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): Flagler County Blueway

Property Proposed for Boundary Amendment: Bulow Creek Floodplain Addition

Name/Affiliation Proposing Amendment: Erick Revuelta, Flagler County

Mailing Address: 1769 E Moody Blvd. Building 2, Bunnell, FL 32110
Street City State ZIP

Primary Phone: (386) 264-9134 Email: erevuelta@flaglercounty.gov

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

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

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

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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

Learn more about Florida Forever.

Florida Forever
Boundary Amendment Application

Supporting documentation

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

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

Attachment B. Ownership and tax information must include:

1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
    a. Tax parcel identification number
    b. Just or market tax assessed value and tax assessed value.
    c. Owners' names and addresses
    d. Description and value of improvements.
    e. Tax parcel acreage and its improvements.
    f. Ad valorem taxes assessed on the property
2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's Land Boundary Information System (LABINS) or the U.S. Geological Survey.
2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or Digital Orthophoto Quadrangle (DOQs) and tax maps should be submitted. DEP's Map Direct can also be used to assist with developing aerial and tax maps.
3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) county highway maps.

Supporting Documentation (Enclosed)

The following attachments are enclosed in support of the Florida Forever Boundary Amendment Application for the proposed ~153-acre Bulow Creek Floodplain Addition to the Flagler County Blueway Project.

Attachment A — Project Narrative (Enclosed)

1. Project Description & Acreage

The proposed 153-acre addition is located within the **headwaters of Bulow Creek** in Flagler County. The land is immediately east of the Bulow Creek Headwaters Regional Park, a 1,160-acre preserve that is owned and managed by Flagler County. The property consists of wetlands and riparian uplands adjacent to Bulow Creek and provides downstream ecological benefits to Bulow Creek State Park and the Halifax River estuary. The addition strengthens the existing Flagler County Blueway Florida Forever Project by expanding its ecological footprint into one of the most intact remaining riverine systems in the region and will be part of a network of conservation lands that includes Graham Swamp Conservation Area (3,185-acres), Bulow Creek Headwaters Recreational Park (1,160-acres), and Tomoka Basin State Parks (7,340-acres).

2. Physical, Natural Resource, Biological, Hydrological, Archaeological & Historical Characteristics

The property contains several natural communities, including floodplain swamp, hydric hammock, freshwater marsh, mesic and wet flatwoods, and associated ecotones. These natural communities provide habitat for imperiled and rare flora and fauna. A review of the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) screening tool and the Florida Natural Areas Inventory Biodiversity Matrix identified several state and federally protected species that could occur within the property, including the **Florida panther** (Puma concolor), **tricolored bat** (Pipistrellus subflavus), **gopher tortoise** (*Gopherus polyphemus*), **Florida black bear** (*Ursus americanus*), **eastern black rail** (*Laterallus jamaicensis* ssp. *jamaicensis*), **wood stork** (*Mycteria americana*), **blue heron** (*Eggretta caerulea*) **tricolored heron** (*Egretta tricolor*), and **Florida sandhill crane** (*Antigone canadensis pratensis*).

Existing plant communities are also likely to support several rare and/or imperiled plant species, including **eared spleenwort** (*Asplenium auritum*), **plume polypody** (*Pecluma plumula*), **widespread polypody** (*Pecluma dispersa*), **comb polypody** (*Pecluma ptilodon* var. *bourgeauana*), **coontie** (*Zamia pumila*), **Chapman's sedge** (*Carex chapmanii*), **butterfly orchid** (*Encyclia tampensis*), **green-fly orchid** (*Epidendrum conopseum*), **spiked crested coralroot** (*Hexaclectris spicata*), **southern twayblade** (*Listeria australis*), **southern tuberculed orchid** (*Platanthera flava*), **giant orchid** (*Oteroglossaspis ecristata*), **giant airplant** (*Tillandsia utriculata*), **garberia** (*Garberia*

heterophylla), **angularfruit milkvine** (*Gonobolus suberosus*), **cardinal flower** (*Lobelia cardinalis*, **pigmypipes** (*Monotropsis odorata*), **shellmound prickly-pear cactus** (*Opuntia stricta*), and **Levy pinkroot** (*Spigelia loganioides*).

The property is located within the floodplain for Bulow Creek, a designated Outstanding Florida Water (OFW). Hydrologically the area provides natural flood storage, improves **water quality, aquifer recharge, nutrient filtration,** and benefits the watershed.

The property is located within a portion of eastern Flagler County that contains a rich and cultural history dating back to pre-Columbian times, when the Timucua inhabited, hunted, and fished in this area. During the colonial period, much of the surrounding land was owned by John J. Bulow, who also owned the Bulow Plantation, approximately a mile south of the property. The area was visited by John James Audubon in 1831. The area is also close to the 1916 Old Brick Road corridor (present SR-100). Although there are no known historical or archeological resources, a survey of historic properties within the county places the property within a high potential area (Historic Property Associates, Inc. 1987).

The land contains **no built improvements**, utilities, or facilities and remains in its natural condition.

3. Potential Public Recreation Opportunities

The property offers outstanding opportunities for **resource-based recreation**, particularly because it adjoins the Bulow Creek Headwaters Regional Park. Flagler County is currently developing a plan that provides for the construction of **paved and unpaved multi-use trails, hiking trails, boardwalks, birding and wildlife observation areas, paddling connections, and environmental education installations.** The Bulow Creek Headwaters Regional Park trail system **will extend the network of trails that include the Lehigh and the Graham Swamp Trails and connect to** Flagler County's future EcoDiscovery Center and trailhead facilities.

4. Potential Threats or Development Pressures

Flagler County continues to experience rapid growth, and lands along Old Kings Road are increasingly targeted for residential development. Development plans that include the acquisition area and adjacent lands were approved in 2005. Without acquisition, the property is vulnerable to **conversion to more intense land uses, including commercial or residential development**, **filling of wetlands, subdivision, and hydrological alteration.** These changes would increase habitat loss and fragmentation, disrupt wildlife use and movement, and degrade downstream water resources. Conservation acquisition prevents fragmentation and ensures long-term ecological stability in an area where natural landscapes are quickly disappearing. Additionally, it protects the integrity of adjacent as well as upstream and downstream conservation lands.

5. Local Resolutions Supporting the Acquisition

Flagler County has consistently supported conservation of the Bulow Creek headwaters. The project has gathered the support of Flagler County's Board of County Commissioners and the City of Flagler Beach. The widespread support of county residents for the conservation of the headwaters of Bulow Creek has been evident at planning workshops and public meetings. Ongoing partnerships with Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FWC), and St. Johns River Water Management District (SJRWMD) demonstrate a strong local commitment to protecting the watershed. Formal resolutions, where applicable, will be included or provided during the final submission process.

6. Florida Forever Goals, Performance Measures & Criteria

The project meets **multiple Florida Forever statutory goals**, including biodiversity protection, surface-water protection, floodplain preservation, regional connectivity, and expansion of public recreation. The addition advances **GOALS A, B, C, D, E, F, G, and I**, with strong alignment under **GOAL B (biodiversity),** as verified through the FNAI Biodiversity Matrix, and **GOAL C (water and wetland function)** due to the property's headwater hydrology and intact wetland systems.

A complete analysis of Goals, Performance Measures, and Criteria is included in **Attachment A-6**, along with a targeted ARC-ready justification demonstrating urgency, ecological value, and alignment with statewide priorities.

7. Acquisition Type & Proposed Land Manager

The property is proposed for **fee simple acquisition**. Upon acquisition, the land would be managed by Flagler County under the unified management framework already in place for the Flagler County Blueway. A formal management commitment letter will accompany the application.

8. Other State Acquisition Lists

The proposed addition lies within the **Flagler County Blueway Florida Forever Project**, added to the Priority List in 2003 and currently managed within the Partnerships and Regional Incentives category.

Attachment A-6

Florida Forever Goals, Performance Measures & Criteria

ARC Justification - Biodiversity & Ecological Significance

The proposed 153-acre Bulow Creek Floodplain Addition significantly advances Florida Forever's biodiversity goals by protecting habitat directly adjacent to confirmed FNAI Element Occurrences for gopher tortoise (G3/S3) and Florida black bear (G5T4/S4). Located within a mapped Strategic Habitat Conservation Area and immediately connecting Bulow Creek State Park, Graham Swamp Conservation Area, and Princess Place Preserve, the property strengthens one of northeast Florida's highest-value regional wildlife corridors. The addition also secures underrepresented natural communities, including hydric hammock, floodplain swamp, freshwater marsh, and mesic and wet flatwoods, ensuring long-term resilience of species that depend on intact headwater wetlands and upland riparian habitats. Increasing development pressure along the Old Kings Road corridor and imminent residential and commercial development plans stress the need for prompt conservation acquisition to prevent additional habitat fragmentation that would permanently compromise the region's ecological integrity.

