

**Application for a Boundary Amendment to the
Lafayette Forest Florida Forever Project**

Pinehatchee Addition Tract
2,156.45 acres +/- Lafayette County



Submitted to
Florida Department of Environmental Protection

Submitted by
Shannon M. Marshall

On behalf of
MDSFF2025 Lafayette, LLC

MDS
LAND CONSERVATION
FOUNDATION

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): Lafayette Forest Florida Forever Project

Property Proposed for Boundary Amendment: 2,156.45 acres, Lafayette County, FL

Name/Affiliation Proposing Amendment: MDSFF2025 Lafayette, L.L.C.

Mailing Address: PO Box 940132, Maitland, FL 32794
Street City State ZIP

Primary Phone: 407-741-8510 Email: SMarshall@sashousing.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**



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 Lafayette County, Florida.

Property/project name: Pinehatchee Addition

Name/Affiliation of Authorized Representative: Paul M. Missigman, Manager

Mailing Address: PO Box 940132, Maitland, FL 32794
Street City State ZIP

Primary Phone: 407-741-8510 Email: SMarshall@sashousing.org

Property information See Attachment B

Section _____ Township _____ Range _____

Lat/Long _____

Acres _____

Parcel identification number(s):

Landowner Information

Paul M. Missigman, Manager
Landowner Signature

4/20/26
Date

Paul M. Missigman, Manager
Landowner Name (print)

Mailing Address: PO Box 940132, Maitland, FL 32794
Street City State ZIP

Primary Phone: 407-741-8505 Email: P.Missigman@atlantichousing.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 – General Description

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

This application proposes the inclusion of approximately 2,156.45 acres of land located in Lafayette County, Florida, owned and managed by MDSFF2025 Lafayette, L.L.C., as a boundary amendment to the existing Lafayette Forest Florida Forever Project (“Lafayette Forest Project”).

The proposed boundary amendment consists of contiguous and proximate eight parcels of undeveloped land located near the intersection of SE Long Trussel Road and SE Turkey Road, off State Road 51 in Mayo, Lafayette County, Florida.

The proposed addition lies within the same rural, forested, and agricultural landscape as the existing Lafayette Forest Project and would expand and strengthen the approved project boundary, increasing protected acreage and enhancing landscape-scale conservation objectives originally established for the Lafayette Forest Project.

Based on information available from the Lafayette County Property Appraiser, the Project has a combined assessed tax value of approximately \$2,542,975.00. A parcel identification spreadsheet is attached in Attachment B.

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

Physical and Natural Characteristics: The proposed boundary amendment consists of approximately 2,156.45 acres of rural land historically managed for silviculture, agriculture, and wildlife management, consistent with other lands within the Lafayette Forest Project. Topography is generally flat to gently rolling, with a mosaic of upland pine forest, mixed hardwood systems, forested wetlands, freshwater marshes, and managed open lands typical of interior North Florida.

The property includes internal access roads, firebreaks, perimeter and interior fencing, and water management features consistent with large working-lands ownerships in Lafayette County. These features support continued land management while maintaining ecological function and are consistent with the character of the existing Lafayette Forest Project.

Hydrology and Water Resources: The proposed addition is located within the Suwannee River Basin, as designated by the Florida Department of Environmental Protection. Wetlands and upland areas within the proposed boundary amendment contribute to regional surface water functions and groundwater recharge within the basin.

Protection of these lands through inclusion in the Lafayette Forest Project would preserve existing hydrologic conditions, reduce the risk of future drainage alterations, and enhance watershed-scale water resource protection objectives that are central to the Lafayette Forest Project.

Biological Resources and Landscape Connectivity: The size, location, and rural character of the proposed addition support habitat values and further enhance the contiguity and buffering of the Lafayette Forest Project boundary. The property contributes to a larger, less fragmented conservation area and supports wildlife habitat typical of North Florida upland and wetland systems.

A Florida Natural Areas Inventory (FNAI) Biodiversity Matrix review may further document the presence or likelihood of listed species, significant natural communities, or strategic habitat values associated with the proposed boundary amendment.

Archaeological and Historical Context: Lafayette County has a documented history of Native American occupation, early settlement, timber production, cattle grazing, and agricultural use following the Second Seminole War. No known historic structures fifty (50) years old or older have been identified on the property, and no formal cultural resource survey has been conducted to date. Any previously unidentified archaeological or historical resources would be preserved under a conservation easement.

3. Potential public recreation opportunities or other public uses.

The proposed boundary amendment is suitable for Less-Than-Fee acquisition, and unrestricted public access is not anticipated.

The property is currently subject to a private hunting lease, which supports wildlife management, stewardship, and conservation compatible economic activity. Continuation of hunting and wildlife management under private lease arrangements is consistent with working-lands conservation objectives and with uses commonly retained under Florida Forever conservation easements.

