

Application for a Boundary Amendment to the North Peninsula State Park Florida Forever Project Area



Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Strategic Area Managed Lands List (SMALL)

Property Proposed for Boundary Amendment: North Peninsula State Park Addition

Name/Affiliation Proposing Amendment: Volusia County

Mailing Address: 123 W. Indiana Ave., Room 200 DeLand FL 32720
Street City State ZIP

Primary Phone: 386-943-7081 Email: Ttelfer@volusia.org

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

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

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

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

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

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

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

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

Attachment B. Ownership and tax information must include:

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

Attachment C. Maps and Aerial Photographs

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

**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Volusia County County, Florida.

Property/project name: North Peninsula State Park Addition

Name/Affiliation of Authorized Representative: Chris Pixley

Mailing Address: 101 Canal Street New Smyrna Beach FL 32168
Street City State ZIP

Primary Phone: 386-213-6899 Email: christopher.pixley@gmail.com

Property information

Section 5 Township 13 Range 32
Lat/Long _____
Acres 14

Parcel identification number(s):

3205-00-00-0021 (Volusia County Property Appraiser #)

Landowner Information

Landowner Signature _____

4-15-25
Date

Granvil M. Tracy, Granvil M Tracy Living Trust
Landowner Name (print)

Mailing Address: 3350 Virginia Street, Suite 430, Miami, FL 33133
Street City State ZIP

Primary Phone: 305-799-4193 Email: gtracy@ameriland.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Supporting documentation

Attachment A

1. The subject property is in Volusia County, Florida and is approximately 14 +/- acres. The property includes one tax parcel (3205-00-00-0021) and is owned by Granvil M. Tracy, trustee. The total assessed value according to the Volusia County Property Appraiser's office is \$429,853. The zoning classification is Residential Planned Unit Development (R-PUD). The PUD zoning classification's purpose and intent is to provide for integrated developments, which are consistent with the comprehensive plan, so as to promote a mixture of housing types and economical and orderly development consisting of a single or mixture of compatible land uses. The minimum lot size is twenty-five (25) acres.
2. This property is located on the south side of John Anderson Road in Ormond Beach. The land lies along the north banks of the Halifax River adjacent to Highbridge Road bridge and Volusia County Highbridge Park Boat Ramp. The property has frontage on the Intracoastal Waterway which is an aquatic preserve according to the Tomoka Marsh Aquatic Preserve management plan. The only development on-site is a dirt parking area with a boardwalk that leads to a boat dock.

The property has approximately 50% area coverage of wetlands and 50% of uplands. The wetland system on site is an estuarine marsh. This system is a partially enclosed, coastal water body where freshwater from rivers and streams mixes with salt water from the ocean. The estuarine environment is among the most productive on earth, creating more organic matter each year than comparably sized areas of forest, grassland or agricultural land. The dominant upland habitat type is Red Cedar. The canopy of the property is mainly Eastern Red Cedar.

Florida Department of Environmental Protection (FDEP) North Peninsula State Park is contiguous with the east and south property lines of the subject land. The north side is immediately adjacent to Volusia County's Highland Bridge Park and is also adjacent to Bulow Creek State Park property. There are no historic buildings or structures of any kind. The current landowners are unaware of any archaeologically significant sites.

3. Adding the John Anderson property to the North Peninsula State Park would expand resource-based outdoor recreation, including hiking, biking, and fishing, while enhancing buffer land protection for the park. As a significant remaining

undeveloped parcel within North Peninsula State Park area, this addition would contribute to the park's renowned recreational opportunities.

4. Located within a rapidly expanding area of Volusia County, the John Anderson property faces imminent development pressure. Surrounding lands are being rapidly subdivided for residential use, and without acquisition, this parcel will follow suit. This accelerating regional growth underscores the critical need to protect North Peninsula State Park and its adjacent lands.
5. The Division of Recreation and Parks (DRP) supports Volusia County Forever's application to include a roughly 14-acre parcel in the Strategic Managed Areas Lands List (SMALL), as part of a Florida Forever Project Boundary Amendment. This action aligns with Resolution 2023-77, which governs the Volusia County Forever program's acquisition of environmentally sensitive, water resource protection, forest, farmland, and recreational lands.
6. This property is highlighted as within the optimal boundary of North Peninsula State Park within the Park's management plan.
7. See below the itemized list of how the project meets Florida Forever criteria.

How the Project Meets Florida Forever Criteria [Chapter 259.105(9) and (10), F.S.]:

The property meets eleven (11) of the twenty-one (21) Site Ranking Criteria. It satisfies over half of the criteria indicating a significant level of ecological value and strategic importance for conservation.

