

**Flagler County Government  
Environmentally Sensitive Lands  
Staff Report**

Eligible for listing Y    N

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**TO:** Land Acquisition Selection Advisory Committee  
**FROM:** Tim Telfer  
**DATE:** June 29, 2016  
**SUBJECT:** Peavy Property

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- I. **Location and Legal Description:**

2<sup>nd</sup> parcel south of Hammock Dunes Bridge, east side  
of Intracoastal Waterway  
38-11-31-0000-02060-0000  
See attached for legal description
- II. **Owner(s)/Applicant:** Shirley Peavy – 75% interest  
Michael and Theresa Dillard – 25% interest
- III. **Parcel Size:** 2.1 acres
- IV. **Existing Zoning & Future Land Use Classification:**
  - a. **Zoning:** R/C 3.03.13. R/C—Residential/limited commercial district.  
*Purpose and intent.* This district is primarily intended for application to parcels within the A1A Scenic Corridor. The district may be used to implement the mixed use low intensity category of the Future Land Use Plan. Commercial uses are limited to those having a low impact to established residential uses and the overall character of the corridor; i.e., they are not major generators of vehicular traffic, do not rely on exterior sales or storage, and are of accordant scale to the primary residential use of the district. Permitted uses are to be harmonious in appearance and have landscaped open space meeting or exceeding the requirements of this Land Development Code.
  - b. **Land Use:** Mixed Use - Low Intensity - Low/Medium Density: 1.0 to 7.0 residential units per gross acre. Retail and office, maximum FAR of .2. Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area. Retail and office uses shall occupy a minimum of 15% and a maximum of 30% of the development area. Open space uses shall occupy a minimum of 25% of the development site
- V. **Present Use:** vacant

VI. **Meets Florida Natural Areas Inventory criteria for designation as a Locally Significant Natural Area:**

Yes \_\_\_\_\_  
No   X  

VII. **Program Objectives:**

Primary Program Objectives

- a) *Preserve wildlife habitats and protect the health and diversity of wildlife, especially threatened and endangered species of plants and animals.*

The property is only slightly over 2 acres in size, as such little habitat preservation would be expected. However, a .75 acre wetland appears to bisect the property.

- b) *Promote improved water quality and preserve the Floridan aquifer and water recharge areas.*

- c) *Preserve rare natural communities or wildlife habitats/ecosystems.*  
The wetland system which bisects the property is contiguous with the same system on the County's property to the north. This wetland has been identified as a coastal or estuarine wetland system by SJRWMD.

- d) *Preserve unique cultural, historic, scenic and significant geologic features.*

Possible scenic benefit to preserving Intracoastal frontage. Would provide additional land area for a County park.

- e) *Promote economic development through the creation of nature tourism property, infrastructure, and opportunities.*

Property is immediately south of six acres of County owned property, opportunity to add to existing County lands. Has the potential to become an additional nature tourism draw. Will provide additional park infrastructure.

- f) *Promote public use and enjoyment of acquired lands including public access to water bodies for recreation activities.*

Property would serve additional access to the Intracoastal Waterway.

Secondary Program Objectives

- a) *Preserve green space as passive recreation in close proximity to development to provide refuge for residents, visitors, and wildlife.*

Would provide a two acre addition to six acres of waterfront, county owned land.

- b) *Reduce capital acquisition and land management costs by partnering with other agencies.*
- c) *Enhance existing recreation facilities throughout the County by acquiring adjoining properties.*  
Property would serve as a 2 acre addition to the 6 acre County property directly to the north.
- d) *Establish wildlife corridors throughout the county promoting wildlife protection, habitat preservation, and migration.*
- e) *Establish recreational trail corridors throughout the County promoting alternative transportation modes, nature viewing, and fitness / exercise opportunities.*
- f) *Restore damaged habitats that can have substantial positive environmental impacts upon being restored.*

**VIII. Program Objectives met:**

Primary Program Objectives (must meet three to be listed)

- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- e) \_\_\_\_\_
- f) \_\_\_\_\_

**Attachments**

1. Project Application
2. Staff Preliminary Assessment Report
3. Aerial photograph, Location Map and/or USGS Quadrangle Map
4. Location Map on latest Public Lands, Conservation and Easement Map layers
5. Future Land Use Map/Description and Zoning Map/Description

6. FEMA (Federal Emergency Management Agency) Floodplain Maps and National Wetlands Inventory Map
7. FNAI (Florida Natural Areas Inventory) report
8. Property Appraiser's parcel information (from webpage)
9. Additional information determined of importance (for example, specific historical information)

Flagler County Land Acquisition Committee (LAC)  
Environmentally Sensitive Lands Acquisition Program  
Application Form Page One

Site Name: INTRACOASTAL 2.1 acre HAMMOCK

Submitted by: JOHN ROGEE Contact (email/phone): 386-527-8884

Date Submitted: MAY 24, 2016

Property Owner: DILLARD/PERMY Contact (email/phone): 386-527-8884

1. Property Size: 2.1 acre on Intracoastal
2. Flagler County Tax Parcel Identification Number: 38-11-31-0000-02060-0000
3. Site Location: 4600 N. OCEANSHORE BLVD, HAMMOCK  
(Please attach a location map delineating the site)

4. Provide additional comments the LAC should know regarding this potential acquisition. Please consider the program objectives attached to this form when providing comments. (Please attach extra pages if necessary) BEAUTIFUL, MAJESTIC, 2.1 ACRE PARCEL WHICH IS CONTIGUOUS TO FLAGLER COUNTY OWNED PROPERTY WHICH IS ON THE NORTH SIDE OF SUBJECT. COUNTY PARCEL I.D. IS 07-11-31-7085-01010-0050

<u>SUBJECT</u>	<u>2.14 ACRE</u>	
<u>COUNTY</u>	<u>5.95 ACRE</u>	<u>0050</u>
<u>TOTAL WOULD GIVE</u>		<u>8.09 ACRE</u>

RARE OPPORTUNITY TO PURCHASE ADJACENT INTRACOASTAL WATERFRONT PROPERTY GIVING THE COUNTY AN EXPANDED OPPORTUNITY.

TO: Flagler County Board of County Commissioners

DATE: MAY 24, 2016

ESL PROJECT NAME: INTRACOASTAL 2.1 ave HAMMOCK

PARCEL #(s): 38-11-31-0000 - 020600 - 0000

I do hereby state that as the property owner(s) of the above-referenced property, I am willing to consider a purchase offer from the Flagler County Environmentally Sensitive Lands program. Further, I (we) give permission to Flagler County Staff, the Flagler County Land Acquisition Selection Advisory Committee, and their authorized representatives access to the above referenced property.

MICHAEL DILLARD  
Print Name of Property Owner

SHIRLEY PEAVY  
Print Name of Property Owner

Michael Dillard  
Signature of Property Owner

Shirley Peavy  
Signature of Property Owner

89 COLCHESTER LANE, PALM COAST, FL. 32137  
Property Owner's Address

(386-527-8884  
Property Owner's Telephone Number

**Note:** A second signature line is provided if property is jointly-owned (i.e., husband and wife, etc.)

**Please return this statement to:**

**Tim Telfer  
Flagler County Board of County Commissioners  
1769 E. Moody Blvd., Suite 309  
Bunnell, FL 32110  
Fax: 386-313-4101**

**Signing the form places you under no obligation to accept any specific offer, or limit any other options you may consider during the interim.**

## AUTHORIZATION TO ENTER PROPERTY

Regarding: Land submitted to the Flagler County Environmentally Sensitive Lands Program (ESL)

I, MICHAEL DILLARD <sup>SHIRLEY PEAVY</sup>, the Owner or Owner's Representative of the property described below agree that from the date this Agreement is executed, the members of the members of the Land Acquisition Selection Advisory Committee, upon reasonable notice, shall have the right to enter the property located at

4600 N. OCEAN SHORE BLVD., FL  
I.D. # 38-11-31-0000-02060-0000

for the purposes of environmental site review and for all lawful purposes associated with the evaluation of the property for acquisition consideration by the Environmentally Sensitive Lands Program.

The granting of this permission by the undersigned is not intended, nor should it be construed, as an admission of liability on the part of the undersigned or undersigned successor's.

This permission is contemplated to be used for the following activities which may be performed by Flagler County, its agents, representatives, or contractors:

Survey of the natural community types on-site or property boundary survey prior to closing.

Nondestructive surveys of the flora and fauna on-site, including the identification and survey of rare, threatened, or endangered plants and animals.

The collection of written and photographic data required for comprehensive site review during the ESL site selection process or property appraisal review.

Survey of the property boundaries.

John Reynolds  
Authorized Representative Signature

FLORIDA FIRST REAL ESTATE  
COMPANY

Michael Dillard  
Owners Signature

Shirley Peavy

MAY 24, 2016  
Date

Flagler County Land Acquisition Committee (LAC)  
Environmentally Sensitive Lands Acquisition Program  
Application Form Page Two

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CONTACT PERSON IS:

JOHN ROGELL

FLORIDA FIRST REAL ESTATE COMPANY  
55 PLAZA DR. SUITE 3  
PALM COAST, FL. 32137

386-527-8804

EMAIL FLORIDAFIRSTRE @ AOL.COM

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Please Return this Form To:

Tim Telfer  
Flagler County Board of County Commissioners  
1769 E. Moody Blvd.  
Bunnell, FL 32110  
(386) 313-4066  
FAX (386) 313-4101  
[ttelfer@flaglercounty.org](mailto:ttelfer@flaglercounty.org)



CONTACT



**JOHN ROGELL**  
 President - Real Estate Broker  
 Residential and Commercial Real Estate

386-527-8884  
 FloridaFirstRE@aol.com

Over 25 years experience  
 www.FloridaFirstRE.com

COUNTY PARCEL

# Flagler County Property Appraiser's Office

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Property Record Card

**Owner and Parcel Information**

Owner Name	COUNTY OF FLAGLER %BOARD OF COUNTY COMMISSIONERS	Today's Date	May 24, 2016
Mailing Address	1769 E MOODY BLVD BLDG 2 SUITE 302 BUNNELL, FL 32110	Parcel Number	07-11-31-7085-01010-0050
Location Address	4620 N OCEAN SHORE BLVD	Tax District	UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 1)
Approximate Parcel Square Footage (GIS)	259315.63	2015 Millage Rates	16.2937
Property Usage	COUNTY (008600)	Approximate Parcel Acreage (GIS)	5.95
		Homestead	N
<a href="#">Tax Estimator</a>	<a href="#">Tax Collector Bil</a>	<a href="#">Show Parcel Maps</a>	<a href="#">Generate Owner List By Radius</a>
		<a href="#">Show Assessment Notice</a>	<a href="#">Show Historical Assessments</a>

**Value Information**

	2013 Certified Values	2014 Certified Values	2015 Certified Values
Building Value	\$0	\$24,279	\$21,074
Extra Feature Value	\$0	\$17,614	\$16,755
Land Value	\$316,800	\$316,800	\$331,650
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$316,800	\$358,693	\$369,479
Assessed Value	\$316,800	\$358,693	\$369,479
Exempt Value	\$316,800	\$358,693	\$369,479
Taxable Value	\$0	\$0	\$0
Protected Value	\$0	\$0	\$0

**Legal Information**

PART OF PALM COAST SECTION 85 SLY BOUNDARY OF PARCEL IS 3926.12' SOUTH OF TOWNSHIP 10/11 LINE, APPRX364.76 ON ALAAND 198.46 ON ICW (NOT INCLUDED IN CDD) BOUNDED ON NORTH BY CDD BRIDGE OR 571 PG 1963

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

\*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.  
Current Exemptions on this parcel:  
03 - COUNTY/SCHOOL

**Property Information**

Type	Construction Class	Total Area	Finished Area	Perimeter	Exterior Wall	Wall Frame
EQUIP SHED	0C	840	840	132	TILT UP	CLASS C
HVAC	Stories	Wall Height	Actual Year Built	Effective Year Built	Fire Sprinklers	Building Sketch
PKG A/C / NONE	0	12	2013	2013	N/A	<a href="#">Show Building Sketch</a>

**Building Area Types**

Type	Description	Sq. Footage	Year
BAS	Base Area	840	2013

**Extra Features Data**

Description	Units	Effective Year Built
CHAIN LINK 6'	320 LF	2013
LIGHT POLE FBG AVG	40 LF	2013
PAVG CONC AVG <3000	2,036 SF	2013
WALL CB STUCCO AVG	540 SF	2013

**Sale Information**

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
No	09-01-1995	\$ 249,000	N/A	571	1963	Unqualified	Vacant	ITT COMMUNITY DEVELOPMENT CORP
No	01-01-1900	\$ 1,188,136	N/A	0	0	Qualified	Vacant	CONVERSION

The Flagler County Property Appraiser's Office 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 Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: May 24, 2016

SUBJECT

# Flagler County Property Appraiser's Office

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### Property Record Card Owner and Parcel Information

Owner Name	PEAVY SHIRLEY E TRUSTEE & MICHAEL W & THERESA DILLARD	Today's Date	May 24, 2016
Mailing Address	H&W 89 COLECHESTER LANE PALM COAST, FL 32137	Parcel Number	38-11-31-0000-02060-0000
Location Address	4600 N OCEAN SHORE BLVD	Tax District	UNINCORPORATED AREA WITH MOSQUITO CONTROL (District 1)
Approximate Parcel Square Footage (GIS)	93379.92	2015 Millage Rates	16.2937
Property Usage	VACANT (000000)	Approximate Parcel Acreage (GIS)	2.14
		Homestead	N

[Tax Estimator](#) | [Tax Collector Bill](#) | [Show Parcel Maps](#) | [Generate Owner List By Radius](#) | [Show Assessment Notice](#) | [Show Historical Assessments](#)

### Value Information

	2013 Certified Values	2014 Certified Values	2015 Certified Values
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$143,120	\$142,280	\$151,120
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$143,120	\$142,280	\$151,120
Assessed Value	\$143,120	\$142,280	\$151,120
Exempt Value	\$0	\$0	\$0
Taxable Value	\$143,120	\$142,280	\$151,120
Protected Value	\$0	\$0	\$0

### Legal Information

2.10 ACRES NLY 100 FT OF SLY 1550' NORTH OF BONN TERRA ESTATES SUBD BOUNDED ON E BY A1A & W BY ICW OR BOOK 71 PAGE400 OR 139 PG 232 OR BOOK 160 PG 236 OR 1749/1093-75%- SHIRLEY, 25% MICHAEL & THERESAOR 1789/426-SHIRLEY E PEAVY TRUST 75% INT ONLY

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

"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.

### Property Information

No buildings associated with this parcel.

### Extra Features Data

Description	Units	Effective Year Built
	No records associated with this parcel.	

### Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
No	10-21-2010		QUIT CLAIM DEED	<u>1789</u>	<u>426</u>	Unqualified	Vacant	PEAVY SHIRLEY E & MICHAEL W &
No	12-22-2009		WARRANTY DEED	<u>1749</u>	<u>1093</u>	Unqualified	Vacant	PADCO CORPORATION
No	02-01-1980	\$ 150,000	N/A	<u>160</u>	<u>236</u>	Qualified	Vacant	
No	02-01-1980	\$ 150,000	N/A	<u>139</u>	<u>232</u>	Qualified	Vacant	
No	01-01-1900	\$ 280,000	N/A	<u>0</u>	<u>0</u>	Qualified	Vacant	CONVERSION

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MLS #: LL219456A (Active) List Price: \$575,000 (86 Hits)

4600 Oceanshore Blvd N Palm Coast, FL 32137



Area: 4-Northern Peninsula  
Subdivision: Not Assigned  
Neighborhood:  
Country: USA  
Zoning: R/C  
Location: Inside  
Present Use: Undeveloped  
Land Type: None  
Lot Description: Riverview, Water Access, Wooded  
Acreage: 2.1  
Parcel Size: 1 to 2 1/2 Acres  
Property SqFt: 93380

**Legal Description:** 2.10 ACRES NLY 100 FT OF SLY 1550' NORTH OF BONN  
**Lot Size:** 100 x 928  
**Waterfront Feet:** 100  
**Rear Exposure:** W  
**Frontage:** Intracoastal, River, State Road, Water View  
**Navigable:** Access to Ocean, Navigable 6'+, No Fixed Bridges  
**Presently Zoned:** Commercial, Single Family  
**Paid Sewer:**  
**Tax ID:** 38-11-31-0000-02060-0000  
**Tax Amount:** 2463.00  
**Tax Year:** 2015  
**HOA :** No  
**Condo/HOA Fee \$:**  
**HOA Payment:**  
**Maintenance Fee/Annual:**  
**HOA Name:**  
**HOA Phone:**  
**Common Club Amenities:**  
**Assessment:**

**Character of Area:** Highway Frontage, Scenic, Wooded  
**Character of Area II:** Recorded Plat, Subject to Zoning Codes  
**Restrictions/Requirements:**  
**Garage Dimensions:**  
**Construction:**  
**Buildings:**  
**Improvements:** None  
**Fencing:**  
**Road:** Government Maintained, Paved  
**Utilities:** Other  
**Water:** Other  
**Sewer:** Other

**Driving Directions:** on A1A (Oceanshore Blvd.) 1/8 mi south of Palm Coast Pkwy Bridge  
**Public Remarks:** WOW. DIRECT INTRACOASTAL RIVERFRONT LAND. One of a kind that's left in the HAMMOCK. 100 feet x 928 feet. 2.1 acres zoned RC (Residential/Commercial). A1A frontage of 100 feet x 200 feet can be commercial if so desired. Build your dream home and riverfront dock. Just cleared path so you can walk through property to Intracoastal. Beautiful Oak trees and serenity. Owner will consider some financing. Survey on hand. Let's Talk.



**Office Name:** Florida First Real Estate Company

**First Name:** JOHN  
**Last Name:** ROGELL (DR)  
**Agent Email:** FloridaFirstRE@aol.com  
**Contact #:** (386) 527-8884

LL219456A

Information Herein Deemed Reliable but Not Guaranteed 13

MLS #: LL219456A

FLAGLER COUNTY PROPERTY

N69°18'03"E (D&M)

914.25'

ADJACENT

LOT 3

901.11'

S69°18'03"W (D&M)

PADCO CORP.

928.34'

FLOOD ZONE "B"

100.00' (D)  
N20°49'48"W

3/8 IRON  
LBM CORNER  
WITH 1/2" EASTERLY  
SET 77.2' EASTERLY  
OF PROPERTY CORNER

NOTES:

1. NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOOTERS LOCATED.
2. NO SEARCH FOR ENCUMBERING INSTRUMENTS EFFECTING THIS PROPERTY WAS MADE.
3. BEARINGS SHOWN ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD A1A AS BEING S.20°35'15"E.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS MAP THIN IN THE PUBLIC RECORDS OF THIS COUNTY.
5. PROPERTY LIES IN FLOOD ZONES "C", "B" & "A6" (ELEVATION 6.0') AS SHOWN ON F RATE MAP (F.I.R.M.) COMMUNITY PANEL #120085 0045 B. EFFECTIVE DATE: FEBRUARY 51
6. FLOOD ZONES SHOWN ON THIS MAP ARE SCALED WITH AN INDETERMINABLE DEGREE.
7. EASEMENTS SHOWN ON THIS DRAWING WERE PROVIDED BY CLIENT.
8. INTERIOR FENCES ARE NOT LOCATED AS PART OF THIS SURVEY.

TD 4x4" CM  
LS#2238  
BROKEN

P.T.

SPHALT SHOULDER

1313.92  
S20°35'15"E

P.O.B.  
TD 4x4" CM  
LS#2282

928.76' (D)

100.00' (D&M)  
S20°35'15"E

O.F./H  
P/P

5/8" IR&C  
LB#6422

COASTAL GEODETIC  
MONUMENT Y-320  
ELEVATION=1586

928.34' (D)

FLOOD ZONE 'C'

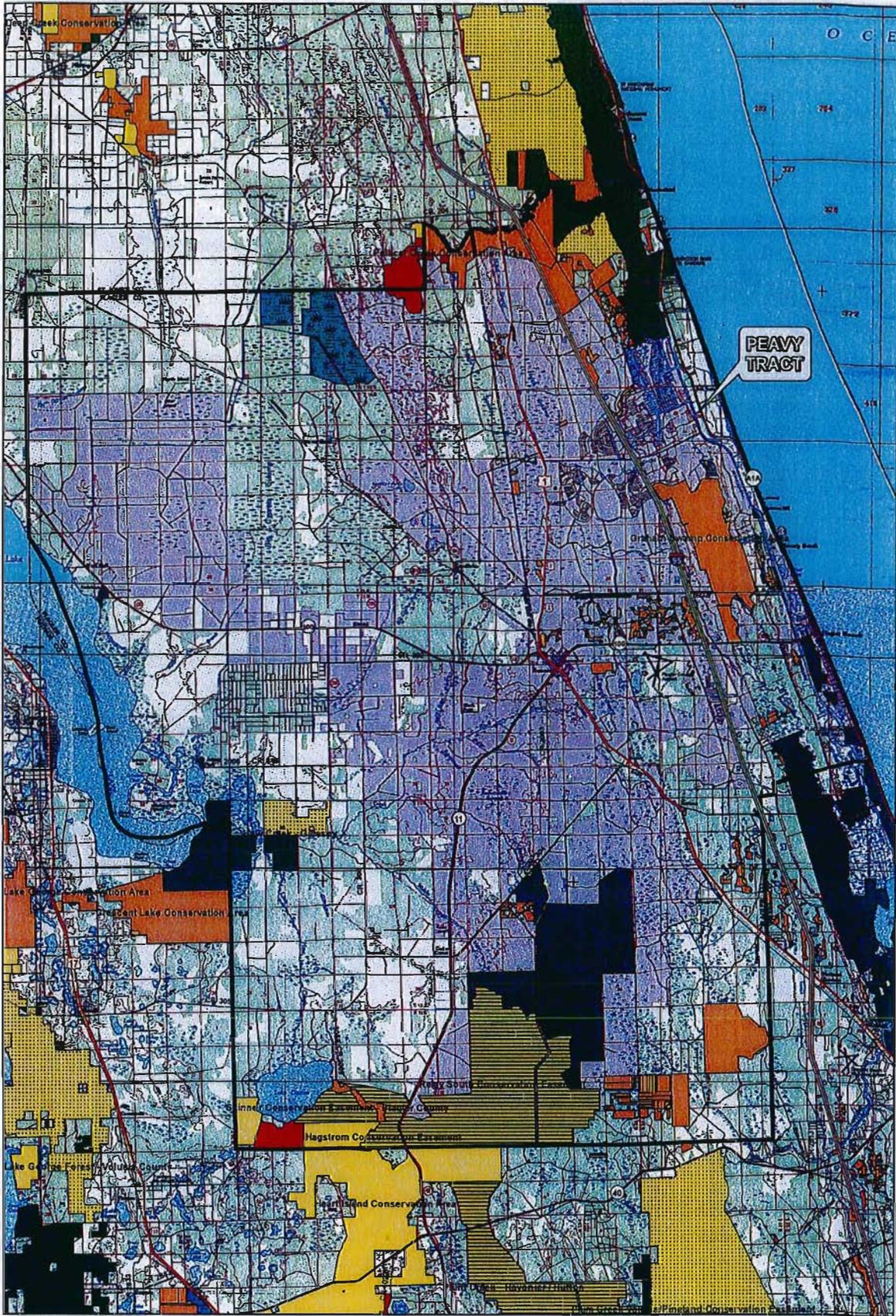
LOT 3

LOCATED.  
THIS PROPERTY WAS MADE BY SURVEYOR.  
F-WAY OF STATE ROAD A1A, FLAGLER COUNTY  
RECORDED ON THIS MAP THAT WAY HE FOUND  
HIGH 8.0') AS SHOWN ON FLOOD INSURANCE  
FLOOD DATE FEBRUARY 1974, 1986  
UNDETERMINABLE DEGREE OF ACCURACY

**Flagler County Government  
Environmentally Sensitive Lands  
Preliminary Assessment Report for  
“Peavy Property” – 38-11-31-0000-02060-000**

The Peavy Property is an approximately 2 acre parcel located just south of the Hammock Dunes Bridge on the western side of A1A. The parcel has 104 feet of frontage on A1A and is 915 feet deep. The site borders a planned subdivision on the south and Flagler County owned property on the north.

The site’s natural communities are characterized by mesic hammock and hydric hammock. The canopy is characterized by large oaks and cabbage palms. The mid story is typical of coastally located hammock communities and consists of a mix of woody shrubs including saw palmetto. The groundcover is a mix of grasses and other herbaceous species. Some invasive species were noted including Tropical Soda Apple.



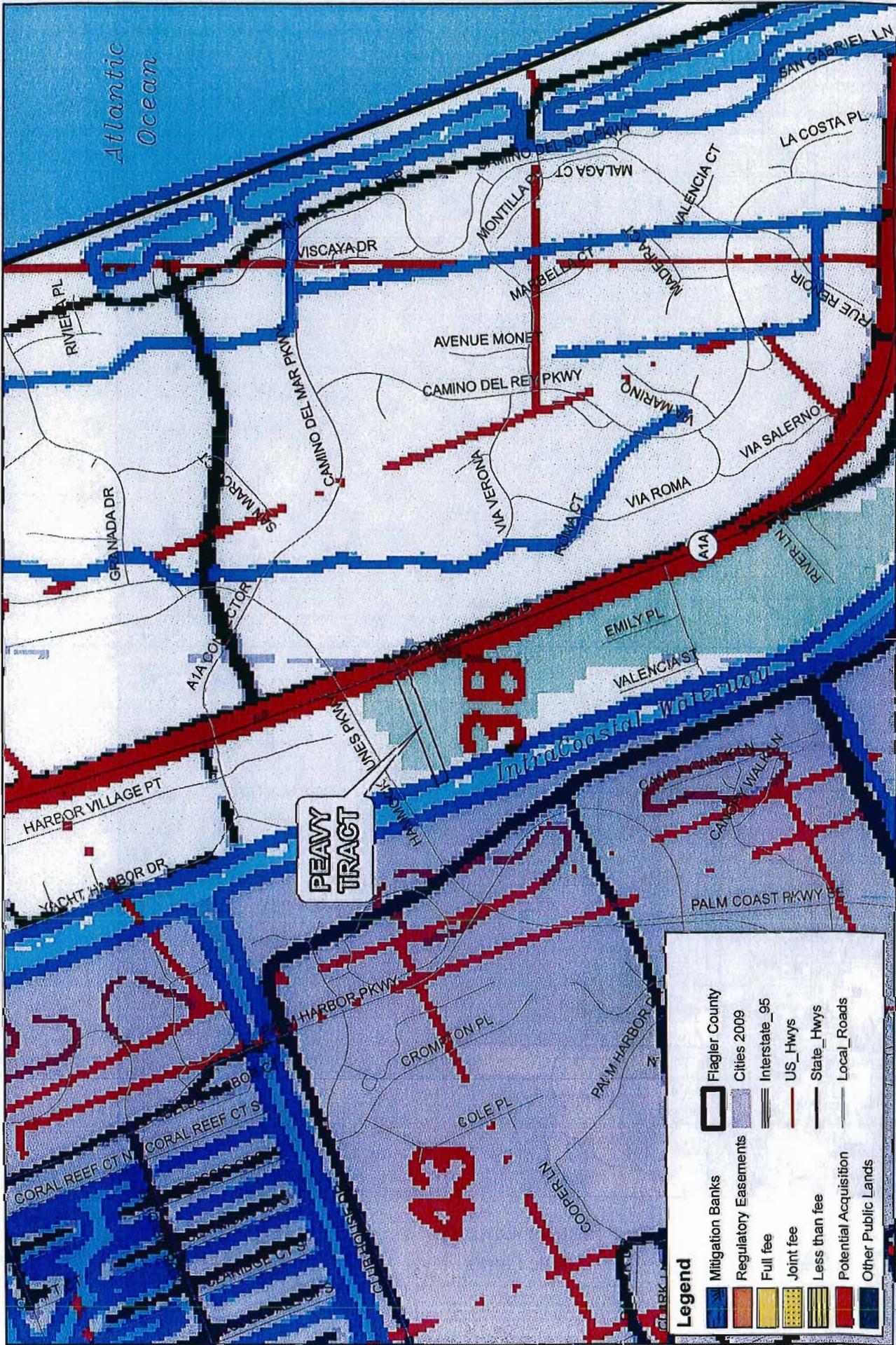
PEAVY TRACT



### Flagler County Public Lands

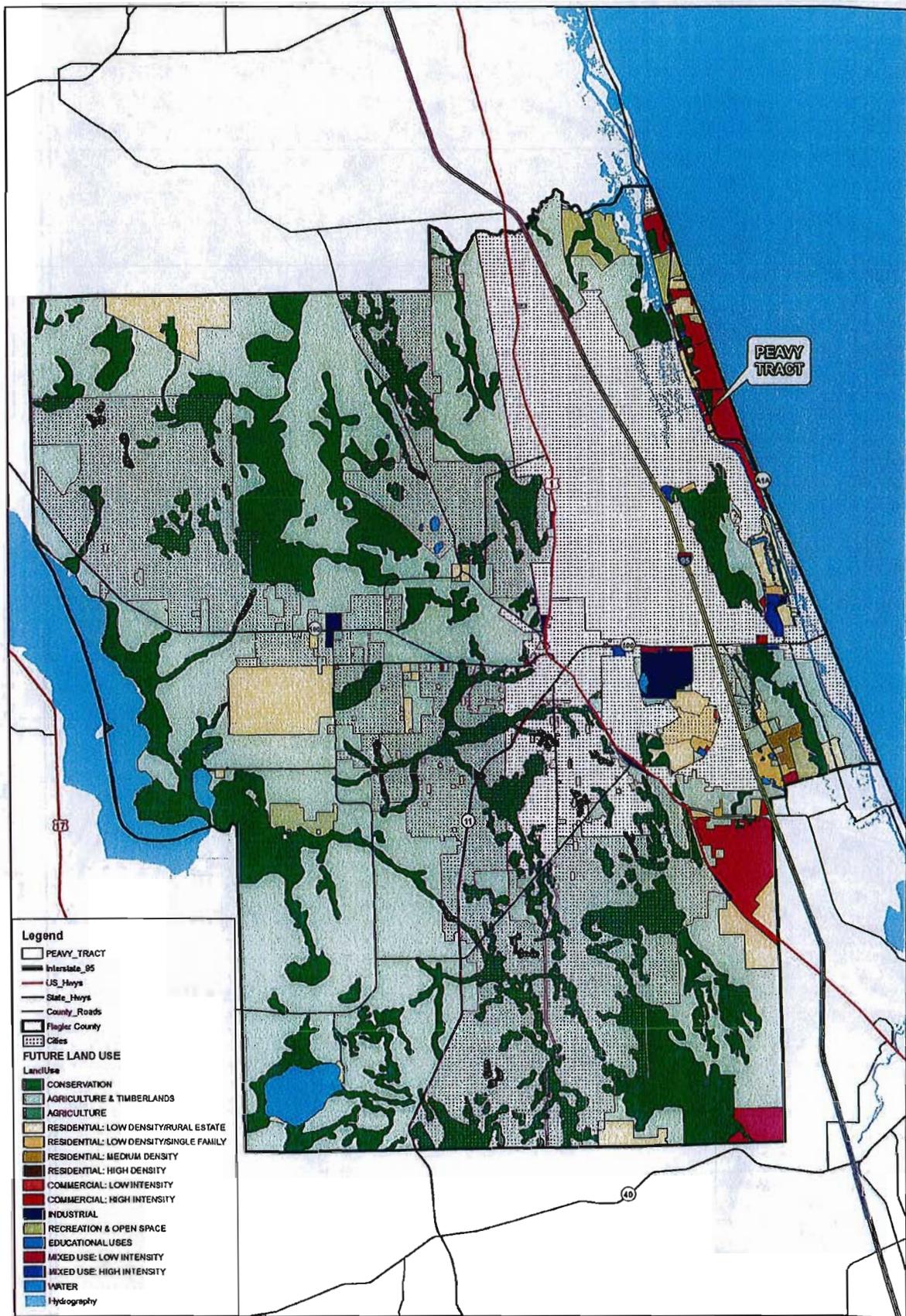
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.  
20101005\_gslaring

