

**Florida Forever
Strategic Managed Area Lands List
Boundary Amendment Application
Whitfield**



Application Submitted By:
Florida Fish and Wildlife Conservation Commission
Land Conservation and Planning Program



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): SMALL

Property Proposed for Boundary Amendment: Whitfield

Name/Affiliation Proposing Amendment: Dean Cox, FWC

Mailing Address: 620 South Meridian St Tallahassee, FL 32399
Street City State ZIP

Primary Phone: 850-487-9573 Email: Dean.Cox@myfwc.com

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**



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~~ ^{GULF} County, Florida.

Property/project name: Whitfield Parcel (Kay Whitfield, owner)

Name/Affiliation of Authorized Represent Ted Whitfield (owner's spouse)

Mailing Address: PO Box 674 Wewahitchka FL 32465
Street City State ZIP

Primary Phone: 850-849-5556 Email: Tedwjr1947@gmail.com

Property information

Section 34 Township 5S Range 9W
Lat/Long -85.124624, 30.002547
Acres 104

Parcel identification number(s): 01037-050R

Landowner Information

Kay Whitfield
Landowner Signature

5-30-25
Date

Kay Whitfield
Landowner Name (print)

Mailing Address: PO Box 674 Wewahitchka FL 32465
Street City State ZIP

Primary Phone: 850-849-5556 Email: Tedwjr1947@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.



**Florida Fish
and Wildlife
Conservation
Commission**

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850-488-3831

*Managing fish and wildlife
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 9, 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 (FWC) is submitting the following Florida Forever boundary amendment application for consideration: 1 Gulf County parcel (01037-050R) owned by Kay Whitfield, which is proposed to be added to the FWC-managed Apalachicola River Wildlife and Environmental Area under lease number 3584.

If you have any questions, please contact Dean Cox at (850) 487-9573 or Dean.Cox@MyFWC.com.

Regards,

Laramie Ferry

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

Florida Forever Boundary Amendment Application

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

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

The Florida Fish and Wildlife Conservation Commission (FWC) is proposing to add the Whitfield property to the Strategic Managed Area Lands List (SMALL) as an addition to the Apalachicola River Wildlife and Environmental Area (ARWEA). ARWEA provides a critical buffer along the lower portion of these rivers and is part of a larger area of conservation lands, including the Apalachicola National Forest, that protect the habitat and water quality of lower portions of the Apalachicola-Chipola and Oklocknee-St. Mark's watersheds. The Whitfield property consists of one parcel totaling 103 acres in Gulf County, approximately two miles east of Dalkeith, nine miles south-southeast of Wewahitchka, and 20 miles north-northwest of Apalachicola. The parcel is rectangular, approximately 1/4-mile east-west and 1/2-mile north-south. The entire north end of the parcel is adjacent to the Outstanding Florida Waters of the Chipola River, approximately two miles west of the confluence of the Chipola River and Apalachicola River. The entire south end of the parcel lies along paved county road 381.

The Whitfield parcel is wooded and approximately 62% wetlands, which are approximately equal parts floodplain swamp and bottomland forest. The remaining acreage is approximately equal parts mixed hardwood coniferous forest, and high pine and scrub. The high pine and scrub is located on the higher and much drier sandy ridge on the southern quarter of the parcel. The high pine and scrub includes upland pine habitat, with some sand pine scrub and upland mixed woodland habitats.

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.

There are no historic structures on the property.

b. Does the property contain any improvements/facilities? If so, please describe.

There are no improvements on the property.

3) Potential public recreation opportunities or other public uses.

As part of ARWEA, the parcel could provide recreational opportunities such as hiking, fishing, and wildlife watching. It could be easily accessed via the two adjacent paved county roads. County Road 381 runs along the entire southern border, and another paved county road runs along the entire western boundary of the parcel, serving Lister's Landing boat ramp and parking area.

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

The sandy ridge across the southern end of the parcel has been partially cleared for mining on the properties adjacent to the east and west. Clearing for such purposes is also a possibility on this parcel if it is not conserved. Any such clearing would result in loss of high pine and scrub.

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

There are no known local resolutions related to potential acquisition of the proposed project/parcel.

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.

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

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; 2. The number of acres protected through the use of alternatives to fee simple acquisition; or 3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

1. The entire 103-acre parcel is in the Wildlife Corridor, 99% or 102 acres of which is Florida Ecological Greenways Network (FEGN) Priority 2, with 1% or one acre of Priority 1 land. The parcel serves as a flow way and boundary buffer for runoff to the Chipola River and to Florida's largest volume river, the Apalachicola River. As such, the parcel improves water quality in lower portions of these valuable river systems, in their downstream floodplains, and in the estuarine environments not far downstream in the Apalachicola River delta and in East Bay. The parcel woodlands serve as carbon sinks and contribute to nutrient cycling, and the wetlands serve as precipitation and runoff sinks, reducing downstream flooding.

2. The parcel is planned for fee simple acquisition.

3. There are no known shared acquisition or funding partners.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

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; 4. The number of acres acquired of underrepresented native ecosystems; 5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or 6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

1. Approximately 98 acres or 94% of the parcel is ranked as Priority 2 Strategic Habitat Conservation Area (SHCA) for Florida black bear (*Ursus americanus floridanus*). Florida black bears rely heavily on the habitat in this area and FWC field data indicates they occur frequently across the entire 103 acres of the parcel.
2. Occurrence of the State Threatened Barbour's map turtle (*Graptemys barbouri*) was recorded on the parcel in 2021, per Florida Natural Areas Inventory (FNAI) data. Parcel habitat along and near the river appears suitable to support essential behavior patterns, including reproduction of this species found in only a few Florida river basins, all of which are in the central panhandle. The parcel also provides valuable forage habitat for the State Threatened tri-colored heron (*Egretta tricolor*) and little blue heron (*Egretta caerulea*), along with the Federally Threatened wood stork (*Mycteria americana*). The Chipola River along the parcel is suitable habitat for a few imperiled fish species, including the Alabama shad (*Alosa alabamae*), the grayfin redhorse (*Moxostoma pocilurum*), and the bluestripe shiner (*Cyprinella callitaenia*). Approximately 61 acres of the parcel along the river is also suitable habitat for many imperiled clams and mussels, including the brother spike (*Elliptio fraterna*), Chipola slabshell (*Elliptio chipolaensis*), fat theeridge (*Amblema neislerii*), gulf moccasinshell (*Medionidus peniceillatus*), inflated spike (*Elliptio purpurella*), the oval pigtoe (*Pleurobema pyriforme*), and several others (Attachment A).
3. The property extends the Wildlife Corridor westward in a region where there are hundreds of square miles of non-preserved Wildlife Corridor FEGN Priority 1 and 2 lands to the west and northwest .
4. There are 11 acres of Upland Pine and 7 acres of scrub (Cooperative Land Cover v3.7) on the parcel, for a total of 18 acres of underrepresented natural communities (FNAI, 2024) accounting for 17% of the parcel.