How the Bulow Creek Floodplain Addition Meets Florida Forever Goals, Performance Measures, and Criteria

The proposed 153-acre addition to the **Flagler County Blueway Florida Forever Project** strongly advances the Florida Forever program by protecting high-value floodplain wetlands and riparian uplands, expanding ecological connectivity, enhancing surface-water protection, and supporting passive public recreation adjacent to the future Bulow Creek Headwaters Regional Park.

Below is a goal-by-goal explanation following §259.105(4), F.S.

OAL A — Enhance coordination and completion of land acquisition projects

✓ *Performance Measures Met: A1, A3*

A1 – Acres acquired that contribute to essential natural resources, ecosystem service parcels, and linkage corridors

- The property sits within the **Bulow Creek headwaters**, a critical ecosystem-service parcel providing flood storage, water-quality filtration, and hydrological connectivity.
- The parcel enhances the linkage between **Bulow Creek State Park**, Bulow Creek Headwaters Regional Park, **Graham Swamp Conservation Area**, **Princess Place Preserve**, and the **Flagler County Blueway corridor**.

A3 – Shared acquisition projects among Florida Forever partners

- The addition strengthens the ongoing conservation partnership between **Flagler County**, F**DEP/DSL**, **FWC**, **FFS**, and the **SJRWMD,** all of which participate in Blueway land protection.

GOAL B — Increase the protection of Florida's biodiversity

✓ *Performance Measures Met: B1, B2, B3, B4, B6*

B1 – Acres acquired within Strategic Habitat Conservation Areas

- The Blueway contains **3,486 acres** of SHCA-designated habitat; the subject property adds directly to this statewide conservation priority.

B2 – Acres acquired for highest-priority rare species

- The area supports or is suitable for **gopher tortoise (G3/S3)**, **Florida black bear (G5T4/S4)**, and other imperiled species documented in the Blueway.
- Acquiring the floodplain prevents habitat fragmentation that would degrade these populations.

B3 – Acres acquired in significant landscapes, linkages, and corridors

- The parcel completes a hydrologic and ecological connection between major state and county conservation areas.

B4 – Acres of underrepresented natural communities

- The property includes **floodplain swamp, freshwater marsh**, and hydric hammock, which are communities flagged as underrepresented within the Blueway. (Blueway = **25% underrepresented natural communities**.)

B6 – Increase in occurrences of imperiled species on public conservation areas

- Bringing these wetlands under public management expands suitable, connected habitat and improves conditions for species movement and recruitment.

GOAL C — Protect, restore, and maintain natural land, water, and wetland systems

✓ *Performance Measures Met: C1, C4, C5, C7, C8*

C1 – Acres identified as or used for restoration, enhancement, management, or imperiled species habitat

- The property consists of wetlands and riparian upland habitats. The uplands have been used for silviculture and will require restoration (thinning and reintroduction of fire).
- It supports imperiled species habitat and will be incorporated into unified management with FFS/FWC.

C4 – Acres acquired that protect natural floodplain functions

- The property sits within the **active floodplain of Bulow Creek**, providing floodwater storage, attenuation, and downstream water-quality protection.

C5 – Acres acquired that protect surface waters of the state

- Protects the headwaters contributing to Bulow Creek, Halifax River estuary, and Atlantic Ocean.
- Maintains natural freshwater inflows that sustain the estuarine marshes.

C7 – Acres acquired that protect fragile coastal resources

- Although upstream, the headwaters directly influence the **Bulow Creek salt marsh system**, which was documented as fragile coastal resource in the Blueway plan.

C8 – Acres of functional wetland systems protected

- The entire parcel is a **functional wetland** mosaic (mixed hardwood, cypress, freshwater marsh), fulfilling this performance measure directly.

GOAL D — Ensure sufficient water for natural systems and people

✓ *Performance Measures Met: D1, D3*

D1 – Acres acquired that provide natural retention and storage of surface water

- The floodplain holds significant ponding and storage capacity during storm events, reducing downstream flooding and erosion.

D3 – Acres acquired of groundwater recharge areas

- Upper watershed wetlands contribute to slow infiltration and groundwater support, benefiting the local surficial aquifer and the downstream estuary.

GOAL E — Increase natural resource–based recreation and education

✓ *Performance Measures Met: E1, E2, E3*

The parcel directly adjoins the **Bulow Creek Headwaters Regional Park** and supports expansion of planned facilities:

E1 – Acres acquired for public recreation and education

- The addition increases the park's conservation footprint and enables expanded passive recreation.

E2 – Miles of trails available for public recreation

- The addition will be incorporated into the Bulow Creek Headwaters Regional Park and will enhance existing and planned resource-based recreation and education.

E3 – New resource-based recreational facilities

- Future improvements may include observation platforms, environmental education stations, paddling access, and nature trails.

GOAL F — Preserve significant archaeological or historic sites

✓ *Performance Measure Met: F1* (resource-level contribution)

- Although the 153-acre addition itself contains no documented historic structures, it lies directly upstream and adjacent to an area of exceptional archaeological and cultural significance. The landscape includes prehistoric Native American sites, shell middens, and remnants of early Indigenous settlements such as Mound Grove, as well as historic features including old canals, logging routes, and railroad grades. These resources are part of the larger Bulow Creek cultural complex that extends downstream toward Bulow Plantation, an area central to early 19th-century settlement, plantation life, and events of the Second Seminole War. Acquiring this property prevents incompatible development that could disturb adjacent cultural resources.
- The proposed addition helps preserve the contextual integrity of this cultural landscape by preventing incompatible development in the immediate headwaters. Protecting the surrounding natural setting is essential for maintaining the archaeological, historical, and interpretive value of the area. While no structural sites are known within the subject parcel, its conservation directly supports GOAL F by safeguarding the ecological and geographic framework necessary to protect, interpret, and manage the high-value cultural resources present in the adjacent publicly owned lands.

GOAL G — Increase forestland available for sustainable management

✓ *Performance Measures Met: G1, G3*

G1 – Acres available for sustainable forest management

- The 153 acres proposed for acquisition will be available for sustainable forest management, resulting in an overall increase of acres available for this purpose.

G3 – Acres of forestland maintaining groundwater recharge

- The onsite wetland and upland habitats provide moderate aquifer recharge.

GOAL H — Increase open space in urban areas

(Limited relevance; however, partial alignment occurs as follows.)

- The project buffers expanding development along **Old Kings Road**, preserving green space adjacent to growing residential corridors.
- The acquisition will help Flagler County meet its local conservation and open-space goals even as population increases.

GOAL I — Mitigate effects of natural disasters and floods in developed areas

✓ *Performance Measures Met: I1, I2, I3, I4*

I1 – Acres within a 100-year floodplain

- Most of the property (141.76-acres) lies within the **Bulow Creek 100-year floodplain**, functioning as a natural retention basin.

I2 – Acres serving dual floodwater storage and recreation functions

- Once acquired, the parcel will serve as natural flood storage while supporting passive recreation through trails and wildlife observation.

I3 – Acres protecting natural buffer areas within a floodplain

- The wetlands act as buffers between upstream development and downstream communities such as Flagler Beach and Ormond Beach.

I4 – Percentage of land acquired that creates additional natural buffer areas and precludes rebuilding where flooding occurs

- Acquisition permanently prevents filling of floodplain areas that repeatedly pond or flood, reducing long-term flood risk.

How the Project Meets ARC Evaluation Criteria (259.105(9))

The project satisfies nearly all ARC criteria:

- **(a) Meets multiple goals** — Satisfies Goals A–I including water, biodiversity, recreation, flood mitigation, and connectivity.
- **(b) Part of ongoing governmental effort** — Expands the Flagler County Blueway project (active since 2003).
- **(c) Enhances management of public lands** — Directly benefits management of Bulow Creek Headwaters Regional Park and adjacent state conservation lands.
- **(e) Funding sources identified** — FF, county support, and potential federal/state partnerships.
- **(f) Contributes to solution of regional water resource problems** — Protects floodplain integrity and downstream water quality.
- **(g) Land in imminent danger of development** — The property is part of a multiphase planned mixed-use development. Environmental resource permits for the development were issued in 2008.
- **(l) Joint acquisition potential** — Multisector partnership among county, FDEP, Flagler County, FWC, FFS, and SJRWMD.