- Legend**
- Interstate\_95
  - US\_Hwys
  - StateHwys
  - County\_Rds
  - Flagler County
  - Nilgallon Banks
  - Regulatory Easement
  - Full fee
  - Joint fee
  - Less than fee
  - Potential Acquisition
  - Other Public Lands
  - Cities 2009



# Flagler County Public Lands

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20101005\_gstaring



**Legend**

- PEAVY TRACT
- Interstate\_95
- US\_Hwys
- State\_Hwys
- County\_Roads
- ▭ Flagler County
- ▨ Cities

**FUTURE LAND USE**

Land Use

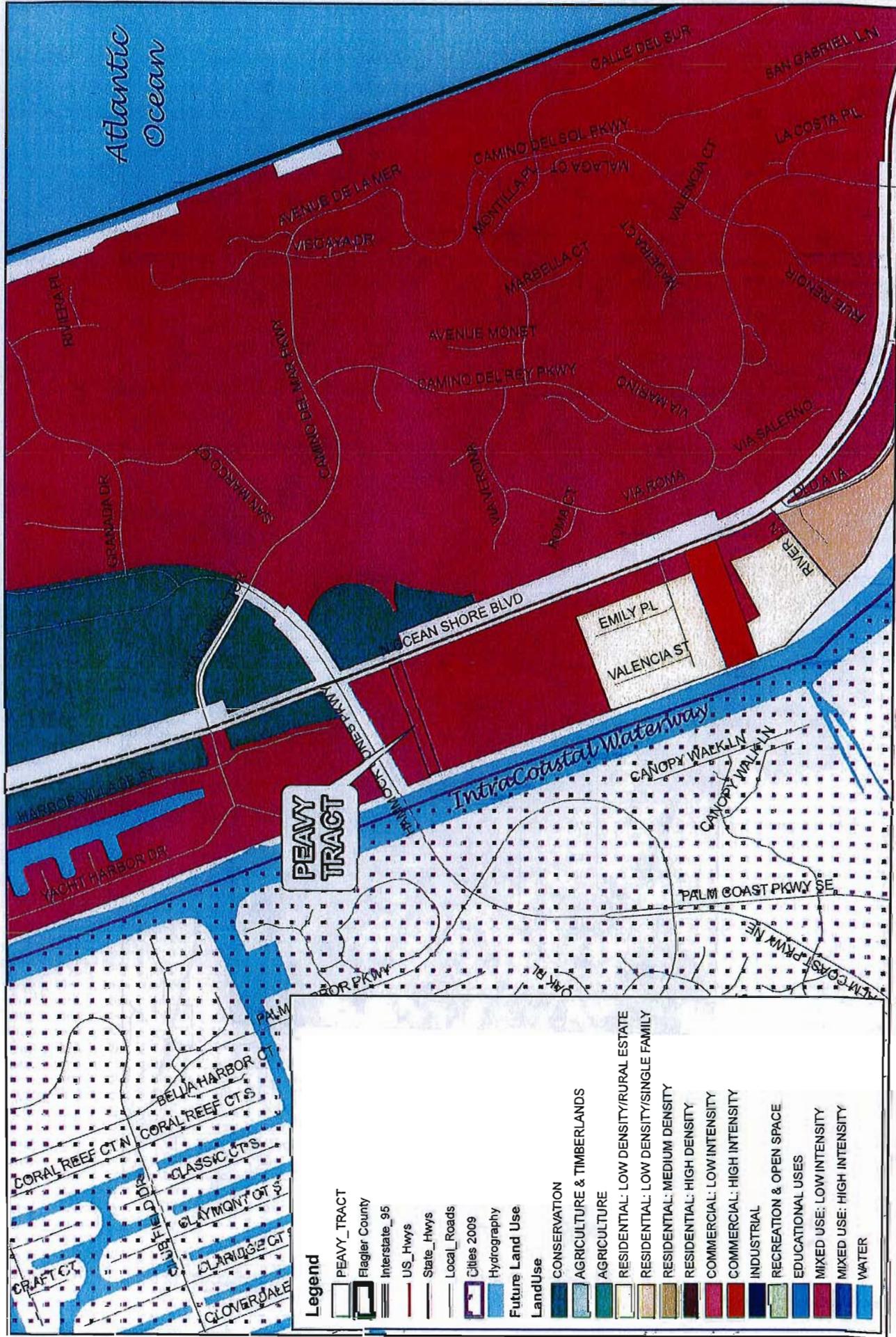
- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER
- Hydrography



**Flagler County**  
**FUTURE LAND USE**

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20101005\_gslarjg

Atlantic Ocean



**PEAVY TRACT**

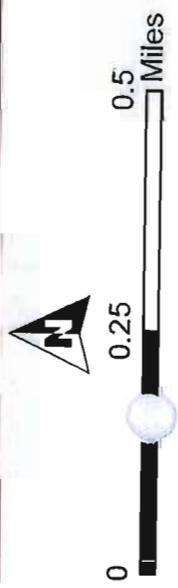
**Legend**

- PEAVY TRACT
- Flagler County
- Interstate\_95
- US\_Hwys
- State\_Hwys
- Local\_Roads
- Cities 2009
- Hydrography
- Future Land Use

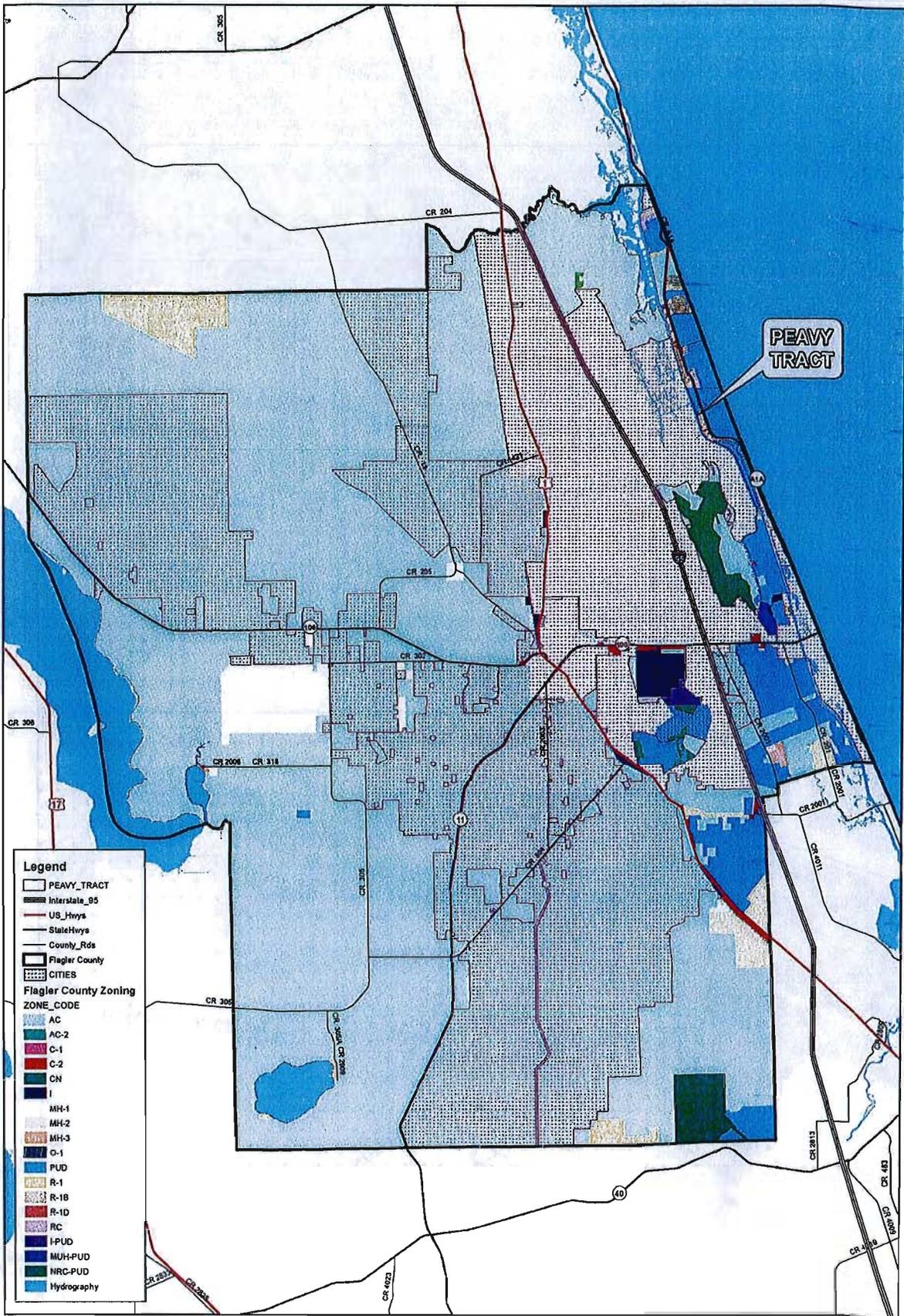
**LandUse**

- CONSERVATION
- AGRICULTURE & TIMBERLANDS
- AGRICULTURE
- RESIDENTIAL: LOW DENSITY/RURAL ESTATE
- RESIDENTIAL: LOW DENSITY/SINGLE FAMILY
- RESIDENTIAL: MEDIUM DENSITY
- RESIDENTIAL: HIGH DENSITY
- COMMERCIAL: LOW INTENSITY
- COMMERCIAL: HIGH INTENSITY
- INDUSTRIAL
- RECREATION & OPEN SPACE
- EDUCATIONAL USES
- MIXED USE: LOW INTENSITY
- MIXED USE: HIGH INTENSITY
- WATER

# Flagler County FUTURE LAND USE



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.  
20101005\_gstarling



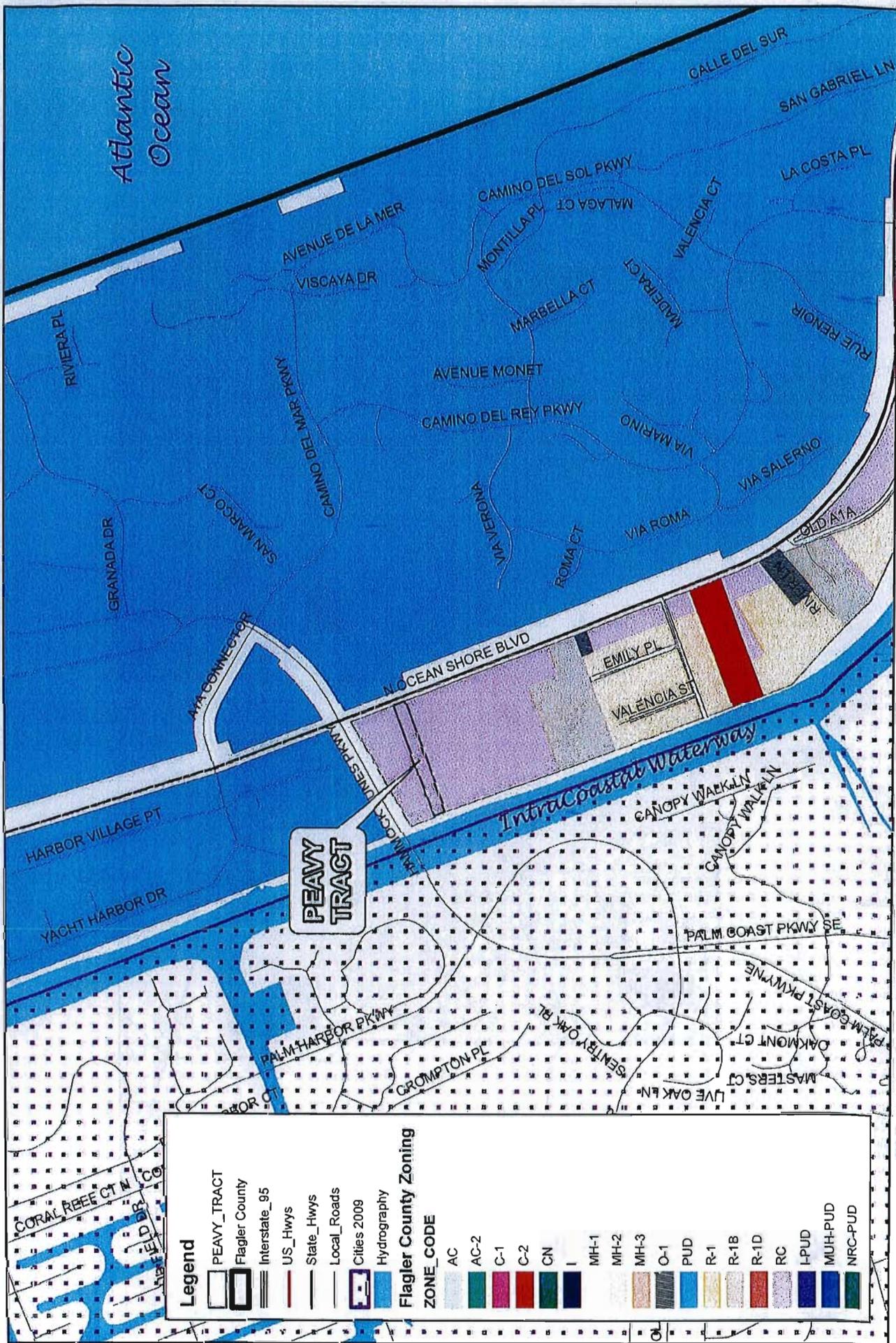
## Flagler County

### ZONING

0 1 2 3 4 5 Miles

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. 20101005\_gzoning

Atlantic Ocean



**PEAVY TRACT**

**Legend**

- PEAVY\_TRACT
- Flagler County
- Interstate\_95
- US\_Hiways
- State\_Hiways
- Local\_Roads
- Cities 2009
- Hydrography

