
MANAGEMENT PLAN FOR PRINCESS PLACE PRESERVE, FLAGLER COUNTY

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INTRODUCTION

Flagler County (“County”), aided by the Florida Communities Trust (“FCT) and the ST. John’s River Water Management District (“SJRWMD”), has successfully pursued purchase of the Princess Place Preserve in two phases. The County’s goal in acquiring the Princess Place Preserve is to protect an area rich in environmental and historical attributes. The Preserve is located at the confluence of Pellicer Creek and the Matanzas River in northern Flagler County. Phase II containing 925 acres is generally south of Phase I which contains 425 acres. Both phases are home to diverse ecosystems containing unlimited saltwater marshes, freshwater wetlands, mature oak hammocks and pine communities, scrub habitat and open surface waters. There is also evidence of some pre-colonial Indian occupation. Phase I contains an historic lodge, several caretakers residences and some open passive recreation area. All but 34.7 acres of Phase II is unimproved property. The improved property on Phase II contains an Island Estate House and associated improvements, including extensive landscaping.

Acquisition of the Princess Place Preserve was the driving force behind voter approval for the County’s environmentally sensitive land acquisition program. The County has determined that acquisition of the Preserve will further the goals of both its land acquisition program and its comprehensive plan. This document sets forth the management plan in the following format:

MANAGEMENT PLAN FOR PRINCESS PLACE PRESERVE, FLAGLER COUNTY

PURPOSE

Flagler County is pursuing the acquisition of the Princess Place Preserve comprising both Phases I and II along Pellicer Creek and Matanzas River to fulfill several beneficial purposes including natural resource protection, historical resource protection, public recreation and public education. The County's goal is to combine public access and outdoor activities for environmental, historical and recreational purposes with preservation of a relatively intact ecosystem. To reach this goal, the County will maintain the existing character of the land by balancing conservation with public access to the resources. For example, controlled burning will enhance the existing oak scrub and long leaf pine communities and create public educational opportunities concerning fire dependent communities. Acquisition also is consistent with the County's goals related to conservation, parks, and open space as set forth in the County's comprehensive plan. Copies of photographs of the tract are included for the reader's reference as Exhibit A.

ECOLOGY

This property is worthy of conservation due to its ecological diversity. The property contains significant ecological communities including salt water marsh, freshwater marsh, xeric oak scrub, old growth pine communities and upland oak hammock. The site abuts the Pellicer Creek Aquatic Preserve and is near Faver-Dykes State Park (located on the north side of Pellicer Creek). See Exhibit B. Acquisition of this site will help ensure the protection of water resources including important marine breeding habitats associated with the saltwater marshes of Pellicer Creek and the Matanzas River. Among other purposes, Phase II will serve as a buffer for the 1st phase and will enhance the existing corridor of protected lands described below. Phase II also contains freshwater ravine creek system that harbors vegetation including maple, coontie ferns, cypress, and other wetland dependent species.

GREENWAYS

The Princess Place Preserve is also a significant part of the County's Coastal Greenway. In 1994, the Florida Greenways Commission, through 1000 friends of Florida, recognized Flagler County's efforts in establishing this 26 mile coastal greenways network. The County received a statewide award, presented at a formal ceremony from Attorney General Bob Butterworth. The County's efforts are the result of enactment of its environmentally sensitive lands program and complementary state acquisition of environmentally important areas. A copy of the current greenways map is included as Exhibit B. it shows the incorporation of the Princess Place Preserve. As

additional lands are acquired or protected, the greenways map will be updated and included in stewardship reports.

While the Princess Place Preserve occupies the northernmost section of the County's Greenway, state lands in the recently expanded Faver-Dykes system effectively extends the Greenway into St. Johns County. Additionally, the SJRWMD has acquired 2900 acres to the west of the Preserve which includes a significant portion of the upland corridor on Pellicer Creek. Additionally, the County has obtained DRI mitigation acreage in the area and a nearby SJRWMD option parcel is ready to close by June 1996. The result will be a 6200 acre public upland corridor for Pellicer Creek. This corridor will further the resource protection, educational and recreational objectives of acquiring the Princess Place Preserve. The County presently is working with the SJRWMD, the DEP state park managers in the area, the Whitney Lab of the University of Florida, DEP's Coastal and Aquatic Resources office and others to coordinate planning and management actions in the Pellicer Creek Corridor. Specifically, there will be an attempt to coordinate education programs, interpretation of historical artifacts, and recreational facilities among the parcels in the Pellicer Creek Corridor. It is premature at this point to predict the results of this planning effort. However, such will be reported annually in the stewardship report. It should be noted that the closings on the bulk of these properties have occurred from mid-1995 to date.

Greenways serve a number of functions. One function of the County's Coastal Greenway is to provide for greater protection of a variety of flora and fauna. Recent studies suggest that many species of Florida flora and fauna are threatened with genetic isolation resulting from patchwork protection of habitat. A continuous link of protected lands provides more opportunity for species to expand their gene pools and avoid problems associated with inbreeding. To effectuate this objective the County has and will continue to involve non-owner agencies that have a relationship to species management within the greenway. For example, the County will cooperate with agencies like the U.S. Fish and Wildlife Service ("FWS") and the Florida Game and Freshwater Fish Commission ("GFWFC") to identify endangered species and to protect and enhance their habitats within the Greenway. One immediate project, discussed below in more detail, will initiate reforestation of some improved pasture land with long leaf pine and wiregrass. This will provide future habitat suitable for red cockaded woodpeckers ("RCW's"). Such efforts also will be reported in the annual stewardship reports.

A greenway also serves people. It meets their need for open space and to buffer development. It provides an opportunity for people to link their ecological, historical and cultural attributes. It provides a natural area for recreation and education.

An example of multi-purpose use of a greenway is reflected in the County's attempts to use the greenway in part to illustrate its history.

A portion of this greenway corridor property, between US Highway No. 1 and 1-95, is presently under final consideration by the Trustees of the Florida Agricultural Museum. The Museum is proposed to be a living history museum demonstrating the agricultural legacy of Florida. It will be a combined historical and recreational experience. It will encompass replica farms interpreting the Timucuan Indian culture, the early Spanish rancho, the British period plantation and more modern agriculture. It also will include heritage trails, hiking trails and equestrian trails. This activity would complement the recreational and historic interpretive potential for Princess Place. If the Museum is located within the corridor, efforts to integrate Princess Place with the Museum will be made, with Princess Place serving as a more remote natural recreation and historic destination. Princess Place may also receive a designation as a satellite museum of the Florida Agricultural Museum.

HISTORY

The Princess Place Preserve itself is a valuable historic resource. Archaeologists believe the site is a likely prehistoric Indian settlement. After European settlement, the area was exploited by the British beginning in the 1760s for its naval stores industry (timber for ship beams and pine resin for ship building and rigging). Hewitt's Mill, the artifacts of which are presently on display in Tallahassee, was the first commercial enterprise in the area. The site of the historic mill is about 5 miles west of the Princess Place Lodge. The waterway today known as Pellicer Creek was used to ferry the mill's products out to sea for shipping to Great Britain. It is possible that timber on the Princess Place property was clear cut for this mill operation. The County will attempt to secure the mill artifacts and arrange for an interpretive exhibit. This effort will depend on State permission.

After the Spanish regained Florida from the British in the late 1700s, the Princess Place property was part of a land grant from the King of Spain to Francisco Pellicer. Mr. Pellicer was a notable figure who led the indentured Minorcans out of the Turnbull Plantation in New Smyrna in the late 1780's. Later in the early 1800's, he introduced orange trees to the site making it one of Florida's oldest commercial orange groves.

The property then was abandoned after the Seminole Indian Wars in the late 1840's. Thereafter, in the 1880's the site was resettled and cultivated into one of the largest commercial citrus groves in Florida, known as Cherokee Grove. The plantation manor house was later known as the Princess Place Lodge. The Lodge located in Phase I is presently the oldest standing homesite in Flagler County, and its name dates back to the era of Princess Angela Sherbutow and her husband, an exiled Russian Prince. The site also contains one of the first in-ground pools in Florida, which is fed by an artesian spring.

STRUCTURES AND IMPROVEMENTS

Two significant structures currently exist on the property. The historic lodge appears much the same now as it did when it was constructed around the turn of the century. The County is pursuing listing of the lodge on the National Register of Historic Places. The lodge may be used as a museum and nature interpretation center. In addition to the lodge, a relatively modern residential estate is located on the site.

The County proposes using the estate property as a conference center, for meeting rooms, for historical or ecological museums or as a teaching facility. These varied uses will take into account the interest of the NERR, the Florida Agricultural History Museum, conservation foundations and local natural resource and historical groups who contribute to the management and maintenance of the improved facilities. The County proposes constructing additional structures that will further the county and state goals of providing for passive outdoor recreational and educational activities. Proposed improvements include trails, picnic areas, parking, observation areas and road maintenance, and possibly a conservation lodge for educational pursuits if a suitable funding sponsor can be identified.

EXISTING STRUCTURES AND IMPROVEMENTS

PHASE I

Existing structures include: an access road to the project, jeep trails, the Princess Place Lodge, and two caretaker residences.

ACCESS ROADS: The access road is a dirt road stemming from Old KINGS Highway which connects to U.S. Highway #1. The access road was purchased and is now named Princess Place Road. The distance from U.S. #1 to the estate is approximately 4 miles. The access road continues through the project area in a general SW-NE direction. An easement exists for a single-family home that is an outparcel.

THE LODGE: The Princess Place Lodge is a waterfront pink coquina block house built circa 1887 in the masonry vernacular style. The lodge has a large wrap around porch, an artesian pool, bulkhead and dock. The porch is supported by cedar and palm tree trunks. Several fireplaces were built for heat in the winter. The lodge is structurally sound but needs work to restore and stabilize it. All such work is being designed by a preservation architect. Renovations have been, and will continue to be done, in compliance with the requirements of the historic preservation laws.

CARETAKER'S RESIDENCES: The primary caretaker's residence is a wood frame house with a concrete block foundation and is approximately 15 years old. Additional features include a large porch and a fireplace. The house is in good repair with a fairly new roof in place. The residence sits among oaks and pines on a field of bahia grass. A second caretaker's residence is currently occupied by the County's caretaker and it is located behind the bam.

MISCELLANEOUS STRUCTURES: Several old cattle pens and stockades will be removed. A pump house and barbecue area is also located on the property. A horse bam also located on the property may be renovated with State support as an historic structure.

PHASE II

Existing structures include:

ISLAND ESTATE HOUSE: The two story single family residential home was constructed in 1978. The main house has approximately 4,467 square feet of living area, 1,083 square feet of garage and storage area and 3,920 square feet of covered porches. The main residence is of post and beam construction with wood shake shingle roof. A covered wooden deck surrounds the second floor of this home. The wooden deck extends to the guest house located adjacent to the main residence. This estate has been maintained by the owners and will not require significant expenditures of public money in the immediate future. If NERR designation is not achieved or the other possible entities do not come forward, such as the Agricultural Museum or a sponsor for a conservation lodge, the County will either lease the residence or use it as a public meeting and conference center.

GUESTHOUSE: The guesthouse has a combination kitchen and dining room, living and sleeping area, one bathroom and a dressing area. It contains approximately 654 square feet of living area. For management purposes, this facility will be integrated with the Island Estate House for a same or complementary use.

ACCESS ROADS: Access to Phase II will be through the existing road in Phase I, and then on to jeep trails which will be converted to hiking or equestrian trails. Some portions of the jeep trails may be used for vehicles for designated observation or camping area parking and for boat launch areas.

MISCELLANEOUS STRUCTURES:

An old boat house and tool shed exist on the Island Estate property on Phase II.

PROPOSED STRUCTURES AND IMPROVEMENTS:

The County envisions construction of the improvements and structures set forth below. The County will notify the FCT of proposed work in two steps: First, the County will notify FCT in writing at least 60 days prior to construction of proposed work or alterations that are not set forth in this plan. FCT will then have 30 days to respond in writing to the County as to the approval. Second, for work or alterations requiring state or federal permits the County will provide the FCT with all permit applications at the time they are submitted to the permitting agency. FCT shall have 30 days to notify the County of their comments. Upon receipt of permits, the County will send a copy to FCT before proceeding with the permitted work.

The County will not undertake any work that will adversely affect any listed species. The locations for proposed improvements will be sited so as not to adversely impact wetlands or significant specimen trees. More extensive vegetative surveys will be conducted in any area of proposed work to identify areas of significant habitat. These will not be altered except for identified enhancement projects like controlled burning. The County will also be using recycled materials where appropriate and available for repair of docks, railings, signage and other uses.

Since Phase I provides better vehicular access and contains easier water access, the majority of launching and fishing facilities will be located there. Several docks exist on Phase I whereas no docks exist in Phase II.

WATER ACCESS: For Phase I, at least one location will be used for launching canoes. Two docks exist which will provide water access for fishing. For Phase II, one location will exist for canoes to launch. No permits from DEP or the Corps of Engineers are anticipated since the work will be limited to clearing minor amounts of upland vegetation. The County will limit launching facilities to canoes and small outboards that can be hand launched. Larger boats have access through the existing launch facilities across the creek at Faver-Dykes State Park.

PEDESTRIAN ACCESS:

The site contains several jeep and cattle trails that can be converted to hiking paths at little cost. Interpretive signage will be provided. Construction of observation areas will be in uplands and will allow unrestricted viewing of the ravine without impacting the fragile bluffs and wetlands. The observation areas will be small scale in terms of footprint. They will be sited to cause the least disruption to the ecosystem.

The County anticipates that foot bridges will be necessary for several low lying areas. Permits from the Corps and DEP if required will be received before any work begins. The Florida Trails

Association and the local Sierra Club have offered assistance in designing and building the trails. The hiking trails and nature study areas will provide opportunities to observe wildlife and bird populations. Such trails will exist in areas already disturbed by existing roads or in areas of natural pathways.

VEHICULAR ACCESS:

The existing roadway will be the primary access point for the park.

Improvement and maintenance work will be provided by the County's Road and Bridge Department. For the existing main road, little improvement is required but the County plans on constructing several set aside areas where approaching vehicles can pass one another. Grading and other forms of routine maintenance will be provided by the Road and Bridge Department.

PARKING:

Proposed on-site parking will be accommodated with minimal disturbance to the natural environment. All parking areas contain stabilized upland soils. Crushed coquina shell or mulch will be utilized as the parking area surface. Landscape timbers or railroad ties will be used to mark the parking spaces.

For Phase I, parking areas will be provided at the Lodge and along the main access road. Additional shell parking areas are anticipated for the western portion of the property to allow public access to Styles Creek and the westernmost trails.

For Phase II, parking areas will be developed at one point along the Matanzas River and one site on the western area near the ravine. These areas contain stabilized upland soils.

SIGNS:

Because people who visit parks have different levels of knowledge and different purposes and reasons for visiting parks, interpretive signs should be able to accommodate as many needs as are realistically possible. Some features to be considered are not only the content of the sign but its size, lettering, orientation and height above the ground. Types of signs needed are: trailhead signs for hiking trails; interpretive panels and/or trailside signs for nature studies and/or nature trails.

At the entrance to the site where the existing gate is located, a sign will be placed that identifies the project site as being open to the public for passive, recreational and educational uses. The sign will further provide that the site has been purchased with funds from the Florida Communities Trust, Preservation 2000 Program, from the Flagler County Environmentally Sensitive Lands Acquisition Program and from the SJRWMD.

EASEMENTS: There are no existing or proposed concessions or leases on the project site. The only easement for Phase I and II is one provided for ingress and egress by the owners of a five acre residential outparcel.

CONSERVATION LODGE:

To promote environmental education and conservation, the County will attempt to identify a qualified sponsor of a conservation lodge. Such a lodge would be a low-impact, energy-efficient, and sustainably designed facility blended with the natural landscape. The sponsor could be a conservation foundation or governmental partnership such as the NERR. The purpose would be the development of a facility with integrated programs in environmental and historical education, including methods of conservation, the value of the area's ecosystems and the importance of cultural diversity and preservation.

The lodge would be a model of sustainable design. The net proceeds of any revenue-producing activities at the lodge would be dedicated to expansion of environmental education programs and for management of the Princess Place Preserve and the surrounding public land buffers that protect it. The net proceeds also could be used to acquire additional lands to protect the Princess Place Preserve resources and the Pellicer Creek/Matanzas River Estuary, or to enhance public access to these resources.

The County proposes the potential site on upland property located on the 30 acre manmade island connected to the mainland by a bridge or an alternative site located at the northern point of the present

pasture. Prior to any work, the site will be fully evaluated for suitability for a conservation lodge. An alternate site may be sought if either proposed site is unsuitable. The building footprint for this project is not yet known. The extent of ecosystem disturbance will be minimized to a 4 to 5 acre area.

The lodge will be designed so as to minimize adverse effects on surrounding ecosystems. This will be assured by the use of architects and planners who specialize in ecological design. Any development plans will be furnished to FCT at least 60 days prior to local permit approval. FCT will then have 30 days to comment in writing to be considered in the local permitting process. Any proposed management agreements for this activity will likewise be submitted to FCT 60 days prior to the County's public meeting to consider approval of the agreement. FCT will have 30 days to comment in writing so that the comments can be considered prior to adoption by the County.

ISLAND ESTATE:

If any qualified entities such as the Florida Agricultural Museum, the NERR or a conservation foundation can reach agreement with the County on use of the property as a conference or museum center, additional parking will be provided in areas on the existing estate that are already cleared and can be safely adapted for parking. Wherever possible, pervious materials will be used. Any management agreement will be submitted to the FCT at least 60 days prior to the County's public meeting adopting such agreement. FCT shall have 30 days to comment in writing so that the comments may be taken into account in the County's review.

The County will provide sixty (60) days prior written notice and relevant supporting information regarding any lease of any interest, the operation of any concession, any sale or option, any use other than by member of the public and management contracts proposed for the project site with non-governmental persons or organizations. FCT shall have 30 days to respond in writing to such notice.

WEATHER STATION: The Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) will construct a small (6'x 6' x 5' high) weather reporting station on the northern boundary of Princess Place Preserve near Pellicer and Moody Creeks, east of the lodge and dock. The reporting station will be managed and maintained by the GTMNERR and will be painted green to blend in with the surrounding environment.

GRANT GUIDELINES COMPLIANCE: Any such arrangements or projects identified above shall not conflict with any terms of the FCT grant agreement. (The conceptual approval agreement, the warranty deed, the grant award agreement and the intergovernmental agreement are attached as composite Exhibit C.)

2014 PRINCESS PLACE PRESERVE MANAGEMENT PLAN UPDATE AND COTTAGE PROPOSALS

Princess Place Preserve occupies a unique, central location as part of more than 4,000 acres of contiguous estuarine systems in public ownership by Flagler County, Town of Marineland, St. Johns River Water Management District, and the Florida Department of Environmental Protection. Flagler County has developed partnerships over the years with the Guana Tolomato Matanzas National Estuarine Research Reserve and with the University of Florida's Whitney Laboratory for Marine Bioscience. These partnerships have identified a demand for temporary lodging for research scientists and graduate students performing research in this unique area. Simultaneously, Flagler County envisions itself establishing innovative, environmentally sensitive cottages for visitors to this park. A proposed location has been established along the banks of Pellicer Creek, in close

proximity to the historic lodge on the property and in close proximity to existing access roads. Attachment 2014-A provides aerial images and maps of the initial proposed cottage location.

COTTAGE DETAILS: The initial cottages planned under this proposal are intended to provide a coveted respite for researchers utilized by and for the benefit of the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR)/FDEP, University of Florida's Whitney Lab, and other research entities. Outside of this research capacity, use is intended to include rentals to outside visitors at a higher rate to offset the operational and maintenance costs of the cottage. Over time, additional cottages will be added to this location and others to create an innovative addition to the Preserve and to allow those unable or unwilling to undertake traditional tent camping, to enjoy the beauty of Princess Place in various ways. The initial cottages will strongly represent Flagler County's commitment to developing a strong ecotourism base. The location of the Princess Place Preserve offers direct access to Pellicer Creek and indirect access to the Intracoastal Waterway, which will attract environmental researchers, nature enthusiasts, kayakers, birders, anglers, and other visitors. Large regional events, like Bike Week, and the Daytona 500 may also draw visitors during off-season periods for those seeking a non-traditional lodging experience. The development of these units will be a low-impact, high-value addition to Flagler County's park system offerings and will establish a model for similar projects in the future.

Some guiding principles for the proposed cottages have been set forth:

A REDUCED FOOTPRINT:

The new Princess Place Research Cottage and future cottages will be designed to minimize any footprint. The cottage site(s) plan will focus on a compact "walkable" design with the cottage(s) easily accessible but with a minimal impact to the park and gathered in a relatively smaller area away from other park activities.

"GREEN" DESIGN AND ARCHITECTURE:

This proposal will take advantage of the considerable thought, imagination, and progress currently being made in the area of green building. Design and construction will seek to maximize passive cooling and resistance to wind and storm surge and utilize recycled materials. There likely will be many opportunities for new technologies to be showcased in this project. A "Florida Water Star" and a LEED designation will be sought for the cottage.

A VARIETY OF VISITOR EXPERIENCES:

There are a multitude of opportunities for tremendous visitor experiences. These include canoeing, boating, birding, hiking, biking, fishing, researching, and beaching, among others. With the right project design and implementation, access to these activities and many more could enhance the appeal of the Princess Place Preserve as a destination for researchers, environmentalists and nature lovers of all kinds.

CREATING A "SENSE OF PLACE":

Any new cottage(s) should reflect the history and culture of Cherokee Grove and the Princess Place. Part of the culture of the County is to preserve cultural and historic resources. Choices of architecture, landscape design, and cottage decor could capture a sense of "Old Florida" and enhance the continuity of the cultural and historical aesthetic already in place at Princess Place Preserve.

CONNECT WITH THE RESEARCH COMMUNITY:

The project should form connections with the GTMNERR, Whitney Lab, the Flagler County School System and Environmental Tourists/Visitors.

ENVIRONMENTAL EDUCATION/DEMONSTRATION:

This project will inherently offer the opportunity to employ modern environmental best practices in many aspects. These practices can in turn be used to market to and educate guests through demonstration of these practices incorporated within the project.

Some aspects of the cottage interiors and exteriors as related to environmental sustainability have been conceptually planned:

SOLAR POWER:

If funding permits, solar panels will be incorporated into some applications such as hot water and outside lighting.

ENERGY EFFICIENT APPLIANCES:

All appliances will be Energy Star-rated appliances. This will include the refrigerator, stove/oven, microwave, washer/dryers, and similar appliances.

LOW FLUSH TOILETS:

Water conservation will be a key component of any construction with low flush toilets.

GREEN LODGING PROGRAM:

Sheets and towels will not be replaced each day as part of an overall effort to conserve water and to participate in the State's Green Lodging Program (this is just one of the many measures of the Green Lodging Program).

ENERGY EFFICIENT LIGHTING:

Light fixtures will be energy efficient with appropriate dimmers, timers, and motion detectors to save additional energy. All light fixtures will be able to accommodate fluorescent bulbs.

RECYCLED AND RENEWABLE BUILDING MATERIALS:

Recycled and renewable materials will be incorporated into the cottage where appropriate to demonstrate the use and benefits of utilizing these types of materials.

RECYCLING:

Recycling will be emphasized to all guests to reduce landfill waste streams. All types of recycling will be collected similar to regular home recycling.

RAINWATER CISTERN: Rainwater could be captured in a cistern and recycled back into specific nonessential uses within the cottage or used externally as washdown/ irrigation reservoir.

MINIMIZATION OF IMPERVIOUS AREAS: Whenever possible, shell and other semi-pervious material will be utilized for the driveways, vehicle paths, parking areas, and trails to minimize the amount of rainwater runoff

generated from the site. Design schemes will avoid excessive width of these features to prevent rainwater runoff and reduce the impact of the cottage development on our valuable water resources. Low-impact development concepts will be employed whenever possible.

NO IRRIGATION: There will be no irrigation, with the exception of captured rainwater for reuse if it becomes available.

NATIVE VEGETATION AND DROUGHT-TOLERANT VEGETATION: Existing native vegetation will remain to the greatest extent possible. Where replacement or supplemental landscaping/vegetation is needed, native species will be utilized that can survive on their own once established.

OUTSIDE ENERGY EFFICIENT LIGHTING: Outside lighting will be energy efficient, with photocells and in some cases, motion detectors. Solar lighting will also be used where appropriate.

ROADSIDE SWALES: Roadside swales will be utilized for stormwater, rather than standard stormwater piping, inlets and a large detention area. The site will meet or exceed stormwater rules for the site work.

FIREWISE DESIGN: The area in and around the cabins will be managed utilizing Firewise principles.

UNDERGROUND WATER RECHARGE: An underground water garden area will be considered to capture on-site stormwater runoff or water overflowing the cistern from roof drainage and to capture any driveway drainage for most storm events. It will be utilized to recharge the groundwater.

Overall, this is an innovative approach that seeks to offer unique research opportunities and expand the visitor base for the Princess Place Preserve. This approach is scalable and has the ability to be a regional model for other parks, shaping how nature-based tourism recreation can progress, hand-in-hand with the types of research that can be useful in maintaining, improving, and preserving public lands in the future.

COTTAGE LOCATION AND NATURAL COMMUNITY INFORMATION

The cottages and future cottages will be located west of the historic lodge. This area of the park is easily accessible by automobile as it is directly adjacent to the existing roadway system. No new road will need to be constructed, only a small driveway.

NATURAL COMMUNITY OBSERVATION

In Attachment 2014-B the area outlined in red contains the Cherokee Grove site that was placed on the National Register of Historic Places in 1997. The yellow area depicted in Attachment 2014-B is a successional hardwood hammock that is bordered on the north by Pellicer Creek, the east by Cherokee Grove Historic site at Princess Place Preserve, the south by a limited area hardwood hammock and a mowed area of the park, and on the west by a marsh cove from Pellicer Creek. Utilizing the Florida Natural Areas Inventory as a benchmark, the natural community description of the area most closely resembles mid-successional mesic hammock. The canopy is estimated at 70-80% closed and consists of oak species, including live oak and water oak, cabbage palm, southern magnolia, slash pine, red cedar, and red bay. The mid-story is fairly open with saw palmetto, beauty berry, yaupon holly and other small to medium shrubs and trees. Ground cover is patchy with intermittent grasses and leaf debris and some areas with dense tangles of vitis and smilax vines.

