

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: River Property

Nearest City Basinger County(s) Highlands

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 Highlands County, Florida.

Property/project name: River Property

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 3, 8-10, 15-17 Township 37 Range 33
Lat/Long 27°16'2.43"N / 81° 1'53.14"W
Acres 3068.04

Parcel identification number(s):

C103733A0000300000, C103733A0000200000

C153733A0000300000

C163733A0000100000, C153733A0000100000

C033733A0000300000

C17373301000100000

C083733A0000200000

Landowner Information

Doyl E Carlton III

Landowner Signature

10/18/21
Date

DOYLE E CARLTON III LLC

Landowner Name (print)

Mailing Address: P.O. Box 144 WAUCHULA FL 33873
Street City State Zip

Primary Phone: (863) 7810170 Email: dcarltoniii@gmail.com

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

Attachment A.

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

The River Property is a 3,068-acre less than fee proposal located in southeast Highlands County, less than 10 miles west of the city of Okeechobee. It is situated 1.25 miles north of State Road-70 with the western boundary following approximately 1.5 miles of County Road-721. The greater half of the eastern boundary follows the Kissimmee River and South Florida Water Management District's Kissimmee conservation lands. The lesser half of the eastern boundary is across the river from several Natural Resource Conservation Service (NRCS) Wetland Reserve Easements, with the southeastern corner of the property abutting Rural and Family Lands Protection Projects. Collectively, the property sits within the Everglades Headwaters National Wildlife Refuge Conservation Partnership Area and the Avon Park Air Force Range (APAFR) Sentinel Landscape.

Located in a high ecological priority area of the state, the River Property represents an opportunity to achieve further connectivity of conservation lands and protection of the watershed within the Kissimmee River Basin and the greater everglades ecosystem. Its importance is typified by the fact that the entire property (less 8.3 acres) is identified as a Priority 1-Critical Linkage in the Florida Ecological Greenways Network (FEGN) as classified by the Critical Land and Waters Identification Project (CLIP 4.2). Approximately 2,583 acres have been identified as Priorities 2-3 for the Strategic Habitat Conservation Areas (CLIP 4.1) and at least 2,690 acres of priorities 1-3 biodiversity resource lands (CLIP 4.0). Prior to the channelization of the Kissimmee River, the eastern quarter of the River Property was composed of its floodplain, small tributaries, and oxbows. The remnants of these features are apparent today, contributing to the approximately 594 acres of land on the property that are classified as Priority 2 Significant Surface Waters and approximately 2,466 acres that are Priorities 4 and 6.

The site totals 3,068 acres and consists of 8 parcels, including 7 parcels in Lorida and 1 parcel in Okeechobee. The Highlands County Property Appraiser website lists the Tax Assessed Value as \$943,760.

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

The River Property is the shape of a large rectangle with a finger of land protruding north out of its northeast corner. It is approximately three miles long (east-west) at its longest and approximately a mile and a half wide at its widest (north-south). The northeastern finger adds approximately a mile and a half in width. The dominant soil types are split between those generally associated with south Florida flatwoods and dry prairies and those associated with wetlands. Immokalee sand (1,400.5 acres), Basinger fine sand with 0-2% slopes (388.5 acres), and Pomello sand (208.4 ac) are soils typical of wet to xeric flatwoods and dry prairies. Tequesta muck (500.5 ac) soils underlay the deeper permanent wetlands and Kissimmee floodplain areas, while frequently ponded Basinger Fine Sand (426 acres) underlays the smaller depressions, ephemeral wetlands, and shallow wetland edges. wetlands associated with wetland communities and suitable for gopher tortoises. The remaining soils are fine sands soils associated with wetlands or extractive soils from the Kissimmee channelization and other ditching. Ditches drain several freshwater marshes or wetland systems and connect several isolated marshes dispersed throughout the site.

A.2.1 Natural and biological resources

Wildlife

The River Property 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 River Property (save 8.3 acres) as a critical linkage that would play an integral role in extending Florida's Wildlife Corridor along the Kissimmee 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 several other endangered species that are known to occur on or in the vicinity of the property. The wood stork (*Mycteria americana*), northern crested caracara (*Caracara cheriway*), American alligator (*Alligator mississippiensis*), and bald eagle (*Haliaeetus leucocephalus*) (Bald and Golden Eagle Protection Act) are federally protected species that have been observed on the property. The state protected species that have been observed on the property are the Florida Sandhill crane (*Grus canadensis pratensis*), Southeastern American kestrel (*Falco sparverius paulus*), little blue heron (*Egretta caerulea*), and snowy egret (*Egretta thula*). The federally endangered Florida bonneted bat (*Eumops floridanus*), Everglade snail kite (*Rostrhamus sociabilis*), and eastern indigo snake (*Drymarchon couperi*), and the state protected gopher tortoise (*Gopherus polyphemus*), Florida burrowing owl (*Athene cunicularia floridana*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Ajaja ajaja*) have been documented in the vicinity of the River Property, which contains potentially suitable habitat for these species. A full listing of rare, and federal and state listed species that occur or have potential to occur at River Property can be found in Addendum 2.

Land cover communities

The land cover on River Property is dominated by improved pasture interspersed with isolated freshwater marshes. For the purposes of this analysis, we accede to the Florida Natural Areas Inventory's (FNAI) 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 description rather than attempt to reclassify individual areas and/or change the geospatial data. See Appendix 2.1 on pages 7-11 of this document for detailed descriptions of the land cover communities at River Property.

A.2.2 Hydrological characteristics

The eastern boundary of the River Property shares over one mile of frontage of the western bank of C-38 canal, which is the channelized Kissimmee River. The hydrology of the eastern quarter of the property is heavily influenced by the historical floodplain of the Kissimmee, which is now drained by ditches into the former river channel via two main outlets (some sources call this the Dougherty Cutoff) east into the C-38 canal as well as the Long Cypress Slash Slough, which is the headwaters of the Maple River. All wetland systems in the western half of the property drain into this floodplain via ditches that were once wetlands connected by small streams or sloughs. An extensive wetland slough system formerly spread across the western half of the property but past ditching to provide drainage for agriculture has reduced its size. This system drains south off of the property and into a large feeder ditch that gradually angles east to also tie into the maple river. Other herbaceous wetlands of significant size apparent in the historic aerial imagery

(Figure 1) occur throughout, though ditches have been constructed to connect most of these wetlands and to facilitate drainage east and south.

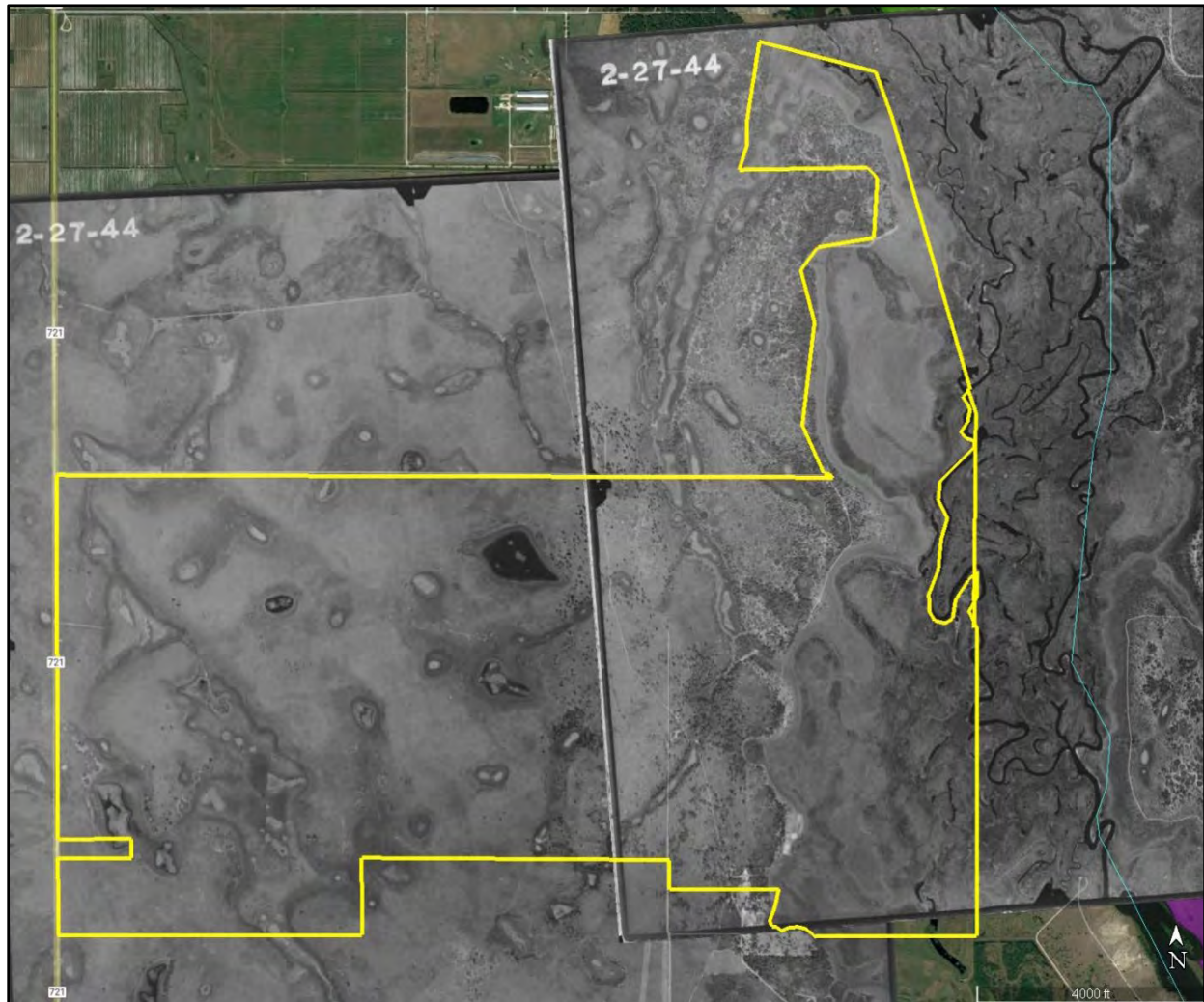


Figure 1. 1944 Aerial imagery of The River Property shows hydrological characteristics and land cover prior to widespread ditching and draining of this area in later years.

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 the Keen Ranch. Paleo-Americans from cultures referred to as Okeechobee, Lake, Mayaimi, Belle Glade, and Calusa (taxonomy and cultural boundaries are unclear) thrived in the Lake Okeechobee headwaters and Kissimmee River valley from at least around 6000 BCE. Europeans, disease, and enemy tribes from the north are thought to have led to these cultures disappearing by the 1700s. Those few native Americans that remained were grouped with an increasing number of refugees from states in the north to be collectively called Seminoles. Seminoles lived in the general area in the vicinity of the Keen Ranch for decades, but were consistently driven southward, most notably during the Seminole wars in the early to mid-1800s.

During the 2nd and 3rd Seminole Wars, The River Property was within the Seminole reservation boundary of 1827 and near the boundary of 1842. It is located just south of Fort Basinger, an important crossing of the Kissimmee River. According to John and Mary Lou Missall's 2015 *Florida's Seminole Wars Heritage Trail Guide*, General Jesup's Major Campaign (1837-1838) marched through the area of the River Property, likely just on the other side of the Kissimmee River from Fort Basinger towards the Battle of Lake Okeechobee in the 2nd Seminole War. In addition, an established military route said to be used by a column under the command by Colonel Smith (1838) passed through or close to the western portion of the River Property from forts to the southeast near the Caloosahatchee river. During the 3rd Seminole War, major military operations (1856-1857) traveled from Fort Kissimmee to Lake Okeechobee using similar movement patterns down the eastern bank of Kissimmee River.

After European settlement, this general region was considered to be open range. Cattlemen grazed their cattle on the vast expanses of prairie at no cost. Once or twice a year, the cattlemen would drive their cattle to Okeechobee, where they were butchered, and the beef would be transported by rail across the state and to various ports.

A.2.4 Improvements/facilities

There are three contemporary structures/improvements on River Property: a 528 ft² residence and a 3,850 ft² pole barn that includes a 540 ft² commercial sales area on parcel C-10-37-33-A00-0020-0000, and a 2,937 ft² residence on parcel C-03-37-33-A00-0030-0000.

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

Positioned in an agricultural heavy area, The River Property is under threat from intensifying agriculture, and because it has one mile of frontage on the Kissimmee River, it is a credible target for commercial and residential development – all of which are threats that would diminish the ecological viability of the River Property. Of immediate 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 plant crops or sod because they earn more income per acres. Locally common examples of this are large citrus and sod operations that occur on adjacent properties which indicates that these types of operations can be a viable conversion for the River Property.

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 River Property meets multiple goals described in subsection (4), described below
- b) The River Property contributes to the protection of lands and water as part of three ongoing governmental efforts: the Everglades Headwaters National Wildlife Refuge Conservation Partnership Area, South Florida Water Management District Kissimmee River Restoration Project, and Avon Park Sentinel Landscape Project.
- c) The acquisition and management of River Property would extend protection of the Kissimmee River and South Florida Water Management District's Kissimmee River conservation lands. The eastern boundary is across the river from several Natural Resource Conservation Service (NRCS) Wetland Reserve Easements, and the southeastern corner of the property is surrounded by Rural and Family Lands Protection Projects. These areas buffer the Kissimmee River to increase its water quality and provide connectivity for Florida's Wildlife Corridor along the Kissimmee River. Adding more than 3,000 ac to this buffer will enhance its functionality substantially.
- d) Unknown
- e) Not applicable
- f) The acquisition and management of River Property would enhance water quality to immediate surrounding areas, as well as Lake Okeechobee and the Everglades, by reducing agricultural and fertilizer runoff from the site. It would also prevent intensive development from occurring along approximately one nautical mile of the Kissimmee River and one nautical mile of the Dougherty Cutoff's natural shoreline. The Ranch property will provide nearly 600 ac of Priority 2—Surface Water Priorities (CLIP 4.0).
- g) The River Property is in imminent danger of development into intensifying agricultural operations.
- h) Not applicable
- i) The River Property is within the Everglades Headwaters National Wildlife Refuge Conservation Partnership Area, an area explicitly designated by the U.S. Fish and Wildlife Service to provide upstream restoration and preservation of natural communities in basins that flow into the Everglades. The conservation and management of natural habitat in this area improves water quality flowing into Lake Okeechobee and the Everglades, holds water to reduce flooding, increases habitat for imperiled species that inhabit these areas and secures a regionwide system of corridors for those species so they might continue to occur, or naturally expand back into their historic ranges.
- j) Appraisals have yet to be performed on River Property, 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) Due to poor resolution maps of APAFR's Proposed Military Planning Areas (MIPAs) in Highlands County, it is difficult to determine whether River Property is within the respective boundaries. The River Property is within approximately a half mile of APAFR's operating area, and within approximately 3 miles of the restricted air corridor and is fully underlying the low-level air corridor.
- c) Not applicable

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

Goal A, Measure 1: The River 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 River 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: 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 Kissimmee River, 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 River Property Florida Forever project is proposed to be a less-than-fee acquisition. The property owners would like to further local conservation efforts while maintaining the rights to continue to enjoy the property in a manner compatible with any future conservation easement.