**Flagler County Zoning**

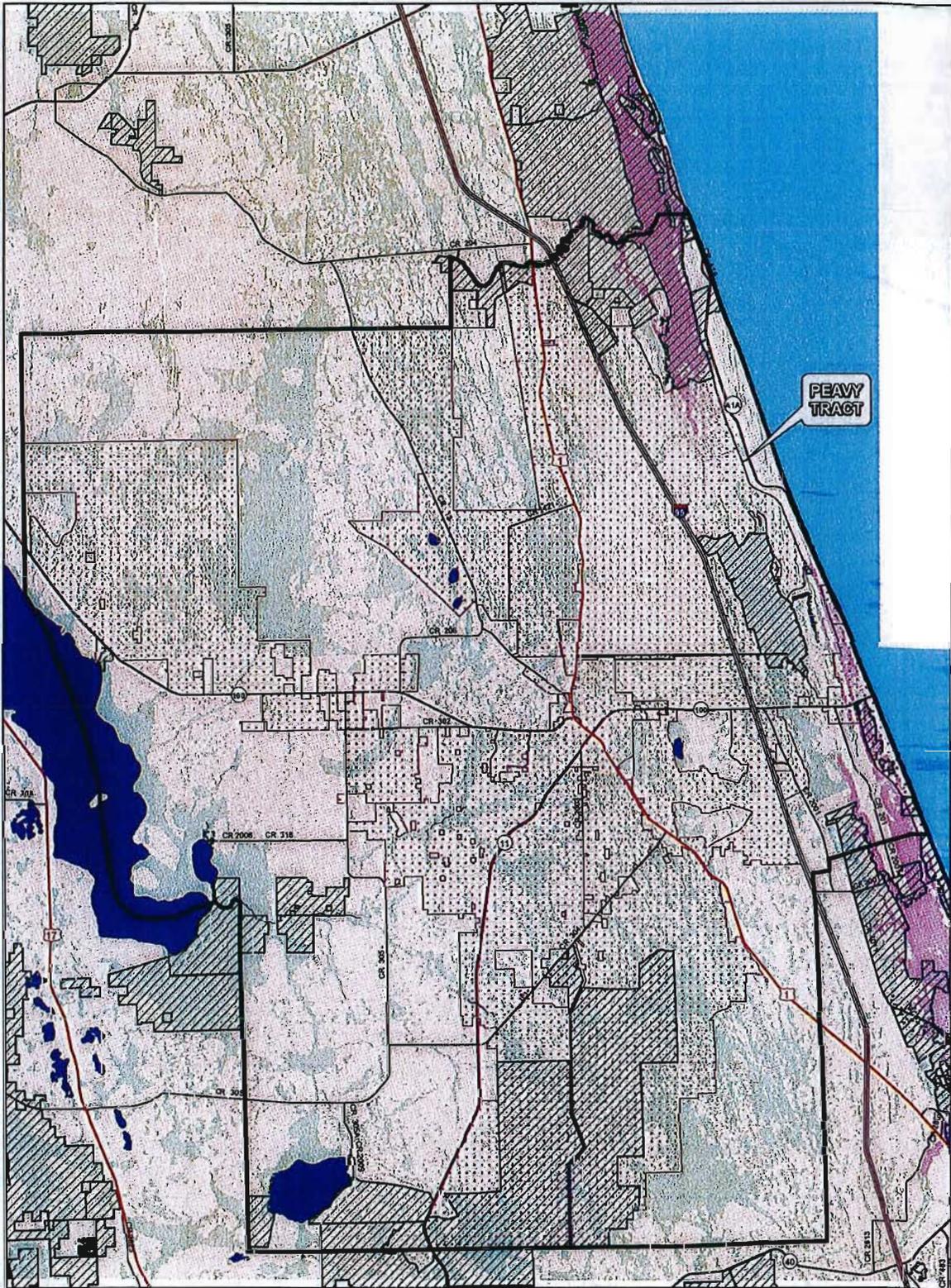
ZONE_CODE	Color
AC	Light Blue
AC-2	Light Green
C-1	Pink
C-2	Red
CN	Dark Green
I	Dark Blue
MH-1	Light Blue
MH-2	Light Green
MH-3	Light Blue
O-1	Light Green
PUD	Light Blue
R-1	Light Green
R-1B	Light Green
R-1D	Light Green
RC	Light Green
LPUD	Light Blue
MUH-PUD	Light Blue
NRC-PUD	Light Blue

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

20101005\_gstating

# Flagler County ZONING





## Flagler County NWI Wetlands

### Legend

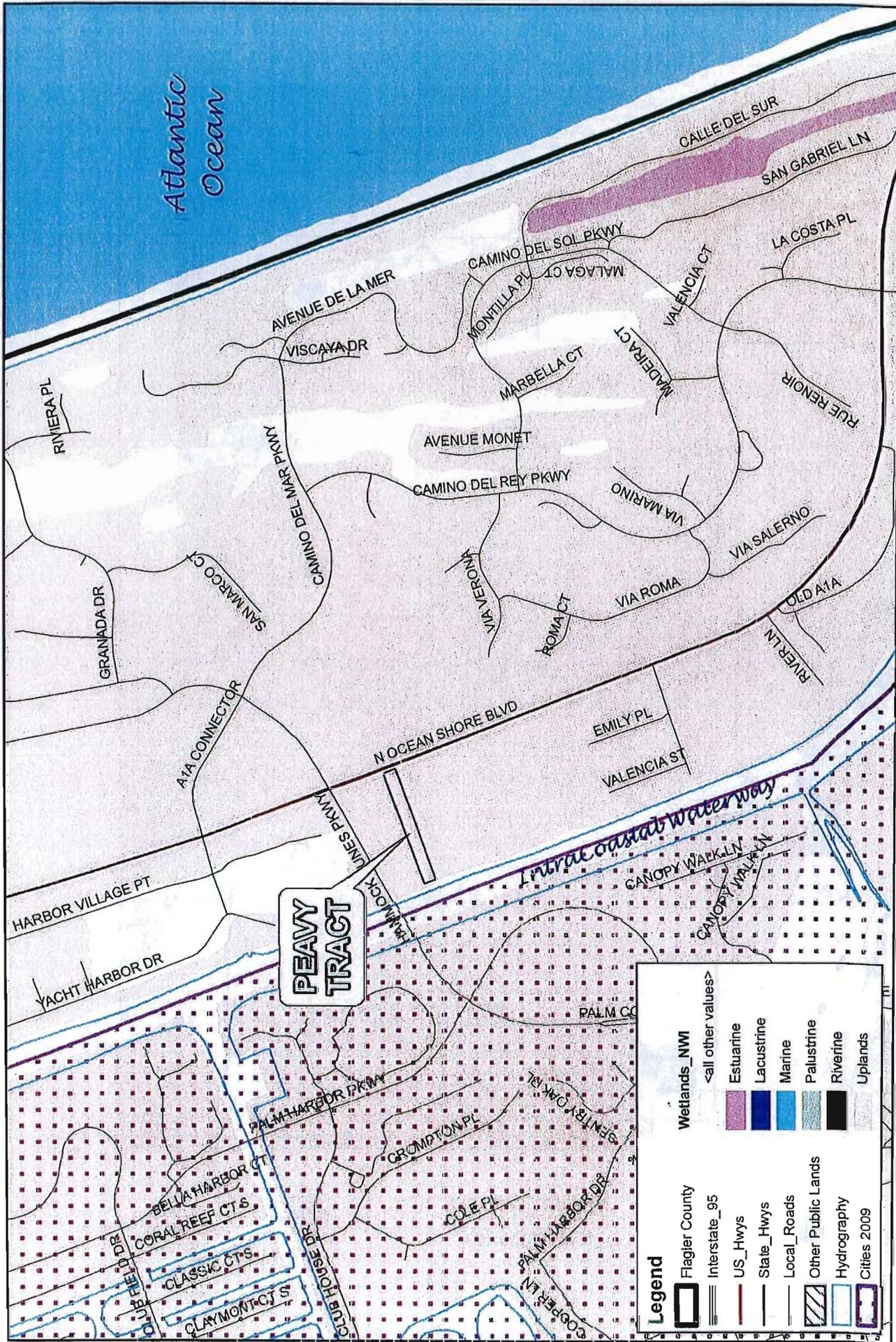
- |                    |            |
|--------------------|------------|
| Flagler County     | Estuarine  |
| Interstate_95      | Lacustrine |
| US_Hwys            | Marine     |
| State_Hwys         | Palustrine |
| County_Roads       | Riverine   |
| Other_Public_Lands | Uplands    |
| Cities_2009        |            |



0 1 2 3 4 5  
Miles

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.  
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Atlantic Ocean

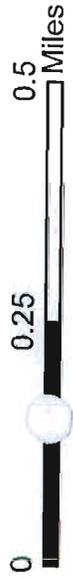


**PEAVY TRACT**

Intra-coastal water way

**Legend**

	Flagler County		Wetlands_NWI
	Interstate_95		<all other values>
	US_Hwys		Estuarine
	State_Hwys		Lacustrine
	Local_Roads		Marine
	Other Public Lands		Palustrine
	Hydrography		Riverine
	Cities 2009		Uplands



# Flagler County NWI Wetlands

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20101005\_gstarling



1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
fax 850-681-9364  
www.fnai.org

March 27, 2015

Michael Lagasse  
Flagler County  
1769 East Moody Blvd., Suite 309  
Bunnell, FL 32110

Dear Mr. Lagasse,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). We have compiled the following information for your project area.

**Project:** Peavey Property  
**Date Received:** 3/24/2015  
**Location:** Flagler County

### Element Occurrences

A search of our maps and database indicates that we currently have a few element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

*The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.*

### Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

*FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.*

*FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.*

*The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.*



Florida Resources  
and Environmental  
Analysis Center

Institute of Science  
and Public Affairs

The Florida State University

*Tracking Florida's Biodiversity*

**Land Acquisition Projects**

This site appears to be located within the Flagler County Blueway Florida Forever BOT Project, which is part of the State of Florida's Conservation and Recreation Lands land acquisition program. A description of this project is enclosed. For more information on this Florida Forever Project, contact the Florida Department of Environmental Protection, Division of State Lands.

*Florida Forever Board of Trustees (BOT) projects are proposed and acquired through the Florida Department of Environmental Protection, Division of State Lands. The state has no specific land management authority over these lands until they are purchased.*

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit [www.fnai.org/trackinglist.cfm](http://www.fnai.org/trackinglist.cfm) for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. FNAI data may not be resold for profit.

**This report is made available at no charge as a public service of the Florida Natural Areas Inventory.**

Thank you for your use of FNAI services. If I can be of further assistance, please contact me at (850) 224-8207 or at [npasco@fnai.org](mailto:npasco@fnai.org).

Sincerely,

*Nathan Pasco*

Nathan Pasco  
GIS / Data Services

Encl





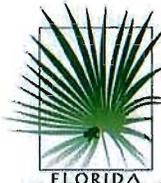
1018 Thomasville Road  
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## FNAI ELEMENT OCCURRENCE REPORT on or near Peavey Property



### Global State Federal State Observation

Map Label	Scientific Name	Common Name	Rank	Rank Status	Listing	Date	Description	EO Comments	
CARECARE*1	<i>Caretta caretta</i>	Loggerhead Sea Turtle	G3	S3	LE, LT	FT	2012	Atlantic Coast beaches and dunes. Some beaches are adjacent to highly developed lands, and others are included within managed natural areas.	Nesting beaches of the North Florida genetic subunit as defined by Shamblin et al. (2011) (A11SHA01FLUS). This includes all observed and likely habitat from Fort Clinch to Ponce de Leon Inlet. From 2008-2012, the surveyed beaches had annual nesting den
CHELMYDA*1	<i>Chelonia mydas</i>	Green Sea Turtle	G3	S2S3	LE	FE	2012	Atlantic Coast beaches and dunes. Many are bordered by development, though some are protected as natural areas.	Observed and likely nesting beaches from the Georgia border to Cape Florida State Park. From 2008-2012, the surveyed beaches had annual nesting densities ranging from 0.02 to 240.14 nests per km; the highest nesting densities were in the vicinities of J
COASSTRA*61	Coastal strand		G3	S2	N	N	2004	Coastal strand dominated by saw palmetto.	2004: Update to last obs date was based on interpretation of aerial photography (previous value was 1992-04-26) (U05FNA02FLUS). Low dense stand of saw palmetto with occasional tough buckthorn, Hercules' Club, and cabbage palm.
DERMCORI*1	<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	G2	S2	LE	FE	2012	Atlantic coast beaches and dunes.	Observed and likely nesting beaches from Georgia border to Cape Florida. Between 2008-2012, the surveyed beaches had annual nesting densities ranging from 0.03 to 20.75 nests per kilometer (U13FWC01FLUS). Nesting densities are highest on beaches in the



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FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory Biodiversity Matrix Report



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
<b>Matrix Unit ID: 50535</b>					
<b>Likely</b>					
<i>Mycteria americana</i>	Wood Stork	G4	S2	LE	FE
<b>Potential</b>					
<i>Acipenser oxyrinchus oxyrinchus</i>	Atlantic Sturgeon	G3T3	S1	PS:LE,LT	SSC
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G2	S2	LT	FT
<i>Calopogon multiflorus</i>	Many-flowered Grass-pink	G2G3	S2S3	N	LE
<i>Centrosema arenicola</i>	Sand Butterfly Pea	G2Q	S2	N	LE
<i>Chamaesyce cumulicola</i>	Sand-dune Spurge	G2	S2	N	LE
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S3	LT	FT
<i>Glandularia maritima</i>	Coastal Vervain	G3	S3	N	LE
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
<i>Lechea cernua</i>	Nodding Pinweed	G3	S3	N	LT
<i>Lechea divaricata</i>	Pine Pinweed	G2	S2	N	LE
<i>Matelea floridana</i>	Florida Spiny-pod	G2	S2	N	LE
<i>Nemastylis floridana</i>	Celestial Lily	G2	S2	N	LE
<i>Neofiber alleni</i>	Round-tailed Muskrat	G3	S3	N	N
<i>Neovison vison lutensis</i>	Atlantic Salt Marsh Mink	G5T3	S3	N	N
<i>Setophaga discolor paludicola</i>	Florida Prairie Warbler	G5T3	S3	N	N
<i>Trichechus manatus</i>	Manatee	G2	S2	LE	FE
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T2	S2	N	N

**Definitions:** Documented - Rare species and natural communities documented on or near this site.  
 Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.  
 Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.  
 Potential - This site lies within the known or predicted range of the species listed.

## Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

## Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

### **FNAI GLOBAL ELEMENT RANK**

- G1** = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- G2** = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- G3** = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- G4** = Apparently secure globally (may be rare in parts of range).
- G5** = Demonstrably secure globally.
- GH** = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX** = Believed to be extinct throughout range.
- GXC** = Extirpated from the wild but still known from captivity or cultivation.
- G#?** = Tentative rank (e.g., G2?).
- G#G#** = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T#** = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q** = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q** = Same as above, but validity as subspecies or variety is questioned.
- GU** = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
- GNA** = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- GNR** = Element not yet ranked (temporary).
- GNRTNR** = Neither the element nor the taxonomic subgroup has yet been ranked.

### **FNAI STATE ELEMENT RANK**

- S1** = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- S2** = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- S3** = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- S4** = Apparently secure in Florida (may be rare in parts of range).
- S5** = Demonstrably secure in Florida.
- SH** = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX** = Believed to be extirpated throughout Florida.
- SU** = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA** = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR** = Element not yet ranked (temporary).