How the Project Meets ARC Priority Weighting (259.105(10))

- Adds acreage previously identified on the **Florida Forever Priority List**.
- Advances conservation in an area with strong **local government support** and potential matching contributions.
- Overlaps with sensitive habitats supporting species that may also occur on other conservation lands in the region, strengthening statewide conservation priorities.

Conclusion

The Bulow Creek Floodplain Addition is an exceptionally strong match for Florida Forever. It advances nearly every statutory goal and performance measure while protecting irreplaceable wetland systems, enhancing landscape connectivity, and supporting long-term public recreation and flood mitigation in one of Florida's fastest-growing counties.

Attachment B — Ownership & Tax Information (Enclosed)

Narrative Summary:
Ownership information, tax details, and parcel records are provided to ensure accurate valuation and verification of property boundaries. Tax cards from the Flagler County Property Appraiser include **parcel identification numbers, landowner names and addresses, assessed and market values, acreage, improvements, and ad valorem tax obligations**.
Where multiple parcels are involved, a consolidated summary table is included.
Willing seller documentation, including owner confirmation of interest in conservation sale, is enclosed or referenced as required.

Owner Information

Primary Owner
Veranda Bay Investments, LLC
3129 Springbank Ln
201
Charlotte, NC 28226

Change of Address Application

Change of Address Application

Parcel Summary

Parcel ID	13-12-31-0000-01010-0000
Prop ID	79385
Location Address	724 JOHN ANDERSON HWY FLAGLER BEACH, FL 32136
Brief Tax Description*	553.49 AC, ALL TRACTS, LOTS, LANDS ACCORDING TO GARDENS AT HAMMOCK BEACH MB 35 PG 80 LESS AND EXCEPT TRACT "FD2' PORTION OF 'FD2', 81.32 AC IN OR 1636 PG 1694, TRACTS 'PL2' AND 'PL3' BCC RESOLUTION 2012-05 OR 1864 PG 371 OR 2281/1643 (734.16 AC REMAINS) L (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMMERCIAL (001000)
Tax District	GARDENS AT HAMMOCK BEACH CDD (UNINC W/MC) (District 4)
Millage Rate	14.0853
Homestead	N
GIS sqft	24,109,767.738

View Map

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	$0	$0	$0	$0	$0
Extra Features Value	$0	$0	$0	$0	$0
Land Value	$8,804,455	$8,804,455	$8,804,455	$9,841,984	$9,841,984
Land Agricultural Value	$60,769	$60,769	$60,769	$60,769	$60,769
Agricultural (Market) Value	$7,111,225	$4,654,620	$4,654,620	$4,654,620	$1,616,188
Just (Market) Value	**$15,915,680**	**$13,459,075**	**$13,459,075**	**$14,496,604**	**$11,458,172**
Assessed Value	$8,865,224	$8,865,224	$8,865,224	$9,902,753	$9,902,753
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$8,865,224	$8,865,224	$8,865,224	$9,902,753	$9,902,753
Protected Value	$0	$0	$0	$0	$0

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

Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Protected Value
2025	$0	$0	$8,804,455	$60,769	$15,915,680	$8,865,224	$0	$8,865,224	$0
2024	$0	$0	$8,804,455	$60,769	$13,459,075	$8,865,224	$0	$8,865,224	$0
2023	$0	$0	$8,804,455	$60,769	$13,459,075	$8,865,224	$0	$8,865,224	$0
2022	$0	$0	$9,841,984	$60,769	$14,496,604	$9,902,753	$0	$9,902,753	$0
2021	$0	$0	$9,841,984	$60,769	$11,458,172	$9,902,753	$0	$9,902,753	$0
2020	$0	$0	$8,951,095	$60,768	$10,567,282	$9,011,863	$0	$9,011,863	$0
2019	$0	$0	$8,951,095	$60,768	$10,567,282	$9,011,863	$0	$9,011,863	$0
2018	$0	$0	$3,923,955	$60,768	$7,156,330	$3,984,723	$0	$3,984,723	$0
2017	$0	$0	$3,923,955	$60,768	$7,156,330	$3,984,723	$0	$3,984,723	$0
2016	$0	$0	$3,923,955	$60,768	$7,156,330	$3,984,723	$0	$3,984,723	$0
2015	$0	$0	$3,923,955	$60,768	$7,156,330	$3,984,723	$0	$3,984,723	$0
2014	$0	$0	$3,790,040	$60,768	$6,505,235	$3,850,808	$0	$3,850,808	$0
2013	$0	$0	$3,790,040	$60,768	$6,505,235	$3,850,808	$0	$3,850,808	$0

TRIM Notice

2025 TRIM Notice (PDF)

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
9/15/2022	$2,500,000	WD	2722	1979	Unqualified (U)	Vacant	PALM COAST INTRACOASTAL LLC,PA	Link (Clerk)
5/21/2018	$11,500,000	WD	2281	1643	Qualified (Q)	Vacant	HAMMOCK BEACH RIVER CLUB LLC	Link (Clerk)

No data available for the following modules: MLS Listings, Linked Personal Property, Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/5/2025, 7:28:20 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Instrument No: 2022046703 9/19/2022 11:11 AM BK: 2722 PG: 1979 PAGES: 9 DOCTAX PD $17,500.00 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

PREPARED BY AND RETURN TO:
Michael D. Chiumento III, Esquire
Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

Property Appraisers Parcel
Identification Numbers / portion of
111231-0650-000D0-0011
121231-0000-04020-0020
131231-0000-01010-0000

NOTE TO RECORDING CLERK: The Consideration for documentary stamp purposes is $2,500,000.00.

Unofficial Copy

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of September, 2022 by **PALM COAST INTRACOASTAL, LLC,** a Florida limited liability company ("Grantor"), whose address is 3129 Springbank Lane #201, Charlotte, NC 28226, to **VERANDA BAY INVESTMENTS, LLC,** a Florida limited liability company ("Grantee"), whose address is 3129 Springbank Lane #201, Charlotte, NC 28226.

W I T N E S S E T H :

GRANTOR, for and in consideration of the sum of $10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Flagler County, Florida, to-wit:

All that certain land legally described in the attached Exhibit A (the "Real Property");

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the title to said and will and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed the day and year first above written.

GRANTOR:

Witnessed by:

PALM COAST INTRACOASTAL LLC,
A Florida limited liability company

WILLIAM G. ALLEN
Printed/typed name of above witness

By _____
Printed Name William G. Allen, Jr.
Its: Manager

Tracy Benavides

TRACEY BENAVIDES
Printed/typed name of above witness

STATE OF FLORIDA]
]
COUNTY OF COLLIER]

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15th day of SEPTEMBER, 2022 by William G. Allen, Jr., Manager of PALM COAST INTRACOASTAL, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [X] has produced a driver's license as identification.

(SEAL)

Tracy A. Benavides
Notary Public
Print/type name of notary:

TRACEY A. BENAVIDES

My commission expires: 01/02/26

TRACEY A. BENAVIDES
Notary Public-State of Florida
Commission # HH 190061
My Commission Expires
January 02, 2026