- Proximity and Connectivity: The property's direct adjacency to North Peninsula State Park on the east and south, and its near adjacency to Bulow Creek State Park, strongly satisfy criteria related to buffering existing conservation lands and contributing to ecological corridors. Its frontage along the Halifax River/Intracoastal Waterway further enhances connectivity.
- Furtherance of Acquisition Efforts: The inclusion of this property within the optimum boundary for North Peninsula State Park but not yet being part of Florida Forever directly addresses criteria aimed at completing existing conservation initiatives.
- Water Resources: The property's 1,000 linear feet of frontage along the Halifax River/Intracoastal Waterway, which is also part of the Tomoka

Marsh Aquatic Preserve, meets criteria related to the protection of significant surface waters.

- Environmentally Sensitive Lands: The presence of a significant estuarine marsh (approximately 50% of the property) and the Environmental Systems Corridor (ESC) and Environmental Core Overlay (ECO) land use designations underscore its ecological sensitivity and importance. The Natural Resource Management Area (NRMA) overlay further reinforces the need for resource protection.
- Provide Resource-Based Recreation Lands: The existing dock on the river and the property's convenient accessibility by road (John Anderson Drive) indicate its potential for providing water-based recreational opportunities, aligning with criteria focused on public access.
- Management: The stated intention to discuss management with FDEP to potentially incorporate the land into North Peninsula State Park addresses criteria related to efficient and effective management of conservation lands.
- Conversion from ESL: The land use designations (ESC, NRMA, ECO) and the natural habitat descriptions suggest that acquisition would prevent potential conversion of environmentally sensitive lands to less compatible uses.

How the Project Furthers the Florida Forever Goals and Performance Measures [Chapter 259.105(4), F.S.]:

- Goal 1: Protect, restore, and maintain the quality and natural functions of Florida's waters. The property's frontage on the Halifax River/Intracoastal Waterway and its significant estuarine marsh directly contribute to this goal by protecting a vital coastal water body and its associated wetland ecosystem. Estuarine marshes are crucial for water quality, nutrient cycling, and providing habitat for numerous aquatic species.
- Goal 2: Conserve, restore, and protect significant native habitats and ecological systems, biodiversity, and endangered and threatened species. The presence of an estuarine marsh and the Red Cedar upland habitat supports biodiversity. Estuarine environments are known to be important for a variety of species. Protecting this area contributes to the overall conservation of native habitats and ecological systems.
- Goal 3: Enhance public access to and recreational opportunities in publicly owned conservation lands: The existing dock on the river and the road accessibility suggest potential for enhanced public access for activities like boating, fishing, and potentially passive nature observation, especially given its adjacency to existing public parks.

- Goal 4: Protect significant archaeological and historical sites: While no known archaeological sites are documented, acquiring the land ensures its future management can consider any potential discoveries.
- Goal 5: Maintain the character and quality of rural areas: While located in Ormond Beach, the property's current undeveloped state and environmental land use designations contribute to maintaining natural open spaces within the broader landscape.

Performance Measure - Acres Acquired in Strategic Habitat Conservation Areas: The property's ecological significance, particularly the estuarine marsh and its connectivity to existing conservation lands, likely places it within or contributes to a Strategic Habitat Conservation Area, thus directly contributing to this performance measure.

Performance Measure - Miles of Coastline and River Frontage Acquired: The 1,000 linear feet of frontage along the Halifax River/Intracoastal Waterway directly contributes to this performance measure, enhancing public access and protecting valuable riparian and estuarine ecosystems.

Performance Measure - Acres Acquired that Enhance Connectivity and Corridors: The property's location directly adjacent to North Peninsula State Park and near Bulow Creek State Park significantly enhances ecological connectivity and contributes to larger protected corridors for wildlife movement.

Performance Measure - Acres Acquired that Buffer Existing Conservation Lands: Being bounded on three sides by North Peninsula State Park provides a crucial buffer, protecting the park from external development pressures and enhancing its ecological integrity.

8. See attached willingness to manage letter.



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

April 14, 2025

Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Sine.Murray@FloridaDep.gov

RE: Amendment to Strategic Managed Areas Lands List (SMALL) – Addition of (+/-) 14 Acres
In Volusia County

Dear Sine,

The Division of Recreation and Parks (DRP) supports Volusia County Forever's proposed Florida Forever Project Boundary Amendment Application to add a (+/-) 14-acre parcel to the Strategic Managed Areas Lands List (SMALL). The parcel is located within the optimum boundary of North Peninsula State Park (Park) managed by the DRP under lease number 3421.

The proposed parcel has 1,000 linear feet of frontage along the Halifax River/Intracoastal Waterway (which is also a portion of the Tomoka Marsh Aquatic Preserve) and is a mixed landcover consisting of uplands and wetlands, with uplands in both natural and cleared condition. The parcel is bounded on three sides by North Peninsula State Park Bounded and is bounded on the west side by the Halifax River, as indicated in the attached Exhibit "A". The parcel is nearly adjacent to the southeast corner of Bulow Creek State Park, managed by the DRP under lease number 3644.