## **FEDERAL LEGAL STATUS**

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

**C** = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.

**E** = Endangered: species in danger of extinction throughout all or a significant portion of its range.

**E, T** = Species currently listed endangered in a portion of its range but only listed as threatened in other areas

**E, PDL** = Species currently listed endangered but has been proposed for delisting.

**E, PT** = Species currently listed endangered but has been proposed for listing as threatened.

**E, XN** = Species currently listed endangered but tracked population is a non-essential experimental population.

**T** = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.

**PE** = Species proposed for listing as endangered

**PS** = Partial status: some but not all of the species' infraspecific taxa have federal

**PT** = Species proposed for listing as threatened

**SAT** = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.

**SC** = Not currently listed, but considered a "species of concern" to USFWS.

## **STATE LEGAL STATUS**

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

**Animals:** Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

**C** = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service

**FE** = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service

**FT** = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service

**FXN** = Federal listed as an experimental population in Florida

**FT(S/A)** = Federal Threatened due to similarity of appearance

**ST** = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

**SSC** = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC\* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)

**N** = Not currently listed, nor currently being considered for listing.

**Plants:** Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <http://www.doacs.state.fl.us/pi/>.

**E** = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

**T** = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.

**N** = Not currently listed, nor currently being considered for listing.

## Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

- A** = Excellent estimated viability
- A?** = Possibly excellent estimated viability
- AB** = Excellent or good estimated viability
- AC** = Excellent, good, or fair estimated viability
- B** = Good estimated viability
- B?** = Possibly good estimated viability
- BC** = Good or fair estimated viability
- BD** = Good, fair, or poor estimated viability
- C** = Fair estimated viability
- C?** = Possibly fair estimated viability
- CD** = Fair or poor estimated viability
- D** = Poor estimated viability
- D?** = Possibly poor estimated viability
- E** = Verified extant (viability not assessed)
- F** = Failed to find
- H** = Historical
- NR** = Not ranked, a placeholder when an EO is not (yet) ranked.
- U** = Unrankable
- X** = Extirpated

\*For additional detail on the above ranks see: <http://www.natureserve.org/explorer/eorankguide.htm>

FNAI also uses the following EO ranks:

- H?** = Possibly historical
- F?** = Possibly failed to find
- X?** = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).

# Flagler County Blueway

## Flagler and Volusia Counties

## Partnerships

### Purpose for State Acquisition

Public acquisition of this project will contribute to the following Florida Forever goals: (1) Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels – will help close gaps and gain public ownership of some remaining hammock, marshes, flatwoods and swamps; (2) Increase the amount of open space available in urban areas – several parcels have future potential for serving as urban open space which will increase the amount of open space available in urban areas; and (3) Increase natural resource-based public recreation and educational opportunities - recreational opportunities may also increase if the land is managed carefully.

### Manager

The Florida Forest Service (FFS) and the Fish and Wildlife Conservation Commission (FWC) will be cooperating managers for this project, while Flagler County will manage the Emerald Coast parcel.

### General Description

The Flagler County Blueway project has changed significantly during the evaluation phase, growing from its original 122 acres to approximately 5,015 acres clustered from south of Pellicer Creek on the north to the Flagler County line on the south. The project essentially follows the Intracoastal Waterway and includes most undeveloped and available land east of I-95 in Flagler County.

### Public Use

There are usable uplands within the project that will accommodate resource-based recreation activities, but the degree of ownership acquired will determine the degree of public access and use that can be assured.

Portions of the project include tidal marshes with numerous small creeks and hammock islands. Other areas have creeks associated with them. Boating,

canoeing and kayaking can be accommodated on many of these creeks and there are opportunities to create a water borne trail system that might accommodate limited facilities, especially for canoes and kayaks.

Where road access or connectivity with existing public lands exists, there are opportunities for upland activities such as short nature hikes, primitive camping, picnicking and shoreline fishing. RV camping may not be well suited for this project, due to the general wet nature of the lands and the disbursement of uplands within the project. Still, it is possible that a site might be located, should a demand for that activity become apparent and compatible with the purpose of acquisition. Off-road bicycling might be accommodated on the more upland sites that have access.

### Location and Proximity to Other Managed Areas

The Flagler County Blueway proposal has tracts of land adjacent to or very near the following managed areas (in alphabetical order): Bulow Creek State Park, Faver-Dykes State Park, Gamble Rogers Memorial State Recreation Area, Graham Swamp Conservation Area, Guana Tolomato Matanzas, North Peninsula State Park, Pellicer Creek Corridor Conservation Area, Princess Place Preserve, Pellicer Creek Aquatic Preserve, Washington Oaks Gardens State Park.

### Acquisition Planning

On December 5, 2003, the Acquisition & Restoration Council (ARC) added the Flagler County Blueway project to Group B of the Florida Forever (FF) 2004 priority list. While fee-simple acquisition is the preferred method for this project, there may well be parcels that are not available in fee-simple but lend themselves

<b>Placed on List</b>	<b>2003</b>
<b>Projects Area (GIS acres)</b>	<b>4,164</b>
<b>Acres Acquired (GIS)</b>	<b>82</b>
<b>At a Cost Of</b>	<b>790,000*</b>
<b>Acres Remaining (GIS)</b>	<b>4,082</b>
<b>With Estimated (tax assessed) Value of: \$17,050,409</b>	
* Flagler County paid \$395,000	

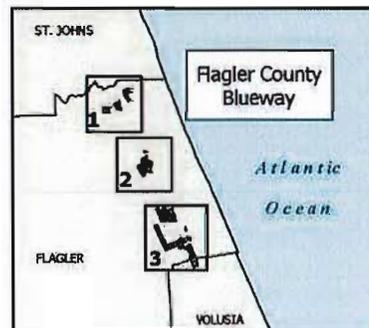
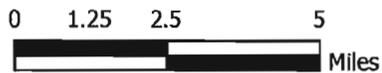
Flagler County Blueway FNAI Elements	
Gopher Tortoise	G3/S3
1 rare species is associated with the project	

# Flagler County Blueway



## FLAGLER COUNTY BLUEWAY: OVERVIEW

### FLAGLER AND VOLUSIA COUNTIES



OCTOBER 2011

to conservation easements or other less-than-fee approaches. Sponsored by Flagler County, this project consisted of approximately 5,015 acres, multiple owners, and a 2002 taxable value of \$20,502,164. On June 3, 2004, ARC moved this project to Group A of the FF 2004 Priority list.

On October 13, 2006, ARC approved a project redesign that removed 606 acres, reducing the total project size to 4,409 acres. All parcels removed were due to development that had occurred or isolation of the parcels since the original boundary was identified. In addition, the ARC approved a fee-simple, 20-acre addition to the project boundary. It was sponsored by Flagler County, consisted of one parcel & landowner, Kitteridge Investments, and had a 2002 taxable value of \$6,800. The addition is considered important, but not critical to the project as a whole, and, if acquired, will be managed by Flagler County as part of Princess Place Preserve.

In October 2008, 59.19 acres of the Emerald Coast Development Partners, LLC ownership, were purchased for \$790,000 (\$395,000 from DSL Florida Forever funds, \$395,000 from Flagler County). Flagler County will manage this site.

On October 14, 2011 ARC recommended a 182-acre reduction to the project boundary containing residential development/commercial buildings/infrastructure.

### **Coordination**

The St. Johns River Water Management District (SJRWMD) and Flagler County are considered partners on this project.

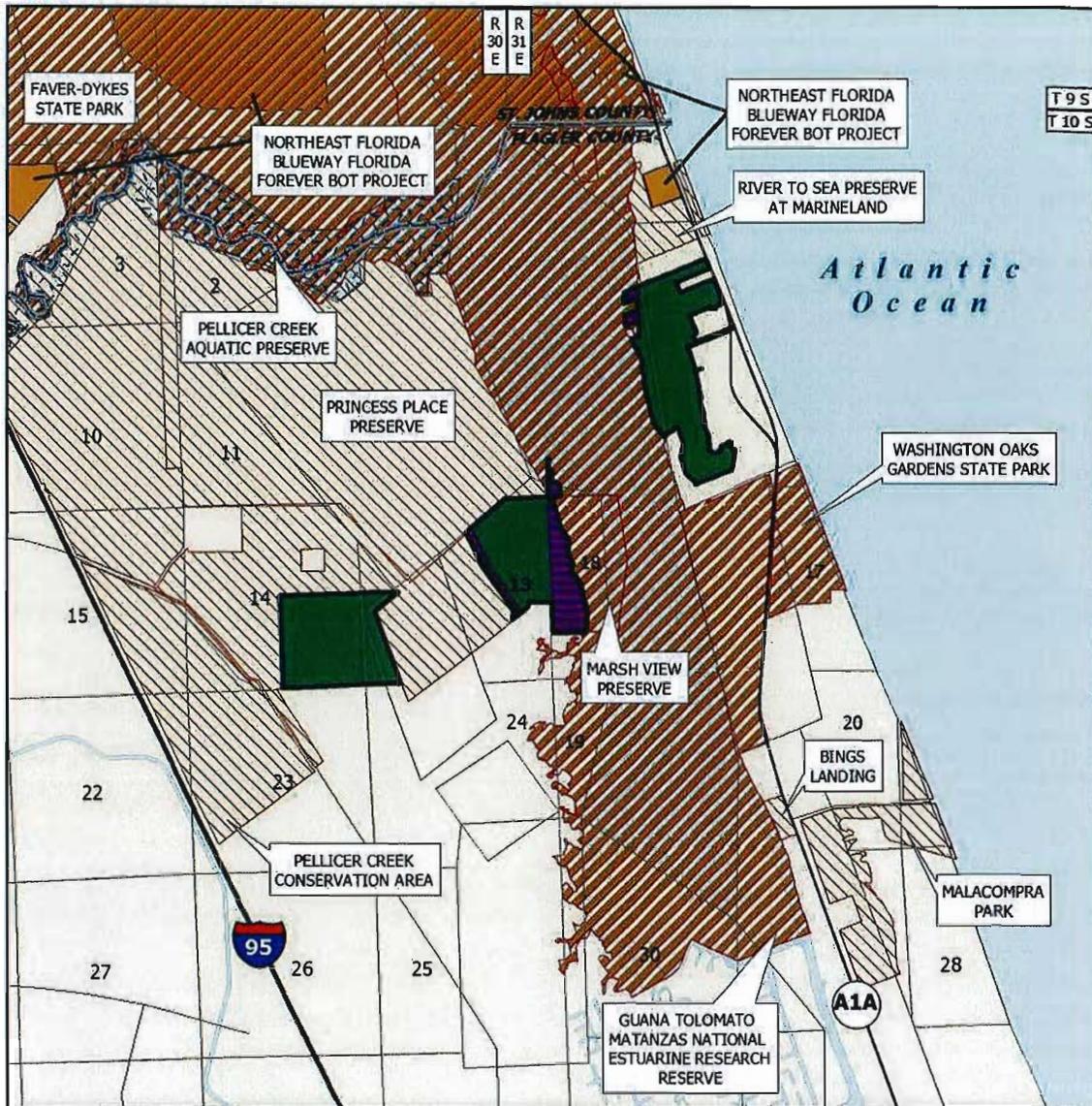
### **Unified Management Prospectus**

**Qualifications for state designation** The Flagler County Blueway Florida Forever project has multiple parcels in the Matanzas River ecosystem watershed, which includes the Intracoastal Waterway (ICW). The tracts of private lands in this project vary greatly in size, from 10 to 1,056 acres, and vary in type and quality of habitats. Some tracts in this project adjoin and provide connectivity among federal, state and local conservation lands. These tracts, if acquired, would be part of the Flagler County Blueway Project, which extends from the headwaters of Pellicer Creek and the Princess Place Preserve in the north, past the Graham Swamp Conservation Area (CA), to Bulow Creek

State Park (SP), just south of the Flagler County line. Project lands are primarily west of the ICW, with a smaller acreage on the eastern shore of the ICW. The project extends for a north-south distance of approximately 17 miles. The northernmost tract in the project is approximately 56 miles south of Jacksonville, and 17 miles south of St. Augustine. The southernmost tract is approximately 14 miles north of Daytona Beach, and 28 miles northeast of Deland. Other nearby conservation lands in addition to those mentioned above include the Guana Tolomato Matanzas National Estuarine Research Reserve, the Bulow Plantation Ruins Historic SP, the Pellicer Creek Aquatic Preserve (AP), the Tomoka Marsh AP, Tomoka SP and Washington Oaks Gardens SP. Overall, the Flagler County Blueway proposal is a landscape of three distinguishable groups of conservation lands. They are as follows: (1) northern perimeter conservation lands include the northernmost extent of the project adjacent to Washington Oaks Gardens SP, Pellicer Creek CA, and Princess Place Preserve; (2) southern perimeter conservation lands are at the southern end of the proposal boundary, including Bulow Creek SP, Gamble Rogers State Recreation Area and North Peninsula SP; and (3) the central, connecting part of the proposed blueway project that is near the northern and southern borders of the Graham Swamp CA. This project is significant as an ecological greenway, with 94 percent (7,791 acres) of the project area qualifying as a Priority 7 in potential importance, according to the Florida Natural Areas Inventory (FNAI) Florida Forever Measures Evaluation.

Approximately 48 percent of the project is uplands. Scrub is 132 acres of the project area, with mesic flatwoods and scrubby flatwoods making a total of 883 acres. Coastal uplands include 1,063 acres of coastal strand and maritime hammock. These uplands are important flyway resting and feeding areas for migratory birds, and occur primarily on islands, and along the edge of the estuarine tidal marsh. Pine plantation, agricultural use (mostly pasture), and otherwise disturbed and developed lands are 1,901 acres of the project. Freshwater wetlands are mostly forested, including basin swamp, baygall, hydric hammock, and perhaps a small area of dome swamp, for a total of 2,815 acres. Some hydric hammocks are of particularly good quality. One of the basin swamps is a southern extension of the Graham Swamp CA, and is the largest natural area in the project. About 51 acres are depression marsh. Functional wetlands

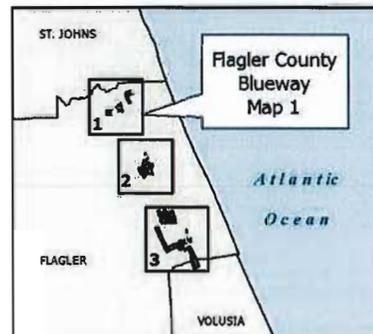
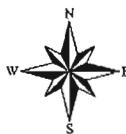
# Flagler County Blueway



## FLAGLER COUNTY BLUEWAY: MAP 1 OF 3

### FLAGLER COUNTY

-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Essential Parcel(s) Remaining
-  Other Florida Forever BOT Projects
-  State Owned Lands
-  Other Conservation Lands
-  State Aquatic Preserves



JANUARY 2014

are 45 percent (3,692 acres) of the project area, and help conserve areas for aquifer recharge (8 percent, or 672 acres of project area), and protect fragile coastal resources (28 percent, or 2,300 acres of project area). The FNAI Florida Forever Measures Evaluation also indicates that 84 percent (6,963 acres) of the project would serve surface water protection. There are 1,222 acres of estuarine tidal marsh, mostly along the ICW, Matanzas River and Smith Creek. There are 218 acres classified as open water. The FNAI Florida Forever Measures Evaluation indicates that 25 percent (2,075 acres) of the project area is under-represented natural communities.

Imperiled or rare animal species documented by FNAI to occur on the project include the gopher tortoise (*Gopherus polyphemus*) and MacGillivray's seaside sparrow (*Ammodramus maritimus macgillivraii*). The bald eagle (*Haliaeetus leucocephalus*) has been reported to nest near the project area. The West Indian manatee (*Trichechus manatus*) occurs nearby in the ICW. Other imperiled or rare animals which potentially occur in the project area include the Cooper's hawk (*Accipiter cooperii*), hairy woodpecker (*Picoides villosus*), osprey (*Pandion haliaetus*), and the spotted turtle (*Clemmys guttata*). In addition, many other vertebrate species are expected to use the project area as habitat. According to the FWC approximately 42 percent (3,486 acres) of the project area is within Strategic Habitat Conservation Areas (SHCAs). Another 31 percent (2,583 acres) of the project is a habitat conservation priority for rare species with the greatest conservation need, according to the FNAI.

**Manager** The FFS of the Department of Agriculture and Consumer Services and the FWC are recommended as unified managers of the fee simple portions of the project that are acquired.

