and wet prairie. The Charlie Creek itself is a channel that was ditched entering the property boundary from the north-northwest and leaves the property at the southern-most point near State Road-64; there are several smaller ditches central to the property that drain wetlands from the northeast into the creek channel. Collectively, there are approximately 2.5 miles of ditches throughout the property, with mixed wetland hardwoods surrounding most. Numerous ephemeral and forested freshwater wetlands occur on the property with 611 acres as Priority 2 Functional Wetlands and 402 acres as Priority 3-4 Functional Wetlands (v.4.4). Charlie Creek property consists of 646 acres of Priority 2 Surface Water, 681 acres of Priority 3-4 Surface Water (CLIP 4.0), and nearly 1,090 acres as Priority 2-3 Natural Floodplain (FNAI v.4.4). There are no known spring sheds or spring vents located on the property. Most of the property is located within a recharge zone of 0.01-3.0 inches per year and intersects the 100-year floodplain (FEMA Flood Zone A). Approximately 942 acres are classified as Priority 3-4 Aquifer Recharge (v.4.1).

A.2.3 Archaeological and historical characteristics

Though professional surveys have not been conducted, no known archeological or historical artifacts or structures have been found on the Charlie Creek property. Paleo-Indian cultures are known from other sites in this region of Florida and could have lived in the area of Charlie Creek. The property is also within 10 miles of Bowling Green which was the site of Fort Chokonikla and the attack on the trading post that led to the “Panic of 1849,” before the Third Seminole War. Zolfo Springs is roughly 12 miles to the southwest, which is the site of a vital Third Seminole War battle fought on June 16, 1856, in the aftermath of the Tillis Battle.

The Charlie Creek Cattle Ranch was acquired and cleared by Carol Sanders grandfather Mel Smith who moved from Georgia and settled here in the early 1920s cutting the pine timber and converting to pasture. The property has been managed by the family as a commercial cow-calf operation for the past 90 years. The Sanders continue the long legacy of agricultural production through further clearing of vegetation in the mesic flatwoods, where vegetation required additional clearing and burning to improve grazing value. There are numerous seasonal “flag” ponds that support winter grazing, but which also support a rich abundance of birds and wildlife. The Sanders however have maintained a vital natural component of native flatwoods, live oak hammocks and an area of intact river floodplain forest associated with Charlie Creek.

A.2.4 Improvements/facilities

There are no contemporary structures/improvements on Charlie Creek.

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

Charlie Creek is accessible by three public roads and is within close proximity to developed land radiating from Avon Park to the west. The site is also near (difficult to definitively define on map) of the study area for the proposed heartland coast to coast transportation facility. This makes Charlie Creek and surrounding areas primed for an increase in industrial, commercial, agricultural and residential development – all of which are threats that would diminish the ecological viability of the property and can be grouped relative to the time that the threat will be serious. Of immediate concern is the threat of industrial and residential development. Charlie Creek is just southeast of mining lands currently under permit near Bowling Green, and northeast of current mining operations outside of Wauchula that plan to expand. Additionally, there is a platted subdivision across Old Town Creek Road, an area of residential mobile homes to the south along SR-64, and with Avon Park located only six miles away the threat of residential expansion to more rural areas is inevitable. Another potential concern is the intensification of agricultural use. As rural Florida’s land prices increase many ag operators are pressured to maximize the per acre income of their ranches. Two methods of increasing income are to increase productivity by planting row crops and/or further clearing native habitat for grazing larger herds of cattle.

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

Criteria [Section 259.105 (9) and (10), F.S.]

Subsection (9):

- a) The Charlie Creek Property meets multiple goals described in subsection (4), described below

- b) The acquisition and management of Charlie Creek would directly connect CCCC Easement #1 to Charlie Creek proposal property, and would further extend protection to CCCC Easement #2, Fussell Farms Easement, C&G Cattle Rural and Family Lands Protection Program, Old Town Creek Watershed FF BOT Project, and Saddle Blanket Scrub Preserve. Ultimately this would increase connectivity from Charlie Creek proposal property to the north-northeast towards Lake Livingston Conservation Bank and Lake Wales Ridge State Forest. Adding more than 1,500 acres to this buffer will enhance its functionality substantially. Additionally, Hardee Flatwoods FF BOT Project is less than a mile southeast of Charlie Creek proposal property, which if acquired will decrease the distance from already established conservation properties further north and southeast.
- c) Unknown
- d) Not applicable
- e) The acquisition and management of Charlie Creek property would enhance water quality to immediate surrounding areas by reducing agricultural and fertilizer runoff from the site. It would also prevent intensive industrial mining and residential development from occurring along the Charlie Creek waterway, ultimately protecting prioritized functional wetlands, natural floodplains, surface waters, and aquifer recharge as described in section A.2.2.
- f) Charlie Creek is in imminent danger of development into mining operations, residential areas, and agricultural intensification – all of which would significantly and negatively affect its natural attributes.
- g) Not applicable
- h) Not applicable
- i) Appraisals have yet to be performed on Charlie Creek, though less-than-fee acquisition of this project will cost significantly less than what a future highest and best use appraisal may conclude.
- j) This property is proposed to be acquired through a less-than-fee conservation easement.
- k) Not applicable

Subsection (10):

- a) All imperiled species (threatened, endangered, or candidate for such designation) listed in above and in A.2.1., save for the sand skink, can also be found on the Avon Park Air Force Range (APAFR).
- b) Charlie Creek is within APAFR military operating area and is approximately 3.5 miles west of the western low-level air corridor.
- c) Not applicable

Goals and performance measures (Section 259.105 (4), Florida Statutes)

Goal A, Measure 1: The Charlie Creek property 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 section A.1 and A.2 above.

Goal B, Measures 1-3: The Charlie Creek property 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 A.1 and A.2 above.

Goal C, Measures 1, 4-6: The Charlie Creek property 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 Charlie Creek, as described above in the Florida Forever Criteria (9) as well as in sections A.2.1 and A.2.2 above.

Goal D, Measures 1, 3: The Charlie Creek property acquisition furthers the protection of Florida's natural water resources by maintaining surface water retention areas and groundwater recharge areas that are critical to water supply, as described above in the Florida Forever Criteria (9) and section A.2.2 above.

Goal I, Measure 1: The Charlie Creek property acquisition furthers mitigation on the effects of natural disasters and floods by increasing the acreage within a 100-year floodplain, as described in section A.2.2.

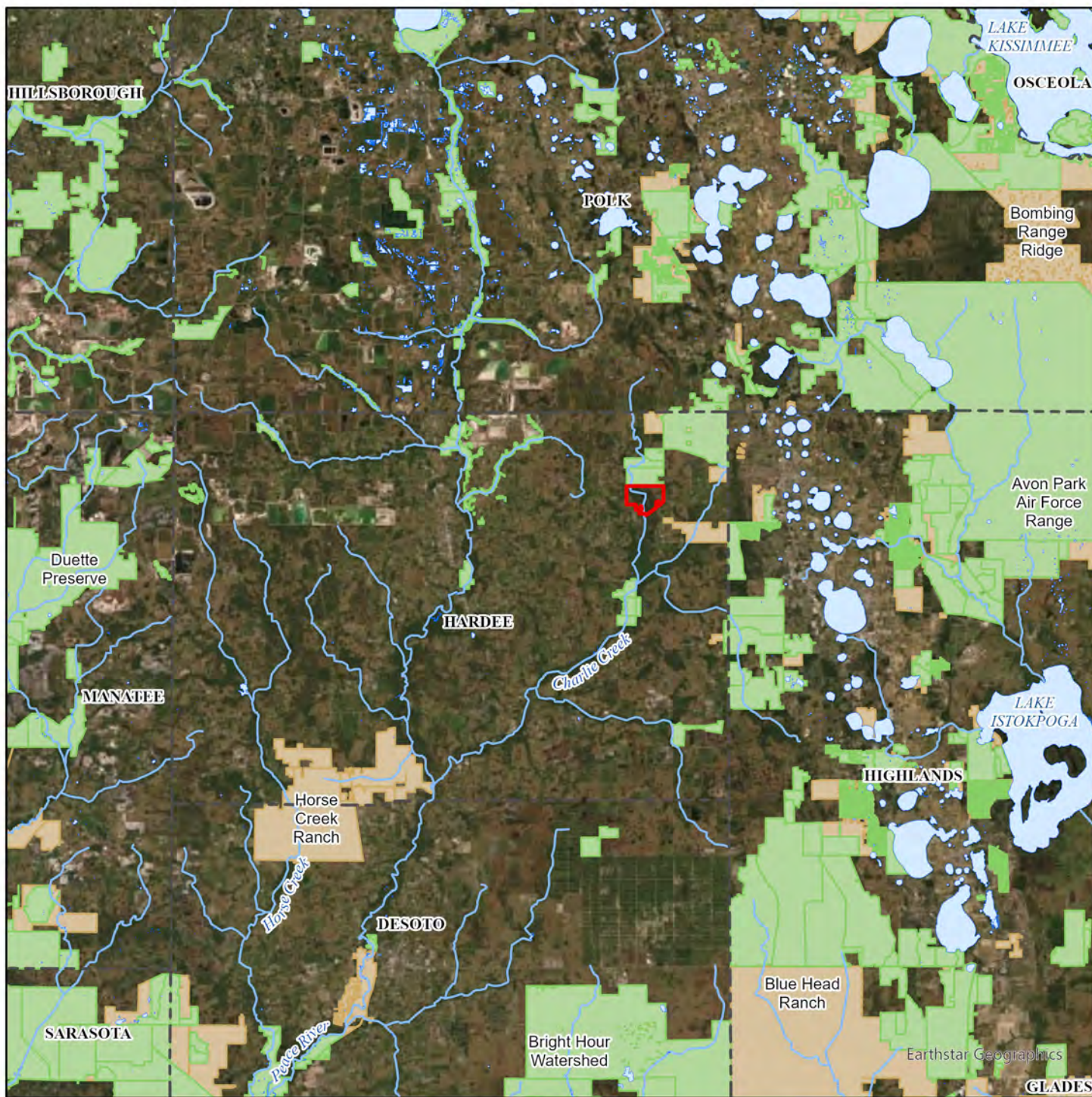
A.7 Statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why

The Charlie Creek 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

Charlie Creek will continue to be managed by the landowners in accordance with the conditions set forth

Addendum 1. Maps

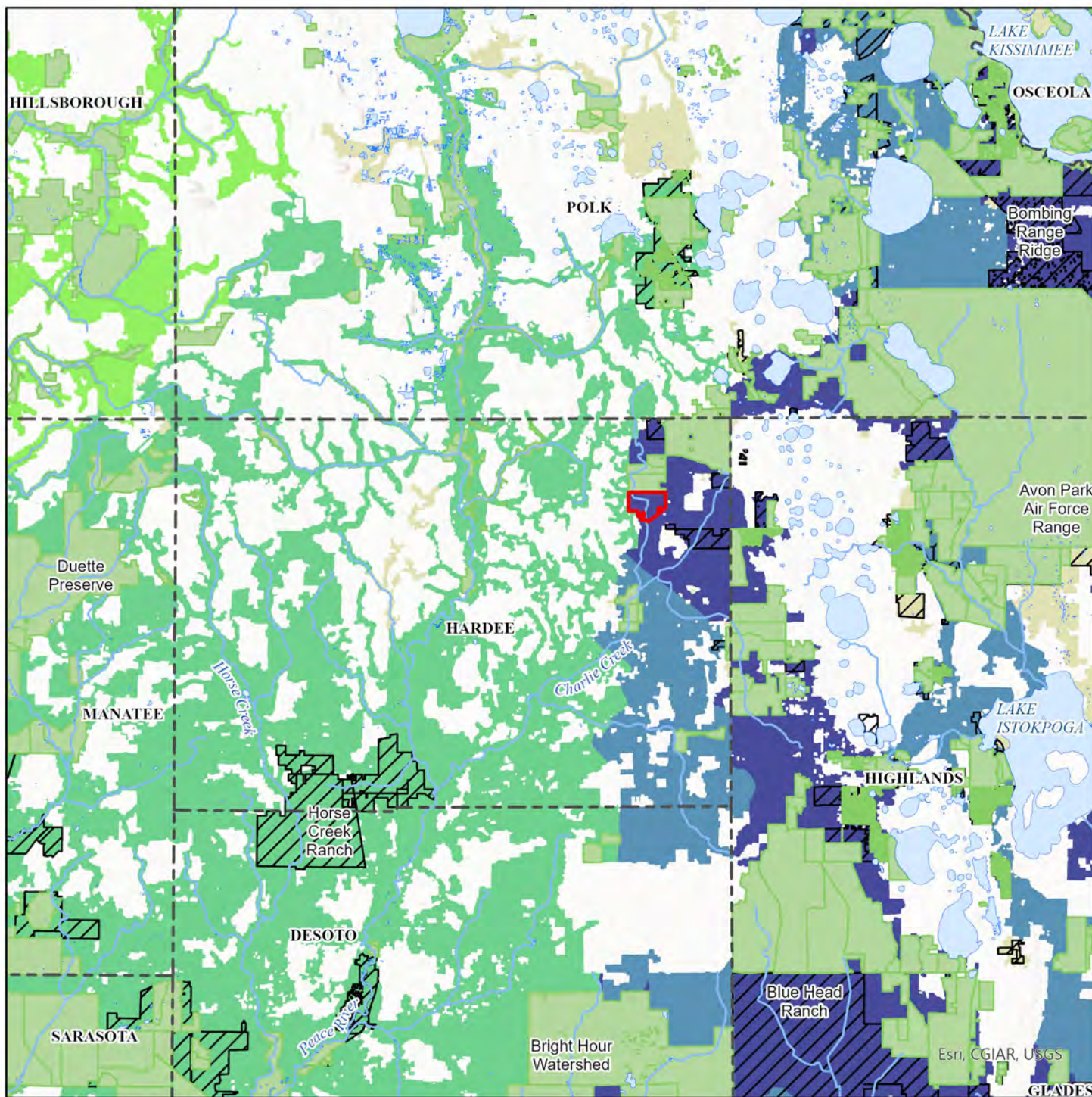


Charlie Creek Hardee County, FL

- Charlie Creek (1,533.7 ac)
- Existing Conservation Lands
- Florida Forever Projects
- County Boundaries

