

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: Johnson Homestead

Nearest City Arcadia County(s) DeSoto

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.

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

Florida Forever
Boundary Amendment Application



Authorized Representative

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

Property/project name: Johnson Homestead

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 19, 20, 29, 30 Township 38 Range 24

Lat/Long 27.152814, -81.941151

Acres 699.9

Parcel identification number(s):

19-38-24-0000-0032-0000

19-38-24-0000-0034-0000

30-38-24-0000-0030-0000

19-38-24-0000-0050-0000

20-38-24-0000-0011-0000

29-38-24-0000-0012-0000

Landowner Information

Keith Robertson

Landowner Signature

10/20/2021
Date

Keith Robertson

Landowner Name (print)

Mailing Address: 4996 Addison, Av Arcadia, FL 34266
Street City State Zip

Primary Phone: (863) 263-6592 Email: _____

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 (see Addendum 1 for maps)

The Johnson Homestead is a 702-acre less than fee proposal located in southeast DeSoto County, approximately six miles southwest of Arcadia. It is situated a half mile south of State Road-70 with the western boundary following approximately 1.5 miles of County Road-760. Property can be accessed through either a half mile off Johnson Ave or a mile off Addison Ave, both of which travel south from CR-760.

The eastern boundary of the Johnson Homestead borders 1.5 miles of the Peace River, and contains a manmade logging cut that resembles a branch in the river that runs onto the property directly from the Peace River in the southeastern corner (referred to as Johnson Lake). There is also a small, historically disturbed stream bed in the northeastern corner that drains from Bee Gum Lake located just north of the property. Johnson Homestead's entire eastern boundary is across the river from the Peace River Refuge. Its western boundary is roughly a third of a mile from Peace River State Forest and just over a mile from the Myakka multi-agency landscape conservation projects. Johnson Homestead is essential aspect in reinforcing a vital corridor of connected conservation lands between the Myakka and Peace Rivers.

Located in an ecological priority area of the state, the Johnson Homestead represents an opportunity to achieve further connectivity of conservation lands and protection of the watershed within the Peace River Basin. Its importance is typified by the fact that the entire property is identified as a Priority 3 in the Florida Ecological Greenways Network (FEGN) as classified by the Critical Land and Waters Identification Project (CLIP 4.2). More than 70 acres have been identified as Priorities 3 for the Strategic Habitat Conservation Areas (CLIP 4.1), at least 608 acres of Priorities 1-3 biodiversity resource lands (CLIP 4.0), and 446 acres of Priorities 2-3 Rare Species Habitat Conservation. Johnson Homestead has approximately 435 acres of Priority 1 Surface Water Priorities (CLIP 4.0), 570 acres are classified as Priority 2 and 4 Significant Surface Waters (v.4.1) and 416 acres are Priority 1 Functional Wetlands (v.4.4).

The site totals 702 acres and consists of 6 parcels in DeSoto County. The Desoto County Property Appraiser website lists the total Tax Assessed Value as: \$59,773.

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

Johnson Homestead resembles a misshapened outline of the state of Texas. It has a northern and western finger, as well as an east to south triangular body. It is approximately 1.7 miles long (east-west) at its longest and approximately a mile wide at its widest (north-south). The northern finger adds approximately a half mile in width. Almost 75% of Johnson Homestead, from the east to south triangular body to the central areas of property, are dominated by Bradenton-Felda-Chobee complex soils that are frequently flooded. The tip of the northern finger is primarily Tavares fine sand (48 ac), while the central northern finger and western finger is dominated by

Wabasso (70 ac) and Farmton (41 ac) fine sands. The Peace River floodplain is by-far the dominant feature on this property and is the main source of its high ecological value.

A.2.1 Natural and biological resources

Wildlife

The Johnson Homestead is primarily composed of wetlands and improved pasture, which is valuable habitat for several imperiled bird species as well as those wide-ranging terrestrial species that require large tracts of open space to survive. The Florida Ecological Greenways Network classifies the entirety of the Johnson Homestead as a Priority 3 linkage that would play an integral role in extending Florida's Wildlife Corridor along the Peace River. This linkage would not only expand large, contiguous areas for federally endangered Florida panther (*Puma concolor coryi*), eastern indigo snake, and Florida black bear (*Ursus americanus floridanus*) populations to travel through, it would expand habitat for the federally endangered and several other federally threatened species that are known to occur on or in the vicinity of the property.

The wood stork (*Mycteria americana*), west Indian manatee (*Trichechus manatus*), eastern indigo snake (*Drymarchon couperi*), and bald eagle (*Haliaeetus leucocephalus*) (Bald and Golden Eagle Protection Act) are federally protected species that have been observed on nearby properties. Johnson Homestead has potentially suitable habitat for several federally endangered and threatened species, including: the Florida bonneted bat (*Eumops floridanus*), Florida scrub-jay (*Aphelocoma coerulescens*), and Gulf sturgeon (*Acipenser oxyrinchus desotoi*). A full listing of rare, and federal and state listed species that occur or have potential to occur at Johnson Homestead can be found in Appendix 2.1.

Land cover communities

The land cover on Johnson Homestead is dominated by floodplain swamp. In the northern finger, improved pasture and unimproved/woodland pasture are dominant. Lastly, the western finger is primarily mesic pine flatwoods, which is considered an underrepresented ecosystem in Florida. For the purposes of this analysis, we accede to the Florida Natural Area's Inventory existing 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.

A.2.2 Hydrological characteristics

The eastern boundary of the Johnson Homestead shares over 1.5 nautical mile of frontage of the western bank of Peace River downstream from Arcadia. The hydrology of the entire property is heavily influenced by the historical floodplain of the Peace River; almost 60% of the total area of the site is composed of the floodplain of the Peace River, a Priority 1 Natural Floodplain of the Peace River. The Peace River watershed is critical to the health of the Charlotte Harbor Estuary,

an estuary of national significance, one of the most important recreational fisheries in the state and the economic engine of southwest Florida. The Peace River also supplies drinking water to over a million people in Charlotte, Desoto, Manatee and Sarasota Counties. Johnson Homestead has approximately 435 acres of Priority 1 Surface Water Priorities (CLIP 4.0), 570 acres are classified as Priority 2 and 4 Significant Surface Waters (v.4.1) and 416 acres are Priority 1 Functional Wetlands (v.4.4).

A.2.3 Archaeological and historical characteristics

Though professional surveys have not been conducted for this application, no known archeological or historical artifacts or structures have been found on Johnson Homestead. Paleo-Americans from likely lived or traversed these areas from at least around 6000 BCE. By the 1700s, Seminoles lived in the general area of the Johnson Homestead for decades, but were consistently driven southward, most notably during the Seminole wars in the early to mid-1800s. Fort Ogden was erected during the 1841 campaign against the Seminole in the Big Cypress area, which is approximately 3.5 miles southeast of Johnson Homestead.

A.2.4 Improvements/facilities

There are four contemporary structures/improvements on Johnson Homestead: a 288 ft² block building, a 144 ft² block building, a 420 ft² block building, and two 80 ft² sheds on parcel 19-38-24-0000-0034-0000.

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

Johnson Homestead is under threat from intensifying agriculture, industrial and residential development – all of which are threats that would diminish the ecological viability of the Peace River. Of immediate concern is development of the property into riverside residential subdivisions radiating from Arcadia, whose municipal boundary begins less than three miles to the northeast. Also of concern is the intensification of agriculture. As rural Florida land prices increase many ag operators are pressure to maximize the per acre income of their ranches. One method to increase income is to clear native land cover and plant crops or sod because they earn more income per acre. Locally common examples of this are intensive cattle operations, citrus groves, and sod operations that occur on adjacent properties, indicating that these types of operations can be a viable conversion for the Johnson Homestead.

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

There are no known 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 Johnson Homestead meets multiple goals described in subsection (4), described below
- b) Unknown
- c) The acquisition and management of Johnson Homestead would extend protection of DeSoto County's Peace River Refuge conservation lands east of the property. The western boundary is also less than a half mile from Florida Department of Agricultural and Consumer Services, Florida Forest Service's Peace River State Forest and the additional Myakka multi-agency landscape conservation projects. These areas buffer both the Peace and Myakka Rivers to increase its water quality and provide connectivity for Florida's Wildlife Corridor. Adding more than 700 ac to this buffer will enhance its functionality substantially.
- d) Unknown
- e) Not applicable
- f) The acquisition and management of Johnson Homestead would enhance water quality to immediate surrounding areas, as well as Peace and Myakka Rivers, by preventing intensive development from occurring along approximately 1.5 nautical mile of the Peace River. The property will provide over 540 ac of Priority 1-2 Surface Water Priorities (CLIP 4.0).
- g) The Johnson Homestead is in imminent danger of development into intensifying agricultural operations.
- h) Not applicable
- i) Not applicable
- j) Appraisals have yet to be performed on Johnson Homestead, 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 property is proposed to be acquired through a less-than-fee conservation easement.
- l) Not applicable

Subsection (10):

- a) All imperiled species (threatened, endangered, or candidate for such designation) listed in A.2.1. above can also be found on the Avon Park Air Force Range (APAFR).
- b) Not applicable
- c) Not applicable

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

Goal A, Measure 1: The Johnson Homestead 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 Johnson Homestead 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 Johnson Homestead 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 Peace, as described above in the Florida Forever Criteria (9) as well as in sections A.2.1 and A.2.2 above.

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

The Johnson 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

Johnson Homestead will continue to be managed by the landowners in accordance with the conditions set forth in the conservation easement.

Appendix 2.1:

Land cover communities

The land cover on Johnson Homestead is dominated by floodplain swamp. In the northern finger, improved pasture and unimproved/woodland pasture are dominant. Lastly, the western finger is primarily mesic pine flatwoods, which is considered a underrepresented ecosystem in Florida. Though a full accounting has yet to occur, the disturbed areas of this property have significant patches of invasive exotic plants. For the purposes of this analysis, we accede to the Florida Natural Area's Inventory existing 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.

Floodplain Swamp (2215) – 477.3 ac

Over two-thirds (68%) of the Johnson Homestead property is composed of floodplain swamp vegetative community. This large area is not uniform; there are areas of significant human alteration, areas where the understory is consistently mowed for grazing, and patches of relatively natural systems typically occupying wetter spots. The most abundant species in these areas are the cabbage palm (*Sabal palmetto*), swamp laurel oak (*Quercus laurifolia*), water oak, live oak, and red maple (*Acer rubrum*).

Improved Pasture (183313) – 80.4 ac

The improved pasture community is the second most common land use on the Johnson Homestead. These areas are dominated by bahiagrass, smutgrass, dogfennel, and sedges, with small shrubs occurring only sporadically.

Unimproved/Woodland Pasture (183314) – 39.2 ac

The drier areas in the northernmost block of the property contains a relatively dense stand of live oak and pines with only occasional understory vegetation save for bahiagrass.

Mesic Flatwoods (1311) – 39.1 ac

This area in the far western portion of the site is a heavily disturbed patch of former mesic flatwoods. Approximately half of this patch has been chopped and/or cleared so that only grasses, a few scattered pines and oaks, and very low growing stems of shrubs remain. The other half is overgrown flatwoods that contains the proper constituent species but are dominated by overgrown saw palmetto.

Wet Prairie (2111) – 26.5 ac

This land cover occurs in the historically altered portions of the site near the logging access cut called Johnson Lake. It is dominated by pasture grasses, invasive exotic wetlands species, and maidencane.

Marshes (2120) – 14.9 ac

This land cover occurs in the historically altered portions of the site near the logging access cut called Bee Gum Lake. It is dominated by pasture grasses, invasive exotic wetlands species, and maidencane.

Mixed Wetland Hardwoods (2233) – 10.0 ac

The patch of mixed wetland hardwoods in the west of the property is not discernably different from the floodplain swamp described above.

Mixed Hardwood-Coniferous Swamps (2240) – 6.4 ac

The patch of mixed hardwood-coniferous swamp in northcentral portion of the property is a depression swamp that is dramatic for its sloping banks and depressional depth. Described as the deepest bayhead the landowner has ever seen, it is dominated by cypress, red maple, with sporadic bay trees.

Natural Rivers and Streams (4100) – 5.0 ac

The areas with this classification are more accurately described as artificial impoundments from past manmade alterations. These areas are dominated by invasive exotic wetland plants and open water.

Land Cover/Vegetative Communities occupying less than three acres are only described by FNAI or FLUCCS definition, as they are very minor components of the overall site and are typically more accurately classified with the land covers/communities above.

Isolated Freshwater Swamp (2213) – 1.7 ac

This area is not discernably different from the mixed hardwood-coniferous swamp described above, which lies just to its north.

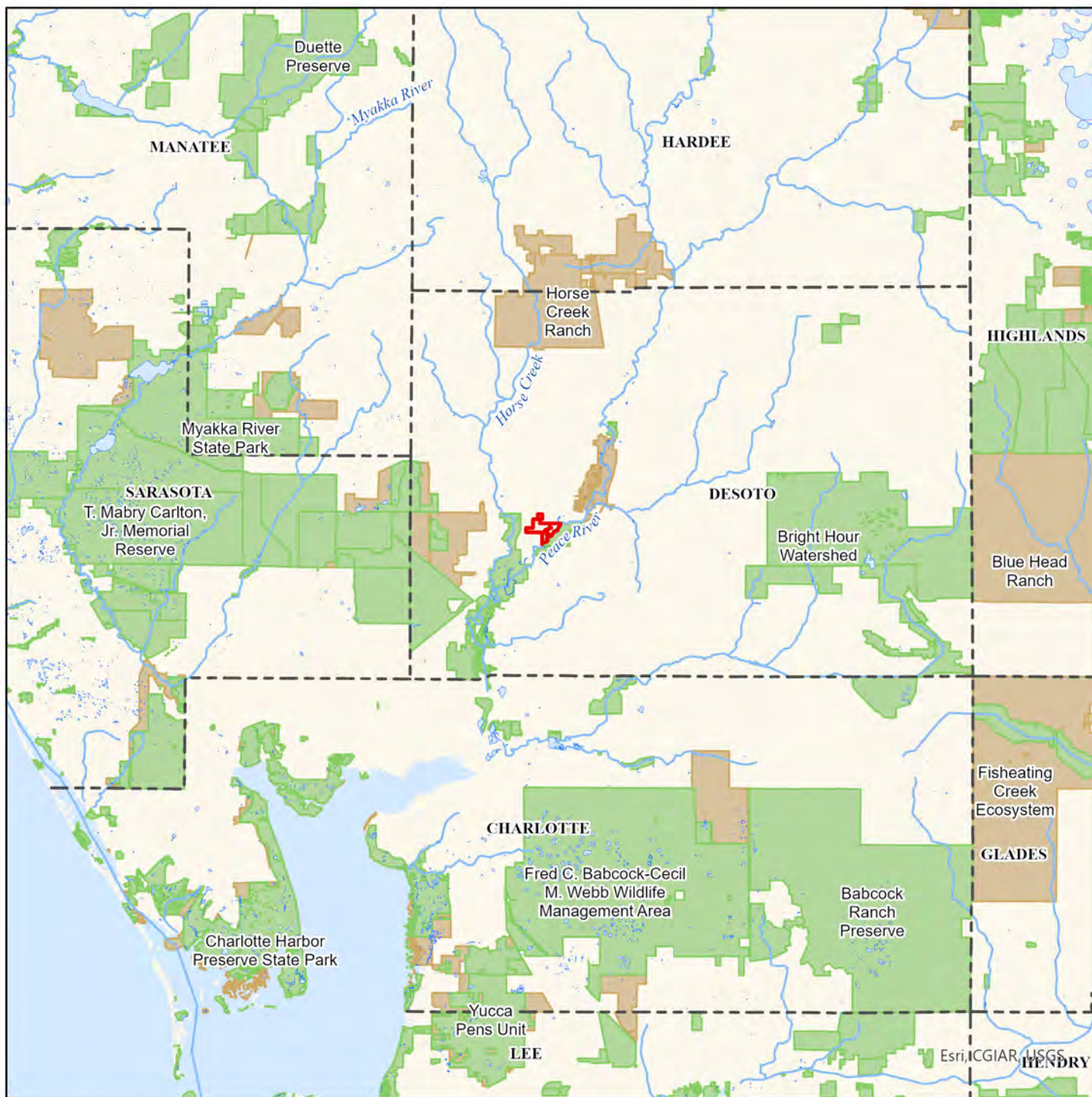
Floating/Emergent Aquatic Vegetation (2140) – 1.3 ac

As will the natural rivers and streams classifications above, the areas with this classification are more accurately described as artificial impoundments from past manmade alterations. These areas are dominated by invasive exotic wetland plants and open water.