CONSERVATION STATUS

FNAI lists the conservation status of mesic hammock as "G3/S3?" G3 indicates that the ecosystem may be globally vulnerable. "S3?" indicates that there is some discussion needed but the ecosystem type may be vulnerable statewide. Locally, mesic hammock is not considered unique and this area of mesic hammock is likely a result of historic fire exclusion due to its close proximity to the Princess Place lodge which had continuous residential occupancy up until the late 1900's.

LISTED SPECIES AND SUITABILITY ASSESSMENT

In order to determine suitability of the proposed area for the cottage site, a site visit and listed species study was performed on the site on December 10, 2013. Natural community types and condition were observed and notated. No threatened or endangered species of plants or animal were observed within the surveyed area depicted by a yellow outline in Figure 1. The eastern and northern edges of the property are delineated by a regularly mowed walking trail and maintenance path designated as the "Purple Trail" by Flagler County Parks and Recreation department. The southeast corner of the site is delineated by Princess Place Road and a mowed grassy field. South and west of the area is approximately 32 acres of mesic hammock which is severed from other hardwood communities by a marsh and Princess Place Road. An ADA accessible paved trail runs through this portion of the site and the site is used by bicyclists and day-hikers. The marsh edge is typical for this area and consists of a more or less 50 ft. wide swath of spartina spp., and black needle rush marsh up to the edge of Pellicer Creek.

Due to the abundance of mesic hammock on the Princess Place this is not considered a unique ecosystem area on the Preserve. Because this area of mesic hammock is severed from other larger areas of undisturbed ecosystems, the upland habitat value for the site is considered comparatively low.

MASTER SITE PLAN

The Master Site Plan is attached to this plan as Exhibit D. In addition, a biological assessment report for both phases including wetlands and vegetative maps is attached as composite Exhibit E. As stated previously, acquisition of the Princess Place Preserve will further the goals of the Flagler County Comprehensive Plan. The specific goals in our recreational plan for passive recreational facilities are set forth below.

COUNTY COMPREHENSIVE PLAN

The County levels of service for passive related facilities are:

<u>Resource/facility</u>	<u>Population Served</u>
Boat Ramps	1 ramp/4,000 persons
Saltwater fishing	1 dock/pier or dune walkover/4,000 persons
Hiking Trails	1 mile/1 0,000 persons
Nature Study	1 site/15,000 persons

The proposed acquisition obviously assists the County in meeting its level of service goals for a growing population. The acquisition promotes comprehensive plan objectives in other ways as well, such as:

- providing a greenbelt to the rural urban development in Palm Coast (Parks and Recreational
- Policy 2.1) (Coastal Management Policy 1.1.08)

- containing urban sprawl from Palm Coast (Future Land Use Policies 6.5, 7.1 and 7.5)
- ensuring the protection of natural areas through public acquisition and protecting habitat for listed animal and plant species (Conservation Policy 10.2)
- Expansion of the County's Coastal Greenway (Parks and Recreation Policies 2.1, 2.2 and 2.3)

Our management basics include:

- The use of guidelines that allow for the management and protection of this property's natural resources for the benefit of present and future generations.
- Obtaining an inventory of the resources present, their location, function and importance.
- Identifying proposed activities and how they could affect these resources, either positively or negatively.
- Coordinating management with other federal, regional, state or local agencies that regulate or hold any interest in the management or use of this property, including adjoining properties. These agencies include SJRWMD, DEP, Division of Forestry, Fla. Inland Navigation District, Game and Fresh Water Fish Commission, Mosquito Control District, Faver-Dykes State Park, and the State Division of Historical Resources.
- Providing for the County's share of funding, staffing and equipment.

ADJACENT LAND USES

The adjacent land uses consist of Faver-Dykes State Park to the north, and the 3,200 acre Pellicer Creek Corridor acquisition to the west. The Florida Inland Navigation District owns property on the south, and private owners exist to the southwest with lands zoned agriculture. With this amount of governmental ownership, the County intends to utilize public partners whenever appropriate. As an example of anticipated management cooperation, the DEP and Division of Forestry have agreed to conduct prescribed burns for upland habitat management. Other cooperative endeavors including greenways management as discussed previously.

KEY MANAGEMENT ACTIVITIES

VEGETATIVE COMMUNITIES AND ANIMAL SPECIES:

The County has identified vegetative communities in the Biological Assessment Reports (Exhibit E). The vegetative surveys include all significant ecosystems, including fresh and saltwater wetlands, oak hammocks, scrub communities and upland pine communities. The Reports are detailed and identify ecosystems that will assist in any project development to insure protection, restoration and preservation of the site's natural resources. In particular, the pine flatwoods, scrub, wetland and oak hammock communities will be preserved and managed to assure their long term viability. These various ecosystems will be the subject of interpretive signage, field education programs and in class programs. The use of controlled burns as a management technique is discussed later.

During the negotiation process, the owner terminated his cattle leases. Further, the owner desired to timber his property. The County, in conjunction with the Water Management District and the Division of Forestry, field marked pine that could be removed appropriately. The agencies, as a condition of the negotiations, were allowed to supervise the cut to assure minimal surface disturbance and to avoid adverse impacts to important species, such as hardwoods and long leaf pine.

A more detailed vegetation survey will be completed by January 31, 1997, and will be repeated thereafter within two years to note any changes.

Listed animal species also were surveyed generally in Exhibit E. More detailed surveys will be conducted utilizing environmental clubs, the GFWFC and DEP's Office of Protected Species Management. Input will be sought by the County in determining the success of habitat restoration and the impact of proposed activities upon listed species. The County has previously consulted with the SJRWMD for identification of animal species. The County will submit a copy of the animal species lists to the GFWFC and the DEP. Informational signage for listed species protection and their habitat also will be incorporated into the project site, as well as in the educational programs to be conducted.

All listed species located during the initial inventory will be included on a list to be sent to the Florida Natural Areas Inventory. For future located species, the County will provide reports of all observed, listed species to the Florida Natural Areas Inventory. This would apply to newly located species not previously identified by the County or its consultant.

As concerns feral animal species, all feral hogs were trapped in Phase I. For Phase II the County will develop a feral animal removal plan by July 31, 1997, which will include a re-survey of Phase I property. Removal will be completed by January 31, 1998. Site reviews to date have not indicated any serious problem. No feral dogs or cats have been seen and no indications of their presence have been noted. Some potential indications of feral hogs have been found. The County will continue to monitor for feral animal species regardless of present indications.

ARCHEOLOGICAL AND HISTORICAL RESOURCE PROTECTION:

The County agrees not to undertake any activities that would adversely impact upon archeological or historical sites that may be identified. A collection of artifacts or the disturbance of archaeological and historic sites on the project site will be prohibited without prior authorization from the Department of State, Division of Historical Resources. All management activities of archeological and historic resources will comply with the provisions of Chapter 267, Fla. Stat. and specifically sections 267.061(2)(a) and (b).

There are two known sites of archeological significance. In a 1977 survey a shell midden was reported that may be part of the Wadsworth Midden (8FL12). In a later 1988 survey, an informant noted that dredging had taken place in its vicinity. The second site is based on an informant reporting the remains of a coquina block foundation with scattered bricks (Roberson House, 8FL 145). These two sites will be field validated and secured.

Archeological and historical sites will not be disturbed for construction of any site improvements or structures or alteration of habitat. The County will conduct a cultural resources assessment survey to determine the presence of historical or archeological features on the project site by January 31, 1998 subject to the availability of grant funding. A copy of any survey will be provided to the Division of Historical Resources.

VOLUNTEER GROUPS:

The local Sierra Club, Audubon Society, the Bartram Wildflower Society, the Native Plant Society, the Flagler County Historical Society and Florida Trail Association members have volunteered to assist in the development of the nature trails, species survey, and any nature interpretation centers. The County will work with the public school system, the volunteer groups, conservation foundations, the Water Management District, and the NERR to shape educational programs. Such programs at a minimum will include guided walks and

programs for school groups. By July 31, 1997, the County will submit a plan showing the frequency of public school field trips, science projects, classroom visits, and other such similar uses of the project site. The plan will address target groups, leadership and on site resources used. Compliance with the plan will be reported in the annual stewardship reports. The County will continue to encourage and assist with volunteer clean-up efforts similar to the community wide clean up that occurred in the spring of 1995.

STATE AGENCIES:

Once acquired, this property will be primarily managed by Flagler County. The County will consult with local organizations and State agencies for input and management techniques concerning such resources as the saltwater and freshwater marsh areas, the water related uses on Pellicer Creek and the upland oak hammock. For example, the County will coordinate with DEP on manatee issues, GFWFC and the FWC on endangered species and with the Division of Forestry and DEP on burn management and forestry issues. Such coordination will save tax dollars while allowing the County to utilize existing expertise to protect the long term viability of the project site. Such coordination is detailed throughout this management plan.

Caretaker:

The County also anticipates the services of two on site caretakers for the park grounds. The caretakers and the Flagler County Road and Bridge Department will maintain the grounds, remove trash, and provide required facility maintenance for the caretaker residences, lodge facility and other structures. The caretakers will also be responsible for opening and closing the park facility, park security and monitoring proper use of park facilities. The caretakers will be compensated by receiving free or reduced rent. The existing caretaker arrangement has been carried out in this fashion with apparent success. This situation will be monitored and reported in the annual stewardship reports. Additional care keeping staff will be added as the need is determined by the County.

SECURITY:

The existing security is provided by the live-in caretaker. In addition, an electric gate controls entry by the primary access road. The majority of the side roads and trails are also controlled by gates. Both phases are surrounded by a fence. Presently, the facility is open one day per week to the general public or at other times by appointment. This is to control access while the historical preservation activity continues at the site. As the site develops, the operating hours will be expanded. These precautions protect the facilities and the public.

The present caretaker has a telephone for use during emergency situations. By January 31, 1997, the County will install a public pay phone at the site. For emergencies, the County Sheriff operates a satellite facility in Palm Coast which is approximately 7 miles from the property. An ambulance and fire service is approximately 12 miles from the property.

RESOURCE ENHANCEMENT

UPLAND COMMUNITIES:

The Princess Place contains several different upland ecosystems including hardwood hammocks, long leaf pine-wire grass and oak scrub. Management practices will include wildlife management, prescribed burning and trail maintenance.

As part of its detailed vegetative survey, the County will identify exotic vegetation. Upon completion of the vegetative survey, the County agrees within one year to complete eradication of exotic vegetation. Initial site review by members of the Nature Conservancy, the Water Management District and the County's biological consultant has not revealed any significant area of exotic species invasion. The County will use the Exotic Pest Council's 1993 List of Florida's Most Invasive Species as a reference. If no exotics are found, the County will continue to monitor the site to prevent their establishment.

Wildlife will benefit from the elimination of hunting activities. The existing large pine trees appear to be old enough to support RCW's although none have been sighted to date on the property. Previous sightings have been reported in Flagler County. The biological consultant opines that improved management practices, including prescribed burns, will improve the habitat for both RCW's and scrub jays. Numerous wood storks have been sighted on the property. Wetland enhancement, as discussed below, will improve the area for endangered species. A nesting pair of bald eagles has relocated from the property to a large pine tree across the creek. The eagles routinely fly over the site and have been observed resting in trees on the site.

Prohibition of off-road motorized vehicles, off trail horseback riding, airboats and other forms of uncontrolled access will assist in minimizing adverse impacts on wildlife and natural systems. These prohibitions will be consistent with the management plan for the Pellicer Creek Aquatic Preserve.

The current owner has removed cattle grazing operations from the unimproved portion of the property. According to the County's consultant, areas impacted adversely by previous cattle operations will restore naturally without requiring re-vegetation. The County will continue to monitor the restoration of those areas and report to the FCT in the August 1997 stewardship report as to the degree of restoration that has occurred. If it appears that re-vegetation is required, the County agrees to complete a revegetation plan within six months.

The DEP Division of Recreation and Parks will assist the county in the management of natural communities on this property. The County will also enlist the assistance of the GFWFC. Such assistance will include the identification of fire-maintained communities and development of a burn plan for these areas. The Division of Forestry and SJRWMD will also assist with development of the burn plan for Phase II which will be completed by January 31, 1997. The first burn, if deemed necessary by the plan, will take place by January 31, 1998 provided conditions are suitable for a burn. In addition, the plan will include replanting of the improved pasture in the southern portion of the property to an appropriate pine flatwoods community. Included in the replanting will be some native fruit trees for wildlife, for example, yaupon holly.

The County has identified one improved pasture area in Phase II which, according to the District Forester, was probably a longleaf pine plantation before clearing. The County proposes to re-establish the long leaf pine by removing the existing bahiagrass and planting wire grass and longleaf pine tubulars. This can only occur in areas of the pasture where there is no hardpan near the surface. Consequently the area will have to be marked out carefully. The project will be carried out under the supervision of the Division of Forestry.

The County will review slash pine areas for limited timber harvests. Access to these areas will be from off site with no damage anticipated to occur on the access roads. Measures will be taken to avoid impacts to wetlands and to other natural resources. All funds generated by this activity will be designated for on site improvements and resource enhancement.

WETLAND SYSTEMS:

The Princess Place borders the Pellicer Creek Aquatic Preserve. It contains significant stretches of salt water marsh habitat unaltered by human activity. The site also contains several freshwater wetlands near the Pellicer Creek. The County proposes to improve the wetlands by placing a culvert under the existing road. This

will restore a historic hydrological flow for Styles Creek. The current bridge only provides flow for one of two branches of Styles Creek. The county Road and Bridge Department will provide the labor as part of the department's commitment to maintaining public access.

The County will analyze the need to perform additional restoration work on wetlands in Phase I and Phase II. In this endeavor, the County will rely on the assistance of the SJRWMD, the Mosquito Control District and the DEP Coastal and Aquatic Resources office. The analysis will be completed by July 31, 1997.

Due to the undeveloped nature of the property these restoration activities are not expected to impact any existing structures or land uses. Improved flow will enhance water quality by flushing the wetland areas. The local Mosquito Control office has visited the site and will cooperate with any measures designed to enhance the wetlands. This includes areas impacted by road fill and mosquito ditches. Any restoration plan will be coordinated with the SJRWMD. The County will likewise coordinate efforts with SJRWMD in other wetlands projects in the greenways corridor.

Wetlands will also be protected by limiting the size of engines on boats launched at the site. The shallow flats of the Matanzas River restrict large boat access from the Intracoastal Waterway. The current ramp at Faver-Dykes State Park can be used by fairly small boats. By restricting launching to canoes and small outboards, the county will decrease the likelihood of wake damage and prop dredging to the aquatic preserve. Airboats will be banned.

Footbridges will be installed where necessary to prevent damage to wetland areas. In designing trails, efforts will be made to avoid wetland impacts. Along the bluff and ravine areas, hiking traffic will be directed away from the edge. Observation areas will be constructed to allow visitors to enjoy the scenery without harming the ravine.

In all activities, the water quality of the Matanzas River, Pellicer Creek, Styles Creek and Hominy Branch shall be protected and the natural hydrology shall be restored to a more natural function wherever possible and practicable. An analysis of such restoration activities shall be completed by July 31, 1997.

SPECIAL PROTECTION:

As indicated previously, the Princess Place is bordered by the Pellicer Creek Aquatic Preserve. The County is strongly supporting the designation of Pellicer Creek and the Matanzas River as a National Estuarine Research Reserve. The area also is part of the County's Coastal Greenway. The County's Comprehensive Land Use Plan will be amended in the cycle following the closing for Phase II to recognize these special protections and to establish the area as public park lands.

COST ESTIMATE

The county has estimated certain initial costs as follows:

ROAD IMPROVEMENTS: The Road and Bridge Department will provide labor. Culverts for restoration of wetlands and fill material will cost approximately \$2,500.00.

PARKING: 20 spaces at 40,000 sq. ft. of shell plus paver block for handicap access will be \$800.00. Permits will be \$3,000.00. For 40 spaces (2 parking areas) total cost will be \$5,000.00. Work will be done by the Road and Bridge Department.

TRAILS AND OBSERVATION AREA:

Trails will be built by volunteers with donated materials. Two observation areas are proposed which will provide rain/sun protection. Interpretive signs will be designed by the Planning Department. The total cost will be \$8,000.00.

DOCKS AND CANOE LAUNCH:

The Road and Bridge Department will provide the labor and use recycled material.

CONSULTING FEES:

Fees will be for vegetative analysis, attorney fees and mitigation work. The total cost will be \$4,500.00

ISLAND ESTATE: The structures are in good physical condition. No anticipated costs.

PLANTINGS: As a rough estimate \$20,000 for plantings with work done by the Division of Forestry and the County.

Possible sources of funding for Flagler County are:

- Ad Valorem taxes for required management and maintenance.
 - Note: Caretakers' homes will be a part of the project. The County will make these homes available for use by the caretakers which should help reduce maintenance costs. Alternatively, the County will make some other arrangements for suitable lodging facilities for the caretakers.
- Environmental enhancement funds are available subject to the approval of the DEP. The County created a mitigation fund for its landfill closure and is currently exploring ways to spend the funds on environmental projects. A copy of the County's report on Princess Place as a mitigation site is attached as Exhibit F.
- User fees may be charged for canoe rentals and boat launching, in addition to programs that may be run by the conservation lodge if one is indeed established.
- A variety of funding sources could be used for the passive park development including ad valorem taxes, state grants, and impact fees.
- Where possible and feasible, personnel and resources in the local parks and recreation department or other County departments which could provide needed services will be assigned appropriate tasks associated with the proposed site.

As we have identified earlier, we anticipate assistance from citizen organizations and non-profit groups to provide services and/or funding in the maintenance and management of this project site.

MONITORING AND REPORTING

Before an effective monitoring program can be installed, a complete and thorough inventory of all resources will be needed. In general, the monitoring program will be looking at the environment (changes in the natural resources) and the human interaction with that environment. Furthermore, monitoring of progress under the management plan also shall be conducted in preparation for the annual FCT stewardship report. Therefore, the monitoring will be in three major areas: resources, human interaction with the environment and progress in implementing management strategies. Review and update of the plan will occur as necessary.

The County will report on an annual basis as required by the grant agreement on the implementation progress of the management plan. This report will include funds expended by the county and the state, the completion of deadlines as set forth in this plan, and environmental reports concerning changes in water quality and wildlife habitat. The report will also identify structures and improvements built within the past twelve months, the issuance of any easements, concessions, contracts and leases and the other matters as set forth in the annual report requirements. The produce of the monitoring shall be utilized to propose amendments to the management plan. Such amendments shall be sent to FCT for comment and approval.

By January 31, 1997:

- Road improvements will be completed.
- Vegetative survey and identification of exotics will be completed.
- The County will develop a plan for utilizing volunteer groups.
- All copies of deeds, site plans and other appropriate exhibits will be added as an appendix to the management plan.
- Public phone will be installed.

By July 31, 1997:

- The County will complete plans for hiking trails, viewing areas and interpretive signage.
- The County will develop its plan on feral cats, dogs and hogs and problems they pose on the site.
 - To date no feral cats and dogs have been identified on the site.
- Annual stewardship reports for Phase I and II will be submitted at the same time as the Phase I annual report is presently due.
- Determine use of site for NERR program and/or use of Island Estate for NERR, Trustees of the Florida Agricultural Museum or a conservation foundation.
- Complete burn management plan.
- Application for grant funding for an archeological and cultural resources assessment survey will be submitted.
- Complete plan for public school educational use of site.
- Complete assessment of natural re-vegetation in areas affected by previous cattle operations.
- Complete analysis on wetland restoration work.

By January 31, 1998:

- Complete archeological and cultural resources assessment survey.
- Complete trail and signage work.
- Complete removal of exotic species and feral animals if determined to be necessary.
- Complete plan for restoration of natural hydrology for areas impacted by roadfill and mosquito ditches.
- Replant the southern improved pasture to an appropriate pine flatwood community and an appropriate longleaf pine and wiregrass community.
- Complete any required burns.

ANNUAL STEWARDSHIP REPORTS

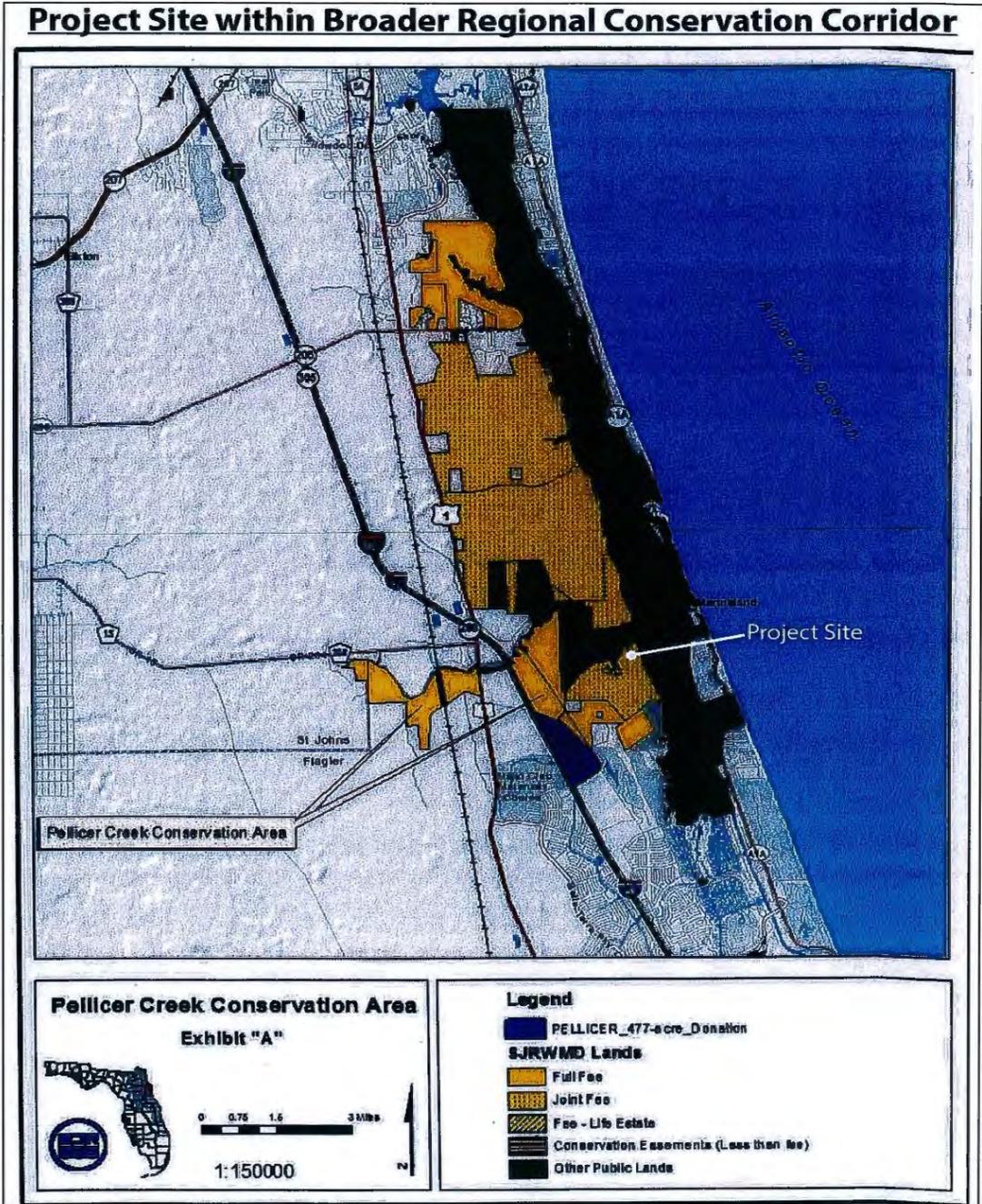
Annual stewardship reports will be filed by the County with FCT on or about August 31 of each year. The reports will include information required by the various sections of this plan. Copies will be provided to SJRWMD and other interested agencies.