A.8 Suggested or proposed land manager

The River Property 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 River Property is dominated by improved pasture interspersed with freshwater marshes. 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.

Improved Pasture (183313) – 2,793.9 ac

The improved pasture community is the dominant land use, occurring on 91% of The River Property. These working cattle areas are dominated by bahiagrass, bluestems, dogfennel, and sedges, with small shrubs occurring only sporadically (figure 2). Crested Caracara, Florida sandhill cranes, bald eagle, and southeastern American kestrels were observed in these communities. A slight variant of this community occurs in a large square section in the center-south of the property, an area of improved pasture that was converted from cropland. This area is more overgrown and contains several large patches of cogongrass (*Imperata cylindrica*). The pastures in the eastern quarter of the property closest to the river contain more dogfennel, soft rushes, Peruvian primrosewillow, and Brazilian peppertrees.



Figure 2. The typical improved pasture on the River Property.

Isolated Freshwater Marsh (2121) – 96.0 ac

Freshwater marshes occur on 96 acres of the property (figure 3). These systems can be found as isolated wetlands or portions of larger, slough-like wetland systems. Most have been ditched, but all naturally had 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 alligatorflag (*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*).



Figure 3. Typical isolated wetland on The River Property.

Unimproved / Woodland Pasture (183314) – 63.4 ac

An area of drier soils in the southeastern portion of the property supports a large patch of forest largely composed of native live oak, laurel oak, and slash pine trees. The understory and ground cover is patchily composed of grapevine (*Vitis rotundifolia*), saw palmetto (*Serenoa repens*), pawpaw, brazilian peppertree, tropical soda apple, ceaser's weed, bahiagrass, and broomsedges. The habitat and soils in this area can and likely do support gopher tortoise populations. The presence of gopher tortoise burrows would also indicate the increased potential for the eastern indigo snake, gopher frog, and other rare terrestrial species to occur here.



Figure 4. A portion of the woodland pasture in the southeast portion of the River property.

Cabbage Palm (1125) – 38.6 ac

This vegetative community is found in a swath of xeric soils in the northeast corner of the property, forming what was the relic “bank” of the natural Kissimmee river. Live oak, grapevine, ceasar’s weed, and several epiphytic ferns are also common in this area.



Figure 5. Cabbage Palm vegetative community on The River Property.

Canal (4210) – 28.3 ac

Large navigable canals and large non-navigable ditches occur in the eastern quarter of the property. Many of these wetlands are old oxbows of the many creeks and streams that made up the Kissimmee River and Maple River floodplains prior to alteration. These features also provide drainage for flow that naturally occurred from west to east through sloughs that connected to the Kissimmee River floodplain. Though often not vegetated, the most common vegetation in these features are water hyacinth, Cuban bulrush, Cattails, and Brazilian peppertree.

Mixed Scrub-Shrub Wetland (2112) – 19.2 ac

These areas in the south of the property are borrow pit ponds dominated by Brazilian peppertrees, cattails, and other non-native and ruderal species.

Riverine (4000) – 9.2 ac

Vegetative communities mapped as Riverine are more accurately classified as Canals, as they are large ditches in the center-west that do not differ from large ditches elsewhere on the property.

Transportation (1840) – 8.3 ac

Two roads abut the west and north boundaries of the property.

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

Rural Structures (1832) – 2.8 ac

A large pole barn, a medium pole barn, an older relic barn, and a single-family residences are found in these areas on the property.

Artificial / Farm Pond (3210) – 2.3 ac

Small borrow pits and dredging adjacent to marshes to allow for cattle ponds.

Irrigated Cropland (1833111) – 2.1 ac

Irrigated row crops are the typical component to this land cover, but none are evident on the property. This is perhaps a mapping artifact.

Artificial Impoundment / Reservoir (3220) – 1.7 ac

The south-central portion of the site contains an elongated wetland that is a former slough that has been dredged to create a cattle pond and water impoundment.

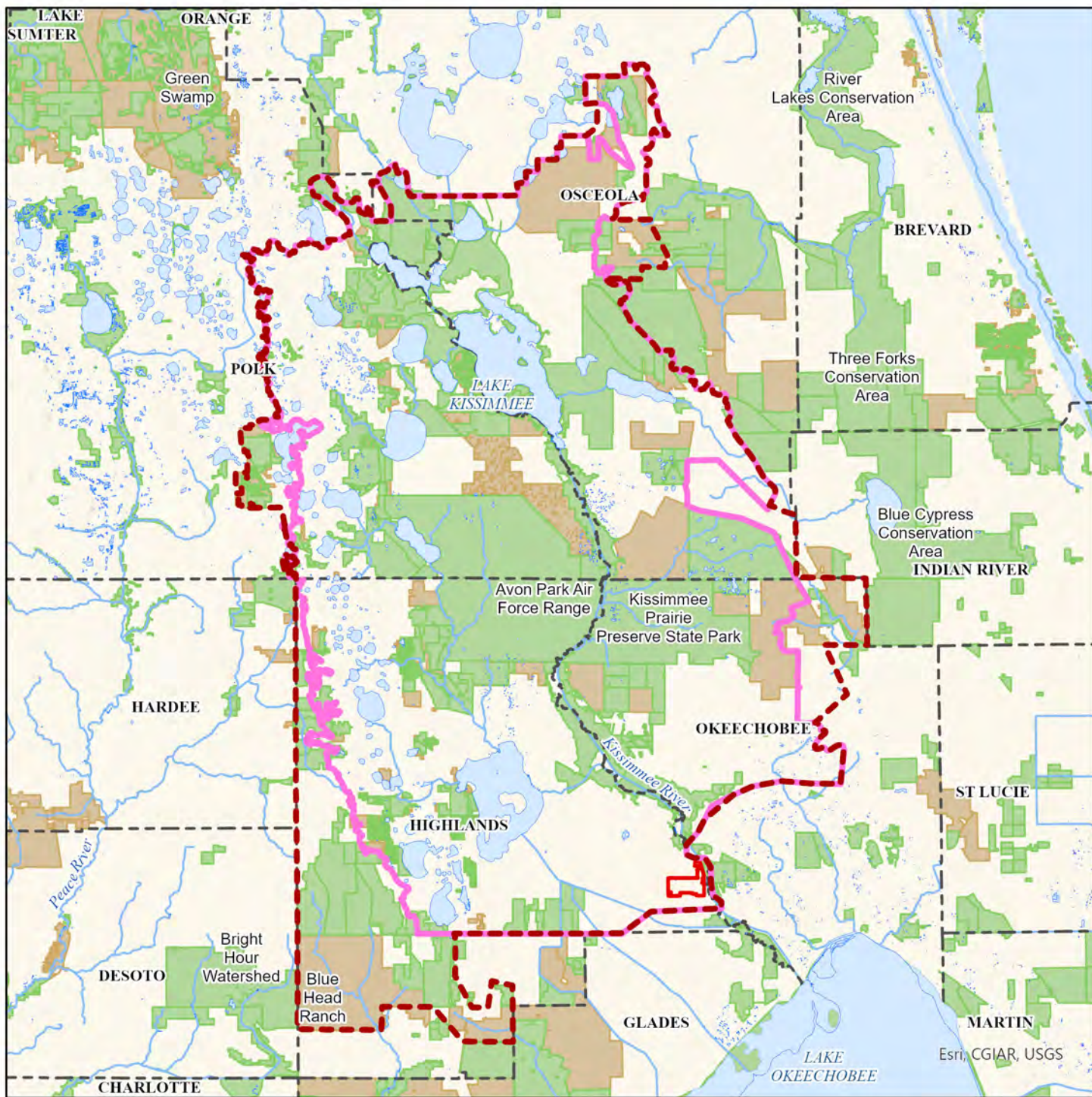
Slough (2141) – 1.5 ac

Historically more common on the site, this land cover is a relic of the natural state of the site, but the lands classified as such are more accurately described as canals.

Cypress (2211) – 0.7 ac

A tiny spot dominated by cypress trees is located on the southeastern border of the site.

Addendum 1. Maps



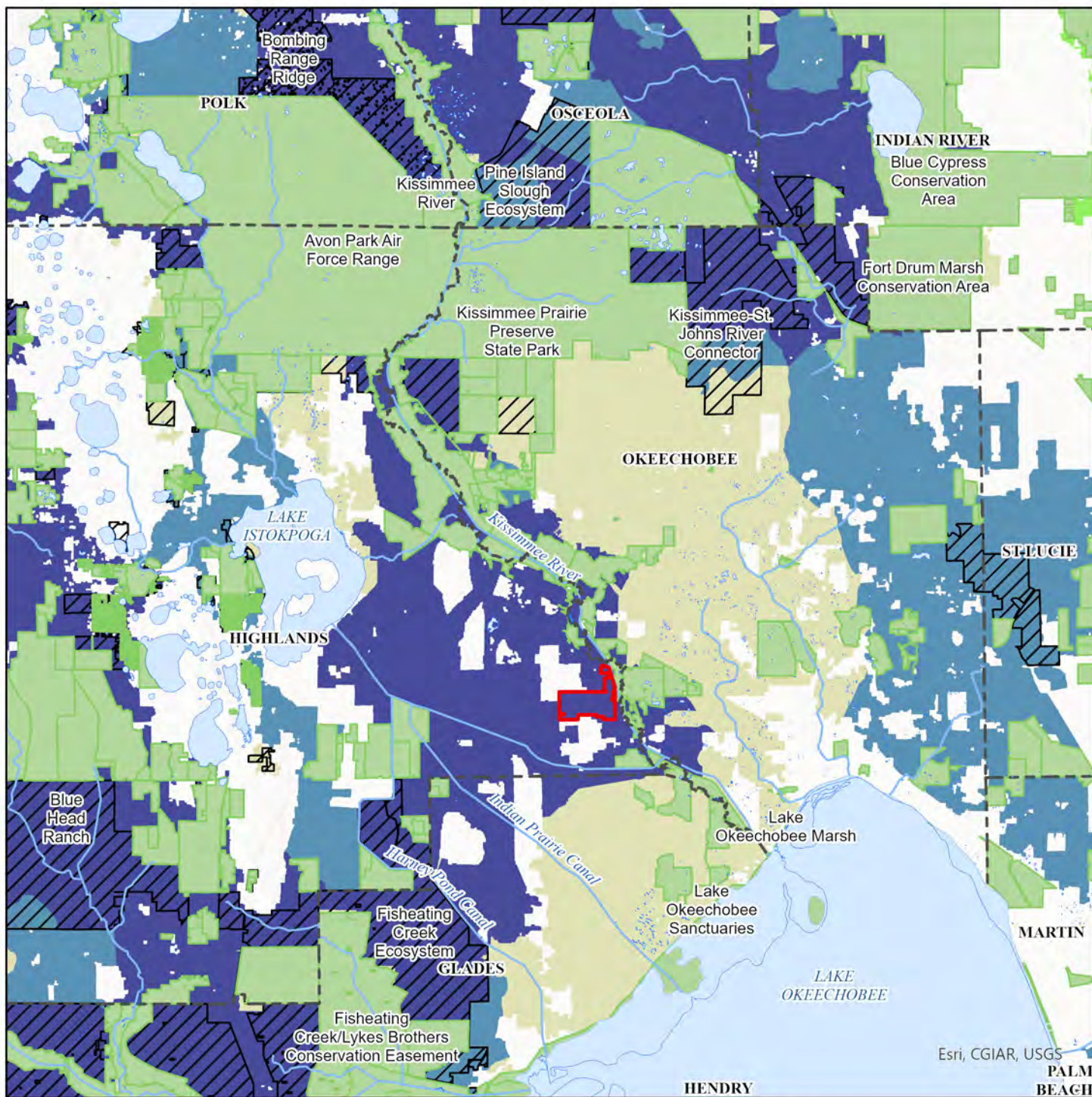
River Property Highlands County, FL

0 10 20 Miles



- River Property (3,068.0 ac)
- Existing Conservation Lands
- Florida Forever Projects
- Everglades Headwaters National Wildlife Refuge and Conservation Area
- Avon Park Air Force Range Sentinel Landscape
- County Boundaries





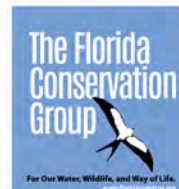
River Property Highlands County, FL

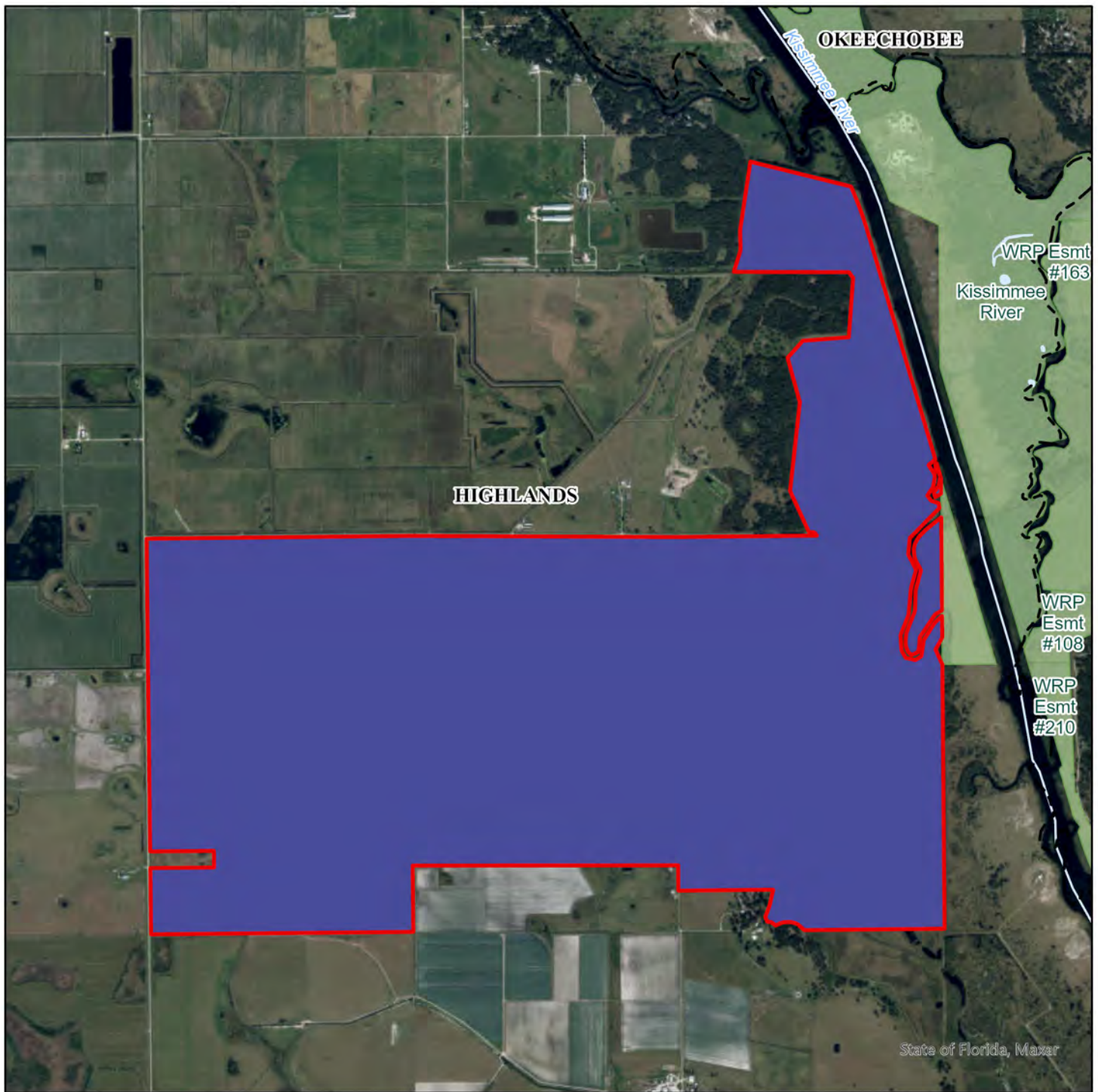
- River Property (3,068.0 ac)
- Existing Conservation Lands
- Florida Forever Projects
- County Boundaries