**Management Goals** The FFS and FWC are prepared to share all management responsibilities for Flagler County Blueway under the unified management concept that both agencies are currently developing. Under unified management, both agencies will identify mutually acceptable goals that further the long-term protection of the site's plant and wildlife resources, promote sound stewardship of land, timber and water resources, and provide the public with access and quality recreational opportunities. The project has the capability to provide needed protection for fish and wildlife habitat in a manner that is compatible with sound silvicultural practices. More importantly, the project could serve an important biogeographical function by providing

physical linkages and connections to several other publicly owned lands in the Flagler County area.

Project goals include protection of biodiversity, and provision of natural resource-based public recreational and educational opportunities, so programs would be developed to manage ecosystems for multiple use. Multiple use means harmonious and coordinated management of timber, recreation, conservation of fish and wildlife, forage, archaeological and historic sites, habitat and other biological resources, or water resources so that they are used to best serve the people of the state, making judicious use of the land for some or all of these resources and giving consideration to the relative values of the various resources. Conserving and protecting the unique coastal maritime community, xeric oak scrub community, and imperiled or rare species should be an important management goal for the project. A broad-scale management program will be developed to manage and/or restore important ecosystems, landscapes, wildlife populations, forests and water resources, and promote recreation and environmental education in the natural environment. Timber stands would be managed using even age and/or uneven aged methods to maintain a broad diversity of age classes ranging from young stands to areas with old growth characteristics. This would provide habitat for the full spectrum of species found in the natural environment and enhance and maintain biodiversity. The project area is near a large number of users who enjoy fishing, hiking, hunting, kayaking, and wildlife viewing. There is also potential for equestrian use, off-road biking, and multi-use trails through the proposed project. Additionally, the Department of Environmental Protection and University of Florida Statewide Greenways System Planning Project shows that 81 percent (6,717 acres) of the project area to be suitable for Priority 2 recreational trails.

This project contributes to the following goals in accordance with the Florida Forever Act (259.105(4), F.S.):

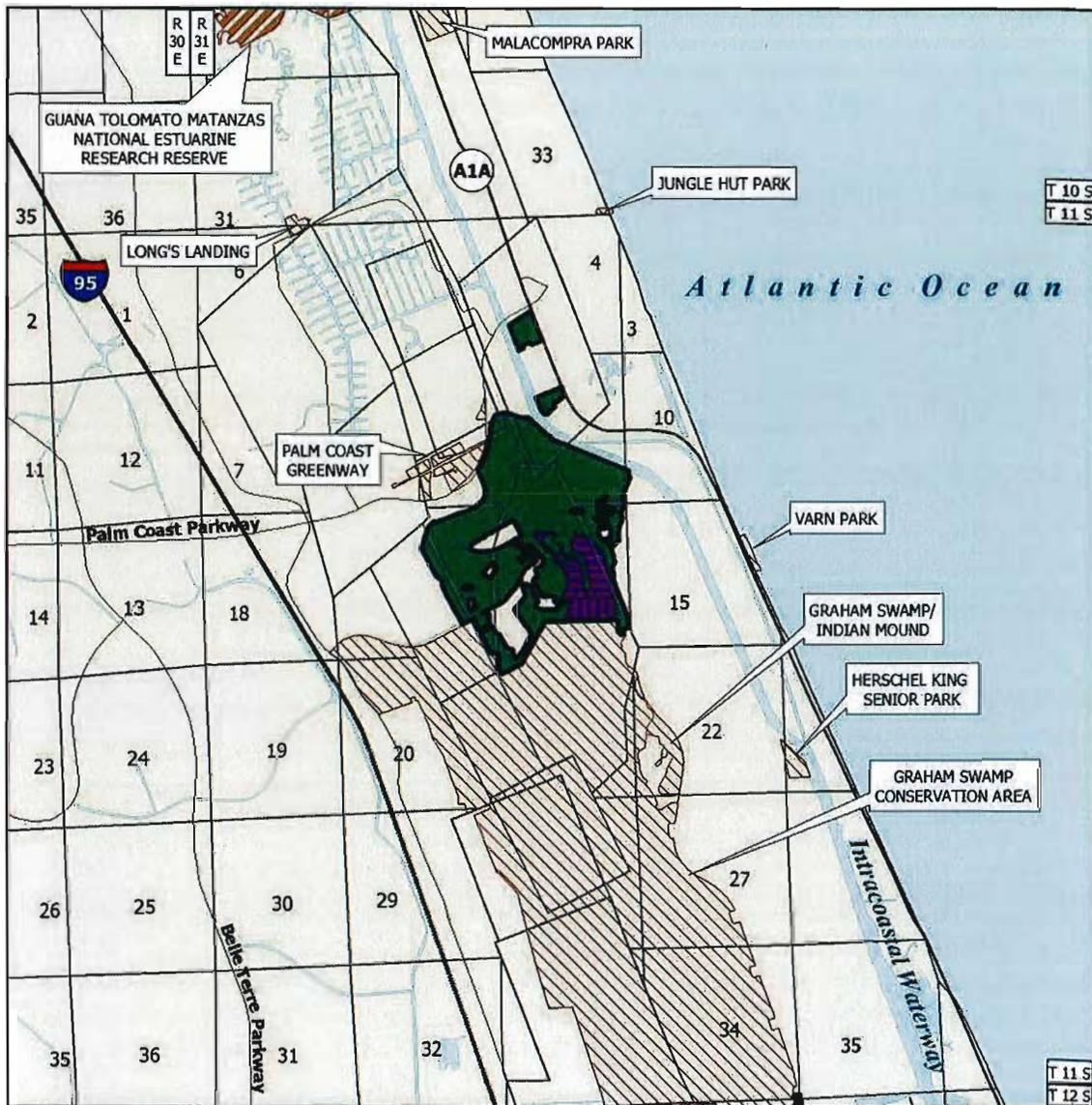
(c) Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state

(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

(e) Increase natural resource-based public recreational and educational opportunities

(h) Increase the amount of open space available in urban areas.

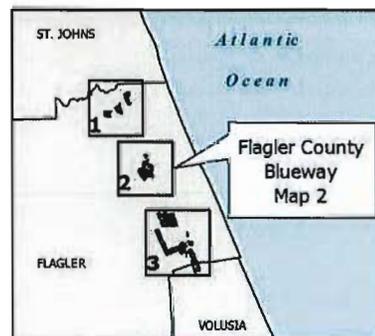
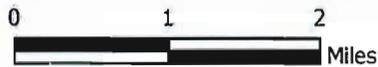
# Flagler County Blueway



## FLAGLER COUNTY BLUEWAY: MAP 2 OF 3

### FLAGLER COUNTY

-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Acquired for Conservation (Less-Than-Fee)
-  Essential Parcel(s) Remaining
-  State Owned Lands
-  Other Conservation Lands



JANUARY 2014

**Conditions affecting intensity of management** The disjunct nature of parcels comprising the Flagler County Blueway creates a special management consideration to be addressed by the unified managers. The FFS and FWC will need to devise a strategy to deploy manpower, equipment, and other management resources in a coordinated and efficient manner. Some portions of Flagler County Blueway are low-need areas that will require up-front implementation of resource management, including the frequent use of prescribed fire where appropriate. About 23 percent of the project area has been subjected to ground cover disturbance due to past silviculture, consequently, additional effort will be required to accomplish objectives for restoring to a desired future condition. The FFS and FWC propose to work cooperatively to assess site management needs and develop a conceptual management plan (CMP) for the site. Examples of situations that may require cooperative effort include restoring mesic and wet flatwoods previously managed for timber production, removing or thinning off-site timber species to promote the regeneration of native ground covers and appropriate tree species, and reforesting recently harvested areas. As part of the unified management approach, the managing agencies will conduct an historic vegetation analysis to assist in determining appropriate desired future conditions, and identify appropriate restoration methods and tools. This effort will help conserve habitats and populations of imperiled or rare species. Other unified management priorities will include protecting maritime hammock communities, restoring sensitive wetlands, and the identification, control, and follow-up monitoring of exotic species. Brazilian pepper (*Schinus terebinthifolius*), listed as a Category I exotic (most adversely affecting Florida's ecology) by the Florida Exotic Pest Plant Council, is an established shrub that has been observed in the project area and which deserves aggressive control.

The principal land management activities slated for less-disturbed natural communities include introducing prescribed fire and control of human uses in certain management units. Restoration methods will also include thinning of dense pine stands to decrease canopy cover and facilitate restoring native groundcovers.

Biotic surveys would be conducted as part of early unified management activities. Due to the presence of imperiled or rare species expected to occur within the proposed project, it is anticipated that resource inventories would be an initial priority under the unified management approach. Environmentally

sensitive areas such as erosion-prone sites, listed species habitats, outstanding natural areas, and wetlands, are to be identified during the initial resource inventory to implement appropriate protective measures for each specific area. Such inventories are considered vital to unified management planning efforts directed at facility and infrastructure development, and design and implementation of recreational use programs.

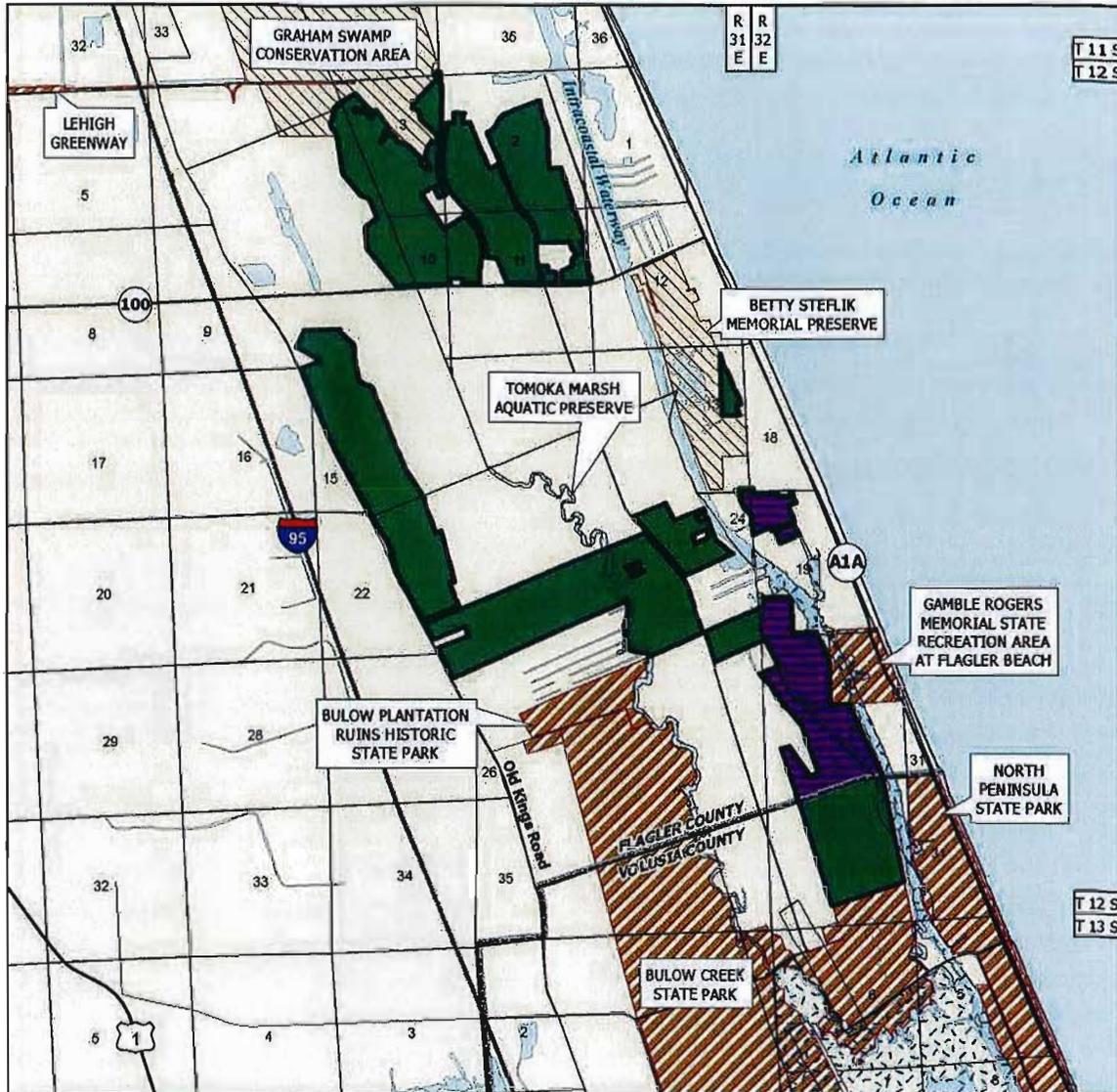
### **Timetable for implementing management provisions**

It is anticipated that during the first year after acquisition, both agencies operating under the unified management approach will place emphasis on site security, posting boundaries, public access for low-intensity outdoor recreation, fire management, resource inventory, and removal of refuse. Both managing agencies will participate in the joint development of a CMP specifying area management goals and objectives. Both managing agencies will meet frequently to coordinate task assignments, and cooperate with, and seek the assistance of other state agencies, local governments, and other appropriate participants as it affects management of the project site.

Goals intended for the long term emphasize multiple use management and the conservation of the site's natural resources including timber, fish and wildlife, and water. These goals would include restoring habitat and hydrology, and conservation and protection of listed species of flora and fauna. Following completion of plant community inventory and historic vegetation analysis, quantified vegetation management objectives would be developed pursuant to an objective-based vegetation management process. Where practical, disturbed sites would be restored to conditions expected to occur in naturally functioning ecosystems, including re-establishment of species expected to occur naturally on specific sites. Management would emphasize enhancement of abundance, and spatial distribution of imperiled or rare species. Essential roads would be stabilized to provide all-weather public access and management operations. Programs providing multiple recreational uses would also be implemented.

Both agencies will work towards the development of a fire management plan that will apply prescribed burning in a manner that maximizes natural resource protection and enhancement. Most of this project area has not been burned by prescribed fire in recent years. Whenever possible, existing roads, black lines, foam lines and natural breaks will be utilized to contain and control prescribed and natural fires. Growing-season prescribed burning would be used where appropriate to best

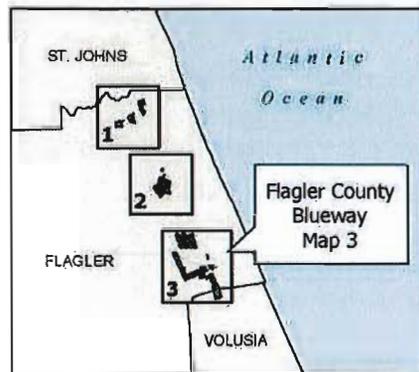
# Flagler County Blueway



## FLAGLER COUNTY BLUEWAY: MAP 3 OF 3

### VOLUSIA AND FLAGLER COUNTIES

-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Essential Parcel(s) Remaining
-  State Owned Lands
-  Other Conservation Lands
-  State Aquatic Preserve



OCTOBER 2011

achieve management objectives. Where appropriate, practical, and in pursuit of natural resource management objectives, timber resources will be managed using acceptable silvicultural practices. Thinning of timber, introduction of prescribed fire, and sustainable forestry management practices could provide silvicultural products, ecological, and recreational benefits. It is also possible that recreational trails on the parcels could function as back up firelines, provide access for prescribed burning equipment, and provide an opportunity for wildlife viewing. Archaeological and historic sites would be managed in coordination with the Department of State’s Division of Historical Resources (DHR). The DHR lists 16 such sites as occurring in the project area.

Both agencies will work towards development of a road plan identifying roads to be used for vehicular access by the public, and roads that are required for administrative use. Unnecessary roads, fire lanes and hydrological disturbances would be abandoned or restored as practical. The road plan would insure that the public has appropriate access, and that sensitive resources are protected. Other existing infrastructure necessary for management would be protected to the extent possible. Infrastructure development would be the minimum required to serve needs of the public, including provision of facilities, and would include provisions for the facilities necessary for security and management of the project area. The Emerald Coast parcel, already purchased, will be separately managed by Flagler County.