Questions/Concerns

- How should we format this better?
 - Indentation and spacing for underlined headings

Attachment 2014 A





Attachment 2014-B

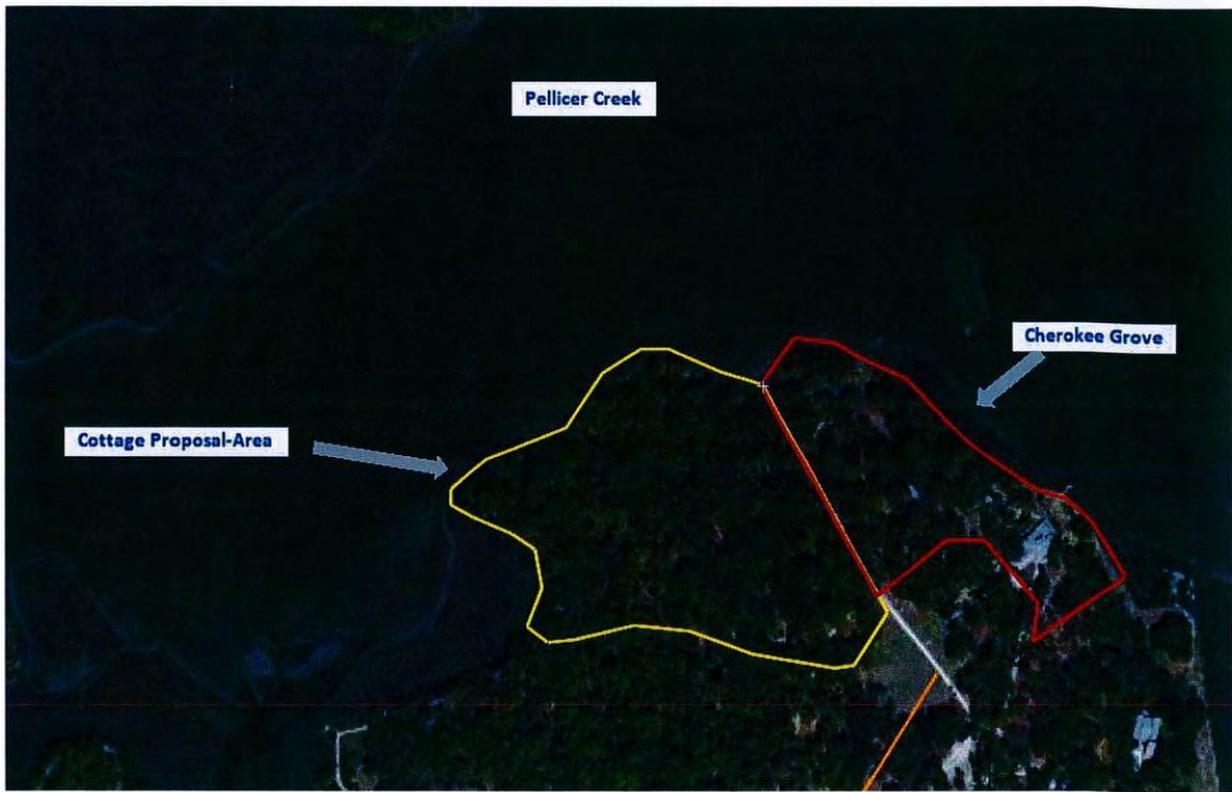
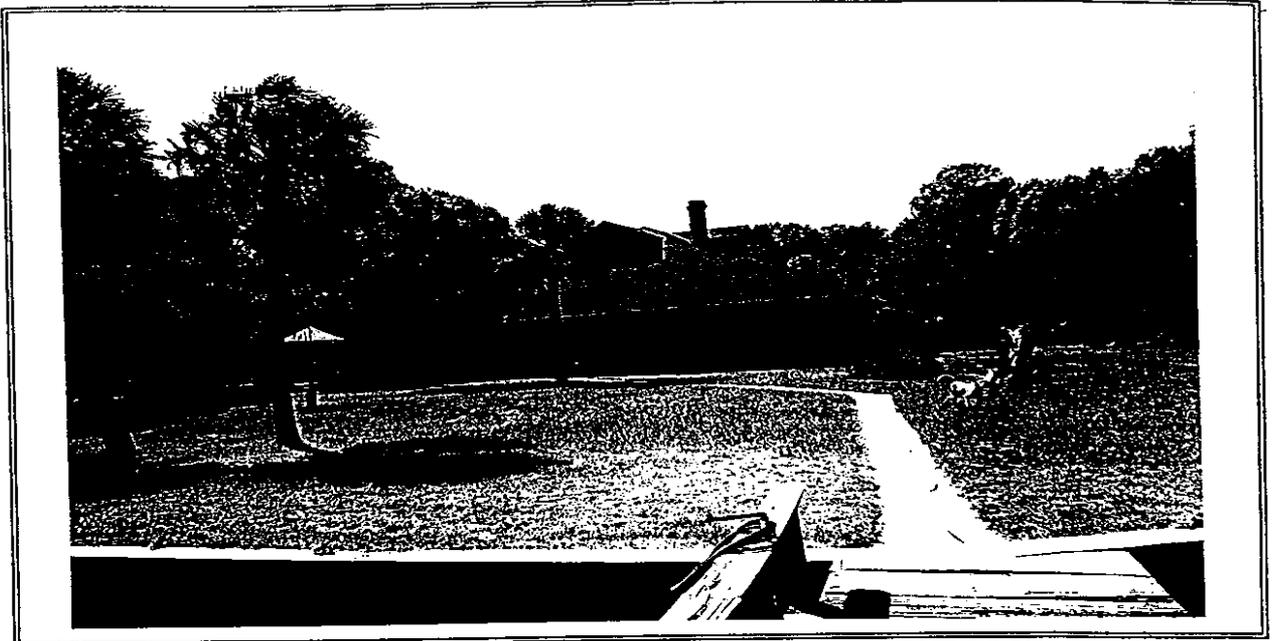
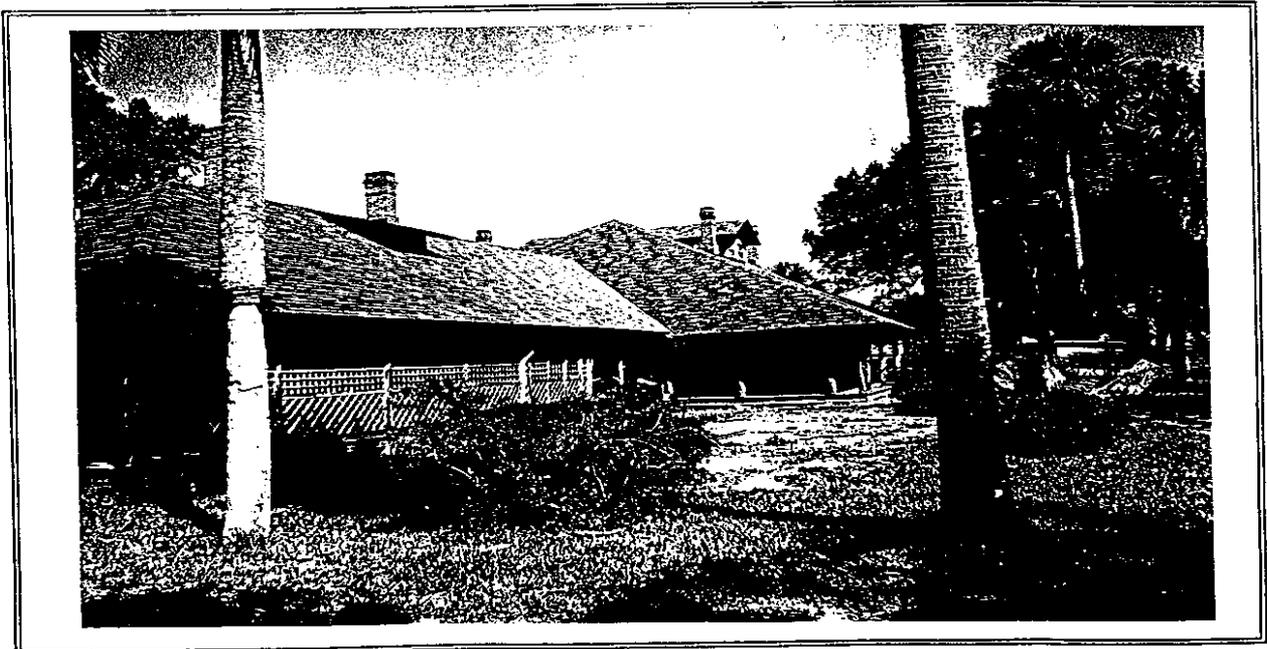


EXHIBIT A

PHOTOGRAPHS OF SUBJECT
92-48



1. LOOKING WEST AT THE PRINCESS HOUSE FROM THE DOCK



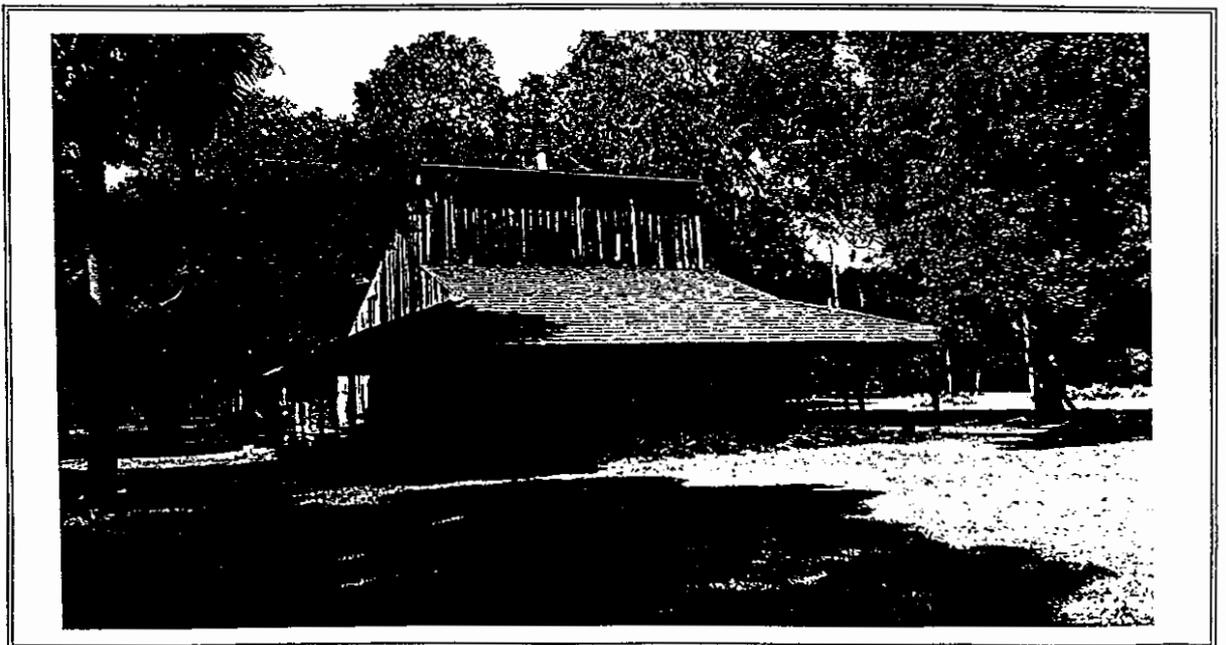
2. REAR VIEW OF THE PRINCESS HOUSE

EXHIBIT A

PHOTOGRAPHS OF SUBJECT
92-48



3. LOOKING EAST FROM THE FRONT PORCH OF THE PRINCESS HOUSE

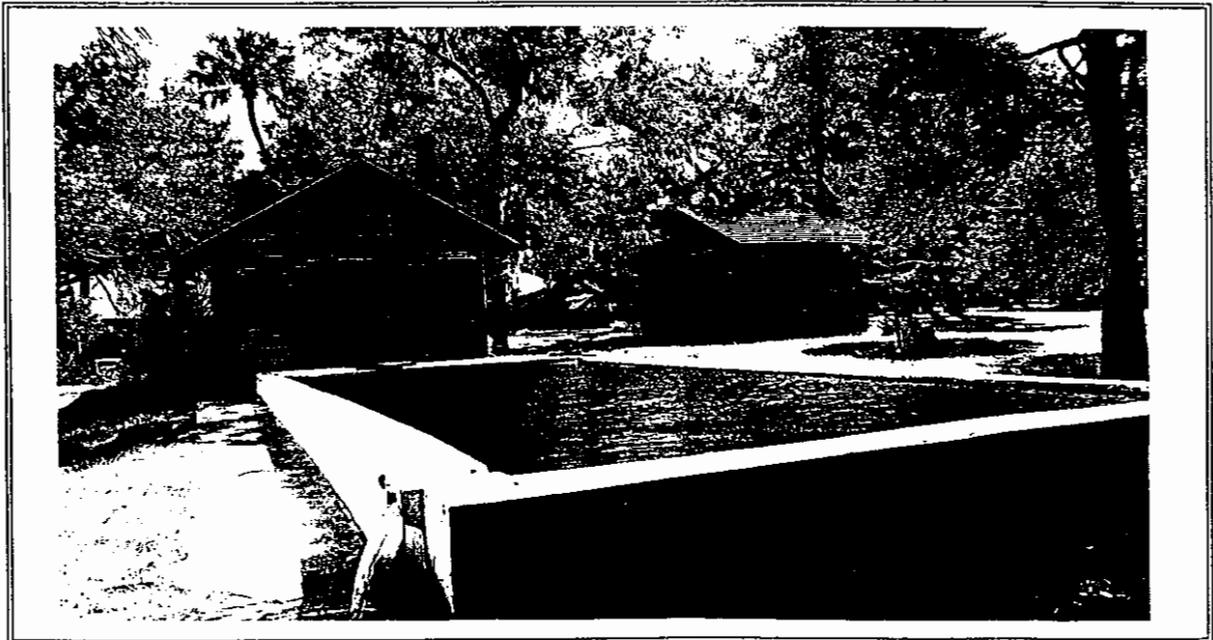


4. FRONT VIEW OF THE CARETAKER'S HOUSE

PHOTOGRAPHS OF SUBJECT
92-48



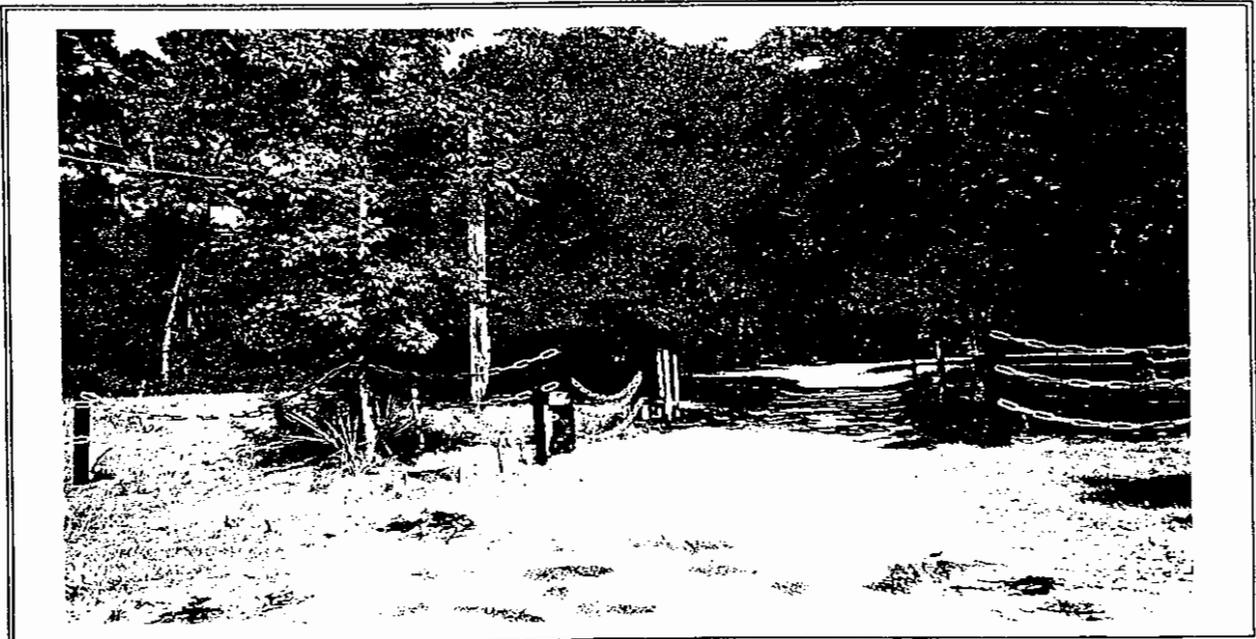
5. RIVER VIEW OF THE CARETAKER'S HOUSE



6. LOOKING SOUTHEAST AT THE POOL, BATHHOUSE, AND OLD SHED



7. VIEW OF THE PUMPHOUSE ON PARCEL B



8. LOOKING NORTH AT THE ENTRANCE GATE

I. (7) PHOTOGRAPHS OF THE SUBJECT PROPERTY



View of a portion of subject property located in northeastern area.



View of man-made canal located on a portion of subject property.

Subject Photographs - Continued



Looking southerly along Matanzas River located on eastern boundary of subject.



Looking northerly along Matanzas River located on eastern boundary of subject.

Subject Photographs - Continued



Typical view of wetland area located on a portion of the subject property.



Typical upland area view.

Subject Photographs - Continued

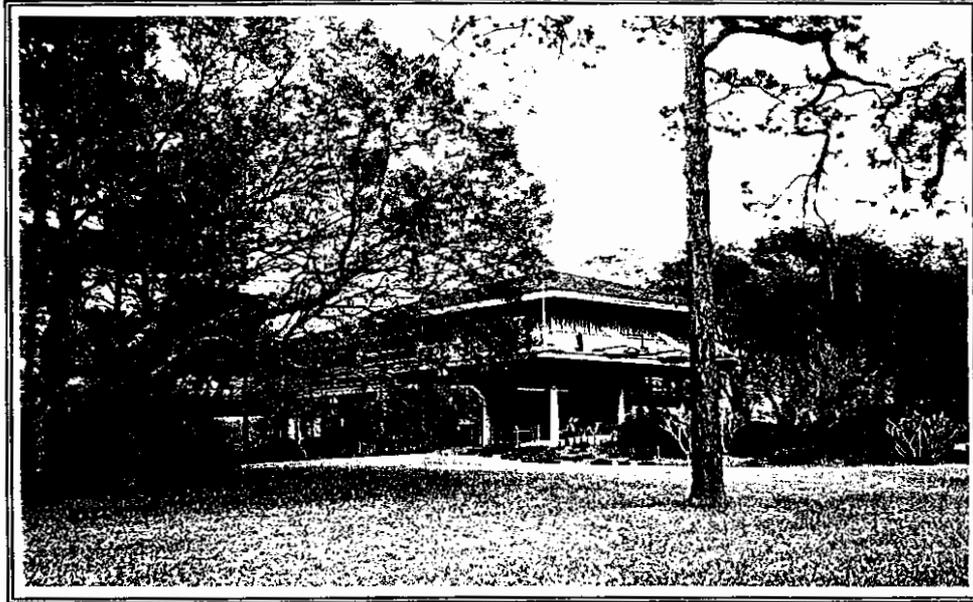


Typical view of an upland area.

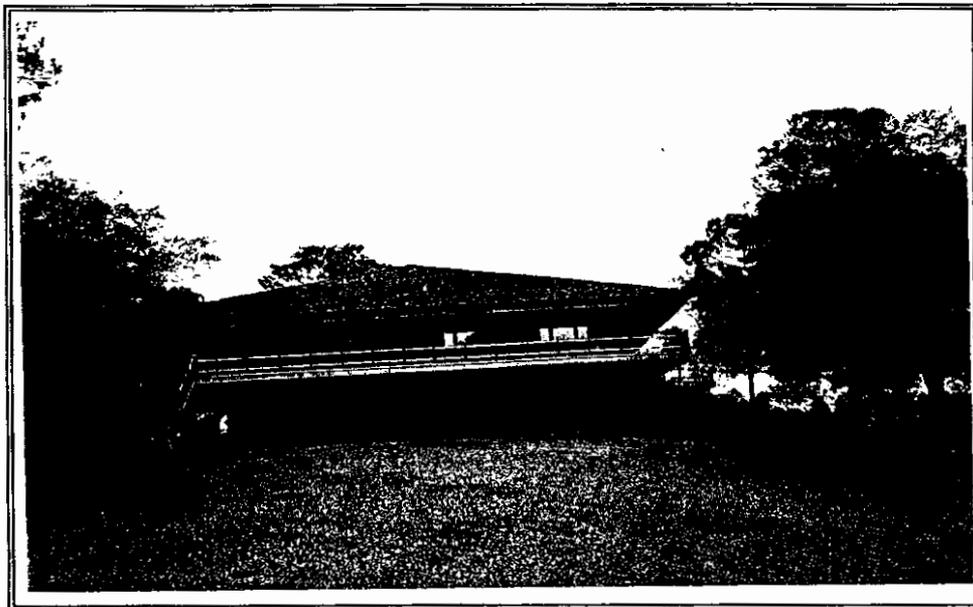


Typical view of timber located on a portion of the subject property.

Subject Photographs - Continued



Looking northwest to southwest corner of single family home
to be retained for life estate.



Looking south to north elevation of single family home.

Subject Photographs - Continued

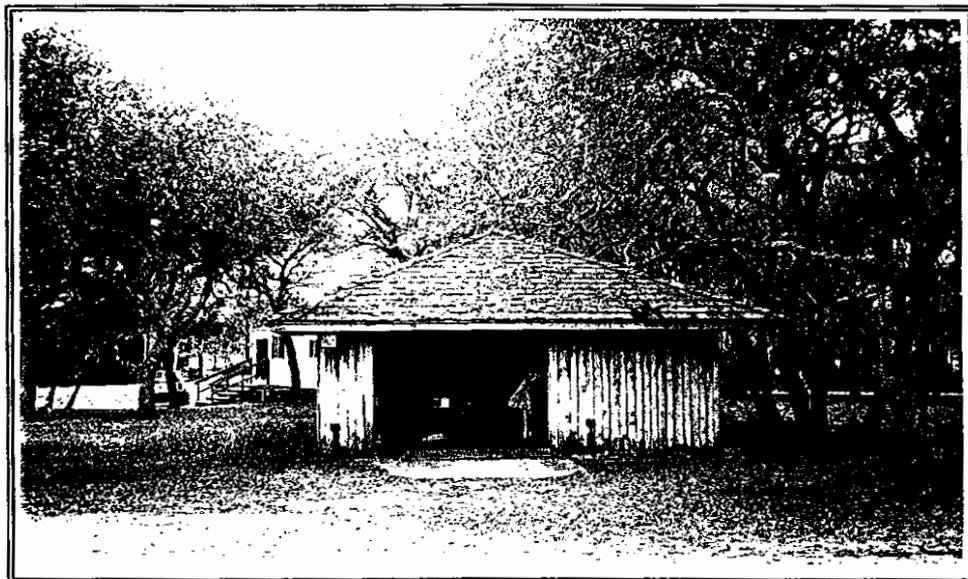


View of guest home - part of life estate for owner.



View of patio area under guest home

Subject Photographs - Continued



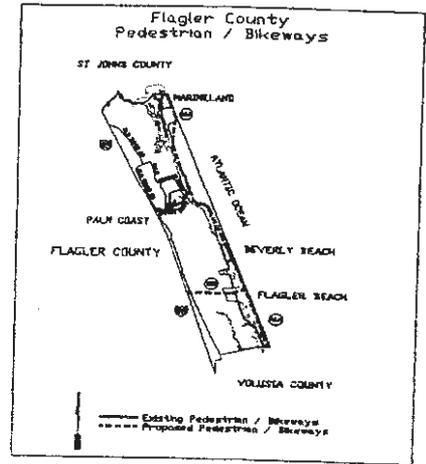
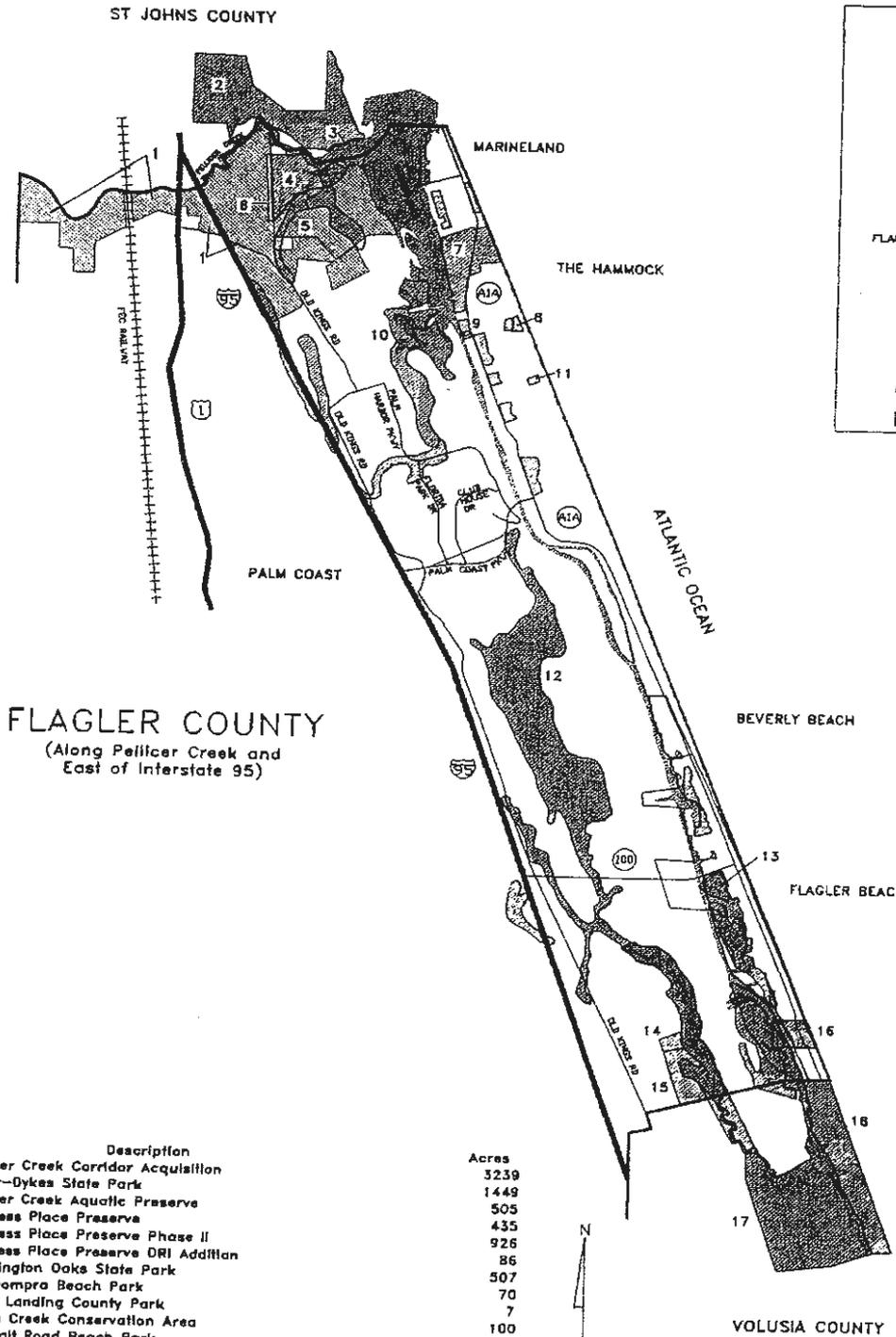
View of tool shed and mobile home - part of life estate for owner.



View of pond located on land for life estate.

EXHIBIT B

FLAGLER COUNTY'S COASTAL GREENWAY



FLAGLER COUNTY
(Along Pellicer Creek and East of Interstate 95)

No.	Description	Acres
1.	Pellicer Creek Corridor Acquisition	3239
2.	Faver-Dykes State Park	1449
3.	Pellicer Creek Aquatic Preserve	505
4.	Princess Place Preserve	435
5.	Princess Place Preserve Phase II	926
6.	Princess Place Preserve ORI Addition	86
7.	Washington Oaks State Park	507
8.	Malacompra Beach Park	70
	Blings Landing County Park	7
	Longa Creek Conservation Area	100
11.	Old Salt Road Beach Park	30
12.	Graham's Swamp	4500
13.	Flagship Harbor Preserve	217
14.	Bulow Ruins State Monument	109
15.	Bulow Creek State Park	2645
16.	Gamble Rogers Memorial State Recreation Area	150
17.	Tomoka Marsh Aquatic Preserve	8000
18.	North Beach State Recreation Area	110

EXHIBIT B

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EXHIBIT C

CONCEPTUAL APPROVAL AGREEMENT

THIS AGREEMENT is entered into on May 23, 1994, by and between the FLORIDA COMMUNITIES TRUST (FCT), a nonregulatory agency within the State of Florida Department of Community Affairs, and FLAGLER COUNTY (FCT Recipient), a political subdivision of the State of Florida, in order to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds (Project Site), as shall be necessary to ensure compliance with applicable Florida Law and federal income tax law and to otherwise implement provisions of Sections 259.101, 375.045, and Chapter 380, Part III, Florida Statutes.