Florida Ecological Greenways Network (FEGN)

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

0 10 20 Miles





River Property

Highlands County, FL

Florida Ecological Greenways Network

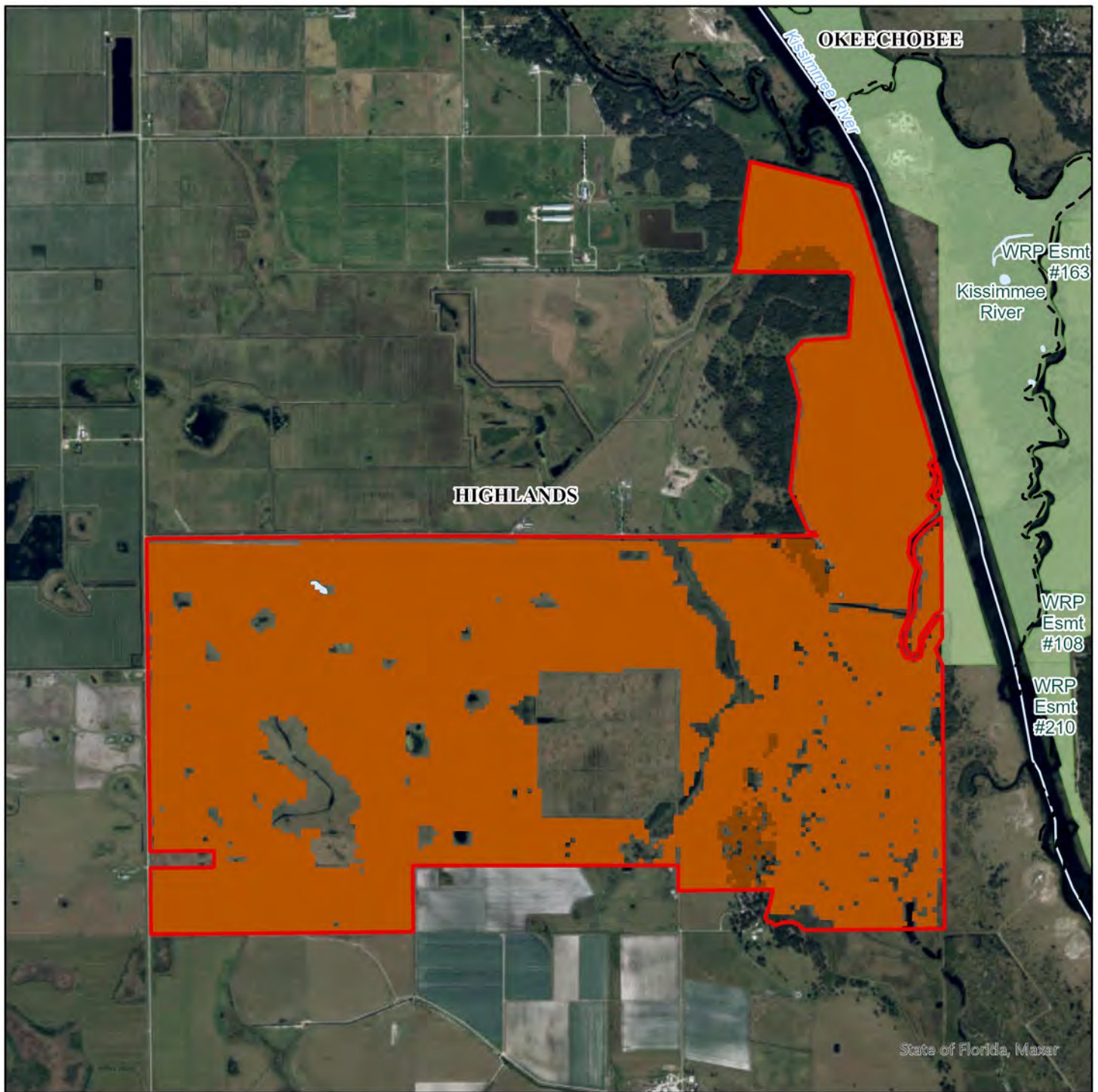
- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

FEGN 2021

- Priority 1 - Critical Linkages (3,068.0 ac)

0 0.8 1.6 Miles





River Property

Highlands County, FL

0 0.8 1.6 Miles



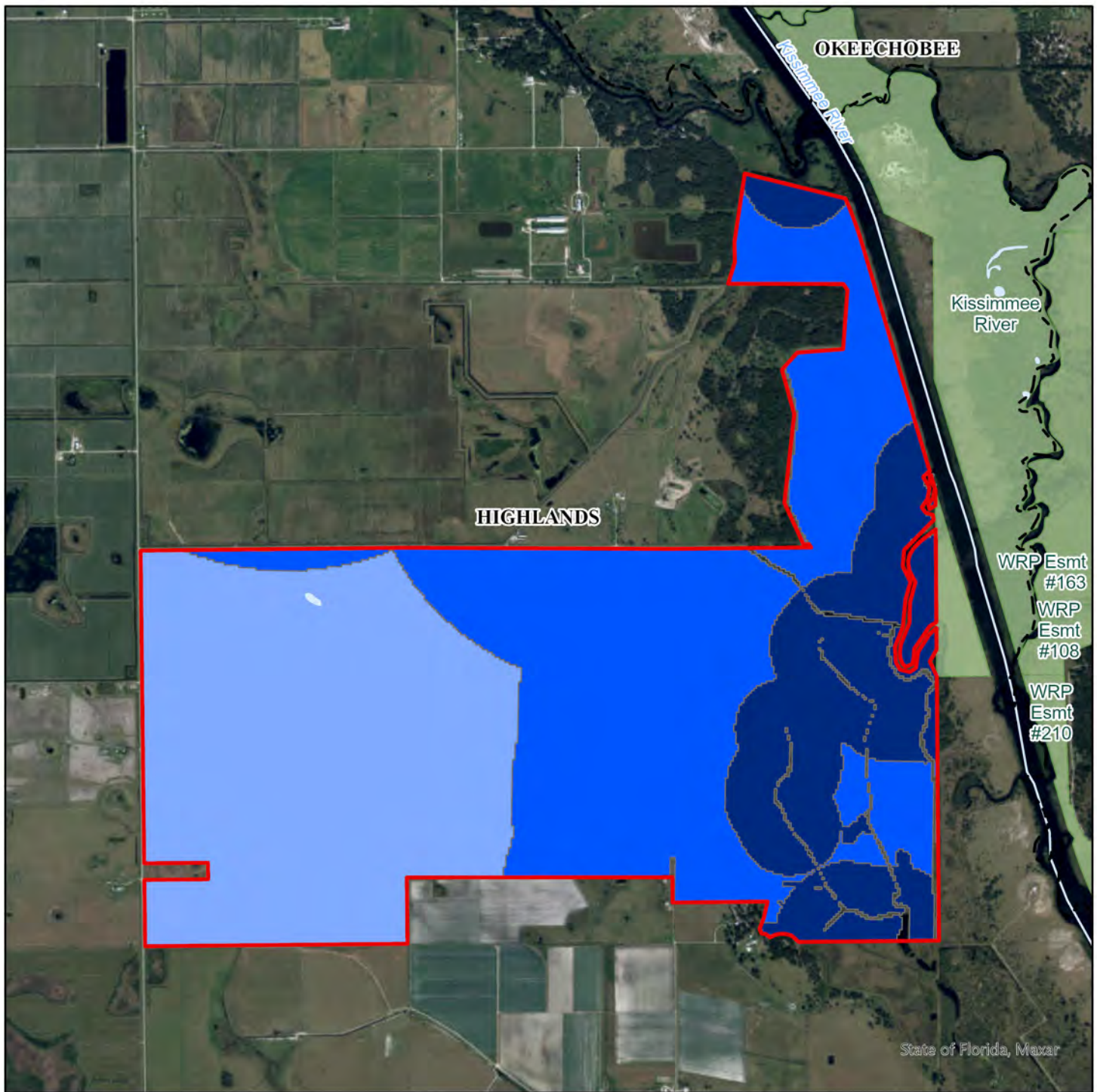
Strategic Habitat Conservation Area

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

SHCA for FL Forever (v. 4.2)

- Priority 2 (55.3 ac)
- Priority 3 (2,516.8 ac)
- Priority 4 (0.1 ac)





River Property

Highlands County, FL

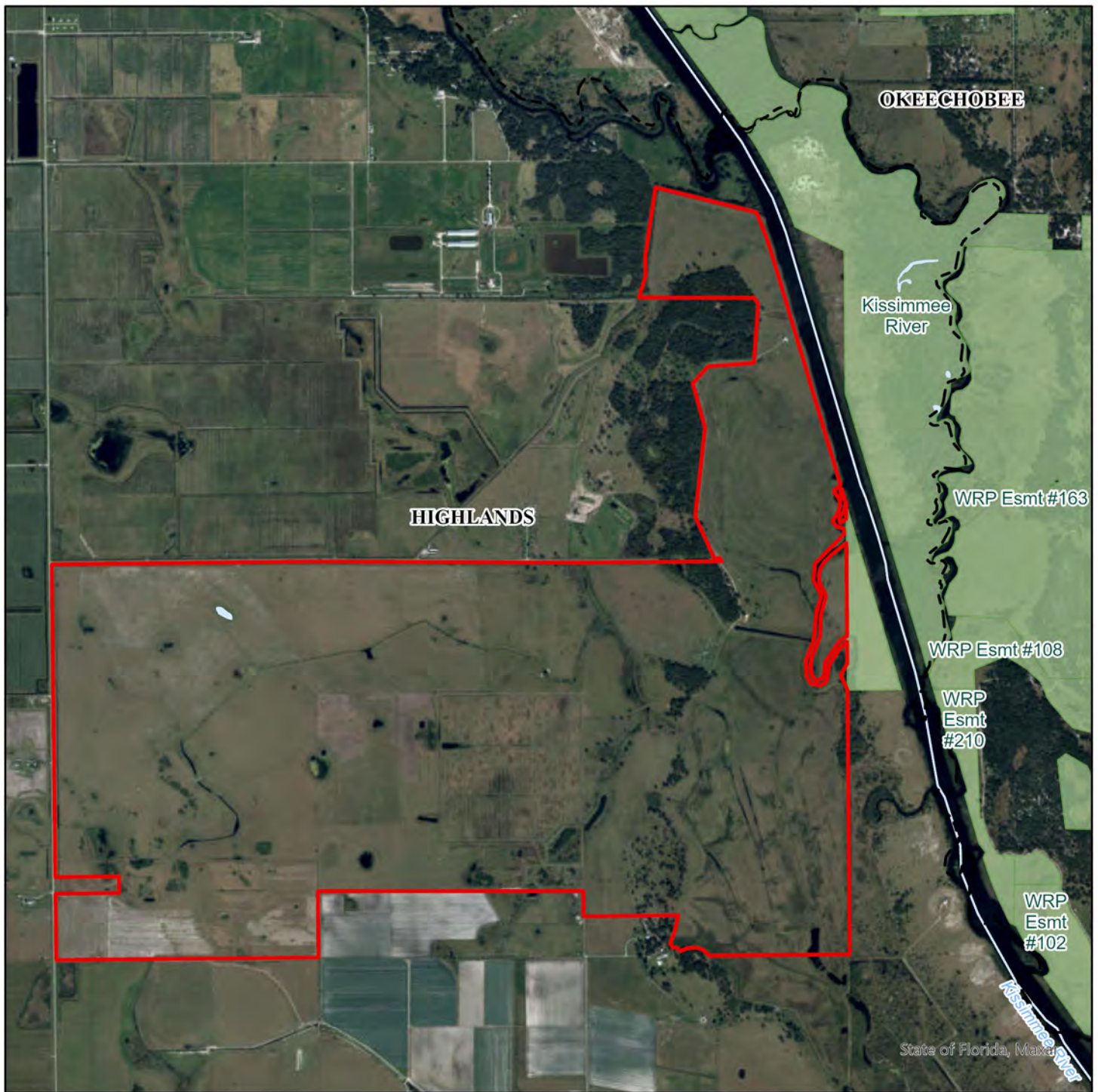
Significant Surface Waters

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

Significant Surface Waters (v 4.1)

- Priority 2 (593.8 ac)
- Priority 4 (1,255.0 ac)
- Priority 6 (1,178.5 ac)