*Estimate of revenue-generating potential* Timber sales would be conducted as needed to improve or maintain desirable ecosystem conditions, under a multiple-use management concept. The FNAI indicates that 27 percent (2,260 acres) of the project area is available as priorities 2, 3, and 5 for sustainable forestry. The FNAI estimates that 1.34 percent (111 acres) of forest provides aquifer recharge. Management would seek revenue-generating potential by improving wildlife diversity and resource-based recreation in such areas. Additional revenue would be generated from sales of fishing licenses, wildlife management area permits, and daily use permit fees. Some revenues might be realized in the future from other recreational user fees, and ecotourism activities, if such projects could be economically developed. Fifteen percent (15 percent) of all gross revenues will be returned to the county from which those funds were generated.

*Cooperators in management activities* The unified managers (DOF and FWC) should cooperate with other state and local governmental agencies, including the Saint Johns River Water Management District, to manage the project area. The project should be designated as a state forest and wildlife management area.

*Revenue sources, management costs and employees needed\** Both agencies have agreed to a unified management framework whereby all CARL management funds, site generated revenues, and management expenditures are to be evenly divided between the FFS and FWC.

Updated 2/12/2014

Category Source of Funds	Start-up CARL	Recurring CARL
Resource Management	\$143,188	\$145,854
Administration	\$75,494	\$25,133
Support	\$149,080	\$31,566
Capital Improvements	\$988,553	\$85,164
Visitor Services/Recreation	\$2,335	\$141
Law Enforcement	\$5,799	\$5,799
<b>TOTAL</b>	<b>\$1,364,449</b>	<b>\$293,656</b>

\*includes employee salaries



# Atlas of Florida's Natural Heritage

*Biodiversity, Landscapes, Stewardship, and Opportunities*



The Florida Natural Areas Inventory is pleased to announce the publication of the ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities***. This high-quality, full-color *Atlas* is sure to become a standard reference for anyone involved in the conservation, management, study, or enjoyment of Florida's rich natural resources. We hope the *Atlas* will inspire, educate, and raise awareness of and interest in biodiversity and conservation issues.



*Institute of Science  
and Public Affairs*



## AUDIENCE:

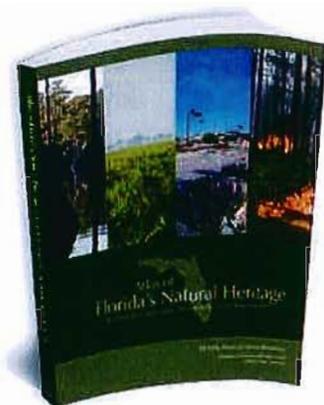
The ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities*** was envisioned as a resource that would appeal to a wide-ranging audience. Through its use of colorful maps, graphics, and photography, Florida's Natural Heritage and appeal is dramatically highlighted. It is intended to appeal to a wide audience. Hopefully, it will increase awareness of the resources we take for granted, and the challenges we face in preserving them.

It is for those who are informed, interested, and/or influential in environmental issues, but may lack specific information and expertise. These may include planners, policymakers, and environmental/conservation advocates from the local to state level. It is also for environmental/conservation/natural resource managers. While the atlas may not provide "new information" to this audience, it will serve as a useful reference that brings many of the elements of biodiversity together in one publication. The final audience are the citizens of Florida and those who may visit our state.

We want the atlas to inspire, educate, and raise awareness of and the interest in biodiversity and conservation issues. Florida's biodiversity is not only important to maintain our quality of life, but it is a primary reason why so many people visit our state.

## FEATURES INCLUDE:

- 176 pages, 10" x 12" format, soft cover and hard cover editions
- Visually striking presentation with hundreds of maps, photos, illustrations, and other information-rich graphics
- Wide-ranging overview of natural communities and over 400 species of plants, and animals
- Coverage of timely conservation and land management issues

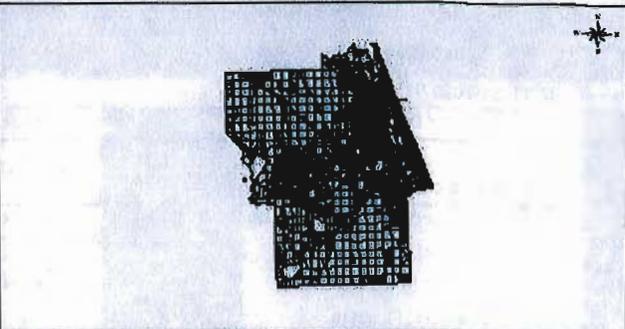


Learn more about the *Atlas*, view sample pages and order your copy today at:

**[FloridasNaturalHeritage.org](http://FloridasNaturalHeritage.org)**

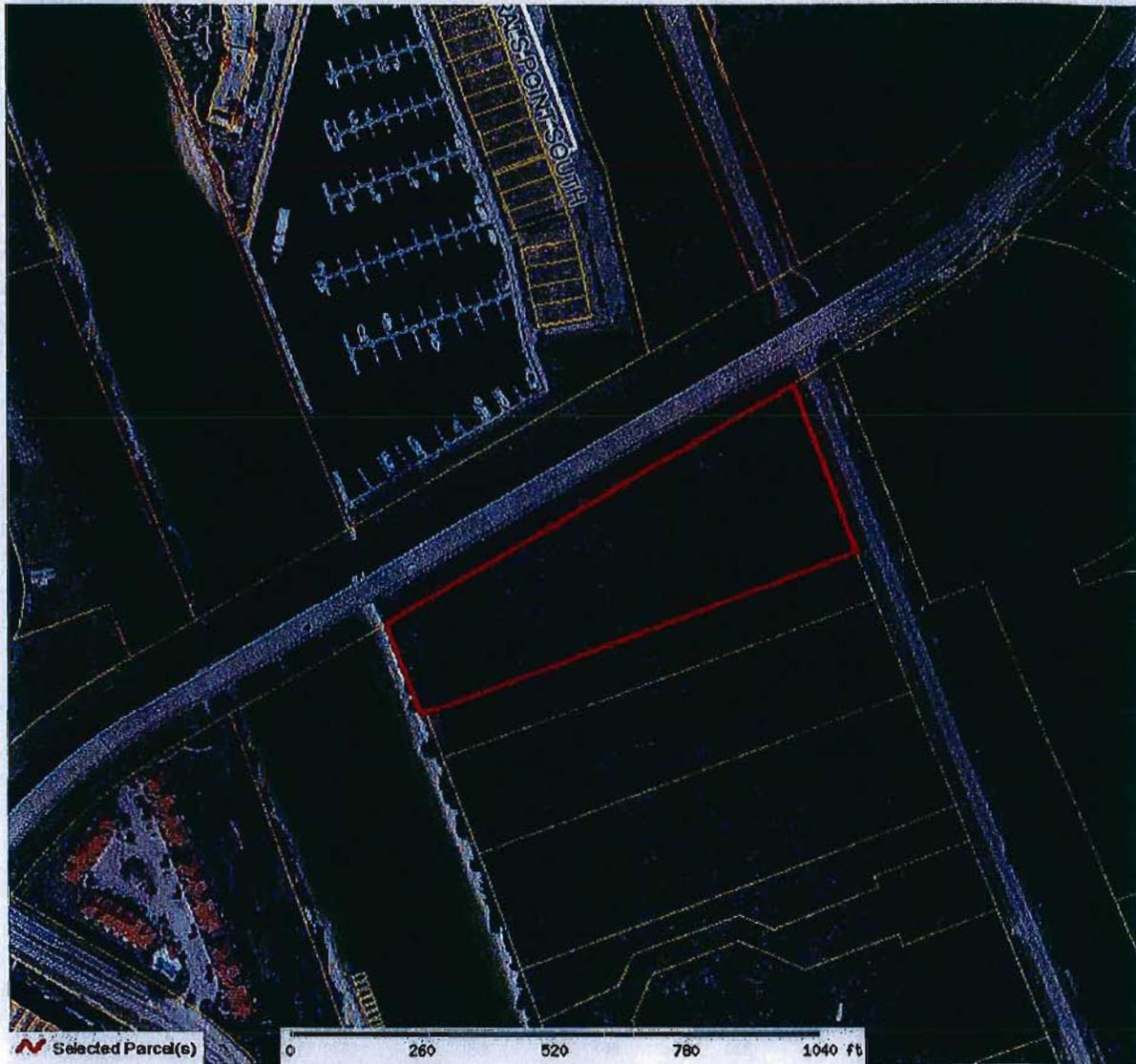


Flagler County Property Appraiser			
Parcel: 38-11-31-0000-02060-0000 Acres: 0			
Name:	PEAVY SHIRLEY E & MICHAEL W &	Land Value:	198,400
Site:	4600 OCEANSHORE BLVD N	Building Value:	0
Sale:	\$0 on 12-2009 Vacant=Y Qual=U	Misc Value:	0
Mail:	THERESA DILLARD H&W 89 COLECHESTER LANE PALM COAST, FL 32137	Just Value:	198,400
		Assessed Value:	198,400
		Exempt Value:	0
		Taxable Value:	198,400

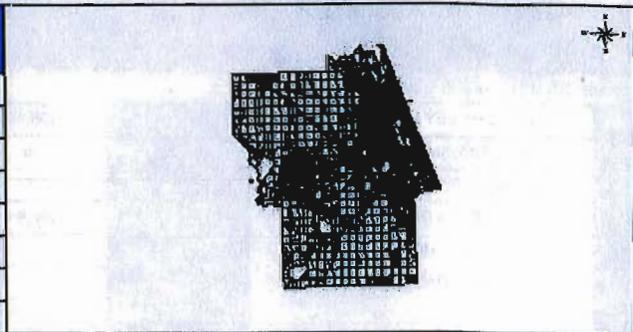


The Flagler County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 10/06/10 : 09:25:28

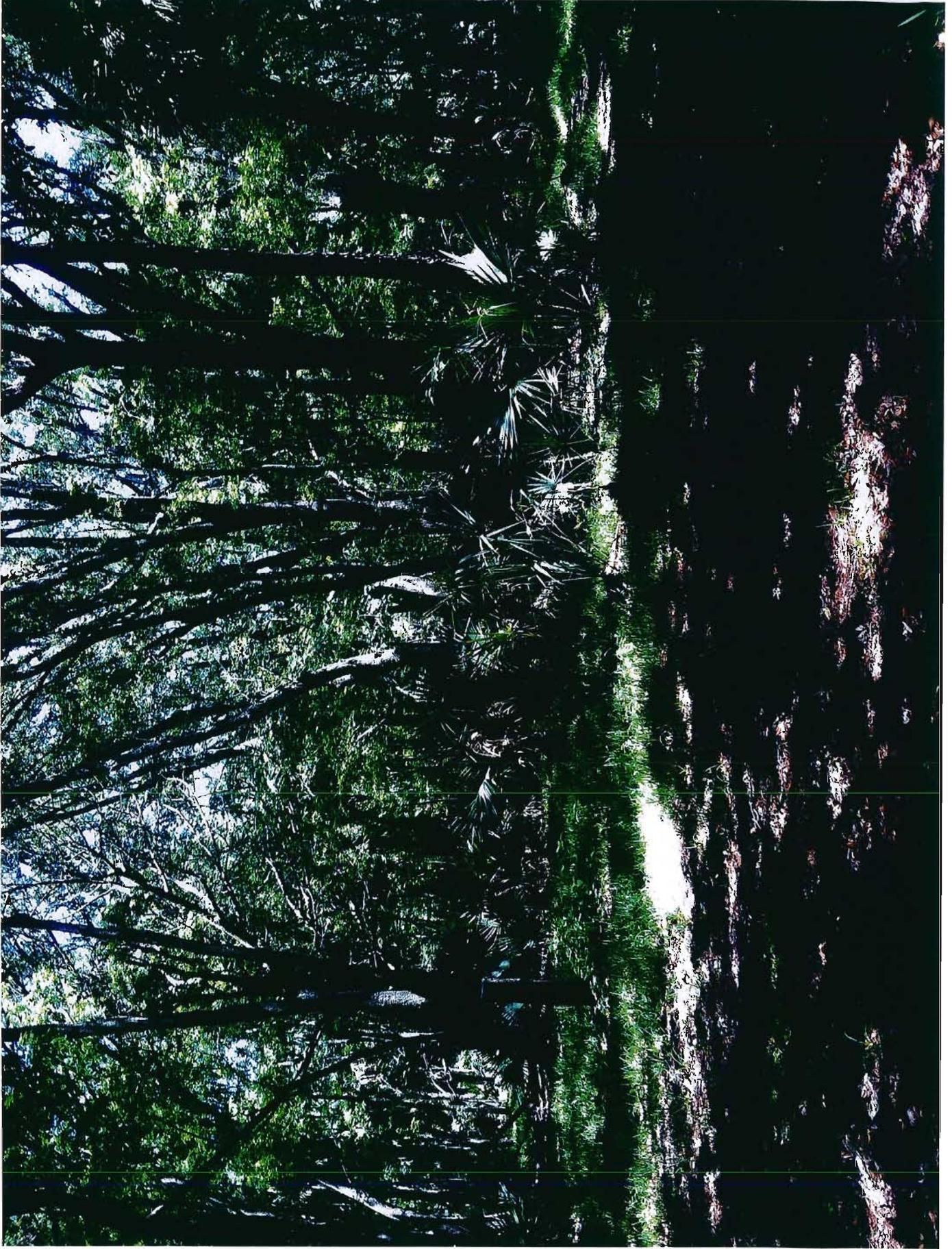


Flagler County Property Appraiser			
Parcel: 07-11-31-7085-01010-0050 Acres: 5.95			
Name:	COUNTY OF FLAGLER	Land Value:	443,343
Site:		Building Value:	0
Sale:	\$249,000 on 09-1995 Vacant=Y Qual=U	Misc Value:	0
	%BOARD OF COUNTY COMMISSIONERS	Just Value:	443,343
Mail:	1769 E MOODY BLVD	Assessed Value:	443,343
	BLDG 2 SUITE 302	Exempt Value:	443,343
	BUNNELL, FL 32110	Taxable Value:	0



The Flagler County Property Appraiser's Office 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 taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FLAGLER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--  
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Peavey Property – Hammock in western portion of property

