TO: Land Acquisition Selection Advisory Committee

FROM: Tim Telfer

DATE: January 7, 2010

SUBJECT: Craven Parcel

I. Location and Legal Description:

Located within the incorporated area of the City of Palm Coast.
Northeast Flagler County; Parcel #01-11-30-0000-01010-0000
See attached for legal description

II. Owner(s)/Applicant:

Old Kings Road Vest LLC
Representative: Stan R. Bullington

III. Parcel Size:

+/-36 total acres

Est. Uplands: 17.24 acres
Est. Wetlands: 15 acres
Est. surface waters: 3.76 acres

IV. Existing Zoning & Future Land Use Classification: (City of Palm Coast)

a. Zoning: COM-2
The purpose of the COM-2 (General Commercial) District is to provide areas for general commercial and office uses to meet the community-wide demand for retail, services, business, and employment opportunities. See Chapter 3 of COPC Land Development Code for additional information.

b. FLUM: Mixed Use
Density: General Commercial = 0.40 Floor Area Ratio
Floor Area Ratio = the ratio between the amount of total floor area permitted to be constructed on a building lot and the size of the lot.

c. FLUM: Conservation
Minimal development may be permitted to provide public accessibility and basic facilities.

V. Present Use:

Vacant; undeveloped. Note: City of Palm Coast reports an existing permit with SJRWMD for road crossing and stormwater to expire in 2011.
VI. **Meets Florida Natural Areas Inventory criteria for designation as a Locally Significant Natural Area:**

Yes

No X

VII. **Program Objectives:**

**Primary Program Objectives**

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

FNAI Element Occurrences list gopher tortoise (state listed as threatened) and the southeastern weasel as on or near this site

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

Recharge rate 0-4 inches/year.

c) *Preserve rare natural communities or wildlife habitats/ecosystems.*

FNAI report lists no rare natural communities on site.

Uplands: Pine Flatwoods (FLUCCS 4110)

Wetlands: Hardwood Conifer Mix (FLUCCS 4340)

Wetland Forested Mixed (FLUCCS 6300)

Shrub Non Forested (FLUCCS 6900)
d) **Preserve unique cultural, historic, scenic and significant geologic features.**

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

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

Does not provide access to water bodies. Normal passive recreation opportunities.

### Secondary Program Objectives

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

Adjacent to F section within the City of Palm Coast.

b) **Reduce capital acquisition and land management costs by partnering with other agencies.**

No opportunities at this time.

c) **Enhance existing recreation facilities throughout the County by acquiring adjoining properties.**
d) Establish wildlife corridors throughout the county promoting wildlife protection, habitat preservation, and migration.

e) Establish recreational trail corridors throughout the County promoting alternative transportation modes, nature viewing, and fitness / exercise opportunities.

f) Restore damaged habitats that can have substantial positive environmental impacts upon being restored.

VIII. **Program Objectives met:**

Primary Program Objectives (must meet three to be listed)

a) 

b) 

c) 

d) 

e) 

f) 

Attachments

1. Project Application
2. Staff Preliminary Assessment Report
3. Aerial photograph, Location Map and/or USGS Quadrangle Map
4. Location Map on latest Public Lands, Conservation and Easement Map layers
5. Future Land Use Map/Description and Zoning Map/Description
6. FEMA (Federal Emergency Management Agency) Floodplain Maps and National Wetlands Inventory Map
7. FNAI (Florida Natural Areas Inventory) report
8. Property Appraiser’s parcel information (from webpage)
9. Additional information determined of importance (for example, specific historical information)