

Crayfish Habitat Restoration - Locke & Hutchison Florida Forever Boundary Amendment



+/- 120 acres, Bay County

Application made by Trust for Public Land on behalf of landowners



Florida Forever Boundary Amendment Application



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

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Crayfish Habitat Restoration

Property Proposed for Boundary Amendment: 08671-000-000; 08694-000-000

Name/Affiliation Proposing Amendment: Melissa Hill, Trust for Public Land

Mailing Address: 1834 Hermitage BLVD, STE 100, Tallahassee, FL 32308
Street City State ZIP

Primary Phone: 352.250.8043 Email: melissa.hill@tpl.org

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

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

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

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) and willing seller(s) of the real property described below, in Bay County, Florida.

Property/project name: Locke

Name/Affiliation of Authorized Representative: Melissa Hill, Trust for Public Land

Mailing Address: 1834 Hermitage BLVD STE 100, Tallahassee, FL 32308
Street City State ZIP

Primary Phone: 352.250.8043 Email: melissa.hill@tpl.org

Property information

Section 36 Township 2S Range 14W
Lat/Long 30.265400, -85.596661
Acres 52

Parcel identification number(s):
08694-000-000

Landowner Information

Mary Kathryn San Juan dotloop verified
06/03/25 8:42 PM CDT
000L-Y9HM-HBPPB-XUD5 _____
Landowner Signature Date

Mary Kathryn San Juan
Landowner Name (print)

Mailing Address: 2663 Ferol Lane; Lynn Haven, FL 32444
Street City State ZIP

Primary Phone: _____ 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.

Authorized Representative



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) and willing seller(s) of the real property described below, in Bay _____ County, Florida.

Property/project name: Hutchison

Name/Affiliation of Authorized Representative: Melissa Hill, Trust for Public Land

Mailing Address: 1834 Hermitage BLVD STE 100, Tallahassee FL 32308
Street City State ZIP

Primary Phone: 352.250.8043 Email: melissa.hill@tpl.org

Property information

Section 36 Township 2S Range 14W
 Lat/Long 30.263547, -85.602662
 Acres 68

Parcel identification number(s):
08671-000-000

Landowner Information

Marion P. Adams dotloop verified
06/04/25 6:35 AM CDT
LUVZ-M834-B9CA-9ML2

Landowner Signature _____ Date _____

Marion P. Adams
 Landowner Name (print)

Mailing Address: 221 McKenzie Ave Panama City, FL 32401
Street City State ZIP

Primary Phone: _____ 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.

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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) and willing seller(s) of the real property described below, in __ Bay _____ County, Florida.

Property/project name: Hutchison

Name/Affiliation of Authorized Representative: Melissa Hill, Trust for Public Land

Mailing Address: 1834 Hermitage BLVD STE 100, Tallahassee, FL 32308

 Street City State ZIP

Primary Phone: 352.250.8043 Email: Melissa.Hill@tpl.org

Property information

Section 36 Township 2S Range 14W
 Lat/Long 30.263547, -85.602662
 Acres 68

Parcel identification number(s):
08671-000-000

Landowner Information

William F. Pope dotloop verified
06/05/25 5:08 PM CDT
FO7R-FV5R-PNCU-KYAZ _____
 Landowner Signature Date

William F. Pope
 Landowner Name (print)

Mailing Address: 221 Mckenzie Ave, Panama City, FL 32401

 Street City State ZIP

Primary Phone: _____ 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.

Authorized Representative

ATTACHMENT A

1.) A descriptive location of the proposed project with total acreage.

The proposed Crayfish Habitat Restoration Florida Forever Boundary Amendment proposal contains 2 parcels owned by two separate landowners totaling 120 (+/-) acres and a combined total just market value of \$1,167,312. The first parcel (Locke) is owned by the Mary K San Juan Trustees and totals 52 (+/-) acres in unincorporated Walton County with a total just market value of \$44,387. Located on Deer Point Lake, the property is just outside the city limit for Lynn Haven. The second parcel (Hutchison) is owned by the Ira A. Hutchison, LLC, that totals 68 (+/-) acres in unincorporated Bay County with a total just market value of \$1,122,925. Located on the North Bay, which is connected to Saint Andrew Bay, and on Deer Point Lake the property is just outside the city limit for Lynn Haven.

For both properties the closest existing Crayfish Habitat Restoration Florida Forever Boundary is approximately 1 mile to the northeast. Recently listed, the Panama City Crayfish (PCC) is narrowly endemic to a small region of Bay County, FL. The crayfish inhabit waters of grassy, gently sloped ditches and swales, slash pine plantations, utility rights of way, and a few remnant parcels protected under wetland and private restrictions. Florida Fish and Wildlife Conservation Commission (FWC) and the US Fish and Wildlife Service have mapped the extent of potential habitat for protecting the remanent habitat for the PCC. The proposed project is in the footprint of potential habitat. The properties are accessed via Harlan Shope Road off of Highway 2321. Both parcels are proposed for fee simple acquisition to be managed by the Florida Fish and Wildlife Conservation Commission.

2.) The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

Locke Parcel:

Located on Deer Point Lake, which supplies more than 760 million gallons of fresh water daily to Panama City and surrounding areas is the primary drinking source for Bay County, the property is just outside the city limit for Lynn Haven and features approximately 0.7 miles of shoreline on the lake. The property is primarily a mix of relatively intact mesic flatwoods and hydric pine flatwoods. Many of the large overstory trees came down during hurricane Michael in 2018, but the property still has a relatively intact understory.

Other natural communities present on the property include some riverine and estuarine habitats. The FWC's Environmental Resource Analysis notes that entire property is in the Critical Lands and Waters Identification Project Priority 1 for either terrestrial or submerged lands. In addition to providing potential habitat for the federally endangered PCC, the property also provides suitable habitat for the Gulf Moccasinshell, Oval Pigtoe, Florida black bear, bald eagle, Gulf Coast Silvery Aster, and Henry's spiderlilly. Fire has not occurred on the property for many years and prescribed fire is not a current land management practice.