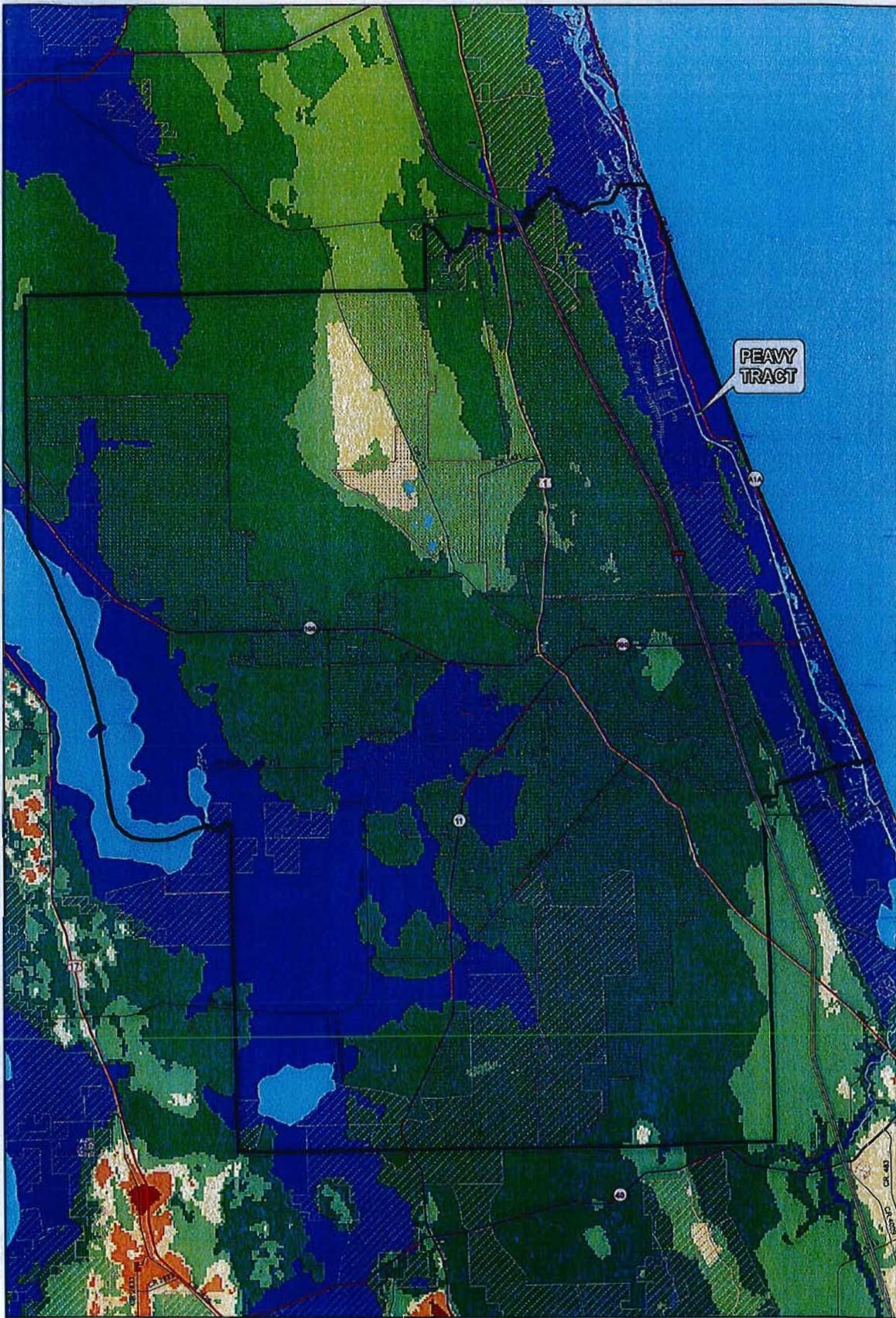


Western Edge of Peavey Property at ICW



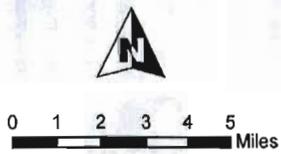
Peavey Property – Hammock in Central Portion with rutted road.





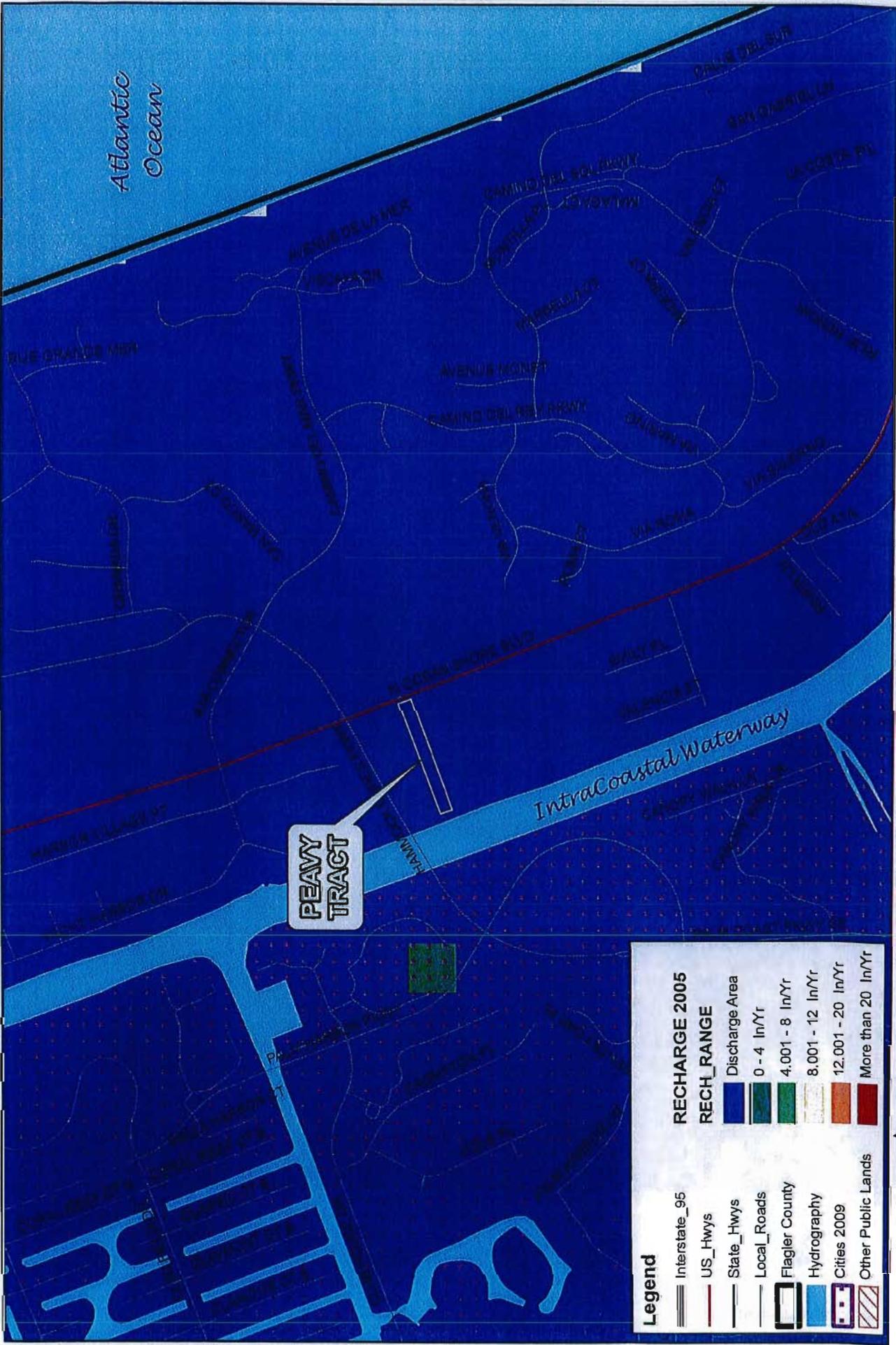
PEAVY TRACT

### Flagler County Recharge 2005



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- |                    |                    |
|--------------------|--------------------|
| Interstate_95      | RECHARGE 2005      |
| US_Hwys            | Discharge Area     |
| StateHwys          | 0 - 4 In/Yr        |
| County_Rds         | 4,001 - 8 In/Yr    |
| Flagler County     | 8,001 - 12 In/Yr   |
| Hydrography        | 12,001 - 20 In/Yr  |
| Cities 2009        | More than 20 In/Yr |
| Other Public Lands |                    |



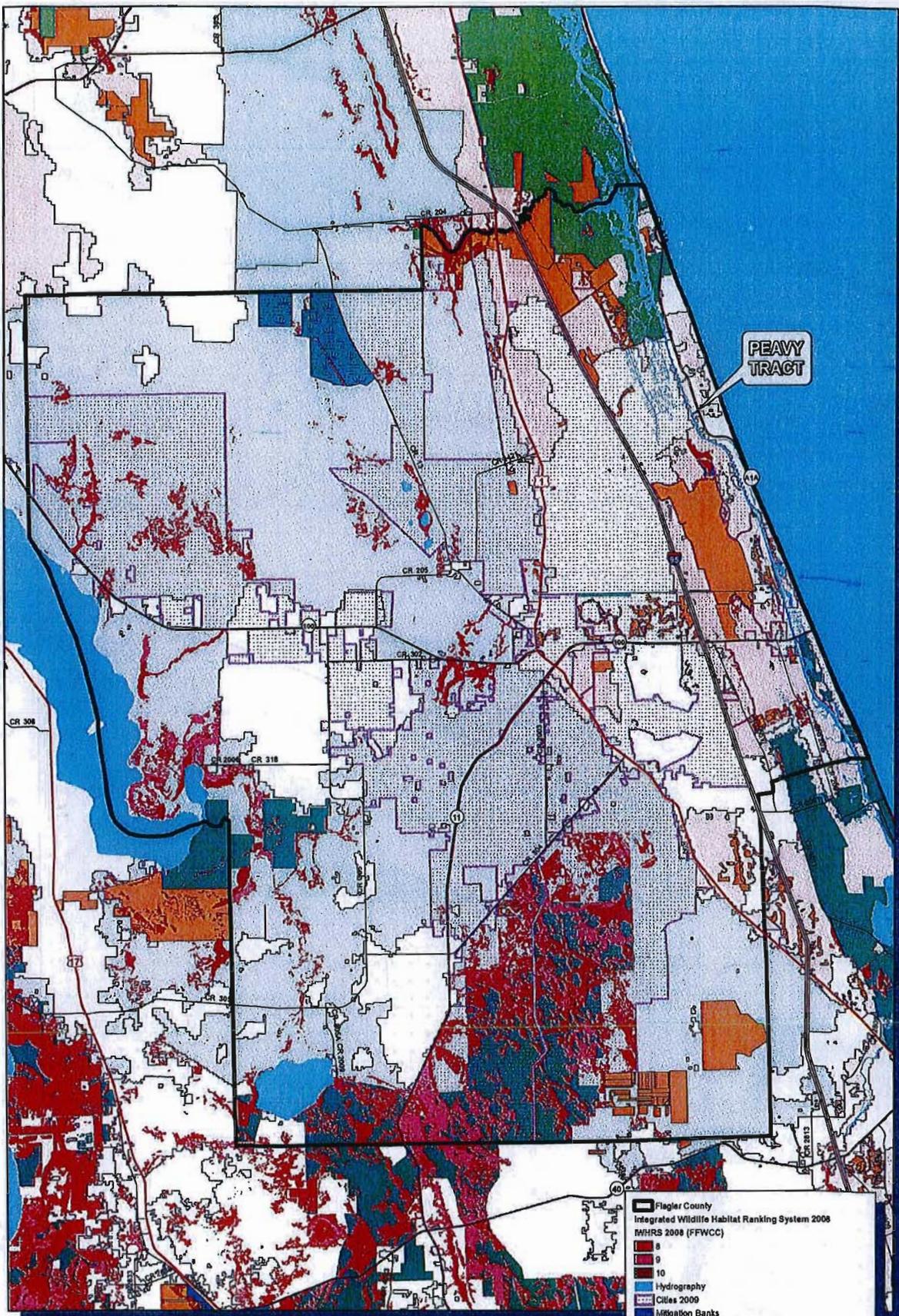
# Flagler County Recharge 2005

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20101005\_gstarling

**Legend**

	Interstate_95	<b>RECHARGE 2005</b>	<b>RECH_RANGE</b>
	US_Hwys		Discharge Area
	State_Hwys		0 - 4 In/Yr
	Local_Roads		4,001 - 8 In/Yr
	Flagler County		8,001 - 12 In/Yr
	Hydrography		12,001 - 20 In/Yr
	Cities 2009		More than 20 In/Yr
	Other Public Lands		





PEAVY TRACT

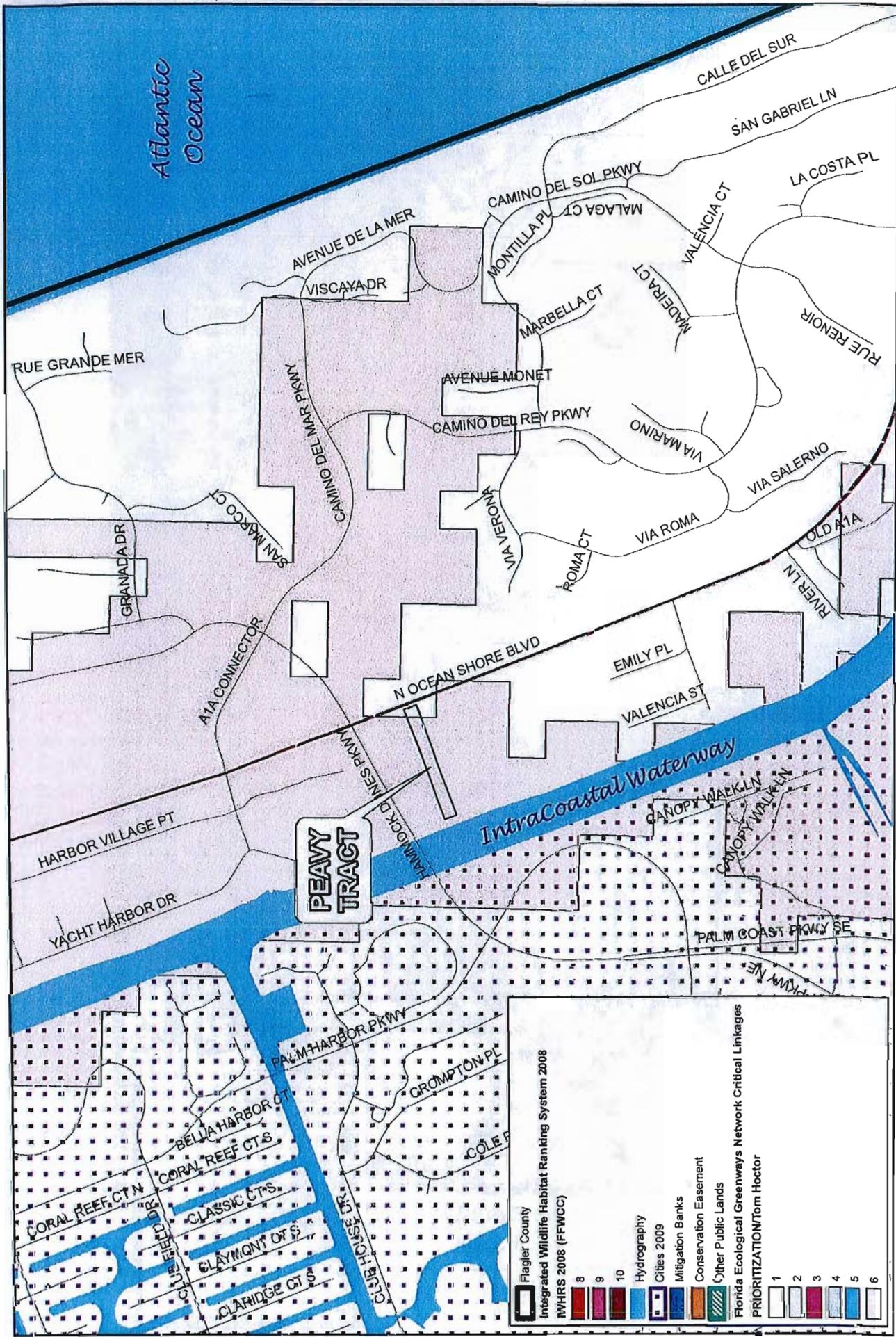
### Flagler County Wildlife Habitat



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Flagler County  
 Integrated Wildlife Habitat Ranking System 2008  
 IWHRS 2008 (FFWCC)

- 8
- 9
- 10
- Hydrography
- Cities 2009
- Mitigation Banks
- Conservation Easement
- Other Public Lands
- Florida Ecological Greenways Network Critical Linkages
- PRIORITIZATION/Tom Hocter
- 1
- 2
- 3
- 4
- 5
- 6



# Flagler County Wildlife Habitat

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