5. The parcel is not landscape-sized but extends established landscape-sized conservation lands.
6. Addition of the proposed parcel to ARWEA would likely increase the number of imperiled species occurrences.

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; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired; 2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report; 3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s.373.453(2), regional or master stormwater management system plans, or other adopted restoration plans; 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; 7. The number of acres acquired that protect fragile coastal resources; 8. The number of acres of functional wetland systems protected; 9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion; 10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or 11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

1. The natural condition of the 18 acres of underrepresented natural communities, including high pine and scrub, can likely be improved and/or better maintained through land acquisition and management, which would decrease the potential for natural community succession. Approximately eight acres of the parcel that is floodplain swamp are actual or potential habitat for the State Threatened Barbour's map turtle. Management of this portion of the property could enhance the success of this species in the area.
2. There are no water segments along or within the parcel that were monitored as part of the Florida Department of Environmental Protection's State Water Quality Assessment.
3. There are no known surface water improvement or management plans that

apply to the parcel.

4. The entire 103 wooded acres of the parcel protect natural floodplain functions through attenuation of rainfall and runoff. The 64 acres of wetlands provide a greater amount of protection as a sink. Approximately 40% of the parcel is ranked as Priority 2 natural floodplain, 35% is Priority 3, 15% is Priority 4, and 5% is Priority 5, per the 2024 Florida Forever Conservation Needs Assessment that classifies 100-year floodplain lands into six categories by priority as natural floodplain.
5. The entire 103 acres of the parcel protect the surface waters of the state as a boundary buffer to the adjacent Outstanding State Waters of the Chipola River, and downstream waters.
6. The 64 acres of wetlands are particularly valuable in minimizing the damage from flooding due to their function as sinks that slow the rise of surface water bodies caused by local precipitation.
7. The surface water protection that the parcel provides improves the water quality of the Apalachicola River delta and associated fragile estuaries.
8. All 64 acres of wetlands on the parcel are functional wetlands.
9. There are no beaches on the parcel.
10. There is no known ongoing land management on the parcel. If acquired and added to ARWEA, FWC would manage the property to restore and maintain wildlife habitat.
11. The parcel is adjacent to thousands of uninterrupted acres of public conservation lands for which management includes actions to control upland invasive exotic plants.

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, as measured by:

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.

1. The 64 acres of parcel wetlands provide retention and storage of surface water in naturally occurring storage areas consistent with maintenance of water resources.
2. FWC is not aware of any district water supply plans associated with the parcel.
3. The parcel has a robust capacity to contribute to groundwater recharge and

throughflow to the river. River flow is critical to associated habitats and downstream estuaries.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education; 2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or 3. The number of new resource-based recreation facilities, by type, made available on public land.

1. The entire 103 acres of the parcel could be made available for natural fish and wildlife-focused public recreation or education.
2. There are currently no trails on the parcel.
3. The potential for new facilities would be evaluated as part of ARWEA's Management Plan.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or 2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

1. There are no known historic or archaeological sites on the parcel.
2. No known historic or archaeological sites will come under state ownership if the parcel is acquired. However, there are approximately 40 known sites on ARWEA.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. The number of acres acquired that are available for sustainable forest management; 2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices; 3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or 4. The percentage and number of acres identified for restoration actually restored by reforestation.

1. Approximately 83 acres of woodland could potentially be appropriate for sustainable forest management.
2. There is no active silviculture and there is no indication that there has been any for at least 40 years.
3. The entire 103 acres of the property is wooded and serves a natural groundwater recharge and throughflow function.
4. There were no known past reforestation efforts on the parcel.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or 2. The percentage and number of acres of purchases of open space within urban service areas.
1. There are no known ongoing local governmental land acquisition efforts in this area.
2. The parcel is not in an urban service area.

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; and 4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.
1. Approximately 100 acres of the parcel is within the 100-year floodplain.
2. a. The entire parcel serves as a flow way and its 64 acres of wetlands serve as water storage areas. b. The entire 103-acre parcel is in FEGN and could be made available to the public for recreation and/or education.
3. The entire 103-acre parcel protects open space and is a natural buffer area within a floodplain that also serves as a flow way and natural temporary water storage area, particularly the 64 acres of wetlands.
4. There are no structures on the parcel.

(7) 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). (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources. (c) The project enhances or facilitates management of properties already under public ownership.
- (a) The project meets Florida Forever goals as described herein.
- (b) This project aligns with and supports Florida Forever's efforts to conserve lands in the Wildlife Corridor and to buffer and protect critical water

resources and FWC's managed ARWEA.

- (c) This project enhances management and recreation opportunities of ARWEA. The parcel can be easily accessed from the two adjacent paved roads, so related access construction and maintenance would be minimal.
- (d) The project has significant archaeological or historic value.
There are no documented sites with archaeological or historic value (Attachment A); however, there are 40 sites on the adjacent ARWEA.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
Management of the parcel would fall under the ARWEA budget.
- (f) The project contributes to the solution of water resource problems on a regional basis.
The entire parcel provides ecosystem services that benefit water resource quality and availability in the regional watershed, particularly the 64 acres of wetlands.
- (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.
There is no known imminent danger of development, but adjacent properties suggest mining is a potential developmental threat along the upland ridge if the property is not conserved.
- (h) The project implements an element from a plan developed by an ecosystem management team.
No management plan has been developed that includes this private parcel.
- (i) The project is one of the components of the Everglades restoration effort.
This parcel is not in a region that is part of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
The owner is a willing seller and open to negotiation.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
The parcel is proposed for fee simple acquisition.

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

The project is not a joint acquisition.

(8) 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:

(a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute; (b) Protecting areas underlying low-level military air corridors or operating areas; and (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.

(a) The range of threatened species on the parcel (Barbour's map turtle) does not overlap with military lands.

(b) Aircraft associated with Tyndall Air Force Base (AFB), Eglin AFB, or other regional military installations may periodically fly over this parcel at low levels.

(c) The parcel falls within the Northwest Florida Sentinel Landscape, a focus region in which the military works with various civilian organizations to facilitate maximum mission safety and efficiency, including provision of military funding for land acquisition in partnership with these organizations.

9) 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 uses 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.

a. The property is proposed for fee simple acquisition. There are no known activities or property rights proposed for acquisition, and no property rights that will be retained by the owner.

b. FWC would be the land manager. A management commitment letter is attached.