The property is currently managed for private use and as an investment property. According to the

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Attachment A

Division of Historical Resources (DHR), the subject parcels contain no cultural resources listed in the Florida Master Site File or National Register of Historic Places.

Hutchison Parcel:

A portion of the property features approximately 0.7 miles of shoreline on North Bay. Another portion of the parcel is situated on Deer Point Lake, which supplies more than 760 million gallons of fresh water daily to Panama City and surrounding areas is the primary drinking source for Bay County, the property is just outside the city limit for Lynn Haven. The property has approximately 0.1 miles of shoreline on Deer Point Lake. The property has a variety of ecosystems but is primarily a mix of relatively intact mesic flatwoods and scrub-shrub wetlands. Many of the large overstory trees came down during hurricane Michael in 2018, but still has a relatively intact understory in the pine dominated mesic flatwoods. The portion of the parcel on North Bay is located directly across the Bayou from Lynn Haven Bayou Park and Preserve providing an important buffer to an already beloved park and nature preserve. Established in 2021, the 98-acre Lynn Haven Bayou Park and Preserve was accomplished by Trust for Public Land partnering with Florida Department of Environmental Protection (FDEP) to invest over \$15 million of Early Restoration Natural Resource Damage Assessment fees and penalties from the Deepwater Horizon oil spill. At the time of acquisition, FDEP and the City of Lynn Haven also entered into a 10-year operations and maintenance agreement for another \$3.5 million.

Other natural communities present on the property include a tidally influenced stream on the north shore of the property on North Bay as well as salt marsh. There are also freshwater impoundments that were likely formed from sourcing fill dirt for the creation of Highway 2321. The FWC's Environmental Resource Analysis notes that almost the entire property (97%) is in the Critical Lands and Waters Identification Project Priority 1 for either terrestrial or submerged lands. In addition to providing potential habitat for the federally endangered PCC, the property also provides suitable habitat for the Gulf salt marsh snake, Gulf Moccasinshell, Oval Pigtoe, Florida black bear, bald eagle, Gulf Coast Silvery Aster, and Henry's spiderlily. Fire has not occurred on the property for many years and prescribed fire is not a current land management practice.

The property is currently managed for private use and as an investment property. According to the Division of Historical Resources (DHR), the subject parcels contain no cultural resources listed in the Florida Master Site File or National Register of Historic Places.

3.) Potential public recreation opportunities or other public uses.

Locke:

The subject property has potential to provide a diversity of resource-based outdoor recreational opportunities benefiting paddlers and anglers from the waters of Deer Lake. This benefit maximized as the Ira Hutchison boat ramp is less than a half mile away.

Hutchison:

The subject property has potential to provide a diversity of resource-based outdoor recreational opportunities both on site, and as serving as a buffer to the existing Lynn Haven Bayou Park and Preserve. There is an existing paddle launch across the Bayou with visitors benefiting from the intact shoreline of this proposed boundary amendment for paddling, bird watching, nature study and the like. Additionally, the portion of the property on Deer Point Lake is directly adjacent to the Ira A. Hutchison Boat Ramp which would allow continued benefits to the recreational users who access the boat ramp for swimming, boating, fishing, and general recreation.

4.) Potential threats or development plans that could impact the value of the proposed project.

Locke:

The current zoning and future land use for the property is Residential 2. The Residential 2 classification allows for multi-family housing including duplexes and town homes. The parcel is actively listed for sale making it potentially difficult to protect in the future should it not be acquired by the state. Other parcels adjacent to this piece have sold in the past few years indicating interest in vacant lots for residential development.

Hutchison:

The current zoning and future land use for the property is Agriculture/Agriculture Timberland (72%), Residential (15%) and Commercial (5%). The parcel is actively listed for sale and was listed as three separate listings showing potential fragmentation of ownership making it difficult to protect in the future should it not be acquired by the state. Other parcels adjacent to this piece have sold in the past few years indicating interest in vacant lots for residential development.

5.) Local resolutions related to the potential public acquisition of the project (if applicable).

Not 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.].

Acquisition of the property would help meet the following Florida Forever goals and measures:

Goal A: Enhance the coordination and completion of land acquisition projects.

- 1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis*

All 120 acres of the boundary amendment proposal contribute to the enhancement of essential natural resources and ecosystem service parcels. This project lies within the Northwest Florida Sentinel Landscape, a nationally recognized footprint where conservation, working lands, and national defense interests converge.

Goal B: Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels.

1. *The number of acres acquired of significant strategic habitat conservation areas*
2. *The number of acres acquired of highest priority conservation areas for Florida’s rarest species;*
3. *The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;*
6. *The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.*

Approximately 2 acres on the Hutchison property are identified as priority FWC Strategic Habitat Conservation Area for the Gulf marsh snake.

Both Locke and Hutchison benefit the federally threatened Panama City Crayfish. This project lies within the Northwest Florida Sentinel Landscape, a nationally recognized footprint where conservation, working lands, and national defense interests converge. In addition to the Panama City Crayfish, Florida Natural Areas Inventory data notes occurrences of Bald Eagle (S3), Florida black bear (S4), Gulf coast silvery aster (S2), Henry’s spiderlily (S2), and Narrowleaf naiad (S2).

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

1. *the number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions;*
4. *the number of acres acquired that protect natural floodplain functions;*
5. *the number of acres acquired that protect surface waters of the state;*
6. *the number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;*
8. *the number of acres of functional wetland systems protected;*
10. *The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control*

The property is in a condition that would support successful natural community management and restoration all while benefiting the range of the Panama City Crayfish. No real active management of the property has occurred in the past decade, but intact groundcover is on site.

If acquired the entire property will protect natural floodplain functions and functional wetland systems as, according to the National Wetland Inventory, on the Locke property approximately 38 acres are considered some type of wetland. Additionally, approximately 43 acres of the Locke property are shown on the Priority Floodplain resource data set as identified by the Florida Fish and Wildlife Conservation Commission. The Locke property also protects surface waters of the state by buffering Deer Point Lake, which is under active management for invasive, nonnative aquatic plants by the State.