0 10 20 Miles





Charlie Creek Hardee County, FL

0 10 20 Miles

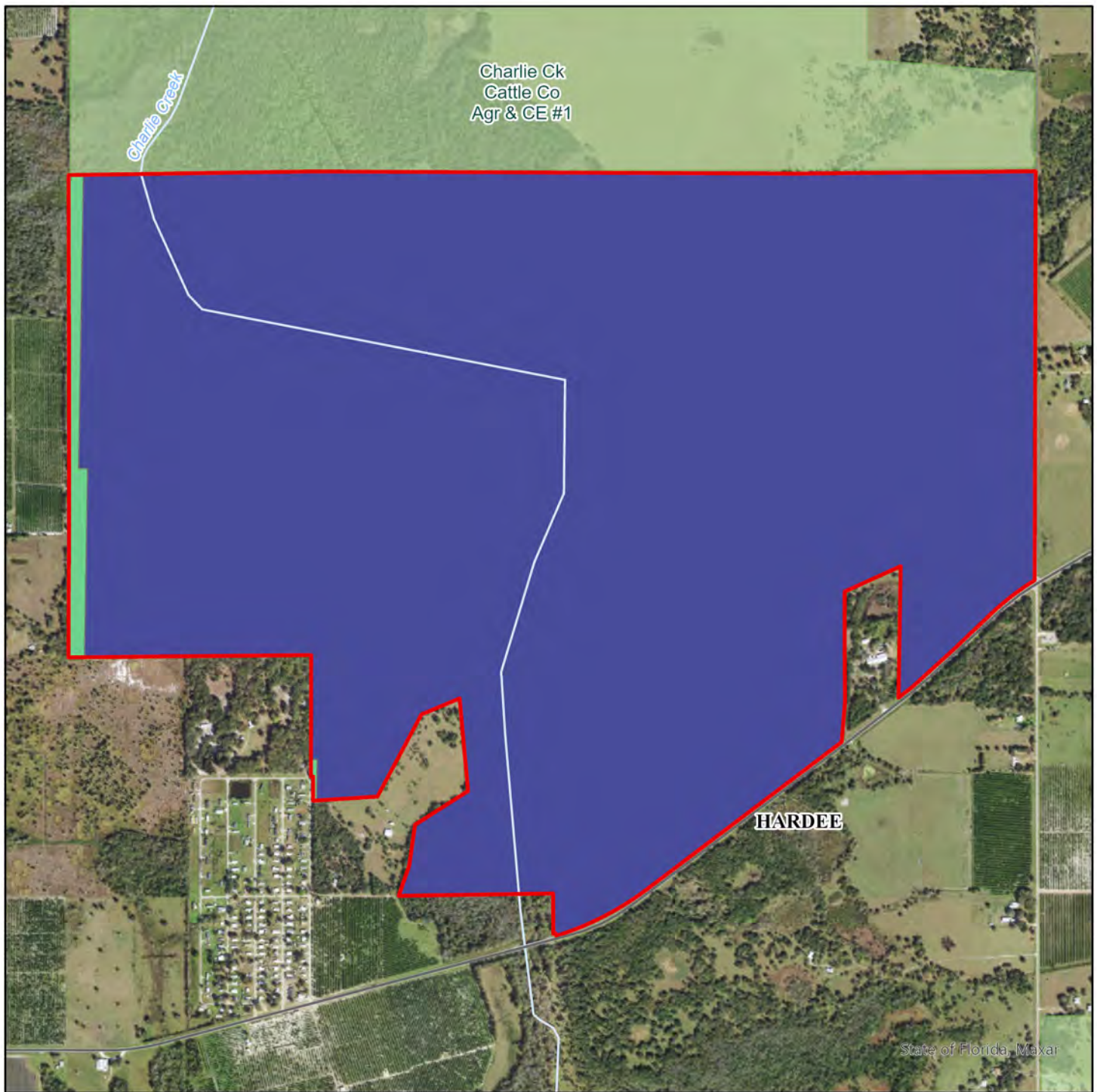


- Charlie Creek (1,533.7 ac)
- Existing Conservation Lands
- Florida Forever Projects
- County Boundaries

Florida Ecological Greenways Network (FEGN)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3
- Priority 4
- Priority 5





Charlie Creek

Hardee County, FL

Florida Ecological Greenways Network

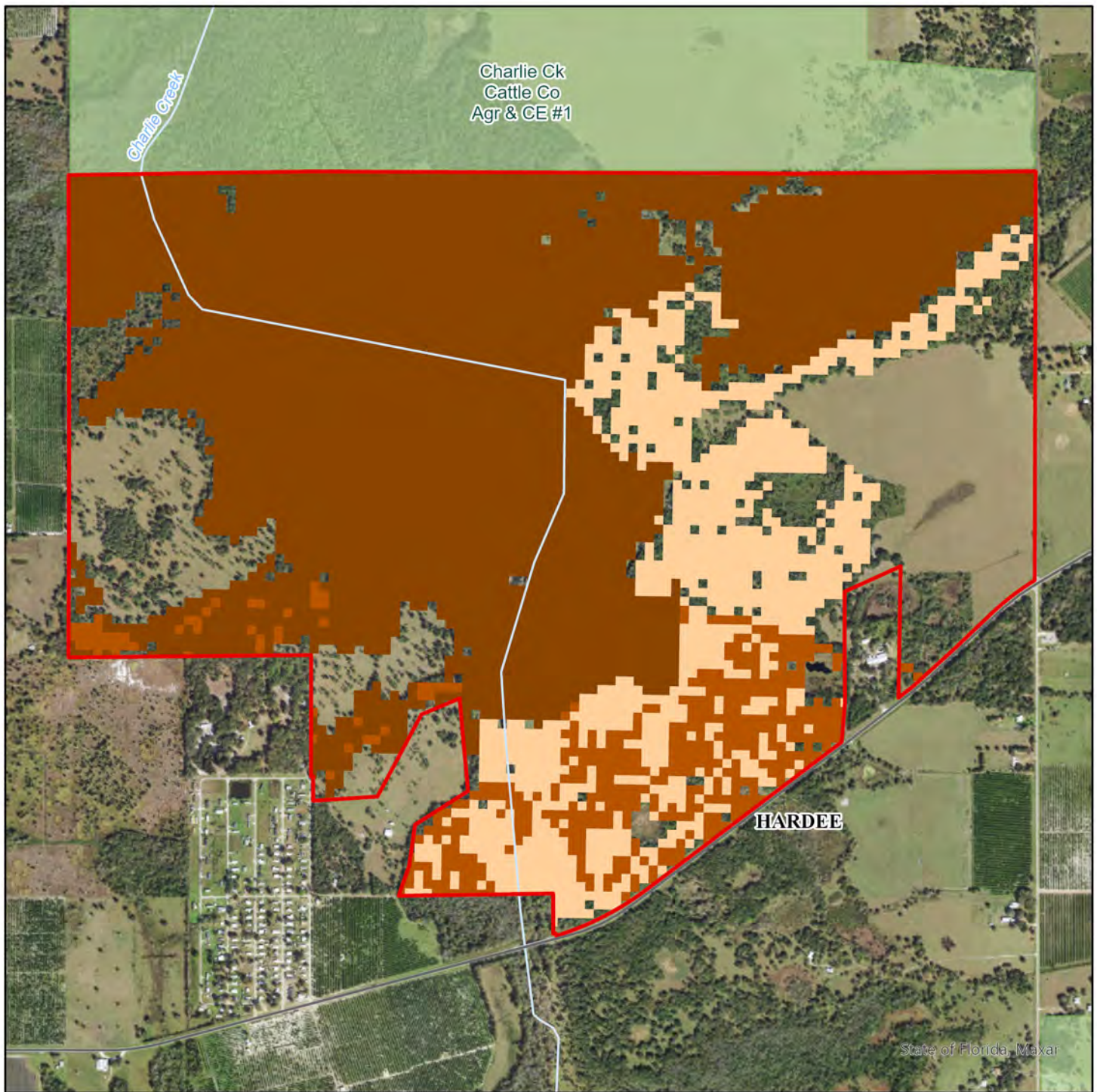
- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

FEGN 2021

- Priority 1 - Critical Linkages (1,514.5 ac)
- Priority 3 (19.2 ac)

0 0.4 0.8 Miles





Charlie Creek **Hardee County, FL** **Strategic Habitat Conservation Area**

0 0.4 0.8 Miles

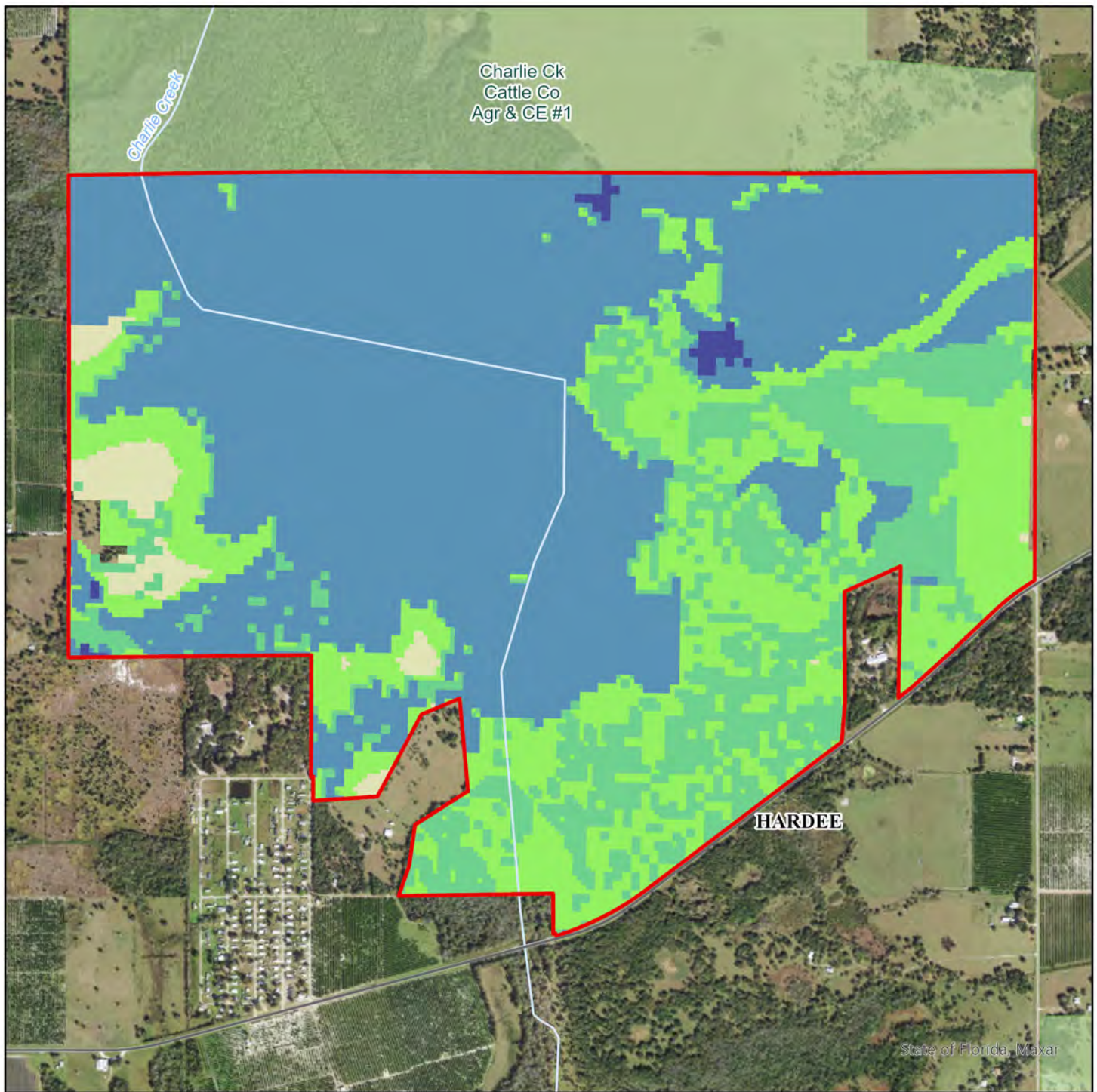


- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

SHCA for FL Forever (v. 4.2)

- Priority 2 (821.6 ac)
- Priority 3 (105.5 ac)
- Priority 5 (236.6 ac)