Public benefits associated with the proposed boundary amendment include:

- Expansion of conserved open space within the Lafayette Forest Project.
- Enhanced wildlife habitat and ecological connectivity.
- Protection of water resources and natural landscape character.
- Continued conservation-compatible land management.

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

Although Lafayette County remains predominantly rural, development pressure throughout North Florida continues to increase, including rural residential subdivision, dispersed estate development, and conversion of timber and agricultural lands to non-resource-based uses.

Absent inclusion within the Lafayette Forest Project boundary, the subject property could be susceptible to:

- Subdivision into multiple ownerships.
- Fragmentation of wildlife habitat.
- Alteration of wetlands or natural hydrology.
- Incremental residential or infrastructure development.

Inclusion of the property within the Lafayette Forest Project through a conservation easement would permanently eliminate these threats and reinforce the long-term conservation value of the existing project.

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

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The proposed boundary amendment advances the goals and performance measures of the existing Lafayette Forest Florida Forever Project as set forth in Section 259.105, Florida Statutes, by:

- Increasing protected acreage within an approved Florida Forever project.
- Enhancing landscape-scale conservation and contiguity.
- Protecting wetlands and water resource functions within the Suwannee River Basin.
- Supporting conservation of working forest and agricultural lands.
- Providing a cost-effective opportunity for land protection through a less-than-fee acquisition.

The proposed boundary expansion represents a logical and conservation efficient enhancement of prior State investment in the Lafayette Forest Project and supports the original project objectives approved by the Acquisition and Restoration Council and the Board of Trustees.

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

The proposed boundary amendment is suitable for Less-Than-Fee acquisition.

It is anticipated that the State of Florida would acquire a perpetual conservation easement extinguishing residential, commercial, and industrial development rights, while allowing the landowner to retain rights for:

- Silviculture and timber management.
- Agriculture and pasture use.
- Wildlife management and habitat enhancement.
- Hunting and hunting leases.
- Water management, restoration, and conservation practices.
- Other conservation-compatible uses.

Existing land management infrastructure and any future reserved areas may be identified and excluded from the conservation easement as appropriate.

8. Whether the project is on another state acquisition list.

The Project is not currently listed on any other state land acquisition program or priority list.

Attachment B

County	Parcel ID	Owner	Acres	Just Value
Lafayette	13-06-11-0000-0000-00300	MDSFF2025 Lafayette, LLC	200	\$ 350,000.00
Lafayette	14-06-11-0000-0000-00200	MDSFF2025 Lafayette, LLC	360	\$ 630,000.00
Lafayette	14-06-11-0000-0000-00203	MDSFF2025 Lafayette, LLC	1	\$ 2,500.00
Lafayette	15-06-11-0000-0000-00400	MDSFF2025 Lafayette, LLC	40	\$ 70,000.00
Lafayette	19-06-12-0000-0000-00200	MDSFF2025 Lafayette, LLC	13.97	\$ 13,970.00
Lafayette	23-06-11-0000-0000-00200	MDSFF2025 Lafayette, LLC	293	\$ 366,250.00
Lafayette	24-06-11-0000-0000-00201	MDSFF2025 Lafayette, LLC	379.38	\$ 379,380.00
Lafayette	25-06-11-0000-0000-00201	MDSFF2025 Lafayette, LLC	307	\$ 307,000.00
Lafayette	26-06-11-0000-0000-00101	MDSFF2025 Lafayette, LLC	556.9	\$ 417,675.00
Lafayette	27-06-11-0000-0000-00101	MDSFF2025 Lafayette, LLC	6.2	\$ 6,200.00
			2157.45	\$ 2,542,975.00

[illegible]

[illegible]

[illegible]