* * * * *

WHEREAS, Chapter 380, Part III, Florida Statutes, the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs (Department) that will assist local governments in bringing local comprehensive plans into compliance and implementing the goals, objectives, and policies of the conservation, recreation and open space, and coastal elements of local comprehensive plans, or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.101(3)(c) of the Florida Preservation 2000 Act provides for the distribution of ten percent (10%) of the net Preservation 2000 Revenue Bond proceeds to the Department of Community Affairs to provide land acquisition grants and loans to local governments through the FCT;

WHEREAS, the Governor and Cabinet authorized the sale and issuance of State of Florida Department of Natural Resources Preservation 2000 Revenue Bonds (Bonds);

WHEREAS, the Bonds were issued as tax-exempt bonds, meaning that the interest on the Bonds is excluded from the gross income of Bondholders for federal income tax purposes;

WHEREAS, Rule Chapter 9K-4, Florida Administrative Code, sets forth the procedures for evaluation and selection of lands proposed for acquisition using funds allocated to the FCT through

EXHIBIT C.

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the Department of Community Affairs from the Preservation 2000 Trust Fund;

WHEREAS, the FCT Governing Body met on January 6, 1994, to rank and select projects that were to receive Conceptual Approval for funding;

WHEREAS, the FCT Recipient's project was selected for funding in accordance with Rule Chapter 9K-4, Florida Administrative Code;

WHEREAS, Rule 9K-4.010(2)(f), Florida Administrative Code, authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding in accordance with Rule Chapter 9K-4, Florida Administrative Code; and

WHEREAS, the purpose of this Agreement is to set forth the conditions of Conceptual Approval that must be satisfied by FCT Recipient prior to the disbursement of any FCT Preservation 2000 award and the restrictions that are imposed on the Project Site subsequent to its acquisition with the FCT Preservation 2000 Series Bond Proceeds.

NOW THEREFORE, FCT and FCT Recipient mutually agree as follows:

I. GENERAL CONDITIONS

1. At least two original copies of this Agreement shall be executed by FCT Recipient and returned to the FCT office at 2740 Centerview Drive, Tallahassee, Florida 32399-2100 within ninety days (90) of mailing by FCT to the FCT Recipient. Upon receipt by FCT of the signed Agreements, FCT will execute the Agreements, retain one original copy and return all other copies to FCT Recipient.

2. Conceptual Approval for funding shall be until December 4, 1994. In the event a project plan has not received project plan approval by December 4, 1994, the FCT Recipient must request a written extension to the Conceptual Approval Agreement for project continuation in compliance with Rule 9K-4.010(2)(k), Florida Administrative Code. If the Recipient does not request an extension, or if an extension is not granted to the FCT Recipient by the FCT Governing Body, the Preservation 2000 Series P3A award granted to the FCT Recipient by the Governing Body shall be withdrawn and this Agreement shall become null and void.

3. The FCT Preservation 2000 Series P3A award granted to the FCT Recipient will in no event exceed the lesser of FIFTY

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percent (50%) of the final total project costs, as defined in Rule 9K-4.002(31), Florida Administrative Code, or ONE MILLION SIX HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$1,625,500.00), unless the FCT Governing Body approves a greater amount pursuant to Rule 9K-4.011(2)(a), Florida Administrative Code.

4. The grant amount reflected in paragraph I.3., hereinabove, is based on the FCT Recipient's estimation of Project Costs in application #93-016-P3A and limits on awards in the Notice of Application Period announcing the application cycle. The actual total Project Costs, defined in Rule 9K-4.002(31), Florida Administrative Code, for acquisition of the Project Site will be reflected on the reconciliation statement prepared as set forth in paragraph I. 5., hereinbelow. The FCT will participate in the land cost at the percent stated in paragraph I.3. times 100% of the approved maximum value based on appraisal reports that comply with requirements set forth in Section 380.507 (11), Florida Statutes, and Rule 9K-6, Florida Administrative Code. All eligible Project Costs expended by FCT Recipient will be recognized as local match on the reconciliation statement.

5. The FCT Governing Body has given Conceptual Approval for funding to acquire the entire Project Site identified in the FCT Recipient's application #93-016-P3A. The Governing Body reserves the right to withdraw its FCT award if the acreage that comprises the Project Site is reduced so that the objectives of the acquisition cannot be achieved or if the priority parcel(s) identified in the acquisition plan prepared pursuant to Section II, paragraph 4., hereinbelow cannot be acquired through negotiations by the FCT, or the FCT Recipient if a multi-party agreement is in effect.

6. FCT awards shall be delivered in the form of a state warrant at the closing of the Project Site to the ultimate beneficiary or in accordance with written authorization from the ultimate beneficiary to allow a third party authorized by law to receive such payment, provided the Comptroller determines that such disbursement is consistent with good business practices and can be completed in a manner minimizing costs and risks to the State. If the Project Site is comprised of multiple parcels, FCT shall deliver at the closing of each parcel only the share of the FCT award that corresponds to the parcel being closed. FCT will prepare a reconciliation statement prior to the closing of the Project Site parcel that will evidence the amount of local match provided by the FCT Recipient and the portion of the FCT award that corresponds to the parcel being closed.

7. The FCT Recipient's local match shall be delivered at the closing of the Project Site. If the Project Site is comprised

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of multiple parcels, the FCT Recipient shall deliver at the closing of each parcel the share of the local match that corresponds to the parcel being closed. The cash expended by the FCT Recipient for eligible project costs incurred by the FCT Recipient conducting acquisition activities pursuant to a multiparty agreement between FCT and the FCT Recipient will be recognized as part of the local match on the reconciliation statement prepared as set forth in paragraph I. 5., hereinabove. In the event FCT Recipient's application #93-016-P3A represents that land is the source of local match, the value attributed to the land local match shall be determined after an appraisal report that complies with the procedures and requirements set forth in Section 380.507(11), Florida Statutes, Rule 9K-6, Florida Administrative Code, and Uniform Appraisal Standards of Board of Trustees Land Acquisition is prepared for the land local match.

8. The FCT Governing Body adopted the Preservation 2000 Program Approved List of Complete Applications for Series 3A Funding Cycle on January 6, 1994. If by local government initiated action taken subsequent to January 6, 1994, a Project Site is given an enhanced highest and best use which would result in a governmentally derived higher value, the FCT acquisition activities will be terminated unless the seller agrees that the appraisal will be done at the highest and best use of the Project Site on or before January 6, 1994. FCT advised the FCT Recipient of this condition by letter as attached hereto as Exhibit A and incorporated herein by reference.

9. FCT Recipient agrees to make diligent efforts to submit the documentation that is required in this Agreement as soon as is reasonably possible to FCT so that the Project Site may be acquired in an expeditious manner.

10. This Agreement may be amended at any time prior to FCT giving project plan approval to the FCT Recipient. Any amendment must be set forth in a written instrument and agreed to by both the FCT Recipient and FCT.

II. REQUIREMENTS THAT MUST BE MET PRIOR TO INITIATION OF PROJECT SITE NEGOTIATION

1. No later than June 30, 1994, the FCT Recipient must provide FCT with copies of the Property Tax Identification cards for each parcel that comprises the Project Site.

2. The FCT Recipient hereby notifies the FCT that the FCT Recipient will be the party responsible for all negotiation and acquisition activities. If the FCT is

ASB

in Section V, VI and VII hereinbelow and Exhibit B, which is attached hereto and incorporated herein by reference.

c. A statement of the total project cost, including all non-recurring costs of project development.

d. A statement of the amount of the award being requested from the FCT.

e. A statement from each local government in whose jurisdiction the Project Site is located that the project plan is consistent with the local comprehensive plan.

f. In the event that the FCT Recipient is a partnership, the FCT Recipient must provide FCT with the interlocal agreement that sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site.

2. Pursuant to 9K-4.011(2)(h), Florida Administrative Code, FCT shall withhold project plan approval if the local comprehensive plan(s) of the FCT Recipient or the FCT Recipient's partner is, for any reason found not in compliance by the Department after conceptual approval has been granted by FCT, unless the FCT Recipient has executed a stipulated settlement agreement with the Department to resolve all of the issues raised by the Department in a statement of intent to find a plan not in compliance issued to pursuant to Section 163.3184(8), Florida Statutes.

**IV. PROJECT SITE ACQUISITION REQUIREMENTS
IMPOSED BY CHAPTER 259, CHAPTER 375, AND
CHAPTER 380, PART III, FLORIDA STATUTES.**

FCT RECIPIENT AGREES AS FOLLOWS:

1. FCT shall approve the terms under which the interest in land is acquired, pursuant to Section 380.510(3), Florida Statutes.

2. Title to the Project Site shall be titled in the FCT Recipient, unless the FCT Recipient specifically requests that title shall permanently vest in the Board of Trustees of the Internal Improvement Trust Fund (Trustees). Such request shall be subject to the approval of FCT and the Trustees. The FCT Recipient hereby elects that title to the Project Site shall be vested in the FCT Recipient. If the FCT Recipient elects that title shall vest in the Trustees, then all acquisition activities shall be administered by FCT and the

Division of State Lands as specified in Section 253.025, Florida Statutes, and Rule 18-1, Florida Administrative Code.

3. The transfer of title to the FCT Recipient for the Project Site shall not occur until the requirements for the acquisition of lands, as specified in Section 380.507(11), Florida Statutes, and Rule 9K-6, Florida Administrative Code, have been fully complied with by the FCT Recipient and FCT.

4. Any deed whereby the FCT Recipient acquires title to the Project Site shall contain such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes and Section 9, Article XII of the State Constitution and shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund upon failure to use the Project Site conveyed thereby for such purposes.

5. A Grant Award Agreement containing such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes and Section 9, Article XII of the State Constitution, containing clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund upon failure to use the Project Site for such purposes and describing the real property subject to the Agreement shall be executed by the FCT and FCT Recipient at the time of the conveyance of the Project Site and shall be recorded in the county in which the Project Site is located.

6. If any essential term or condition of the grant is violated, and the FCT Recipient does not correct the violation within 30 days of written notice of violation, title to all interest in the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund. The deed transferring title to the Project Site to the FCT Recipient shall set forth the executory interest of the Board of Trustees of the Internal Improvement Trust Fund.

7. The interest, if any, acquired by the FCT Recipient in the Project Site will not serve as security for any debt of the FCT Recipient.

8. If the existence of the FCT Recipient terminates for any reason, title to all interest in real property it has acquired with the FCT award shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization.

AMH

9. The Project Site shall be managed only for the conservation, protection and enhancement of natural and historical resources and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the Project Site, along with other related uses necessary for the accomplishment of this purpose. The proposed uses for the Project Site must be specifically designated in the management plan approved by the FCT as a part of the project plan.

**V. OBLIGATIONS OF THE FCT RECIPIENT AS A
CONDITION OF PROJECT FUNDING**

1. Following the acquisition of the Project Site, the FCT Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the FCT Recipient's comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the FCT Recipient subsequent to the Project Site's acquisition.

2. FCT Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan. Evidence shall be provided to FCT that all required licenses and permits have been obtained prior to the commencement of any construction.

3. The FCT Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the management plan approved by the FCT as a part of the project plan.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the FCT Recipient at the Project Site.

5. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the FCT Recipient's management plan addressing the items mentioned herein shall be considered written approval from FCT.

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VI. OBLIGATIONS OF THE FCT RECIPIENT
RELATING TO THE USE OF BOND PROCEEDS

1. FCT is authorized by Section 375.045(4), Florida Statutes, to impose conditions for funding on FCT Recipient in order to ensure that the project complies the requirements for the use of Preservation 2000 Bond proceeds.

2. If the Project Site is to remain subject, after its acquisition by the FCT Recipient and/or the Trustees, to any of the below listed activities or interests, the FCT Recipient shall provide at least 60 days advance written notice of any such activity or interest to FCT, and shall provide to FCT such information with respect thereto as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest:

a. any lease of any interest in the Project Site to any person or organization;

b. the operation of any concession on the Project Site to any person or organization;

c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with any person or organization;

d. any use of the Project Site by any person other than in such person's capacity as a member of the general public;

e. a management contract of the Project Site with any person or organization; and

f. such other activity or interest as may be specified from time to time in writing by FCT to the FCT Recipient.

3. FCT Recipient agrees and acknowledges that the following transaction, events, and circumstances may be disallowed on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law:

a. a sale of the Project Site or a lease of the Project Site to any person or organization;

b. the operation of a concession on the Project Site by any person or organization;

c. a sale of things attached to the Project Site to be severed from the Project Site to any person or organization;

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d. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of bonds from which the disbursement is to be made;

e. any use of the Project Site by any person other than in such person's capacity as a member of the general public;

f. a management contract of the Project Site with any person or organization; and

g. such other activity or interest as may be specified from time to time in writing by FCT to the FCT Recipient.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE FCT RECIPIENT AND OTHER GOVERNMENTAL BODIES, NOT FOR PROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE FCT RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

VII. CONDITIONS PARTICULAR TO THE PROJECT SITE THAT MUST BE ADDRESSED IN THE MANAGEMENT PLAN

1. Outdoor recreational facilities including nature trails and interpretive displays shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Project Site without causing harm to those resources.

2. The FCT Recipient shall provide environmental educational programs at the Project Site. The programs shall include guided walks and programs for school groups.

3. The timing and extent of a vegetative survey of vegetative communities and plant species on the Project Site shall be specified in the management plan. The FCT Recipient shall detail how the survey shall be used during development of the site to insure the protection, restoration, and preservation of the natural resources on the Project Site.

4. The pine flatwood, scrub, wetland, and oak hammock vegetative communities that occur on the Project Site shall be preserved and appropriately managed to ensure the long-term viability of these communities.

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5. The Project Site shall be managed in a manner that will optimize habitat conditions for the listed wildlife species that utilize or could potentially utilize the Project Site, particularly manatees, wading birds, and black bears. The FCT Recipient shall coordinate with the Game and Fresh Water Fish Commission and Department of Environmental Protection's Office of Protected Species Management on the management of the Project Site for the protection of listed species and listed species habitat. The FCT Recipient shall conduct periodic surveys of listed species using the Project Site. The FCT Recipient shall develop informational signs relating to protection of listed animal species and their habitat.

6. A vegetation analysis of the Project Site shall be performed to determine which areas of the Project Site need a prescribed burning regime implemented to maintain natural fire-dependent vegetative communities. The FCT Recipient shall coordinate with Division of Forestry, Division of Recreation and Parks, and Game and Fresh Water Fish Commission on the development of a prescribed burn plan for the Project Site.

7. The water quality of Matanzas River, Pellicer Creek, Styles Creek, and Hominy Branch shall be protected and the natural hydrology of the Project Site shall be restored to a more natural function and shall include the restoration of areas impacted by road fill and mosquito ditches. The FCT Recipient shall coordinate with the St. Johns River Water Management District on the restoration plan.

8. The FCT Recipient shall restore approximately 100 acres of improved pasture to a pine flatwoods community in terms of biological composition and ecological function. The FCT Recipient shall restore the degraded wetland communities impacted by road fill and mosquito ditches in terms of biological composition and ecological function.

9. The FCT Recipient shall remove the remnants of the pine plantation community located in the scrub community and restore the area in terms of biological composition and ecological function.

10. Invasive exotic vegetation that occurs on the Project Site shall be eradicated. The FCT Recipient shall use the Exotic Pest Council's 1993 List of Florida's Most Invasive Species as a reference guide in identifying invasive exotic species on the Project Site.

11. The FCT Recipient shall develop and implement a feral animal removal program for the Project Site.

12. The FCT Recipient shall coordinate the management of the Project Site with the land managers of other conservation and preservation lands in the project area, including the St. Johns River Water Management District, Division of Recreation and Parks, Pellicer Creek Aquatic Preserve, and Florida Inland Navigation District.

13. The FCT Recipient shall perform an archaeological survey of any area within the Project Site proposed for development prior to the commencement of proposed development activities in that area. All planned activities involving known archaeological or historic sites or identified site areas shall be closely coordinated with the Department of State, Division of Historical Resources in order to prevent the disturbance of significant sites. The FCT Recipient shall develop and implement a protection plan in conjunction with the Division of Historical Resources for the protection of the known historic site located on the Project Site.

14. The Project Site shall be formally incorporated into the FCT Recipient's greenway network.

15. The requirements imposed by other grant program funds that may be sought by the FCT Recipient for activities associated with the Project Site shall not conflict with the terms and conditions of the FCT award.

This Agreement including Exhibits "A" and "B" embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

FLAGLER COUNTY

FLORIDA COMMUNITIES TRUST

BY: James A. Darby ^{5/11/94}
James A. Darby
Title: Chairman, Flagler County Board of
County Commissioners

Linda Loomis Shelley
Linda Loomis Shelley,
Chair

Date: May 2, 1994

Date: 5/23/94

Accepted as to Form and Legal Sufficiency:
Albert J. Hedeed

Accepted as to Form and Legal Sufficiency:
Ann J. Weid

Date: 4/28/94

Date: 5-18-94

Agg



Florida Communities Trust

January 21, 1994

Dennis K. Bayer, Attorney
Cobb, Cole & Bell
P. O. Box 2491
Daytona Beach, Florida 32115-2491

RE: Princess Place Estate, Phase II
Flagler County, FCT Project Number: #93-016-P3A

Dear Mr. Bayer:

On October 19, 1993, the Florida Communities Trust ("FCT") Governing Body adopted the Preservation 2000 Program Approved List of Complete Applications for Series P3A Funding Cycle. On January 6, 1994, the FCT Governing Body ranked and selected for funding certain applications on the Preservation 2000 Program Approved List of Complete Applications for Series P3A Funding Cycle. The above referenced project application, which was submitted by your jurisdiction, is included on the above-referenced list and was selected for conceptual approval for funding.

All FCT project sites will be purchased upon voluntary negotiated terms between FCT, the local government and the seller. Once an application has been placed on the Preservation 2000 Program Approved List of Complete Applications for Series P3A Funding Cycle, decisions made by governmental authorities, such as rezoning, annexation, extension of water/sewer services, etc., may have an effect on the value of the project site identified in that FCT application.

In that regard, the staff of the FCT has been directed by the Governing Body as follows:

If by an action initiated by the local government subsequent to the time the FCT Governing Body adopted the Preservation 2000 Program Approved List of Complete Applications for Series P3A Funding Cycle, a project site is given an enhanced highest and best use which would result in a governmentally derived higher value, the FCT acquisition activities will be terminated unless the seller agrees that



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January 21, 1994
Page Two

the appraisal will be done at the highest and best use of the project site at the time the FCT Governing Body approved the Preservation 2000 Program Approved List of Complete Applications for Series P3A Funding Cycle.

This policy is revised from earlier cycles to apply only to actions initiated by the local government. Previously, the policy applied to all action, whether initiated by a property owner or the local government. The governing body recognizes that local governments must respond to actions requested by property owners and may be compelled by local government regulations to grant land use changes that may impact values.

Therefore, please advise me in writing at the time you return to FCT the executed Conceptual Approval Agreement, whether any action has been taken by your local government subsequent to October 19, 1993, which potentially affects the FCT project site in your jurisdiction or if any action has been requested of the local government concerning the FCT project site.

Sincerely,



Anne Peery
Executive Director

AP/cr



"EXHIBIT B"

FLORIDA COMMUNITIES TRUST
TECHNICAL ASSISTANCE BULLETIN: 02
WRITING A MANAGEMENT PLAN

The conceptual management plan submitted as a part of a Florida Communities Trust ("FCT") grant application or proposal serves as a basis for the management plan for project sites purchased with funds from FCT. Materials and information gathered for the application or proposal can and should be reflected in the plan where appropriate. Conditions required in the Conceptual Approval Agreement or Grant Agreement should be incorporated in the management plan. Location map, boundary map, vegetative surveys, site plans, Conceptual Approval Agreement, the recorded deed when it becomes available, and other supporting documents should be included as exhibits or included in the appendix of the management plan for future readers. The following general outline identifies the range of issues to be addressed in the management plan, where applicable.

INTRODUCTION AND GENERAL INFORMATION

Provide information including the name of the project, the location of the Project Site, and other general information such as a brief resource description, and historical information relevant to site management.

Provide a table of contents of the management plan.

PURPOSE OF THE PROJECT AND MANAGEMENT

Discuss the purpose for acquiring the Project Site and proposed future uses consistent with statements made in the application or proposal. Provide a summary of the comprehensive plan directives that would be furthered by managing the site as proposed. Commitments made in the application or proposal and reinforced by conditions of the grant funding must be reflected in the management plan.

Identify the principle objectives for managing natural resources and compatible outdoor recreation.

Identify a procedure to amend the land use designation to conservation, outdoor recreation, open space, or other similar category once the land is acquired.

Include provisions to ensure that the Project Site is identified in all signs, literature, and advertising as being publicly owned, open to the public and operated as a natural resource conservation area, outdoor recreation area, or other appropriate descriptive language, and identifying the Project Site as having been purchased with funds from the FCT and the Recipient.

SITE DEVELOPMENT, IMPROVEMENTS AND ACCESS

Incorporate a provision for requesting written approval from the FCT before undertaking any site alterations or physical improvements that are not addressed in the FCT approved management plan.

Physical Improvements

Identify and locate existing and proposed physical improvements to the Project Site on a master site plan. These might include such things as signs, fences, walkways, recreational paths, campgrounds, restrooms, educational space, utility corridors, parking areas and buildings.

Identify any proposed alteration of land use or character, the approximate area affected and how this activity will be coordinated with the protection of listed plant and animal species. Identify any permits or approvals that may be required for the development or restoration work and a procedure for providing evidence to the FCT prior to the initiation of any activity that all required licenses and permits have been obtained.

Include the placement of at least one sign identifying the Project Site as being open to the public, purchased with funds from FCT and the Recipient, operated as a natural resource conservation area, outdoor recreation area, or other appropriate descriptive language.

Access

Identify how access to the Project Site will be provided. For example, are parking places proposed on-site, and if so, approximately how many spaces or how much area will be devoted to this use? If parking is not proposed on-site, are there existing or proposed spaces adjacent to or sufficiently near the property? Identify any proposed access to waterbodies including, but not limited to, marinas, docks, boat ramps, fishing piers or viewing platforms and the approximate size of the facility. Consider providing bike paths to the site and bike racks at the site to provide an alternative to automobile transportation to the Project Site.

Access to Project Sites should be compatible with all state and federal construction standards, including the Americans with Disabilities Act.

Identify existing and proposed easements, concessions, or leases. If easements, concessions, or leases are anticipated to be granted on the Project Site, such proposed arrangements need to be identified. These might include utility rights-of-way, flowage or access easements, recreation or supply concessions, and leases or other instruments that would allow grazing, timbering, agriculture, or other revenue producing enterprises.

Include a procedure to provide 60 days prior written notice and information regarding any lease of any interest, the operation of any concession, any sale or option, any use other than by a member

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of the public, and management contracts of the Project Site with non-governmental persons or organizations.

KEY MANAGEMENT ACTIVITIES

Maintenance: Identify required maintenance activities, including but not limited to trash removal, site cleanup, and facilities upkeep. Identify the entity responsible for property maintenance. Identify procedures to ensure that dumping of trash or hazardous material does not occur on or adjacent to the Project Site. Identify contemplated service contracts with private concerns such as garbage removal, restroom cleaning, security guards, etc.

Security: Identify the parties responsible for preventing vandalism, trespassing, and other property damage. Identify measures to protect the Project Site and the public using the site such as on-site manager, security guards, neighborhood watch, emergency phones, etc.

Staffing: Identify the expected staffing requirements for management of the Project Site including both permanent and volunteer staff.

Natural resource protection: Identify the natural resources at the Project Site and the issues, problems, and proposed management techniques associated with protection of those natural resources. Management techniques should include, but not be limited to, a baseline survey of listed plant and animal species, protection of listed plant and animal species, protection of imperiled or critically imperiled vegetative communities, protection of geological features, protection of surface water and groundwater quality and hydrology and prescribed burns.

Identify monitoring activities to insure the continued viability of vegetative communities and listed species found on the Project Site. The monitoring plan should include periodic surveys of the vegetative communities, listed plant species, and listed animal species found on the Project Site. Provide for forwarding survey information on the occurrence of listed plant and animal species to the Florida Natural Areas Inventory.

Resource restoration and enhancement: Identify the primary components of the Project Site enhancement and restoration effort, if any. These might include removal of invasive exotic plant species, removal of feral animals, restoration of wetlands, improvement of surface water quality, recovery plan for listed species, and restoration of uplands habitat. This section should include a time frame for implementing and completing the activities and a monitoring program to insure success of the resource enhancement activities. Identify parts of the property that require different degrees or types of enhancement management.

Archeological and historical resource protection: Identify any archeological or historical sites on the Project Site and the primary components of managing the archeological or historical

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sites. Outline procedures to protect archeological or historical sites that may be identified in the future.

Incorporate a provision that if any archaeological and historic resources are discovered at the Project Site, the Recipient shall comply with the provisions of Chapter 267, Florida Statutes specifically Sections 267.061 (2)(a) and (b). Provide for coordination with the Division of Historical Resources, Florida Department of State.

Coordination: Explain how the management of the site will be coordinated with other adjacent land owners and other resource protection agencies. For example, in the case of prescribed burns, what measures will be used to minimize impacts on nearby residential properties? Identify measures to protect the Project Sites from adjacent off-site activities that might impact resources on the Project Site such as pesticide spraying on adjacent property, water treatment facility discharging into creeks flowing through Project Site, etc.

Include provisions to coordinate with other agencies for appropriate guidance, recommendations, and necessary permits that may be related to the Project Site, such as the following: the Florida Game and Fresh Water Fish Commission and U.S. Fish and Wildlife Service to avoid impacts to listed species; the Water Management District and Department of Environmental Protection to ensure that development of the Project Site is done in a manner to protect or improve water quality; the Division of Forestry and the Game and Fresh Water Fish Commission on the implementation of a prescribed burn program; other local, state, or federal agencies special management plans, if appropriate.