Charlie Creek Hardee County, FL

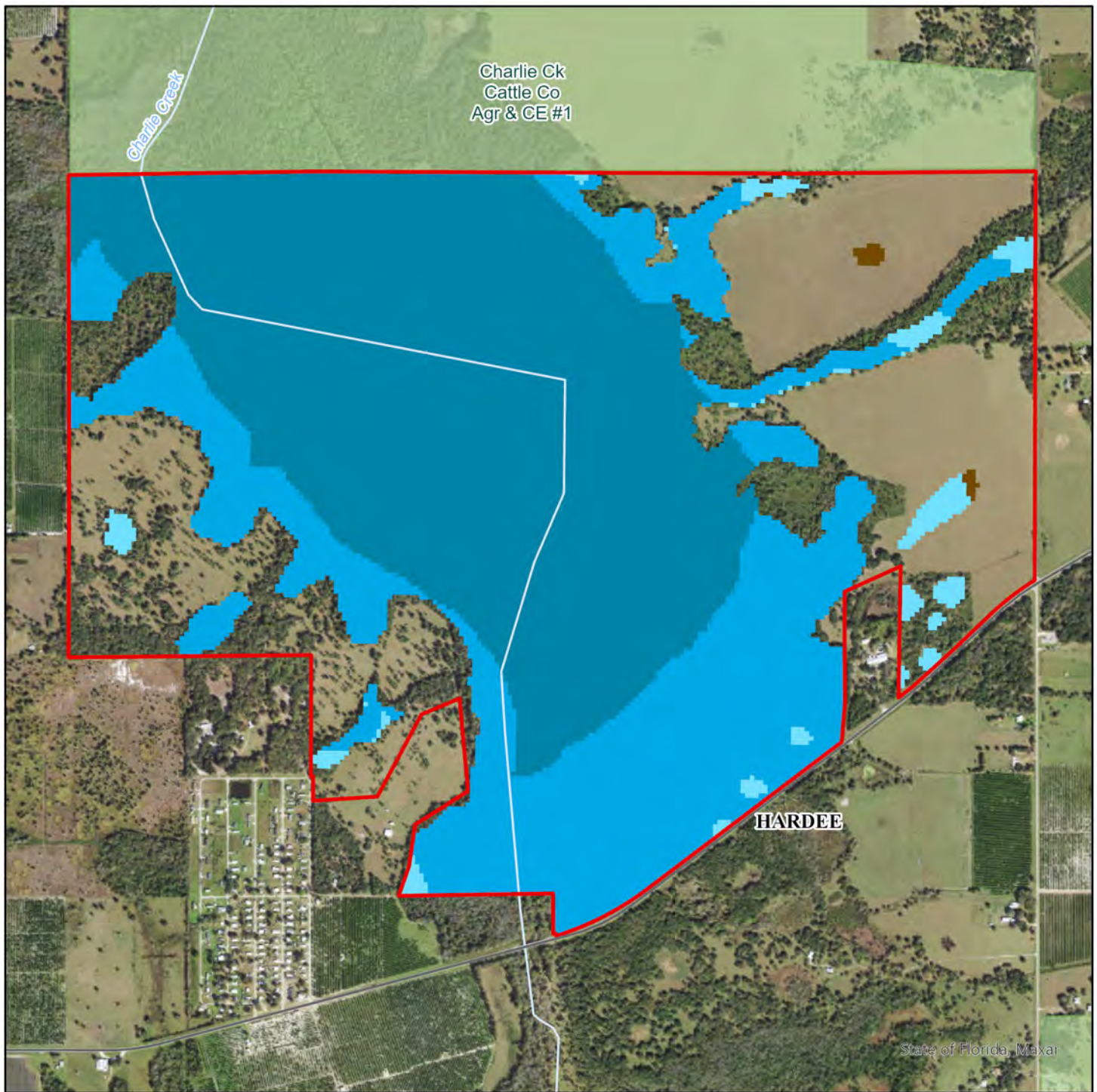
Biodiversity Priorities

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Biodiversity Priorities

- Priority 1 - highest (8.3 ac)
- Priority 2 (863.5 ac)
- Priority 3 (280.4 ac)
- Priority 4 (339.1 ac)
- Priority 5 (34.2 ac)





Charlie Creek Hardee County, FL

0 0.4 0.8 Miles



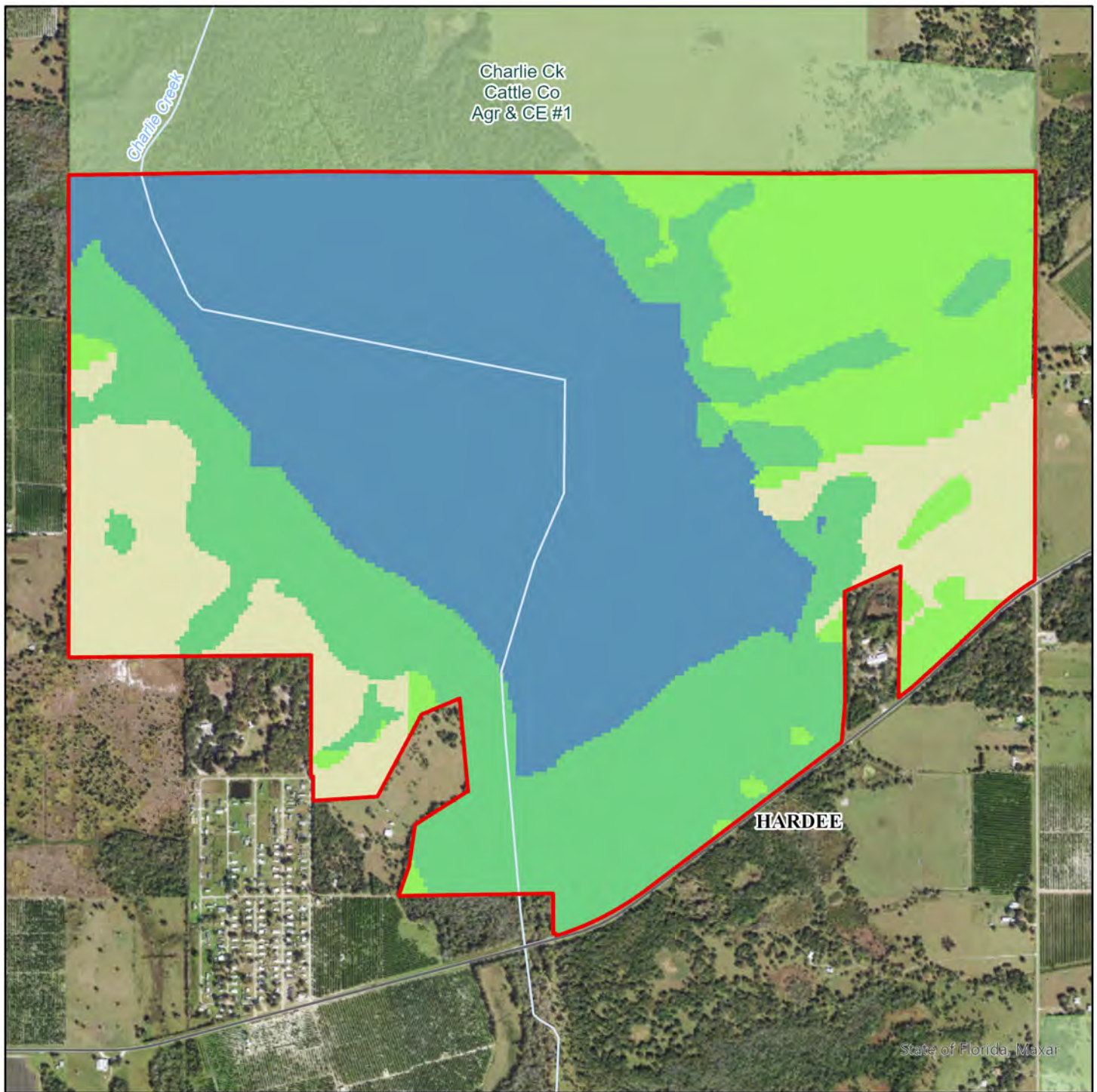
Functional Wetlands

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

Functional Wetlands (v. 4.4)

- Priority 2 (611.4 ac)
- Priority 3 (371.8 ac)
- Priority 4 (30.2 ac)
- Priority 5 (2.6 ac)





Charlie Creek

Hardee County, FL

0 0.4 0.8 Miles



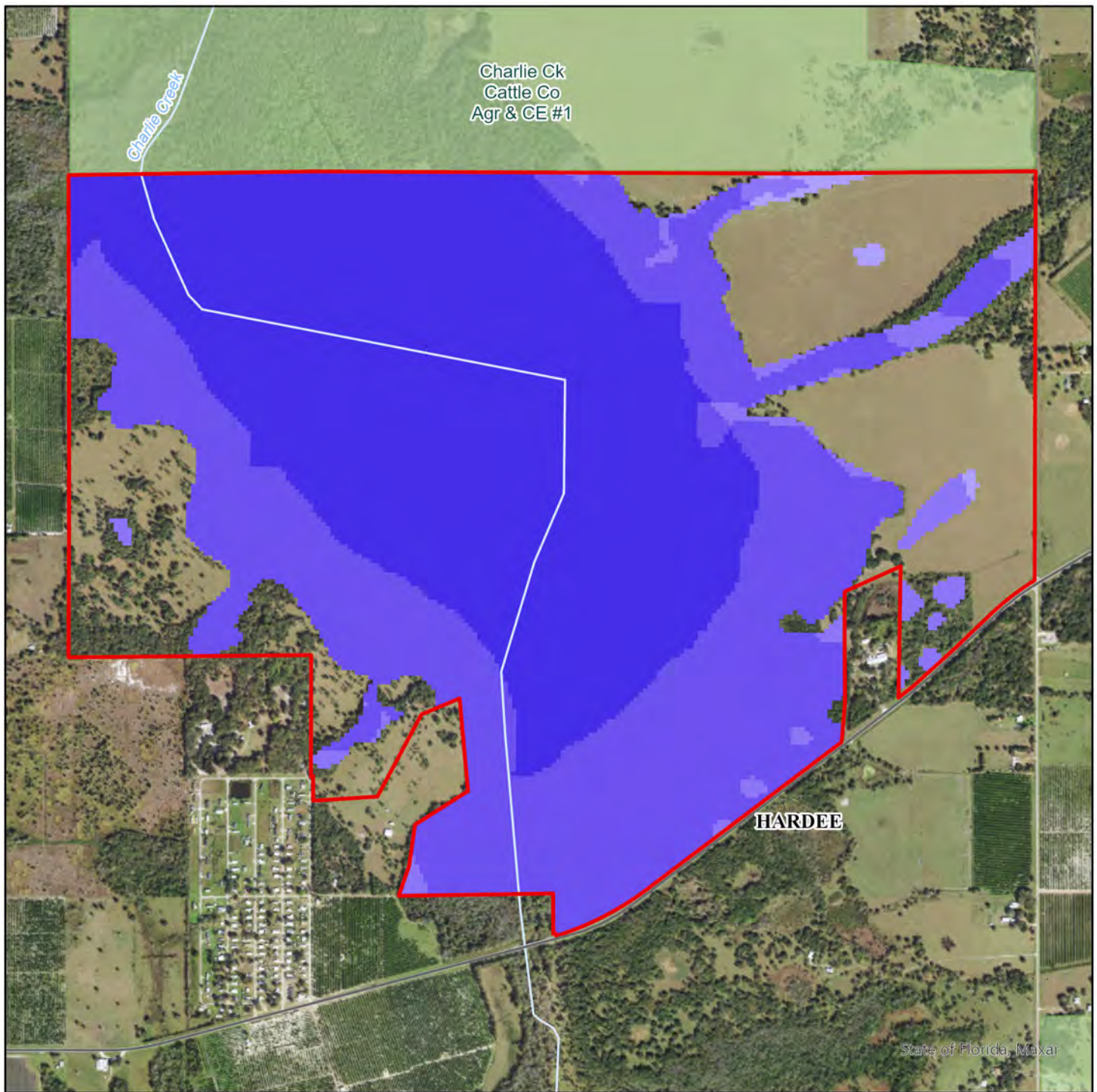
Surface Water Priorities

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Surface Water Priorities

- Priority 2 (646.4 ac)
- Priority 3 (431.0 ac)
- Priority 4 (250.2 ac)
- Priority 5 (203.8 ac)