Attachment A: Environmental Resource Analysis

FWC Land Conservation and Planning

Analysis Shape Type: Polygon

Analysis Timestamp: 05282025 08:43:03

Shape Name: *Unnamed polygon centered at -85.125052 °, 30.002977 °*

Boundary Area: 103.58 acres

Buffer Area: 0 acres

Total Area: 103.58 acres

FWC Wildlife Data and Models

Cooperative Land Cover v3.7

Name - State	Code - State	Name - Site	Code - Site	Total Area (acres)	Percent of Area
Freshwater Forested Wetlands	2200	Mixed Wetland Hardwoods	2233	3.57	3.45 %
Wet Flatwoods	2221	Wet Flatwoods	2221	0.02	0.02 %
Floodplain Swamp	2215	Floodplain Swamp	2215	33.75	32.59 %
Transportation	1840	Transportation	1840	0.82	0.79 %
Freshwater Forested Wetlands	2200	Bottomland Forest	22331	26.54	25.63 %
Alluvial Stream	4100	Alluvial Stream	4110	0.14	0.14 %
High Pine and Scrub	1200	Upland Coniferous	1230	11.34	10.95 %
Sand Pine Scrub	1213	Sand Pine Scrub	1213	6.60	6.37 %
Scrub	1210	Scrub	1210	0.10	0.09 %
Prairies and Bogs	2110	Wet Prairie	2111	1.44	1.39 %
Rural	1830	Rural Open	1831	1.00	0.97 %
Mixed Hardwood-Coniferous	1400	Mixed Hardwood-Coniferous	1400	18.25	17.62 %
			TOTAL:	103.58	100 %

Critical Lands and Waters Identification Project (CLIP) Priority 1 and 2 - Terrestrial and Waters

CLIP Priority	Total Area (acres)	Percent of Area
All other cells	27.91	26.94 %
CLIP P1 in submerged lands/state waters	1.98	1.91 %
CLIP P1 in terrestrial	58.18	56.17 %
CLIP P2 in terrestrial	12.52	12.08 %
TOTAL:	100.58	97.11 %

CLIP- Landscape Category

Priority	Total Area (acres)	Percent of Area
3	60.69	58.59 %
4	41.68	40.24 %
5	1.21	1.17 %
TOTAL:	103.58	100 %

CLIP- Biodiversity Category

Priority	Total Area (acres)	Percent of Area
1	0.00	0 %
2	0.44	0.42 %
3	5.09	4.91 %
4	34.14	32.96 %
5	63.91	61.7 %
TOTAL:	103.58	100 %

Priority FWC Strategic Habitat Conservation Areas 2024

Priority	Total Area (acres)	Percent of Area
2	97.52	94.15 %
3	2.19	2.12 %
TOTAL:	99.71	96.27 %

FWC Strategic Habitat Conservation Areas 2024

Species 1	Species 2	Species 3	Species 4	Species 5	Species 6	Total Area (acres)	Percent of Area
American swallow-tailed kite						2.19	2.12 %
Florida black bear						27.76	26.81 %
Florida black bear	American swallow-tailed kite					40.16	38.77 %
Florida black bear	Cooper's hawk					23.36	22.55 %
Florida black bear	Cooper's hawk	American swallow-tailed kite				6.24	6.02 %
					TOTAL:	99.71	96.27 %

Panther Location

No Records Found

Panther Mortality

No Records Found

Panther Priority Habitat

No Records Found

Bear Range

Bear Range	Total Area (acres)	Percent of Area
Frequent	103.58	100 %
TOTAL:	103.58	100 %

Rare Fish

No Records Found

Rare Fish Imperiled Waters

COMMON NAME	SCIENTIFIC NAME	Total Area (acres)	Percent of Area
Alabama shad	<i>Alosa alabamiae</i>	103.58	100 %
Grayfin redhorse	<i>Moxostoma</i> sp. cf. <i>M. poecilurum</i>	103.58	100 %
Spotted bullhead	<i>Ameiurus serracanthus</i>	103.58	100 %
	TOTAL:	310.73	300 %

Southern bald eagle nest

No Records Found

Imperiled Species Richness

Number of Species	Total Area (acres)	Percent of Area
0	1.39	1.34 %
2	1.97	1.91 %
3	0.20	0.2 %
4	1.82	1.76 %
5	35.43	34.21 %
6	62.75	60.58 %
TOTAL:	103.58	100 %

Florida Natural Areas Inventory Data

Element Occurrences

COMMON NAME	SCIENTIFIC NAME	GLOBAL RANK	STATE RANK	FWC STATUS	FEDERAL STATUS	EO Rank	Last Observation	Total Area (acres)	Percent of Area
Alligator Snapping Turtle	Macrochelys temminckii	G3	S3	N	PT	A	2019-06-27	0.80	0.77 %
Apalachicola Floater	Utterbackiana heardi	G2	S1S2	N	N	BC	2010-08-19	0.80	0.77 %
Barbour's Map Turtle	Graptemys barbouri	G2	S2	ST	SAT	AB	2021-07-22	0.80	0.77 %
Chipola Slabshell	Elliptio chipolaensis	G1	S1	FT	T	BC	1991	0.80	0.77 %
Eastern River Cooter	Pseudemys concinna concinna	G5T5	S3	N	N	AB	2015-10-21	0.80	0.77 %
Fat Threeridge	Amblema neislerii	G1	S1	FE	E	AB	2017	0.80	0.77 %
Florida Black Bear	Ursus americanus floridanus	G5T4	S4	N	N	BC	2022-07-06	103.58	100 %
Gulf Moccasinshell	Medionidus penicillatus	G2	S1	FE	E	E	1994-09-18	0.80	0.77 %
Gulf Salt Marsh Mink	Neovison vison halilimnetes	G5T2	S2	N	N	E	1988-12-06	100.97	97.49 %
Oval Pigtoe	Pleurobema pyriforme	G2	S1	FE	E	A	2019	0.80	0.77 %
Sculptured Pigtoe	Pustulosa infucata	G3	S1	N	N	BC	1992	0.80	0.77 %
Southern Elktoe	Alasmidonta triangulata	G1	S1	PFE	PE	CD	2020-08-12	0.73	0.7 %
Spiny Softshell	Apalone spinifera	G5	S3	N	N	A	2015-10-21	0.80	0.77 %
TOTAL:								213.29	205.93 %