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EXHIBIT A

VERANDA BAY
LEGAL DESCRIPTION

WEST SIDE OF JOHN ANDERSON HIGHWAY

A PORTION OF LOTS 1, 3, 7, 8 AND 9, AND ALL OF LOTS 4, 10, 11 AND 12, BLOCK C, BUNNELL DEVELOPMENT COMPANY'S LAND AS RECORDED IN PLAT BOOK 1, PAGE 1, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT SECTION 14, 38, AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SITUATED IN GOVERNMENT SECTIONS 11, 14, 38 AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201) AND THE NORTH LINE OF SAID SECTION 38-12-31; THENCE SOUTH 71°47'17" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201), ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: SOUTH 18°10'26" EAST, A DISTANCE OF 3,184.36 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,196.28 FEET, A CENTRAL ANGLE OF 22°09'26" AND A CHORD DISTANCE OF 459.74 FEET WHICH BEARS SOUTH 29°14'21" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 462.62 FEET; THENCE SOUTH 40°21'41" EAST, A DISTANCE OF 776.28 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE SOUTH 69°18'47" WEST, A DISTANCE OF 1,433.82 FEET, THENCE NORTH 20°41'22" WEST, A DISTANCE OF 995.98 FEET, THENCE NORTH 24°04'44" WEST, A DISTANCE OF 1,618.01 FEET; THENCE NORTH 86°17'06" WEST, A DISTANCE OF 2,604.28 FEET; THENCE NORTH 60°37'10" WEST, A DISTANCE OF 341.50 FEET; THENCE NORTH 43°23'02" WEST, A DISTANCE OF 2,172.87 FEET, THENCE NORTH 30°47'31" EAST, A DISTANCE OF 1,526.35 FEET; THENCE NORTH 45°31'15" EAST, A DISTANCE OF 902.38 FEET; THENCE NORTH 40°14'18" WEST, A DISTANCE OF 1,732.75 FEET; THENCE NORTH 06°10'40" WEST, A DISTANCE OF 189.68 FEET; THENCE NORTH 00°15'33" WEST, A DISTANCE OF 614.90 FEET; THENCE NORTH 88°32'16" EAST, A DISTANCE OF 257.93 FEET; THENCE NORTH 01°27'08" WEST, A DISTANCE OF 1,087.72 FEET TO A POINT ON THE SOUTH LINE OF STATE ROAD NO. 100; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°29'03" EAST A DISTANCE OF 959.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°30'57" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°29'03" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°30'57" WEST, A DISTANCE OF 389.92 FEET; THENCE SOUTH 89°28'38" EAST, A DISTANCE OF 822.42 FEET; THENCE SOUTH 00°06'48" EAST, A DISTANCE OF 1,704.61 FEET; THENCE NORTH 88°51'12"EAST, A DISTANCE OF 1,350.55 FEET; THENCE SOUTH 01°10'32" EAST, A DISTANCE OF 660.84 FEET; THENCE NORTH 88°37'17" EAST, A DISTANCE OF 158.75 FEET; THENCE SOUTH 18°14'40" EAST, A DISTANCE OF 330.09 FEET; THENCE NORTH 88°50'11" EAST, A DISTANCE OF 330.04 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 18°15'00" EAST, A DISTANCE OF 1,788.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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EAST SIDE OF JOHN ANDERSON HIGHWAY

A PORTION OF SECTIONS 13, 14 AND 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201) AND THE NORTH LINE OF SAID SECTION 38-12-31; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 18°15'00" WEST, A DISTANCE OF 2,087.53 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 88°47'52" EAST, A DISTANCE OF 710.35 FEET TO A POINT ON THE WEST LINE OF SECTION 13-12-31; THENCE ALONG SAID WEST SECTION LINE NORTH 01°13'40" WEST, A DISTANCE OF 661.23 FEET TO A POINT ON THE NORTH LINE OF SECTION 13-21-31; THENCE ALONG SAID NORTH SECTION LINE NORTH 88°36'18" EAST, A DISTANCE OF 1,890.40 FEET TO THE POINT ON THE WEST RIGHT OF WAY LINE OF FLORIDA INTRACOASTAL WATERWAY; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: SOUTH 13°59'25" EAST, A DISTANCE OF 2,750.14 FEET; THENCE SOUTH 21°17'55" EAST, A DISTANCE OF 1,265.83 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG A WESTERLY LINE OF THE HISTORIC CHANNEL OF HAW LOVER CREEK, SOUTH 03°54'35" WEST, A DISTANCE OF 148.38 FEET; THENCE SOUTH 19°27'08" EAST, A DISTANCE OF 643.95 FEET; THENCE SOUTH 68°38'53" EAST, A DISTANCE OF 113.53 FEET TO A POINT ON THE AFORESAID INTRACOASTAL RIGHT OF WAY, THENCE SOUTH 21°17'55" EAST, A DISTANCE OF 647.80 FEET; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 69°10'09" WEST, A DISTANCE OF 2,520.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201); THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 40°21'41" WEST, A DISTANCE OF 74.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,095.28 FEET, A CENTRAL ANGLE OF 22°09'21" AND A CHORD DISTANCE OF 421.29 FEET WHICH BEARS NORTH 29°14'17" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 423.92 FEET; THENCE NORTH 18°10'26" WEST, A DISTANCE OF 3,184.44 FEET TO THE POINT OF BEGINNING.

FORMERLY KNOWN AS GARDENS AT HAMMOCK BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 80 THROUGH 100, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ALSO, TOGETHER WITH:

TRACT 1C-2 (IDENTIFIED AS FUTURE DEVELOPMENT TRACT) OF PHASE 1C – PRELIMINARY PLAT OF VERANDA BAY, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 14 OF SAID TOWNSHIP 12 SOUTH AND RANGE 31 EAST; THENCE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 297.84 FEET; THENCE NORTH 71°44'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°44'40" EAST, A DISTANCE OF 355.00 FEET; THENCE SOUTH 18°15'20" EAST,

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A DISTANCE OF 179.99 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 330.04 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°55'04"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.23 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 63°12'41" WEST AND A CHORD DISTANCE OF 35.33 FEET TO THE POINT OF CURVE; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 155.04 TO THE POINT OF BEGINNING. CONTAINING 1.46 ACRES, MORE OR LESS.

ALSO, TOGETHER WITH:

TRACT 1C-5 (IDENTIFIED AS FUTURE DEVELOPMENT TRACT) OF PHASE 1C – PRELIMINARY PLAT OF VERANDA BAY, DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SAID SECTION 14; THENCE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1458.37 FEET; THENCE NORTH 71°44'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 80.86 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 89°59'59"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 235.62 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°44'39" EAST AND A CHORD DISTANCE OF 212.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 172.72 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 06°44'32"; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.36 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 75°06'56" EAST AND A CHORD DISTANCE OF 32.34 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 228.96 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.77 ACRES, MORE OR LESS.

ALSO, TOGETHER WITH:

TRACT 2A-A (FUTURE DEVELOPMENT TRACT) OF THE SUBDIVISION PLAT OF VERANDA BAY PHASE 2A, AS RECORDED IN PLAT BOOK 40, PAGES 65 THROUGH 70, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. CONTAINING 22.64 ACRES, MORE OR LESS.

ALSO, TOGETHER WITH:

TRACT 2B-5 (IDENTIFIED AS FUTURE DEVELOPMENT TRACT) OF PHASE 2B – PRELIMINARY PLAT OF VERANDA BAY, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 633.41 FEET; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 440.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°49'46" EAST, A DISTANCE OF 199.61 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 137.81 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 199.71 FEET; THENCE NORTH 18°07'48" WEST, A DISTANCE OF

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137.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES, MORE OR LESS.

LESS AND EXCEPT: THE LAND CONTAINED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 434, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT: THE LAND CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1636, PAGE 1694, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT: THE LAND CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1789, PAGE 750, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT: TRACTS PL-2 and PL-3, OF THE VACATED PLAT OF GARDENS AT HAMMOCK BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 80 THROUGH 100, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT: THOSE LANDS DESCRIBED IN THE SUBDIVISION PLAT OF **VERANDA BAY PHASE 1A**, AS RECORDED IN PLAT BOOK 40, PAGES 59 THROUGH 64, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

LESS AND EXCEPT: THOSE LANDS DESCRIBED IN THE SUBDIVISION PLAT OF **VERANDA BAY PHASE 2A**, AS RECORDED IN PLAT BOOK 40, PAGES 65 THROUGH 70, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA;

LESS AND EXCEPT: **PHASE 1B – PRELIMINARY PLAT OF VERANDA BAY**, DESCRIBED AS FOLLOWS:
A PORTION OF SECTIONS 13, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 14 OF SAID TOWNSHIP 12 SOUTH, RANGE 31 EAST,; THENCE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 228.50 FEET; THENCE NORTH 71°44'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 225.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 85.01 FEET; THENCE NORTH 71°54'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°54'30"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.23 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 63°12'59" EAST AND A CHORD DISTANCE OF 35.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°49'46" EAST, A DISTANCE OF 330.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 259.99 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 960.00 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 309.49 FEET; THENCE NORTH 11°30'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 02°07'45";