LEG 0040.00 ACRES
NE1/4 OF SE1/4.
OR 347/173; OR 350/45; OR 475/291

MDSFF2025 LAFAYETTE LLC
PO BOX 940132
MAITLAND, FL 32794

2026

15-06-11-0000-0000-00400

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										LAFAYETTE COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
EXTERIOR WALL		1															JUST VALUE LAND					70,000							
		2															CV VALUE LAND					8,020							
ROOF STRUCTURE																	EXTRA FEATURES					0							
ROOF COVER																	BUILD VALUE					0							
INTERIOR WALL		1															TOTAL JV ASSMT					70,000							
		2															TOTAL CV ASSMT					8,020							
INT FLOORING		1															CAP VALUE					0							
		2															UNCAP VALUE					0							
HEATING FUEL																	CAP TOTAL					0							
HEATING TYPE																	LESS EXEMPTIONS					0							
AC COND TYPE					TAXABLE VALUE					8,020																			
QUALITY					PREVIOUS YEAR MKT VALUE					40,000																			
FIXTURES - RES																													
STRUCTURAL																													
CEILING FINISH																													
COMMON WALL																													
WALL HEIGHT																													
ROOMS																													
FIXTURES - COM																													
BEDROOMS																													
STORIES																													
DOR CODE		600	TIMBERLAND 70-79																										
MAP NUM		67																											
NEIGHBORHOOD		01	1.00																										
AREA TYPE	TOTAL ACTUAL AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					SE LONG TRUSSEL RD, MAYO																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	ANN. ADJ.	% COND	OB/XF MKT VALUE	NOTES														
LAND DESCRIPTION																TOTAL OB/XF 0													
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	AGE	DECL	FRZ	YR	CONSRV							
1	9910	MARKET	0					40.00	AC		1.00	1.00	1.00	1,750.00	1,750.00	70,000													
2	5620	TIMBER-#3 P	0					26.00	AC		1.00	1.00	1.00	232.00	232.00	6,032													
3	5720	TIMBER-#4 P	0					14.00	AC		1.00	1.00	1.00	142.00	142.00	1,988													
REVIEW DATE 07/13/2022 BY TOTAL LAND VALUE Market: 70,000 Agricultural: 8,020 Common: 0 PRINTED 03/25/2026																													

[illegible]

LEG 0293.00 ACRES
E1/2 OF NW1/4; SW1/4; W1/2 OF SE1/4;
SE1/4 OF SE1/4. SUBJECT TO A NONEXCLUSIVE

MDSFF2025 LAFAYETTE LLC
PO BOX 940132
MAITLAND, FL 32794

2026

23-06-11-0000-0000-00200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										LAFAYETTE COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
EXTERIOR WALL		1															JUST VALUE LAND					366,250														
		2															CV VALUE LAND					32,530														
ROOF STRUCTURE																	EXTRA FEATURES					0														
ROOF COVER																	BUILD VALUE					0														
INTERIOR WALL		1															TOTAL JV ASSMT					366,250														
		2															TOTAL CV ASSMT					32,530														
INT FLOORING		1															CAP VALUE					0														
		2															UNCAP VALUE					0														
HEATING FUEL																	CAP TOTAL					0														
HEATING TYPE																	LESS EXEMPTIONS					0														
AC COND TYPE					TAXABLE VALUE					32,530																										
QUALITY					PREVIOUS YEAR MKT VALUE					293,000																										
FIXTURES - RES																																				
STRUCTURAL																																				
CEILING FINISH																																				
COMMON WALL																																				
WALL HEIGHT																																				
ROOMS																																				
DOR CODE		700	TIMBERLAND 60-69																																	
MAP NUM		77																																		
NEIGHBORHOOD		01	1.00																																	
AREA TYPE		TOTAL ACTUAL AREA	PCT OF BASE	TOT ADJ AREA																		SUBAREA MARKET VALUE														
TOTALS																																				
EXTRA FEATURES																																				
L N		OB/XF CODE	DESCRIPTION	BLD	CAP	LENGTH	WIDTH	UNITS	UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	ANN. ADJ.	% COND	OB/XF MKT VALUE	NOTES																				
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	AGE	DECL	FRZ	YR	CONSRV														
1	9910	MARKET	0					293.00	AC		1.00	1.00	1.00	1,250.00	1,250.00	366,250																				
2	5620	TIMBER-#3 P	0					20.00	AC		1.00	1.00	1.00	232.00	232.00	4,640																				
3	5720	TIMBER-#4 P	0					155.00	AC		1.00	1.00	1.00	142.00	142.00	22,010																				
4	5910	TIMBER-HARD	0					88.00	AC		1.00	1.00	1.00	60.00	60.00	5,280																				
5	5996	TIMBER-NON	0					30.00	AC		1.00	1.00	1.00	20.00	20.00	600																				
REVIEW DATE 07/13/2022 BY TOTAL LAND VALUE Market: 366,250 Agricultural: 32,530 Common: 0 PRINTED 03/25/2026																																				

[illegible]

[illegible]

26-06-11-0000-0000-00101

LAND DESCRIPTION							TOTAL OB/XF										0					
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	AGE	DECL	FRZ	YR	CONSRV
1	9910	MARKET	0					556.90	AC		1.00	1.00	1.00	750.00	750.00	417,675						
2	5620	TIMBER-#3 P	0					192.72	AC		1.00	1.00	1.00	232.00	232.00	44,711						
3	5910	TIMBER-HARD	0					364.18	AC		1.00	1.00	1.00	60.00	60.00	21,850						
REVIEW DATE 07/13/2022			BY		TOTAL LAND VALUE				Market:		417,675		Agricultural:		66,561		Common:		0		PRINTED 03/25/2026	

[illegible]



Florida Department of Environmental Protection
Division of State Lands
Florida Forever Program