According to the National Wetland Inventory, approximately 54 acres of the Hutchison property are considered some type of wetland. Additionally, approximately 41 acres of the Hutchison property are shown on the Priority Floodplain resource data set as identified by the Florida Fish and Wildlife Conservation Commission. The Hutchison property also protects surface waters of the state by buffering Deer Point Lake and North Bay, of which Deer Point Lake is under active management for invasive, nonnative aquatic plants by the State. The entire acreage of the property to the south of Highway 2321 also protects fragile coastal resources.

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state

- 1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;*
- 2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or*
- 3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems or water supply.*

Both the Locke and Hutchison properties contribute to naturally occurring storage areas that contribute to water supply of Deer Point Lake and subsequently the natural systems of North Bay. As previously noted, Deer Point Lake provides drinking water for the majority of Bay County. In 2024, the Department of Environmental Protection performed a Source Water Assessment which was conducted to provide information about any potential sources of contamination in the vicinity for Deer Point Lake. The surface water system is considered to be at high risk because of the many potential sources of contamination present in the assessment area. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at www.dep.state.fl.us/swapp.

Goal E: Increase natural resource-based public recreation or educational opportunities.

- 1. The number of acres acquired that are available for natural resource-based public recreation or education;*

Locke: The subject property has potential to provide a diversity of resource-based outdoor recreational opportunities benefiting paddlers and anglers from the waters of Deer Lake. This benefit maximized as the Ira A. Hutchison boat ramp is less than a half mile away. Additional recreational benefits could include hiking, biking, birding, picnicking and nature study.

Hutchison: The subject property has potential to provide a diversity of resource-based outdoor recreational opportunities both on site, and as serving as a buffer to the existing Lynn Haven Bayou Park and Preserve. There is an existing paddle launch across the Bayou with visitors benefiting from the intact shoreline of this proposed boundary amendment for paddling, bird watching, nature study and the like. Additionally, the portion of the property on Deer Point Lake is directly adjacent to the Ira A. Hutchison Boat Ramp which would allow continued benefits to the recreational users who access the boat ramp for swimming, boating, fishing, and general recreation. Additional recreational benefits could include hiking, biking, birding,

picnicking and nature study.

Goal G: Increase the amount of forestland available for sustainable management of natural resources.

1. *The number of acres acquired that are available for sustainable forest management;*

Approximately 96% of the Locke property is in mesic flatwoods or hydric pine flatwoods with a mix of species including longleaf pine that are still remaining post hurricane Michael. Approximately 67% of the Hutchison property is in mesic flatwoods with a mix of species including longleaf pine that are still remaining post hurricane Michael. If it is aligned with the management needs for Panama City Crayfish, it is possible that the property would be appropriate for sustainable forest management.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. *The number of acres acquired within a 100-year floodplain or a coastal high hazard area;*
2. *The number of acres acquired or developed to serve dual functions as: a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and b. Greenways or open spaces available to the public for recreation;*
3. *The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas*

Both properties are located within a FEMA National Flood Hazard Layer of Zone VE or AE. The property serves as temporary water storage during flooding or high-water events.

7) Whether the project is proposed for fee simple or less-than-fee acquisition.

The property is proposed for fee simple acquisition and would be managed by FWC.

8) Whether the project is on another state acquisition list? If so, which one?

Not applicable.

The proposed boundary amendment also supports the following additional Florida Forever Criteria:

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).*

Yes.

- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.*

The project would contribute to goals set in the Crayfish Habitat Restoration Florida Forever Project as well as the species recovery goals.

(c) *The project enhances or facilitates management of properties already under public ownership.*
Yes, this would complement the management of other properties being managed for Panama City Crayfish.

(f) *The project contributes to the solution of water resource problems on a regional basis.*
The entire project would provide protection to Deer Point Lake.

(g) *The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.*

The properties are actively listed for sale and in immediate threat of having the property developed and be subject to further land use intensification.

(l) *The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.*

The acquisition effort is led by Trust for Public Land with the Florida Fish and Wildlife Conservation Commission and supported by the Northwest Florida Landscape and the Longleaf Alliance.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

The entire project is within Northwest Florida Sentinel Landscape.

Crayfish Habitat Restoration – Locke & Hutchison
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Attachment B

ATTACHMENT B

Ownership and Tax Information

Parcel ID Bay County, FL	Acres	Just Market Value	Owner	Address
08671-000-000	68.619	\$1,122,925	Ira A. Hutchison, LLC	221 Mc Kenzie Ave Panama City, FL 32401
08694-000-000	52.22	\$44,387	San Juan, Mary K Etal Trustees	2663 Ferol Ln Lynn Haven, FL 32444

Crayfish Habitat Restoration – Locke & Hutchison
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Attachment B



FLORIDA
1834 Hermitage Blvd.
Suite #100
Tallahassee, Florida
32308
850.329.5142
tpl.org

June 16, 2025

Ms. Sine Murray
Office of Environmental Services
Division of State Lands
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

RE: Statement of landowner willingness to sell to the State of Florida

Dear Ms. Murray:

I, Melissa Hill, do personally attest that I have contacted the landowners of the subject properties and confirmed that they are willing sellers to the State of Florida.

Best,

A handwritten signature in black ink that reads "Melissa Hill". The signature is fluid and cursive, with the first name "Melissa" written in a larger, more prominent script than the last name "Hill".