Suitable Habitat that Supports Species Known to Occur in the Vicinity

COMMON NAME	SCIENTIFIC NAME	Total Area (acres)	Percent of Area
Alligator Snapping Turtle	<i>Macrochelys temminckii</i>	60.68	58.59 %
Apalachicola Floater	<i>Anodonta heardi</i>	60.68	58.59 %
Barbour's Map Turtle	<i>Graptemys barbouri</i>	60.68	58.59 %
Bluestripe Shiner	<i>Cyprinella callitaenia</i>	60.68	58.59 %
Brother Spike	<i>Elliptio fraterna</i>	60.68	58.59 %
Chipola Slabshell	<i>Elliptio chipolaensis</i>	60.68	58.59 %
Fat Threeridge	<i>Amblema neislerii</i>	60.68	58.59 %
Gulf Moccasinshell	<i>Medionidus penicillatus</i>	60.68	58.59 %
Gulf Salt Marsh Mink	<i>Neovison vison halilimnetes</i>	11.35	10.95 %
Inflated Spike	<i>Elliptio purpurella</i>	60.68	58.59 %
Oval Pigtoe	<i>Pleurobema pyriforme</i>	60.68	58.59 %
Rayed Creekshell	<i>Strophitus radiatus</i>	60.68	58.59 %

Sculptured Pigtoe	Quadrula infucata	60.68	58.59 %
Shiny-rayed Pocketbook	Hamiota subangulata	60.68	58.59 %
Southern Elktoe	Alasmidonta triangulata	60.68	58.59 %
Wood Stork	Mycteria americana	3.73	3.6 %
	TOTAL:	864.63	834.78 %

USFWS

Critical Habitat

No Records Found

Area of Critical State Concern

Apalachicola

No Records Found

Big Cypress

No Records Found

Green Swamp

No Records Found

Key West

No Records Found

Lower Keys

No Records Found

Upper Keys

No Records Found

Florida Ecological Greenways Network

Wildlife Corridor Classification

Priority Level	Total Area (acres)	Percent of Area
1	1.21	1.17 %
2	102.37	98.83 %
TOTAL:	103.58	100 %

Water Resources

FDEP Surface Water Classification

Waterbody Name	Water Type	Water Basin	Classification	Total Area (acres)	Percent of Area
CHIPOLA RIVER	STREAM	51	3F	103.58	100 %
			TOTAL:	103.58	100 %

Outstanding Florida Waters

Name	OFW Type	Total Area (acres)	Percent of Area
Chipola River	Special	27.38	26.44 %
	TOTAL:	27.38	26.44 %

Florida Geological Survey Springs

No Records Found

National Wetlands Inventory

Wetland Type	Wetland Code	Total Area (acres)	Percent of Area
Riverine	R2UBH	0.15	0.15 %
Freshwater Emergent Wetland	PEM1A	0.50	0.49 %
Freshwater Forested/Shrub Wetland	PFO1C	5.09	4.91 %
Freshwater Forested/Shrub Wetland	PFO1E	48.71	47.03 %
Freshwater Forested/Shrub Wetland	PFO6F	0.81	0.78 %
	TOTAL:	55.26	53.35 %

Priority Floodplain Resources

Priority	Total Area (acres)	Percent of Area
2	33.98	32.8 %
3	18.20	17.57 %
0	4.53	4.37 %
4	5.03	4.85 %
1	41.85	40.4 %
TOTAL:	103.58	100 %

Environmental Resource Analysis

Historical Resources

Analysis Shape Type: Polygon

Analysis Timestamp: 06092025 11:25:59

Shape Name: Whitfield

Boundary Area: 103.58 acres

Buffer Area: 0 acres

Total Area: 103.58 acres

Cultural Resources

Florida Sites

No Records Found

Florida Structures

No Records Found

Historical Cemeteries

No Records Found

Historic Bridges

No Records Found

National Register of Historic Places

No Records Found

Resource Groups

No Records Found

Field Survey

SURVEY NUMBER	TITLE	Total Area (acres)	Percent of Area
5563	APALACHICOLA VALLEY REMOTE AREAS ARCHAEOLOGICAL SURVEY, NORTHWEST FLORIDA (V. I THE SURVEY AND SITES LOCATED)(V. II 8GU14; 8GU94)	0.12	0.12 %
25466	APALACHICOLA VALLEY ARCHAEOLOGICAL SURVEY AND SYNTHESIS, NORTHWEST FLORIDA	103.58	100 %
	TOTAL:	103.70	100.12 %

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.

Gulf County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a “default” setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID	01037-050R
Location Address	CR 381 WEWAHITCHKA
Brief Tax Description	S34 T5S R9W 103.56 AC M/L SE/4 LYING N OF SR 381 & E OF LISTER LDG RD & E/2 OF NE/4 LYING S OF CHIPOLA RIVER & E OF LISTER LDG RD ORB 86/560 FR LISTER CO LEE .8 M/L ORB 99/162 TO MK RANCH ORB 526/713 FR LISTER & ORB 627/390 BEING 200 X 200 BOAT RAMP & PARKING LEASE TO GULF COUNTY MAP 132D (Note: Not to be used on legal documents.)
Property Use Code	TIMBER SITE INDEX 70 (5500)
Sec/Twp/Rng	34-5S-9W
Tax District	Tupelo Fire Zone (2)
Millage Rate	12.4504
Acreage	103.56
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[WHITFIELD KAY](#)
PO BOX 674
WEWAHITCHKA, FL 32465

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
005600 - TIMBER 3	11.24	AC	0	0
005500 - TIMBER 2	19.54	AC	0	0
005700 - TIMBER 4	4.37	AC	0	0
005900 - HARDWOOD NP	68.41	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/8/2012	\$100	WD	0526/0713	Unqualified	Vacant	LISTER ROY M (TRUSTEE)	WHITFIELD KAY
N	8/1/1981	\$100	N/A	0086/0560	Qualified	Vacant		

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$26,739	\$25,092	\$23,323	\$0
Land Agricultural Value	\$26,739	\$25,092	\$23,323	\$21,301
Agricultural (Market) Value	\$226,585	\$154,100	\$154,100	\$154,100
Just (Market) Value	\$226,585	\$154,100	\$154,100	\$0
Assessed Value	\$26,739	\$25,092	\$23,323	\$21,301
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$26,739	\$25,092	\$23,323	\$21,301
Maximum Save Our Homes Portability	\$0	\$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.