Charlie Creek Hardee County, FL

0 0.4 0.8 Miles



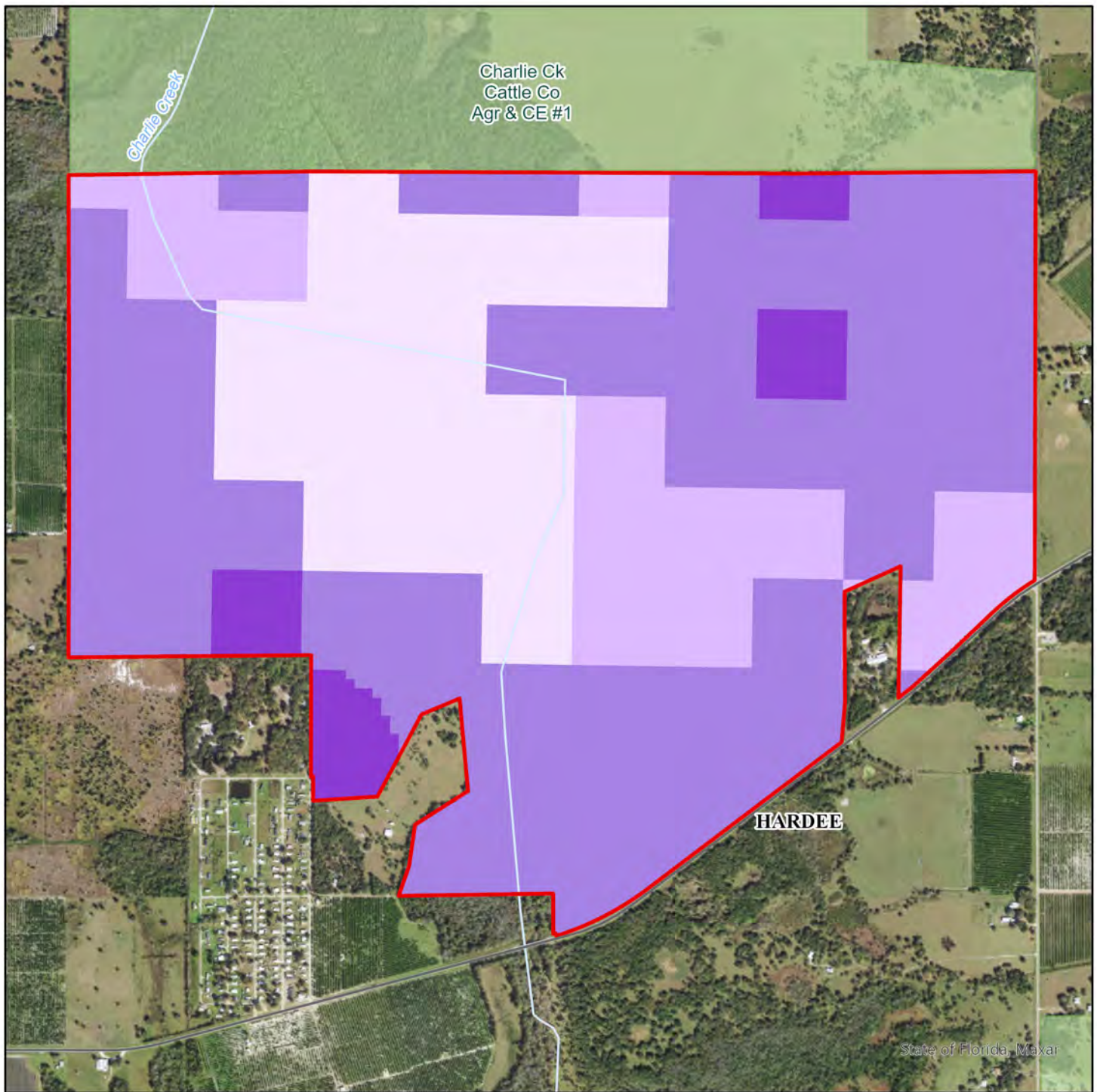
Natural Floodplain

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

Natural Floodplain - FNAI (v. 4.4)

- Priority 2 (616.9 ac)
- Priority 3 (472.0 ac)
- Priority 4 (41.3 ac)
- Priority 5 (6.2 ac)





Charlie Creek Hardee County, FL

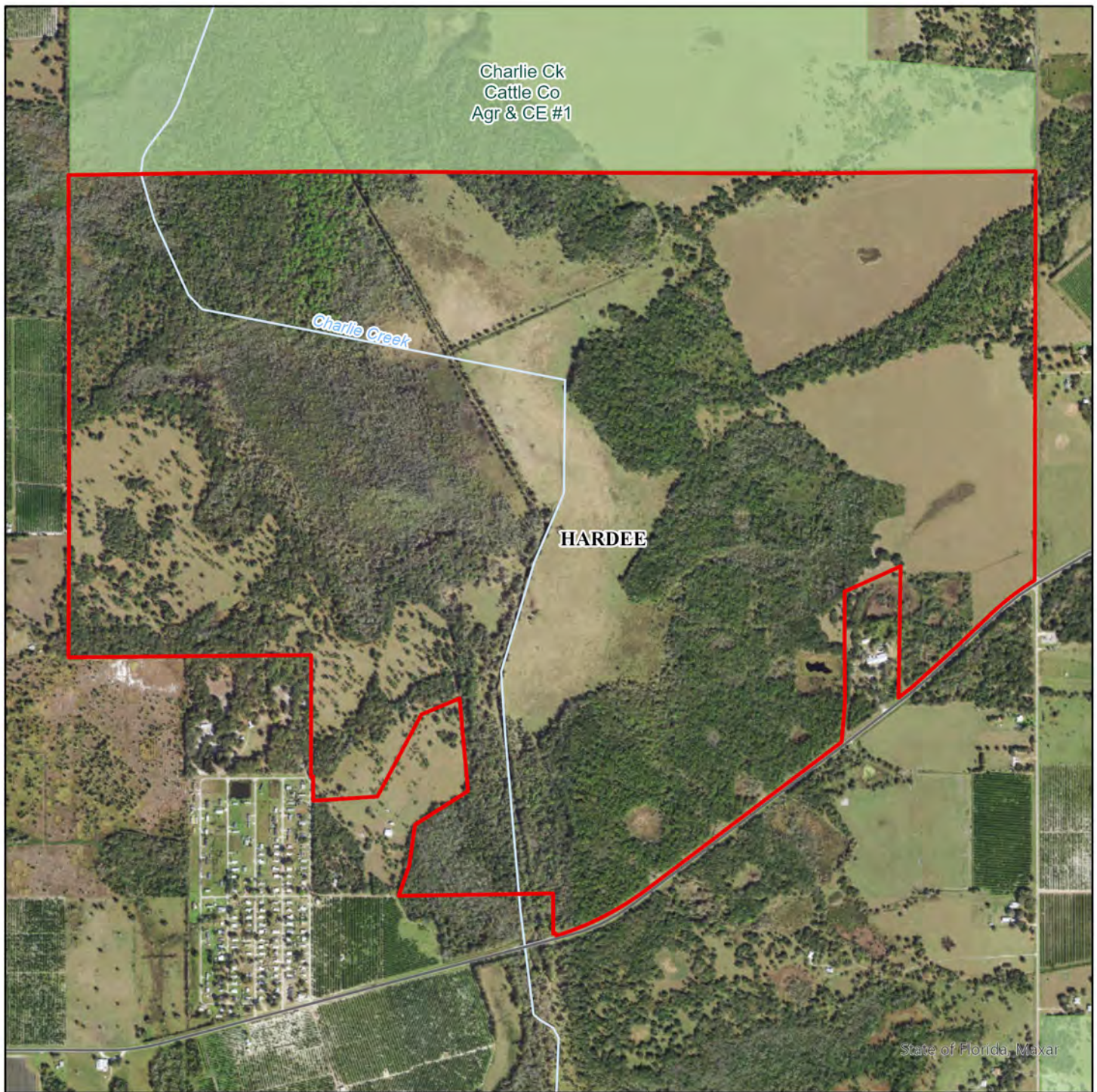
Aquifer Recharge

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

Prioritized Recharge (v. 4.1)

- Priority 3 (80.1 ac)
- Priority 4 (861.5 ac)
- Priority 5 (248.0 ac)
- Priority 6 (343.6 ac)





Charlie Creek Hardee County, FL

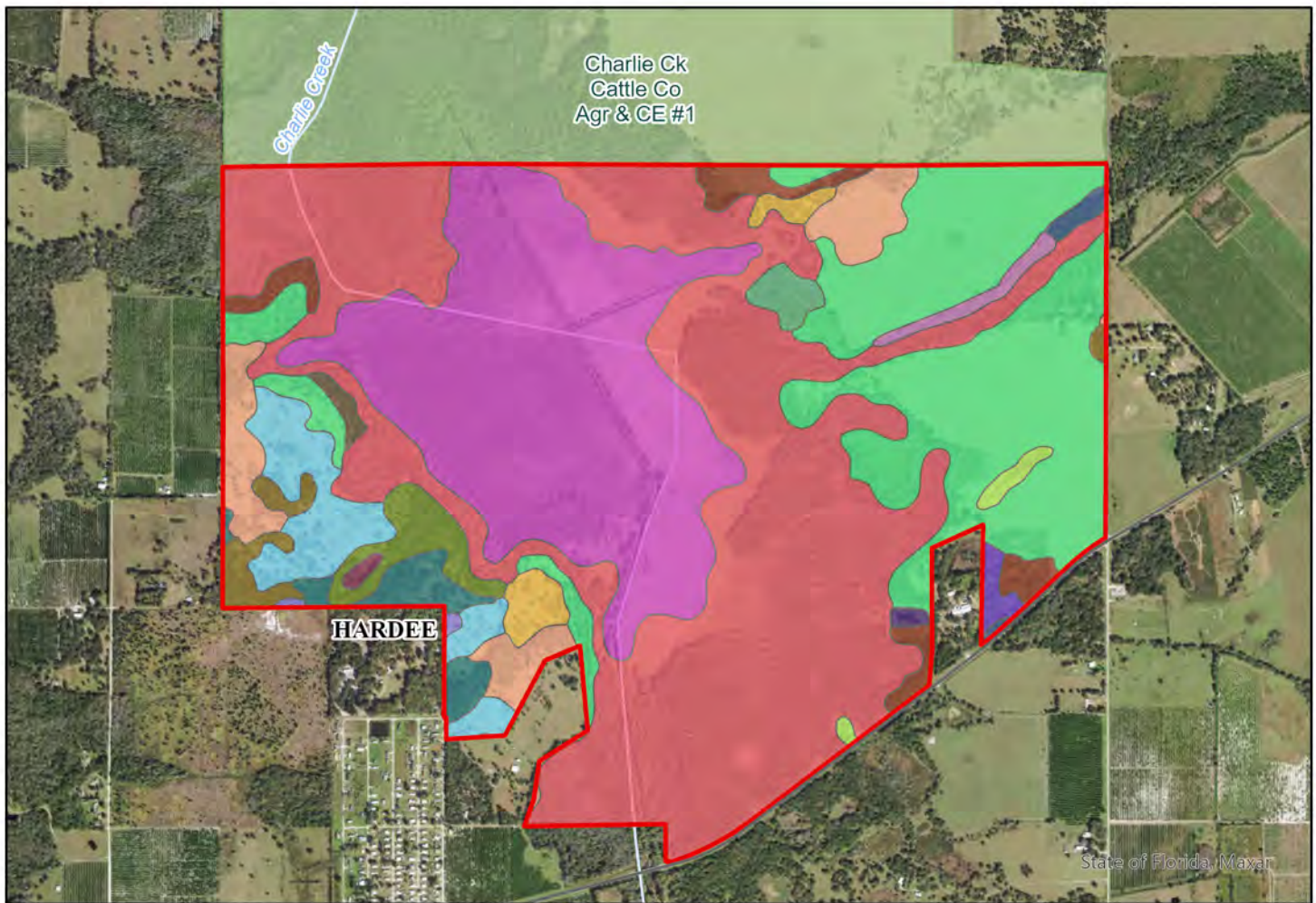
0 0.4 0.8 Miles



Aerial

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries





Charlie Creek Hardee County, FL NRCS Soil Map

0 0.5 1 Miles



- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas

NRCS Map Unit Name with Representative Depth to Water Table

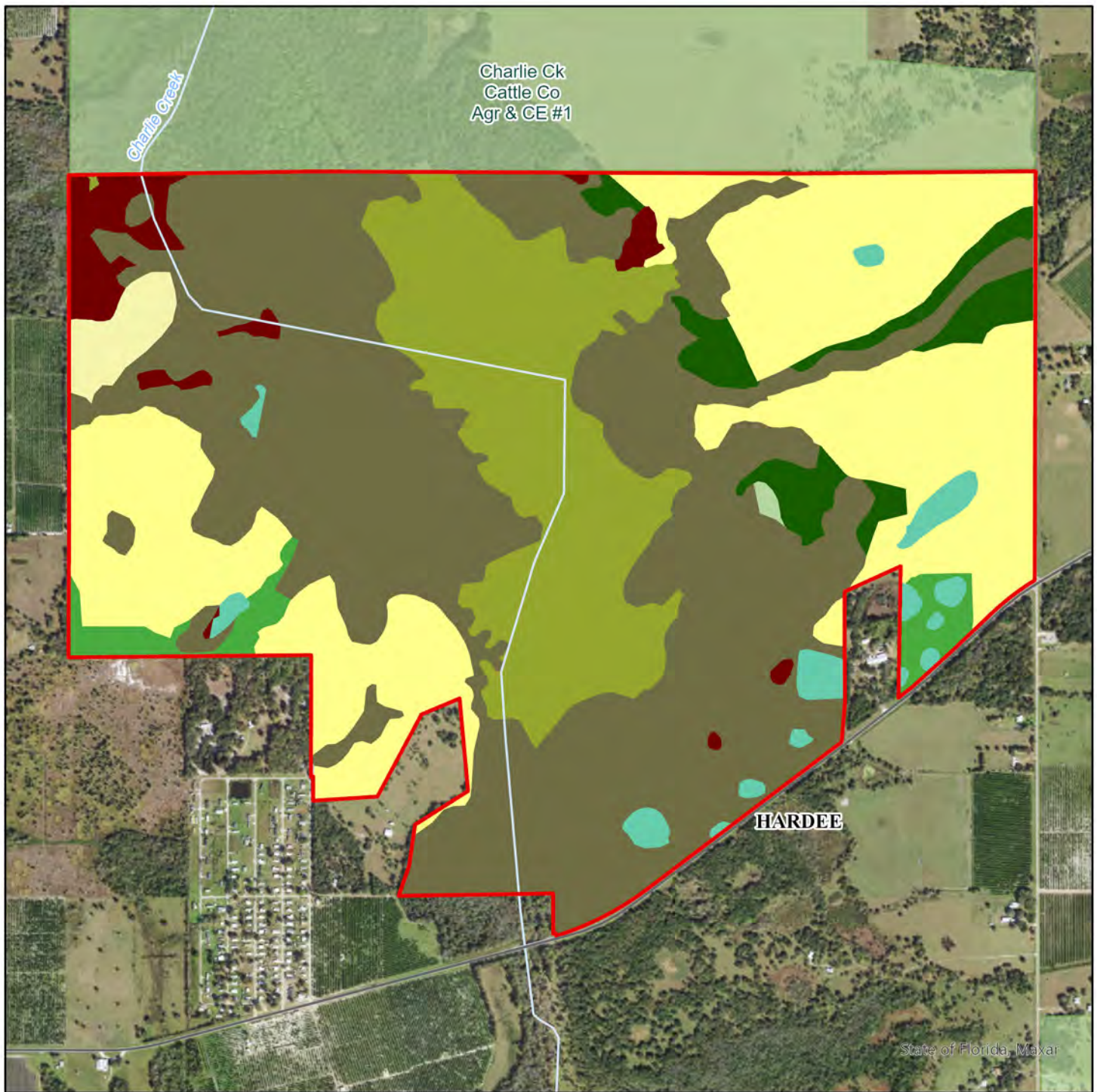
- Bradenton loamy fine sand (10.1 ac)(DWT 20 cm)
- Bradenton loamy fine sand, frequently flooded (6.6 ac)(DWT 15 cm)
- Bradenton-Felda-Chobee association, frequently flooded (590.3 ac)(DWT 15 cm)
- Farmton fine sand, 0 to 2 percent slopes (17.4 ac)(DWT 30 cm)
- Felda fine sand, 0 to 2 percent slopes (5.4 ac)(DWT 15 cm)
- Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes (6.2 ac)(DWT 0 cm)
- Ft. Green fine sand, 2 to 5 percent slopes (4.4 ac)(DWT 30 cm)
- Holopaw fine sand, 0 to 2 percent slopes (9.0 ac)(DWT 15 cm)