Melissa Hill
Project Manager II, USVI & Florida
melissa.hill@tpl.org

Parcel Summary

Parcel ID	08671-000-000
Location Address	4402 HWY 2321 PANAMA CITY 32404
Brief	36 25 14W & 01 35 14W -4- ORG LOTS 1,2,3 S OF BAY LESS PRCLS & LESS RD R/W TO CO IN ORIG LOT 1 ALSO S 30' OF W 122.32' OF SE1/4 LESS R/W TO SR 77A IN SEC 36 25 14W 01 35 14W "" COM AT THE NORTH LINE OF SEC 1 & SWLY R/W OF HWY 2321 TH W 529.49' FOR POB TH CONT W 1276.26 TH S 357.50' TH W 431 M/L TO WATERS EDGE TH SLY ALONG WATERS EDGE TO MCKITHENS BAYOU TH NLY ELY SLY ALONG WATERS EDGE OF BAYOU 3168' M/L TO A POINT SOUTH OF POB TH N 819' M/L TO POB "AND" LOT 1,2,3,4,14,15,16 LYING ELY OF HWY 2321 LESS PRCLS & LESS -4,4A-, -28.1- ORB 3366 P 1518 SUBJ TO EAS ORB 4564 P 1410 & 1421
Tax Description*	*The Description above is not to be used on legal documents.
Property Use	TIMBERLAND (005500)
Code	
Sec/Twp/Rng	36-25-14W
Tax District	Fire County Mosquito (District 55)
Millage Rate	12.349
Acreage	68.619
Homestead	N
View Map	

Owner Information

Primary Owner
[Ira A. Hutchison LLC](#)
221 Mc Kenzie Ave
Panama City, FL 32401

Valuation

	2025 Working Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$177,280	\$177,280	\$177,280	\$280,000
Land Agricultural Value	\$18,219	\$18,219	\$19,398	\$19,398
Agricultural (Market) Value	\$945,645	\$945,645	\$54,963	\$54,963
Just (Market) Value	\$1,122,925	\$1,122,925	\$232,243	\$334,963
Assessed Value	\$195,499	\$195,499	\$196,678	\$299,398
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$195,499	\$195,499	\$196,678	\$299,398
Save Our Homes or AGL Amount	\$927,426	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001000	COMMERCIAL	1.00	AC	0	0
000130	SFR WATER	4.00	AC	900	200
005500	TIMBER 2	63.04	AC	0	0
000130	SFR WATER	0.58	AC	0	0
009910	MKT/VAL AG	63.04	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	05/11/2022	\$243,200	QC	4564	1410	Unqualified (U)	Vacant	GULF COAST ELECTRIC COOPERATIVE, INC.	IRA A HUTCHISON LLC
Y	11/01/2011	\$100	PR	3366	1518	Unqualified (U)	Improved	JOHN K LOCKE ETAL CO-PERS REPS OF ESTATE OF	IRA A HUTCHISON LLC

Permits

Issued	Permit Number	Type	Description	Amount
20191219	DIS19-12907	DEM	DEMOLITION	\$0
19970611	9706277	XTRA	EXTRA FEAT	\$0

The permit information provided on this website is strictly for informational purposes only. For detailed permit information, please contact the applicable taxing authorities building department.

Assessment Notice

[08671-000-000\(PDF\)](#)
Adobe Acrobat Reader is required to view, open or print this notice.

Map



No data available for the following modules: Building Data, Condo Information, Extra Features, Sketches.

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Last Data Upload: 5/30/2025, 2:08:30 AM

Contact Us



Parcel Summary

Parcel ID	08694-000-000
Location Address	HARLAN SHOPE RD PANAMA CITY 32404
Brief Tax Description*	36 25 14W -28 - 114D FRACT SE1/4 LYING S OF ST A BAY &W OF WILLIAMS BAYOU LESS PCLS ORB 218 P 291 ALSO TRIANGLE IN E1/2 SW1/4 LYING E OF CANAL ORB 3284 P 966 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	TIMBERLAND (005400)
Sec/Twp/Rng	36-25-14W
Tax District	Fire County Mosquito (District 55)
Millage Rate	12.349
Acresage	52.220
Homestead	N
View Map	

Owner Information

Primary Owner
San Juan, Mary K Etal Trustees
2663 Ferol Ln
Lynn Haven, FL 324443213

Valuation

	2025 Working Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0
Land Agricultural Value	\$20,209	\$20,209	\$20,992	\$20,940
Agricultural (Market) Value	\$44,387	\$44,387	\$44,387	\$44,387
Just (Market) Value	\$44,387	\$44,387	\$44,387	\$44,387
Assessed Value	\$20,209	\$20,209	\$20,992	\$20,940
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$20,209	\$20,209	\$20,992	\$20,940
Save Our Homes or AGL Amount	\$24,178	\$0	\$0	\$0

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
005400	TIMBER 1	52.22	AC	0	0
009910	MKTVALAG	52.22	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	11/09/2010	\$100	PR	3284	966	Unqualified (U)	Vacant	JOHN K LOCKE PR EST ELIZABETH H LOCKE	JOHN K LOCKE, TRUSTEE OF THE ELIZABETH LOCKE

Assessment Notice

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Map



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Contact Us





**Florida Fish
and Wildlife
Conservation
Commission**

Commissioners

Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Farrior
Tampa

Gary Lester
Oxford

Albert Maury
Coral Gables

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

**Office of the
Executive Director**

Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

850-488-3831

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resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

June 4, 2025

Ms. Meghan Laurer
Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, FL 32399

Dear Ms. Laurer,

The Florida Fish and Wildlife Conservation Commission is willing to manage the Hutchison property, which is proposed as a boundary amendment to the Crayfish Habitat Restoration Florida Forever Project. If acquired, this property would aid in the recovery of the Federally Threatened Panama City crayfish (*Procambarus econfinae*), as well as protect wetland resources. We appreciate our partnership with the Trust for Public Land and their efforts to conserve this property.

If we can be of assistance, please contact Diana Pepe at (850) 404-6132 or Diana.Pepe@MyFWC.com.