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

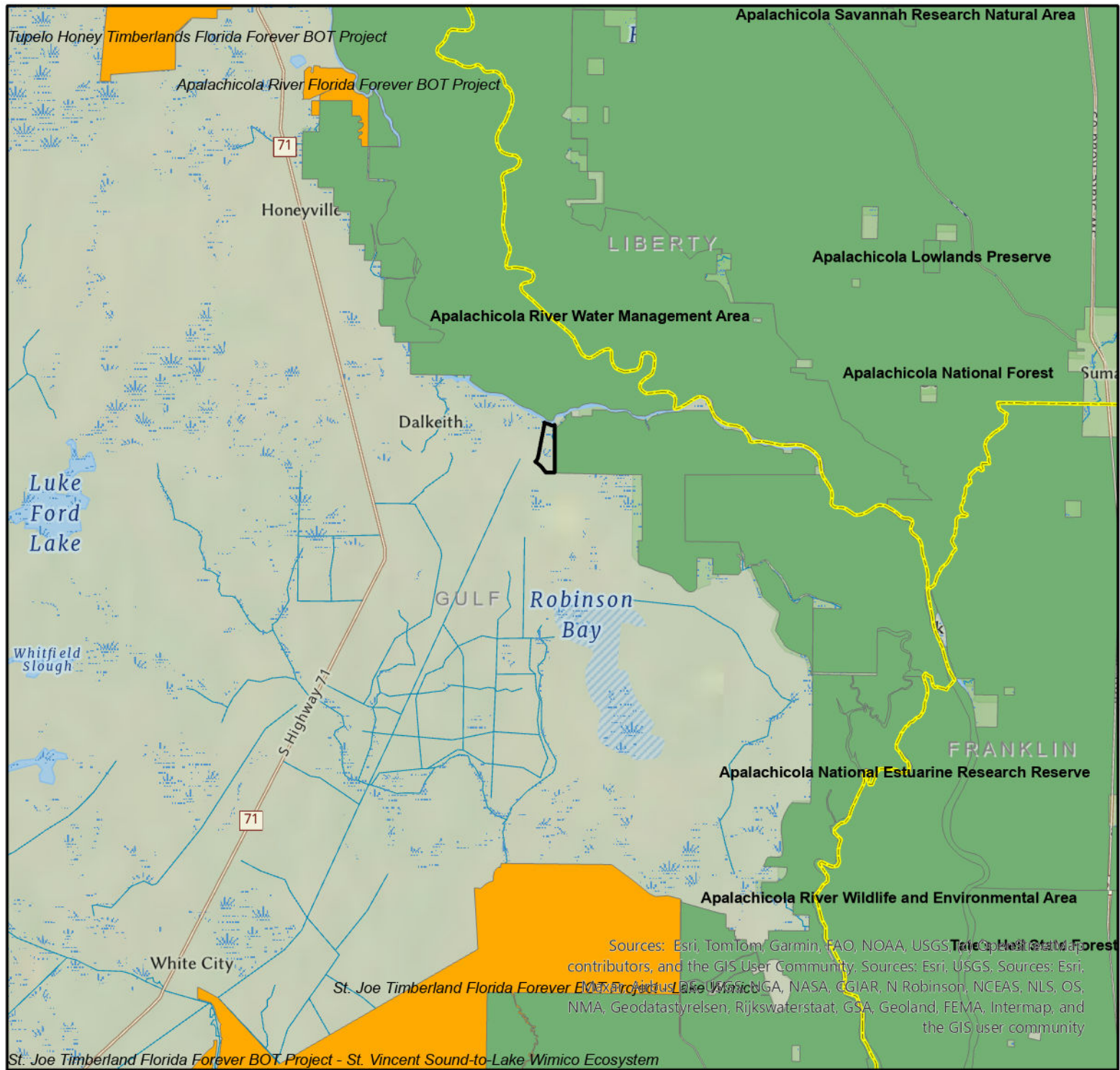
The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110
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 Last Data Upload: 6/9/2025, 8:10:58 AM

Contact Us

Developed by
 **SCHNEIDER**
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Attachment C. Maps and Aerial Photographs

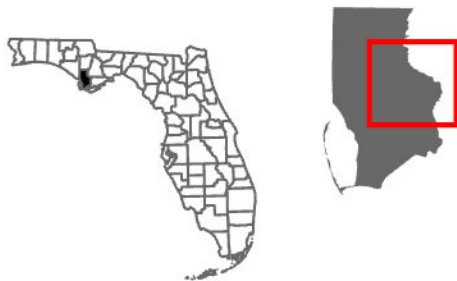
1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's Land Boundary Information 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.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, The OpenStreetMap contributors, and the GIS User Community. Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Whitfield Parcel
Gulf County
103 Acres



0 2 4 6 8 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission May 2025

Vicinity Map

-  Whitfield Parcel
-  County Boundaries
-  Conservation Lands
-  Florida Forever Projects



Whitfield Parcel
Gulf County
103 Acres



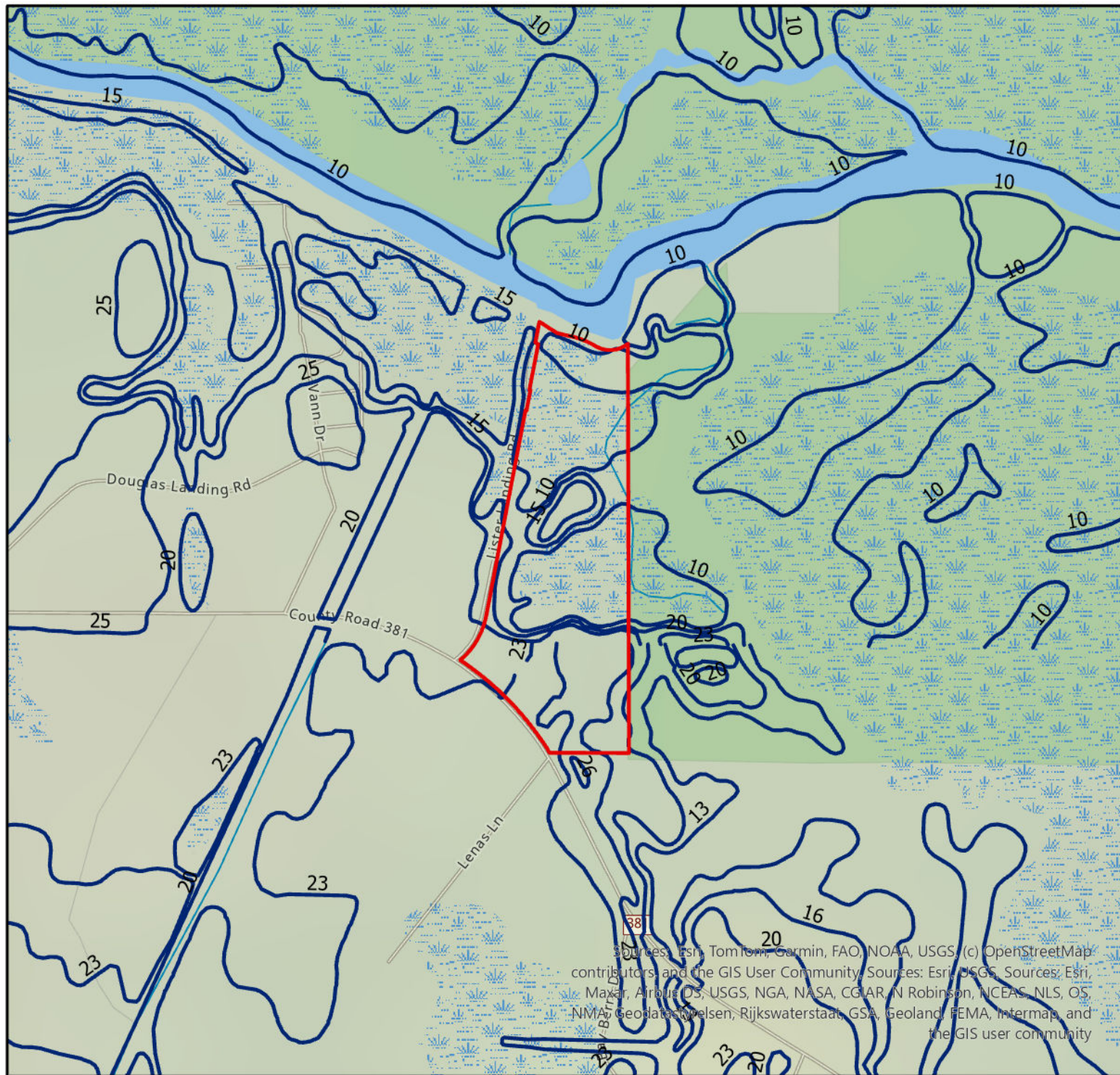
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Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission May 2025