Re: Proposed Boundary Amendment – Lafayette Forest Florida Forever Project
Willingness to Convey Interest

MDSFF2025 Lafayette, L.L.C., is the fee simple owner of the real property proposed for inclusion as a boundary amendment to the existing Lafayette Forest Florida Forever Project, located in Lafayette County, Florida, and more particularly identified by the following parcel identification numbers:

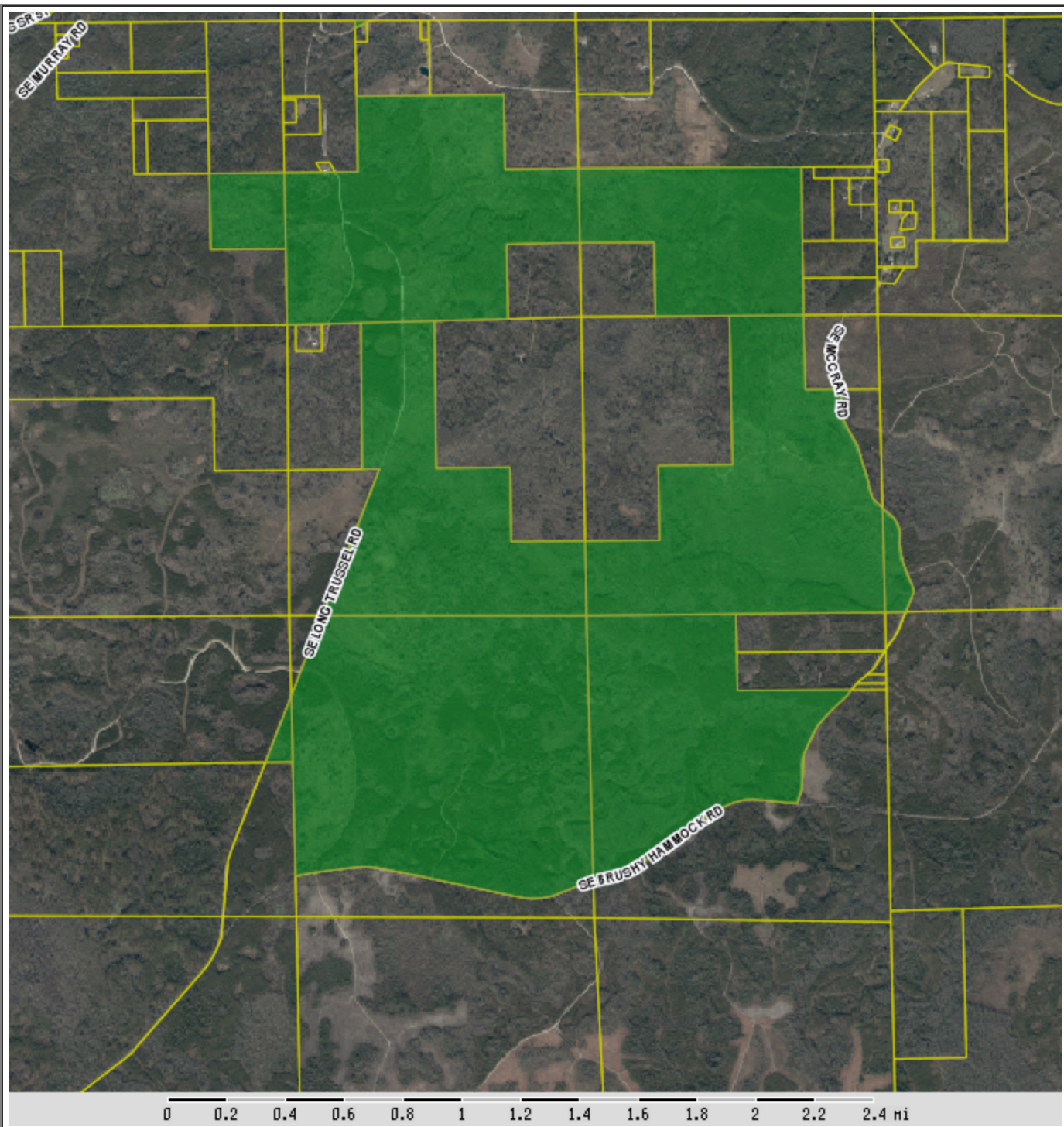
13-06-11-0000-0000-00300
14-06-11-0000-0000-00200
14-06-11-0000-0000-00203
15-06-11-0000-0000-00400
19-06-12-0000-0000-00200
23-06-11-0000-0000-00200
24-06-11-0000-0000-00201
25-06-11-0000-0000-00201
26-06-11-0000-0000-00101
27-06-11-0000-0000-00101

MDSFF2025 Lafayette, L.L.C., hereby affirms that it is a willing participant in the Florida Forever Program and is willing to negotiate the conveyance of a perpetual conservation easement to the State of Florida, subject to mutually agreeable terms and conditions and applicable statutory requirements.