Sincerely,

Larame Ferry

Larame Ferry
Land Conservation and Planning Administrator
Florida Fish and Wildlife Conservation Commission



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MyFWC.com

June 6, 2025

Ms. Meghan Laurer
Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, FL 32399

Dear Ms. Laurer,

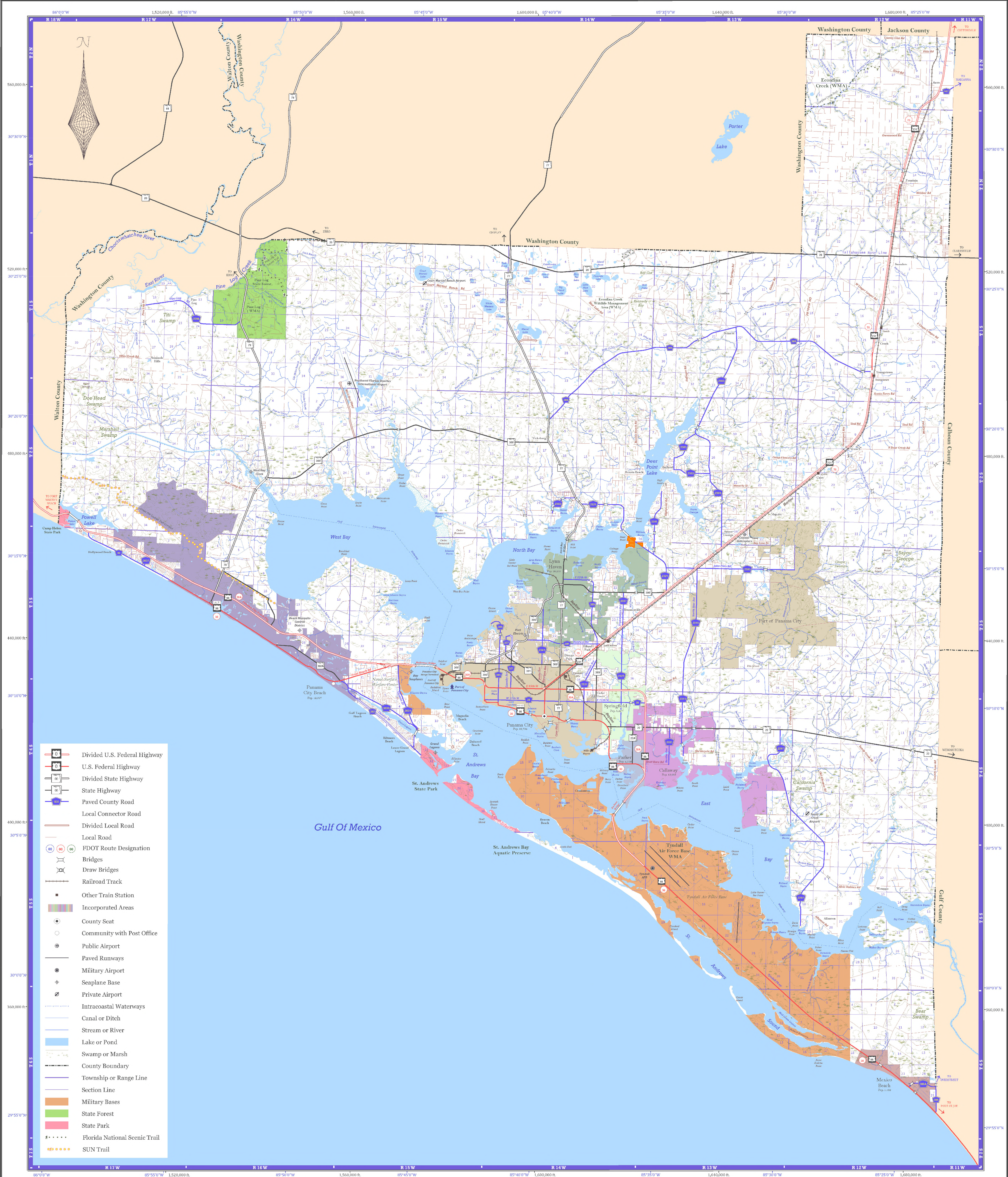
The Florida Fish and Wildlife Conservation Commission is willing to manage the Locke property, which is proposed as a boundary amendment to the Crayfish Habitat Restoration Florida Forever Project. If acquired, this property would aid in the recovery of the Federally Threatened Panama City crayfish (*Procambarus econfinae*), as well as protect wetland resources. We appreciate our partnership with the Trust for Public Land and their efforts to conserve this property.

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Sincerely,

Laramie Ferry

Laramie Ferry
Land Conservation and Planning Administrator
Florida Fish and Wildlife Conservation Commission



This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography completed on January 2016, and previously published County General Highway Maps.

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

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

All populations are taken from the United States Census Bureau, in 2020 the population of Bay County was 171,322. There are 758 square land miles in the county.

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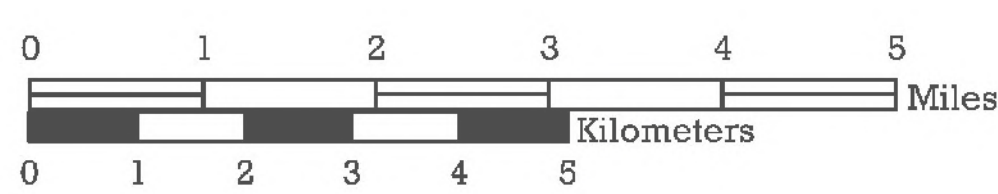
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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 92390-0450. Phone (850) 414-4030.