Aerial Imagery

 Whitfield Parcel



Whitfield Parcel
Gulf County
103 Acres

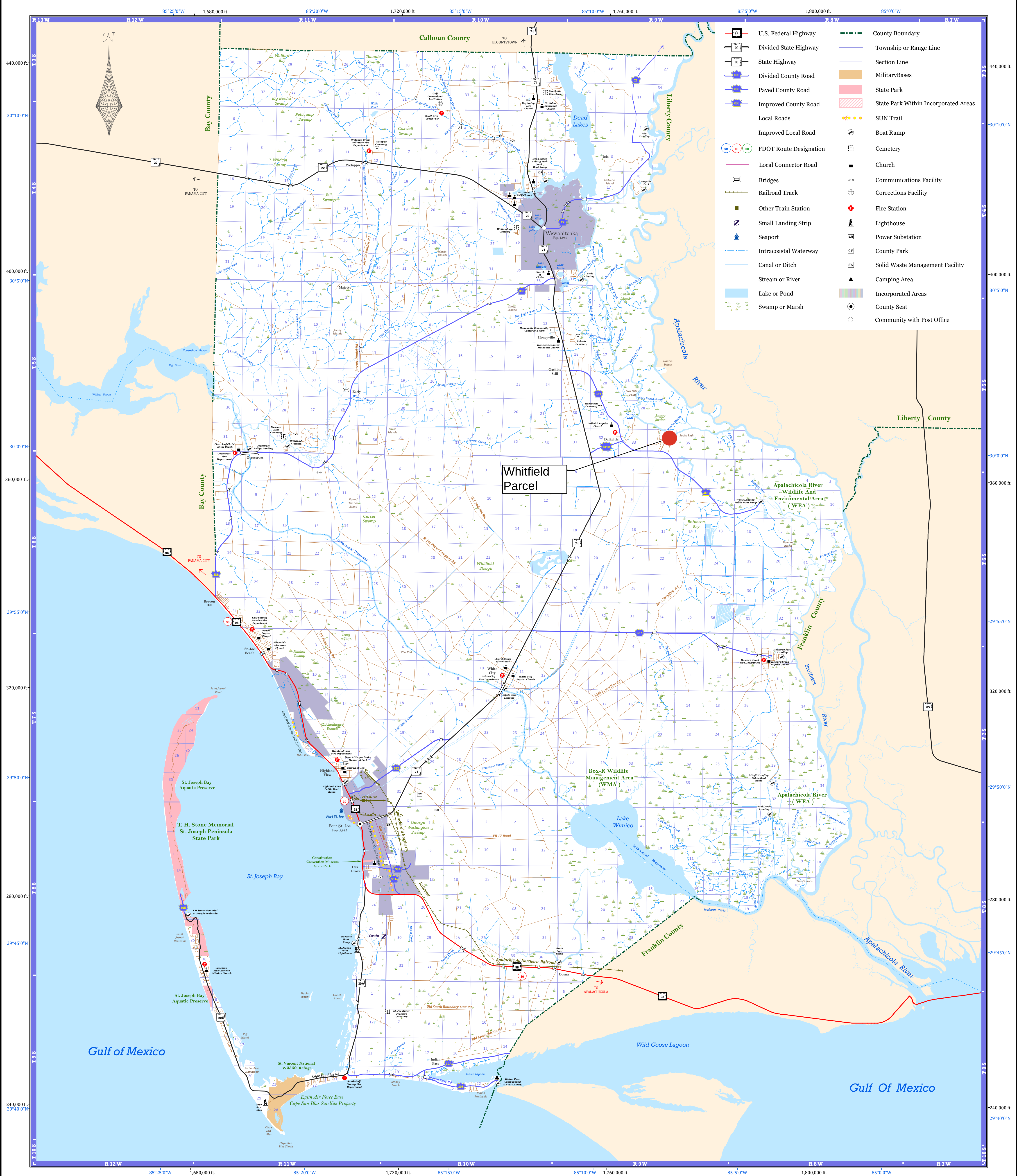


0 0.25 0.5 0.75 1 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission May 2025

Topography Map

- Elevations, Contours, and Depressions
- Whitfield Parcel



This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on January 2013, and previously published County General Highway Maps.

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

Some transportation data is provided by HERE and is Copyright 2015 HERE.

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

All populations are taken from the United States Census Bureau, in 2010 the population of Gulf County was 15,863. There are 564 square miles in the county.