- Immokalee fine sand, 0 to 2 percent slopes (58.9 ac)(DWT 31 cm)
- Manatee mucky fine sand, depressional (353.6 ac)(DWT 0 cm)
- Myakka fine sand, 0 to 2 percent slopes (60.7 ac)(DWT 31 cm)
- Ona-Ona, wet, fine sand, 0 to 2 percent slopes (25.0 ac)(DWT 31 cm)
- Placid fine sand, frequently ponded, 0 to 1 percent slopes (2.3 ac)(DWT 0 cm)
- Pomello fine sand, 0 to 2 percent slopes (1.9 ac)(DWT 76 cm)
- Pomona fine sand, 0 to 2 percent slopes (303.5 ac)(DWT 30 cm)
- Smyrna sand, 0 to 2 percent slopes (25.7 ac)(DWT 31 cm)
- Water (2.2 ac)(DWT >200 cm)
- Wauchula fine sand (32.9 ac)(DWT 31 cm)
- Zolfo fine sand, 0 to 2 percent slopes (17.6 ac)(DWT 76 cm)



NATIONAL
Wildlife Refuge
ASSOCIATION





Charlie Creek Hardee County, FL

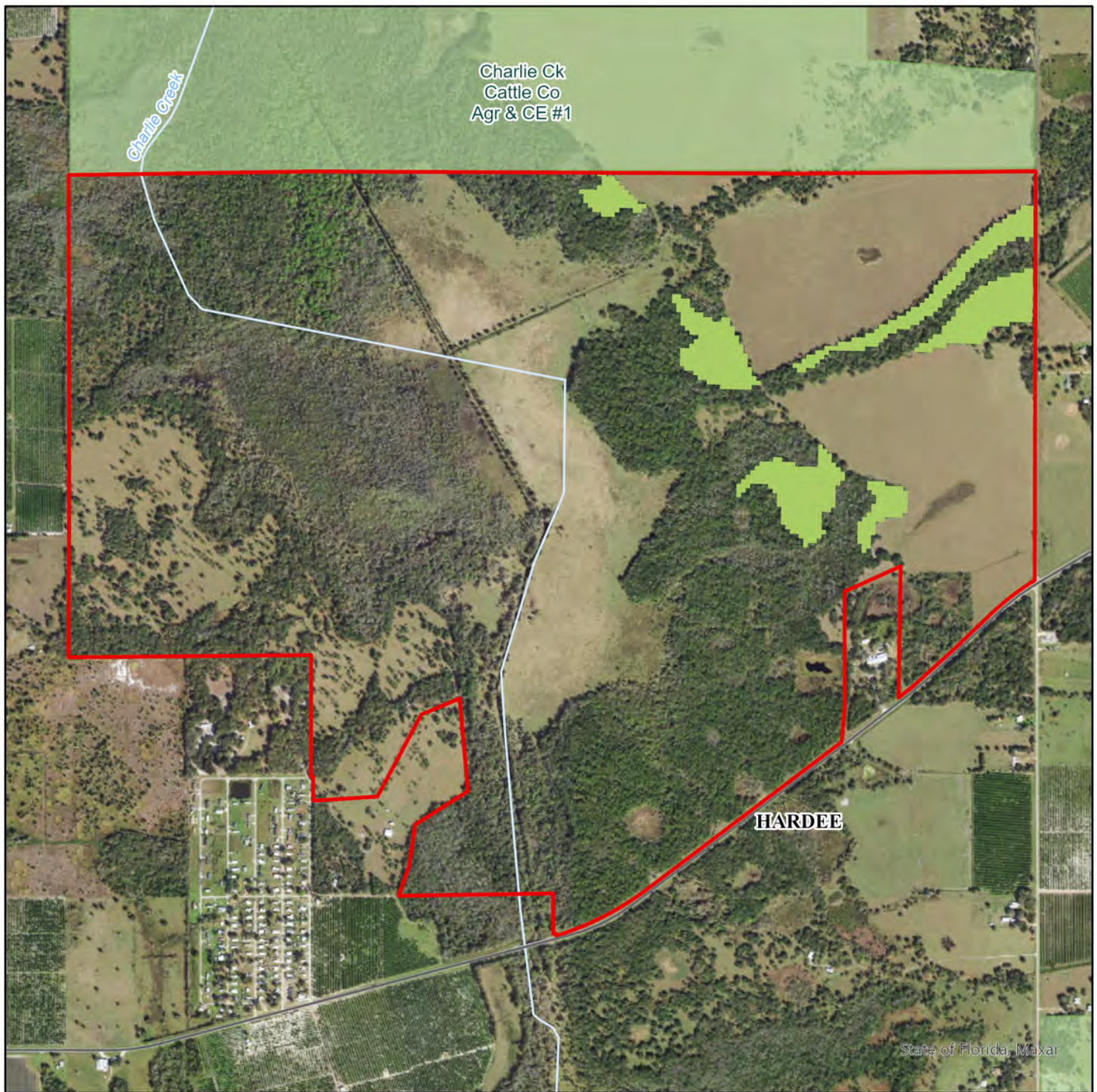
- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

Land Cover (CLC v. 3.4)

- 1311 - Mesic Flatwoods (57.1 ac)
- 1400 - Mixed Hardwood-Coniferous (31.7 ac)
- 1500 - Shrub and Brushland (1.9 ac)
- 1831 - Rural Open (20.8 ac)

- 1840 - Transportation (2.3 ac)
- 2111 - Wet Prairie (249.3 ac)
- 2120 - Marshes (30.3 ac)
- 2211 - Cypress (39.3 ac)
- 2233 - Mixed Wetland Hardwoods (697.5 ac)
- 18221 - Residential, Med. Density - 2-5 Dwelling Units/AC (0.2 ac)
- 183313 - Improved Pasture (403.3 ac)





Charlie Creek Hardee County, FL

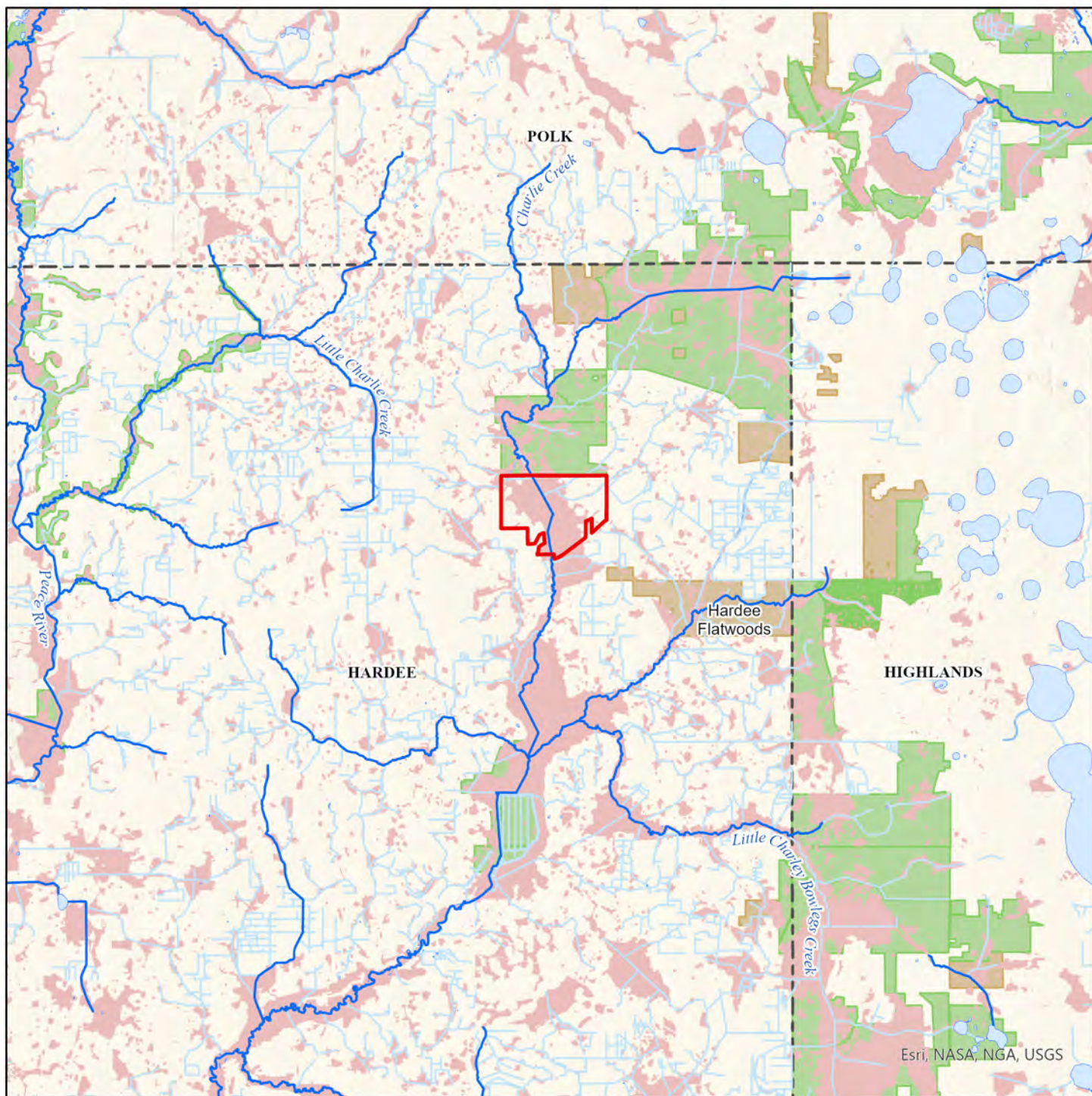
Under-represented Ecosystems

- Charlie Creek (1,533.7 ac)
- Existing Conservation Areas
- County Boundaries

Under-represented Ecosystems (v. 4.5)

- Pine Flatwoods (G4)(58.0 ac)





Charlie Creek Hardee County, FL

Hydrology

- Charlie Creek (1,533.7 ac)
- Existing Conservation Lands
- Florida Forever Projects
- Named Watercourse (per NHD)
- Unnamed Watercourse (per NHD)
- Open Water
- Other Wetlands (per NWIP v2)
- County Boundaries



Addendum 2. Imperiled Species Table

Table 1. Imperiled species that are documented, expected, and/or have the potential to occur at Charlie Creek. Source: FNAI biodiversity matrix and observations during the field reviews.