COST ESTIMATE AND FUNDING SOURCE

Identify the estimated costs of the various development and management activities outlined in the management plan. For review and analysis purposes, the estimated costs should be separated into the same categories as the identified activities.

Identify the entity that will pay for development and management of the Project Site and some measure of the commitment or capacity to provide these monies. For example, adequate personnel and resources in the local parks and recreation department may exist to address the added burden associated with the Project Site. Identify any citizen organization or non-profit groups committed to providing services or funding and a measure of commitment or capacity to provide these services.

PRIORITY SCHEDULE

Identify a proposed time line for implementing the development and management activities of the management plan based on established priorities and the availability of funds. Provide a graphic display of the implementation time lines.

MONITORING

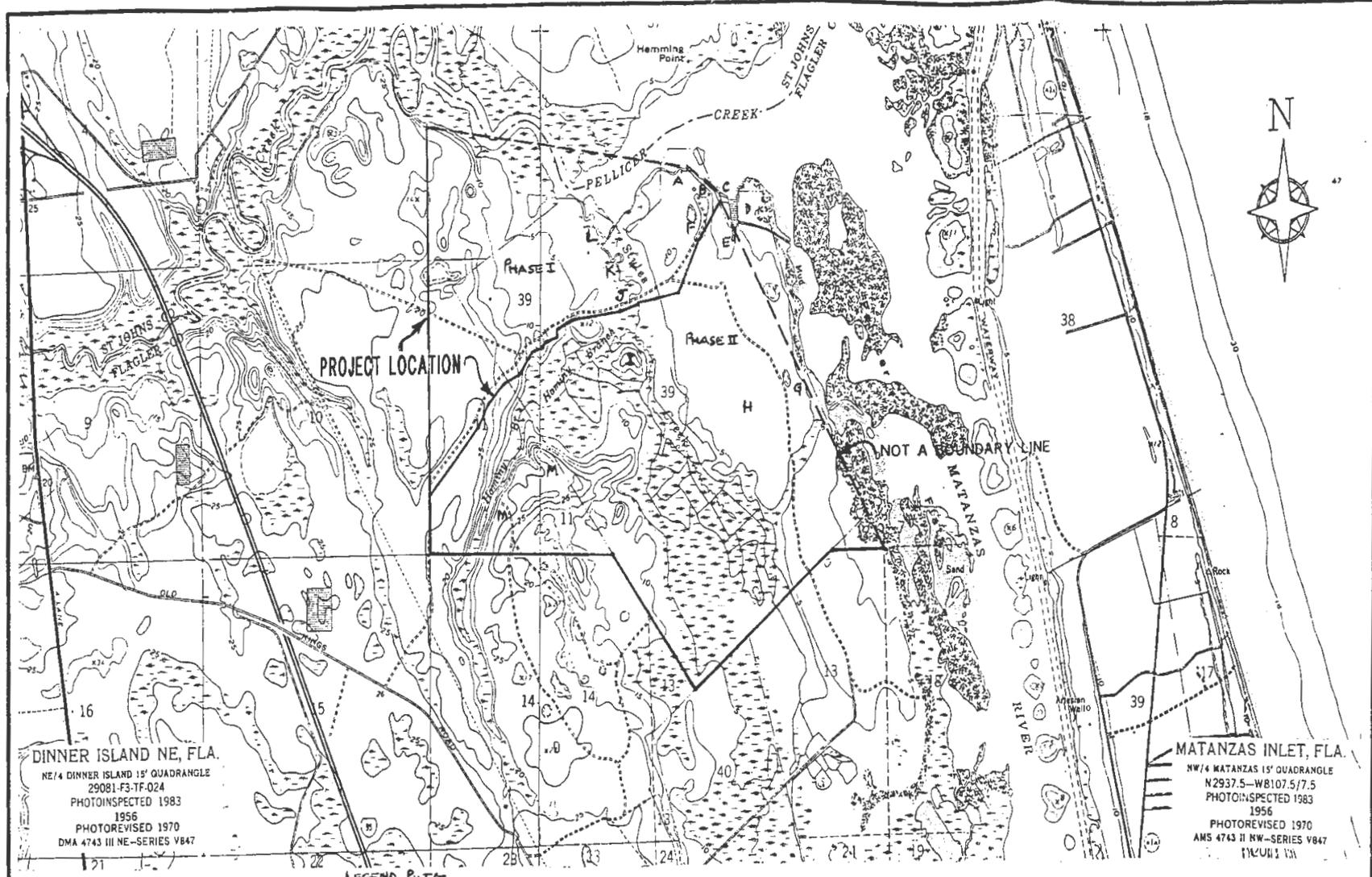
Identify procedures for assessing progress in achieving goals set forth in the management plan such as the percentage of property restored, inventory of species using the Project Site, etc. Identify procedures for periodic amendment to the management plan, when appropriate. Include a provision acknowledging responsibility for preparing an annual stewardship report to the FCT, due on the anniversary date on which the Project Plan was approved by FCT.

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**WARRANTY DEED
GRANT AWARD AGREEMENT
INTERGOVERNMENTAL AGREEMENT**

will be added when fully executed

EXHIBIT D

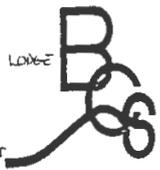


DINNER ISLAND NE, FLA.
 NE/4 DINNER ISLAND 15' QUADRANGLE
 29081-F3-TF-024
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 DMA 4743 III NE-SERIES V847

MATANZAS INLET, FLA.
 NW/4 MATANZAS 15' QUADRANGLE
 N2937.5-W8107.5/7.5
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 AMS 4743 II NW-SERIES V847

LEGEND Part II

- A CARETAKER
- B LODGE & DOCK
- C OUTPARCEL
- D POSSIBLE CONSERV. LODGE
- E BOAT LAUNCH
- F INTERP. CENTER
- G FISHING W/PARKING
- H ALT. CONSERV. LODGE SITE
- I ISLAND ESTATE & CARETAKER
- J CULVERT/STYLES CR.
- K FISHING DOCK
- L CANOE LAUNCH
- M OBSERVATION AREAS (2)



APPROXIMATE CENTER OF SITE
 29°38'48"N 81°14'21"W

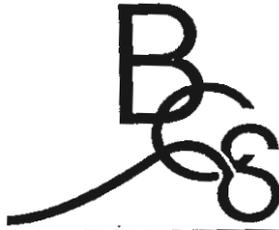
Joe H. Young III
 Director/Field Manager
 306 Rush Street
 New Smyrna Beach, FL 32158
 804-423-5602

BIOLOGICAL CONSULTING SERVICES, INC.

PRINCESS PLACE ESTATES

SCALE: 1"=2000'	APPROVED BY	DRAWN BY DAB
DATE: 1/12/94		
QUADRANGLE MAP		
EXHIBIT D	DRAWING NUMBER	

EXHIBIT E



BIOLOGICAL CONSULTING SERVICES, INC.

BIOLOGICAL ASSESSMENT REPORT

for

PRINCESS PLACE ESTATES

Prepared For:

Dennis K. Bayer
Cobb Cole & Bell
Post Office Box 2491
Daytona Beach, Florida 32115-2491

Prepared By:

Biological Consulting Services, Inc.
2950 Sunset Drive
New Smyrna Beach, Florida 32168

December 1992

EXHIBIT B

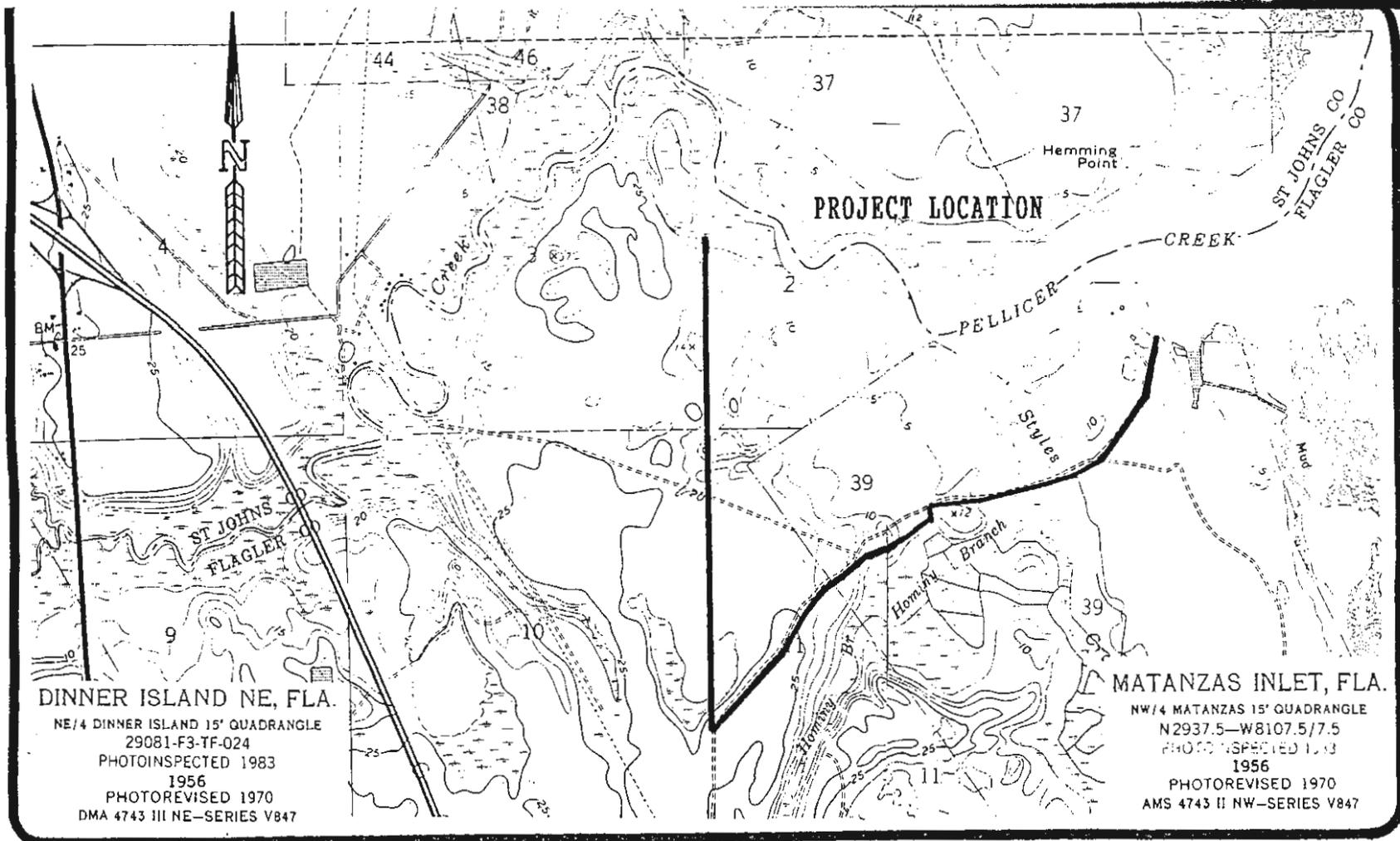
INDEX

- I. Site Location and Description
- II. USGS Quadrangle Excerpt Exhibit
- III. Soil Survey
- IV. SCS Soil Map Excerpt Exhibit
- V. Site Vegetation
- VI. Wetlands
- VII. Potential Endangered and Threatened Species Distribution
- VIII. Flagler County Protected Species Distribution Chart
- IX. Field Observations
- X. Conclusions and Recommendations
- XI. Appendix
- XII. Vegetation / Wetlands Map Exhibit

Site Location and Description

The site is located south of Pellicer Creek and west of the Matanzas River in Sections 2, 11, and 39, Township 10 South and Range 30 East in Flagler County, Florida.

The property is 420± acres in size and has a high elevation of approximately 25' NGVD (see USGS quadrangle excerpt). The site is severed by Styles Creek, a tributary of Pellicer Creek, which runs south to north through the site. The topography of the site is characterized by bluffs bordered by marsh lands; and pine flatwoods with occasional isolated wetlands.



BIOLOGICAL CONSULTING SERVICES, INC.

Joe H. Young III
 Estuarine/Field Biologist
 2950 Sunset Drive
 New Smyrna Beach, FL 32168
 904-423-3402

drawn	JCP	sheet
date	12-1-92	
scale	1"=2000'	
job no.	92-8081	of sheets

Soil Survey

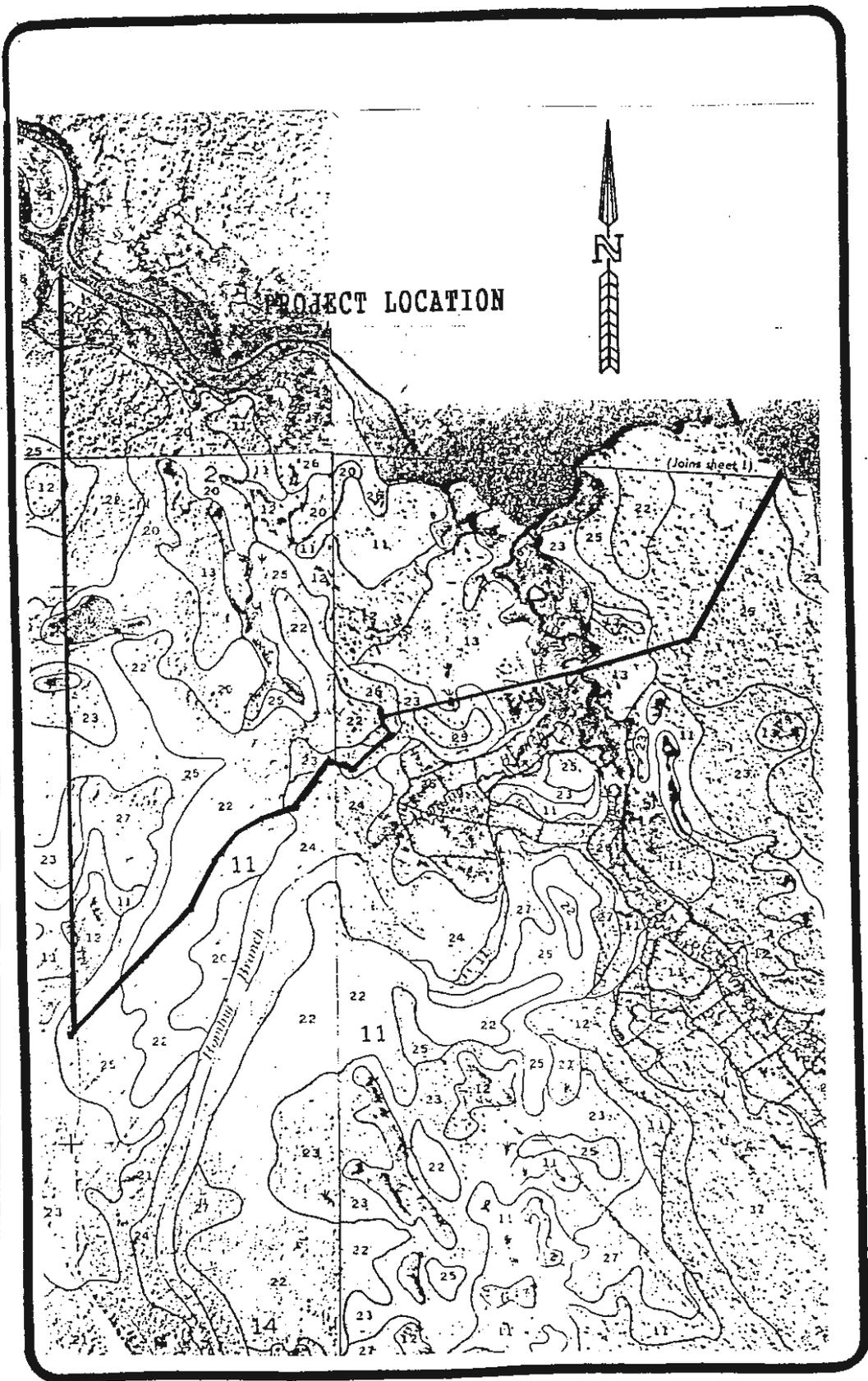
The Flagler County soil survey indicates that the following soil types are found on this property:

<u>Number</u>	<u>Classification</u>
11	Myakka fine sand
12	Placid, Basinger, and St. Johns fine sands, depressional
13	Immokalee fine sand
20	Orsino fine sand, 0-5% slope
22	Astatula fine sand, 0-8% slope
23	Adamsville fine sand, 0-5% slope
25	Tavares fine sand, 0-5% slope
26	Tisonia and Pellicer, Tidal

The soil survey is fairly accurate in the typing of soils; however, boundaries of soils are sometimes poorly indicative of site conditions. Please review the soils map for soil type boundaries and the chart below for soil type/vegetation correlation for this site.

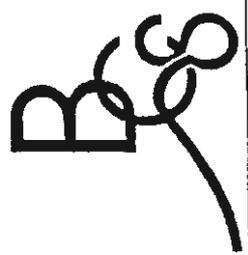
<u>Upland soils</u>	<u>Wetland soils</u>
11	12
13	26
20	
22	
23	
25	

As the chart indicates, the wetlands soils are Placid, Basinger, and St. Johns fine sands, and Tisonia and Pellicer, Tidal soils. The other soils on site either show extreme upland characteristics, or field review verified upland species were the dominant vegetation, indicating non-hydric conditions.



drawn	JCP	sheet
date	12-1-92	
scale	1" = 1320'	
job no.	92-8081	of sheets

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Site Vegetation

The vegetative cover determination is based upon field review. The attached map utilizing the Florida Land Use, Cover and Forms Classification System (FLUCCS) indicates our findings.

The specific cover types (FLUCCS) found on-site are listed below:

<u>Number</u>	<u>Classification</u>
213	Woodland pastures
310	Herbaceous rangeland
411	Pine flatwoods
412	Longleaf pine-xeric oak
421	Xeric oak
423	Oak-pine-hickory
427	Live oak
617	Mixed wetland hardwoods
622	Pond pine
641	Freshwater marsh
642	Saltwater marsh
643	Wet prairie

These classifications are further detailed as follows (as shown on attached vegetation map):

213 - Woodland pastures

This classification is listed in conjunction with one of the above forested classifications to modify the use of that community as pasture land. This modification alters the community from its natural state to a condition where the natural canopy exists, with the ground cover species dependent upon the amount of activity by livestock.

Site Vegetation (cont.)

310 - Herbaceous rangeland

This upland community is composed of mainly grasses and other low growing plants. Two of these areas are located east of Styles Creek.

411 - Pine flatwoods

This upland community is located mainly to the west of Styles Creek, and is composed of the following species:

Slash pine	(<i>Pinus elliottii</i>)
Loblolly pine	(<i>Pinus taeda</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Wiregrass	(<i>Aristida stricta</i>)
Wax myrtle	(<i>Myrica cerifera</i>)

These species are the dominant cover, however, there are minor components of supporting species found in the flatwoods. These flatwoods are located mostly in the Myakka and Immokalee fine sands soil types.

412 - Longleaf pine - xeric oak

This upland community is located on the west end of the site, and is found in the higher elevations in the Orisino, Astatula, and Tavares fine sands. The dominant species found in this community are:

Longleaf pine	(<i>Pinus palustris</i>)
Slash pine	(<i>Pinus elliottii</i>)
Turkey oak	(<i>Quercus laevis</i>)
Sand live oak	(<i>Quercus geminata</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Bracken fern	(<i>Pteridium aquilinum</i>)

421 - Xeric oak

This upland community is located on the west end of the site, and is found in the higher elevations in the Orisino, Astatula, and Tavares fine sands. The dominant species found in this community are:

Turkey oak	(<i>Quercus laevis</i>)
Sand live oak	(<i>Quercus geminata</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Bracken fern	(<i>Pteridium aquilinum</i>)

423 - Oak-pine-hickory

This upland community is found on many parts of the site, but a large area exists on the east end. Soil types that support this vegetation are Tavares, Adamsville, and Astatula fine sands. The dominant vegetative species found in this community are:

Live oak	(<i>Quercus virginiana</i>)
Laurel oak	(<i>Quercus laurifolia</i>)
Pignut hickory	(<i>Carya glabra</i>)
Slash pine	(<i>Pinus elliottii</i>)
Loblolly pine	(<i>Pinus taeda</i>)
Southern magnolia	(<i>Magnolia grandiflora</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Partridge berry	(<i>Mitchella repens</i>)

427 - Live oak

This upland community is found on the east end of the site near Pellicer Creek. This area is moderate in size and is supported by the Tavares fine sand soil type. The dominant vegetative species found in this community are:

Live oak	(<i>Quercus virginiana</i>)
Cabbage palm	(<i>Sabal palmetto</i>)

617 - Mixed wetland hardwoods

This wetland community is found mainly on the west end of the site, and is supported by the Placid, Basinger, and St. Johns fine sands. This community is found in the lower elevations, and the dominant vegetative species found there are:

Loblolly bay	(<i>Gordonia lasianthus</i>)
Red maple	(<i>Acer rubrum</i>)
Tupelo	(<i>Nyssa aquatica</i>)
Sweet bay	(<i>Magnolia virginiana</i>)
Red bay	(<i>Persea borbonia</i>)
Dahoon holly	(<i>Ilex cassine</i>)
Virginia chain fern	(<i>Woodwardia virginica</i>)
Lizard's tail	(<i>Saururus cernuus</i>)
Wax myrtle	(<i>Myrica cerifera</i>)
Pitcher plant	(<i>Sarracenia spp.</i>)
Hat pins	(<i>Eriocaulon spp.</i>)
Maidencane	(<i>Panicum hemitomon</i>)

622 - Pond pine

This wetland community is found in one area along Pellicer Creek, adjacent to the saltmarsh, and consists of the following species:

Pond pine	(<i>Pinus serotina</i>)
Loblolly pine	(<i>Pinus taeda</i>)
Virginia chain fern	(<i>Woodwardia virginica</i>)
Wax myrtle	(<i>Myrica cerifera</i>)
Wiregrass	(<i>Aristida spp.</i>)

641 - Freshwater marsh

This wetland community is found in the lower elevations, and is supported by the Placid, Basinger, and St. Johns fine sands soil types. The dominant vegetative species found in this community are:

Maidencane	(<i>Panicum hemitomon</i>)
Arrowhead	(<i>Sagittaria spp.</i>)
Pickerelweed	(<i>Pontedaria cordata</i>)
Spike rush	(<i>Eleocharis spp.</i>)
Sawgrass	(<i>Cladium jamaicense</i>)
Sand cordgrass	(<i>Spartina bakeri</i>)
Beak rush	(<i>Rhynchospora spp.</i>)
Flat sedge	(<i>Cyperus spp.</i>)
Water lilies	(<i>Nymphaea spp.</i>)

642 - Saltwater marsh

This wetland community is found along Pellicer Creek and Styles Creek, and is supported by the Tisonia and Pellicer tidal soils. The dominant vegetative species found in this community are:

Needle rush	(<i>Juncus roemerianus</i>)
Smooth cordgrass	(<i>Spartina alterniflora</i>)
Sand cordgrass	(<i>Spartina bakeri</i>)

643 - Wet prairie

This wetland community is found in the lower elevations, and is supported by the Placid, Basinger, and St. Johns fine sands soil types. The dominant vegetative species found in this community are:

White-top sedge	(<i>Dychromena spp.</i>)
Spike rush	(<i>Eleocharis spp.</i>)
Sand cordgrass	(<i>Spartina bakeri</i>)
Beak rush	(<i>Rhynchospora spp.</i>)
Flat sedge	(<i>Cyperus spp.</i>)
Wax myrtle	(<i>Myrica cerifera</i>)
Hat pins	(<i>Eriocaulon spp.</i>)

Wetlands

The preliminary acreage for wetlands on-site is approximately $40.30\pm$ acres out of a total site acreage of $420\pm$ acres.

Of the $40.30\pm$ acres of wetlands, 18.84 acres are jurisdictional to the U.S. Army Corps of Engineers (USACOE), the St. Johns River Water Management District (SJRWMD), and the Florida Department of Environmental Regulation (FDER). These areas are adjacent to either Pellicer Creek or Styles Creek and are considered connected to waters of the State. The following systems fall into this category and are described as follows: **System 1** is all the saltwater marsh adjacent to Pellicer Creek and Styles Creek and totals $12.00\pm$ acres, **System 4** is located adjacent to Styles Creek and has $1.03\pm$ acres of forested mixed wetland hardwoods and $0.17\pm$ acres of freshwater marsh for a total of $1.20\pm$ acres, **System 7** is adjacent to Pellicer Creek and has $3.71\pm$ acres of forested mixed wetland hardwoods and $1.01\pm$ acres of wet prairie for a total of $4.72\pm$ acres, and **System 14** is adjacent to Pellicer Creek and has $0.92\pm$ acres of the pond pine community.

The remaining $21.46\pm$ acres are jurisdictional to the USACOE and the SJRWMD, and are considered isolated wetlands systems. These remaining systems are described as follows: **System 2** is east of Styles Creek and is a $0.83\pm$ acre freshwater marsh, **System 3** is just west of Styles Creek and is a $0.35\pm$ acre freshwater marsh, **System 5** is west of Styles Creek and is a $0.32\pm$ acre freshwater marsh, **System 6** is west of Styles Creek and is a $1.20\pm$ acre freshwater marsh, **System 8** has $6.93\pm$ acres of forested mixed wetland hardwoods and $2.26\pm$ acres of freshwater marsh for a total of $9.19\pm$ acres, **System 9** has $2.29\pm$ acres of wet prairie and is on the west side of the site, **System 10** has $0.97\pm$ acres of wet prairie and is located on

Wetlands (cont.)

the west side of the site, System 11 has 5.23± acres of freshwater marsh and is on the west side of the site, System 12 has 0.44± acres of freshwater marsh and is near Pellicer Creek on the west side of the site, and System 13 has 0.64± acres of freshwater marsh and is located near Pellicer Creek on the west side of the site.

**Potential Endangered and Threatened
Species Distribution**

The vegetation on site is varied, with a majority of the acreage in the Oak-pine-hickory community. Other vegetative types include Mixed wetland hardwood, Longleaf pine-xeric oak, Pine flatwood, and freshwater and saltwater marsh communities.

Major emphasis was given to the species that might inhabit these vegetative cover types. These vegetative cover types are described in the site vegetation section of this report.

These specific habitat regions allow for certain endangered and threatened species distribution. Thorough review of the Rare and Endangered Biota of Florida series by Peter C.H. Pritchard and the revised editions by Ray E. Ashton, Jr. and other references (see appendix) was undertaken to compile the potential species distribution list.