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

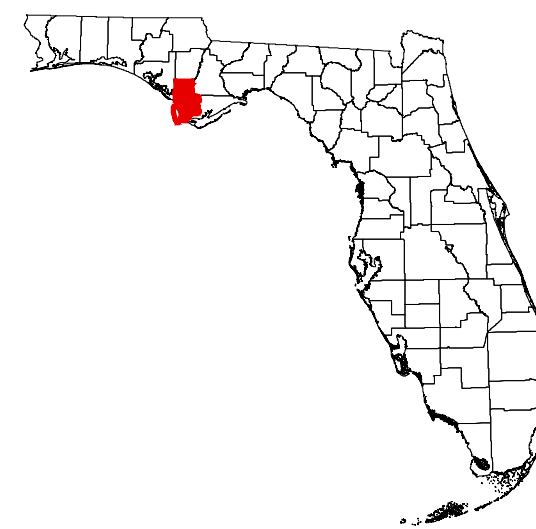
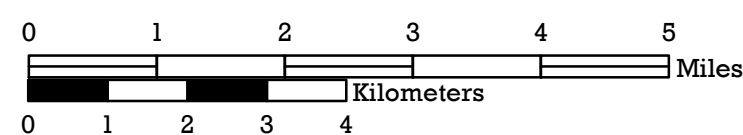
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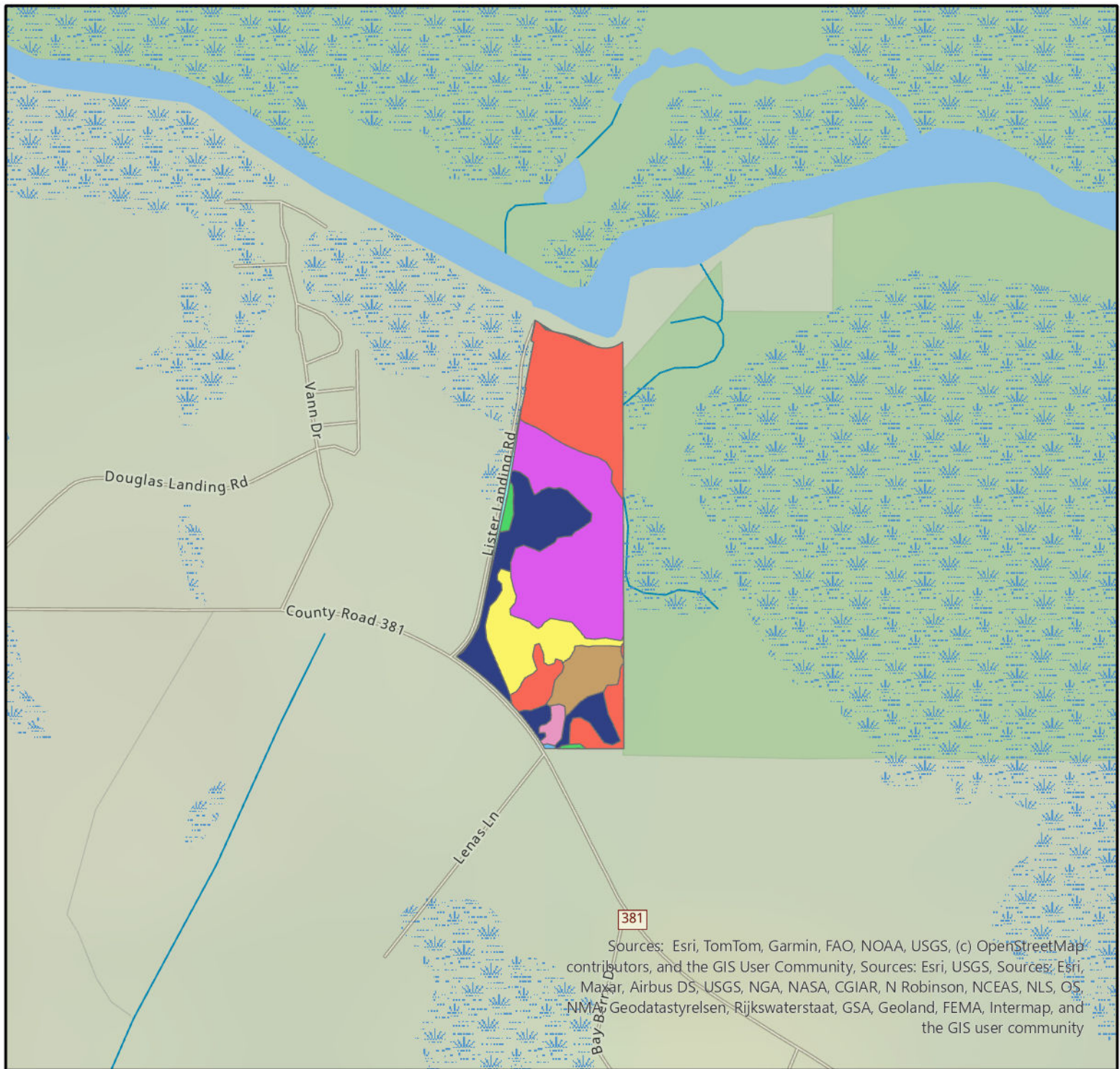
For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32389-0450. Phone (850) 414-4050.

General Highway Map Gulf County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
December 2017

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Whitfield Parcel
Gulf County
103 Acres