Common Name	Scientific Name	Group	Federal Status	State Listing
Confirmed on Property				
No confirmed imperiled species at River Property				
Expected/Likely to Occur on Property: Habitat is present and occurs on adjacent property or within 1 mile				
Northern Crested Caracara	<i>Caracara cheriway</i>	Bird	Threatened	Federal Threatened
Eastern indigo snake	<i>Drymarchon couperi</i>	Reptile	Threatened	Federal Threatened
Wood stork	<i>Mycteria Americana</i>	Bird	Threatened	Federal Threatened
Potentially Occurring on Property: Habitat present and within species range				
Bachman's sparrow	<i>Peucaea aestivalis</i>	Bird	-	SGCN
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Bird	-	Threatened
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Bird	-	Florida Threatened
Florida scrub lizard	<i>Sceloporus woodi</i>	Reptile	-	SGCN
Gopher frog	<i>Lithobates capito</i>	Amphibian	-	SGCN
Gopher tortoise	<i>Gopherus polyphemus</i>	Reptile	Candidate	Threatened
Rafinesque's big-eared bat	<i>Corynorhinus rafinesquii</i>	Mammal	N	N
Florida pine snake	<i>Pituophis melanoleucus mugitus</i>	Reptile	-	Threatened
Red-cockaded woodpecker	<i>Picoides borealis</i>	Bird	Endangered	Federal Endangered
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Mammal	-	Species Special Concern
Florida black bear	<i>Ursus Americanus floridanus</i>	Mammal	-	Black Bear Cons. Rule
Florida mouse	<i>Podomys floridanus</i>	Mammal	-	SGCN
Sand skink	<i>Plestiodon reynoldsi</i>	Reptile	Threatened	Federal Threatened
Short-tailed snake	<i>Lampropeltis extenuata</i>	Reptile	-	Threatened
Southern hognose snake	<i>Heterodon simus</i>	Reptile	-	SGCN
Round-tailed muskrat	<i>Neofiber alleni</i>	Mammal	-	SGCN
Florida long-tailed weasel	<i>Mustela frenata peninsulae</i>	Mammal	-	SGCN
Listed Plants Potentially Occurring on Property				
Ashe's savory	<i>Calamintha ashei</i>	Plant	N	Threatened
Many-flowered grass-pink	<i>Calopogon multiflorus</i>	Plant	N	Threatened
Sand butterfly pea	<i>Centrosema arenicola</i>	Plant	N	Endangered
Chapman's skeletongrass	<i>Gymnopogon chapmanianus</i>	Plant	N	N
Nodding pinweed	<i>Lechea cernua</i>	Plant	N	Threatened
Scrub plum	<i>Prunus geniculate</i>	Plant	Endangered	Endangered
Florida spiny-pod	<i>Matelea floridana</i>	Plant	N	Endangered
Celestial lily	<i>Nemastylis floridana</i>	Plant	N	Endangered
Florida beargrass	<i>Nolina atopocarpa</i>	Plant	N	Threatened
Britton's beargrass	<i>Nolina brittoniana</i>	Plant	Endangered	Endangered

Common Name	Scientific Name	Group	Federal Status	State Listing
Incised groove-bur	<i>Agrimonia incisa</i>	Plant	N	Threatened
Pine-woods bluestem	<i>Andropogon arctatus</i>	Plant	N	Threatened
Florida Blazing Star	<i>Liatris ohlingerae</i>	Plant	Endangered	Endangered
Cutthroat grass	<i>Panicum abscissum</i>	Plant	N	Endangered
Scrub pigeon-wing	<i>Clitoria fragrans</i>	Plant	Threatened	Endangered
Short-leaved Rosemary	<i>Conradina brevifolia</i>	Plant	Endangered	Endangered
Yellow fringeless orchid	<i>Platanthera integra</i>	Plant	N	Endangered
Florida golden aster	<i>Chrysopsis floridana</i>	Plant	Endangered	Endangered
Florida Bonamia	<i>Bonamia grandiflora</i>	Plant	Threatened	Endangered
Pygmy Fringe Tree	<i>Chionanthus pygmaeus</i>	Plant	Endangered	Endangered
Scrub Buckwheat	<i>Eriogonum longifolium</i> var. <i>gnaph.</i>	Plant	Threatened	Endangered
Edison's Ascyrum	<i>Hypericum edisonianum</i>	Plant	N	Endangered
Hartwrightia	<i>Hartwrightia floridana</i>	Plant	N	Threatened
Paper-like nailwort	<i>Paronychia chartacea</i> ssp. <i>Chart.</i>	Plant	Threatened	Endangered
Pond spice	<i>Litsea aestivalis</i>	Plant	N	Endangered
Large-plumed beaksedge	<i>Rhynchospora megaplumosa</i>	Plant	N	Endangered
Florida willow	<i>Salix floridana</i>	Plant	N	Endangered
Florida jointweed	<i>Polygonella basiramia</i>	Plant	Endangered	Endangered
Lewton's polygala	<i>Polygala lewtonii</i>	Plant	Endangered	Endangered
Carter's warea	<i>Warea carteri</i>	Plant	Endangered	Endangered

¹ State Listings reflect the FWC state threatened species list AND the recommended changes to those listings generated by Species Actions Plans completed as of 3/15/2019. State designations for other species may change as their species actions plans are finalized.

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 species have been recently delisted or petitioned for listing or are otherwise rare and potentially occur on the property are included above. See footnote 1 for more information.

³ Species of Greatest Conservation Need as defined by FWC's Wildlife Legacy Initiative 2011. The list above does not include all species from the SGCN that may occur on the property. Only those species have been recently delisted or petitioned for listing or are otherwise rare and potentially occur on the property are included above.

⁴ Bald and Golden Eagle Protection Act

Attachment B.

The Hardee County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assesment information is from the working taxroll and is subject to change

PRINTED 10/18/2020 3:00
APPR 2/07/2020 MC

AE	LAND CODE	DESC	ZONE	ROAD UTIL	DENS EYP	COND AYP	FRONT BACK	DEPTH DT	FIELD CK:	ADJUSTMENTS	UNITS	UT	PRICE	ADJ	UT	PR	LAND VALUE	
N	006101	IMP-TYP							1.00	1.00	1.00	1.00	75.000	AC		225.00	225.00	16,875AG
													4000.000			4000.00	300,000MK	
N	006300	NATIVE	A-1						1.00	1.00	1.00	1.00	192.250	AC		50.00	50.00	9,612AG
													4000.000			4000.00	769,000MK	
N	006399	POND/WATER							1.00	1.00	1.00	1.00	.750	AC		30.00	30.00	22AG
													800.000			800.00	600MK	
N	005900	WASTE	A-1						1.00	1.00	1.00	1.00	52.000	AC		30.00	30.00	1,560AG
													800.000			800.00	41,600MK	

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PRINTED 10/18/2020 3:00
APPR 7/14/2020 MC

TOTAL

AE	LAND CODE	DESC	ZONE TOPO	ROAD UTIL	DENS EYP	COND AYP	FRONT BACK	DEPTH DT	FIELD CK: ADJUSTMENTS	UNITS	UT	PRICE	ADJ	UT	PR	LAND VALUE
N	006101	IMP-TYP	A-1						1.00 1.00 1.00 1.00	256.000	AC	225.000		225.00		57,600AG
												4000.000		4000.00		1,024,000MK
N	006300	NATIVE	A-1						1.00 1.00 1.00 1.00	272.000	AC	50.000		50.00		13,600AG
												4000.000		4000.00		1,088,000MK
N	005900	WASTE	A-1						1.00 1.00 1.00 1.00	112.000	AC	30.000		30.00		3,360AG
												800.000		800.00		89,600MK

Printed Tuesday, October 20, 2020

Hardee County Property Appraiser Property Record Card 28-33-27-0000-10010-0000

The Hardee County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the working taxroll and is subject to change

306.50 AC THAT PART LYING W OF SANDERS CAROL BUTT WALLER 28-33-27-0000-10010-0000 2020 R
 OLD TOWN CREEK RD & N OF SR 64 805 OLD TOWN CREEK RD CARD 001 of 001
 LESS COM AT SW CORNER OF ZOLFO SPRINGS, FL 33890
 SECTION RUN S 89 DEG 55M 22S E PRINTED 10/18/2020 3:00
 APPR 11/29/2018 MC BY

BUSE	AE?	HTD AREA	.000	INDEX	17.00	TWN 33 27	PUSE	006100	PASTURELAND
MOD	BATH	EFF AREA	.000	B-RATE	.000	INDX	STR 28- 33- 27		
EXW	FIXT	RCN				AYB	MKT AREA 04		0 BLDG
%	BDRM	%GOOD		BLDG VAL		EYB	(PUD1		190 XFOB
RSTR	RMS						AC 306.500		0 LAND
RCVR	UNTS	FIELD CK:					NTCD		48,525 CLAS
%	C-W%	LOC: OLD TOWN CREEK RD WAUCHULA					APPR CD		1,162,000 MKTUSE
INTW	HGHT						CNDO		1,162,190 JUST
%	PMTR						SUBD		48,715 APPR
FLOR	STYS						BLK		
%	ECON						LOT		0 SOHD
HTTP	FUNC						MAP#		48,715 ASSD
A/C	SPCD								0 EXPT*
QUAL	DEPR						TXDIT 900		48,715 COTXBL
FNDN	UD-1						48,715 CITXBL		48,715 OTTXBL
SIZE	UD-2						BLDG TRAVERSE		
CEIL	FRPL								
ARCH	UD-4								
FRME	UD-5								
KTCH	UD-6								
WNDO	UD-7								
CLAS	UD-8								
OCC	UD-9								
COND	%								
SUB	A-AREA % E-AREA	SUB VALUE							

TOTAL

-----EXTRA FEATURES-----										FIELD CK:										
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
Y	UBF	03 UTIL BLDG	12	8		1		1980	1.00	96.000	SF	5.650			5.650			35.00		190

LAND	DESC	ZONE	ROAD	DENS	COND	FRONT	DEPTH	FIELD CK:										
AE	CODE	TOPO	UTIL	EYP	AYP	BACK	DT	ADJUSTMENTS				UNITS	UT	PRICE	ADJ	UT	PR	LAND VALUE
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N	005900	WASTE						1.00	1.00	1.00	1.00	20.000	AC	30.000		30.00		600AG
														800.000		800.00		16,000MK

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PRINTED 10/18/2020 3:00
APPR 7/10/2020 MC

TOTAL

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												4000.000		4000.00		576,360MK
N	006101	IMP-TYP	A-1						1.00 1.00 1.00 1.00	58.000	AC	225.000		225.00		13,050AG
												4000.000		4000.00		232,000MK
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												800.000		800.00		48,000MK

Printed Tuesday, October 20, 2020

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PRINTED 10/18/2020 3:00
APPR 8/20/2015 MC

TOTAL

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N	006101	IMP-TYP	A-1						1.00 1.00 1.00 1.00	2.750	AC	225.000			225.00	618AG
												6000.000			6000.00	16,500MK
N	006300	NATIVE	A-1						1.00 1.00 1.00 1.00	13.000	AC	50.000			50.00	650AG
												6000.000			6000.00	78,000MK
N	006399	POND/WATER	A-1						1.00 1.00 1.00 1.00	2.750	AC	30.000			30.00	82AG
												800.000			800.00	2,200MK

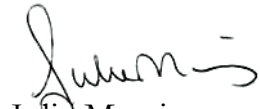
Parcel ID	Owner	Owner Address	Acres Listed on Property Appraiser Site	Acres on Appraiser's GIS Parcel DataMaps	Tax Assessed Value
30-33-27-0000-07500-0000	Sanders Carol Butt Waller	806 Old Town Creek Rd Zolfo Springs, FL 33890	320	323.38	\$28,069
29-33-27-0000-10010-0000	Sanders Carol Butt Waller	807 Old Town Creek Rd Zolfo Springs, FL 33890	640	632.15	\$74,560
28-33-27-0000-10010-0000	Sanders Carol Butt Waller	808 Old Town Creek Rd Zolfo Springs, FL 33890	306.5	298.87	\$48,715
32-33-27-0000-05000-0000	Sanders Carol Butt Waller	809 Old Town Creek Rd Zolfo Springs, FL 33890	262.09	259.43	\$22,054
33-33-27-0000-02550-0000	Sanders Carol Butt Waller	810 Old Town Creek Rd Zolfo Springs, FL 33890	18.5	19.94	\$1,350
totals			1547.09	1533.77	\$174,748

October 29, 2021

To Whom it May Concern:

The purpose of the letter is to acknowledge that Ms. Carol B. Sanders the listed owner of the parcels identified in the Charlie Creek Florida Forever application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Ms. Sanders 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,



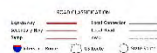
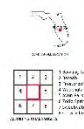
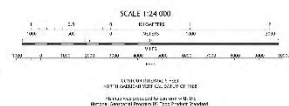
Julie Morris

National Wildlife Refuge Association

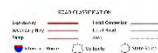
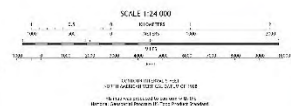
County Parcel ID

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Hardee	29-33-27-0000-10010-0000
Hardee	28-33-27-0000-10010-0000
Hardee	32-33-27-0000-05000-0000
Hardee	33-33-27-0000-02550-0000