Transportation (1840) – 1.0 ac

Several gravel ranch roads enter the property from the north to access the home sites.

Addendum 1. Maps



Johnson Homestead

DeSoto County, FL

Johnson Homestead (702.8 ac)

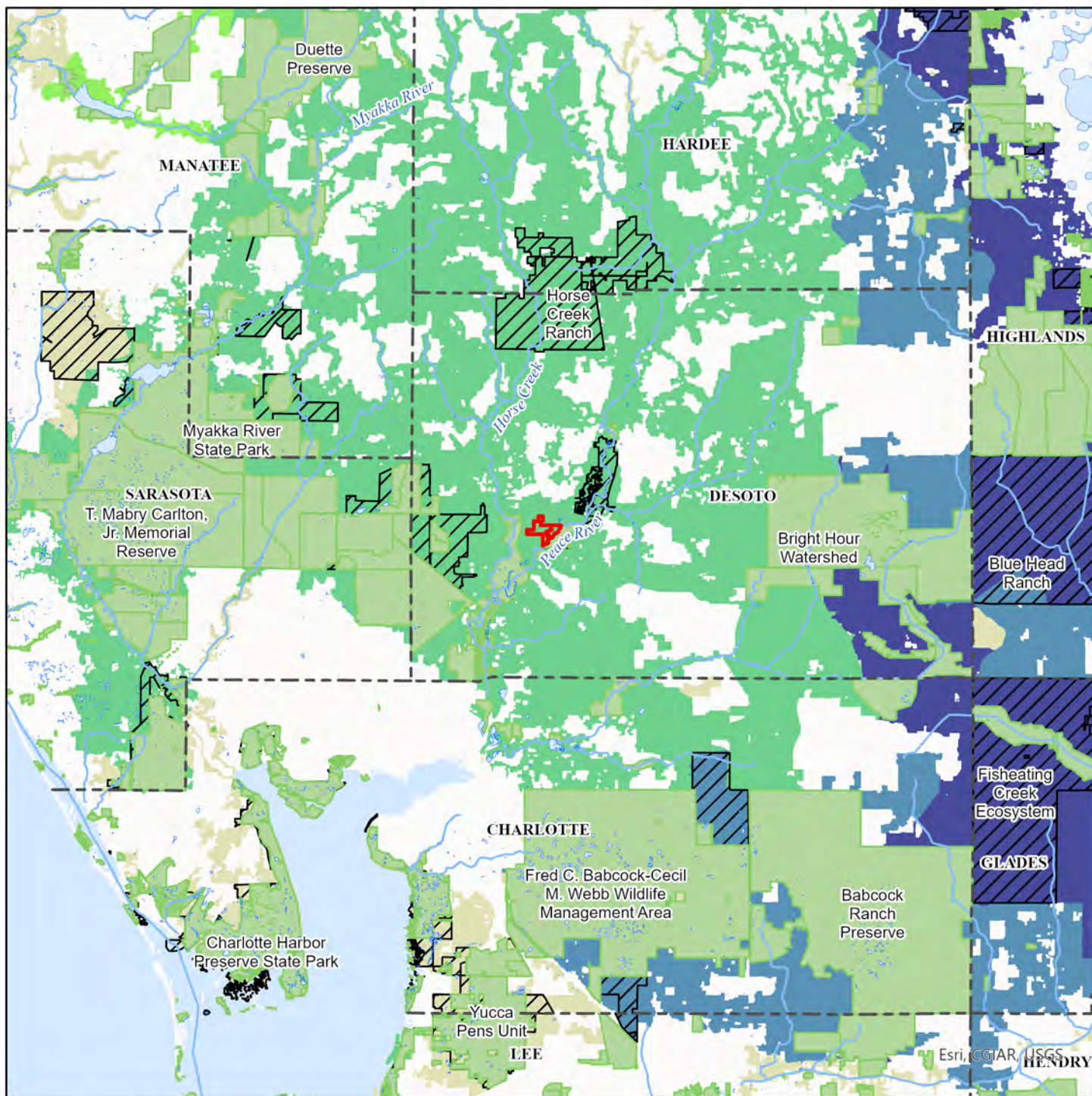
Existing Conservation Lands

Florida Forever Projects

--- County Boundaries

0 10 20 Miles





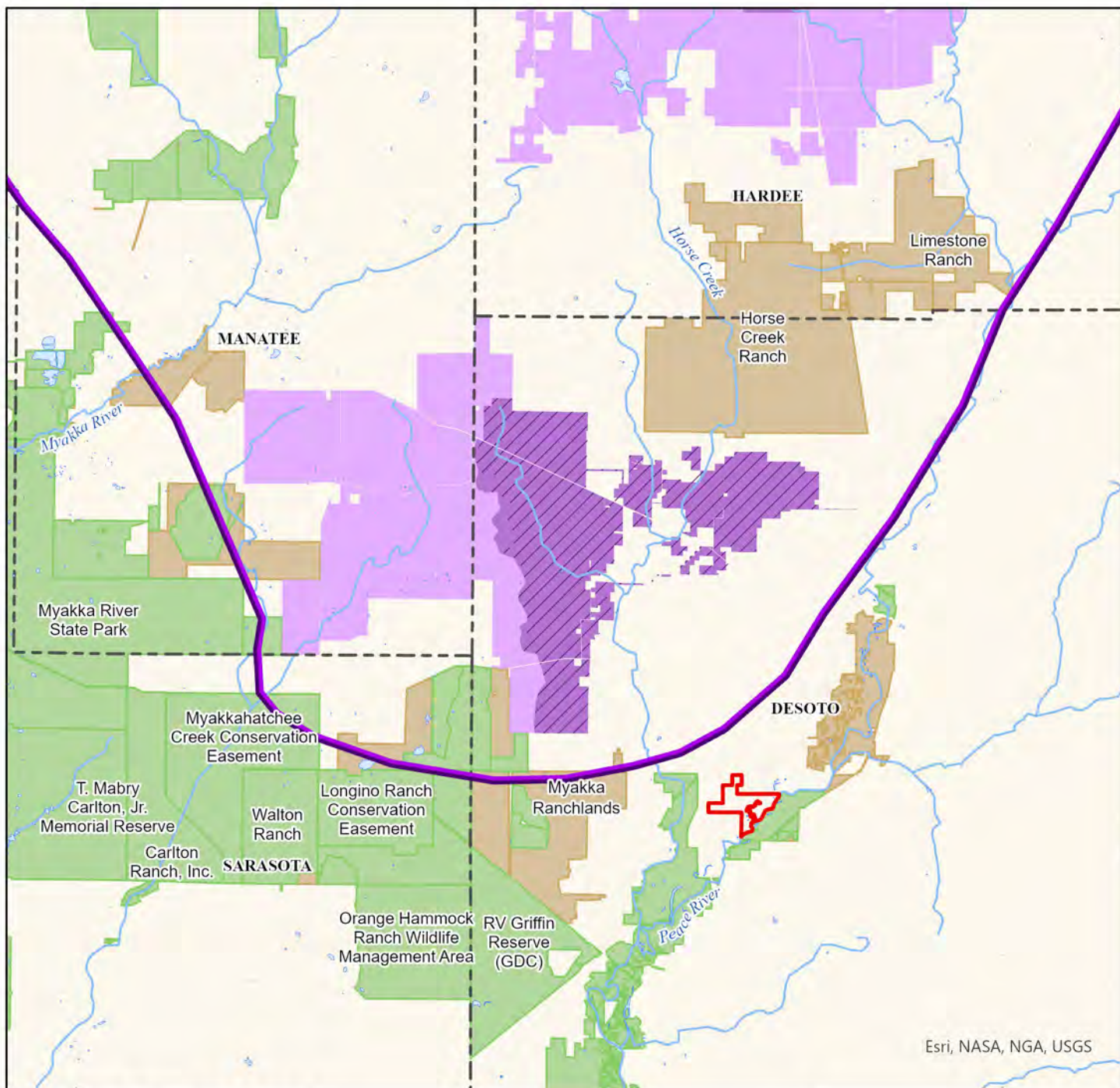
Johnson Homestead DeSoto County, FL

- Johnson Homestead (702.8 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





Esri, NASA, NGA, USGS

Johnson Homestead DeSoto County, FL

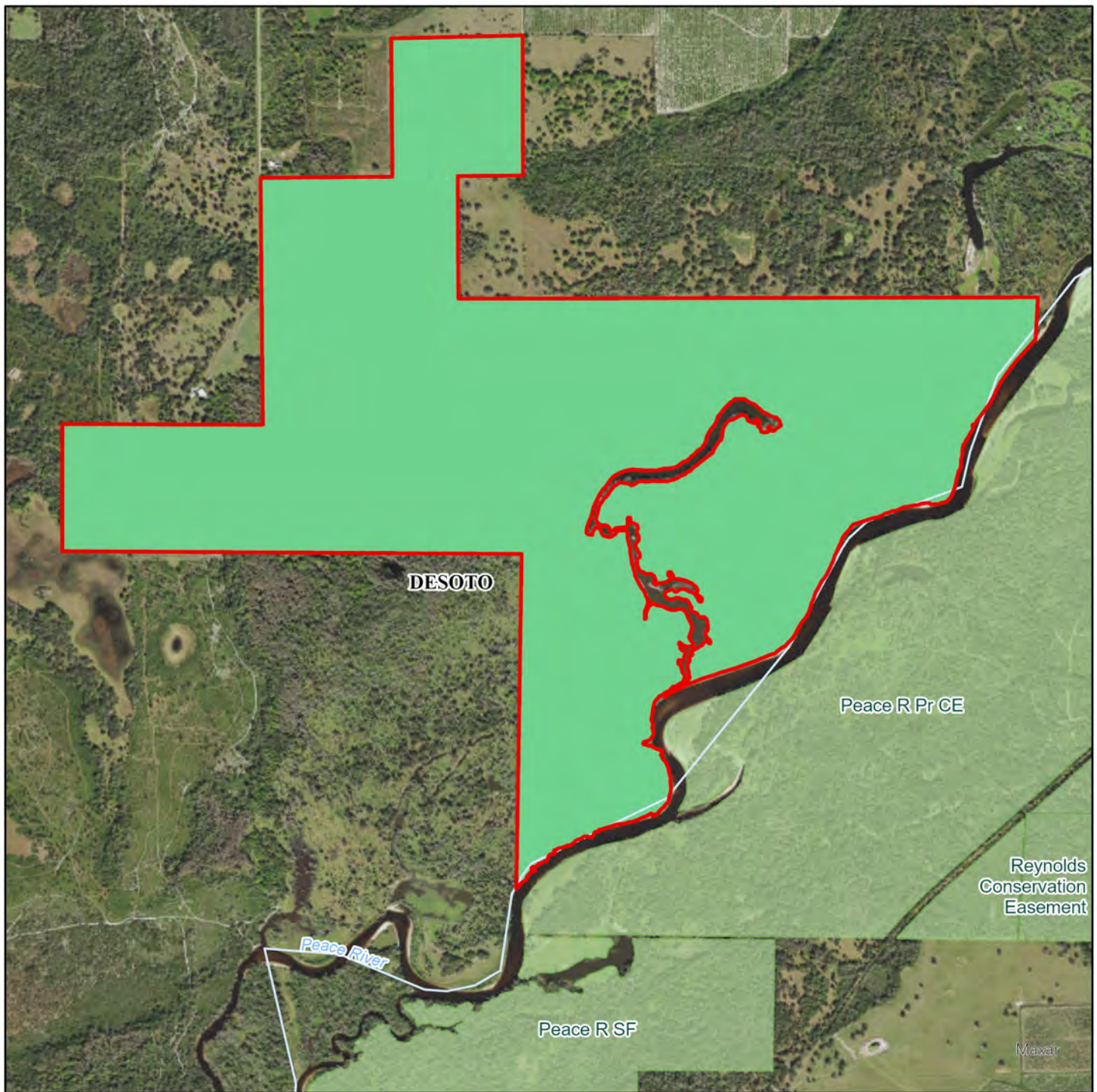
0 4.5 9 Miles



- Johnson Homestead (702.8 ac)
- Existing Conservation Lands
- Florida Forever Projects
- BOMR Conceptual Mineable Area
- Lands Currently Under Mining Permit

- Application of Future Mine Tracts (9/2011)
- Foreseeable Future Mine Project Areas
- Proposed DeSoto Mine
- County Boundaries





Johnson Homestead

DeSoto County, FL

Florida Ecological Greenways Network

Johnson Homestead (702.8 ac)