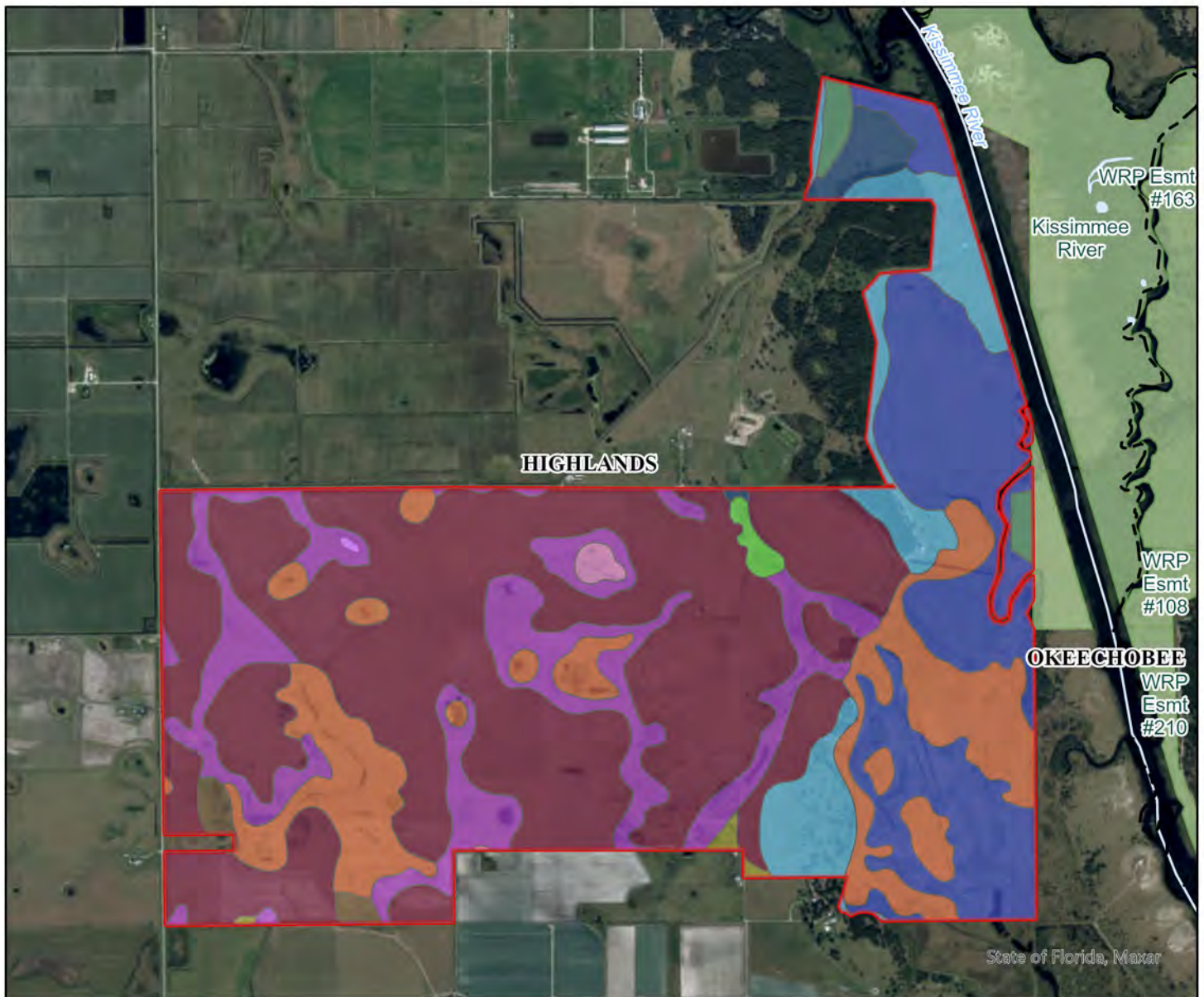
River Property Highlands County, FL

0 0.75 1.5 Miles



- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries





River Property Highlands County, FL

0 0.8 1.6 Miles



NRCS Soil Map

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

NRCS Map Unit Name with Representative Depth to Water Table

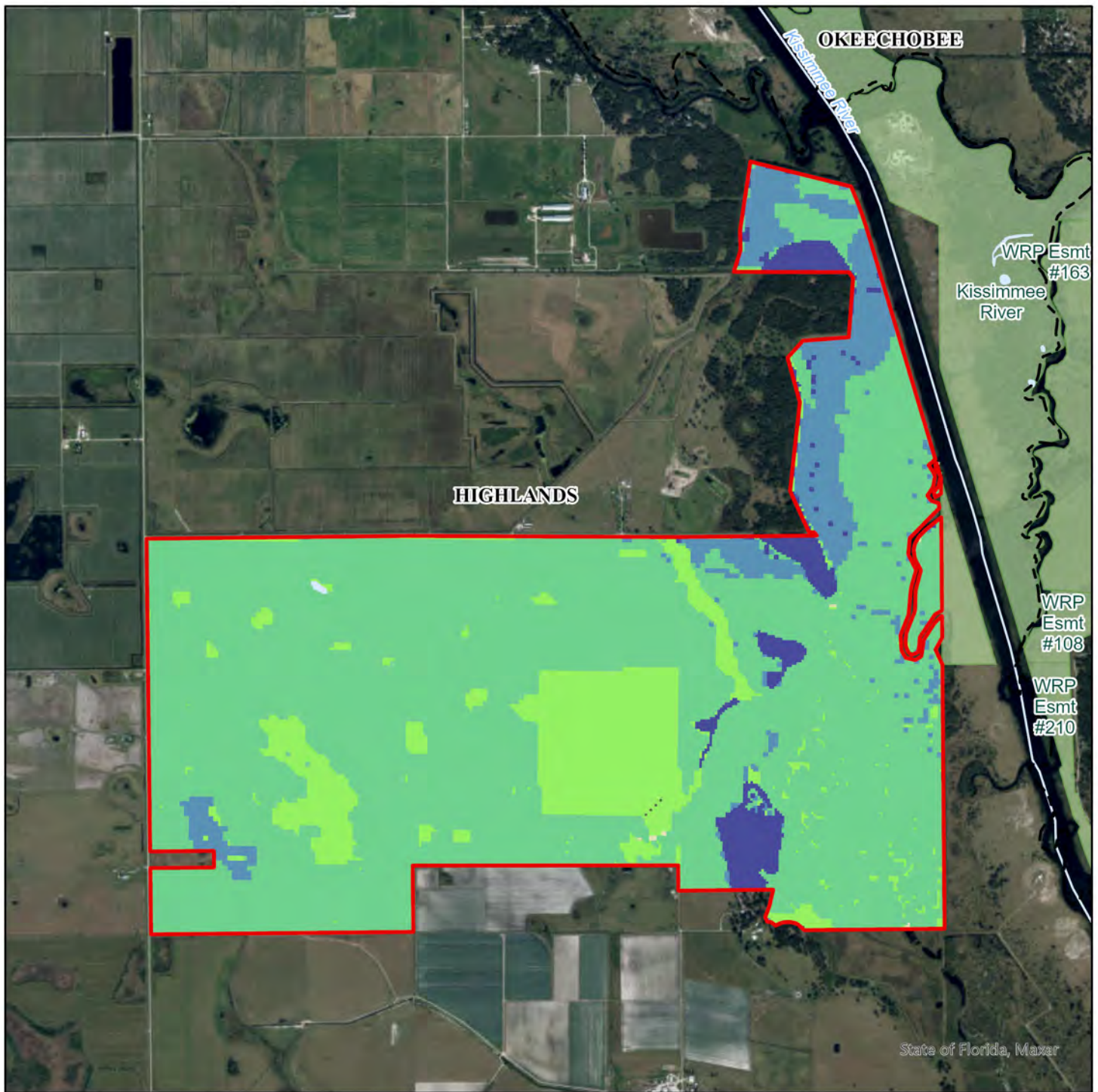
- Arents, very steep (27.8 ac)(DWT >200 cm)
- Basinger fine sand, 0 to 2 percent slopes (389.8 ac)(DWT 15 cm)
- Basinger fine sand, frequently ponded, 0 to 1 percent slopes (426.5 ac)(DWT 0 cm)
- Felda fine sand, 0 to 2 percent slopes (40.2 ac)(DWT 15 cm)

- Felda fine sand, frequently ponded, 0 to 1 percent slopes (14.4 ac)(DWT 0 cm)
- Immokalee sand, 0 to 2 percent slopes (1,401.8 ac)(DWT 31 cm)
- Myakka fine sand, 0 to 2 percent slopes (8.6 ac)(DWT 31 cm)
- Placid fine sand, frequently ponded, 0 to 1 percent slopes (12.4 ac)(DWT 0 cm)
- Pomello sand, 0 to 5 percent slopes (208.3 ac)(DWT 76 cm)
- Sanibel muck (21.7 ac)(DWT 0 cm)
- Tequesta muck, frequently ponded, 0 to 1 percent slopes (516.5 ac)(DWT 0 cm)



NATIONAL
Wildlife Refuge
ASSOCIATION





River Property Highlands County, FL

0 0.8 1.6 Miles



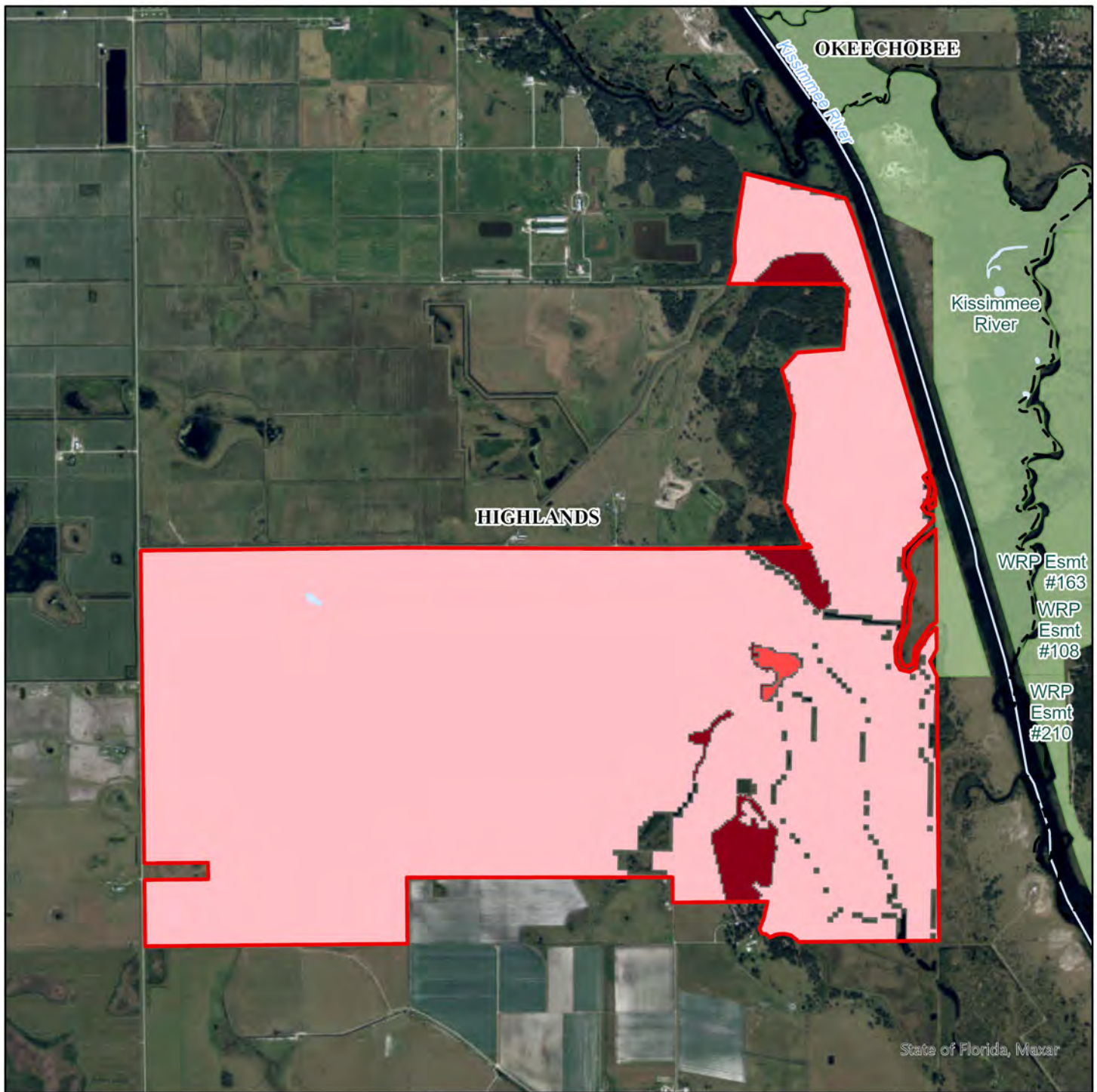
Biodiversity Priorities

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Biodiversity Priorities

- Priority 1 - Highest (115.3 ac)
- Priority 2 (243.6 ac)
- Priority 3 (2,333.0 ac)
- Priority 4 (375.1 ac)
- Priority 5 (1.7 ac)





River Property

Highlands County, FL

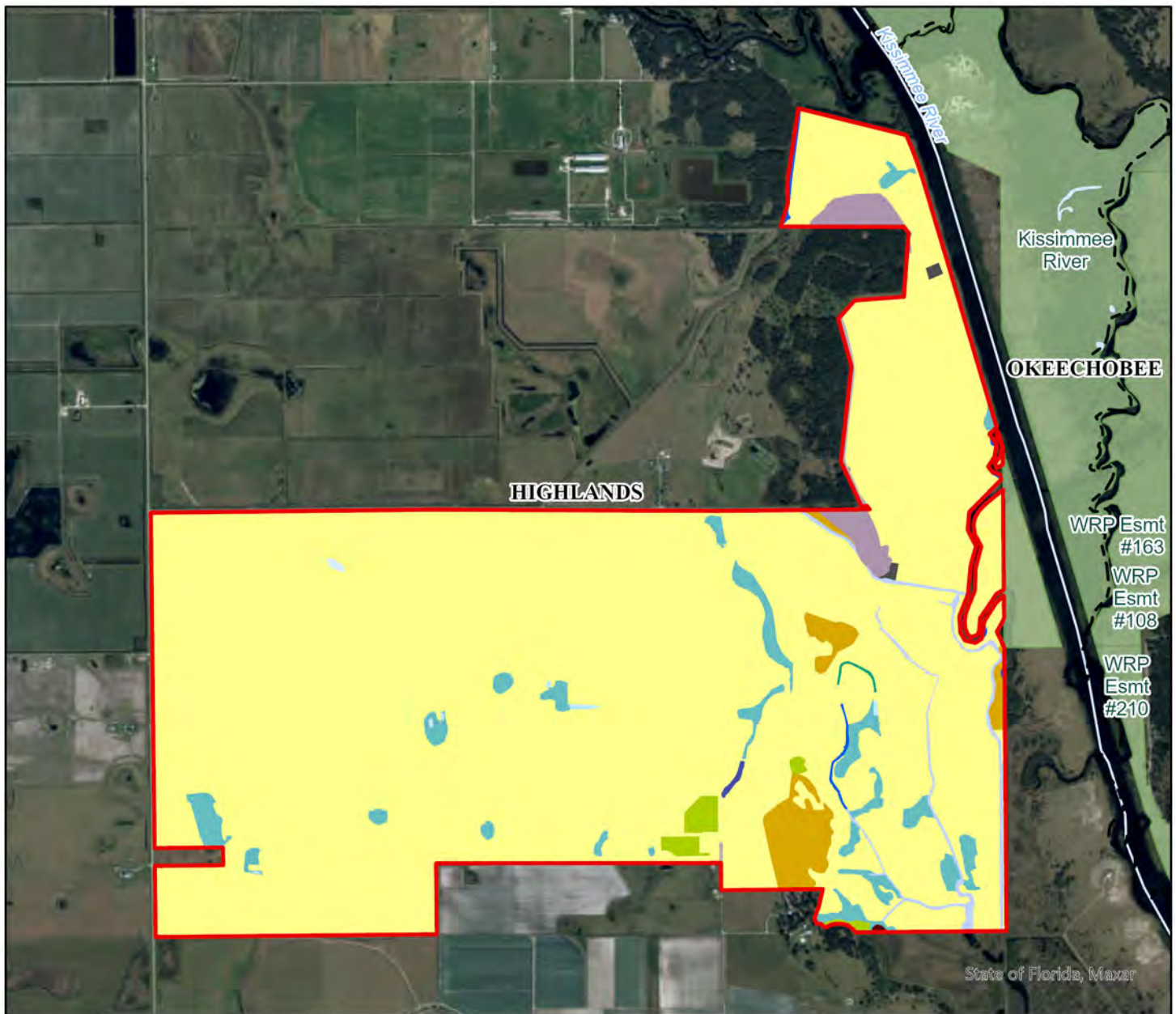
FNAI Rare Species Habitat Conservation

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

Prioritized FNAI Rare Species Habitat Conservation (v. 4)

- Priority 2 (92.6 ac)
- Priority 3 (9.9 ac)
- Priority 5 (2,869.7 ac)





River Property Highlands County, FL

0 0.75 1.5 Miles



River Property (3,068.0 ac)

Existing Conservation Areas

--- County Boundaries

Land Cover (CLC v3.4)

3220 - Artificial Impoundment/
Reservoir (1.7 ac)