General Highway Map Bay County Florida

Prepared by the
Geographic Information Systems Office
State of Florida
Department of Transportation
November 2022

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Crayfish Habitat Restoration Boundary Amendment – Hutchison

BAY COUNTY, FLORIDA

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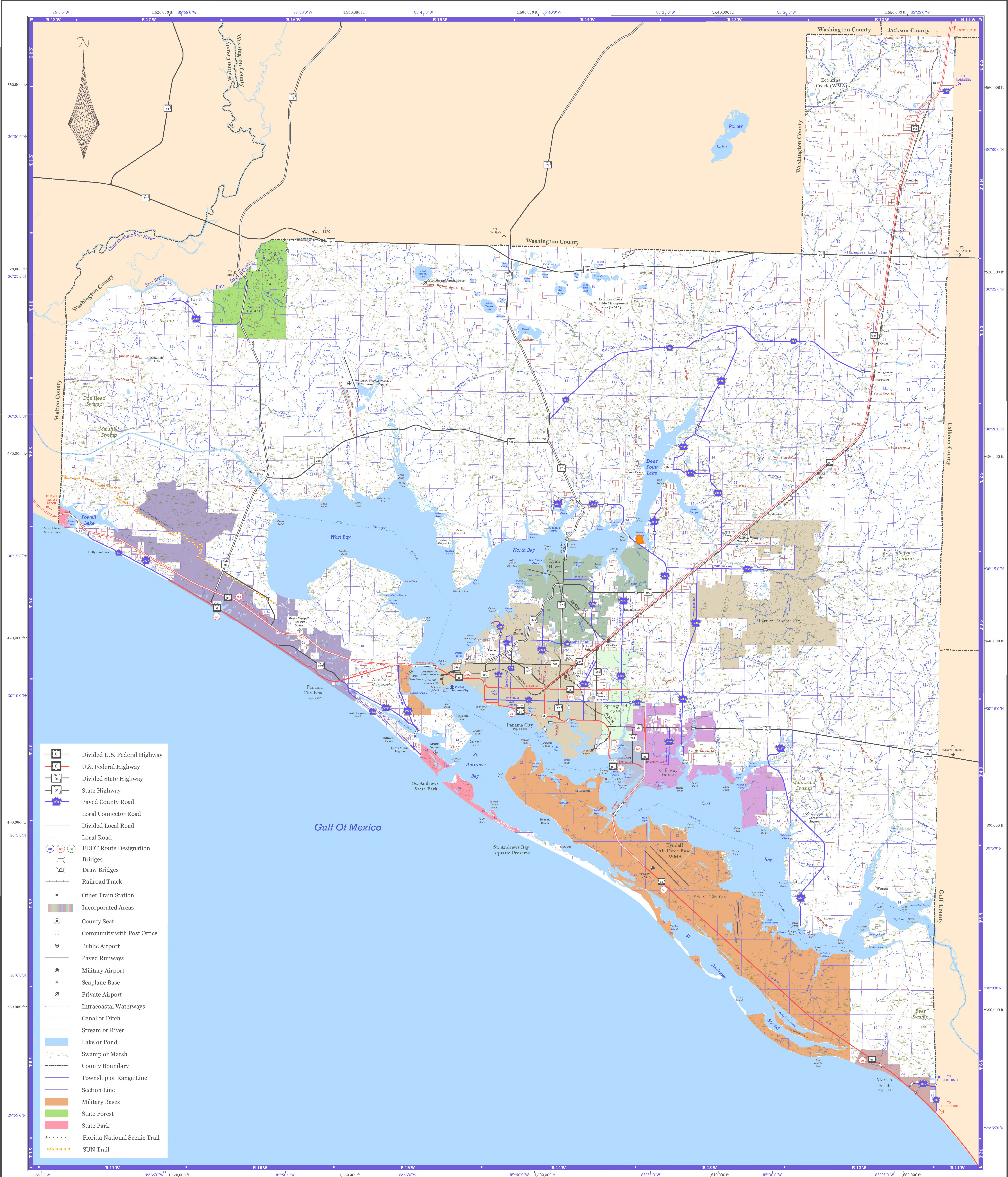


Crayfish Habitat Restoration Boundary Amendment – Hutchison

BAY COUNTY, FLORIDA

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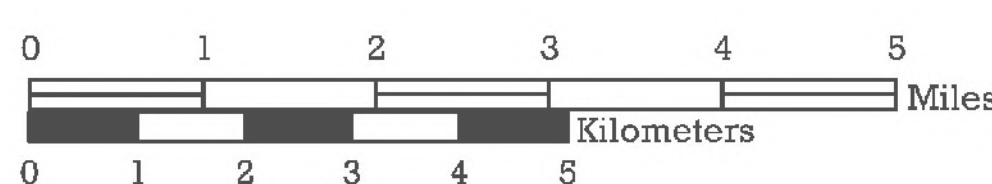
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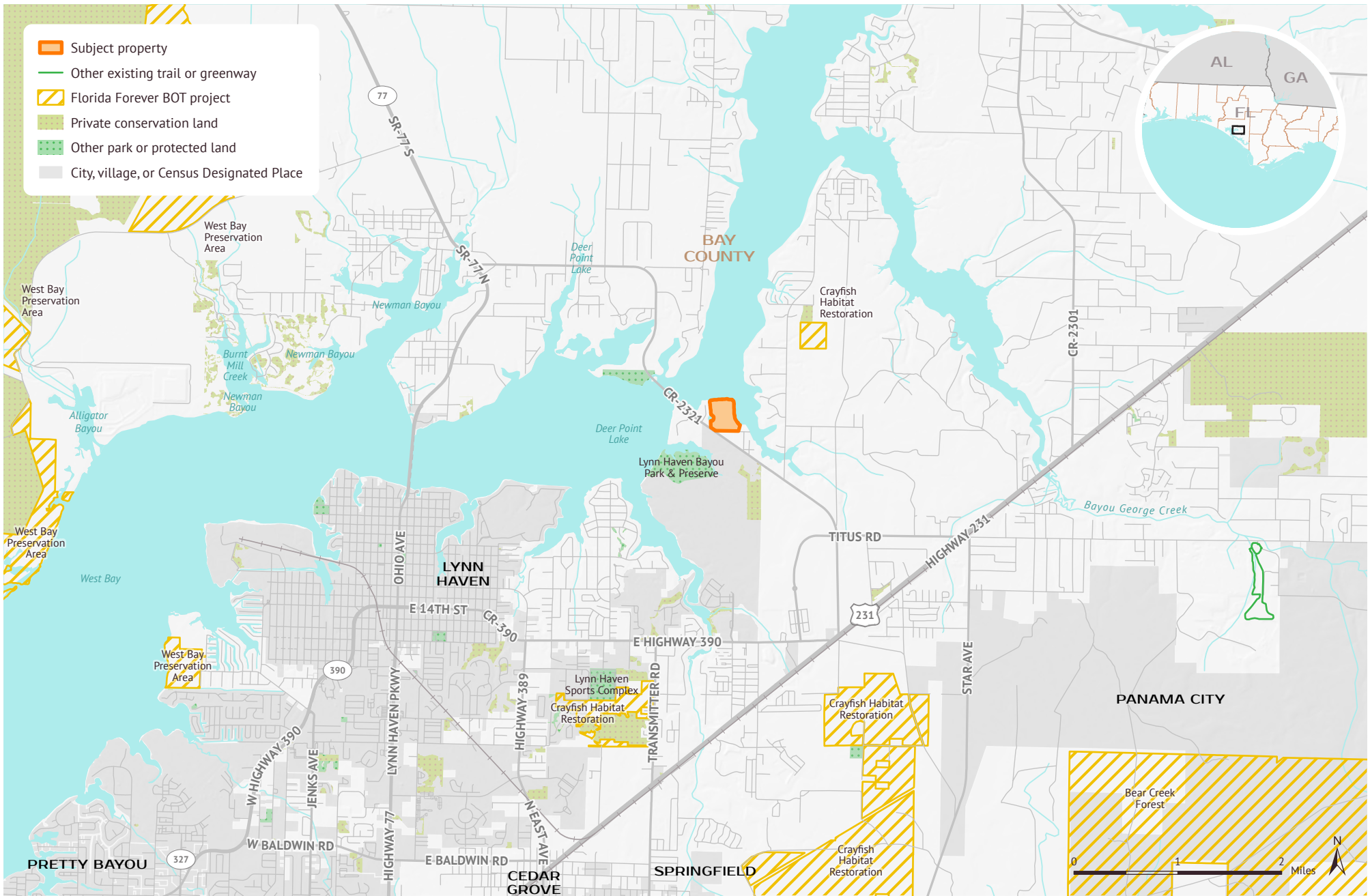