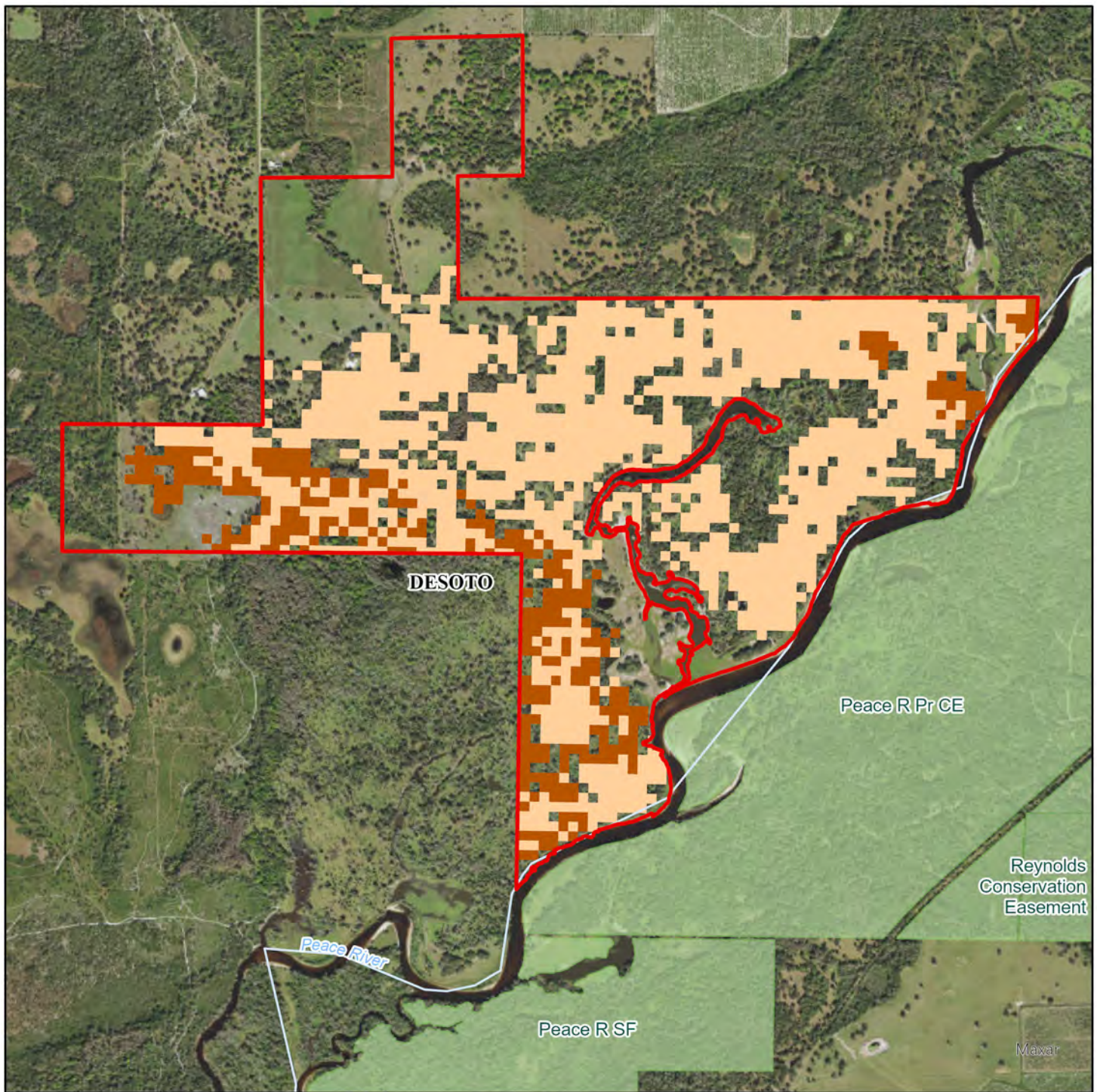
Existing Conservation Areas

--- County Boundaries

FEGN 2021

Priority 3 (702.8 ac)





Johnson Homestead

DeSoto County, FL

Strategic Habitat Conservation Area

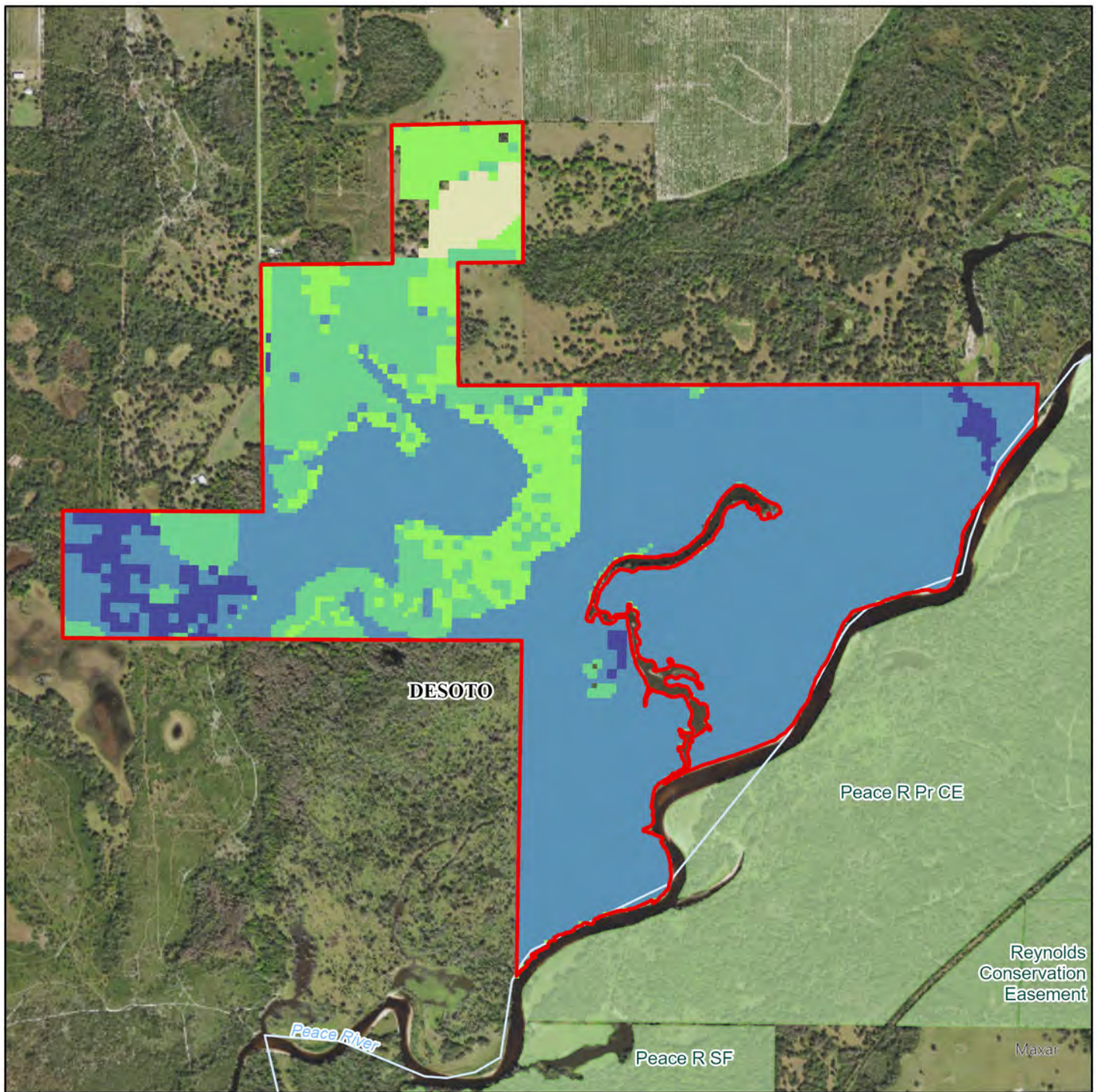
- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

SHCA for FL Forever (v 4.2)

- Priority 3 (70.9 ac)
- Priority 5 (296.3 ac)

0 0.4 0.8 Miles





Johnson Homestead

DeSoto County, FL

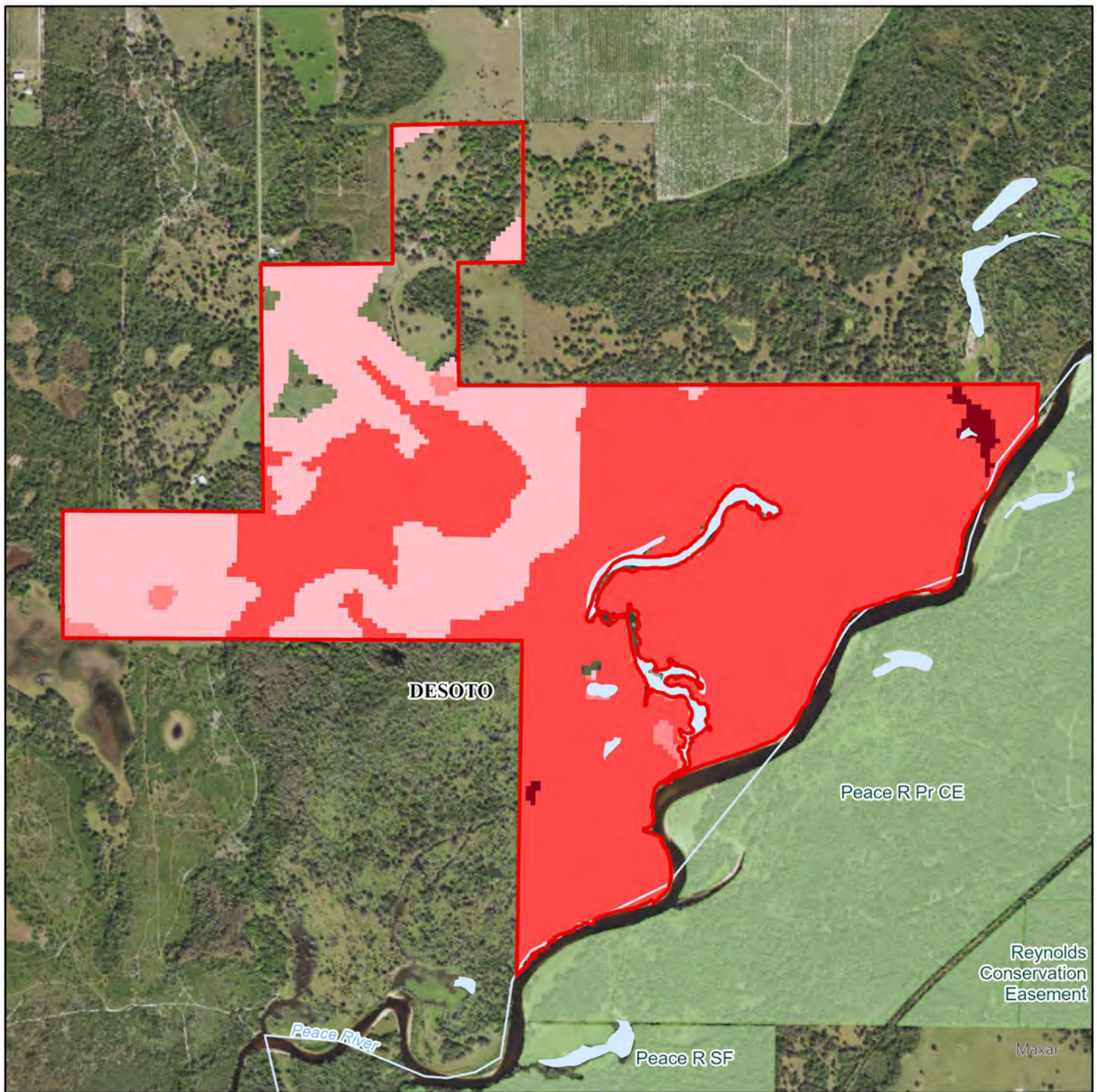
Biodiversity Priorities

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Biodiversity Priorities

- Priority 1 - Highest (27.2 ac)
- Priority 2 (469.4 ac)
- Priority 3 (111.7 ac)
- Priority 4 (75.2 ac)
- Priority 5 (14.3 ac)





Johnson Homestead

DeSoto County, FL

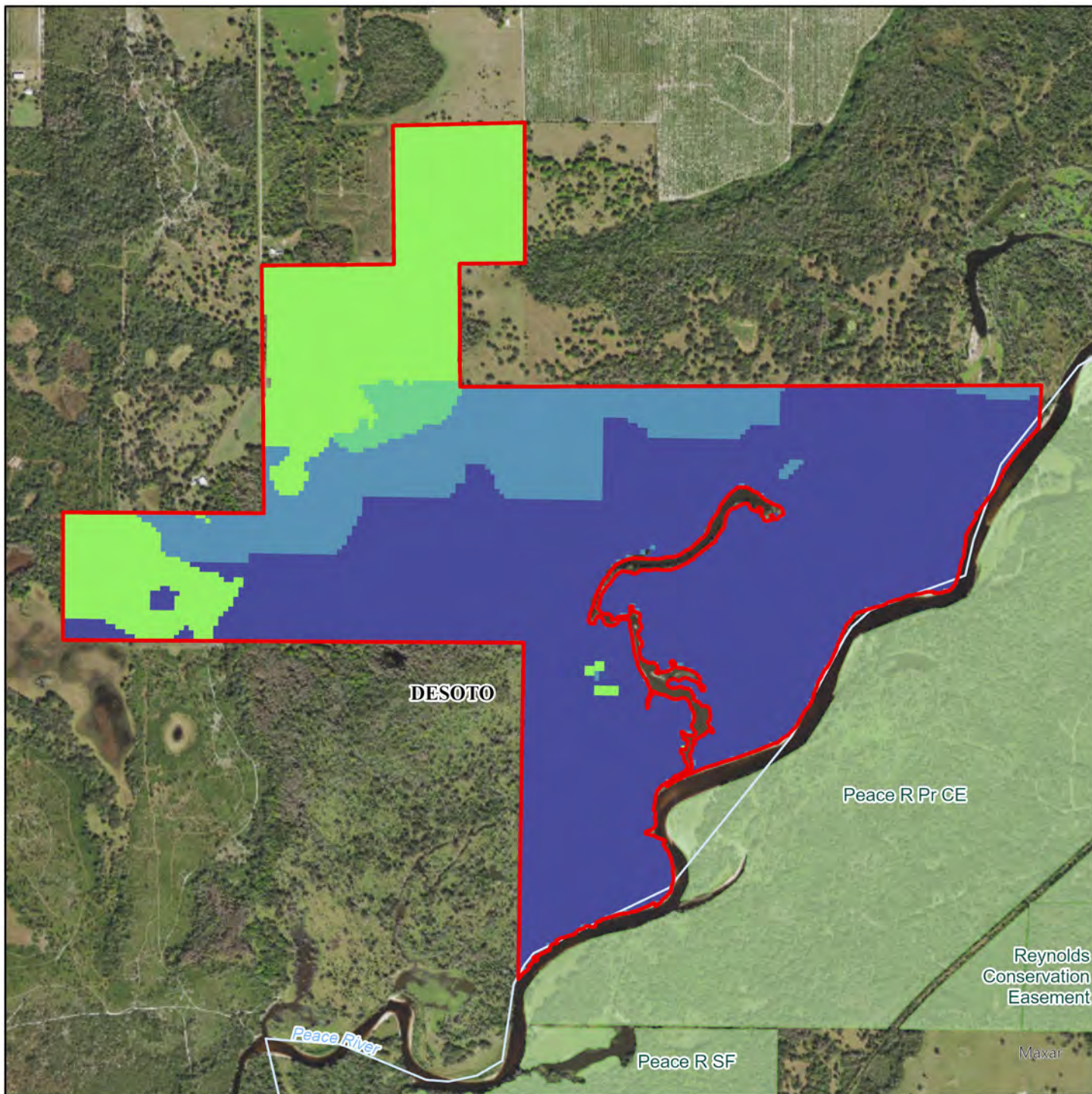
FNAI Rare Species Habitat Conservation

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

FNAI Rare Species Habitat Conservation Priorities (v. 4)

- Priority 2 (4.9 ac)
- Priority 3 (441.4 ac)
- Priority 4 (6.6 ac)
- Priority 5 (184.0 ac)