3210 - Artificial/Farm Pond (2.4
ac)

1125 - Cabbage Palm (38.6 ac)

4210 - Canal (28.3 ac)

2211 - Cypress (0.7 ac)

183313 - Improved Pasture
(2,793.9 ac)

1833111 - Irrigated Cropland
(2.1 ac)

2121 - Isolated Freshwater
Marsh (96.0 ac)

2112 - Mixed Scrub-Shrub
Wetland (19.2 ac)

4000 - Riverine (9.2 ac)

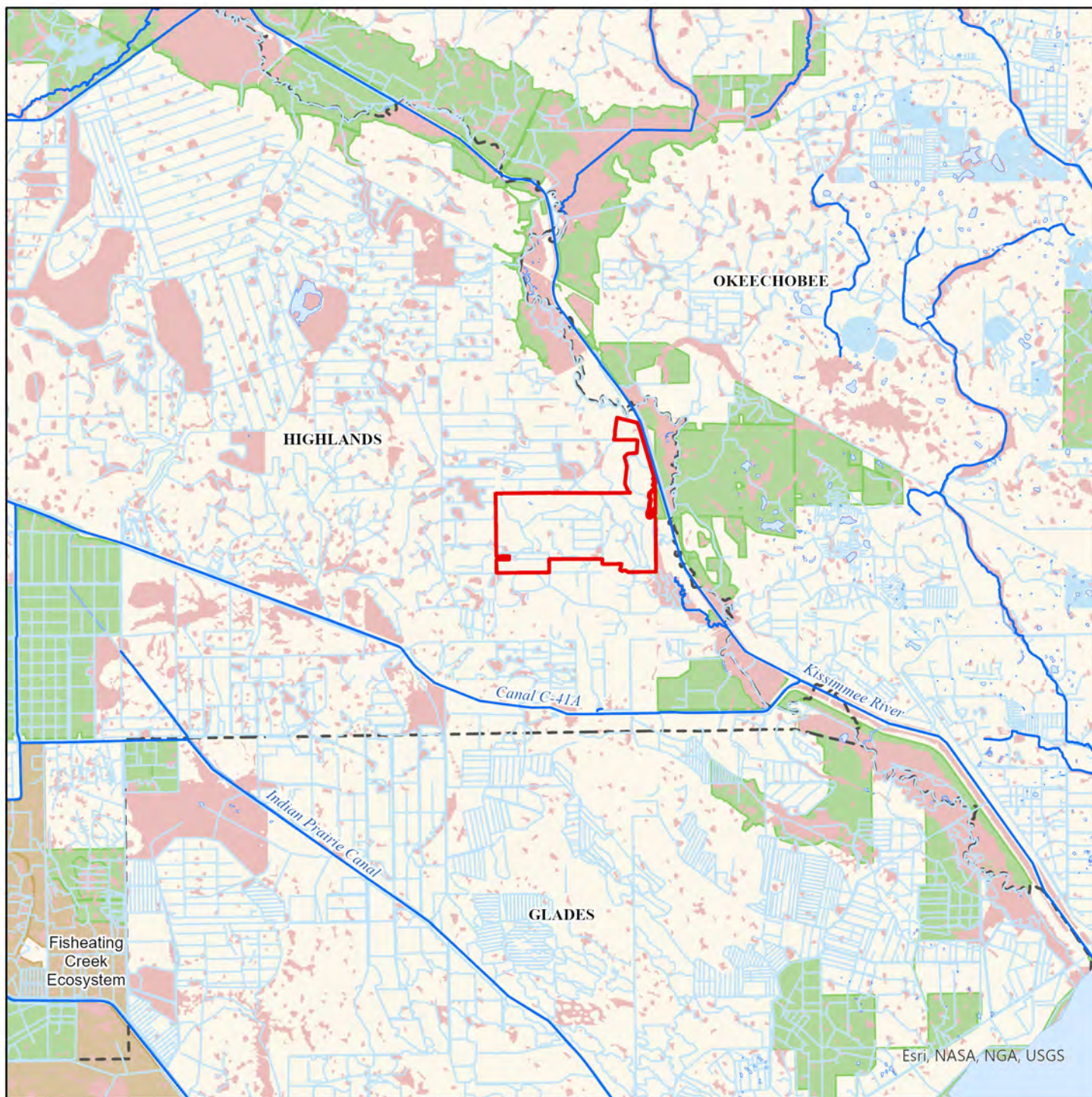
1832 - Rural Structures (2.8 ac)

2141 - Slough (1.5 ac)

1840 - Transportation (8.3 ac)

183314 - Unimproved/Woodland
Pasture (63.4 ac)





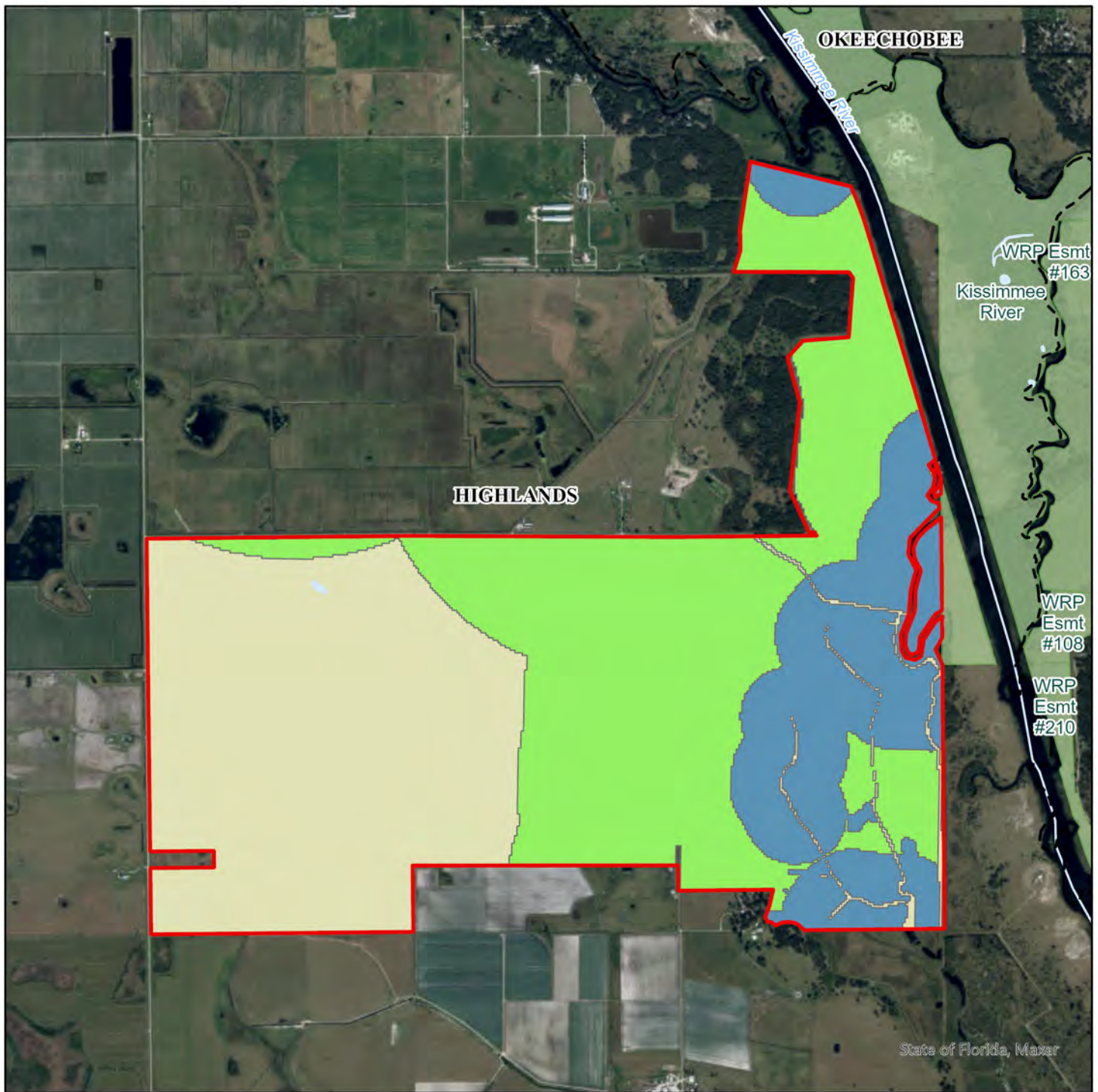
River Property Highlands County, FL

Hydrology

- River Tract (3,068.0 ac)
- Existing Conservation Lands
- Florida Forever Projects
- Named Watercourse (per NHD)
- County Boundaries
- Unnamed Watercourse (per NHD)
- Open Water
- Other Wetlands (per NWIP v2)

0 3.5 7 Miles





River Property

Highlands County, FL

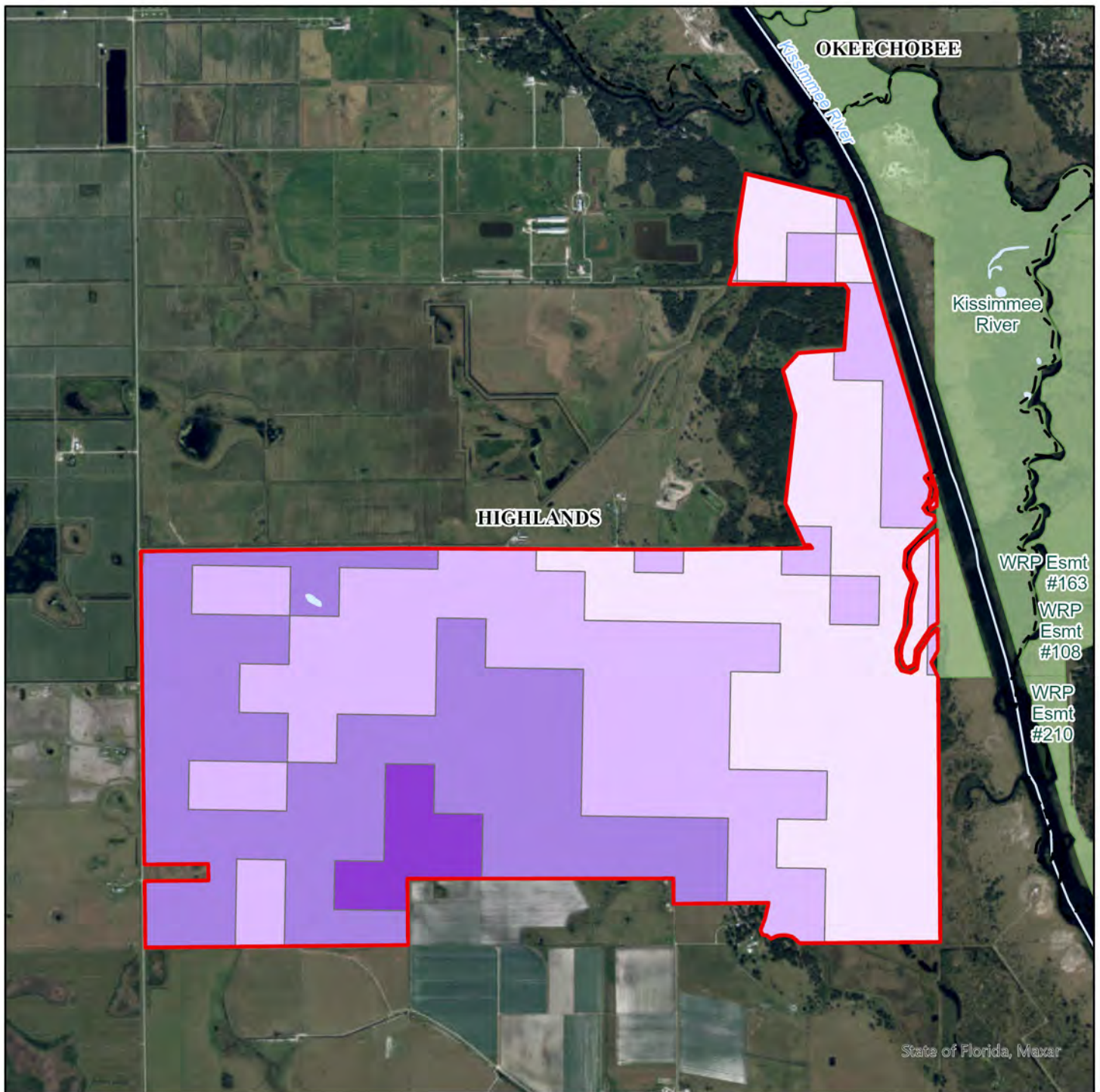
Surface Water Priorities

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

CLIP 4.0 Surface Water Priorities

- Priority 2 (593.8 ac)
- Priority 4 (1,255.8 ac)
- Priority 5 (1,210.5 ac)





River Property

Highlands County, FL

0 0.75 1.5 Miles



Aquifer Recharge

- River Property (3,068.0 ac)
- Existing Conservation Areas
- County Boundaries

Prioritized Recharge (v4.1)

- Priority 3 (111.1 ac)
- Priority 4 (991.1 ac)
- Priority 5 (1,081.7 ac)
- Priority 6 (884.1 ac)



Addendum 2. Imperiled Species Table

Table 1. Imperiled species that are documented, expected, and/or have the potential to occur at River Property.

Common Name	Scientific Name	Group	Federal Status	State Listing
Confirmed on Property				
Northern crested caracara	<i>Caracara cheriway</i>	Bird	Threatened	Federal Threatened
Wood stork	<i>Mycteria americana</i>	Bird	Threatened	Federal Threatened
American alligator	<i>Alligator mississippiensis</i>	Reptile	T - Similar Appearance	-
SE American kestrel	<i>Falco sparverius paulus</i>	Bird	-	Threatened
Florida sandhill crane	<i>Grus canadensis pratensis</i>	Bird	-	Florida Threatened
snowy egret	<i>Egretta thula</i>	Bird	MBTA ²	SGCN ³
little blue heron	<i>Egretta caerulea</i>	Bird	MBTA	Threatened
bald eagle	<i>Haliaeetus leucocephalus</i>	Bird	BAGEPA ⁴	FL Bald Eagle Rule
Potentially Occurring on Property: Habitat Present, Documented in Vicinity or Within Species Range				
Eastern indigo snake	<i>Drymarchon couperi</i>	Reptile	Threatened	Federal Threatened
Florida bonneted bat	<i>Eumops floridanus</i>	Mammal	Endangered	Federal Endangered
Florida panther	<i>Puma concolor coryi</i>	Mammal	Endangered	Federal Endangered
Red-cockaded woodpecker	<i>Picoides borealis</i>	Bird	Endangered	Federal Endangered
Gopher tortoise	<i>Gopherus polyphemus</i>	Reptile	Candidate	Threatened
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Bird	MBTA	Threatened
tricolored heron	<i>Egretta tricolor</i>	Bird	MBTA	Threatened
roseate spoonbill	<i>Ajaja ajaja</i>	Bird	MBTA	Threatened
Gopher frog	<i>Lithobates capito</i>	Amphibian	-	SGCN
Rafinesque's big-eared bat	<i>Corynorhinus rafinesquii</i>	Mammal	N	N
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
Bachman's sparrow	<i>Peucaea aestivalis</i>	Bird	MBTA	SGCN
Florida mouse	<i>Podomys floridanus</i>	Mammal	-	SGCN
Round-tailed muskrat	<i>Neofiber alleni</i>	Mammal	-	SGCN
Florida long-tailed weasel	<i>Mustela frenata peninsulae</i>	Mammal	-	SGCN
Listed 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
Piedmont jointgrass	<i>Coelorachis tuberculosa</i>	Plant	N	Threatened
Sand butterfly pea	<i>Centrosema arenicola</i>	Plant	N	Endangered
Scrub bluestem	<i>Schizachyrium niveum</i>	Plant	N	Endangered
Chapman's skeletongrass	<i>Gymnopogon chapmanianus</i>	Plant	N	N
Nodding pinweed	<i>Lechea cernua</i>	Plant	N	Threatened

Common Name	Scientific Name	Group	Federal Status	State Listing
Small's flax	<i>Linum carteri</i> var. <i>smallii</i>	Plant		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
Cutthroat grass	<i>Panicum abscissum</i>	Plant	N	Endangered
Yellow fringeless orchid	<i>Platanthera integra</i>	Plant	N	Endangered
Giant orchid	<i>Pteroglossaspis ecristata</i>	Plant	N	Threatened
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.