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THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 12.08 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 79°33'04" EAST AND A CHORD DISTANCE OF 12.08 FEET TO A POINT ON SAID CURVE; THENCE NORTH 06°55'48"WEST, A DISTANCE OF 122.14 FEET; THENCE NORTH 01°09'12" WEST, ALONG THE EASTERLY LINE AND IT'S SOUTHERLY PROLONGATION OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 OF THE PUBLIC RECORDS OF SAID COUNTY AND ALSO ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 801, PAGE 1414 OF SAID PUBLIC RECORDS, A DISTANCE OF 685.12 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2281, PAGE 1643 OF SAID PUBLIC RECORDS AND SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 88°54'24" EAST, ALONG SAID NORTHERLY LINE OF SAID SECTION 13 AND ALSO ALONG THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2281, PAGE 1643, A DISTANCE OF 585.86 FEET; THENCE SOUTH 13°13'08" WEST, DEPARTING FROM SAID SECTION 13, A DISTANCE OF 0.37 FEET; THENCE SOUTH 11°52'10" WEST, A DISTANCE OF 25.29 FEET; THENCE SOUTH 88°54'24" WEST, A DISTANCE OF 176.36 FEET; THENCE SOUTH 01°07'10" EAST, A DISTANCE OF 161.55 FEET; THENCE SOUTH 88°50'48" WEST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 568.36 FEET; THENCE SOUTH 86°59'44" WEST, A DISTANCE OF 140.07 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 475.00 FEET AND HAVING A CENTRAL ANGLE OF 10°47'20"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 89.44 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 06°32'52" EAST AND A CHORD DISTANCE OF 89.31 FEET TO A POINT ON SAID CURVE; THENCE NORTH 78°03'28" EAST, A DISTANCE OF 137.95 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 244.38 FEET; THENCE SOUTH 71°44'40' WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 960.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 260.48 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 139.50 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°26'00"; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 4.99 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 23°59'27" WEST AND A CHORD DISTANCE OF 4.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 20.15 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET AND HAVING A CENTRAL ANGLE OF 90°04'06"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.30 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°47'43" WEST AND A CHORD DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 114.96 FEET TO THE POINT OF BEGINNING. CONTAINING 18.02 ACRES, MORE OR LESS.

LESS AND EXCEPT: PHASE 1C – PRELIMINARY PLAT OF VERANDA BAY, DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 13, AND 14, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE

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INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SAID SECTION 14; THENCE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 228.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1858.74 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 OF THE PUBLIC RECORDS OF SAID COUNTY AND SAID POINT ALSO BEING A NORTHWEST CORNER OF THOSE LANDS IN OFFICIAL RECORDS BOOK 2281, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 88°47'24" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 AND ALSO ALONG A NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2281, PAGE 1643, A DISTANCE OF 710.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 06°55'48" EAST, A DISTANCE OF 122.14 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 02°07'45"; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 12.08 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 79°33'04" WEST AND A CHORD DISTANCE OF 12.08 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 11°30'49° EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 309.49 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40' WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 960.00 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 259.99 FEET; THENCE SOUTH 71°49'44" WEST, A DISTANCE OF 330.04 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°55'04"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.23 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°12'41" WEST AND A CHORD DISTANCE OF 35.33 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 71°54'56" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 85.01FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. CONTAINING 26.73 ACRES, MORE OR LESS

LESS AND EXCEPT: PHASE 2B – PRELIMINARY PLAT OF VERANDA BAY, DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 13 AND 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND A 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331.23 FEET; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°49'46" EAST, A DISTANCE OF 370.00 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 325.00 FEET; THENCE NORTH 71°49'46" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 20.01 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°32'14"; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 12°24'08" WEST AND A CHORD DISTANCE OF 5.03 FEET TO A POINT ON SAID CURVE; THENCE

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NORTH 71°49'46" EAST, A DISTANCE OF 119.51 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 809.38 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 49.29 FEET; THENCE SOUTH 88°27'34" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°27'34" EAST, A DISTANCE 140.00 FEET; THENCE SOUTH 01°32'26" EAST, A DISTANCE OF 384.95 FEET; SOUTH 18°10'14" EAST, A DISTANCE OF 935.73 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°49'46" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 24.44 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 34°46'50"; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 221.57 FEET AND SUBTENDED BY CHORD BEARING OF SOUTH 00°46'49" EAST AND A CHORD DISTANCE OF 218.18 FEET TO A POINT ON SAID CURVE; THENCE S 16°36'36" W, A DISTANCE OF 18.72 FEET: THENCE NORTH 73°23'24" WEST, A DISTANCE OF 139.49 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°32'13"; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 10°50'29" EAST AND A CHORD DISTANCE OF 5.03 FEET TO A POINT ON SAID CURVE; THENCE NORTH 73°28'41" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 12°16'44"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.36 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 22°44'58" WEST AND A CHORD DISTANCE OF 5.35 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 AND A CENTRAL ANGLE OF 16°23'29"; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 141.61 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 79°46'17" WEST AND A CHORD DISTANCE OF 141.13 FEET TO A POINT ON SAID CURVE; THENCE NORTH 02°02'07" EAST, A DISTANCE OF 77.22 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 50.30 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 18°10'14" WEST, A DISTANCE OF 1800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21.82 ACRES, MORE OR LESS.

LESS AND EXCEPT: **PHASE 2C – PRELIMINARY PLAT OF VERANDA BAY**, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 38, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201 AND A 100 FOOT RIGHT OF WAY) AND THE NORTH LINE OF SAID SECTION 38; THENCE SOUTH 18°10'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71°49'46" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 400.00 FEET; THENCE SOUTH 18°10'14" EAST, A DISTANCE OF 1906.48 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 14°32'52"; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 125.68 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 78°18'07" WEST AND A CHORD DISTANCE OF 125.35 FEET TO A POINT OF A CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 10°55'26"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 4.77 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 23°37'58" WEST AND A CHORD DISTANCE OF 4.76 FEET; THENCE; THENCE SOUTH 72°11'12" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 18°10'14' WEST, A DISTANCE OF 87.31 FEET; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 225.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY; THENCE NORTH 18°10'14" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 16.91 ACRES, MORE OR LESS

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 Flagler County, Florida.

Property/project name: Bulow Creek Floodplain Addition

Name/Affiliation of Authorized Representative: William G. Allen, Sr.

Mailing Address: 5150 Tamiami Trail North, Suite 504, Naples, FL 34103
Street City State ZIP

Primary Phone: 239-263-3922 Email: tracey@sunbeltlandmgmt.com

Property information

Section 13 Township 12 Range 31
Lat/Long 29°27'44.61"N /81°9'7.61"W
Acres 153

All parties relying on this Application understand this document shall not create an encumbrance or an absolute obligation to sell the Property.

Parcel identification number(s):
A portion of 13-12-31-0000-01010-0000 as depicted on the attached map

Landowner Information

By: William G. Allen 12-8-25
Landowner Signature, William G. Allen, Sr., Its Manager Date

Veranda Bay Investments, LLC, a Florida limited liability company
Landowner Name (print)

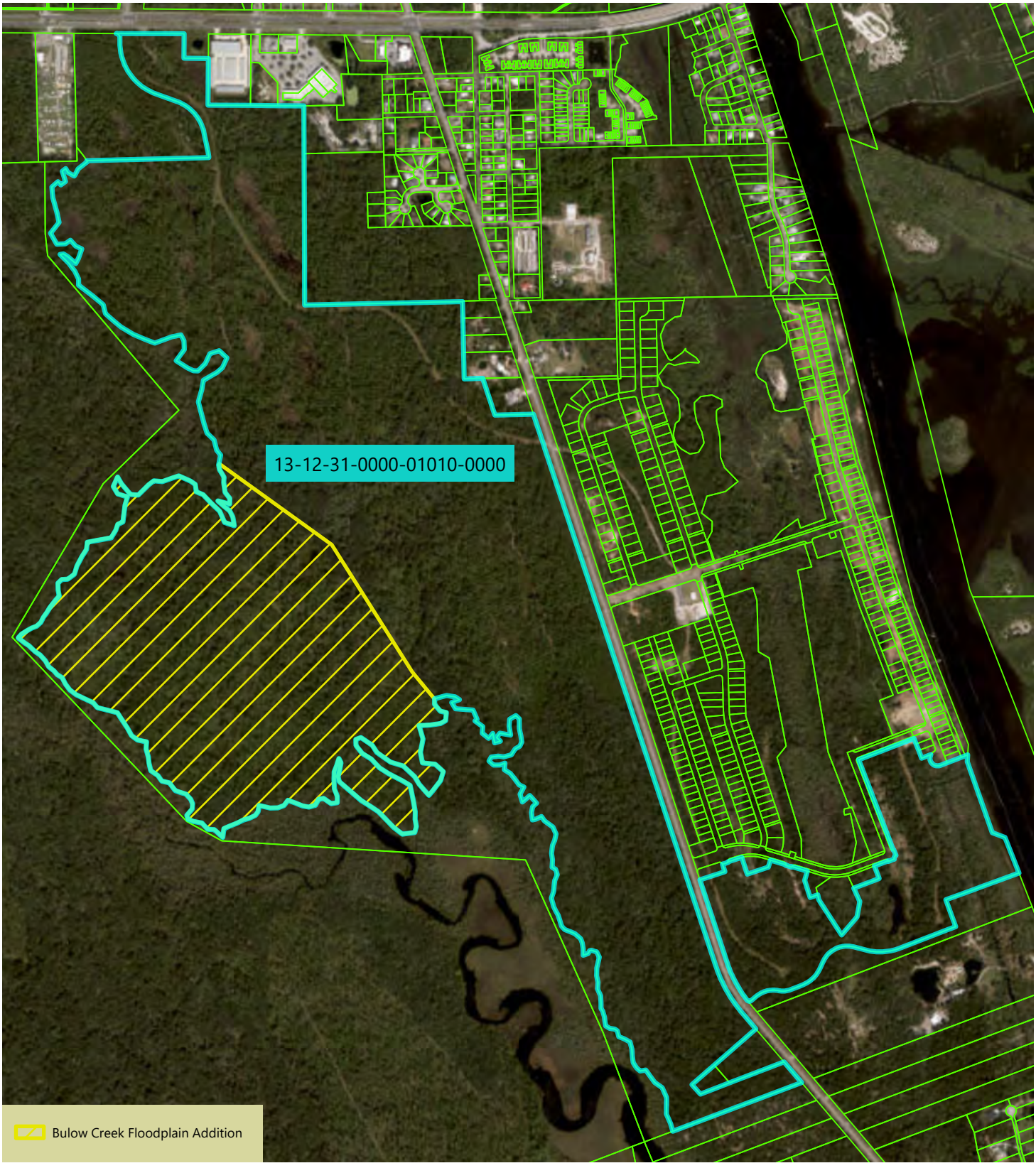
Mailing Address: 5150 Tamiami Trail North, Suite 504, Naples, FL 34103
Street City State ZIP