Johnson Homestead

DeSoto County, FL

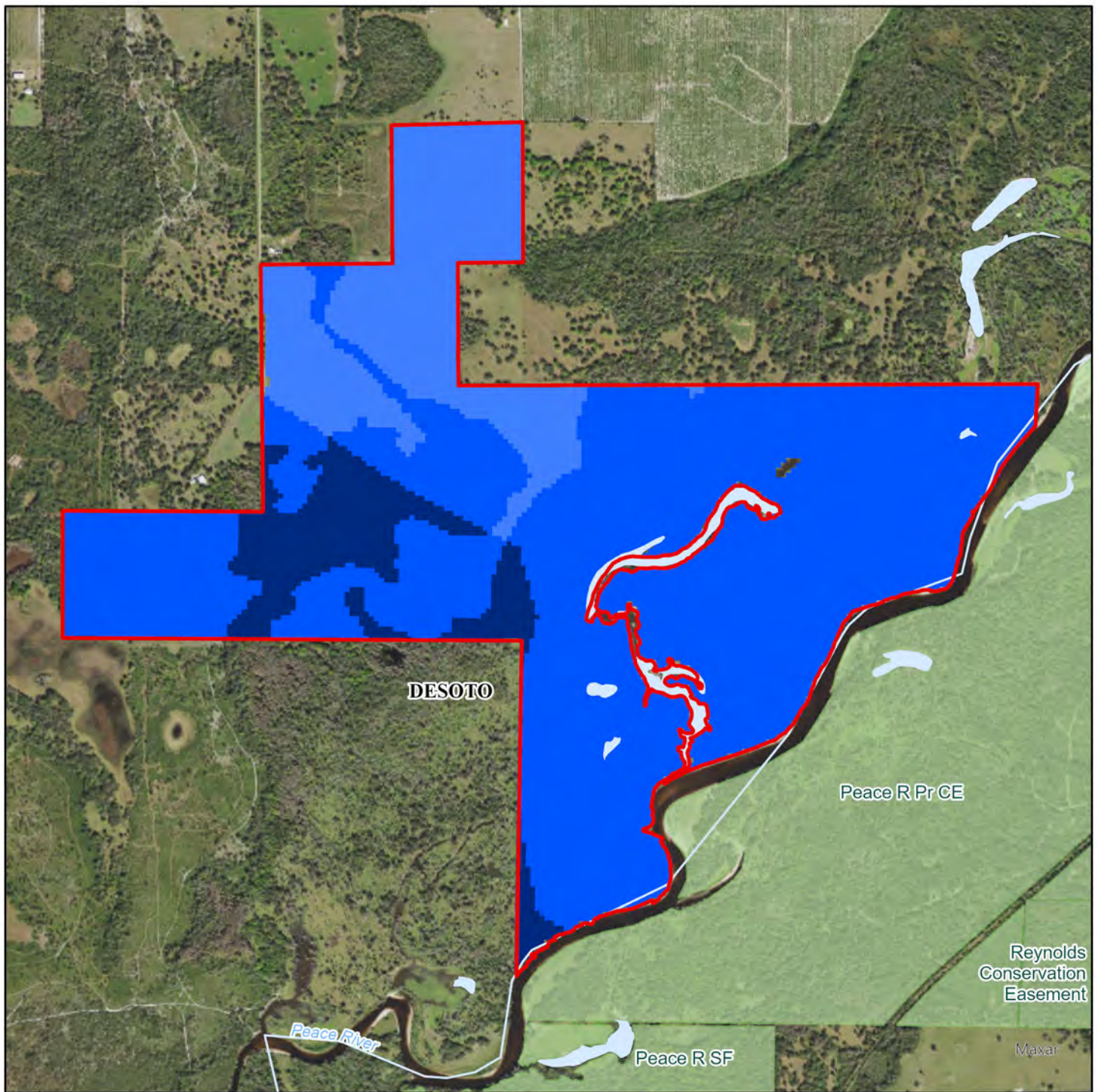
Surface Water Priorities

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Surface Water Priorities

- Priority 1 - Highest (435.3 ac)
- Priority 2 (105.3 ac)
- Priority 3 (12.0 ac)
- Priority 4 (150.0 ac)





Johnson Homestead

DeSoto County, FL

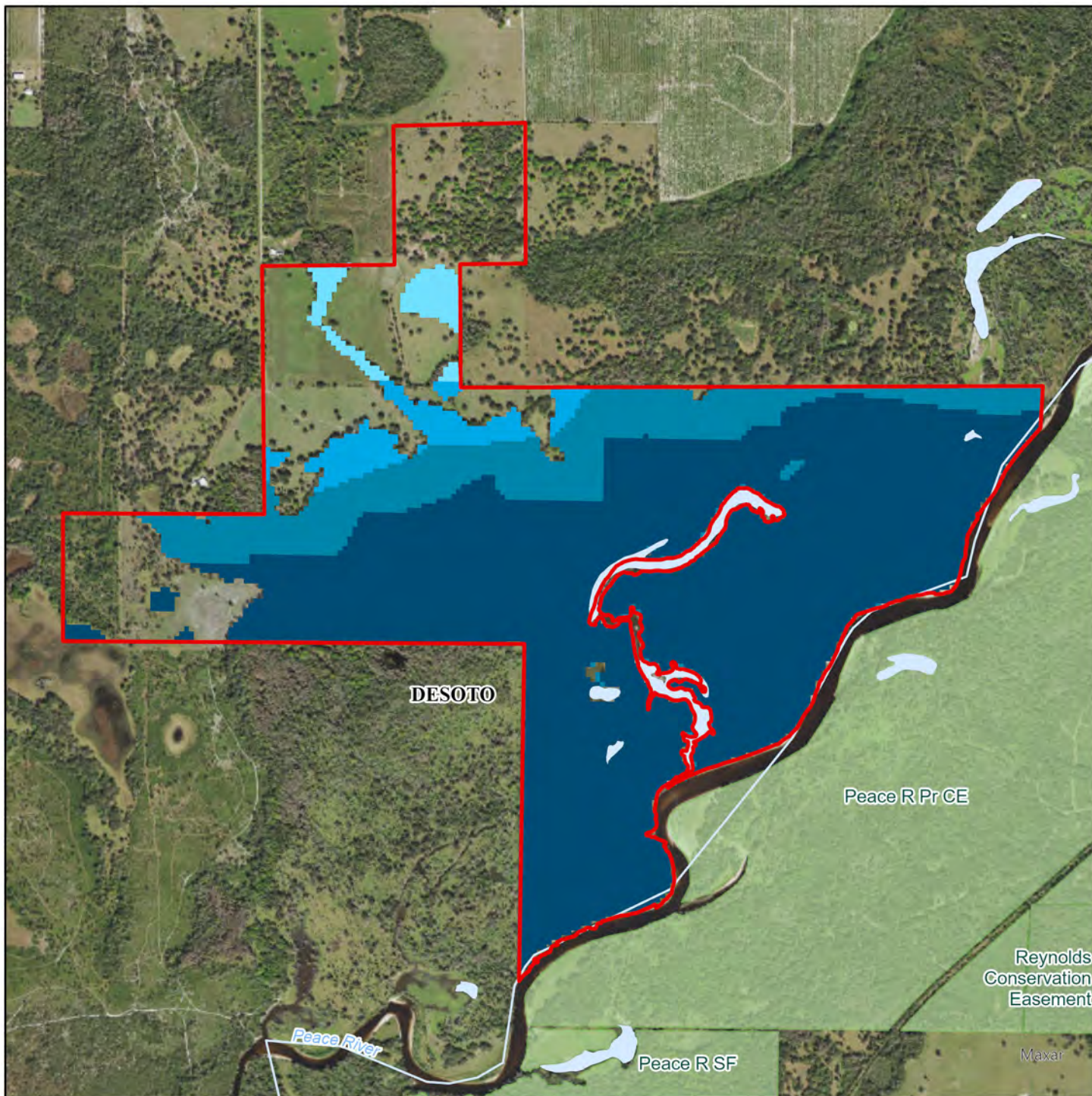
Significant Surface Waters

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

Significant Surface Waters (v 4.1)

- Priority 2 (67.8 ac)
- Priority 4 (502.6 ac)
- Priority 5 (129.9 ac)





Johnson Homestead

DeSoto County, FL

Functional Wetlands

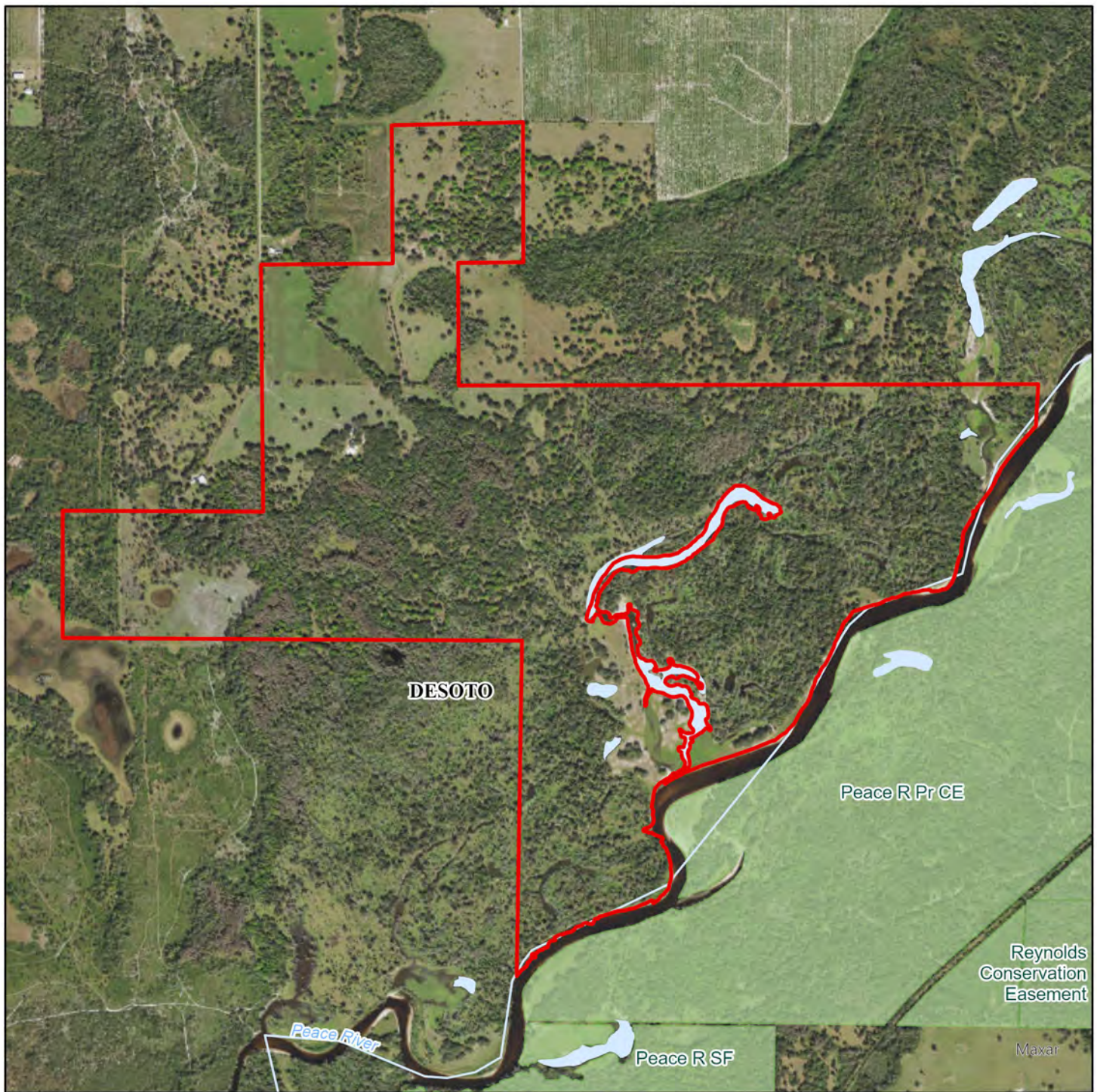
- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

Functional Wetlands (v 4.4)

- Priority 1 - HIGHEST (416.1 ac)
- Priority 2 (89.6 ac)
- Priority 3 (21.6 ac)
- Priority 4 (12.0 ac)

0 0.4 0.8 Miles





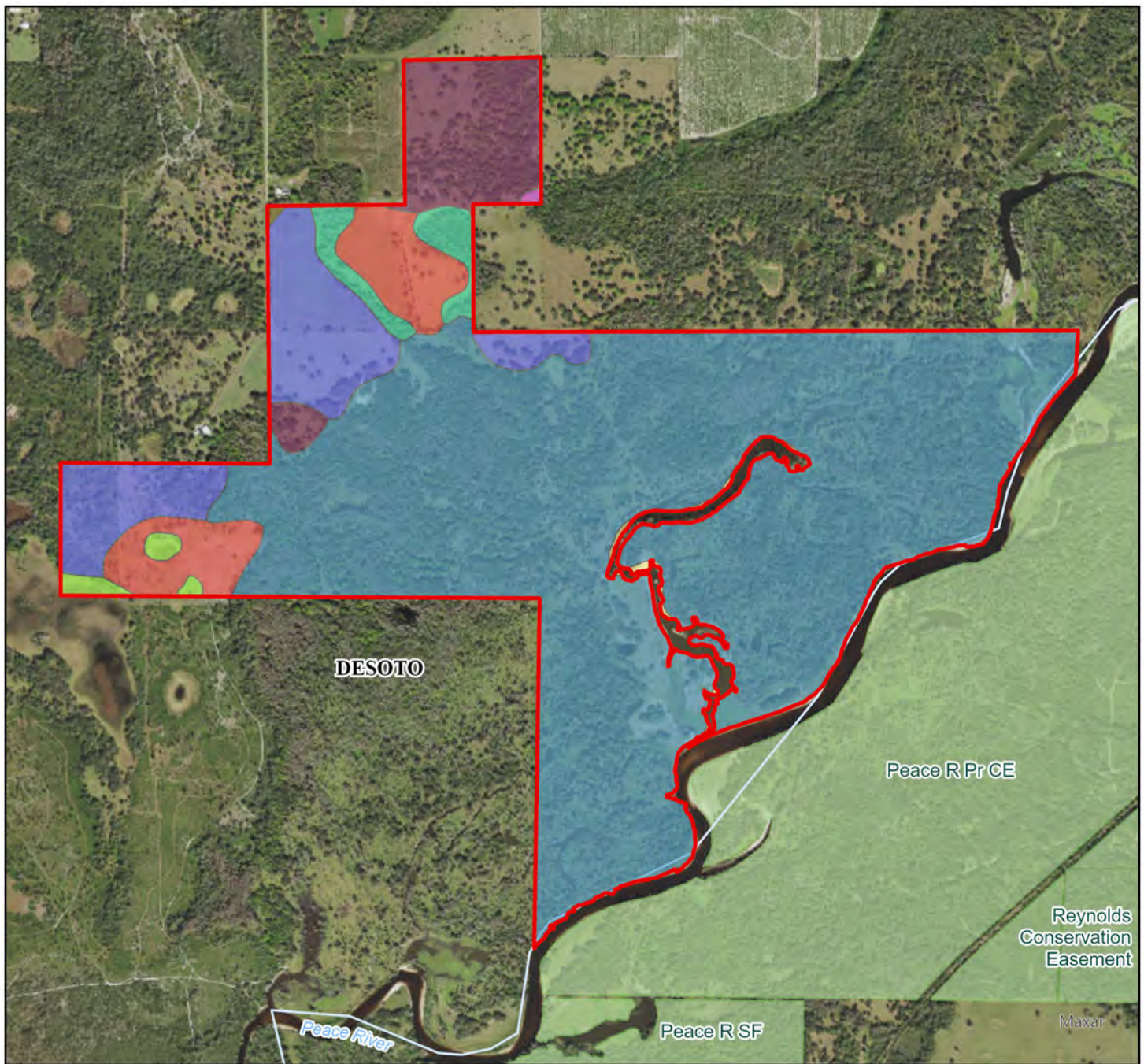
Johnson Homestead DeSoto County, FL

Aerial

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

0 0.4 0.8 Miles





Johnson Homestead DeSoto County, FL

NRCS Soil Map

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

NRCS Map Unit Name with Representative Depth to Water Table

- Bradenton-Felda-Chobee complex, frequently flooded (520.2 ac)(DWT 15 cm)
- Delray mucky fine sand, depressional (5.2 ac)(DWT 0 cm)
- Farmton fine sand, 0 to 2 percent slopes (40.5 ac)(DWT 30 cm)

- Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes (0.6 ac)(DWT 0 cm)
- Immokalee fine sand, 0 to 2 percent slopes (0.5 ac)(DWT 31 cm)
- Samsula muck, frequently ponded, 0 to 1 percent slopes (14.9 ac)(DWT 0 cm)
- Tavares fine sand, 0 to 5 percent slopes (47.7 ac)(DWT 76 cm)
- Wabasso fine sand, 0 to 2 percent slopes (69.8 ac)(DWT 31 cm)
- Water (3.4 ac)(DWT >200 cm)

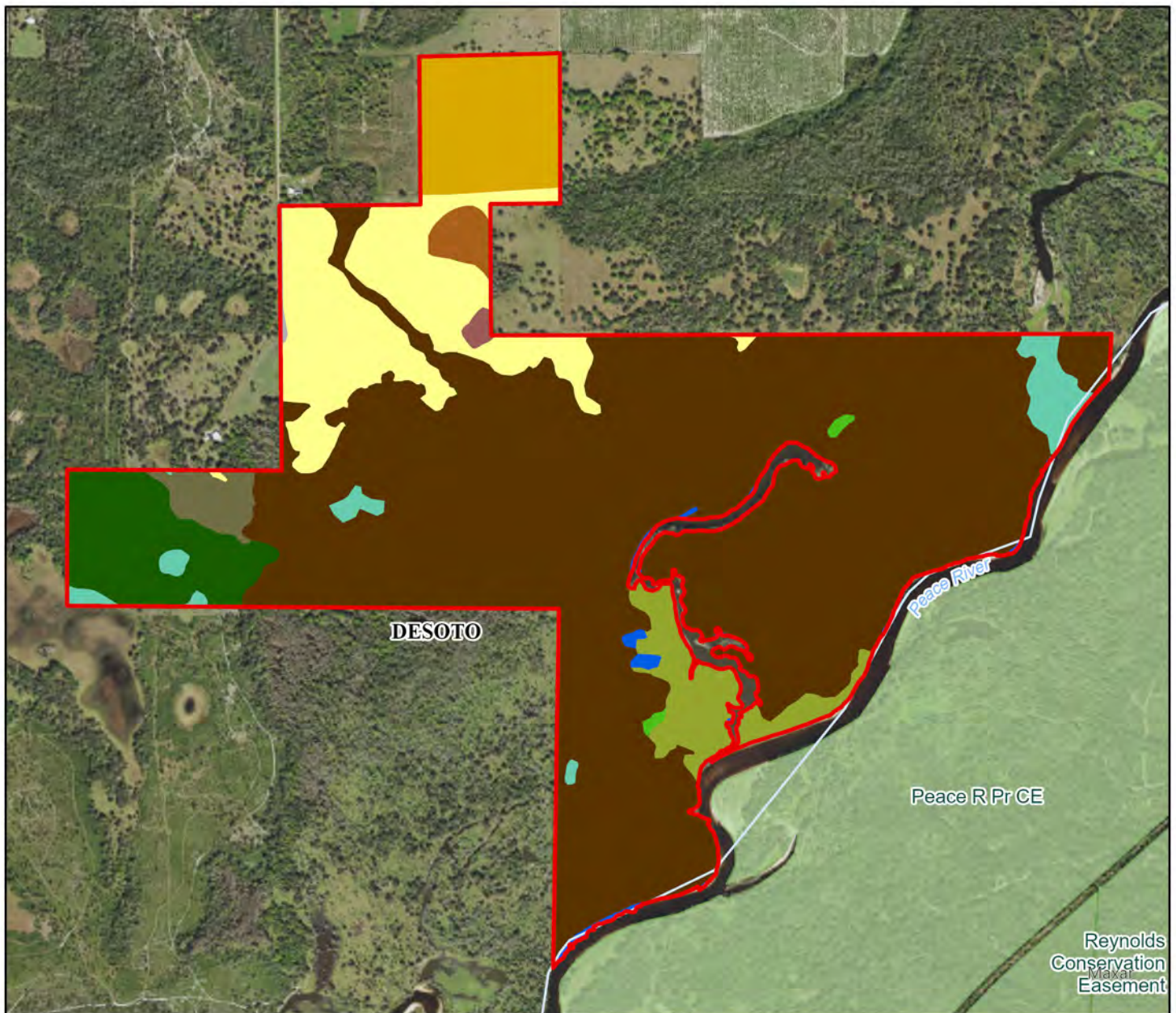
0 0.4 0.8 Miles



NATIONAL
Wildlife Refuge
ASSOCIATION



For Our Water, Wildlife, and Way of Life.
www.floridacconservation.org



Johnson Homestead DeSoto County, FL

0 0.4 0.8 Miles



Land Cover

Johnson Homestead (702.8 ac)

Existing Conservation Areas

--- County Boundaries

Land Cover (CLC v 3.4)

1311 - Mesic Flatwoods (39.1 ac)

1840 - Transportation (1.0 ac)

2111 - Wet Prairie (26.5 ac)

2120 - Marshes (14.9 ac)

2140 - Floating/Emergent Aquatic Vegetation (1.3 ac)

2213 - Isolated Freshwater Swamp (1.7 ac)

2215 - Floodplain Swamp (477.3 ac)

2233 - Mixed Wetland Hardwoods (10.0 ac)

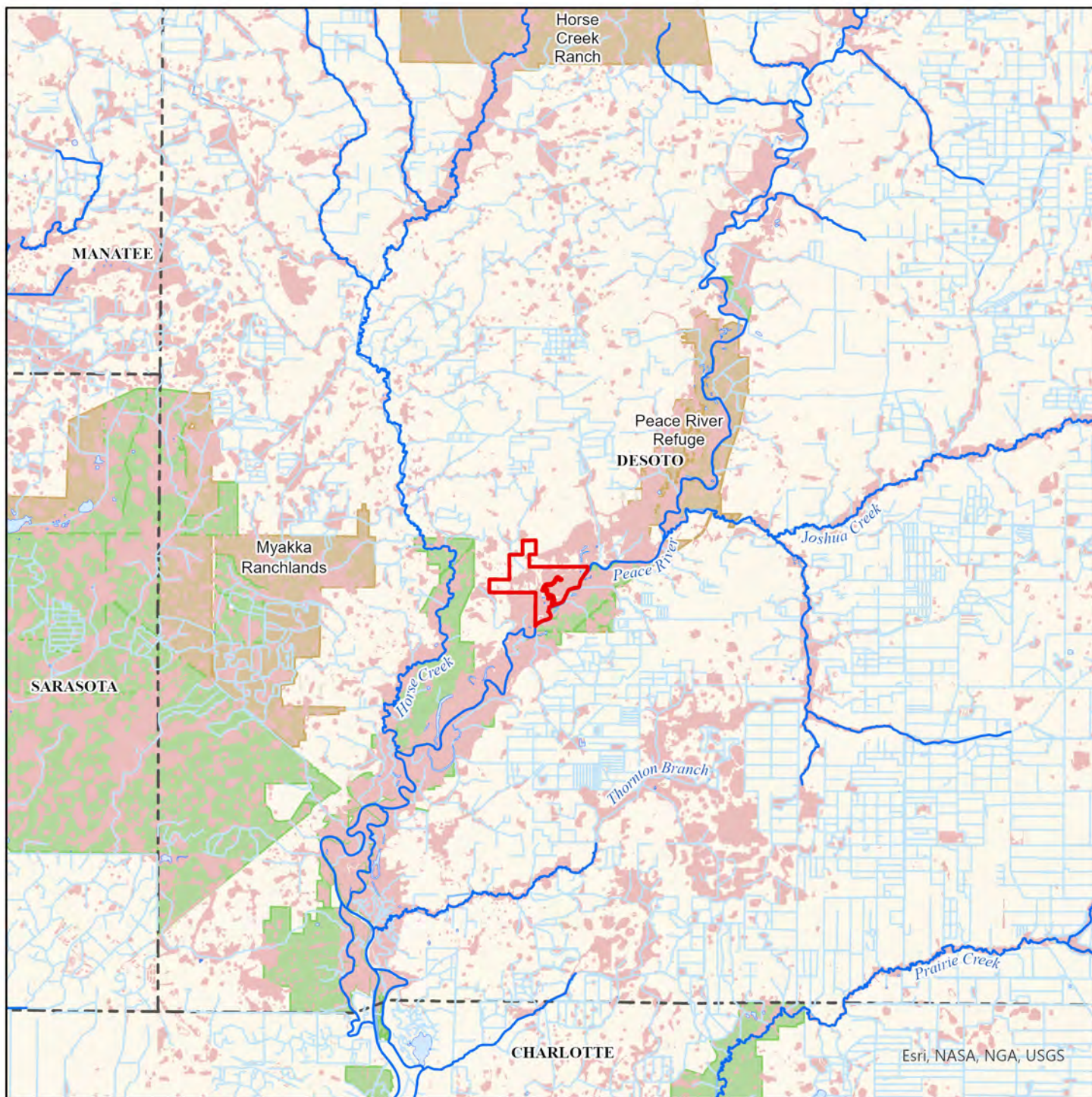
2240 - Mixed Hardwood Coniferous Swamps (6.4 ac)

4100 - Natural Rivers and Streams (5.0 ac)

183313 - Improved Pasture (80.4 ac)

183314 - Unimproved/Woodland Pasture (39.2 ac)





Johnson Homestead DeSoto County, FL

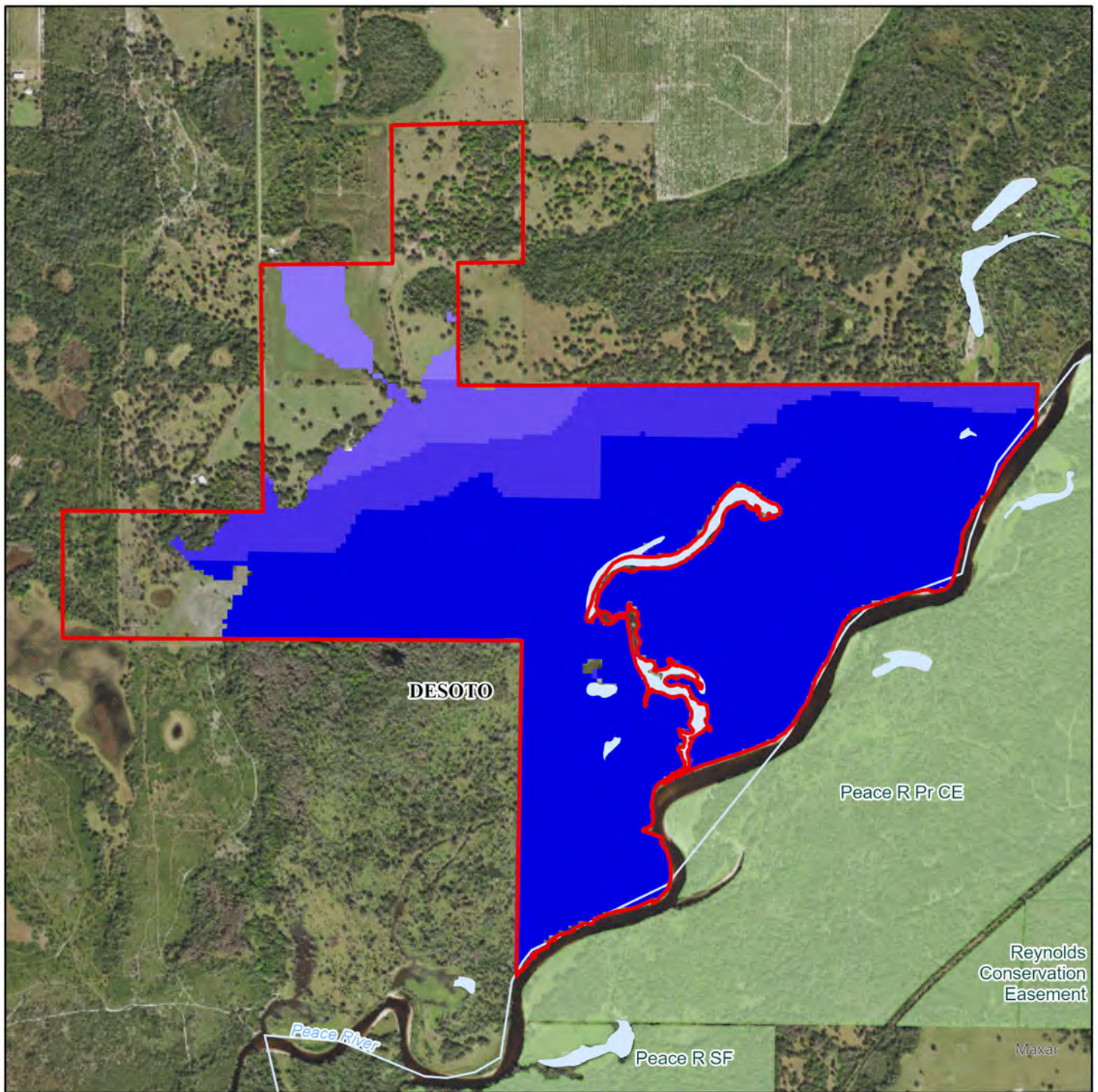
0 3.5 7 Miles



Hydrology

- Johnson Homestead (702.8 ac)
- Existing Conservation Lands
- Florida Forever Projects
- Named Watercourse (per NHD)
- Unnamed Watercourse (per NHD)
- Open Water
- Other Wetlands (per NWIP v2)
- County Boundaries