Parcel C-03-37-33-A00-0030-0000

5000 BLOSSOM LN
LORIDA, FL 33857

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 280A

Legal Description

IRREG 197.1 ACRE TRACT IN
GOVT LTS 3-4 + 6 TO 9 + 11
TO 13 PER GOV SVY OF 1933-
W OF RIVER
3-37-33/3 202.4 ACRES



Value Summary

Total Building Value	\$140,970
Total XF Value	\$9,458
Total Land Value	\$108,350
Total Land value - Agri.	\$48,522
Income	NA
Total Classified Use Value	\$198,950
Total Just Value	\$258,778

Taxable Value Summary

Total Assessed Value	\$198,950
Total Exemptions	\$0
Total Taxable Value	\$198,950
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Improved	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Improved	01	\$1
1326	1420	02	1996	WD	Unqualified	Vacant	10	\$1

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fncst	Other % Dpr	Normal % Dpr	% Cond
01	01	4,729	80	\$48.55	\$229,593	1965	0	0	0.00	38.60 %	61.40 %

```

graph LR
    FDU ---|26| FDC
    FDU ---|28| C(( ))
    FDC ---|24| C
    C ---|19| UEP
    C ---|37| BAS
    UEP ---|37| BAS
    UEP ---|34| C
    BAS ---|30| D(( ))
    D ---|20| FGR
    D ---|14| FGR
    FGR ---|45| BAS
    FGR ---|31| C
    FGR ---|17| BAS
    FGR ---|24| FDC
  
```

Note: POOL IN UEP AREA

Element	Code	Description
Exterior Wall	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingl
Interior Wall	3	Plastered
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	7	Cork or Vinyl Tile
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	6.0	
Bedrooms	3.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
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Type	Gross Area	Percent of Base	Adjusted Area	Value
UEP	2,937	100.00 %	2,937	\$87,551
FDU	1,258	60.00 %	755	\$22,506
FGR	728	65.00 %	473	\$14,100
FDC	576	60.00 %	346	\$10,314
FDC	624	35.00 %	218	\$6,499
Totals	6,123	N/A	4,729	\$140,970

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0031	C WALK	52022	30	3	90.00	5.30			1969	49 %	\$234	
0020	C DRIVE	52022	30	18	540.00	5.10			1969	49 %	\$1,349	
0035	EXP AG	52022	25	3	75.00	5.30			1979	20 %	\$80	
0321	FPL MD	52022	0	0	1.00	3,174.90			1979	20 %	\$635	
0312	POOL M	52022	30	17	510.00	58.90			1979	20 %	\$6,008	
0114	F CL4	52022	600	4	600.00	9.60			1979	20 %	\$1,152	

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	201.40	AC	1.00	1.00	1.00	654.85	525.57	\$105,850	
0115	SFR ACRGE		AU	0.00	0.00	1.00	AC	1.00	1.00	1.00	2,500.00	2,500.00	\$2,500	
5010	SVCE ACRGE		AU	0.00	0.00	0.40	AC	1.00	1.00	1.00	1,500.00	1,500.00	\$600	
5996	NON-PROD AG LAND		AU	0.00	0.00	12.00	AC	1.00	1.00	1.00	20.00	20.00	\$240	
6108	PASTURE 1 - HAY		AU	0.00	0.00	168.00	AC	1.00	1.00	1.00	260.00	260.00	\$43,680	
6306	RANGELAND - NATIVE		AU	0.00	0.00	18.90	AC	1.00	1.00	1.00	75.00	75.00	\$1,418	
6308	MARSH		AU	0.00	0.00	2.10	AC	1.00	1.00	1.00	40.00	40.00	\$84	

DISCLAIMER:

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

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

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

Parcel C-10-37-33-A00-0020-0000

5576 BLOSSOM LN
LORIDA, FL 33857

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 280D

Legal Description

GOV LOT 4-LESS 3.54 ACRES
TO C + S FLA FLOOD CONTROL
+ GOV LOTS 5 THRU 12
10-37-33/2
310.21 ACRES



Value Summary

Total Building Value	\$55,703
Total XF Value	\$15,533
Total Land Value	\$187,412
Total Land value - Agri.	\$84,309
Income	NA
Total Classified Use Value	\$155,545
Total Just Value	\$258,648

Taxable Value Summary

Total Assessed Value	\$155,545
Total Exemptions	\$0
Total Taxable Value	\$155,545
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

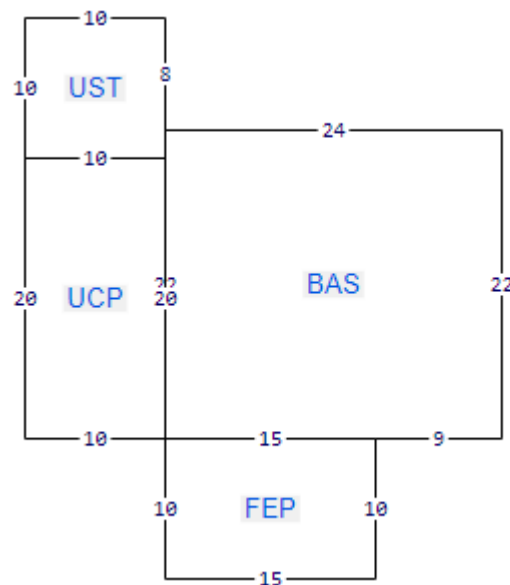
Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Improved	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Improved	01	\$1

Buildings

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
01	01	738	133	\$80.71	\$59,564	1955	0	0	0.00	45.05 %	54.95 %

5576 BLOSSOM LN



BAS=W24 UST=N8 W10 S10 UCP=S20 E10 FEP=S10 E15 N10 W15\$N20 W10\$ E10 N2\$ S22 E15 E9 N22\$.

Note: WOOD FRAME BLDG

Element	Code	Description
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Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingl
Interior Wall	5	Drywall
Interior Wall 2	4	Plywood paneling
Interior Flooring	9	Pine or Soft Woods
Interior Flooring 2	0	None
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	3.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

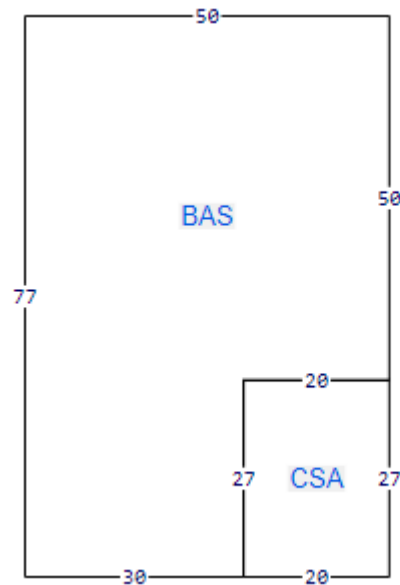
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
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Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	528	100.00 %	528	\$23,417
FEP	150	80.00 %	120	\$5,322
UST	100	50.00 %	50	\$2,218
UCP	200	20.00 %	40	\$1,774
Totals	978	N/A	738	\$32,730

Building 2

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnc	Other % Dpr	Normal % Dpr	% Cond
85	06	4,309	60	\$11.59	\$49,941	1975	0	0	0.09	45.00 %	46.00 %

5576 BLOSSOM LN

BAS=W50 S77 E30 CSA=E20 N27 W20 S27\$N27 E20 N50\$.

Note: FIRE EXEMPT

Element	Code	Description
Exterior Wall	0	None

Element	Code	Description
Exterior Wall 2	0	None
Roof Structure	10	Steel Frame or Truss
Roof Cover	11	Metal Roof
Interior Wall	7	Unfinished
Interior Wall 2	0	None
Interior Flooring	3	Concrete Finished
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	0.0	
Bedrooms	0.0	
CW Quality	1	
Common Wall	0	
Wall Height	14	
Rooms / Floor	1	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
Totals	3,850	N/A	4,309	\$22,973

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	3,310	100.00 %	3,310	\$17,647
CSA	540	185.00 %	999	\$5,326
Totals	3,850	N/A	4,309	\$22,973

Extra Features

Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0501	SH PL	52037	30	20	600.00	4.55			1980	20 %	\$546	
0114	F CL4	52037	328	4	328.00	9.60			1985	30 %	\$945	
0501	SH PL		16	16	256.00	4.55			1972	20 %	\$233	
0541	L BN	52038	40	30	1,200.00	12.90			2000	40 %	\$6,192	
0501	SH PL		135	62	8,370.00	4.55			1984	20 %	\$7,617	

Land Lines

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For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	308.21	AC	1.00	1.00	1.00	742.03	591.84	\$182,412	
0115	SFR ACRGE		AU	0.00	0.00	2.00	AC	1.00	1.00	1.00	2,500.00	2,500.00	\$5,000	
5010	SVCE ACRGE		AU	0.00	0.00	3.50	AC	1.00	1.00	1.00	1,500.00	1,500.00	\$5,250	
5996	NON-PROD AG LAND		AU	0.00	0.00	12.85	AC	1.00	1.00	1.00	20.00	20.00	\$257	
6108	PASTURE 1 - HAY		AU	0.00	0.00	282.16	AC	1.00	1.00	1.00	260.00	260.00	\$73,362	
6306	RANGELAND - NATIVE		AU	0.00	0.00	1.50	AC	1.00	1.00	1.00	75.00	75.00	\$112	
6308	MARSH		AU	0.00	0.00	8.20	AC	1.00	1.00	1.00	40.00	40.00	\$328	

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

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

Parcel C-10-37-33-A00-0030-0000

1325 LARSON DAIRY RD
LORIDA, FL 33857-

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 280D

Legal Description

ALL UNSURVEYED S 1/2 W OF
RIVER-LESS GOV LOTS
9 THRU 12
10-37-33/3
168.35 ACRES M/L



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$74,584
Total Land value - Agri.	\$32,428
Income	NA
Total Classified Use Value	\$32,428
Total Just Value	\$74,584

Taxable Value Summary

Total Assessed Value	\$32,428
Total Exemptions	\$0
Total Taxable Value	\$32,428
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Vacant	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Vacant	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	168.35	AC	1.00	1.00	1.00	553.67	443.03	\$74,584	
5996	NON-PROD AG LAND		AU	0.00	0.00	8.10	AC	1.00	1.00	1.00	20.00	20.00	\$162	
6108	PASTURE 1 - HAY		AU	0.00	0.00	113.58	AC	1.00	1.00	1.00	260.00	260.00	\$29,531	
6306	RANGELAND - NATIVE		AU	0.00	0.00	24.80	AC	1.00	1.00	1.00	75.00	75.00	\$1,860	
6308	MARSH		AU	0.00	0.00	21.87	AC	1.00	1.00	1.00	40.00	40.00	\$875	

DISCLAIMER:

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

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

Parcel C-15-37-33-A00-0030-0000

34162 COWPEN ST
OKEECHOBEE, FL 34974

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 281A

Legal Description

GOV LOTS 3 THRU 14
15-37-33/3
419.41 ACRES



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$206,156
Total Land value - Agri.	\$89,633
Income	NA
Total Classified Use Value	\$89,633
Total Just Value	\$206,156

Taxable Value Summary

Total Assessed Value	\$89,633
Total Exemptions	\$0
Total Taxable Value	\$89,633
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Vacant	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Vacant	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	419.41	AC	1.00	1.00	1.00	613.69	491.54	\$206,156	
5996	NON-PROD AG LAND		AU	0.00	0.00	29.90	AC	1.00	1.00	1.00	20.00	20.00	\$598	
6108	PASTURE 1 - HAY		AU	0.00	0.00	331.91	AC	1.00	1.00	1.00	260.00	260.00	\$86,297	
6306	RANGELAND - NATIVE		AU	0.00	0.00	12.40	AC	1.00	1.00	1.00	75.00	75.00	\$930	
6308	MARSH		AU	0.00	0.00	45.20	AC	1.00	1.00	1.00	40.00	40.00	\$1,808	

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

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

Parcel C-15-37-33-A00-0010-0000

15206 NW NEW PINE RIDGE RD
OKEECHOBEE, FL 34974

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 281A

Legal Description

W 1/4 OF SEC 15-LESS S 820
FT + GOVT LOT 1 + GOVT LT
2-LESS S 820 FT
15-37-33/1 197.06 ACRES



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$89,606
Total Land value - Agri.	\$38,959
Income	NA
Total Classified Use Value	\$38,959
Total Just Value	\$89,606

Taxable Value Summary

Total Assessed Value	\$38,959
Total Exemptions	\$0
Total Taxable Value	\$38,959
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Vacant	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Vacant	01	\$1
1389	1708	11	1997	WD	Unqualified	Vacant	01	\$1
1386	947	10	1997	WD	Unqualified	Vacant	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	197.32	AC	1.00	1.00	1.00	568.13	454.12	\$89,606	
5996	NON-PROD AG LAND		AU	0.00	0.00	3.75	AC	1.00	1.00	1.00	20.00	20.00	\$75	
6108	PASTURE 1 - HAY		AU	0.00	0.00	133.87	AC	1.00	1.00	1.00	260.00	260.00	\$34,806	
6306	RANGELAND - NATIVE		AU	0.00	0.00	48.30	AC	1.00	1.00	1.00	75.00	75.00	\$3,622	
6308	MARSH		AU	0.00	0.00	11.40	AC	1.00	1.00	1.00	40.00	40.00	\$456	

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

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

Parcel C-08-37-33-A00-0020-0000

6540 CR 721

LORIDA, FL 33857-

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV

WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 274D

Legal Description

S 1/2 OF SECTIONS 8 + 9

LESS RD R/W

8-37-33/2

642.07 ACRES



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$368,462
Total Land value - Agri.	\$160,200
Income	NA
Total Classified Use Value	\$160,200
Total Just Value	\$368,462

Taxable Value Summary

Total Assessed Value	\$160,200
Total Exemptions	\$0
Total Taxable Value	\$160,200
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Vacant	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Vacant	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	642.07	AC	1.00	1.00	1.00	717.03	573.87	\$368,462	
5996	NON-PROD AG LAND		AU	0.00	0.00	16.80	AC	1.00	1.00	1.00	20.00	20.00	\$336	
6108	PASTURE 1 - HAY		AU	0.00	0.00	612.97	AC	1.00	1.00	1.00	260.00	260.00	\$159,372	
6308	MARSH		AU	0.00	0.00	12.30	AC	1.00	1.00	1.00	40.00	40.00	\$492	