This letter is provided in support of the boundary amendment to the Lafayette Forest Florida Forever Project for consideration by the Florida Department of Environmental Protection.

Sincerely,

Paul M. Missigman
Manager of MDSFF2025 Lafayette, L.L.C.



Lafayette County Property Appraiser

Wayne McCray, CFA | Mayo, Florida | 386-294-1991

PARCEL: 17-06-11-0000-0000-00100 | TIMBERLAND 80-89 (5500) | 627.30 AC

LEG 0627.30 ACRES ALL LESS 13.20 AC. FOR SR 51 RD R/W. OR 43/481; OR 45/599; OR 57/652; OR 72/203; OR 181/63; OR 276/184; OR 276/192; OR 276/201; OR 2

FOUR RIVERS LAND & TIMBER COMPANY LLC

2026 Working Values

Owner: 1700 FOLEY LANE
PERRY, FL 32347

Mkt Lnd \$627,300 Appraised --

Ag Lnd \$127,383 Assessed \$127,383

Site: S SR 51, MAYO

Bldg \$0 Exempt \$0

Sales 12/1/2015

\$137,189,900 V (Q)

XFOB \$0 Total

Info 10/1/2008

\$100 V (Q)

Just -- Taxable \$127,383

Info 9/1/2008

\$6,050,700 V (Q)

NOTES:

Sales by Year



The information presented on this website was derived from data which was compiled by the **Lafayette County Property Appraiser** solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 3/26/2026 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

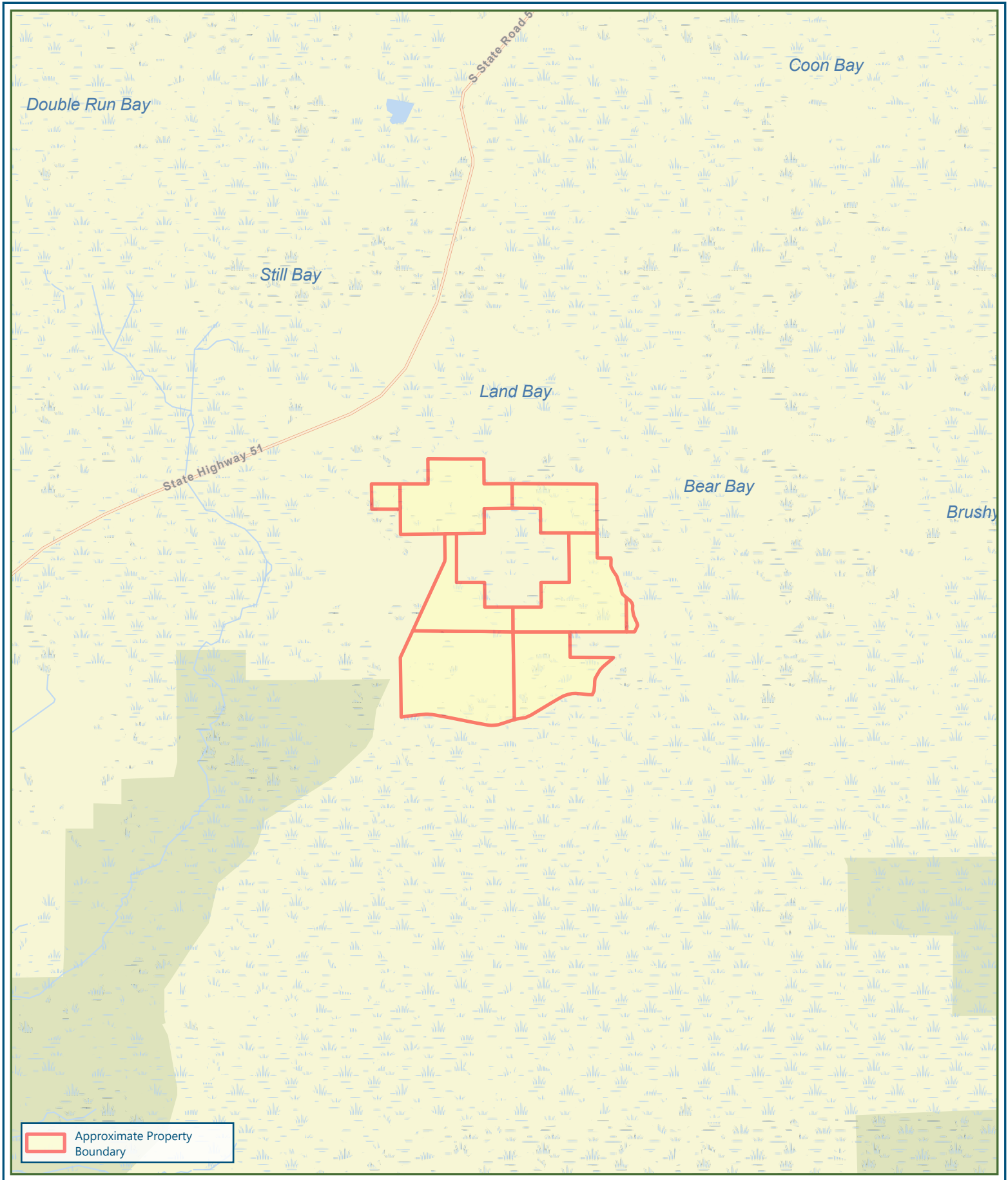
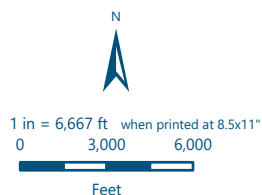
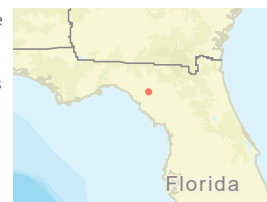