Johnson Homestead

DeSoto County, FL

Natural Floodplains

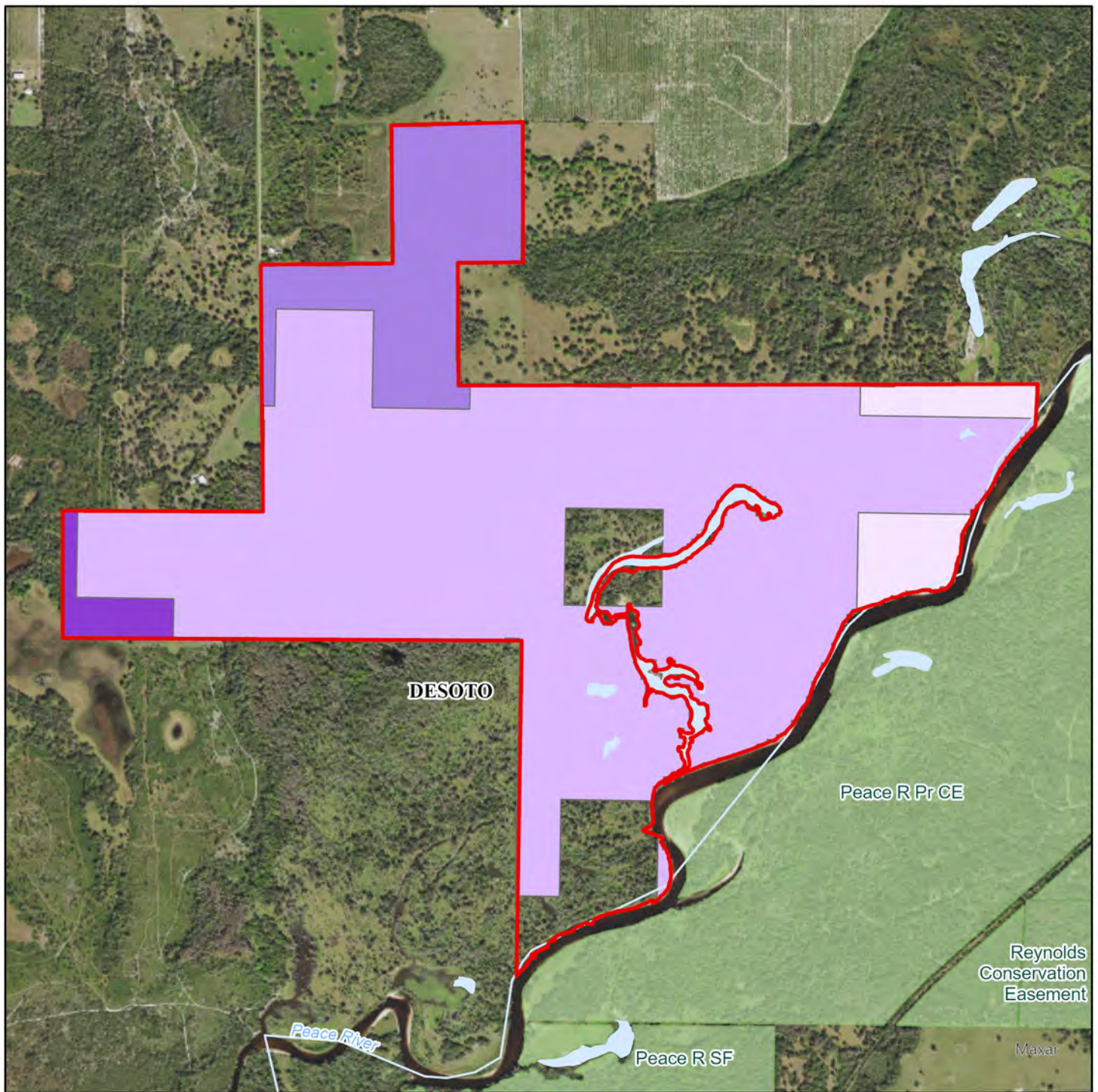
- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

Natural Floodplains - FNAI (v 4.4)

- Priority 1 - HIGHEST (416.7 ac)
- Priority 2 (85.0 ac)
- Priority 3 (29.9 ac)
- Priority 4 (17.3 ac)

0 0.4 0.8 Miles





Johnson Homestead

DeSoto County, FL

Aquifer Recharge

- Johnson Homestead (702.8 ac)
- Existing Conservation Areas
- County Boundaries

Prioritized Recharge (v 4.1)

- Priority 3 (13.2 ac)
- Priority 4 (87.3 ac)
- Priority 5 (518.2 ac)
- Priority 6 (33.4 ac)



Addendum 2. Imperiled Species Table

Common Name	Scientific Name	Group	Federal Status	State Listing ¹
Confirmed on Property				
Gopher tortoise	<i>Gopherus polyphemus</i>	Reptile	Candidate	Threatened
Expected/Likely to Occur on Property: Habitat is present and occurs on adjacent property or within 1 mile				
Bald eagle	<i>Haliaeetus leucocephalus</i>	Bird	BAGEPA ⁴	Florida Bald Eagle Rule
Wood stork	<i>Mycteria Americana</i>	Bird	Threatened	Federal Threatened
West Indian manatee	<i>Trichechus manatus</i>	Mammal	Endangered	Federal Endangered
Eastern indigo snake	<i>Drymarchon couperi</i>	Reptile	Threatened	Federal Threatened
Potentially Occurring on Property: Habitat present and within species range				
Gopher frog	<i>Lithobates capito</i>	Amphibian	-	SGCN
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Bird	-	Threatened
Florida prairie warbler	<i>Setophaga discolor paludicola</i>	Bird	N	N
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Bird	-	Florida Threatened
Florida scrub-jay	<i>Aphelocoma coerulescens</i>	Bird	Threatened	Federal Threatened
Gulf sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Fish	Threatened	Federal Threatened
Florida black bear	<i>Ursus Americanus floridanus</i>	Mammal	-	Black Bear Cons. Rule
Florida bonneted bat	<i>Eumops floridanus</i>	Mammal	Endangered	Federal Endangered
Florida long-tailed weasel	<i>Mustela frenata peninsulae</i>	Mammal	-	SGCN
Florida mouse	<i>Peromyscus floridanus</i>	Mammal	-	SGCN
Rafinesque's big-eared bat	<i>Corynorhinus rafinesquii</i>	Mammal	-	SGCN
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	Mammal	-	Species Special Concern
Southern hognose snake	<i>Heterodon simus</i>	Reptile	-	SGCN
Listed Plants Potentially Occurring on Property				
Beautiful pawpaw	<i>Deeringothamnus pulchellus</i>	Plant	Endangered	Endangered
Beautiful pawpaw	<i>Deeringothamnus pulchellus</i>	Plant	Endangered	Endangered
Florida beargrass	<i>Nolina atopocarpa</i>	Plant	N	Threatened
Florida bonamia	<i>Bonamia grandiflora</i>	Plant	Threatened	Endangered
Florida spiny-pod	<i>Matelea floridana</i>	Plant	N	Endangered
Giant orchid	<i>Pteroglossaspis ecristata</i>	Plant	N	Threatened
Many-flowered grass-pink	<i>Calopogon multiflorus</i>	Plant	N	Threatened
Nodding pinweed	<i>Lechea cernua</i>	Plant	N	Threatened
Pond spice	<i>Litsea aestivalis</i>	Plant	N	Endangered
Red margin zephyr lily	<i>Zephyranthes simpsonii</i>	Plant	N	Threatened
Sand butterfly pea	<i>Centrosema arenicola</i>	Plant	N	Endangered
Scrub bluestem	<i>Schizachyrium niveum</i>	Plant	N	Endangered
Yellow fringeless orchid	<i>Platanthera integra</i>	Plant	N	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.

JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

29-38-24-0000-0012-0000

[illegible]

JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

30-38-24-0000-0030-0000

[illegible]

JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

20-38-24-0000-0011-0000

[illegible]

JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

19-38-24-0000-0034-0000

REVIEW DATE	03/29/2018	BY	KG	Total Acres:	108.71	Total Land Value:	13,261	Market:	434,840	Agricultural:	13,261	Common:	0	PRINTED 08/16/2021
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JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

19-38-24-0000-0032-0000

[illegible]

JOHNSON HOMESTEAD LLC
4996 SW ADDISON AVE
ARCADIA, FL 34266

19-38-24-0000-0050-0000

[illegible]

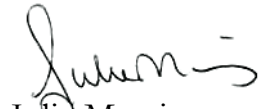
Parcel ID	Owner	Owner Address	Acres on Property Appraiser	Total Assessed Value
19-38-24-0000-0032-0000	Johnson Homestead, LLC	4996 SW Addison Ave Arcadia FL 34266	9.93	\$1,846
19-38-24-0000-0034-0000	Johnson Homestead, LLC	4997 SW Addison Ave Arcadia FL 34266	108.71	\$21,515
30-38-24-0000-0030-0000	Johnson Homestead, LLC	4998 SW Addison Ave Arcadia FL 34266	120	\$4,800
19-38-24-0000-0050-0000	Johnson Homestead, LLC	4999 SW Addison Ave Arcadia FL 34266	60	\$14,012
20-38-24-0000-0011-0000	Johnson Homestead, LLC	5000 SW Addison Ave Arcadia FL 34266	155	\$7,750
29-38-24-0000-0012-0000	Johnson Homestead, LLC	5001 SW Addison Ave Arcadia FL 34266	246.26	\$9,850
total			699.90	\$59,773

October 29, 2021

To Whom it May Concern:

The purpose of the letter is to acknowledge that Mr. Keith Robertson the listed owner of the parcels identified in the Johnson Homestead Florida Forever application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Mr. Robertson 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,



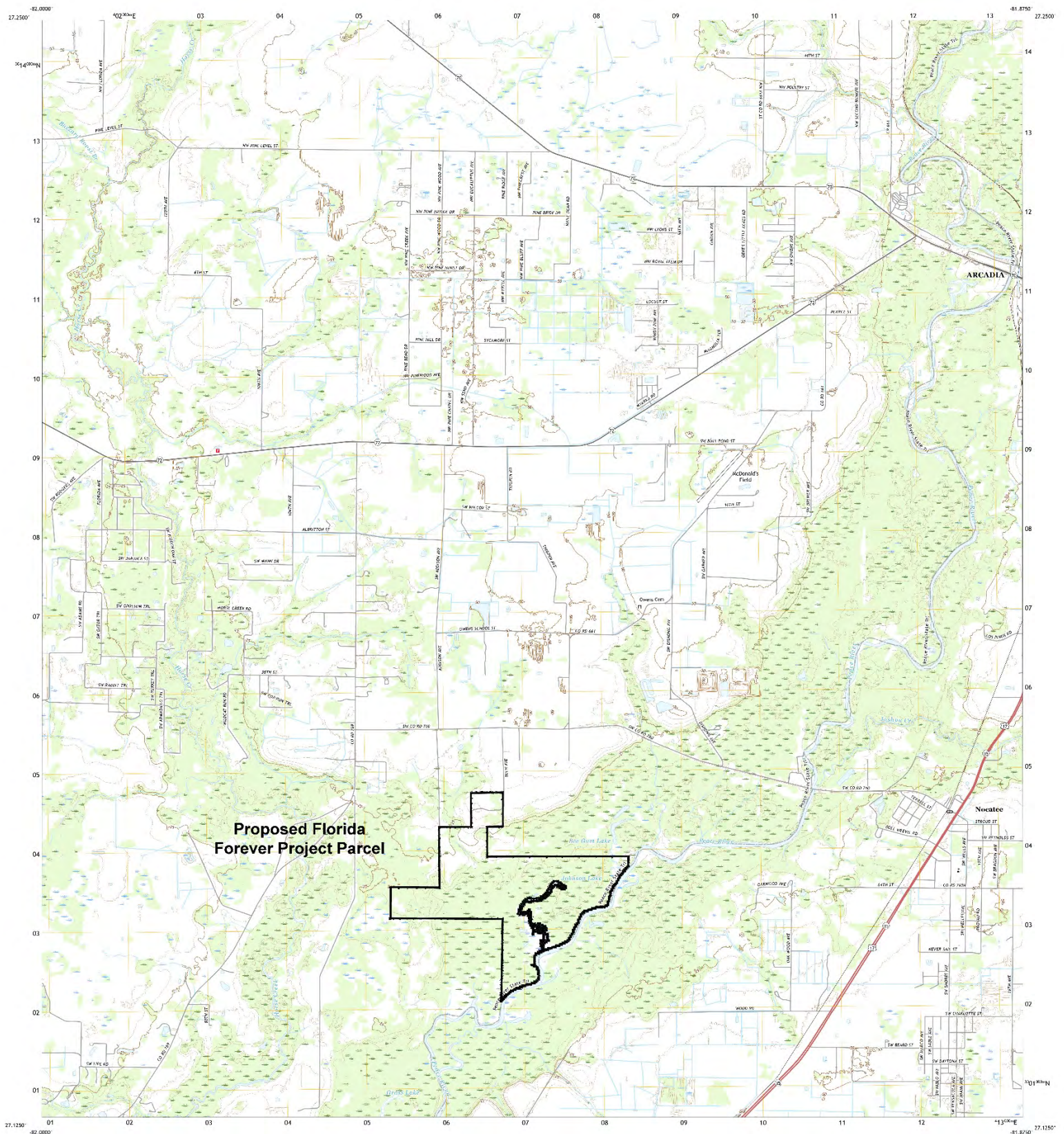
Julie Morris

National Wildlife Refuge Association

County Parcel ID

DeSoto	19-38-24-0000-0032-0000
DeSoto	19-38-24-0000-0034-0000
DeSoto	30-38-24-0000-0030-0000
DeSoto	19-38-24-0000-0050-0000
DeSoto	20-38-24-0000-0011-0000
DeSoto	29-38-24-0000-0012-0000

Attachment C.

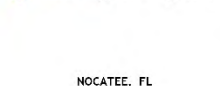


**Proposed Florida
Forever Project Parcel**

Produced by the United States Geological Survey

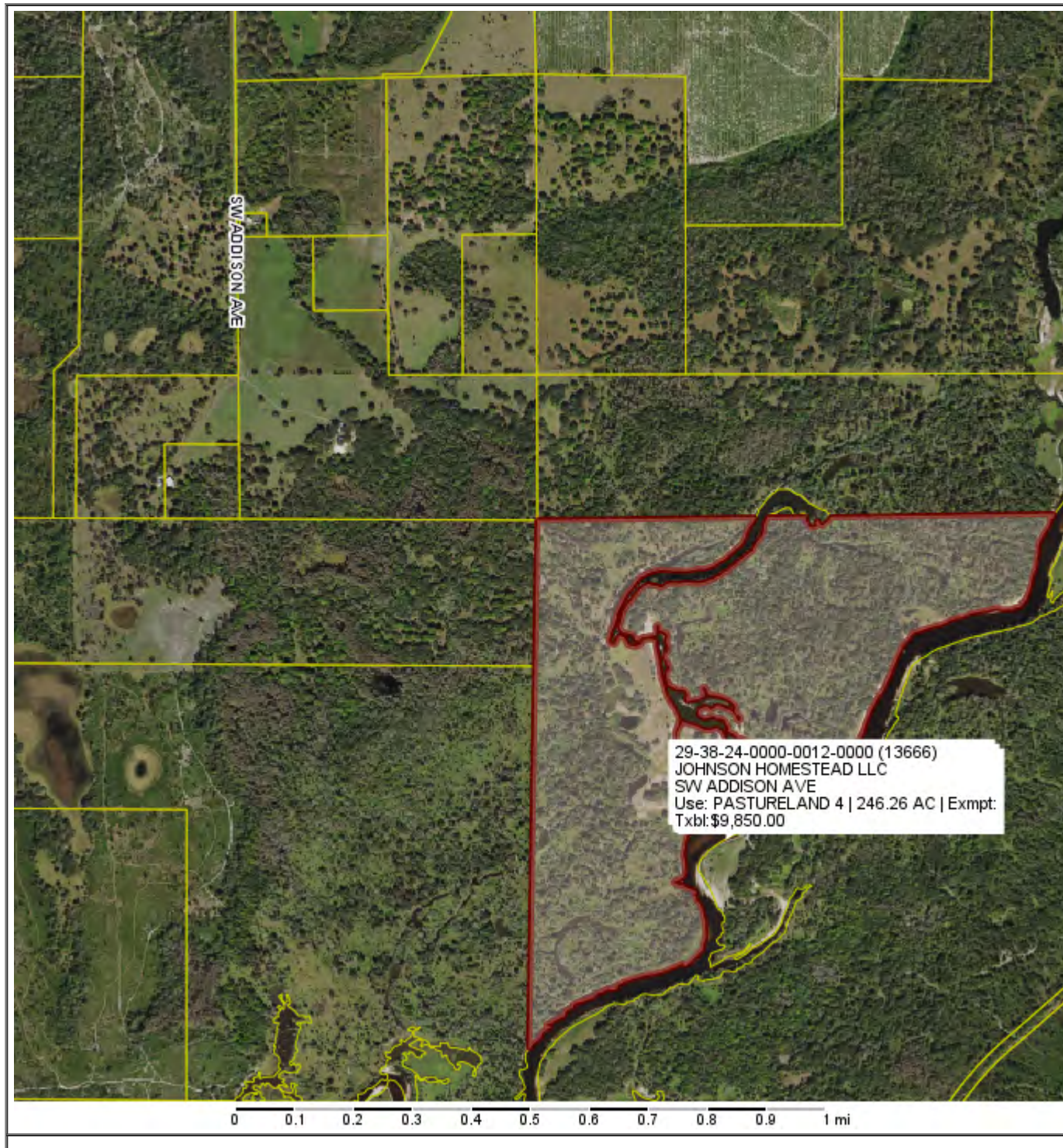
North arrow: based on the North American Datum of 1983. This map is not a legal document. Boundary lines are shown for reference only and do not constitute a legal boundary. The map is not a legal document. Boundary lines are shown for reference only and do not constitute a legal boundary. The map is not a legal document. Boundary lines are shown for reference only and do not constitute a legal boundary.