Crayfish Habitat Restoration Boundary Amendment – Locke

BAY COUNTY, FLORIDA

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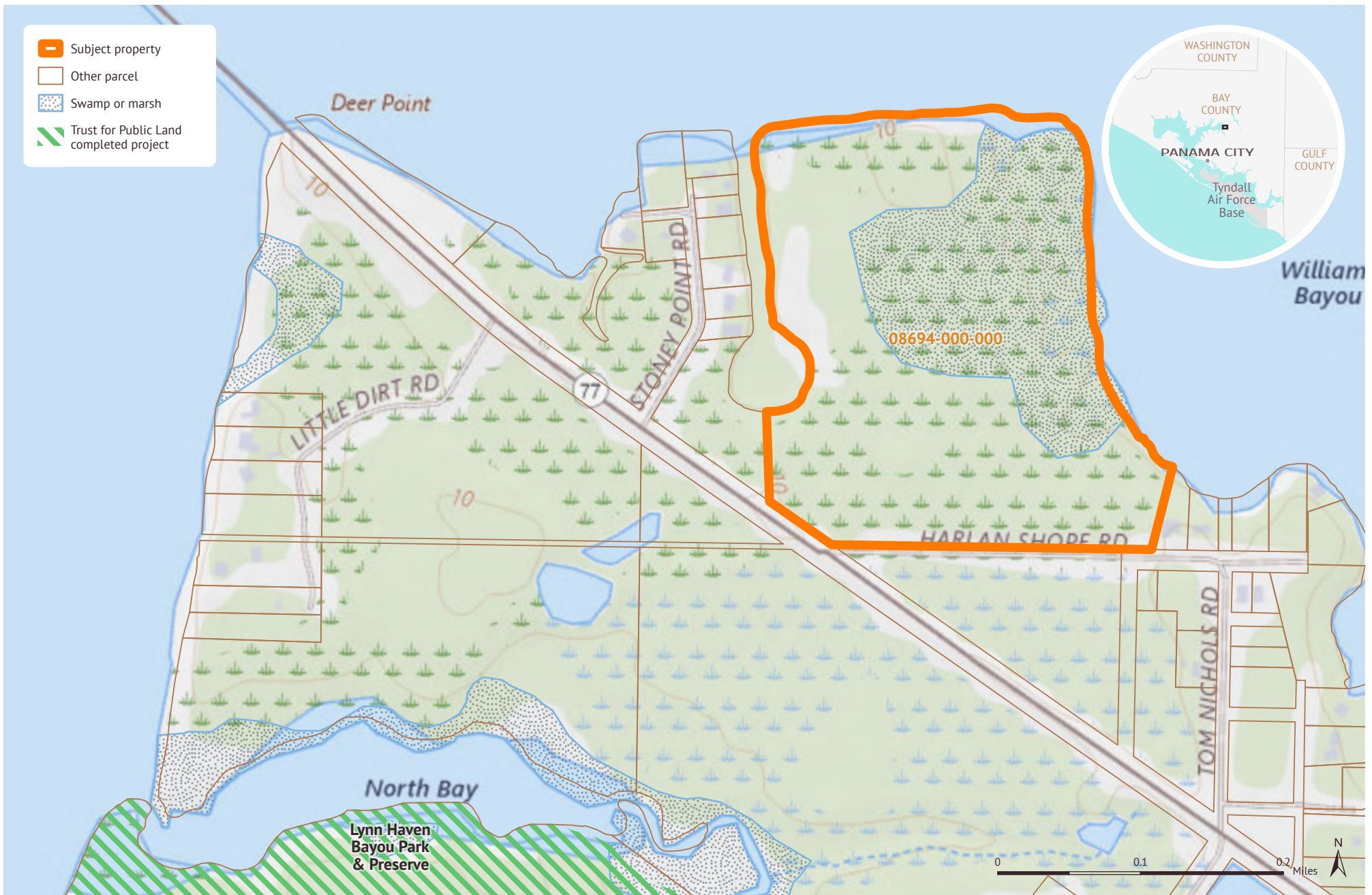