The acquisition of this parcel will ensure the long-term integrity, restoration and protection of this conservation area and wildlife.

If you have any questions regarding this project, please contact Angel Granger at (850) 245-2080 or via email at Angel.Granger@FloridaDep.gov

Sincerely,

Daniel Alsentzer, Environmental Administrator
Office of Park Planning
Division of Recreation and Parks

cc: Danielle Terrell
Robert Yero
Jennifer Roberts
Angel Granger
John McKenzie
Meghan Lauer

RE: 4310 John Anderson Drive - Volusia County

From Jessica Strobel <JStrobel@volusia.org>

Date Thu 4/17/2025 3:56 PM

To Lauer, Meghan <Meghan.Lauer@FloridaDEP.gov>; Alsentzer, Daniel <Daniel.Alsentzer@FloridaDEP.gov>

Cc Tim Telfer <TTelfer@volusia.org>

 2 attachments (9 MB)

Completed Application 04.17.25.pdf; north_pen_addition.zip;

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good Afternoon,

Please see the attached completed boundary amendment application with supporting documentation. I know we are headed into a long weekend but I wanted to get this sent to you asap. Please do not hesitate to contact me if you require any additional information. We look forward to working with you on this project.

Thank you,

Jessica Strobel

Volusia Forever Land Acquisition Manager

Volusia County Resource Stewardship

123 W. Indiana Avenue, Room 200

DeLand, FL 32720

Jstrobel@volusia.org

Office: 386-943-7081 ext. 13461

Cell: 386-882-8776

From: Tim Telfer <TTelfer@volusia.org>

Sent: Thursday, April 17, 2025 3:04 PM

To: Lauer, Meghan <Meghan.Lauer@FloridaDEP.gov>; Jessica Strobel <JStrobel@volusia.org>; Alsentzer, Daniel <DANIEL.ASENTZER@FLORIDADEP.GOV>

Subject: 4310 John Anderson Drive - Volusia County

Hi Meghan and Daniel,

I anticipate this email will be the start of a chain of emails regarding the property at 4310 John Anderson Drive. This application was submitted to the Volusia Forever program as a potential fee simple acquisition and this property has been placed on Volusia's high priority acquisition list. We're aware this property is within the

optimal boundary of North Peninsula State Park as shown in the management plan. We're in process of completing a boundary amendment and expect to submit it on Monday. We'd like to partner with FDEP either through the Florida Forever or the Strategic Managed Areas Lands List.

We have the financial resources to partner on a transaction. If you all can advise of any next steps to move forward on a partnership on either pathway we stand ready to respond.

Thank you.



Tim Telfer
Chief of Conservation Acquisition
Volusia County Resource Stewardship
123 W. Indiana Ave., Room 200
DeLand FL 32720
Ttelfer@volusia.org
Office: 386-943-7081 ext. 13460
Cell: 386-624-5575

EXHIBIT "A"





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 2949821

Parcel ID: 320500000021

TRACY GRANVIL TR

4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Parcel Summary

Alternate Key:	2949821
Parcel ID:	320500000021
Township-Range-Section:	13 - 32 - 05
Subdivision-Block-Lot:	00 - 00 - 0021
Owner(s):	TRACY GRANVIL TR - TR - Trust - 100% GRANVIL M TRACY LIVING TRUST - TR - Trust - 100%
Mailing Address On File:	3350 VIRGINIA ST STE 430 MIAMI FL 33133
Physical Address:	4310 JOHN ANDERSON DR, ORMOND BEACH 32176
Property Use:	0000 - VACANT RES
Tax District:	200-UNINCORPORATED - NORTHEAST
2024 Final Millage Rate:	17.5839
Neighborhood:	2532
Subdivision Name:	
Homestead Property:	No