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

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

Parcel C-17-37-33-010-0010-0000

7890 CR 721

LORIDA, FL 33857-

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV

WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 275

Legal Description

SUB OF ALL SEC 17-37-33

PB 1-PG 100A

TRS 1 TO 38 INCL + 49 TO

64 INCL-LESS RD R/W

17-37-33/1 546.01 ACRES



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$354,874
Total Land value - Agri.	\$154,293
Income	NA
Total Classified Use Value	\$154,293
Total Just Value	\$354,874

Taxable Value Summary

Total Assessed Value	\$154,293
Total Exemptions	\$0
Total Taxable Value	\$154,293
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Vacant	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Vacant	01	\$1
1409	670	02	1996	WD	Unqualified	Vacant	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	637.48	AC	1.00	1.00	1.00	695.42	556.68	\$354,874	
5996	NON-PROD AG LAND		AU	0.00	0.00	26.66	AC	1.00	1.00	1.00	20.00	20.00	\$533	
6108	PASTURE 1 - HAY		AU	0.00	0.00	586.27	AC	1.00	1.00	1.00	260.00	260.00	\$152,430	
6306	RANGELAND - NATIVE		AU	0.00	0.00	9.95	AC	1.00	1.00	1.00	75.00	75.00	\$746	
6308	MARSH		AU	0.00	0.00	14.60	AC	1.00	1.00	1.00	40.00	40.00	\$584	

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

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

Parcel C-16-37-33-A00-0010-0000

15207 NW NEW PINE RIDGE RD
OKEECHOBEE, FL 34974

Owners:

CARLTON DOYLE E III LLC

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood: 570.00 - RURAL TRACTS IN S.E. COUNTY AREA

Millage: 60 - County South Florida Water

Map ID: 281B

Legal Description

N 3/4 PER OR 482 PG 164
16-37-33/1 490.44 ACRES



Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$261,630
Total Land value - Agri.	\$113,752
Income	NA
Total Classified Use Value	\$113,752
Total Just Value	\$261,630

Taxable Value Summary

Total Assessed Value	\$113,752
Total Exemptions	\$0
Total Taxable Value	\$113,752
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2284	291	05	2011	WD	Qualified	Improved	05	\$8,932,000
1567	265	09	2001	NN	Unqualified	Improved	01	\$1
1498	749	05	2000	DC	Unqualified	Improved	01	\$1
1093	226	01	1990		Unqualified	Improved	10	\$600,000
482	164	12	1974		Unqualified	Improved	01	\$1

Buildings

None

Extra Features

None

Land Lines

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

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
9910	MKT.VAL.AG			0.00	0.00	490.44	AC	1.00	1.00	1.00	666.28	533.46	\$261,630	
5996	NON-PROD AG LAND		AU	0.00	0.00	23.47	AC	1.00	1.00	1.00	20.00	20.00	\$469	
6108	PASTURE 1 - HAY		AU	0.00	0.00	430.02	AC	1.00	1.00	1.00	260.00	260.00	\$111,805	
6308	MARSH		AU	0.00	0.00	36.95	AC	1.00	1.00	1.00	40.00	40.00	\$1,478	

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

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

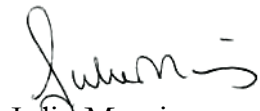
Parcel ID	Owner Name	Owner Address	Acres	Tax Assessed Value
C103733A0000300000	Carlton Doyle E III LLC	220 South Sixth Ave. Wauchula, FL 33873	168.4	\$32,428
C103733A0000200000	Carlton Doyle E III LLC	221 South Sixth Ave. Wauchula, FL 33873	310.2	\$155,545
C163733A0000100000	Carlton Doyle E III LLC	222 South Sixth Ave. Wauchula, FL 33873	490.5	\$113,752
C153733A0000100000	Carlton Doyle E III LLC	223 South Sixth Ave. Wauchula, FL 33873	197.3	\$38,959
C17373301000100000	Carlton Doyle E III LLC	224 South Sixth Ave. Wauchula, FL 33873	637.6	\$154,293
C153733A0000300000	Carlton Doyle E III LLC	225 South Sixth Ave. Wauchula, FL 33873	419.5	\$89,633
C033733A0000300000	Carlton Doyle E III LLC	226 South Sixth Ave. Wauchula, FL 33873	202.4	\$198,950
C083733A0000200000	Carlton Doyle E III LLC	227 South Sixth Ave. Wauchula, FL 33873	642.1	\$160,200
Total			3068.0	\$943,760

October 29, 2021

To Whom it May Concern:

The purpose of the letter is to acknowledge that Mr. Doyle E. Carlton III, manager of Doyle E. Carlton III LLC, the listed owner of the parcels identified in the River Property Florida Forever application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Mr. Carlton states that Doyle E. Carlton LLC 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,



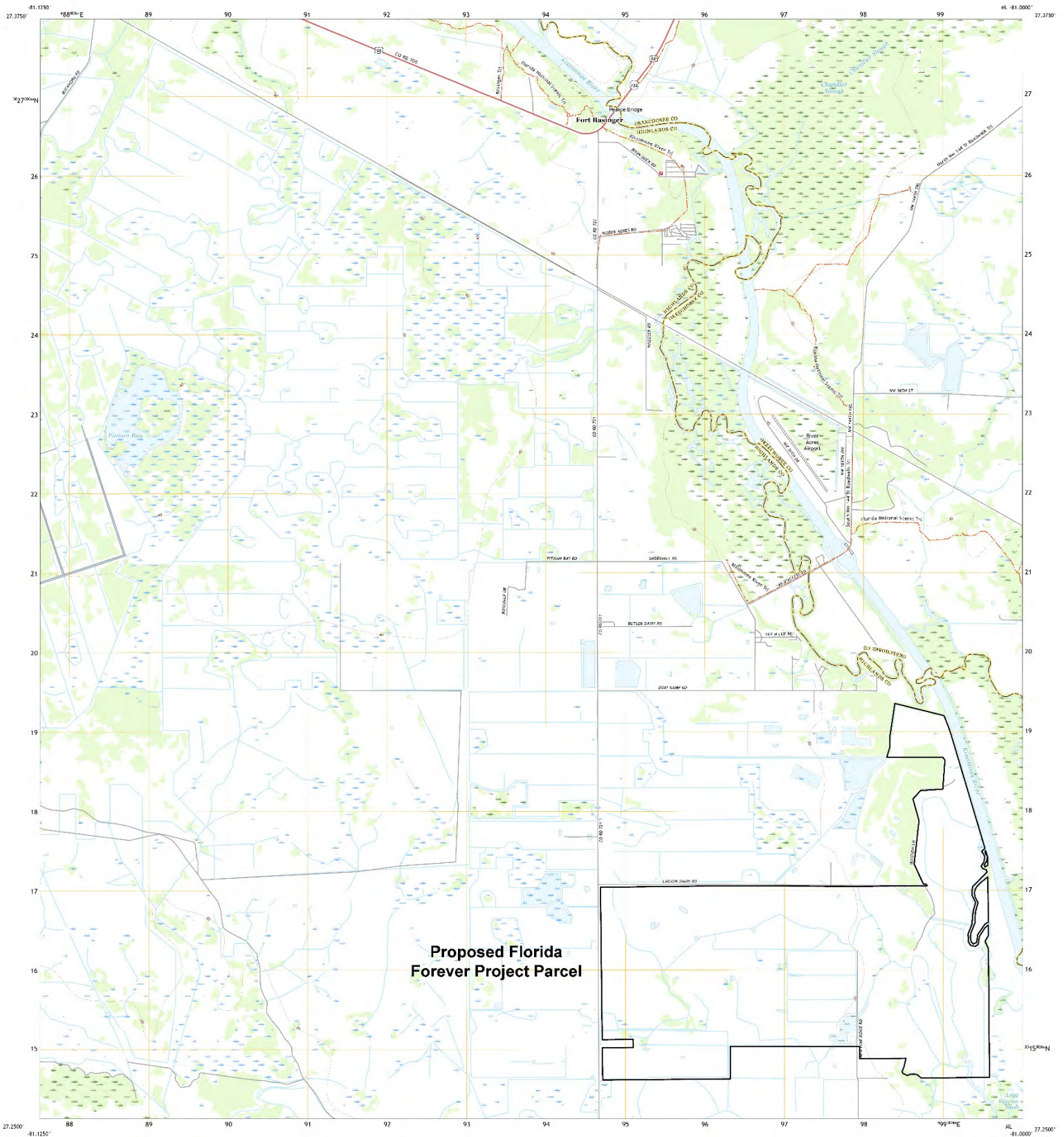
Julie Morris

National Wildlife Refuge Association

County Parcel ID

Highlands	C103733A0000300000
Highlands	C103733A0000200000
Highlands	C163733A0000100000
Highlands	C153733A0000100000
Highlands	C17373301000100000
Highlands	C153733A0000300000
Highlands	C033733A0000300000
Highlands	C083733A0000200000

Attachment C.

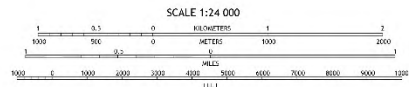


**Proposed Florida
Forever Project Parcel**

Produced by the United States Geological Survey

North arrow and datum of this product:
World Geodetic System of 1984 (WGS 84)
This map is not a legal document. Boundary lines are
generalized for this map scale. Private lands within government
information may not be shown. Citizens participate before
entering private lands.

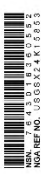
Source:	USGS	Horizontal:	2015
Source:	U.S. Census Bureau	Vertical:	2014
Source:	National Wetlands Inventory	Horizontal:	2014
Source:	National Wetlands Inventory	Vertical:	2014
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Source:	National Wetlands Inventory	Vertical:	2014
Source:	National Wetlands Inventory	Horizontal:	2014
Source:	National Wetlands Inventory	Vertical:	2014
Source:	National Wetlands Inventory	Horizontal:	2014
Source:	National Wetlands Inventory	Vertical:	2014



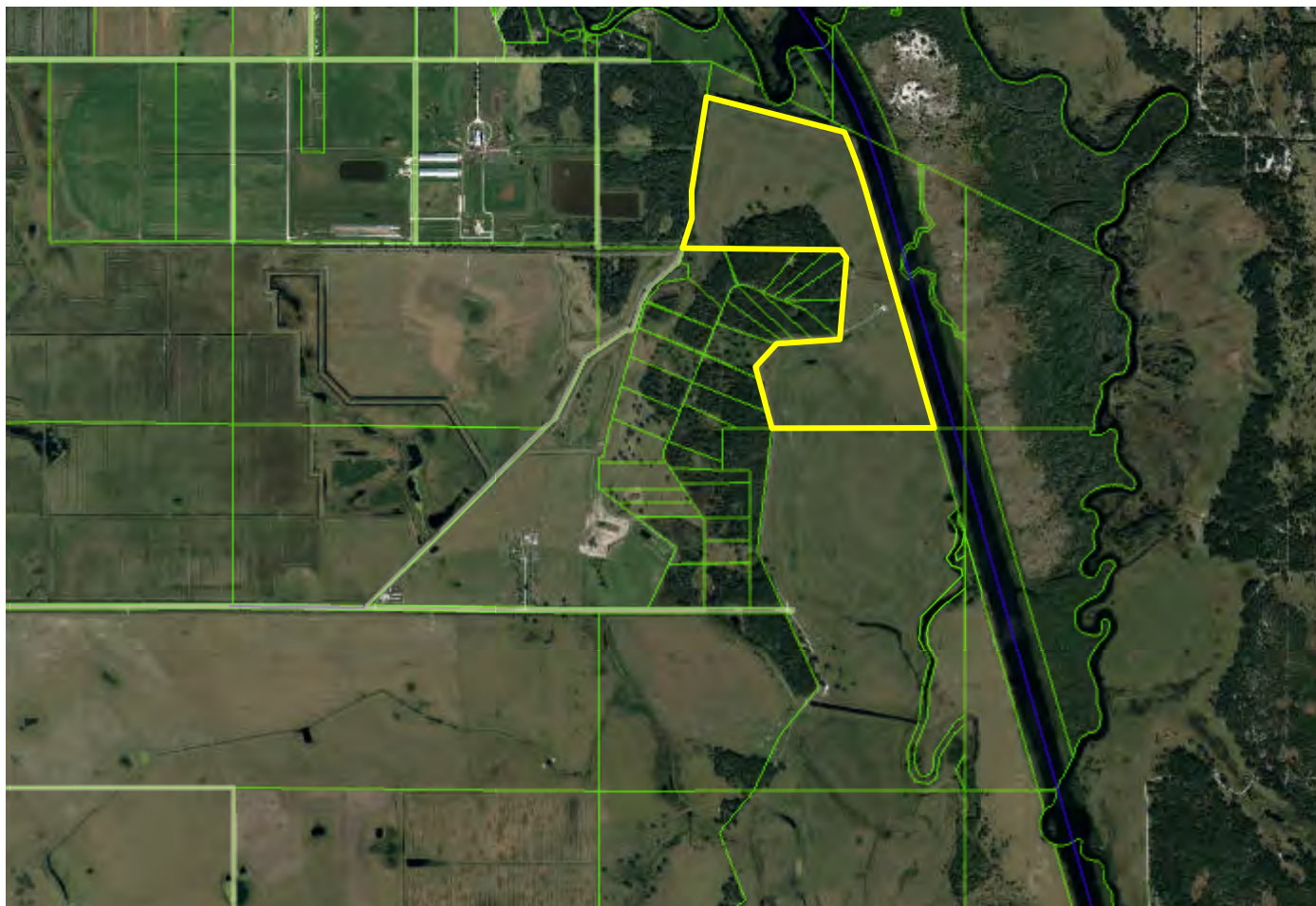
1	2	3	1. Basinger NW
4	5	6	2. Basinger SE
7	8	9	3. Basinger SW
10	11	12	4. Basinger NE
13	14	15	5. Basinger SW
16	17	18	6. Basinger NE
19	20	21	7. Basinger SW
22	23	24	8. Basinger NE

ROAD CLASSIFICATION	
Proprietary	Local Collector
Secondary Hwy	Local Road
Interstate	State Route
Interstate	State Route

FORT BASINGER, FL
2021



Highlands County Property Appraiser



C-03-37-33-A00-0030-0000

[//www.hcpao.org/Search/Parcel/333703A0000300000C](http://www.hcpao.org/Search/Parcel/333703A0000300000C)