Flagler County
Protected Species Distribution Chart

The following protected species could potentially utilize the site:

<i>Scientific Name</i> Common Name	Legal Status FGFWFC USFWS		Potential of occurrence
<u>Mammals</u>			
<i>Felis concolor coryi</i> Florida panther	E	E	Habitat available, not observed on site
<i>Ursus americanus floridanus</i> Florida black bear	T	C2	Habitat available, not observed on site
<i>Sciurus niger shermani</i> Sherman's fox squirrel	SSC	C2	Habitat available, not observed on site
<u>Birds</u>			
<i>Campephilus principalis</i> Ivory-billed woodpecker	E	E	Minor habitat present, not observed on site
<i>Falco peregrinus tundrius</i> Peregrine falcon	E	T	Minor habitat available, not observed on site
<i>Rostrhamus sociabilis</i> Florida everglade kite	E	E	Minor habitat available, not observed on site
<i>Mycteria americana</i> Wood stork	E	E	Minor habitat available, observed on site

<i>Scientific Name</i> Common Name	Legal Status FGFWFC USFWS		Potential of occurrence
<u>Birds (cont.)</u>			
<i>Vermivora bachmanii</i> Bachman's warbler	E	E	Minor habitat present, not observed on site
<i>Grus canadensis pratensis</i> Florida sandhill crane	T		Minor habitat available, not observed on site
<i>Falco sparverius paulus</i> Southeastern american kestrel	T	C2	Habitat available, not observed on site
<i>Haliaeetus leucocephalus</i> Southern bald eagle	T	E	Habitat available, observed on site
<i>Picoides borealis</i> Red-cockaded woodpecker	T	E	Habitat available, not observed on site
<i>Aramus guarauna</i> Limpkin	SSC		Habitat available, not observed on site
<i>Egretta caerulea</i> Little blue heron	SSC		Habitat available, observed on site
<i>Egretta thula</i> Snowy egret	SSC		Habitat available, observed on site
<i>Egretta tricolor</i> Louisiana heron	SSC		Habitat available, not observed on site
<i>Haematopus palliatus</i> American oystercatcher	SSC		Habitat available, not observed on site
<i>Pelecanus occidentalis</i> Eastern brown pelican	SSC		Habitat available, not observed on site

<i>Scientific Name</i> Common Name	Legal Status FGFWFC USFWS		Potential of occurrence
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Amphibians and Reptiles

<i>Drymarchon corais couperi</i> Eastern indigo snake	T	T	Habitat available, not observed on site
<i>Alligator mississippiensis</i> American alligator	SSC	T(S/A)	Minor habitat available, not observed on site
<i>Gopherus polyphemus</i> Gopher tortoise	SSC	C2	Habitat available, indicators observed on site
<i>Rana areolata aesopus</i> Gopher frog	SSC	C2	Minor habitat available, not observed on site

<i>Scientific Name</i> Common Name	Legal Status FDA USFWS		Potential of occurrence
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Plants

<i>Woodwardia areolata</i> Netted chain fern	T		Habitat available, not observed on site
<i>Osmunda cinnamomea</i> Cinnamon fern	CE		Habitat available, observed on site
<i>Osmunda regalis</i> Royal fern	CE		Habitat available, observed on site
<i>Zamia umbrosa</i> East coast coontie	CE		Habitat available, not observed on site

LEGAL STATUS LEGEND

<u>Code</u>	<u>Definition</u>
E	Endangered
T	Threatened
SSC	Species of Special Concern
CE	Commercially exploited
T(S/A)	Threatened due to similarity of appearance
C2	A candidate for listing with some evidence of vulnerability, but for which not enough data exists to support listing

Field Observations

During the August / September 1992 reviews, a few protected species were observed on site, among which were Bald eagles, Wood storks, and Gopher tortoise (indicators). This was a cursory review and should not be interpreted as a specific endangered and threatened species survey.

Through review of the site and contact with the Florida Game & Fresh Water Fish Commission (FGFWFC), it was determined that the Bald eagle (FL2) was no longer nesting on site but has moved westward off site to a new nest on the north side of Pellicer Creek near I-95. The eagles were seen utilizing the site, and it would be considered part of their foraging/loafing habitat.

Other animal species observed on site include:

Red fox	(<i>Vulpes vulpes</i>)
White-tailed deer	(<i>Odocoileus virginianus</i>)
Wild pig	(<i>Sus scrofa</i>)
Downy woodpecker	(<i>Picoides pubescens</i>)
Blue jay	(<i>Cyanocitta cristata</i>)
Green heron	(<i>Butorides striatus</i>)
Great egret	(<i>Casmerodius albus</i>)
Great blue heron	(<i>Ardea herodias</i>)
Black vulture	(<i>Coragyps atratus</i>)
Barred owl	(<i>Strix varia</i>)
Belted kingfisher	(<i>Megaceryle alcyon</i>)
White-eyed vireo	(<i>Vireo griseus</i>)
Red-bellied woodpecker	(<i>Melanerpes carolinus</i>)
Mourning dove	(<i>Zenaida macroura</i>)
Southern black racer	(<i>Coluber constrictor priapus</i>)
Florida cottonmouth	(<i>Agkistrudon piscivoris conanti</i>)

Conclusions and Recommendations

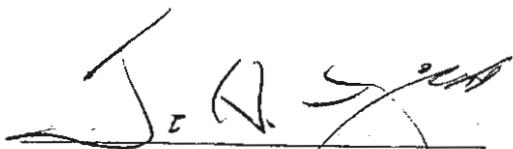
In conclusion, $40.30 \pm$ acres of wetlands exist on site, and of that acreage, $21.46 \pm$ acres are isolated systems and $18.84 \pm$ acres are connected to waters of the State. These fourteen (14) wetland systems range in size from $0.32 \pm$ acres to $12.00 \pm$ acres. Depending on the plans for the site, the next step in regards to wetlands definition, would require field flagging and subsequent location of the wetlands for more precise mapping for future planning purposes.

Furthermore, seven (7) protected species, or indicators of their utilization, were observed on site. They include Wood storks, Bald eagle, Little blue heron, Snowy egret, Cinnamon fern, Royal fern, and Gopher tortoise indicators. The next step in this process would be for a full endangered and threatened species survey to be completed.

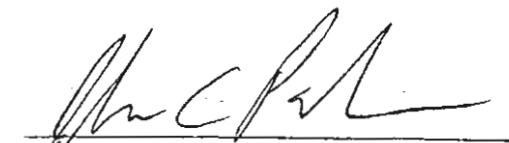
This site has many different vegetative communities, and supports a variety of wildlife species. Such diversity is characteristic of a healthy biome. These communities on site should be considered significant habitat for protected species, and specific measures should be taken for the management of this site.

If there are further questions, or information needed, please feel free to contact us. Thank you.

Respectfully submitted,



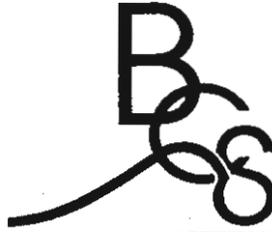
Joe H. Young III, B.S., President
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Associate Field Biologist
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Appendix

1. Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida, April 1, 1991, Florida Game and Fresh Water Fish Commission
2. 26 Ecological Communities of Florida, Soil Conservation Service
3. Soil Survey of Flagler County, Soil Conservation Service
4. Ecology and Habitat Protection Needs of Gopher Tortoise Populations, James Cox, et al.
5. Rare and Endangered Biota of Florida, Volume I., Mammals, Edited by Stephen R. Humphrey, Ray E. Ashton, Jr., SERIES EDITOR
6. Rare and Endangered Biota of Florida, III., Amphibians and Reptiles, Edited by Paul E. Moler, Ray E Ashton, Jr., SERIES EDITOR
7. Rare and Endangered Biota of Florida, Volume One, Mammals, Edited by James N. Layne, Peter C.H. Pritchard, SERIES EDITOR
8. Rare and Endangered Biota of Florida, Volume Two, Birds, Edited by Herbert W. Kale II, Peter C.H. Pritchard, SERIES EDITOR
9. Rare and Endangered Biota of Florida, Volume Three, Amphibians and Reptiles, Edited by Roy W. McDiarmid, Peter C.H. Pritchard, SERIES EDITOR
10. Rare and Endangered Biota of Florida, Volume Five, Plants, Edited by Daniel B. Ward, Peter C.H. Pritchard, SERIES EDITOR



BIOLOGICAL CONSULTING SERVICES, INC.

BIOLOGICAL ASSESSMENT REPORT

for

PRINCESS PLACE ESTATES PHASE II

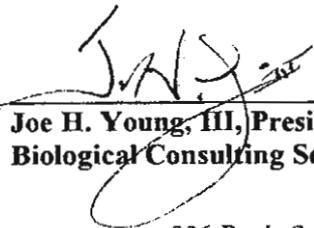
Prepared For:

**Flagler County Commission
c/o Sliger & Associates, Inc.
392I South Nova Road
Port Orange, FL 32127**

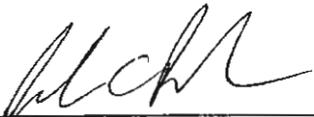
Prepared By:

**Biological Consulting Services, Inc.
206 Rush Street
New Smyrna Beach, Florida 32168**

February 1995



**Joe H. Young, III, President
Biological Consulting Services, Inc.**



**John C. Palmer
Biological Consulting Services, Inc.**

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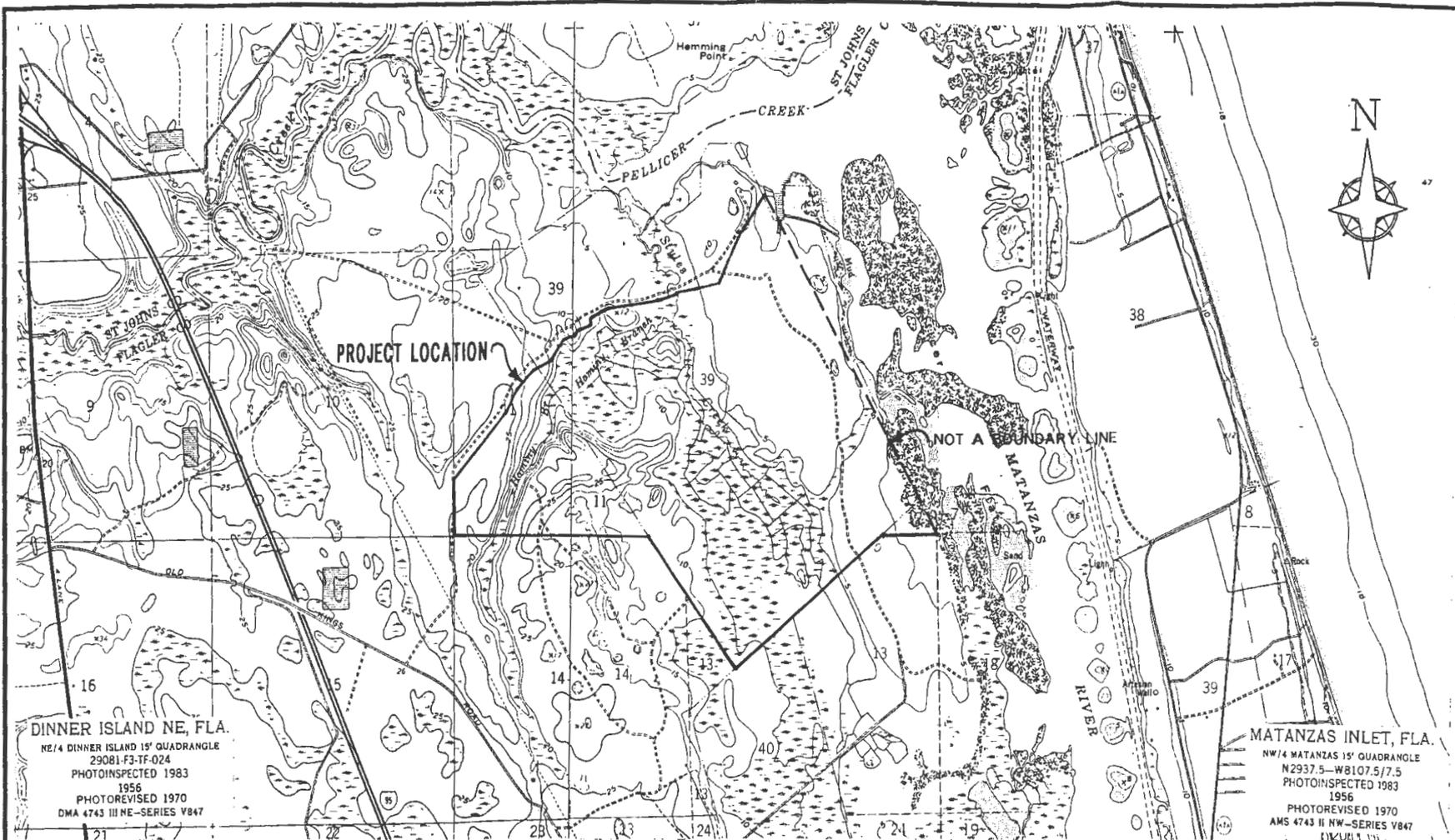
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1.0 SITE LOCATION AND DESCRIPTION

The site is located south of Pellicer Creek and west of the Matanzas River in Sections , 11, 12, and 39, Township 10 South and Range 30 East in Flagler County, Florida.

The property is 925.6± acres in size and has a high elevation of approximately 30' NGVD (see USGS quadrangle excerpt). The site is severed by Styles Creek, a tributary of Pellicer Creek, which runs south to north through the site, and the Hominay Branch which runs from the southwest corner of the site to Styles Creek, severing the west side of the site. The topography of the site is characterized by bluffs bordered by marsh lands and hardwood swamps, and Pine Flatwoods and Live Oak Communities with occasional isolated wetlands.



DINNER ISLAND NE, FLA.
 NE 1/4 DINNER ISLAND 15' QUADRANGLE
 29081-F3-TF-024
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 DMA 4743 III NE-SERIES V847

MATANZAS INLET, FLA.
 NW 1/4 MATANZAS 15' QUADRANGLE
 N 2937.5-W 8107.5/7.5
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 AMS 4743 II NW-SERIES V847

APPROXIMATE CENTER OF SITE
 29°38'48"N 81°14'21"W



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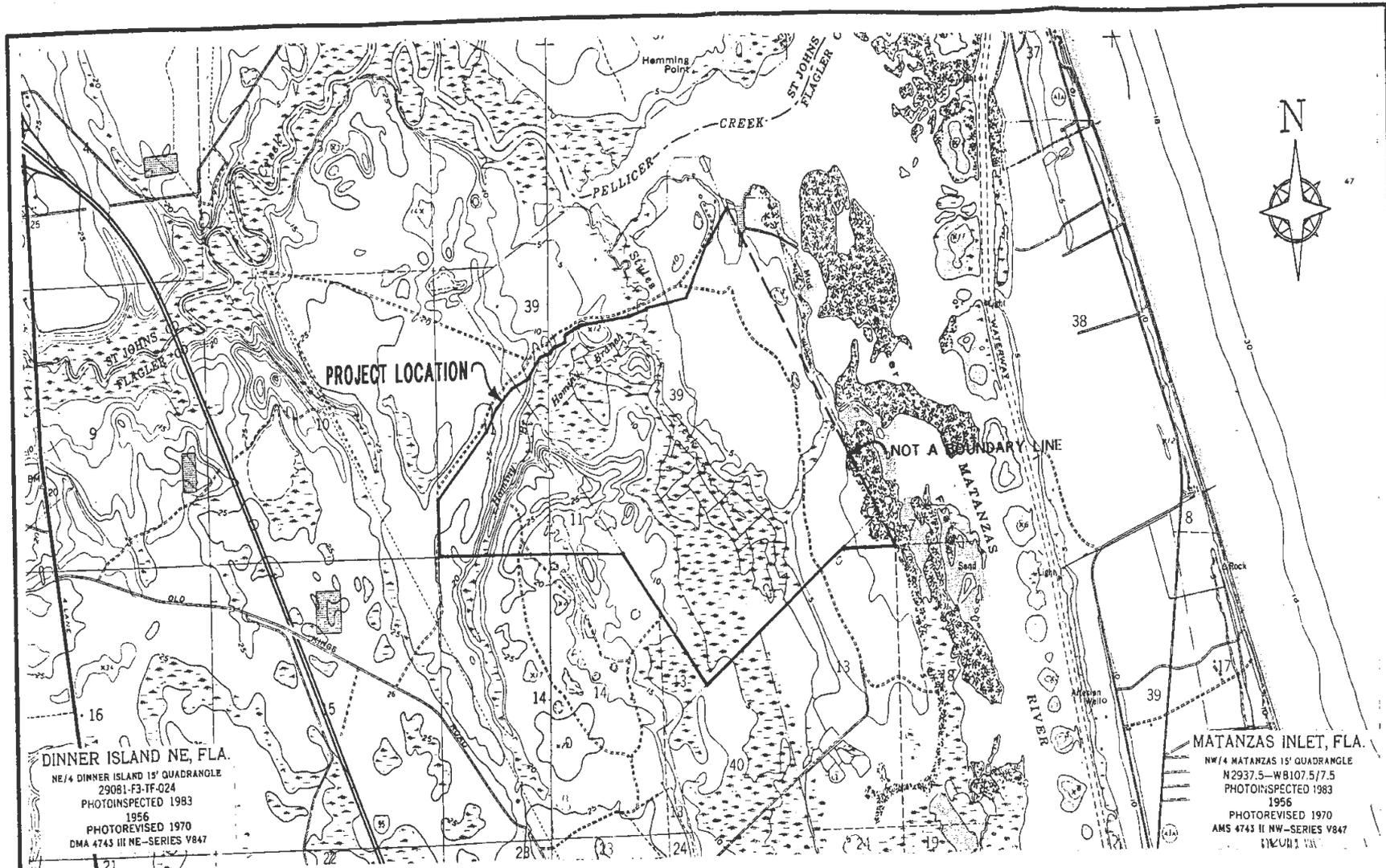
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PRINCESS PLACE ESTATES

SCALE: 1"=2000'	APPROVED BY	DRAWN BY DAB
DATE: 1/12/94		

QUADRANGLE MAP

DRAWING NUMBER



DINNER ISLAND NE, FLA.
 NE/4 DINNER ISLAND 15' QUADRANGLE
 29081-F3-TF-Q24
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 DMA 4743 III NE-SERIES V847

MATANZAS INLET, FLA.
 NW/4 MATANZAS 15' QUADRANGLE
 N2937.5-W8107.5/7.5
 PHOTOINSPECTED 1983
 1956
 PHOTOREVISED 1970
 AMS 4743 II NW-SERIES V847
 11/2/81 131

APPROXIMATE CENTER OF SITE
 29°38'48"N 81°14'21"W



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PRINCESS PLACE ESTATES		
SCALE: 1"=2000'	APPROVED BY	DRAWN BY DAB
DATE: 1/12/94		
QUADRANGLE MAP		
		DRAWING NUMBER

3.0 SOIL SURVEY

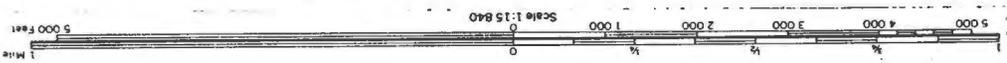
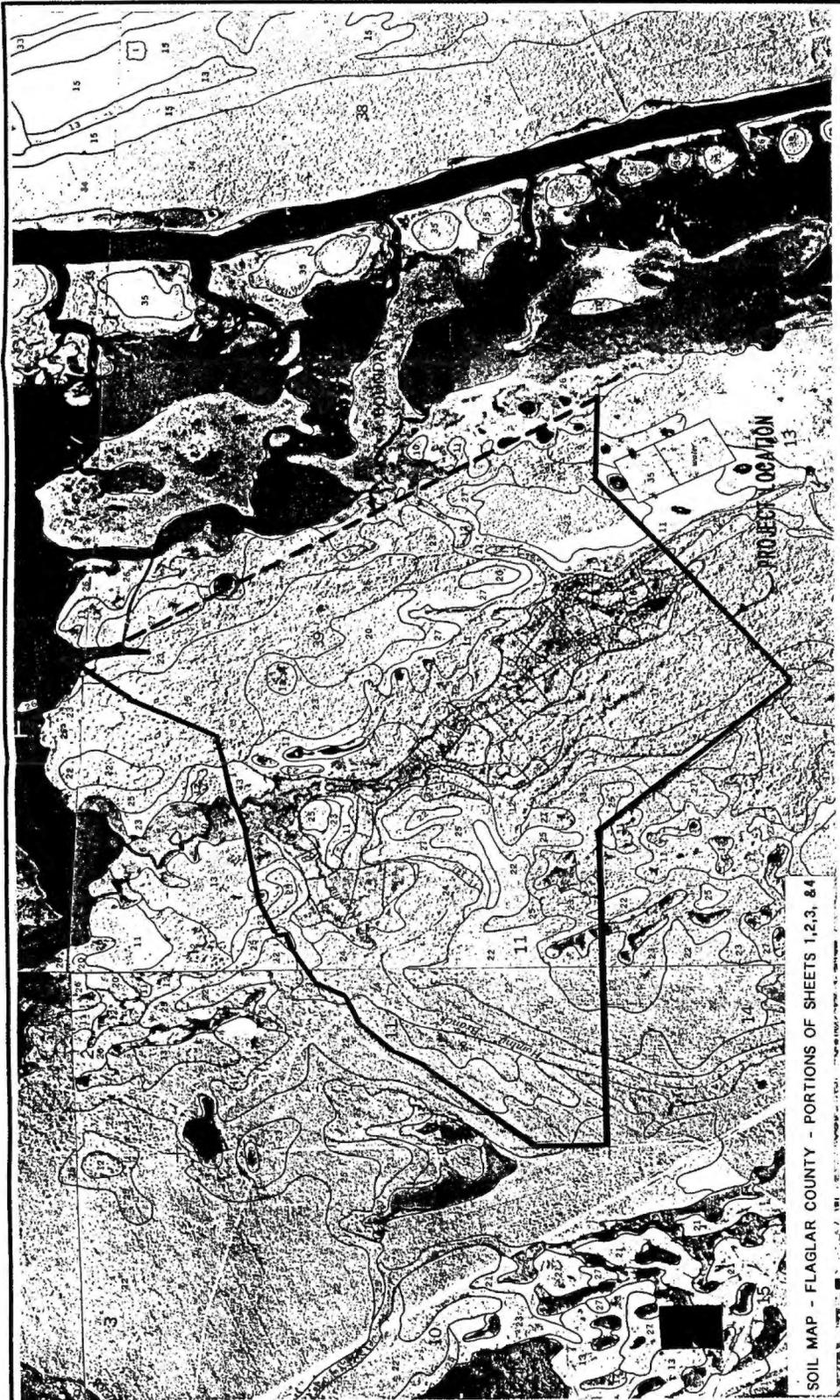
The Flagler County soil survey indicates that the following soil types are found on this property:

<u>Number</u>	<u>Classification</u>
4	Wabasso Fine Sand
9	Eau Gallie fine sand
10	Winder fine sand
11	Myakka fine sand
12	Placid, Basinger, and St. Johns fine sands, depressional
13	Immokalee fine sand
20	Orsino fine sand, 0-5% slope
22	Astatula fine sand, 0-8% slope
23	Adamsville fine sand, 0-5% slope
24	Samsula and Placid soils, frequently flooded
25	Tavares fine sand, 0-5% slope
26	Tisonia and Pellicer, Tidal
27	Cassia fine sand
37	Tusawilla fine sand

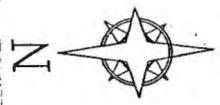
The soil survey is fairly accurate in the typing of soils; however, boundaries of soils are sometimes poorly indicative of site conditions. Please review the soils map for soil type boundaries and the chart below for soil type/vegetation correlation for this site.

<u>Upland soils</u>	<u>Wetland soils</u>
4	10
9	12
11	24
13	26
20	
22	
23	
25	
27	
37	

As the chart indicates, the wetlands soils are Placid, Basinger, and St. Johns fine sands (*depressional*), Winder fine sand, Samsula and Placid soils (*frequently flooded*), and Tisonia and Pellicer (*tidal soils*). An area of Tuscawilla fine sand occurs at the southeast section of the site that supports wetlands. This soil type, listed as non-hydric, often has inclusions of different hydric soil types within the soil matrix, allowing for hydric conditions. The other soils on site either show extreme upland characteristics, or field review verified upland species were the dominant vegetation, indicating non-hydric conditions.



SOIL MAP - FLAGLAR COUNTY - PORTIONS OF SHEETS 1, 2, 3, & 4



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PRINCESS PLACE ESTATES	
SEE SCALE: GRAPHIC SCALE	APPROVED BY
DATE: 1/12/94	DRAWN BY: DAB
SOIL MAP	
DRAWING NUMBER	

5.0 SITE VEGETATION

The vegetative cover determination is based upon field review. The attached map utilizing the Florida Land Use, Cover and Forms Classification System (FLUCCS) indicates our findings.

The specific cover types (FLUCCS) found on-site are listed below:

NUMBER	CLASSIFICATION
110	Residential
213	Woodland pastures
310	Herbaceous rangeland
411	Pine flatwoods
412	Longleaf pine-xeric oak
420	Upland Hardwood Forests
423	Oak-pine-hickory
427	Live oak
428	Cabbage Palm
510	Ditch
617	Mixed wetland hardwoods
630	Wetland Forested Mixed
641	Freshwater marsh
642	Saltwater marsh
643	Wet prairie

These classifications are further detailed as follows (*as shown on attached vegetation map*):

213 - Woodland pastures

This classification is listed in conjunction with one of the above forested classifications to modify the use of that community as pasture land. This modification alters the community from its natural state to a condition where the natural canopy exists, with the ground cover species dependent upon the amount of activity by livestock.

310 - Herbaceous rangeland

This upland community is composed of mainly grasses and other low growing plants. This community occurs in some of the pasture areas east of Styles Creek.

411 - Pine flatwoods

This upland community is located mainly to the west of Styles Creek, but occurs in a few areas at the southeast end of the site. This community is dominated by the following species:

Slash pine	(<i>Pinus elliotii</i>)
Loblolly pine	(<i>Pinus taeda</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Wiregrass	(<i>Aristida stricta</i>)
Wax myrtle	(<i>Myrica cerifera</i>)

There are minor components of supporting species found in the flatwoods. These flatwoods are located mostly in the Myakka, Wabasso, Eau Gallie, Adamsville, Tavares, and Immokalee fine sands soil types.