Source:	USGS	Horizontal:	2015
Source:	U.S. Census Bureau	Vertical:	2016
Source:	U.S. Census Bureau	Horizontal:	2016
Source:	U.S. Census Bureau	Vertical:	2016
Source:	U.S. Census Bureau	Horizontal:	2016
Source:	U.S. Census Bureau	Vertical:	2016
Source:	U.S. Census Bureau	Horizontal:	2016
Source:	U.S. Census Bureau	Vertical:	2016
Source:	U.S. Census Bureau	Horizontal:	2016
Source:	U.S. Census Bureau	Vertical:	2016

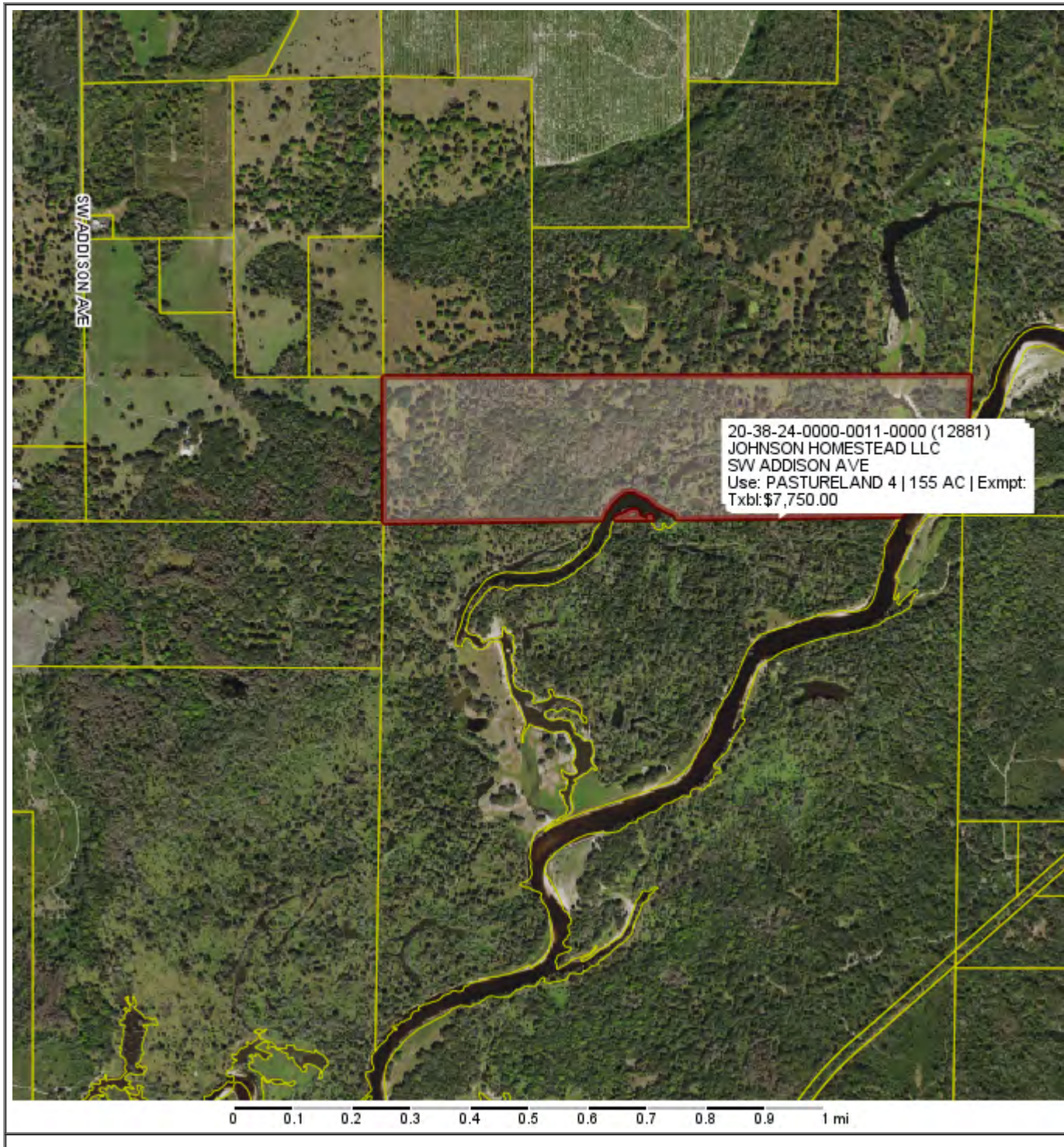


NOCATEE, FL
2021

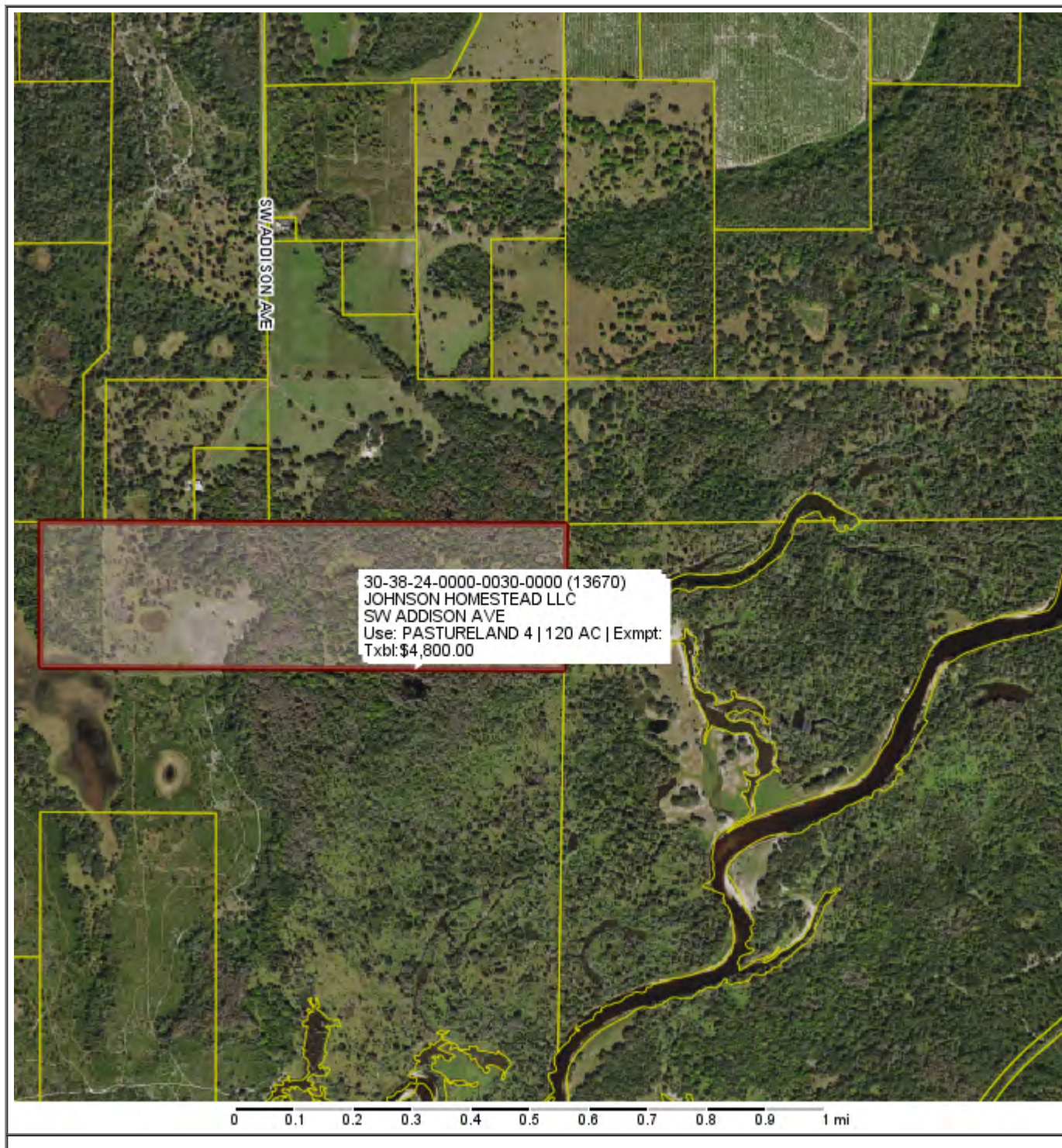




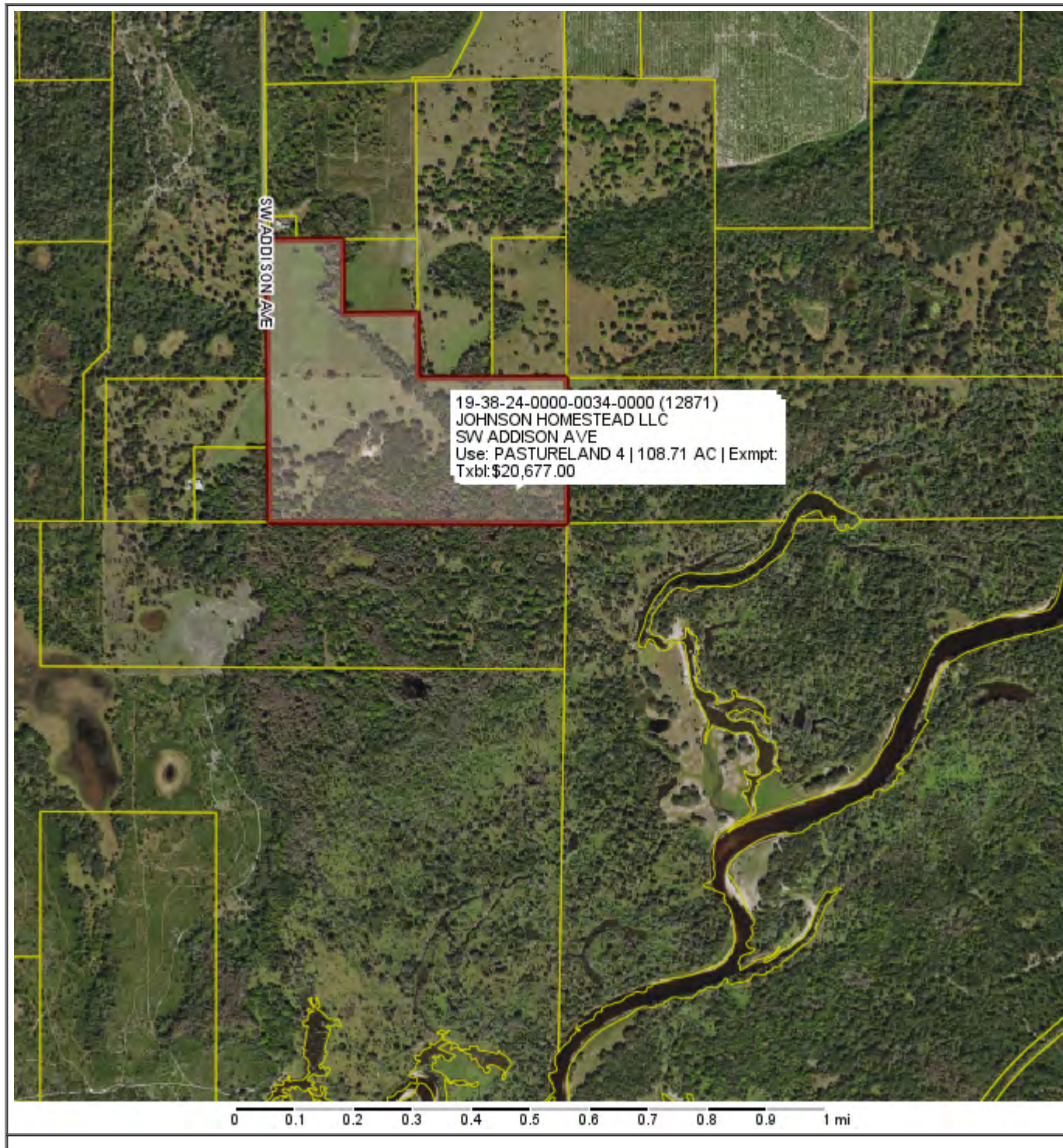
DeSoto County Property Appraiser										David A. Williams, CFA Arcadia, Florida 863-993-4866	
PARCEL: 29-38-24-0000-0012-0000 (13666) PASTURELAND 4 (6300) 246.26 AC ALL THAT PART OF SEC 29 LYG N & W OF PEACE RIVER OR 591/31 INST#200714010512								NOTES:			
JOHNSON HOMESTEAD LLC				2021 Preliminary Certified Values							
Owner:	4996 SW ADDISON AVE ARCADIA, FL 34266			Mkt Lnd	\$0	Appraised	\$9,850				
				Ag Lnd	\$9,850	Assessed	\$9,850				
Site:	SW ADDISON AVE, ARCADIA			Bldg	\$0	Exempt	\$0				
Sales	9/26/2007	\$100	V (U)	XFOB	\$0	Total	county:\$9,850				
Info	11/20/2006	\$100	V (U)	Just	\$985,040	Taxable	other:\$9,850 school:\$9,850				
This information,, was derived from data which was compiled by the DeSoto County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.										DeSoto County, FL	
										GrizzlyLogic.com	



DeSoto County Property Appraiser										David A. Williams, CFA Arcadia, Florida 863-993-4866	
PARCEL: 20-38-24-0000-0011-0000 (12881) PASTURELAND 4 (6300) 155 AC S1/2 OF S1/2 LYG W OF PEACE RIVER OR 591/31 INST#200714010512								NOTES:			
2021 Preliminary Certified Values											
Owner:		JOHNSON HOMESTEAD LLC		Mkt Lnd		\$0	Appraised	\$7,750			
		4996 SW ADDISON AVE		Ag Lnd		\$7,750	Assessed	\$7,750			
		ARCADIA, FL 34266									
Site:		SW ADDISON AVE, ARCADIA		Bldg		\$0	Exempt	\$0			
Sales		9/26/2007		XFOB		\$0	Total	county:\$7,750			
Info		11/20/2006		Just		\$465,000	Taxable	other:\$7,750			
		\$100 V (U)						school:\$7,750			
		\$100 V (U)									
This information,, was derived from data which was compiled by the DeSoto County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.											
GrizzlyLogic.com											