Figure 1
Location Map

MCB Pinehatchee LP Properties
Lafayette County, Florida
83.1879°W 29.9454°N



Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Project Number: PRJ112173
Data Source: ESRI World Street Map
Spatial Reference:
GCS WGS 1984



res
www.res.us

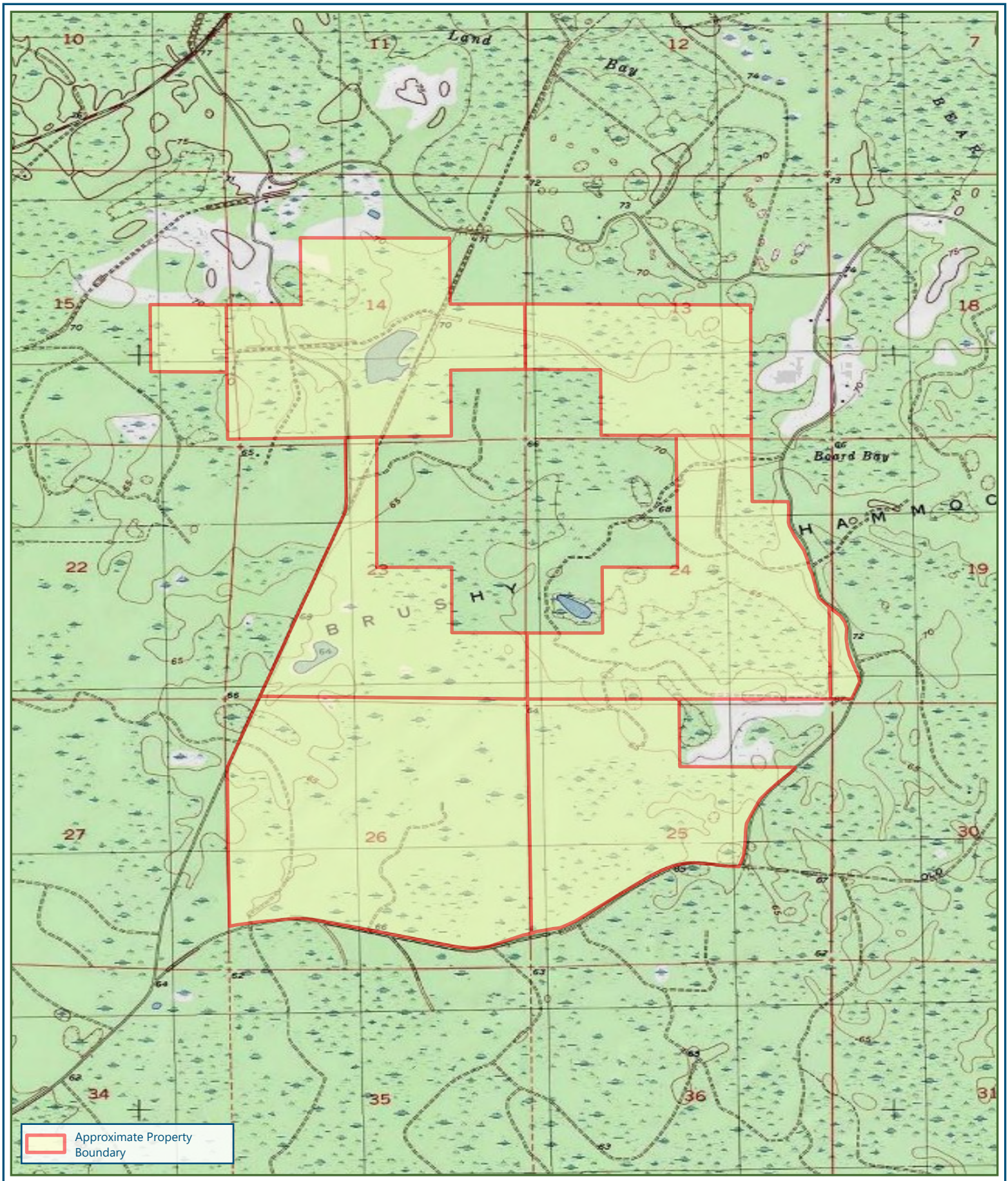
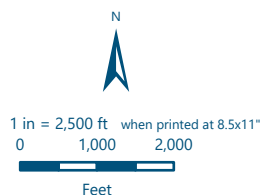
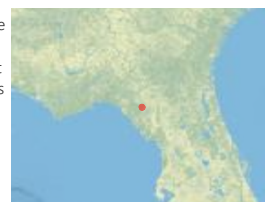