Crayfish Habitat Restoration Boundary Amendment – Locke

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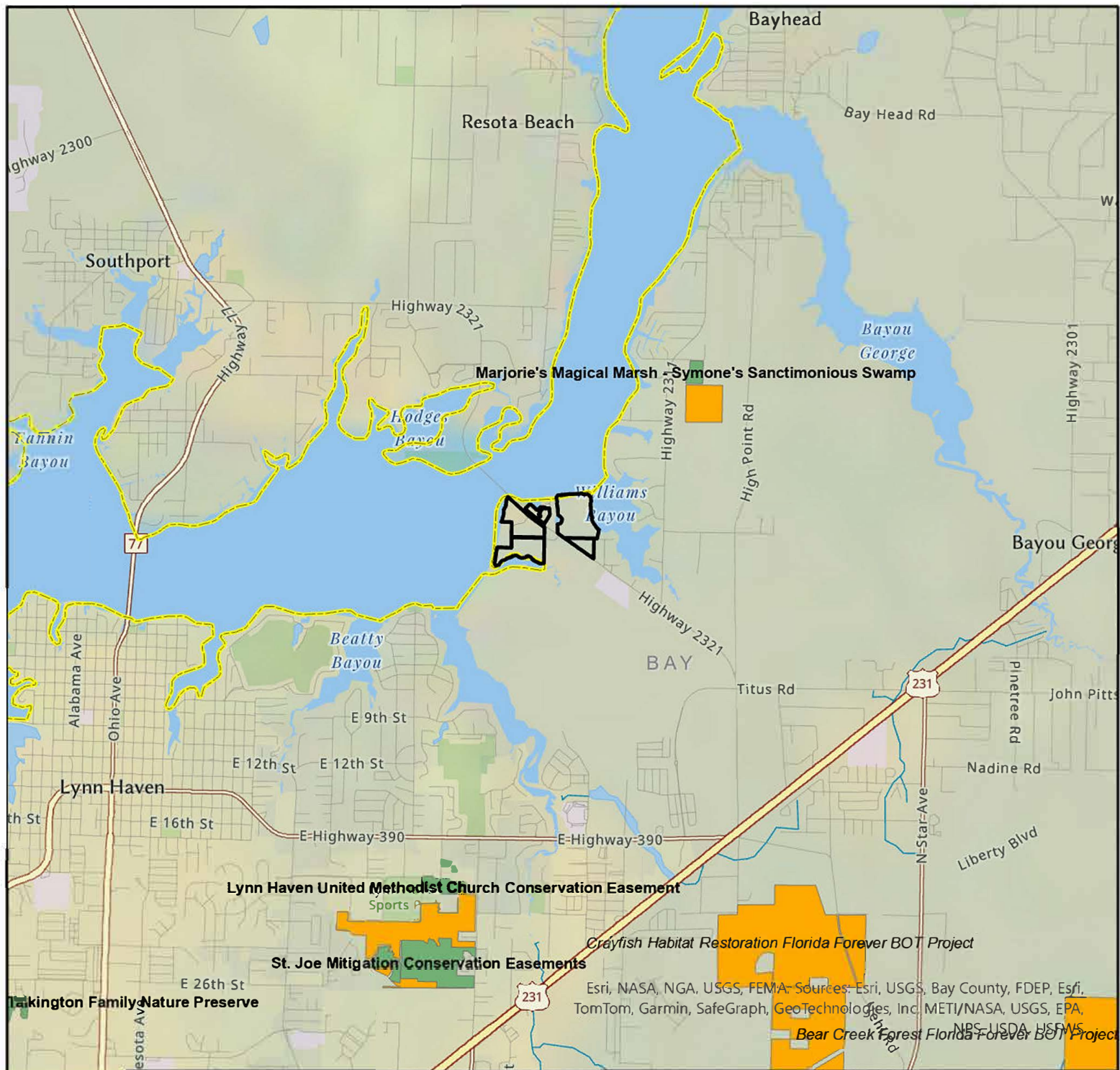


Crayfish Habitat Restoration Boundary Amendment – Locke

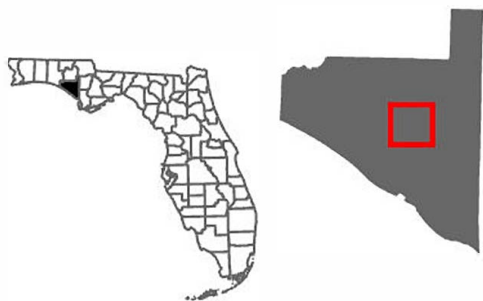
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Hutchinson Property
 Bay County
 114 Acres



0 1 2 3 4 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2024

Vicinity Map

-  County Boundaries
-  Conservation Lands
-  Florida Forever Projects
-  Hutchinson Parcels



Hutchinson Property
Bay County
114 Acres



0 0.1 0.2 0.3 0.4 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2024

Aerial Imagery

-  County Boundaries
-  Conservation Lands
-  Florida Forever Projects
-  Hutchinson Parcels



Hutchinson Property
Bay County
114 Acres



0 0.1 0.2 0.3 0.4 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2024

Potential Habitat Map

- County Boundaries
- Conservation Lands
- Florida Forever Projects
- Hutchinson Parcels
- Procamburus Econfinae Potential Habitat Buffer
- Procamburus Econfinae Potential Habitat



Hutchinson Property
Bay County
114 Acres



0 0.1 0.2 0.3 0.4 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission December 2024

Procambarus Econfinae Range Map

- County Boundaries
- Hutchinson Parcels
- Procambarus Econfinae Range