5000 BLOSSOM LN
LORIDA, FL 33857

Owners
CARLTON DOYLE E III LLC

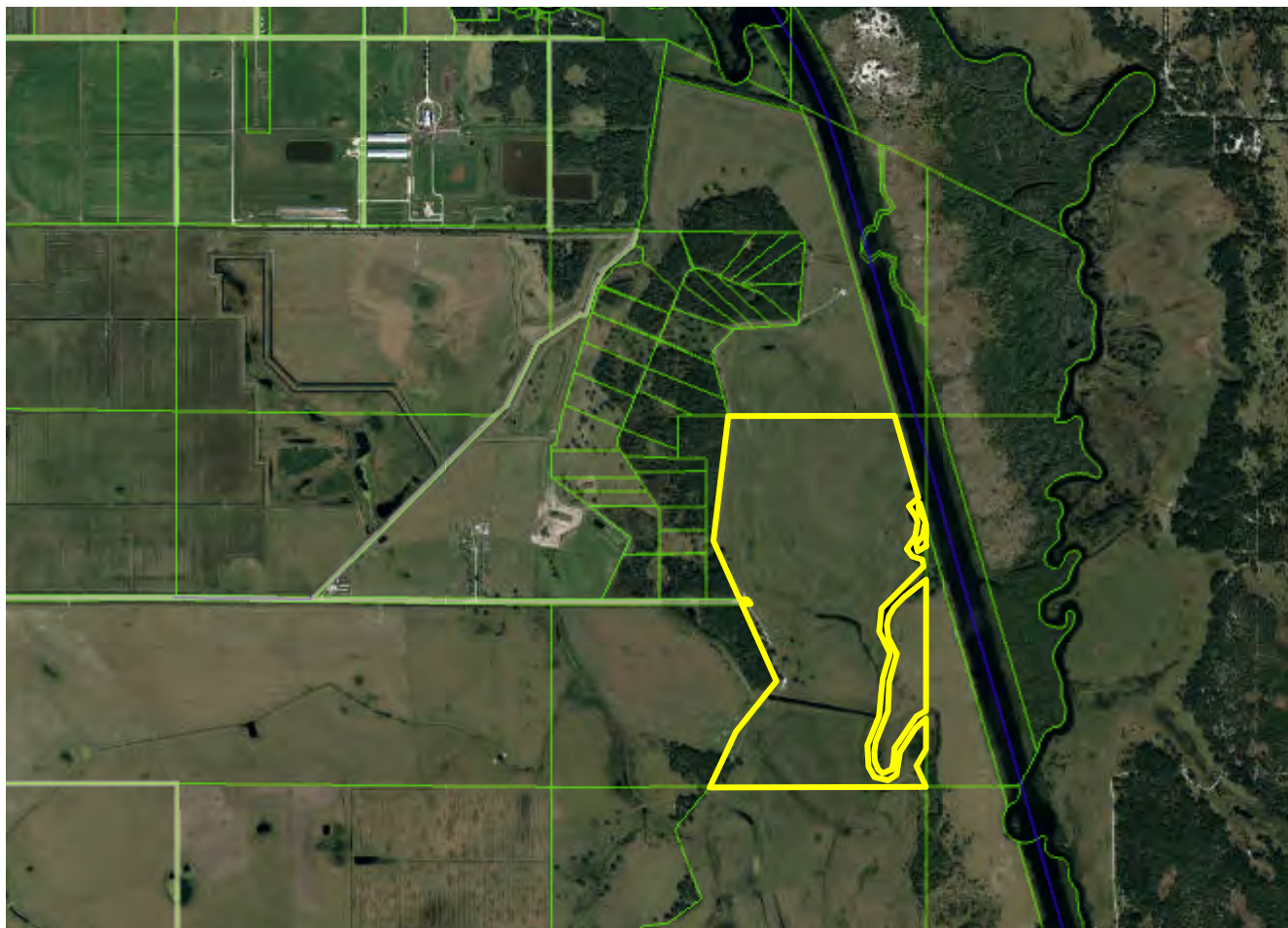
Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

IRREG 197.1 ACRE TRACT IN
GOVT LTS 3-4 + 6 TO 9 + 11
TO 13 PER GOV SVY OF 1933-
W OF RIVER
3-37-33/3 202.4 ACRES

Highlands County Property Appraiser



C-10-37-33-A00-0020-0000

[//www.hcpao.org/Search/Parcel/333710A0000200000C](http://www.hcpao.org/Search/Parcel/333710A0000200000C)

5576 BLOSSOM LN
LORIDA, FL 33857

Owners
CARLTON DOYLE E III LLC

Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:19 PM

Highlands GIS C-10-37-33-A00-0020-0000

GOV LOT 4-LESS 3.54 ACRES
TO C + S FLA FLOOD CONTROL
+ GOV LOTS 5 THRU 12
10-37-33/2
310.21 ACRES

Highlands County Property Appraiser



C-10-37-33-A00-0030-0000

[//www.hcpao.org/Search/Parcel/333710A0000300000C](http://www.hcpao.org/Search/Parcel/333710A0000300000C)

1325 LARSON DAIRY RD
LORIDA, FL 33857-

Owners
CARLTON DOYLE E III LLC

Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:21 PM

Highlands GIS C-10-37-33-A00-0030-0000

ALL UNSURVEYED S 1/2 W OF
RIVER-LESS GOV LOTS
9 THRU 12
10-37-33/3
168.35 ACRES M/L

Highlands County Property Appraiser



C-15-37-33-A00-0010-0000

[//www.hcpao.org/Search/Parcel/333715A0000100000C](http://www.hcpao.org/Search/Parcel/333715A0000100000C)

15206 NW NEW PINE RIDGE RD
OKEECHOBEE, FL 34974

Owners

CARLTON DOYLE E III LLC

Legal Description

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:22 PM

Highlands GIS C-15-37-33-A00-0010-0000

W 1/4 OF SEC 15-LESS S 820
FT + GOVT LOT 1 + GOVT LT
2-LESS S 820 FT
15-37-33/1 197.06 ACRES

Highlands County Property Appraiser



C-15-37-33-A00-0030-0000

[//www.hcpao.org/Search/Parcel/333715A0000300000C](http://www.hcpao.org/Search/Parcel/333715A0000300000C)

34162 COWPEN ST
OKEECHOBEE, FL 34974

Owners
CARLTON DOYLE E III LLC

Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:22 PM

Highlands GIS C-15-37-33-A00-0030-0000

GOV LOTS 3 THRU 14

15-37-33/3

419.41 ACRES

Highlands County Property Appraiser



C-16-37-33-A00-0010-0000

[//www.hcpao.org/Search/Parcel/333716A0000100000C](http://www.hcpao.org/Search/Parcel/333716A0000100000C)

15207 NW NEW PINE RIDGE RD
OKEECHOBEE, FL 34974

Owners

CARLTON DOYLE E III LLC

Legal Description

Mailing Address

220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4

Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

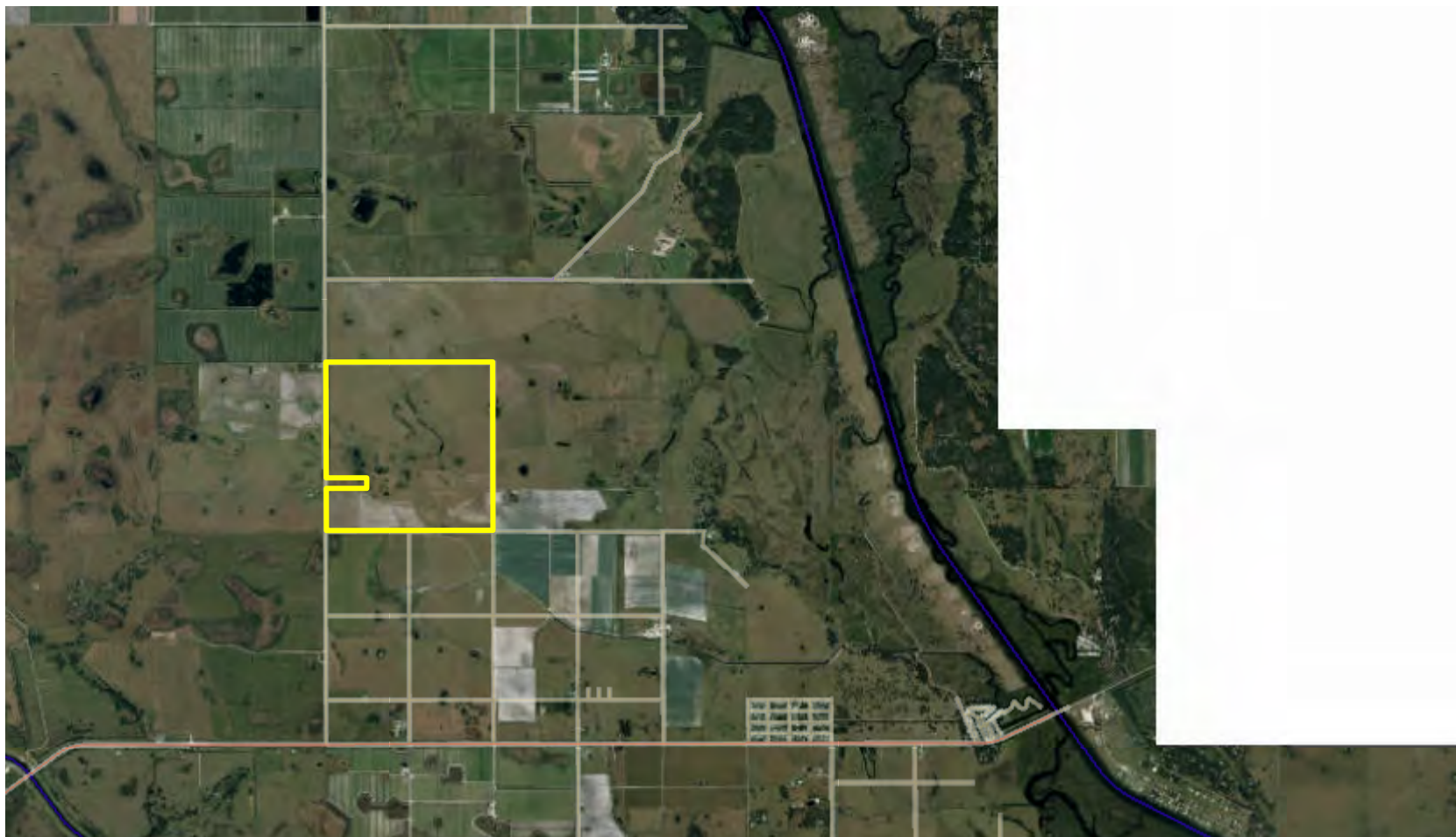
10/27/21, 3:23 PM

Highlands GIS C-16-37-33-A00-0010-0000

N 3/4 PER OR 482 PG 164

16-37-33/1 490.44 ACRES

Highlands County Property Appraiser



C-17-37-33-010-0010-0000

[//www.hcpao.org/Search/Parcel/33371701000100000C](http://www.hcpao.org/Search/Parcel/33371701000100000C)

7890 CR 721
LORIDA, FL 33857-

Owners
CARLTON DOYLE E III LLC

Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

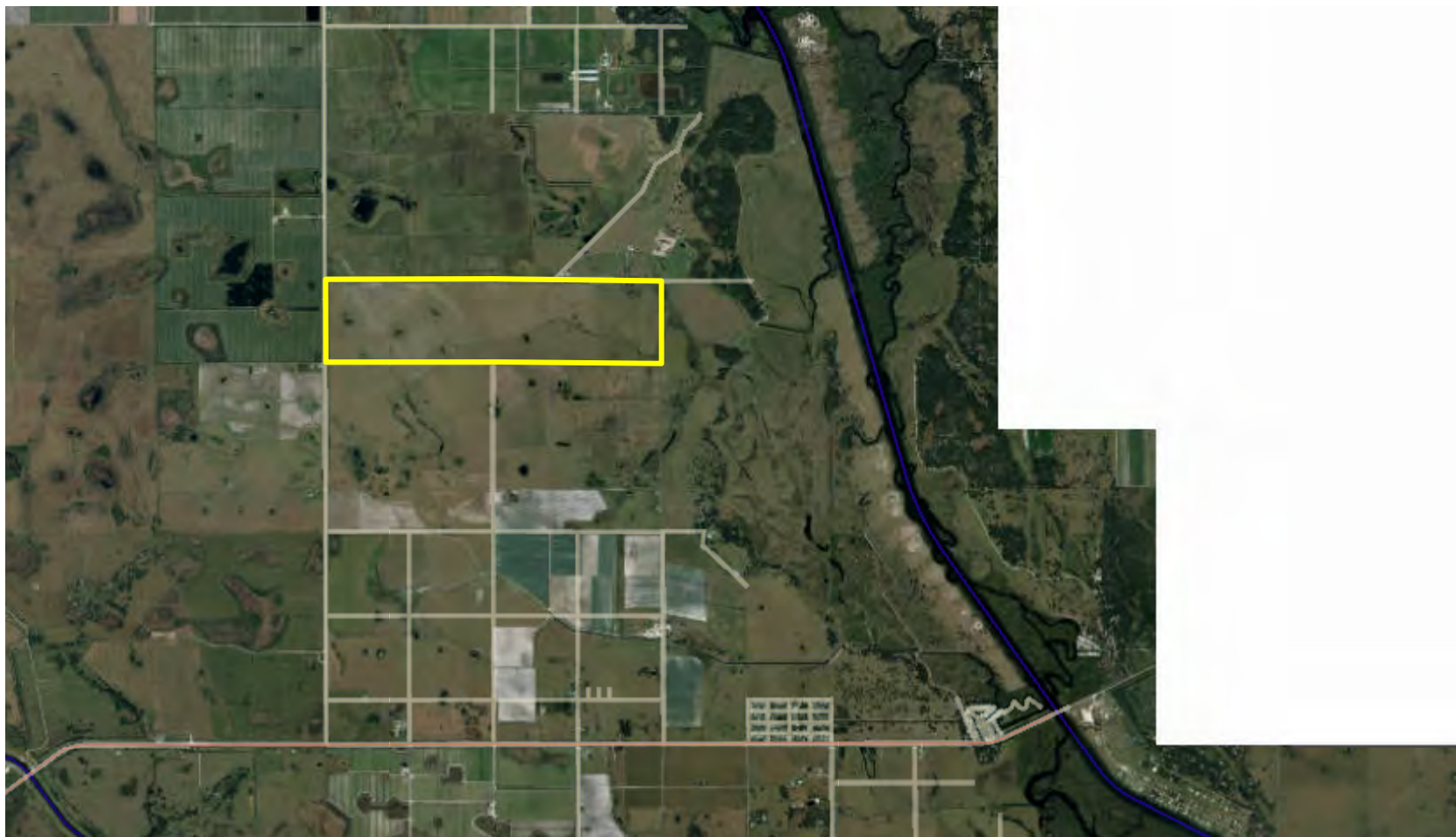
DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:23 PM

Highlands GIS C-17-37-33-010-0010-0000

SUB OF ALL SEC 17-37-33
PB 1-PG 100A
TRS 1 TO 38 INCL + 49 TO
64 INCL-LESS RD R/W
17-37-33/1 546.01 ACRES

Highlands County Property Appraiser



C-08-37-33-A00-0020-0000

[//www.hcpao.org/Search/Parcel/333708A0000200000C](http://www.hcpao.org/Search/Parcel/333708A0000200000C)

6540 CR 721
LORIDA, FL 33857-

Owners
CARLTON DOYLE E III LLC

Legal Description

Mailing Address
220 SOUTH SIXTH AV
WAUCHULA, FL 33873

DOR Code: 63 - GRAZING SOIL CAP 4
Neighborhood Code: 570 - RURAL TRACTS IN S.E. COUNTY AREA

10/27/21, 3:24 PM

Highlands GIS C-08-37-33-A00-0020-0000

S 1/2 OF SECTIONS 8 + 9

LESS RD R/W

8-37-33/2

642.07 ACRES