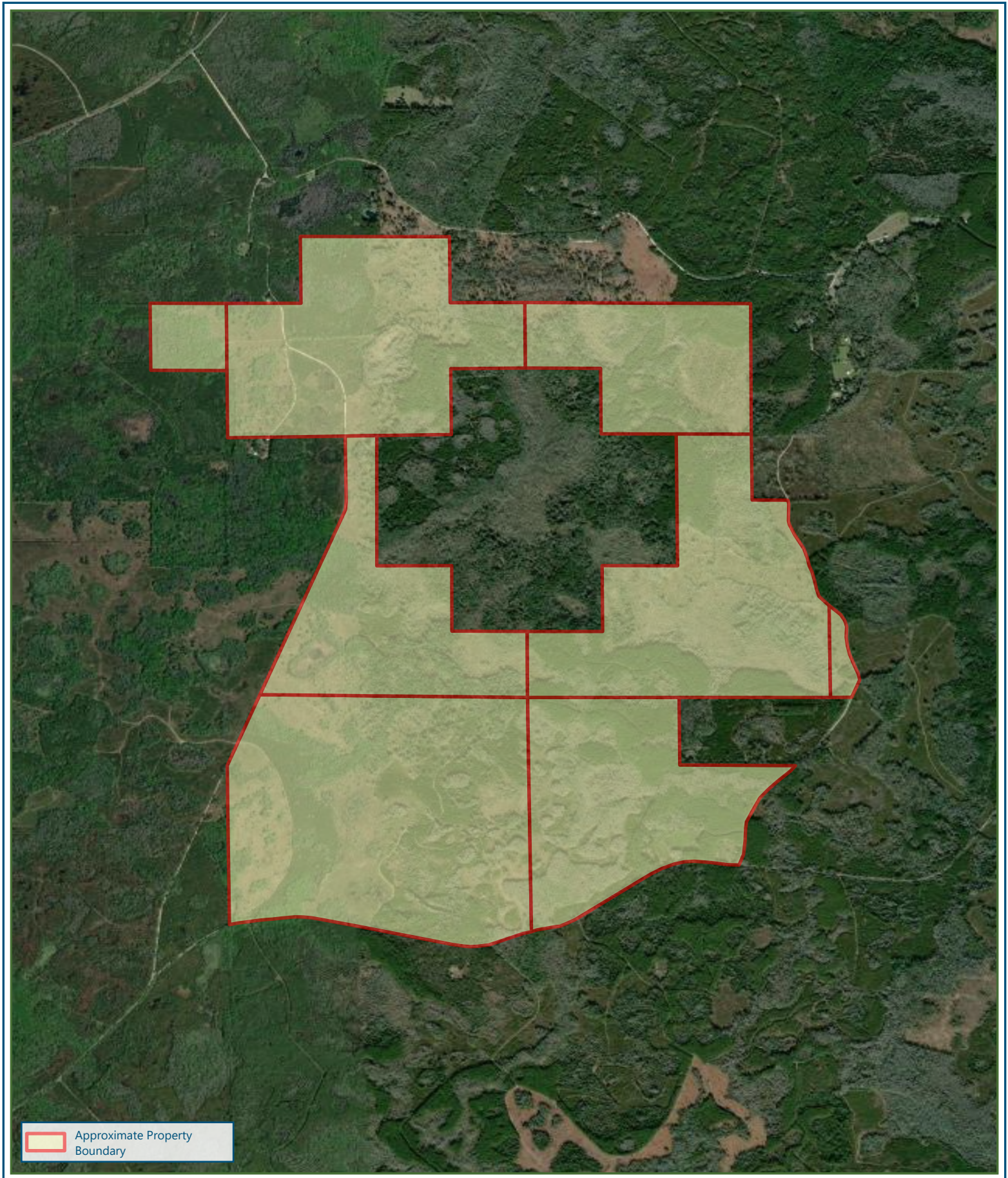
Figure 2
USGS Topographic Map

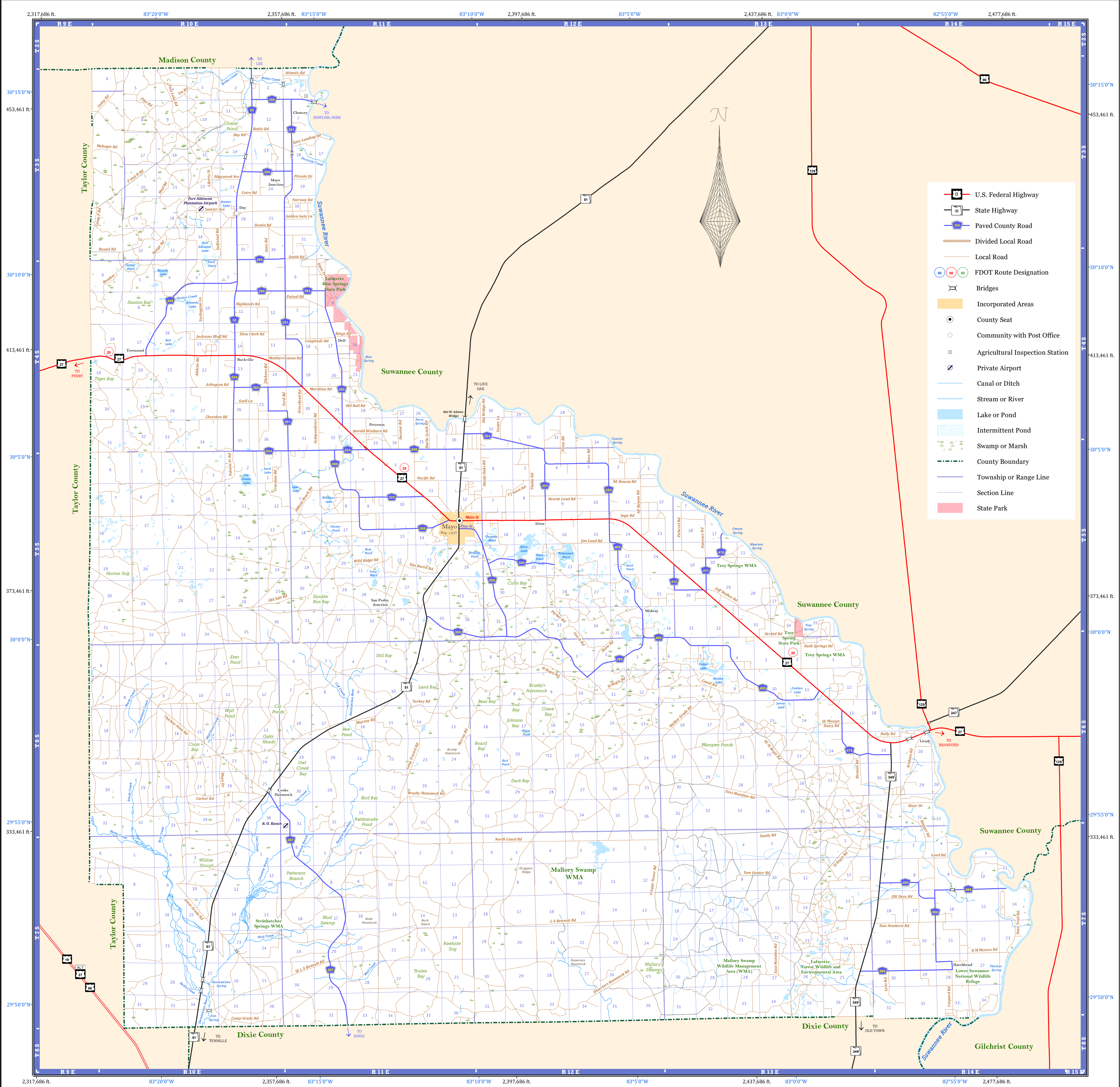
MCB Pinehatchee LP Properties
Lafayette County, Florida
83.1879°W 29.9454°N



Reference: Project limits are approximate. The property boundaries depicted on this map have not been surveyed and are for prospect assessment purposes only. This information is not to be used as final legal boundaries.
Project Number: PRJ112173
Data Source: USGS 2021 Topographic Map
Spatial Reference: GCS WGS 1984







This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography completed on December 2015, and previously published County General Highway Maps.

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

State Highway System (SHS) road information is provided by the Florida Department of Transportation (FDOT) Transportation Data and Analytics Office, all other road information 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 Lafayette County was 8,870. There are 543 square land miles in the county.

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 32399-0450. Phone (850) 414-4050.

General Highway Map Lafayette County Florida

Prepared by the
Geographic Information Systems Office
State of Florida
Department of Transportation
June 2019

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