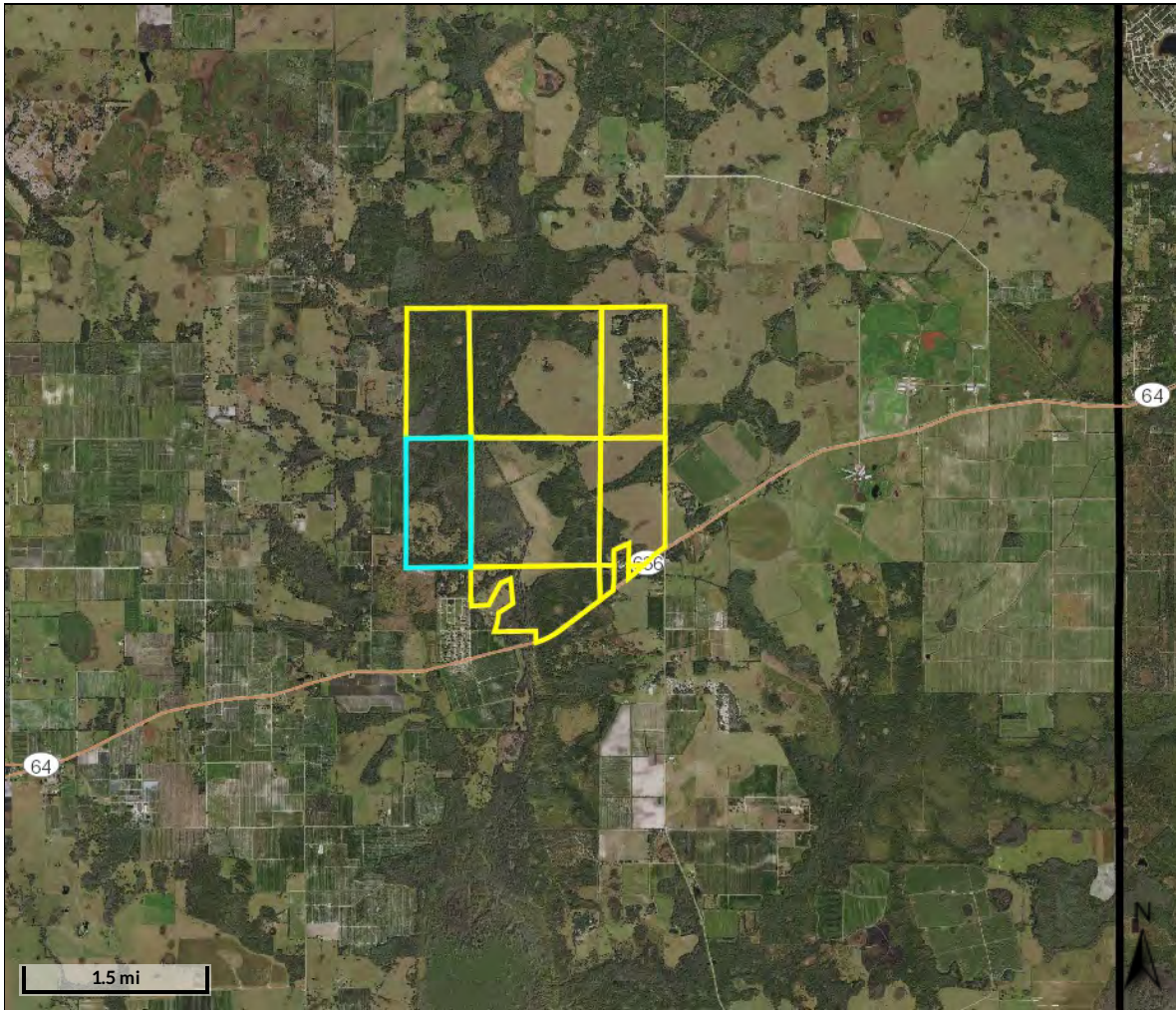
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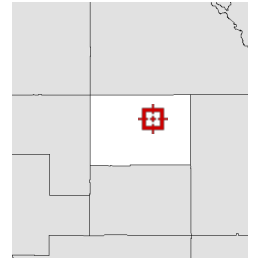
GRIFFINS CORNER, FL
 2021



AVON PARK, FL
2021



Overview



Legend

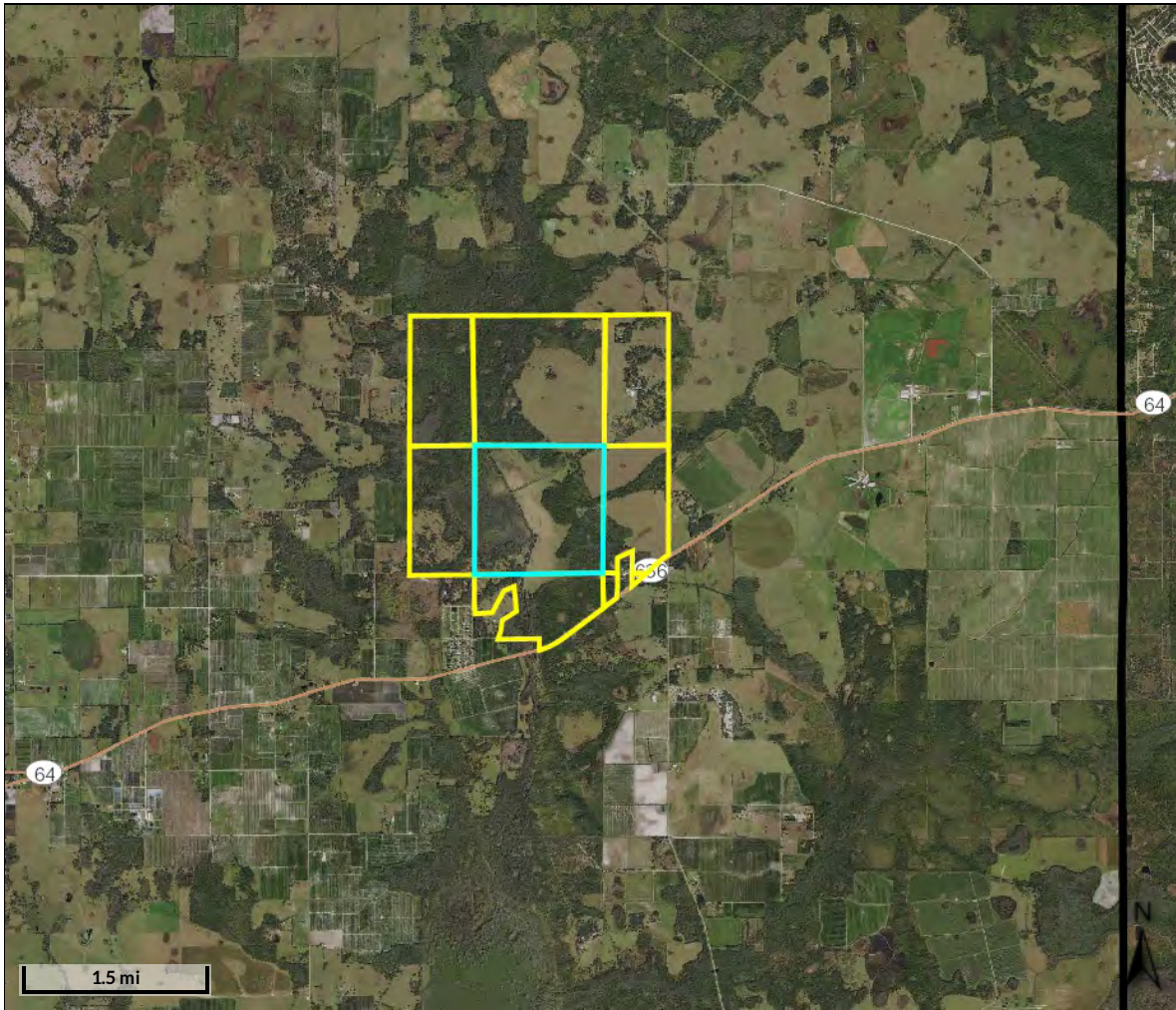
- Parcels**
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

Parcel Number	30-33-27-0000-07500-0000	Building Value	\$0	Just Value	\$1,121,750	Last 2 Sales			
Alternate ID	15771	Misc Value	\$0	Assessed Value	\$28,069	Date	Price	Vacant	Qual
Mailing	SANDERS CAROL BUTT WALLER	Land Value	\$0	Exempt Value	\$0	9/1/1988	0	Y	U
Address	805 OLD TOWN CREEK RD	Ag Land Value	\$28,069	Taxable Value	\$28,069	2/1/1988	0	Y	U
	ZOLFO SPRINGS, FL 33890	Ag Market Value	\$1,121,750						
Property Usage	PASTURE CLS4								

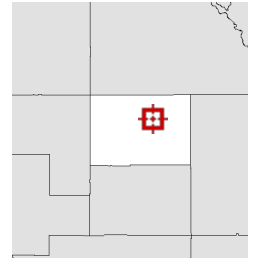
Date created: 10/27/2021

Last Data Uploaded: 10/26/2021 10:14:21 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

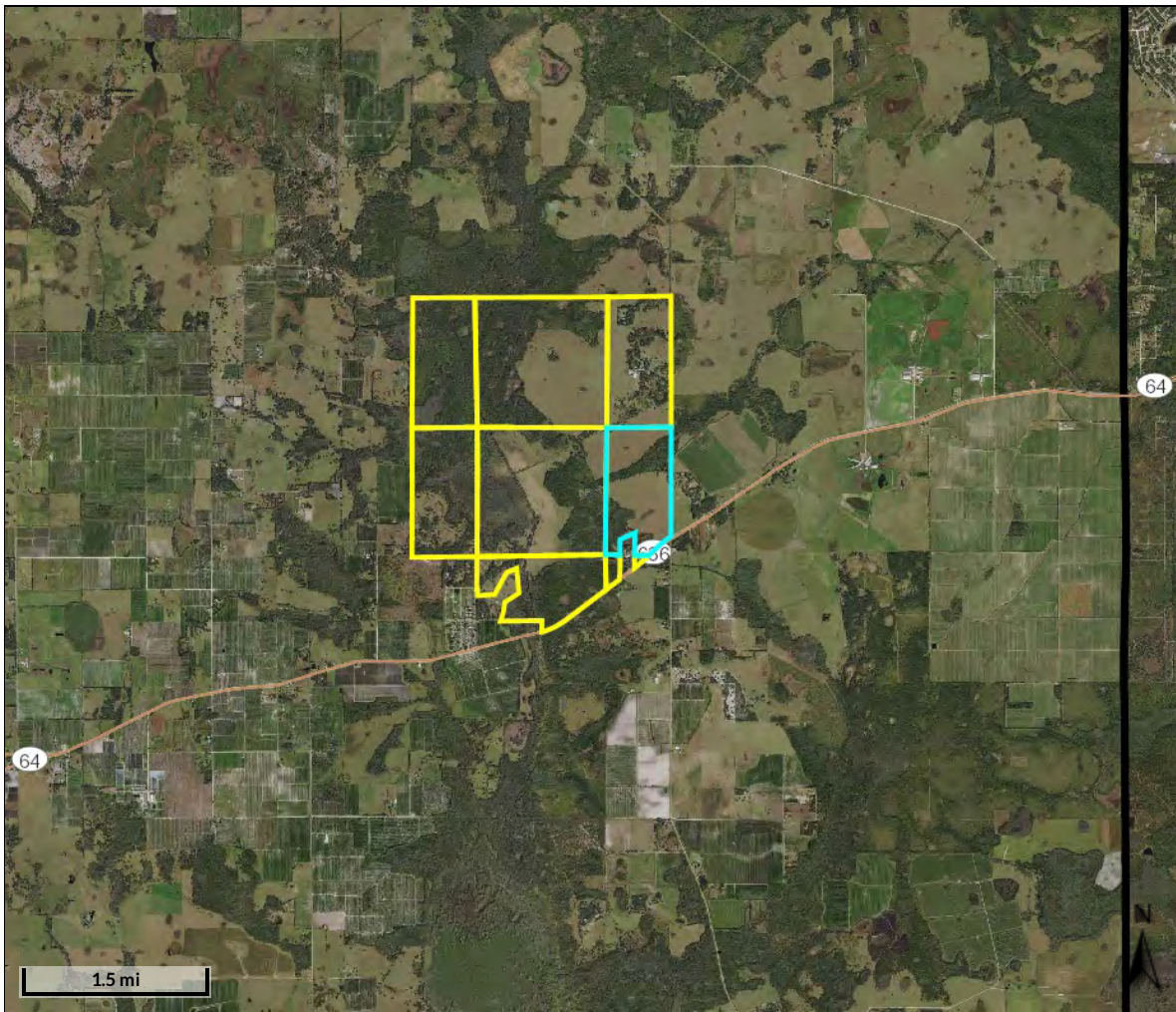
-  Parcels
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way

Parcel Number	29-33-27-0000-10010-0000	Building Value	\$0	Just Value	\$2,224,000	Last 2 Sales			
Alternate ID	15760	Misc Value	\$0	Assessed Value	\$74,560	Date	Price	Vacant	Qual
Mailing	SANDERS CAROL BUTT WALLER	Land Value	\$0	Exempt Value	\$0	9/1/1988	0	Y	U
Address	805 OLD TOWN CREEK RD ZOLFO SPRINGS, FL 33890	Ag Land Value	\$74,560	Taxable Value	\$74,560	2/1/1988	0	Y	U
Property Usage	PASTURE CLS4	Ag Market Value	\$2,224,000						

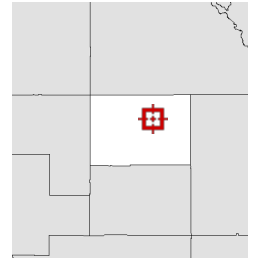
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Overview



Legend

-  Parcels
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way

Parcel Number	28-33-27-0000-10010-0000	Building Value	\$0	Just Value	\$1,166,190	Last 2 Sales			
Alternate ID	15746	Misc Value	\$190	Assessed Value	\$48,715	Date	Price	Vacant	Qual
Mailing	SANDERS CAROL BUTT WALLER	Land Value	\$0	Exempt Value	\$0	9/1/1988	0	Y	U
Address	805 OLD TOWN CREEK RD ZOLFO SPRINGS, FL 33890	Ag Land Value	\$48,525	Taxable Value	\$48,715	2/1/1988	0	Y	U
Property Usage	PASTURE CLS2	Ag Market Value	\$1,166,000						