DeSoto County Property Appraiser										David A. Williams, CFA Arcadia, Florida 863-993-4866	
PARCEL: 30-38-24-0000-0030-0000 (13670) PASTURELAND 4 (6300) 120 AC N1/2 OF NE1/4 & NE1/4 OF NW1/4 OR 591/31 INST#200714010512								NOTES:			
Owner: JOHNSON HOMESTEAD LLC 4996 SW ADDISON AVE ARCADIA, FL 34266				2021 Preliminary Certified Values							
Site: SW ADDISON AVE, ARCADIA				Mkt Lnd	\$0	Appraised	\$4,800				
				Ag Lnd	\$4,800	Assessed	\$4,800				
				Bldg	\$0	Exempt	\$0				
Sales 9/26/2007 \$100 V (U)				XFOB	\$0	Total	county:\$4,800				
Info 11/20/2006 \$100 V (U)				Just	\$360,000	Taxable	other:\$4,800				
							school:\$4,800				
This information,, was derived from data which was compiled by the DeSoto County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com											



David A. Williams, CFA | Arcadia, Florida | 863-993-4866

NOTES:

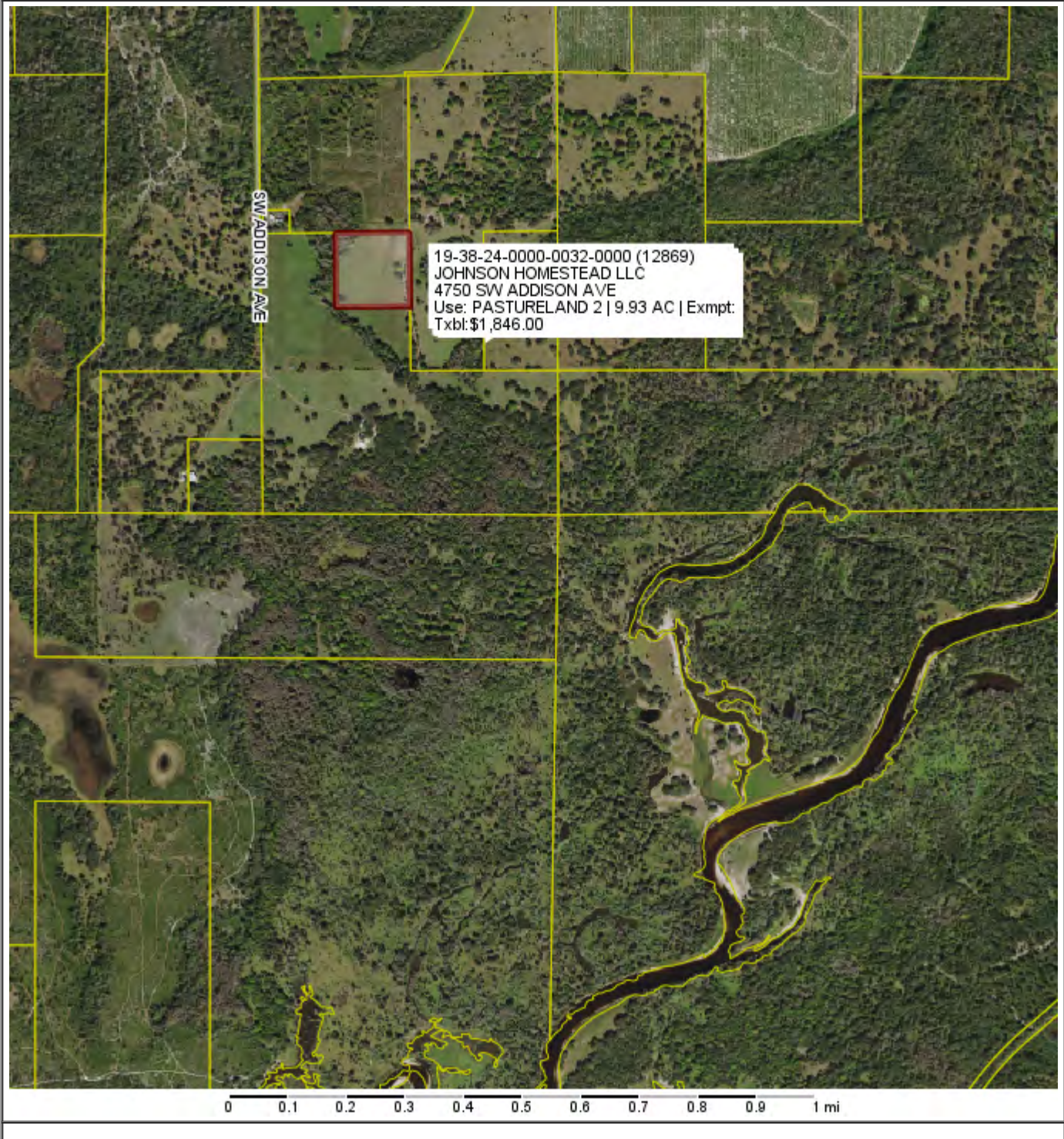
2021 Preliminary Certified Values

XFOB	\$7,416	Total Taxable	county: \$20,677
Just	\$442,256		other: \$20,677
			school: \$20,677



DeSoto County, FL

GrizzlyLogic.com



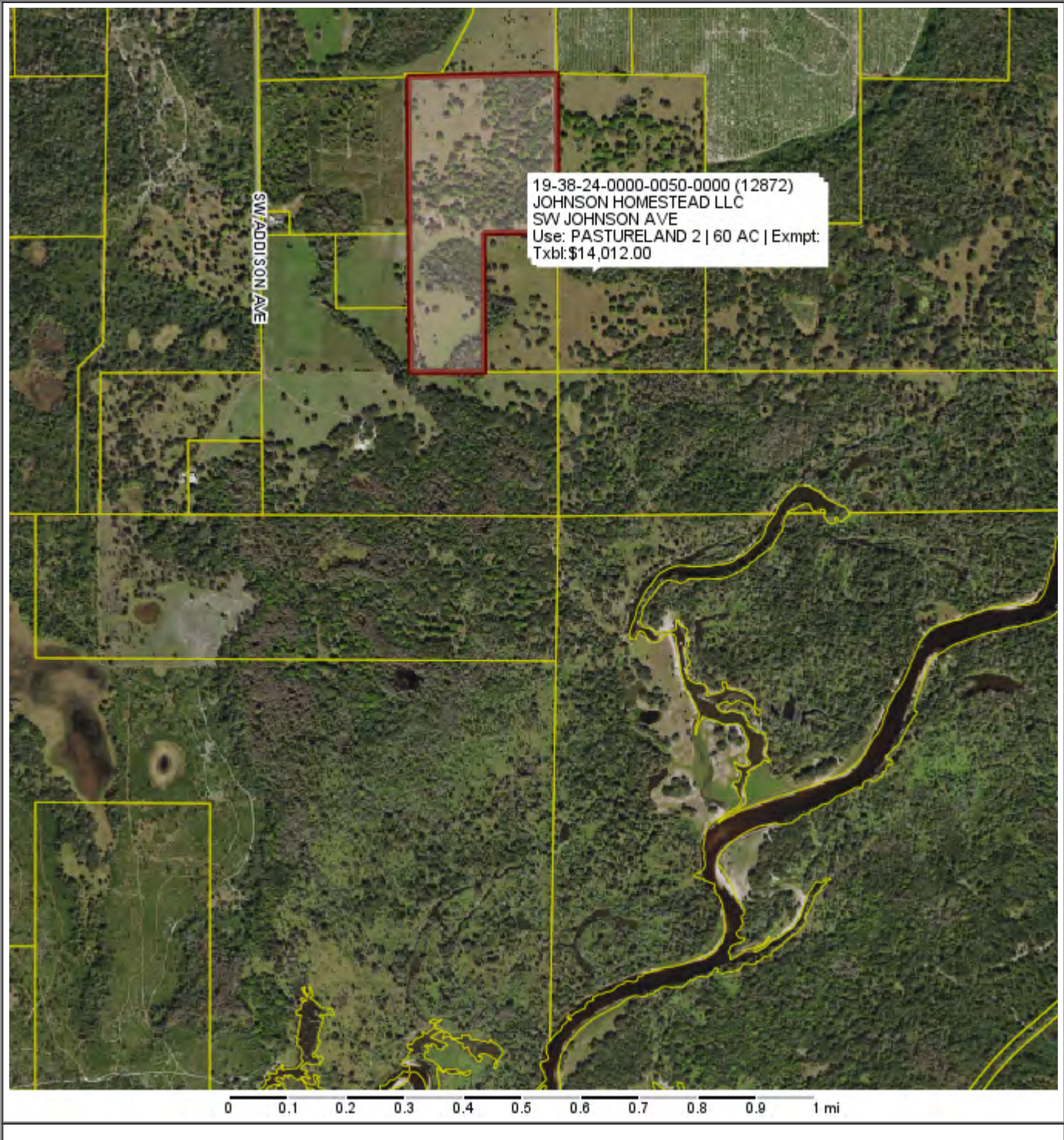
David A. Williams, CFA | Arcadia, Florida | 863-993-4866

NOTES:

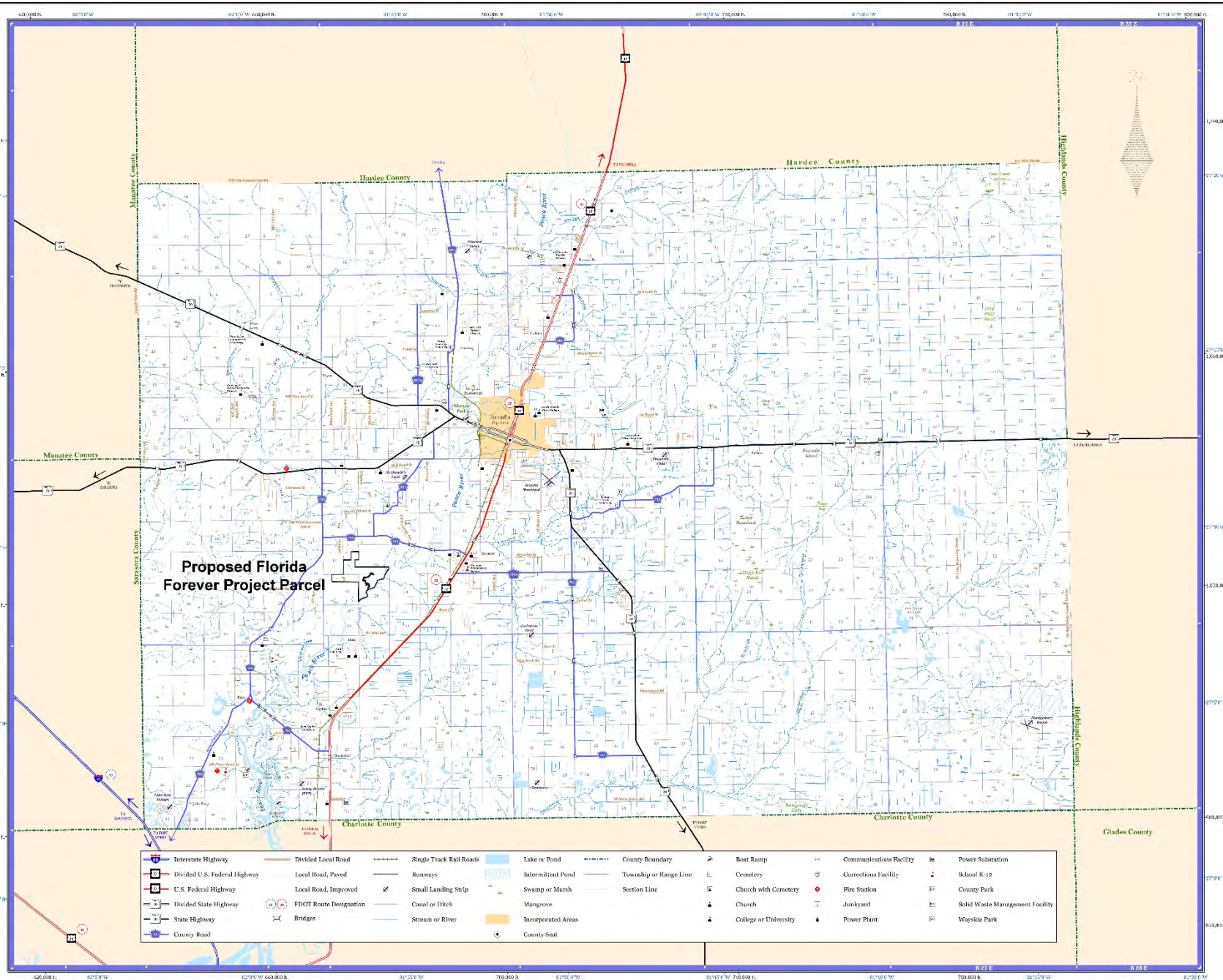
2021 Preliminary Certified Values

Just	\$64,545	Taxable	Other: \$1,846
			school: \$1,846

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DeSoto County Property Appraiser										David A. Williams, CFA Arcadia, Florida 863-993-4866									
PARCEL: 19-38-24-0000-0050-0000 (12872) PASTURELAND 2 (6100) 60 AC SE1/4 OF NE1/4 & W1/2 OF NE1/4 OF SE1/4 OR 591/31 INST#200714010512										NOTES:									
2021 Preliminary Certified Values																			
Owner: JOHNSON HOMESTEAD LLC																			
4996 SW ADDISON AVE ARCADIA, FL 34266																			
Site: SW JOHNSON AVE, ARCADIA																			
Sales Info 9/26/2007 \$100 V (U) 11/20/2006 \$100 V (U)																			
2021 Preliminary Certified Values																			
Mkt Lnd \$0 Appraised \$14,012																			
Ag Lnd \$14,012 Assessed \$14,012																			
Bldg \$0 Exempt \$0																			
XFOB \$0																			
Just \$240,000																			
Total county:\$14,012																			
Taxable other:\$14,012																			
school:\$14,012																			
This information,, was derived from data which was compiled by the DeSoto County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com																			



This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography compiled on May 20, 14, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 NAD 83, American Datum.

Some transportation data is provided by HDR, and is Copyright 2015.

The railroad stations on this map do not necessarily denote the presence of a depot or the facility to run only a passenger train as a platform or siding, and should be used for the purpose of delivery of freight. No attempt has been made to show all private roads or bridges.

All populations are taken from the United States Census Bureau's 2010 population of DeSoto County was 54,002. There are 607 square miles in the county.

The Florida Department of Transportation (FDOT) is providing this data "as is" and FDOT disclaims any and all warranties, whether expressed or implied, including without limitation any implied warranties of merchantability or fitness for a particular purpose. In no event will FDOT be liable to anyone for any damages, including, without limitation, incidental, consequential, special, or exemplary damages, or for any profits resulting from any use or misuse of this data.

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General Highway Map DeSoto County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
December 2014

Copyright Florida Department of Transportation 2014



Final Approved