412 - Longleaf pine - xeric oak

This upland community is located mainly on the west side of the site, and is found in the higher elevations in the Orisino, Astatula, Cassia, and Tavares fine sands. The dominant species found in this community are:

Longleaf pine	(<i>Pinus palustris</i>)
Slash pine	(<i>Pinus elliotii</i>)
Turkey oak	(<i>Quercus laevis</i>)
Sand live oak	(<i>Quercus geminata</i>)
Saw palmetto	(<i>Serenoa repens</i>)
Bracken fern	(<i>Pteridium aquilinum</i>)

420 - Upland Hardwood Forests

This upland community is found mainly on the east side of the site adjacent to Live oak Communities, where other hardwoods make up the composition of the canopy with the Live Oaks. These areas are supported by the Tavares, Adamsville, and Myaka fine sands soils types. The dominant species found in this community are:

Live Oak	<i>(Quercus virginiana)</i>
Laurel Oak	<i>(Quercus laurifolia)</i>
Pignut Hickory	<i>(Carya glabra)</i>
Saw Palmetto	<i>(Serenoa repens)</i>

423 - Oak-pine-hickory

This upland community is found mainly on the east side of the site, at the north end. Soil types that support this vegetation are Tavares, Adamsville, and Astatula fine sands. The dominant vegetative species found in this community are:

Live oak	<i>(Quercus virginiana)</i>
Laurel oak	<i>(Quercus laurifolia)</i>
Pignut hickory	<i>(Carya glabra)</i>
Slash pine	<i>(Pinus elliottii)</i>
Loblolly pine	<i>(Pinus taeda)</i>
Southern magnolia	<i>(Magnolia grandiflora)</i>
Saw palmetto	<i>(Serenoa repens)</i>
Partridge berry	<i>(Mitchella repens)</i>

427 - Live oak

This upland community is found on the east end of the site near Pellicer Creek and along the Matanaas River. This area is moderate in size and is supported by the Myakka, Adamsville, and Tavares fine sands soils types. The dominant vegetative species found in this community are:

Live oak	(<i>Quercus virginiana</i>)
Cabbage palm	(<i>Sabal palmetto</i>)

428 - Cabbage Palm

This upland community is found on the edge of the Tidal wetlands of Styles Creek, Pellicer Creek, and the Matanzas River, and on some of the islands. This community is dominated by:

Cabbage Palm	(<i>Sabal palmetto</i>)
Red Ceder	(<i>Juniper silicicola</i>)
Yaupon Holly	(<i>Ilex vomitoria</i>)

617 - Mixed wetland hardwoods

This wetland community is found mainly on the west end of the site, adjacent to Styles Creek and in the Hominy Brach and is supported by the Samsula and Placid Soils (Frequently flooded) and the Placid, Basinger, and St. Johns fine sands. This community is found in the lower elevations, and the dominant vegetative species found there are:

Loblolly bay	(<i>Gordonia lasianthus</i>)
Red maple	(<i>Acer rubrum</i>)
Tupelo	(<i>Nyssa aquatica</i>)
Sweet bay	(<i>Magnolia virginiana</i>)
Red bay	(<i>Persea borbonia</i>)
Dahoon holly	(<i>Ilex cassine</i>)
Virginia chain fern	(<i>Woodwardia virginica</i>)
Lizard's tail	(<i>Saururus cernuus</i>)
Wax myrtle	(<i>Myrica cerifera</i>)
Pitcher plant	(<i>Sarracenia spp.</i>)
Hat pins	(<i>Eriocaulon spp.</i>)
Maidencane	(<i>Panicum hemitomon</i>)
Sand Cordgrass	(<i>Spartina bakeri</i>)

630 - Wetland Forested Mixed

This wetland community is found in areas where neither pines nor hardwoods are the dominant cover. The species that comprise this community are:

Loblolly Pine	(<i>Pinus taeda</i>)
Slash Pine	(<i>Pinus elliottii</i>)
Pond Pine	(<i>Pinus serotina</i>)
Loblolly Bay	(<i>Gordonia lasianthus</i>)
Red Maple	(<i>Acer rubrum</i>)
Red Bay	(<i>Persea borbonia</i>)
Dahoon Holly	(<i>Ilex cassine</i>)
Wax Myrtle	(<i>Myrica cerifera</i>)

641 - Freshwater marsh

This wetland community is found in the lower elevations, and is supported by the Placid, Basinger, and St. Johns fine sands soil types. The dominant vegetative species found in this community are:

Maidencane	(<i>Panicum hemitomon</i>)
Arrowhead	(<i>Sagittaria spp.</i>)
Pickerelweed	(<i>Pontedaria cordata</i>)
Spike rush	(<i>Eleocharis spp.</i>)
Sawgrass	(<i>Cladium jamaicense</i>)
Sand cordgrass	(<i>Spartina bakeri</i>)
Beak rush	(<i>Rhynchospora spp.</i>)
Flat sedge	(<i>Cyperus spp.</i>)
Water lilies	(<i>Nymphaea spp.</i>)

Certain areas may or may not be comprised of all these species.

642 - Saltwater marsh

This wetland community is found along Pellicer Creek, the Matanzz River and Styles Creek, and is supported by the Tisonia and Pellicer tidal soils. The dominant vegetative species found in this community are:

Sea purslane	<i>(Sesuvium portulacastrum)</i>
Glasswort	<i>(Salicornia virginiana)</i>
Saltwort	<i>(Batis maritima)</i>
Needle rush	<i>(Juncus roemerianus)</i>
Smooth cordgrass	<i>(Spartina alterniflora)</i>
Sand cordgrass	<i>(Spartina bakeri)</i>
Seashore dropseed	<i>(Sporobolus virginica)</i>

643 - Wet prairie

This wetland community is found in the lower elevations, and is supported by the Placid, Basinger, and St. Johns fine sands soil types. The dominant vegetative species found in this community are:

White-top sedge	<i>(Dychromena spp.)</i>
Spike rush	<i>(Eleocharis spp.)</i>
Sand cordgrass	<i>(Spartina bakeri)</i>
Beak rush	<i>(Rhynchospora spp.)</i>
Flat sedge	<i>(Cyperus spp.)</i>
Wax myrtle	<i>(Myrica cerifera)</i>
Hat pins	<i>(Eriocaulon spp.)</i>

6.0 WETLANDS

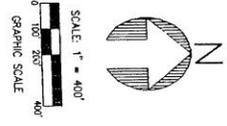
The approximate acreage for wetlands on-site is 288.18± acres out of a total site acreage of 925.6± acres.

Of the 288.18± acres of wetlands, 274.13± acres are jurisdictional to the U.S. Army Corps of Engineers (USACOE), the St. Johns River Water Management District (SJRWMD), and the Florida Department of Environmental Protection (FDEP). These areas are adjacent to either Pellicer Creek, the Matanzas River or Styles Creek and are considered connected to waters of the State. The following systems which fall into this category are described as follows: **System 1** is all the wetland areas (*Saltmarsh and mixed wetland forested*) adjacent to Pellicer Creek and the Matanzas River, and totals 51.68± acres. **System 2** is located in the northeast section of the site, and is connected by culvert to a ditch that outfalls in the Matanzas River. This system is a freshwater marsh community 1.91± acres in size. **System 4** is located on the east side near the middle of the site, and is connected to the Matanzas River by a ditch. This system is a freshwater marsh system 1.20± acres in size. **System 5** is located just south of **System 4** and it too is connected by a ditch to wetlands along the Matanzas River. This system is a freshwater marsh area 0.15± acres in size. **System 7** is all the wetland areas (*Saltmarsh and Mixed Wetland Forested*) adjacent to and encompassed in Styles Creek, and total 194.14± acres. **System 10** is a freshwater marsh area located near the north end of the property. This area is connected by a flow way and adjacent wetlands to Styles Creek, and consists of 1.39± acres. **System 12** is located near the south end of the project and is a finger-shaped wetland that includes a freshwater marsh area connected to Styles Creek by a flow way and adjacent mixed forested wetlands, and total 2.28± acres. **System 14** is the Mixed Wetland Hardwood Community that makes up the Hominy Banch. This area outfalls into Styles Creek and total 21.38± acres.

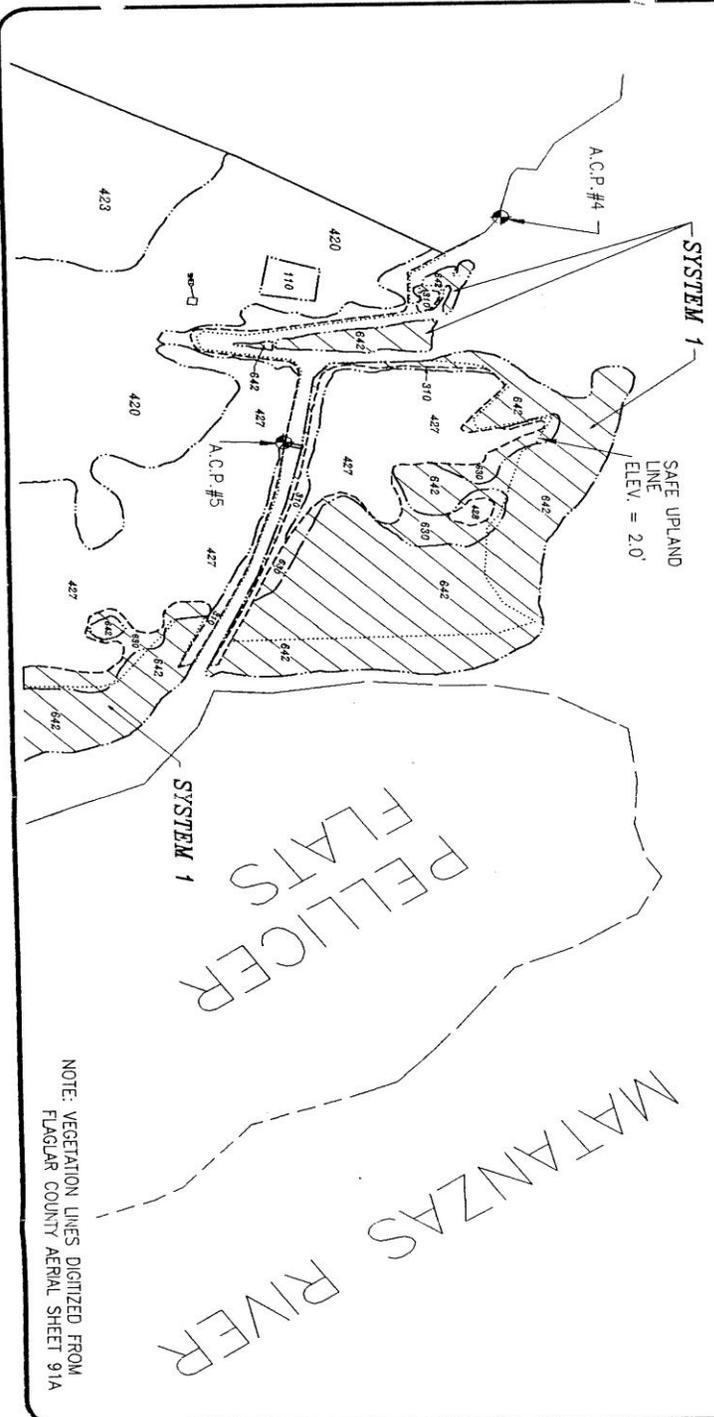
The remaining 14.05± acres are jurisdictional to the USACOE and the SJRWMD, and are considered isolated wetlands systems. These remaining systems are described as follows: **System 3** is west of **System 2** and is a 0.02± acre freshwater marsh, **System 6** is just west of the Matanzas River and is a 0.96± acre Mixed Forested Wetland, **System 8** is east of Styles Creek at the north end and is a 0.32± acre Wet Prairie, **System 9** is south of **System 8** and is a 0.81± acre freshwater marsh, **System 11** is a 0.48± acre Freshwater marsh area located east of Styles creek in the middle of the site, **System 13** has 0.29± acres of Freshwater marsh and is on the north west side of the site, **System 15** has 2.13± acres of Mixed forested wetlands located on the south west side of the site, **System 16** has 9.04± acres of Mixed forested wetlands and is on the south west side of the site west of **System 15**.

ENVIRONMENTAL ASSESSMENT REPORT

LEGEND



-  WETLANDS
 - WETLANDS LINE
 - VEGETATION LINE
 - SAFE UPLANDS LINE
- FLORIDA
LAND USE, COVER AND FORMS
CLASSIFICATION SYSTEM
(FLUCCS)
- 110 - RESIDENTIAL
 - 213 - WOODLAND PASTURES
 - 310 - HERBACEOUS RANGELAND
 - 411 - PINE FLATWOODS
 - 412 - LONGLEAF PINE/ERIC OAK
 - 420 - UPLAND HARDWOOD FORESTS
 - 423 - OAK/PINE/HICKORY
 - 427 - LIVE OAK
 - 428 - CABBAGE PALM
 - 510 - DITCH
 - 617 - MIXED WETLAND HARDWOODS
 - 630 - WETLAND FORESTED MIXED
 - 641 - FRESHWATER MARSH
 - 642 - SALTWATER MARSH
 - 643 - WET PRAIRIE



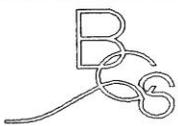
NOTE: VEGETATION LINES DIGITIZED FROM
FLAGLER COUNTY AERIAL SHEET 91A

dwg. no. 01003-2

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SHEET 91A
PRINCESS PLACE ESTATES

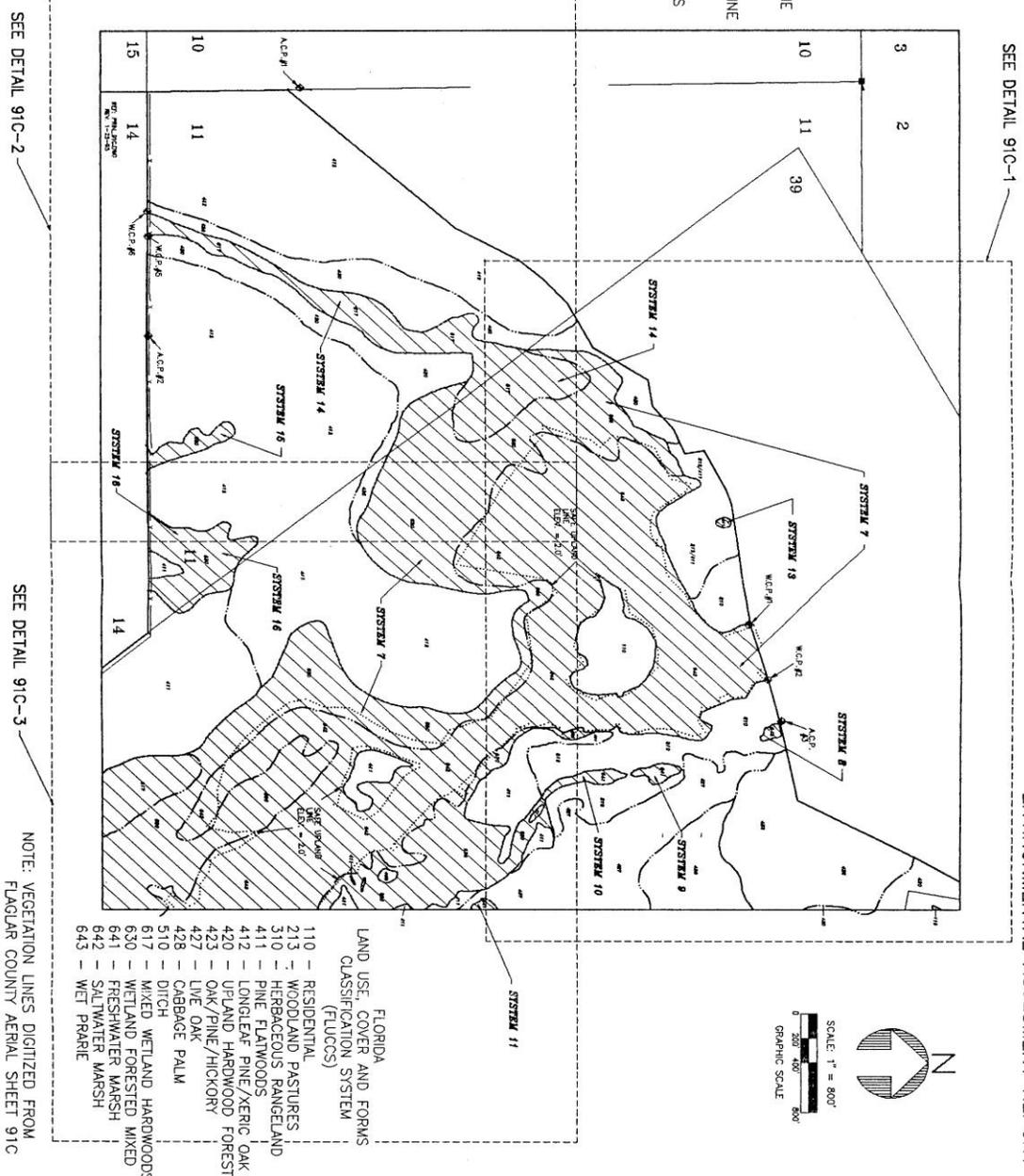
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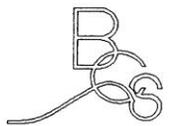
-  WETLANDS
-  WETLANDS LINE
-  VEGETATION LINE
-  SAFE UPLANDS LINE



NOTE: VEGETATION LINES DIGITIZED FROM FLAGLER COUNTY AERIAL SHEET 91C

- FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS)
- 110 - RESIDENTIAL
 - 213 - WOODLAND PASTURES
 - 310 - HERBAGEOUS RANGELAND
 - 411 - PINE FLATWOODS
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 - 641 - FRESHWATER MARSH
 - 642 - SALTWATER MARSH
 - 643 - WET PRairie

dwg. no. 01003-3



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ENVIRONMENTAL ASSESMENT REPORT

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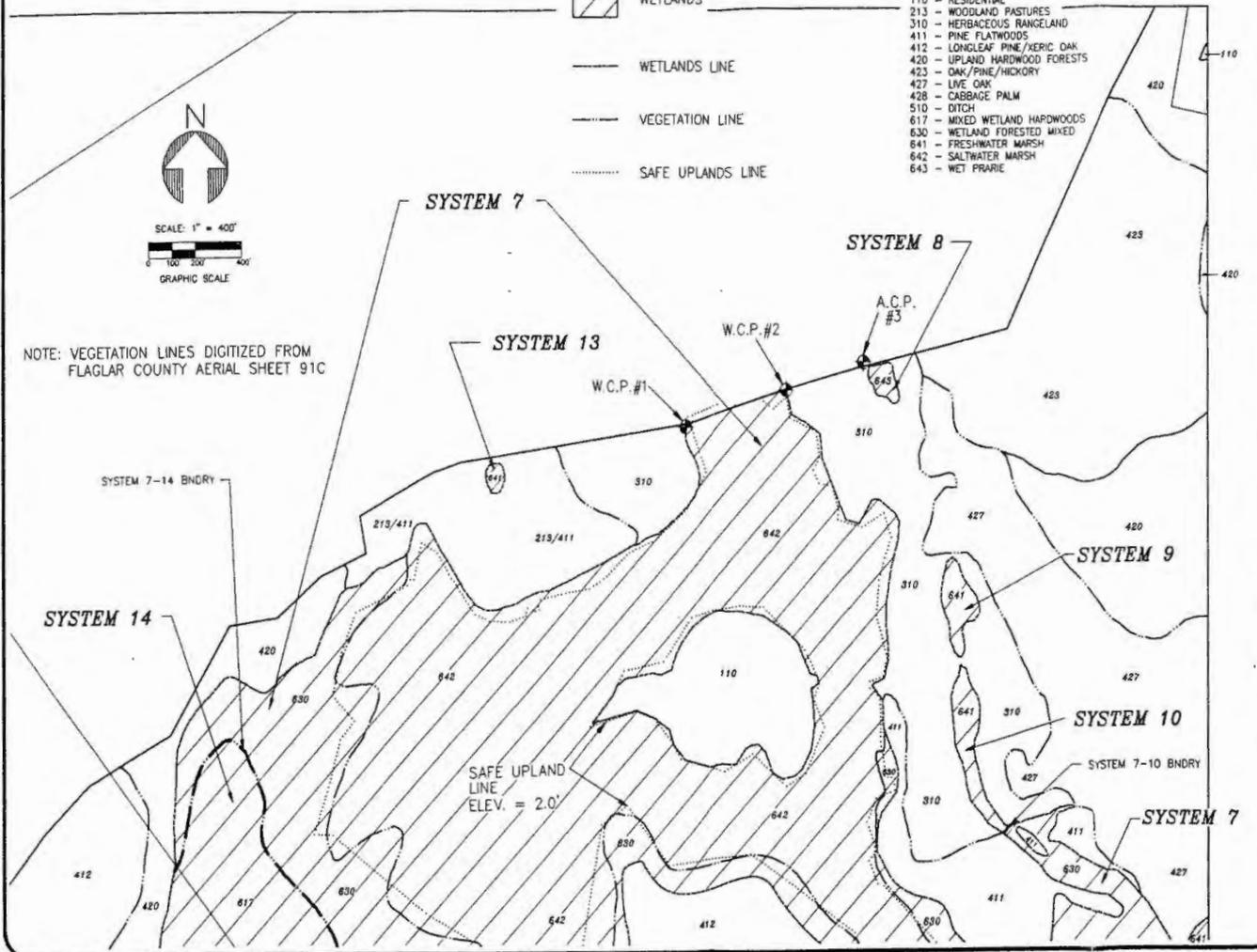
-  WETLANDS
-  WETLANDS LINE
-  VEGETATION LINE
-  SAFE UPLANDS LINE

- FLORIDA
LAND USE, COVER AND FORMS
CLASSIFICATION SYSTEM
(FLUCCS)
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 - 643 - WET PRARIE



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GRAPHIC SCALE

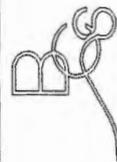
NOTE: VEGETATION LINES DIGITIZED FROM
FLAGLAR COUNTY AERIAL SHEET 91C



map no. 01003-4

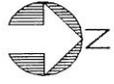
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JOB NO. 95-01003 DRAWN DAB

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ENVIRONMENTAL ASSESSMENT REPORT



SCALE: 1" = 400'
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 GRAPHIC SCALE

LEGEND



WETLANDS



WETLANDS LINE

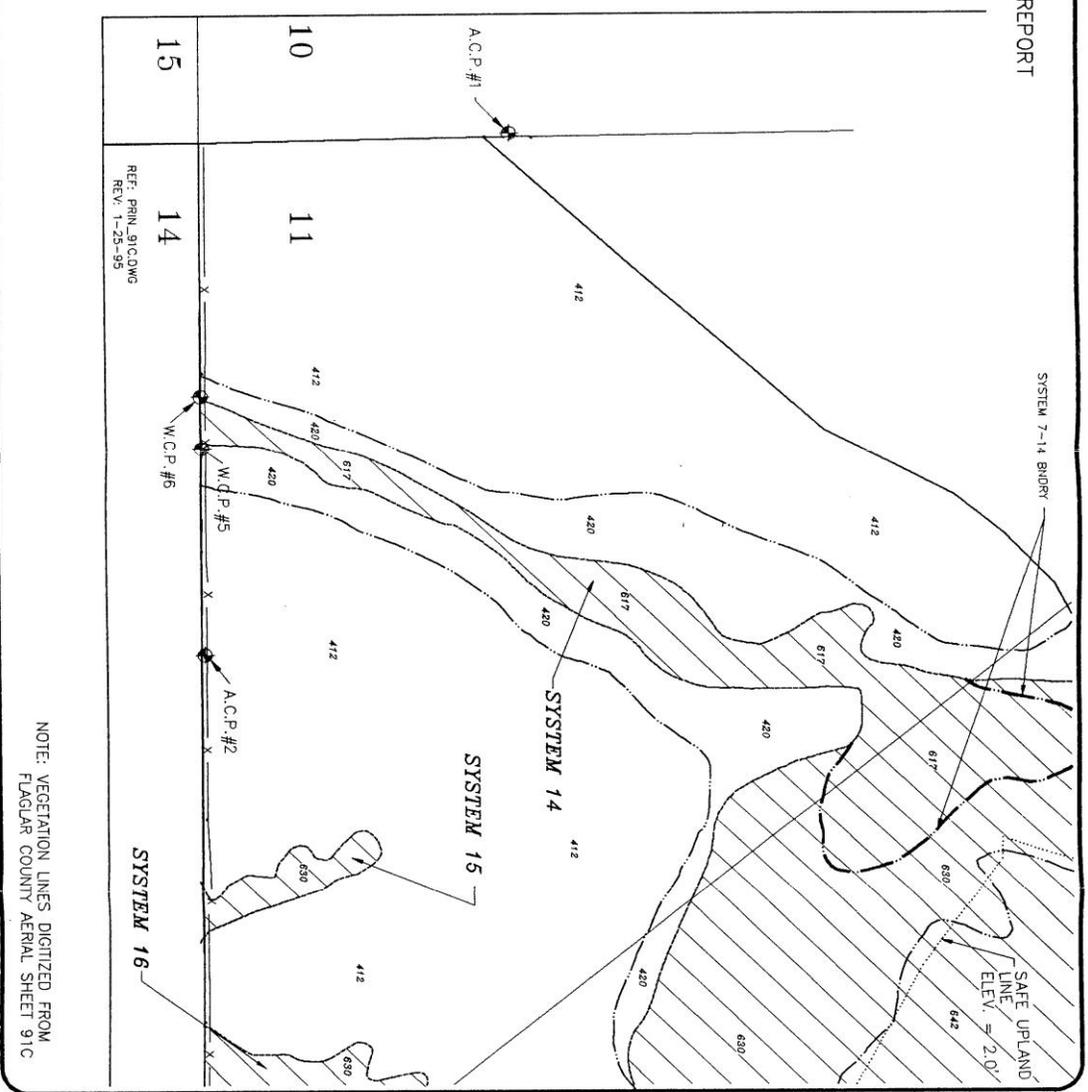


VEGETATION LINE



SAFE UPLANDS LINE

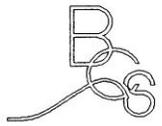
- FLORIDA
 LAND USE, COVER AND FORMS
 CLASSIFICATION SYSTEM
 (FLUCOS)
- 110 - RESIDENTIAL
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NOTE: VEGETATION LINES DIGITIZED FROM
 FLAGLER COUNTY AERIAL SHEET 91C

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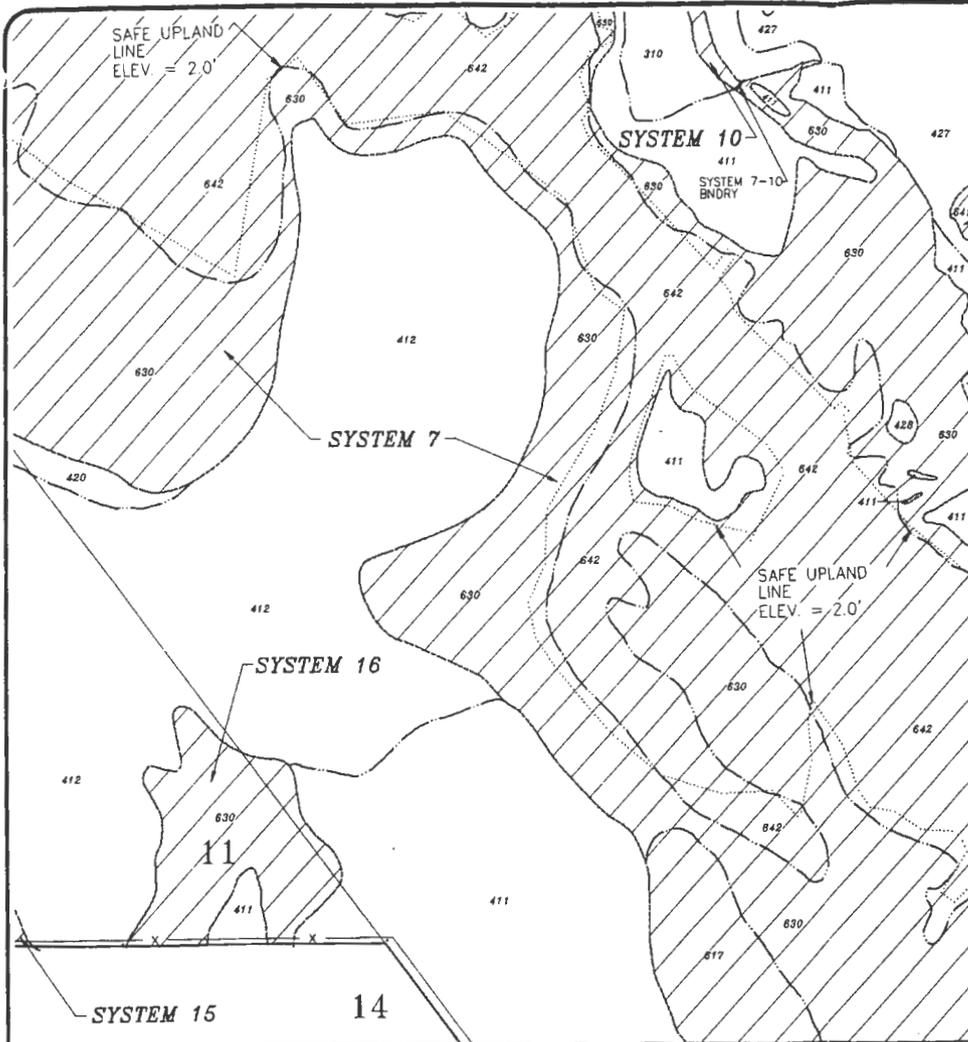
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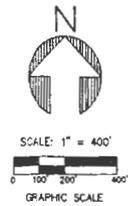
BIOLOGICAL CONSULTING SERVICES, INC.