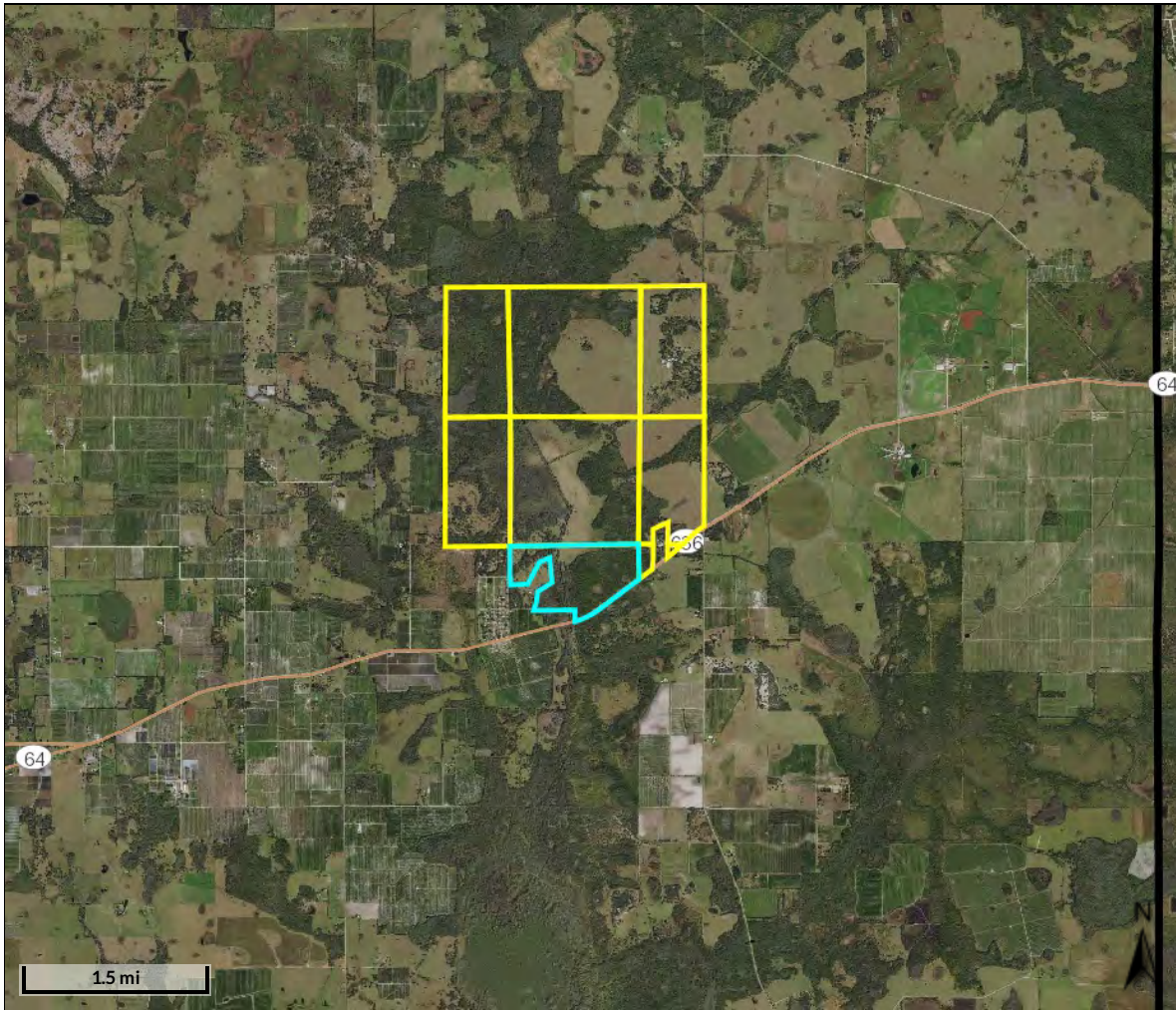
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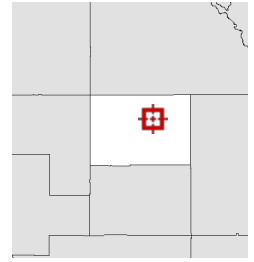
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Hardee County Property Appraiser



Overview



Legend

- Parcels
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way

Parcel Number 32-33-27-0000-05000-0000
Alternate ID 16068
Mailing Address SANDERS CAROL BUTT WALLER
805 OLD TOWN CREEK RD
ZOLFO SPRINGS, FL 33890
Property Usage PASTURE CLS4

Building Value \$0
Misc Value \$0
Land Value \$0
Ag Land Value \$22,054
Ag Market Value \$868,360

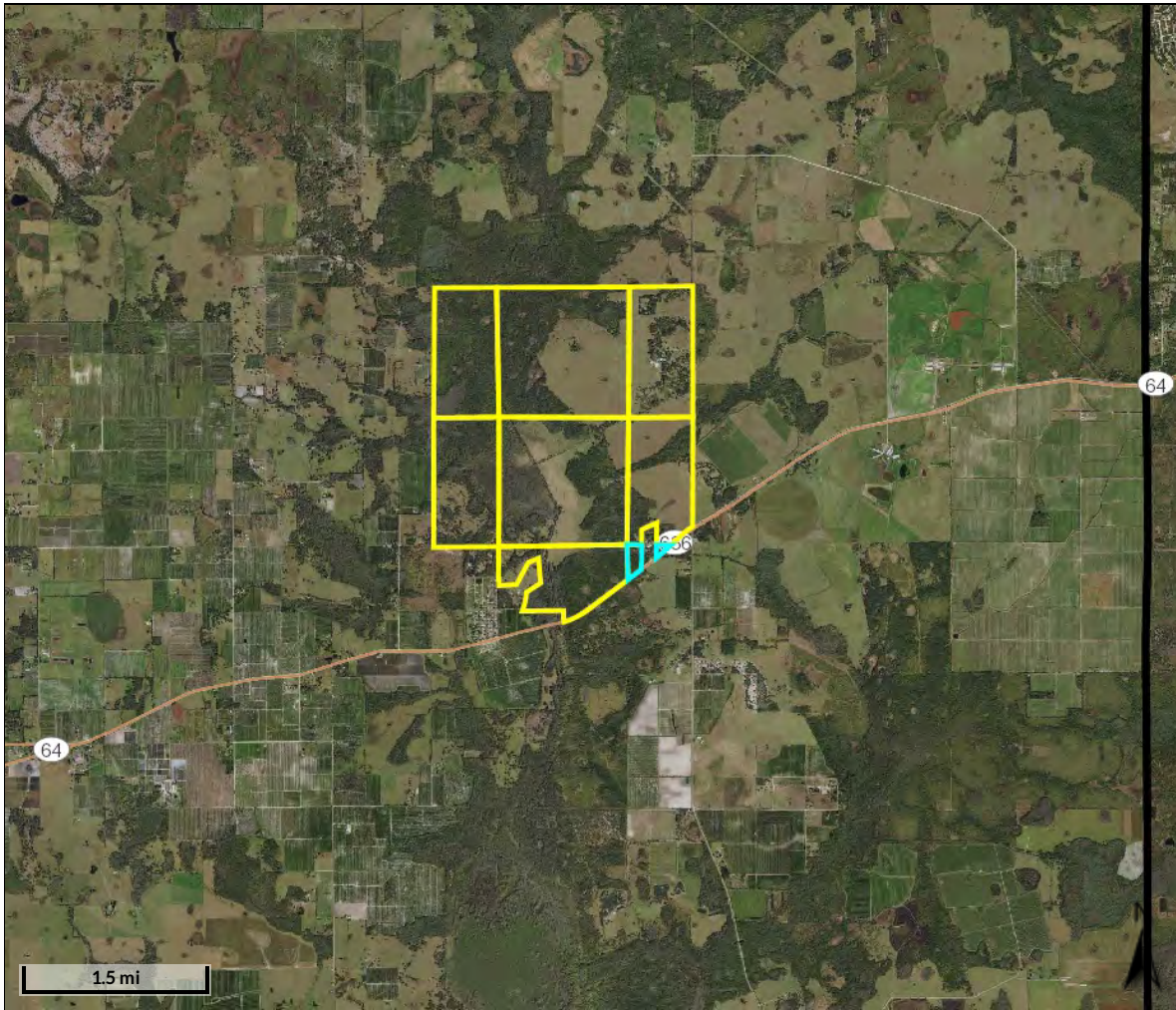
Just Value \$868,360
Assessed Value \$22,054
Exempt Value \$0
Taxable Value \$22,054

Last 2 Sales			
Date	Price	Vacant	Qual
9/1/1988	0	Y	U
2/1/1988	0	Y	U

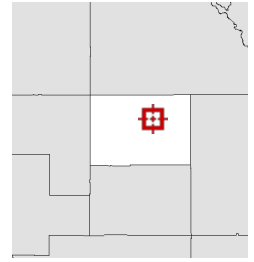
Date created: 10/27/2021

Last Data Uploaded: 10/26/2021 10:14:21 PM

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Overview



Legend

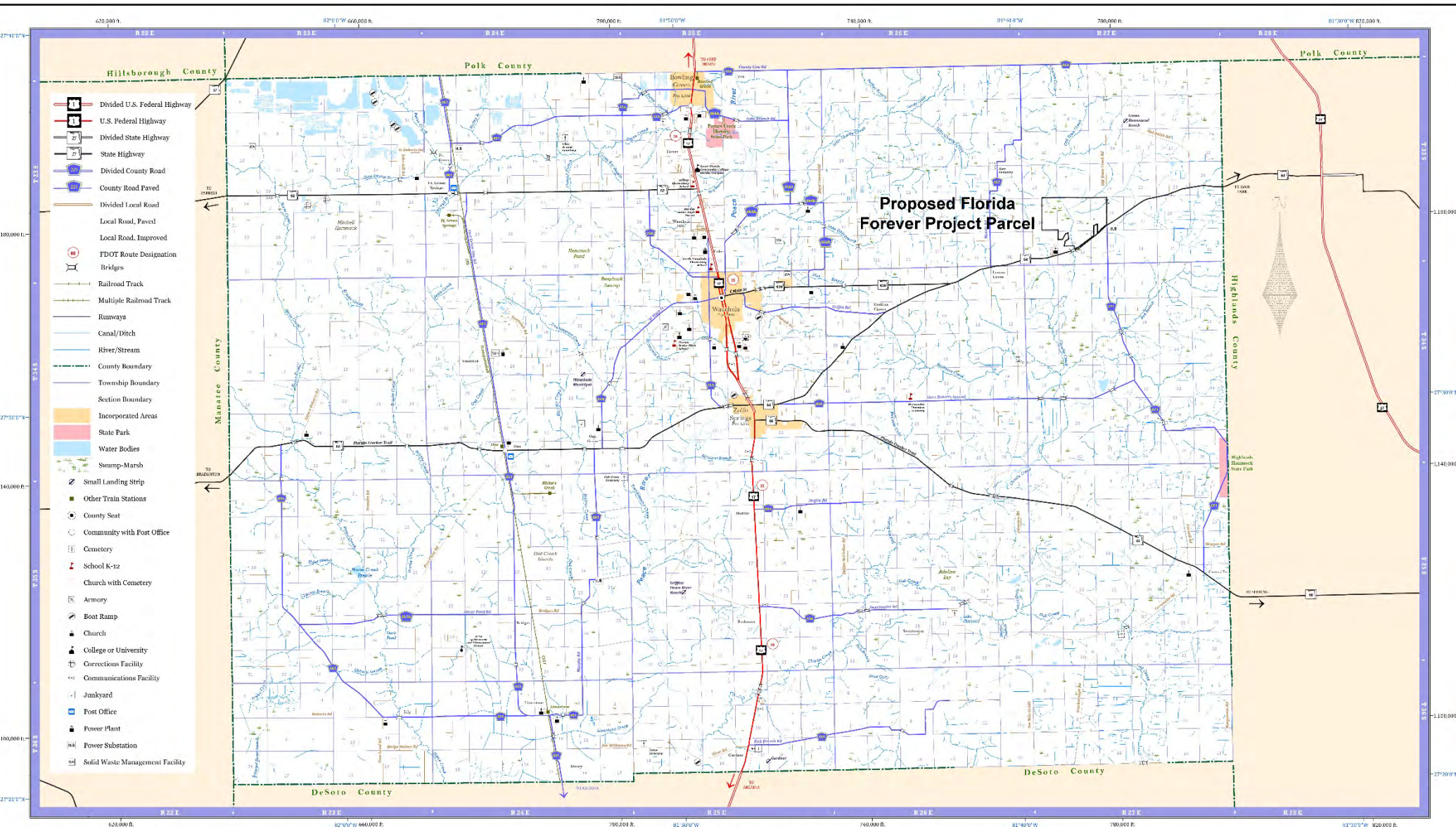
- Parcels**
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way

Parcel Number	33-33-27-0000-02550-0000	Building Value	\$0	Just Value	\$97,250	Last 2 Sales			
Alternate ID	16096	Misc Value	\$0	Assessed Value	\$1,351	Date	Price	Vacant	Qual
Mailing Address	SANDERS CAROL BUTT WALLER	Land Value	\$0	Exempt Value	\$0	9/1/1988	0	Y	U
	805 OLD TOWN CREEK RD	Ag Land Value	\$1,351	Taxable Value	\$1,351	n/a	0	Y	n/a
	ZOLFO SPRINGS, FL 33890	Ag Market Value	\$97,250						
Property Usage	PASTURE CLS4								

Date created: 10/27/2021

Last Data Uploaded: 10/26/2021 10:14:21 PM

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This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography completed on January 2014, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

Some transportation data is provided by Navteq North America, LLC, and is Copyright 2014, Navteq North America, LLC.

The railroad stations on this map do not necessarily denote the presence of a depot or like facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Hardee County was 27,751.

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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32309-0450. Phone (904) 414-4000.

General Highway Map Hardee County Florida

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Surveying and Mapping Office
State of Florida
Department of Transportation
January 2014
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09/15/13

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01/30/14