Primary Phone: 239-263-3922 Email: tracey@sunbeltlandmgmt.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.



Flagler County Florida
Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

TAX PARCEL MAP

0 1,000 2,000
feet

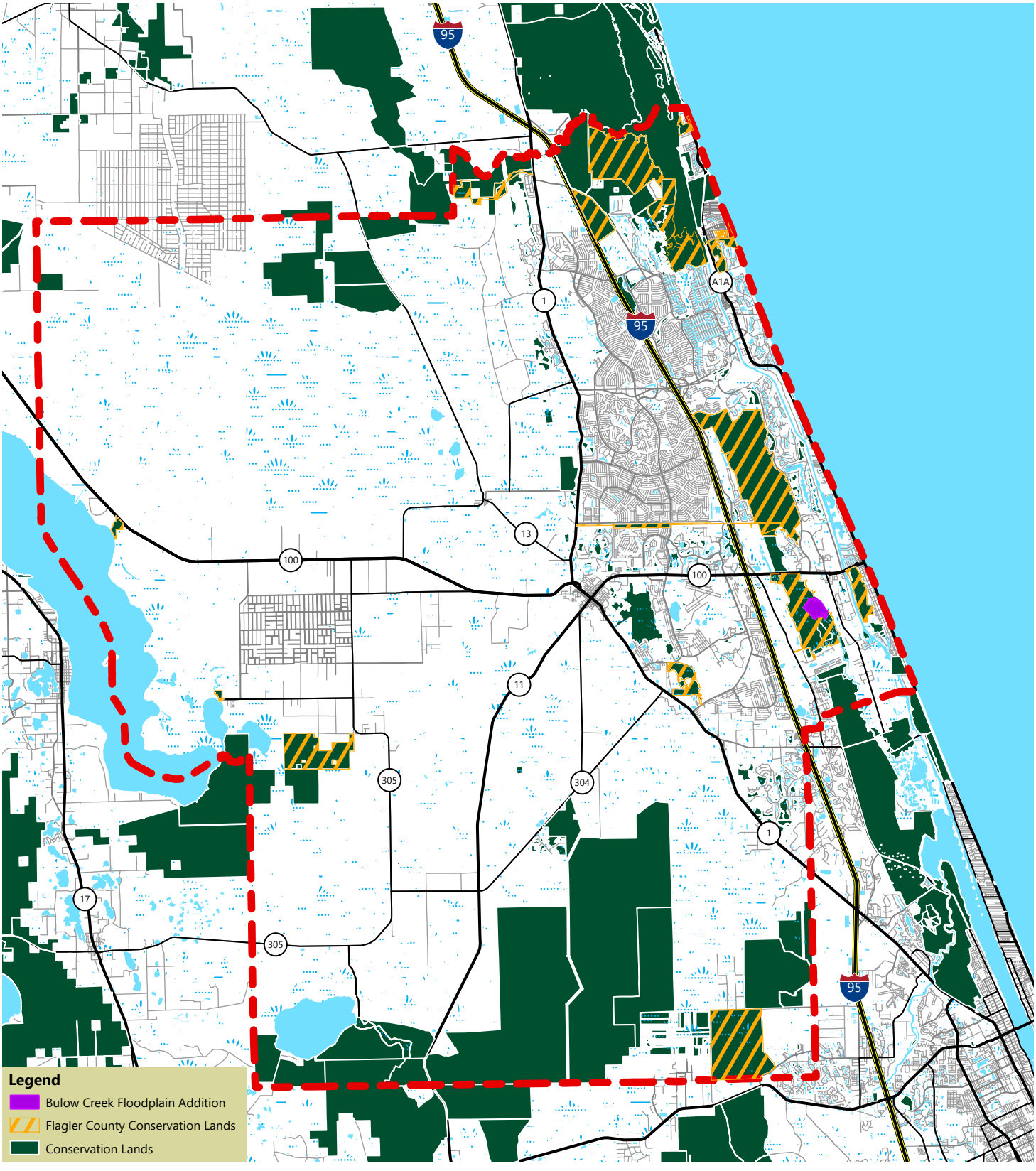
12/8/2025

Attachment C — Maps & Aerial Photographs (Enclosed)

Narrative Summary:
Comprehensive mapping resources are provided to illustrate the project boundary, parcel configuration, and its relationship to surrounding conservation lands. Enclosed maps include:

- **GIS shapefiles** delineating the 153-acre addition
- **Aerial maps** with tax-parcel overlays
- **USGS topographic maps** showing boundary placement within the Bulow Creek watershed
- **FDOT county highway maps** for transportation context

These materials depict the property's hydrologic role, wetland extent, floodplain characteristics, and connectivity to Bulow Creek Headwaters Regional Park, Bulow State Park, North Peninsula State Park, Tomoka State Park, Graham Swamp Conservation Area, and Princess Place Preserve.