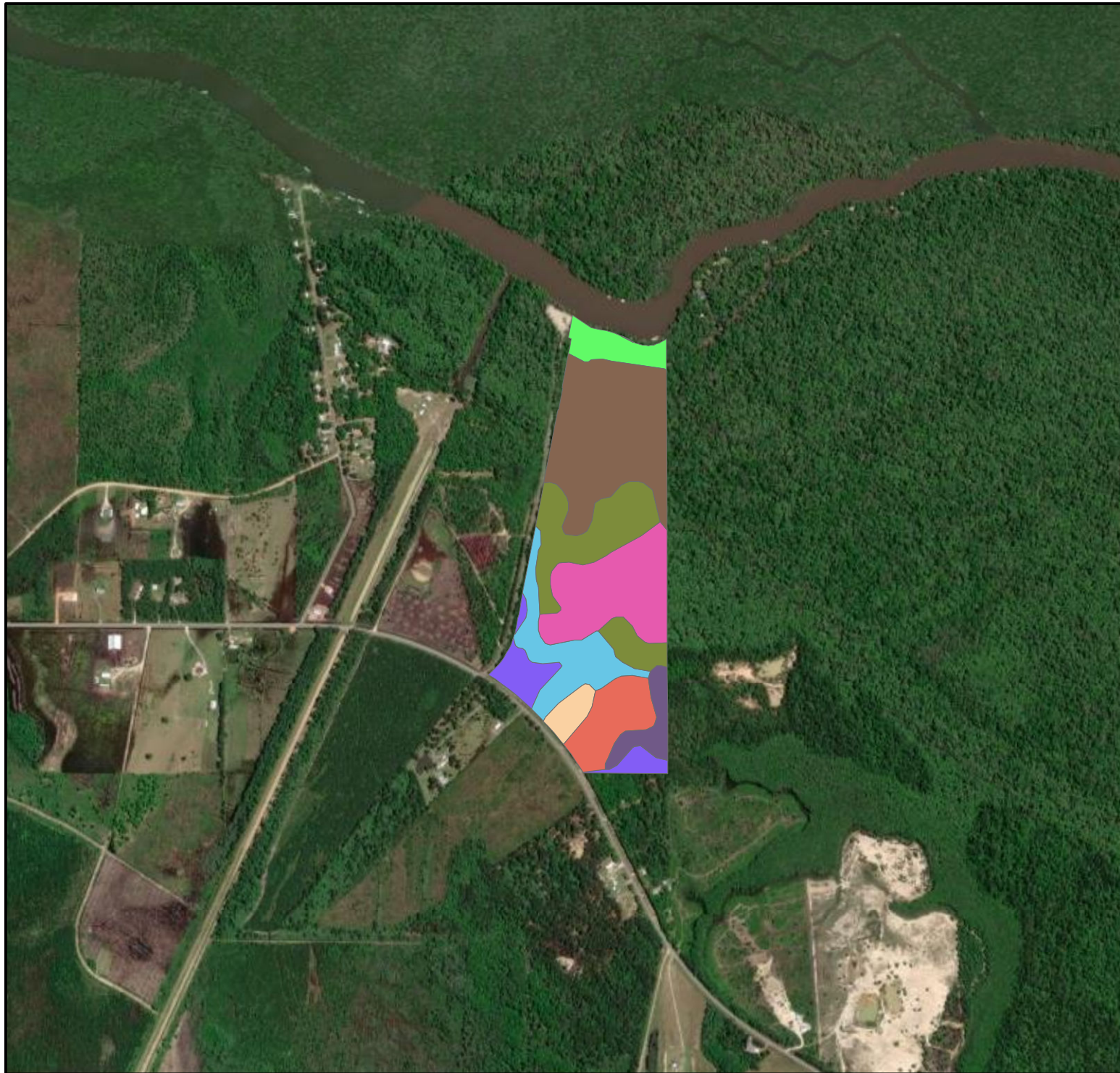


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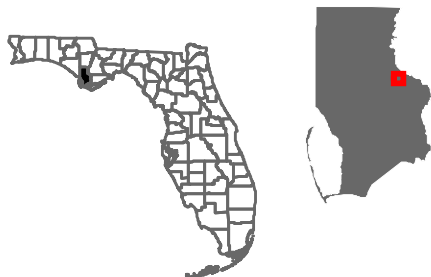
Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission May 2025

Cooperative Land Cover

Alluvial Stream	Rural
Floodplain Swamp	Sand Pine Scrub
Freshwater Forested Wetlands	Scrub
High Pine and Scrub	Transportation
Mixed Hardwood-Coniferous	Wet Flatwoods
Prairies and Bogs	



Whitfield Parcel
Gulf County
103 Acres



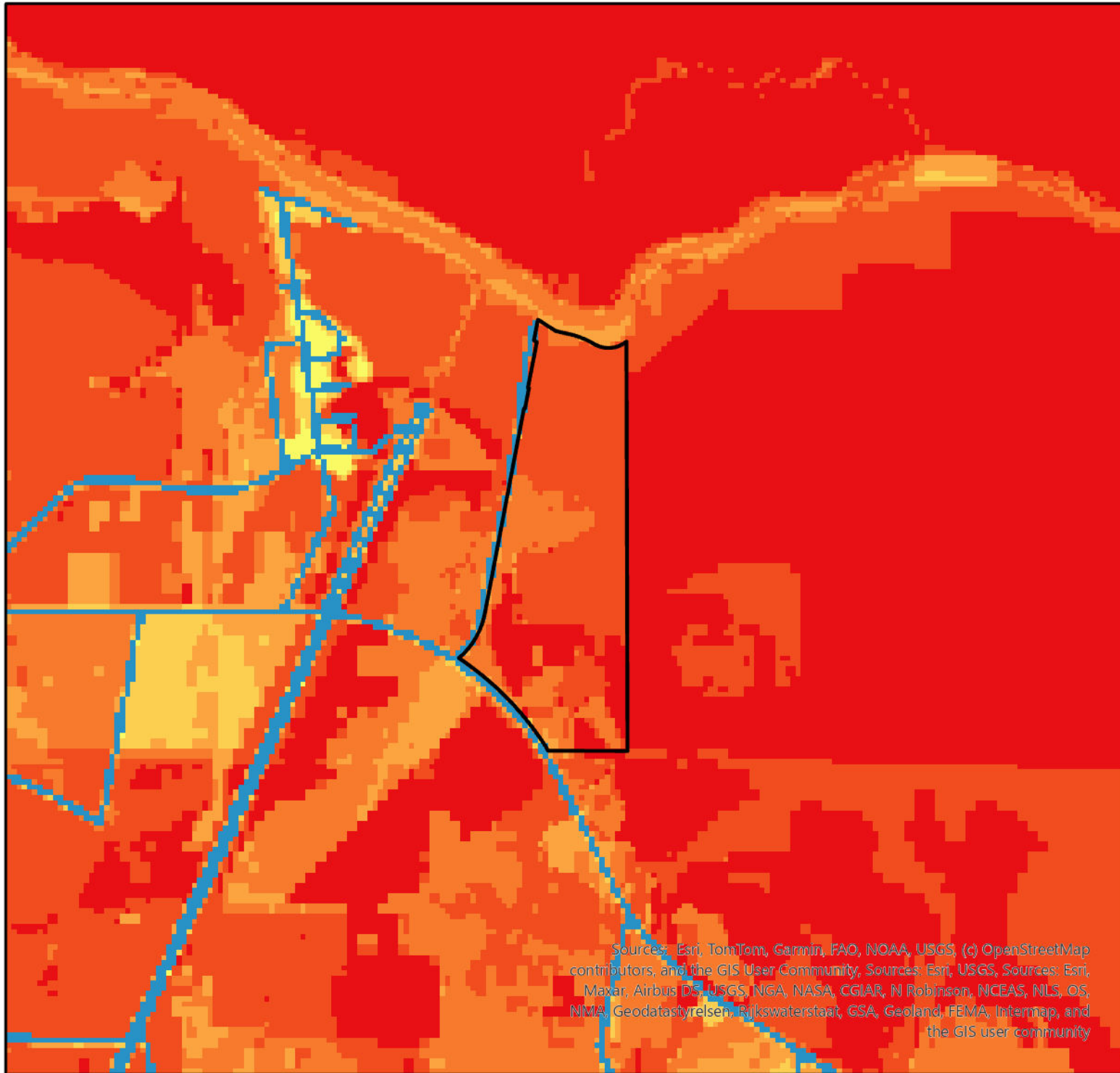
0 0.25 0.5 0.75 1 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission June 2025



Soils

 Bladen fine sandy loam	 Leefield loamy fine sand
 Blanton sand	 Meggett fine sandy loam
 Brickyard silty clay	 Stilson loamy fine sand
 Brickyard, Chowan, and Kenner soils	 Wahee-Mantachie-Ochlockonee complex
 Clarendon loamy fine sand	 Water



Whitfield Parcel
Gulf County
103 Acres



0 0.25 0.5 0.75 1 Miles

Created in ArcGIS 10.8 by the Florida Fish and Wildlife Conservation Commission May 2025

Florida Landscape Assessment Model