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ENVIRONMENTAL ASSESSMENT REPORT



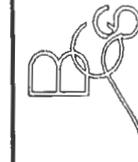
LEGEND

-  WETLANDS
-  WETLANDS LINE
-  VEGETATION LINE
-  SAFE UPLANDS LINE

FLORIDA
LAND USE, COVER AND FORMS
CLASSIFICATION SYSTEM
(FLUCCS)

- 110 - RESIDENTIAL
- 213 - WOODLAND PASTURES
- 310 - HERBACEOUS RANGELAND
- 411 - PINE FLATWOODS
- 412 - LONGLEAF PINE/XERIC OAK
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- 643 - WET PRARIE

NOTE: VEGETATION LINES DIGITIZED FROM
FLAGLAR COUNTY AERIAL SHEET 91C

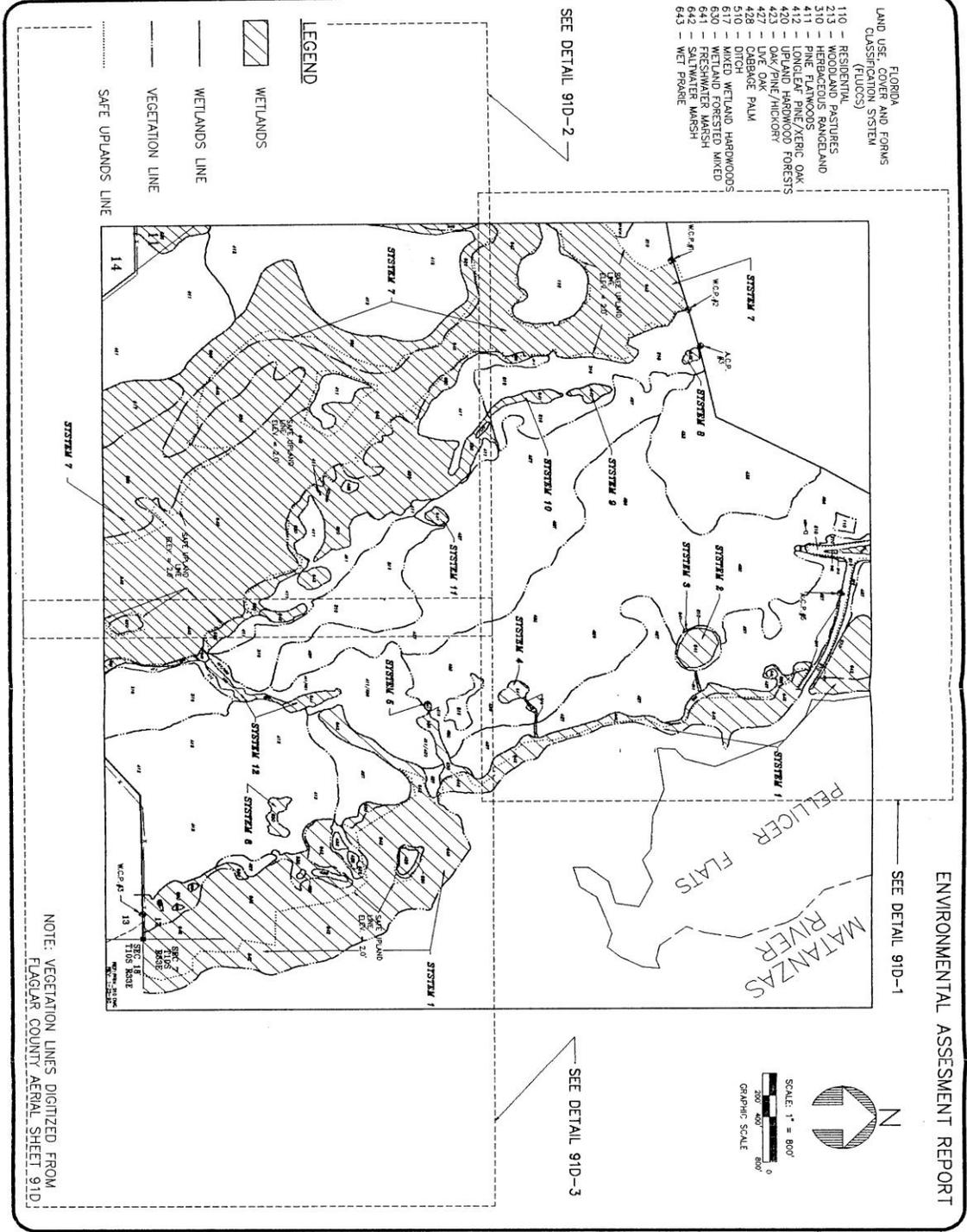


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page no 01003-6

DETAIL 91C-3
PRINCESS PLACE ESTATES
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job no 95-01003
DAB

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- FLORIDA
LAND USE COVER AND FORMS
CLASSIFICATION SYSTEM
(FLUCOS)
- 110 - RESIDENTIAL
 - 213 - WOODLAND PASTURES
 - 310 - HERBACEOUS RANGELAND
 - 411 - PINE FORESTS/SLICED OAK
 - 412 - UPLAND HARDWOOD FORESTS
 - 423 - OAK/PINE/HICKORY
 - 427 - LIVE OAK
 - 428 - CABRAGE PALM
 - 510 - DITCH WETLAND HARDWOODS
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 - 642 - SALTWATER MARSH
 - 643 - WET PRAIRIE

LEGEND

- WETLANDS
- WETLANDS LINE
- VEGETATION LINE
- SAFE UPLANDS LINE

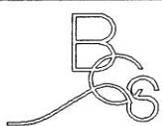
SEE DETAIL 91D-2

ENVIRONMENTAL ASSESSMENT REPORT
SEE DETAIL 91D-1

SEE DETAIL 91D-3

NOTE: VEGETATION LINES DIGITIZED FROM
FLAGLER COUNTY AERIAL SHEET 91D

01003-7



BIOLOGICAL CONSULTING SERVICES, INC.

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SHEET 91D	
PRINCESS PLACE ESTATES	
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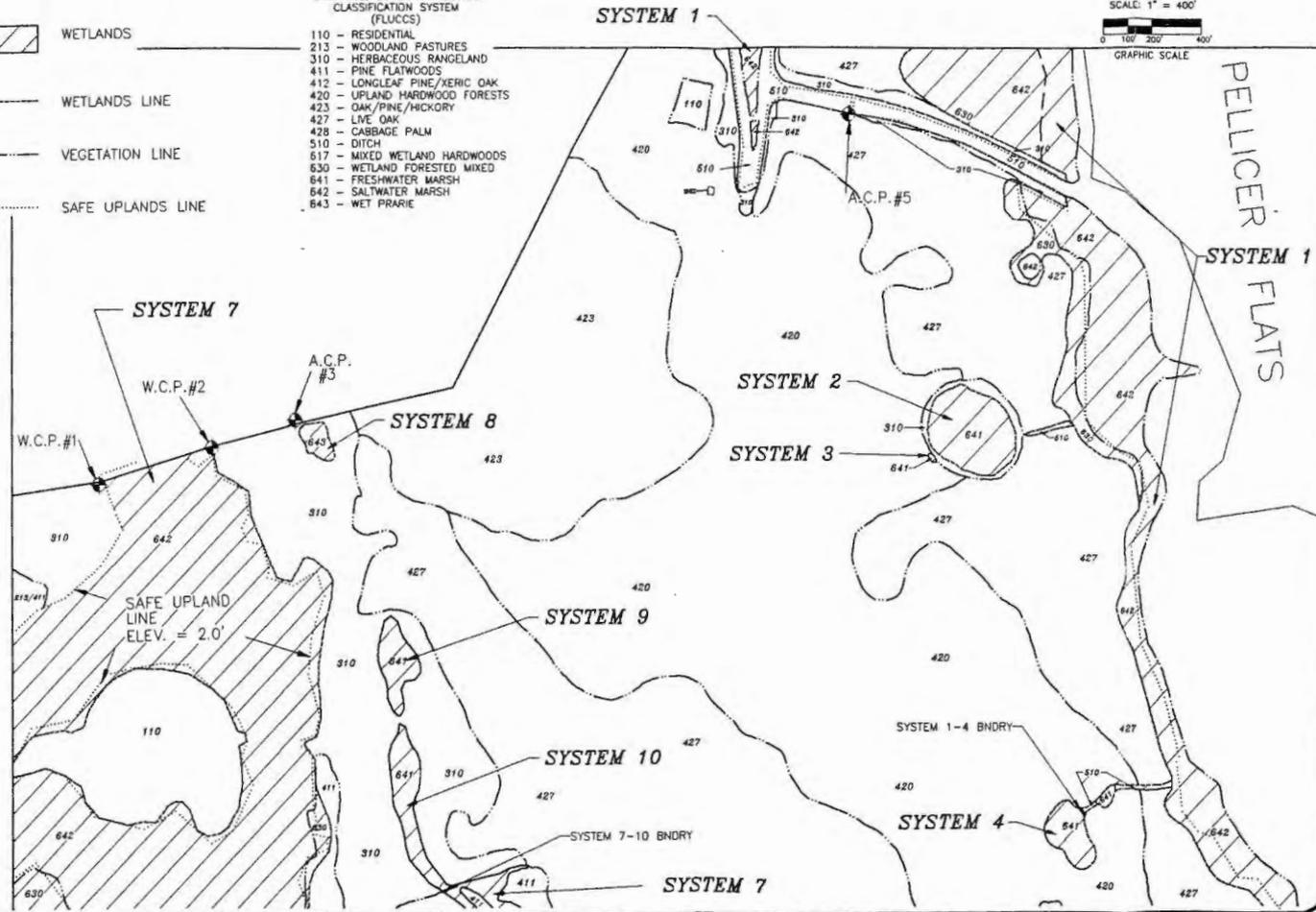
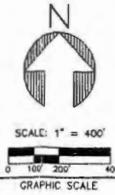
ENVIRONMENTAL ASSESMENT REPORT

LEGEND

-  WETLANDS
-  WETLANDS LINE
-  VEGETATION LINE
-  SAFE UPLANDS LINE

- FLORIDA
LAND USE, COVER AND FORMS
CLASSIFICATION SYSTEM
(FLUCCS)
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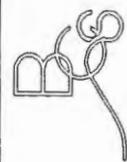
NOTE: VEGETATION LINES DIGITIZED FROM
FLAGLAR COUNTY AERIAL SHEET 91D



sheet no. 01003-8

DETAIL 91D-1
PRINCESS PLACE ESTATES
scale 1" = 400' date 1/31/95
job no. 95-01003
drawn DAB

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ENVIRONMENTAL ASSESSMENT REPORT



SCALE: 1" = 400'
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 GRAPHIC SCALE

LEGEND



WETLANDS



WETLANDS LINE

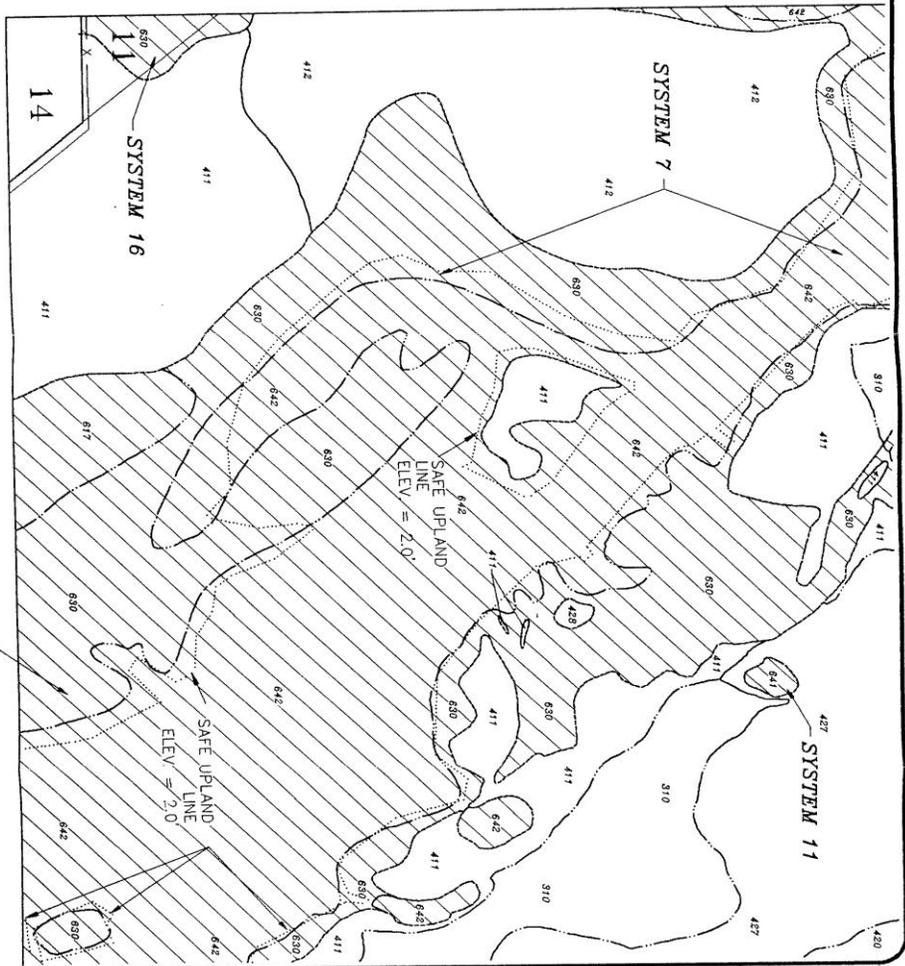


VEGETATION LINE



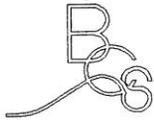
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- FLORIDA
 LAND USE, COVER AND FORMS
 CLASSIFICATION SYSTEM
 (FLUCCS)
- 110 - RESIDENTIAL
 - 213 - WOODLAND PASTURES
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 - 642 - SALTWATER MARSH
 - 643 - WET PRARIE



NOTE: VEGETATION LINES DIGITIZED FROM
 FLAGLER COUNTY AERIAL SHEET 91D

Fig. no. 01003-9



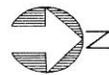
BIOLOGICAL CONSULTING SERVICES, INC.

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DETAIL 91D-2
 PRINCESS PLACE ESTATES
 scale 1" = 400' date 1/31/95
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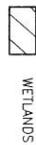
ENVIRONMENTAL ASSESSMENT REPORT

Fig. no. 01003-10



SCALE: 1" = 400'
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 GRAPHIC SCALE

LEGEND



WETLANDS



WETLANDS LINE



VEGETATION LINE

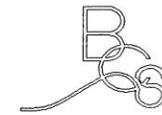
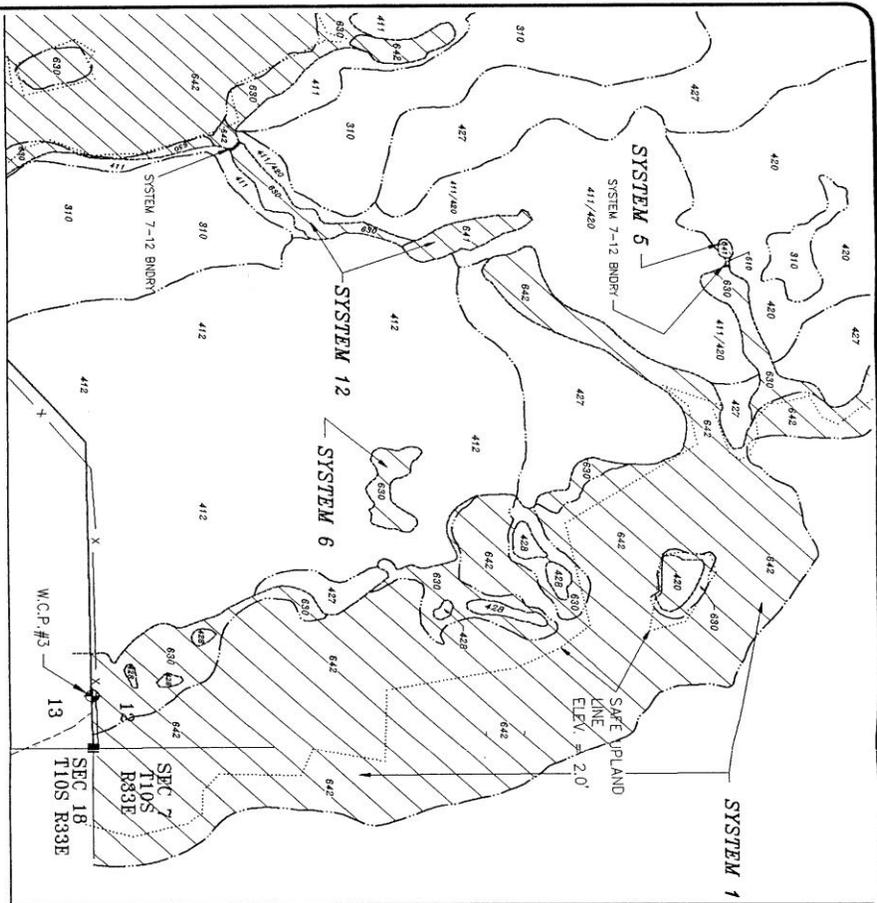


SAFE UPLANDS LINE

FLORIDA
 LAND USE, COVER AND FORMS
 CLASSIFICATION SYSTEM
 (FLUCS)

- 110 - RESIDENTIAL
- 213 - WOODLAND PASTURES
- 310 - HERBACEOUS RANGELAND
- 411 - PINE FLATWOODS
- 412 - LONGLEAF PINE/JERIC OAK
- 420 - UPLAND HARDWOOD FORESTS
- 423 - OAK/PINE/HICKORY
- 427 - LIVE OAK
- 428 - CABBAGE PALM
- 510 - DITCH
- 617 - MIXED WETLAND HARDWOODS
- 630 - WETLAND FORESTED MIXED
- 641 - FRESHWATER MARSH
- 642 - SALTWATER MARSH
- 643 - WET PRARIE

NOTE: VEGETATION LINES DIGITIZED FROM
 FLAGLER COUNTY AERIAL SHEET 91D

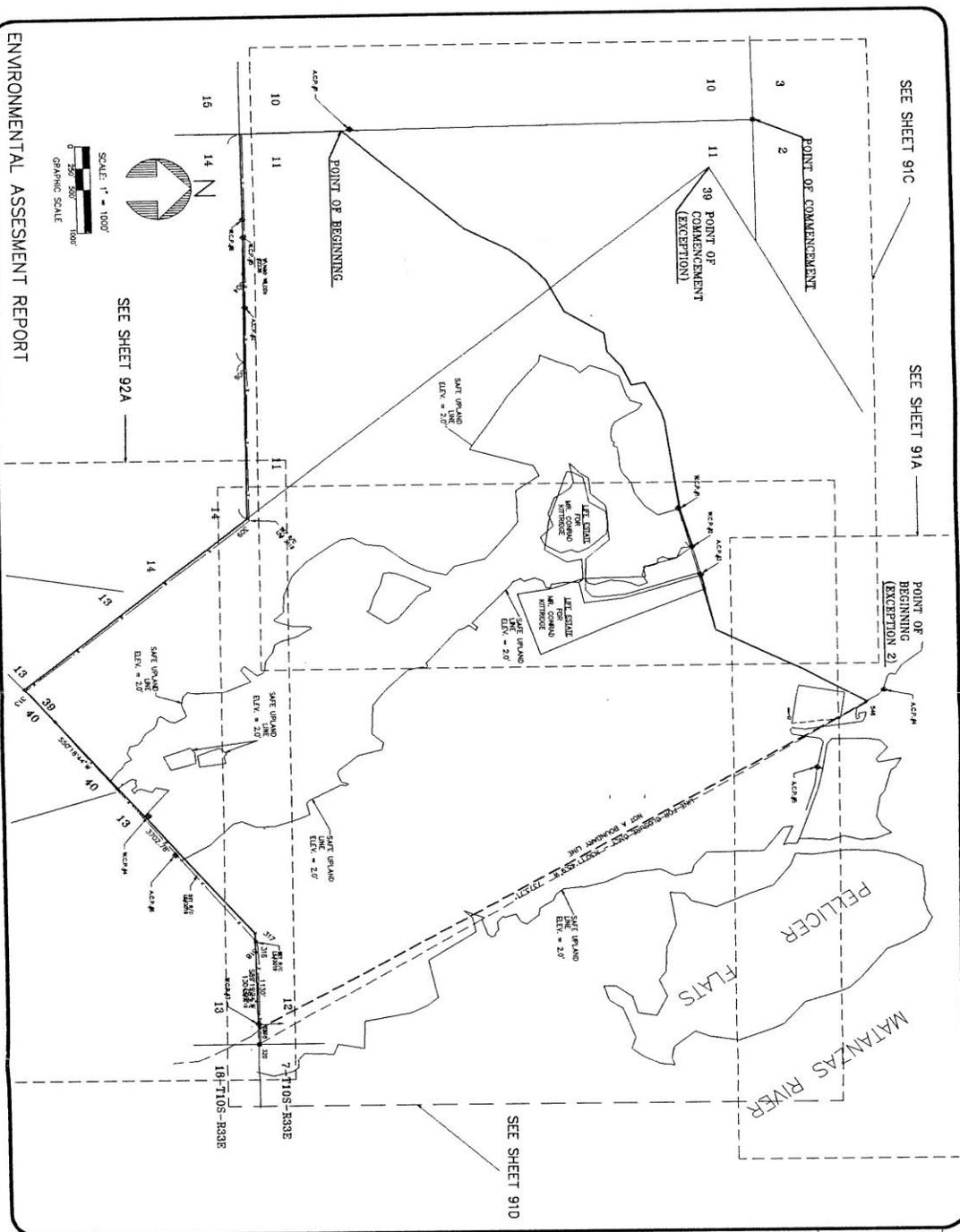


BIOLOGICAL CONSULTING SERVICES, INC.

Joe H. Young III
 Estuarine/Field Biologist
 206 Rush Street
 New Smyrna Beach, FL 32168
 904-423-3402

DETAIL 91D-3
 PRINCESS PLACE ESTATES
 scale 1" = 400' date 1/31/95
 job no 95-01003 drawn DAB

ENVIRONMENTAL ASSESSMENT REPORT



dep. no. 01003-1

Joe H. Young III
 Estuarine/Field Biologist
 808 Rush Street
 New Smyrna Beach, FL 32168
 904-429-3402

PLAN VIEW	
PRINCESS PLACE ESTATES	
scale 1" = 1000'	date 1/31/95
job no. 95-01003	drawn DAB

BIOLOGICAL CONSULTING SERVICES, INC.