Flagler County Florida

Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

LOCATION MAP

0 3 6

miles

12/8/2025

Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

CONSERVATION LANDS

0 1.5 3
miles

12/8/2025

Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

AERIAL PHOTOGRAPHY

0 2,000 4,000

feet

12/8/2025

Flagler County Florida

Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

FEMA FLOODPLAIN

0 2,000 4,000

feet

12/8/2025

Flagler County Florida

Environmentally Sensitive Lands

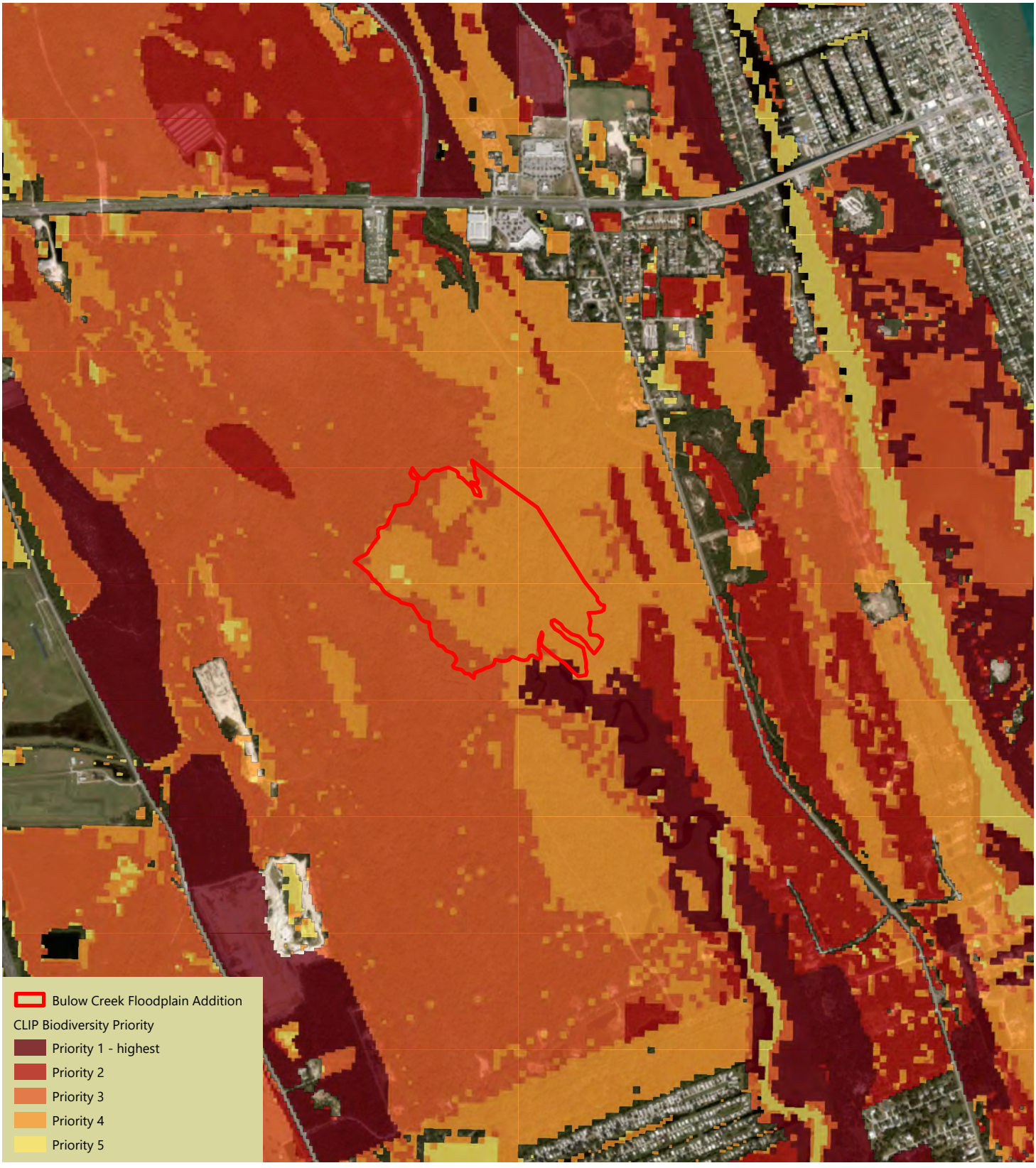
BULOW CREEK FLOODPLAIN ADDITION

HYDROLOGY & WETLANDS

0 2,000 4,000

feet

12/8/2025



Environmentally Sensitive Lands

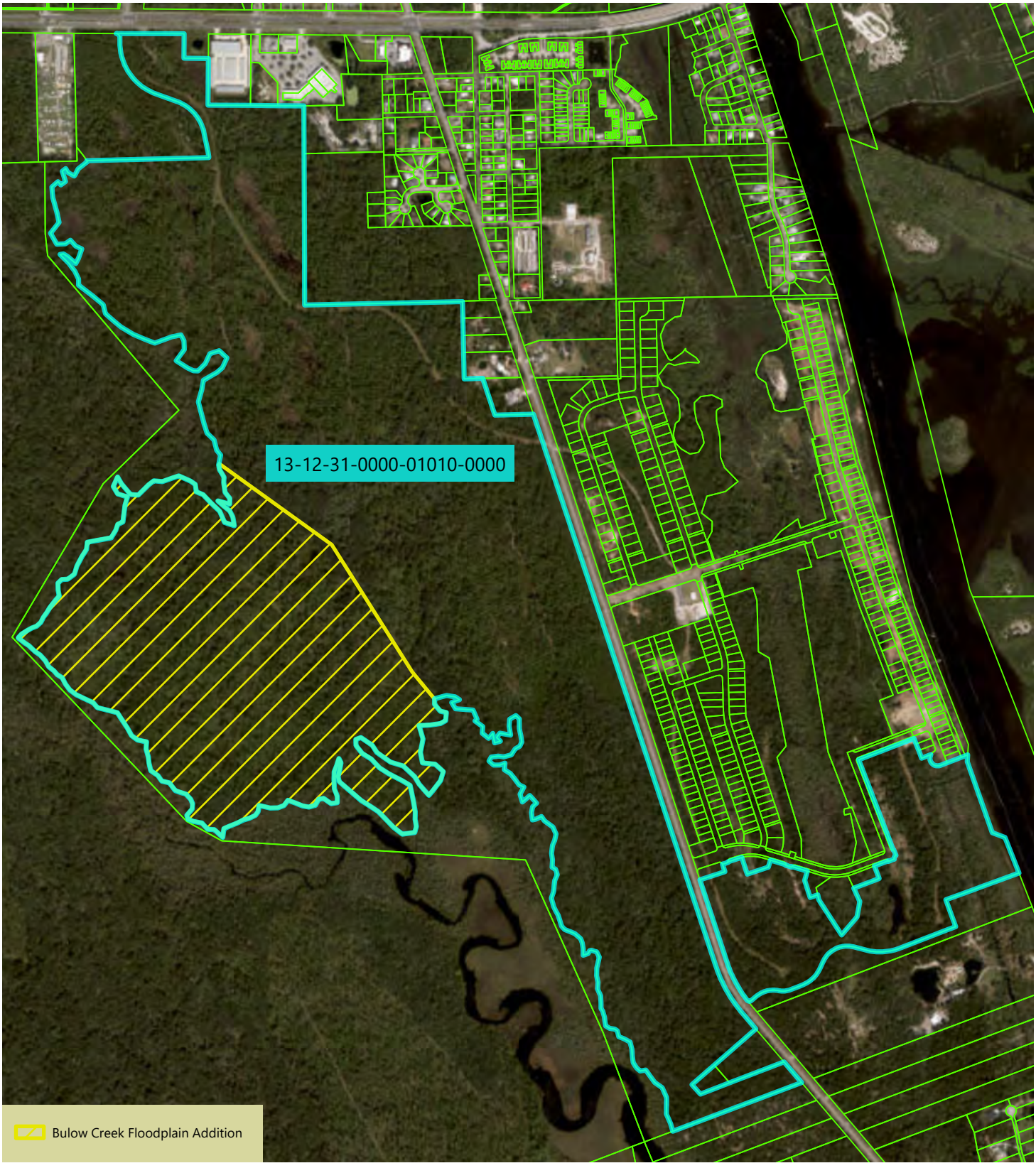
BULOW CREEK FLOODPLAIN ADDITION

BIODIVERSITY AND HABITATS

0 1,500 3,000

feet

12/8/2025



Flagler County Florida
Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

TAX PARCEL MAP

0 1,000 2,000
feet

12/8/2025

Environmentally Sensitive Lands

BULOW CREEK FLOODPLAIN ADDITION

USGS TOPOGRAPHIC MAP

0 1,500 3,000

feet

12/8/2025

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 12/8/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 51182 , 51183 , 51510 , 51511

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 51182

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Scrub	G2	S2	N	N

Matrix Unit ID: 51183

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Scrub	G2	S2	N	N

Matrix Unit ID: 51510

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

Matrix Unit ID: 51511

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Mesic flatwoods	G4	S4	N	N
Scrub	G2	S2	N	N

Matrix Unit IDs: 51182 , 51183 , 51510 , 51511

25 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus oxyrinchus Atlantic Sturgeon	G3T3	S1	E	FE
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
Aphelocoma coerulescens Florida Scrub-Jay	G2?	S1S2	T	FT
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chamaesyce cumulicola sand-dune spurge	G2	S2	N	E
Conradina grandiflora large-flowered rosemary	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Deeringothamnus rugelii Rugel's pawpaw	G1	S1	E	E
Floodplain swamp	G4	S4	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lechea divaricata pine pinweed	G2	S2	N	E
Litsea aestivalis pondspice	G3?	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Nerodia clarkii taeniata Atlantic Salt Marsh Snake	G4T1Q	S1	T	FT
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. 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. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. 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.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC U.S. Fish & Wildlife Service

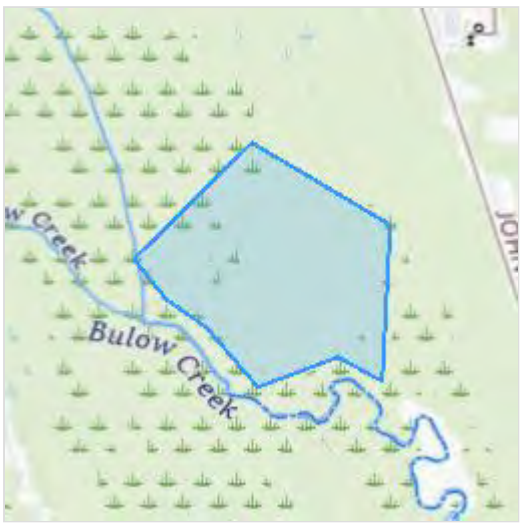
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Flagler County, Florida



Local office

Florida Ecological Services Field Office

(352) 448-9151
(772) 562-4288
fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Florida Panther Puma (=Felis) concolor coryi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered
West Indian Manatee Trichechus manatus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4469	Threatened Marine mammal

Birds

NAME	STATUS
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened

NOT FOR CONSULTATION

Florida Scrub-jay Aphelocoma coerulescens	Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6174

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon couperi	Threatened

Wherever found

No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus	Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The data in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the Supplemental Information on Migratory Birds and Eagles document to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Bald and Golden Eagle information is not available at this time

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act

NOT FOR CONSULTATION

requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (FWS).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Migratory bird information is not available at this time

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

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Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and

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minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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Marine mammals

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee Trichechus manatus
https://ecos.fws.gov/ecp/species/4469

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER
FORESTED/SHRUB WETLAND
PFO1/4A
PFO1/2C

FRESHWATER POND
PUBF

RIVERINE

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R2UBH

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Flagler County
Environmentally Sensitive Lands

Imperiled Species Checklist – Bulow Creek Floodplain Addition			
Common Name	Scientific Name	Preferred Habitat	Occurrence Potential
Mammals			
Tricolored Bat	*Primyotis subflavus*	Upland and Wetland Forests	☒
West Indian Manatee	*Trichechus manatus*	Marine, bays and estuaries	☒
Florida panther	*Puma concolor*	Upland and Wetland Forests	☒
Birds			
Eastern Black Rail	*Laterallus jamaicensis* ssp. *jamaicensis*	Herbaceous freshwater wetlands	☒
Everglade Snail Kite	*Rostrhamus sociabilis plumbeus*	Herbaceous freshwater wetlands	☒
Florida Scrub-jay	*Aphelocoma coerulescens*	Fire-maintained scrub and scrubby flatwoods	☐
Piping Plover	*Charadrius melodus*	Beaches	☐
Red-cockaded woodpecker	*Dryobates borealis*	Fire-maintained, old growth sandhills and flatwoods	☐
Rufa Red Knot	*Calidris canutus rufa*	Coastal Strand, beaches, estuaries	☐
Wood Stork	*Mycteria americana*	Herbaceous and forested freshwater wetlands	☒
Blue heron	*Egretta caerulea*	Herbaceous and forested freshwater wetlands	☒
Tricolored heron	*Egretta tricolor*	Herbaceous and forested freshwater wetlands	☒
Roseate Spoonbill	*Platalea ajaja*	Estuaries, saltmarsh, herbaceous freshwater wetlands	☒
Fish			
Shortnose sturgeon	*Acipenser brevirostrum*	Estuaries	☐
Amphibians			
Striped Newt	*Notophthalmus perstriatus*	Herbaceous freshwater wetlands in sandhills or scrub	☐
Reptiles			
Eastern Indigo Snake	*Drymarchon couperi*	Upland forests	☒
Gopher tortoise	*Gopherus polyphemus*	Fire-maintained sandhill, scrubby and mesic flatwoods	☒
Green Sea Turtle	*Chelonia mydas*	Beaches	☐
Hawksbill Sea Turtle	*Eretmochelys imbricata*	Beaches	☐
Leatherback Sea Turtle	*Dermochelys coriacea*	Beaches	☐
Loggerhead Sea Turtle	*Caretta caretta*	Beaches	☐
Insects			
Monarch Butterfly	*Danaus plexippus*	Wide range of uplands and wetlands habitats	☐
Plants			
Etonia Rosemary	*Conradina etonia*	Scrub and scrubby flatwoods	☐
Atlantic Coast Florida lantana	*Lantana depressa var. floridana*	Sand dunes, pine flatwoods and xeric hammocks	☐
Auricled spleenwort	*Asplenium auritum*	Hydric hammocks and swamps	☒
Blue-flower buttesrwort	*Pinguicula caerulea*	Wet flatwoods and prairies	☐
Cardinal flower	*Lobelia cardinalis*	Floodplain swamps	☒

Imperiled Species Checklist – Bulow Creek Floodplain Addition			
Common Name	Scientific Name	Preferred Habitat	Occurrence Potential
Butterfly orchid	*Encyclia tampensis*	Hydric and Mesic Hammocks	☒
Green-fly orchid	*Epidendrum conopseum*	Floodplain swamps, hydric and mesic hammocks	☒
Celestial lily	*Nemastylis floridana*	Wet Flatwoods, prairies, marshes and hydric hammocks	☒
Chapman's sedge	*Carex chapmanii*	Hydric hammocks, bottomland forests	☒
Chapman's skeletongrass	*Gymnopogon chapmanianus*	Scrub, scrubby flatwoods and sandhills	☐
Coastal dune sandmat	*Euphorbia cumulicola*	Sand dunes	☐
Coontie	*Zamia pumila*	Mesic hammocks	☒
Coastal vervain	*Glandularia maritima*	Coastal dunes, swales, scrub, and clearings	☐
Fringe-leaf tickseed	*Coreopsis integrifolia*	Floodplain swamps, bottomland forests	☐
Crested-yellow orchid	*Plananthera cristata*	Wet flatwoods and prairies	☒
Erect prickly pear cactus	*Opuntia stricta*	Maritime hammocks, shell mounds	☒
Florida beargrass	*Nolina atopocarpa*	Wet flatwoods and prairies	☐
Florida ladies'-tresses	*Spiranthes floridana*	Wet flatwoods and prairies	☐
Florida milkvetch	*Astragaluus obcordatus*	Sandhills	☐
Florida mountain-mint	*Pycnanthemum floridanum*	Sandhill slopes, seepage slope, wet flatwoods	☐
Giant airplant	*Tillandsia utriculata*	Hydric hammocks and swamps	☒
Hooded pitcher plant	*Sarracenia minor*	Wet flatwoods and prairies	☒
Lace-lip ladies' tresses	*Spiranthes laciniata*	Wet flatwoods and prairies	☒
Lake-side sunflower	*Helinthus carnosus*	Wet flatwoods and prairies	☒
Leafless ladies' tresses	*Sacoika lanceolata*	Wet flatwoods, prairies, disturbed roadside ditches	☐
Longleaf fingergrass	*Digitaria gracillima*	Scrub, sandhills	☐
Long-lip ladies' tresses	*Spiranthes longilabris*	Wet flatwoods and prairies	☒
Many-flowered grasspink	*Calopogon multiflorus*	Wet flatwoods and prairies	☒
Nodding pinweed	*Lechea cernua*	Scrub and scrubby flatwoods	☒
Pale green orchid	*Plananthera flava*	Wet flatwoods and prairies	☒
Pigmy pipes	*Monotropsis reynoldsiae*	Mesic and hydric hammocks	☒
Pine lily	*Lilium catesbaei*	Wet flatwoods and prairies	☒
Plume polypody	*Pecluma plumula*	Hydric kammocks and swamps	☒
Comb polypody	*Pecluma ptilodon var. bourgeauana*	Hydric and mesic hammocks	☒
Widespread polypody	*Pecuma dispersa*	Hydric and mesic hammocks	☒
Rainlily	*Zephyranthes atamasca var. atamasca*	Floodplain swamps	☒
Red-margin zephyrlily	*Zephyranthes simpsonii*	Wet flatwoods and prairies	☒
Rose pogonia	*Pogonia ophioglossoides*	Wet flatwoods, prairies	☒
Snowy orchid	*Plananthera nivea*	Wet Flatwoods and prairies	☒
Southern milkweed	*Asclepias viridula*	Wet flatwoods, prairies, seepage slopes	☐

Imperiled Species Checklist – Bulow Creek Floodplain Addition			
Common Name	Scientific Name	Preferred Habitat	Occurrence Potential
Spiked crested coral root	*Hecalectris spicata*	Hydric and mesic hammocks	☒
Tampa vervain	*Glandularia tampensis*	Hydric and mesic hammocks, pine flatwoods	☒
Terrestrial peperomia	*Peperomia humilis var. humilis*	Mesic and hydric hammocks	☐
Treat's zephyrlily	*Zephyranthes atamasca var. treatiae*	Hydric hammocks and floodplain swamps	☒
Variable-leaf crownbeard	*Verbesina heterophylla*	Mesic flatwoods	☒
White fringed orchid	*Plananthera blephariglottis*	Wet flatwoods and prairies	☐
Yellow-fringed orchid	*Plananthera ciliaris*	Wet flatwoods and prairies	☒
Yellow hibiscus	*Pavonia spinifex*	Mesic and hydric hammocks, shell mounds	☐