AltKey: 2949821

Parcel ID: 320500000021

TRACY GRANVIL TR

4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	\$429,853	\$429,853	\$0	\$429,853	1.5000	\$644.78
0012	DISCRETIONARY	\$429,853	\$429,853	\$0	\$429,853	0.7480	\$321.53
0011	REQ LOCAL EFFORT	\$429,853	\$429,853	\$0	\$429,853	3.0370	\$1,305.46
0510	FIRE DISTRICT	\$429,853	\$429,853	\$0	\$429,853	3.8412	\$1,651.15
0050	GENERAL FUND	\$429,853	\$429,853	\$0	\$429,853	3.2007	\$1,375.83
0053	LAW ENFORCEMENT FUND	\$429,853	\$429,853	\$0	\$429,853	1.5994	\$687.51
0055	LIBRARY	\$429,853	\$429,853	\$0	\$429,853	0.3891	\$167.26
0520	MOSQUITO CONTROL	\$429,853	\$429,853	\$0	\$429,853	0.1647	\$70.80
0530	PONCE INLET PORT AUTHORITY	\$429,853	\$429,853	\$0	\$429,853	0.0692	\$29.75
0310	VOLUSIA COUNTY MSD	\$429,853	\$429,853	\$0	\$429,853	1.6956	\$728.86
0058	VOLUSIA ECHO	\$429,853	\$429,853	\$0	\$429,853	0.2000	\$85.97
0057	VOLUSIA FOREVER	\$429,853	\$429,853	\$0	\$429,853	0.2000	\$85.97
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$429,853	\$429,853	\$0	\$429,853	0.0288	\$12.38
0100	HALIFAX HOSPITAL AUTHORITY	\$429,853	\$429,853	\$0	\$429,853	0.7309	\$314.18
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$429,853	\$429,853	\$0	\$429,853	0.1793	\$77.07
						17.5839	\$7,558.49

Non-Ad Valorem Assessments

Project	Units	Rate	Total
5030-VOLUSIA COUNTY STORMWATER	1	\$96.00	\$96.00

\$96.00

Estimated Ad Valorem Tax: \$7,558.49

Estimated Non-Ad Valorem Tax: \$96.00

Estimated Taxes: \$7,654.49

Estimated Tax Amount without SOH: \$7,654.49

AltKey: 2949821**Parcel ID: 320500000021****TRACY GRANVIL TR****4310 JOHN ANDERSON DR, ORMOND BEACH, FL****Previous Years Certified Tax Roll Values**

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	\$415,750	\$14,675	\$430,425	\$430,425	\$0	\$430,425	\$0
2023	\$415,750	\$14,082	\$429,832	\$429,832	\$0	\$429,832	\$0
2022	\$415,750	\$13,873	\$429,623	\$401,356	\$0	\$401,356	\$0
2021	\$352,750	\$12,119	\$364,869	\$364,869	\$0	\$364,869	\$0
2020	\$352,750	\$12,417	\$365,167	\$365,167	\$0	\$365,167	\$0
2019	\$352,750	\$12,640	\$365,390	\$365,390	\$0	\$365,390	\$0
2018	\$352,750	\$13,280	\$366,030	\$366,030	\$0	\$366,030	\$0
2017	\$352,750	\$13,214	\$365,964	\$365,964	\$0	\$365,964	\$0
2016	\$352,750	\$8,947	\$361,697	\$361,697	\$0	\$361,697	\$0

AltKey: 2949821

Parcel ID: 320500000021

TRACY GRANVIL TR

4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0033-VAC RVRFRNT-1 <2 AC	A-ACRE		2.5				164000	\$410,000
2	9600-WASTE LAND	A-ACRE		11.25				500	\$5,625
3	9500-SUBMERGED	A-ACRE		.25				500	\$125

Total Land Value: \$415,750

AltKey: 2949821

Parcel ID: 320500000021

TRACY GRANVIL TR

4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	BHS-BOAT HOUSE	2015	120	1	\$4,087
2	DOC-DOCK, BOAT	2015	200	1	\$6,784
3	RSH-STORAGE, SHED RESIDENTIAL	2016	240	1	\$3,232

AltKey: 2949821
TRACY GRANVIL TR

Parcel ID: 320500000021
4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court. Follow this link to search all documents by owner's name.

Book/Page	Inst #	Sale Date	Deed Type	Q/U	V/I	Sale Price
7293 / 1887	2016156293	06/24/2016	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$100
5712 / 1735	2005331216	08/31/2005	WD-WARRANTY DEED	UNQUALIFIED	Vacant	\$1,000,000

AltKey: 2949821

Parcel ID: 320500000021

TRACY GRANVIL TR

4310 JOHN ANDERSON DR, ORMOND BEACH, FL

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

5 13 32 E 1/2 OF NW 1/4 S OF ROAD & W OF J A HIWAY EXC ROAD PER OR 2209 PG
785 PER OR 5712 PGS 1735-1739 PER OR 7293 PG 1887

ENGEL & VÖLKERS®

April 15, 2025
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

Willingness to Sell Letter

RE: Statement of Willingness to Sell regarding 4310 John Anderson Dr Ormond Beach, FL 32176

To whom it may concern,

I, Granvil Tracy Trustee of the Granvil M Tracy Living Trust, owner of the property located at 4310 John Anderson Dr Ormond Beach, FL 32176 in Volusia County, am providing this letter as written confirmation of my willingness to sell the aforementioned property to the State of Florida. This letter shall not be construed as a commitment to sell. The terms and conditions of the sell of the property shall be determined and approved by myself, as the seller, at a later date.

I appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Granvil M Tracy', with a stylized flourish at the end.

Granvil M Tracy, Trustee
Granvil M Tracy Living Trust

North Peninsula State Park Addition



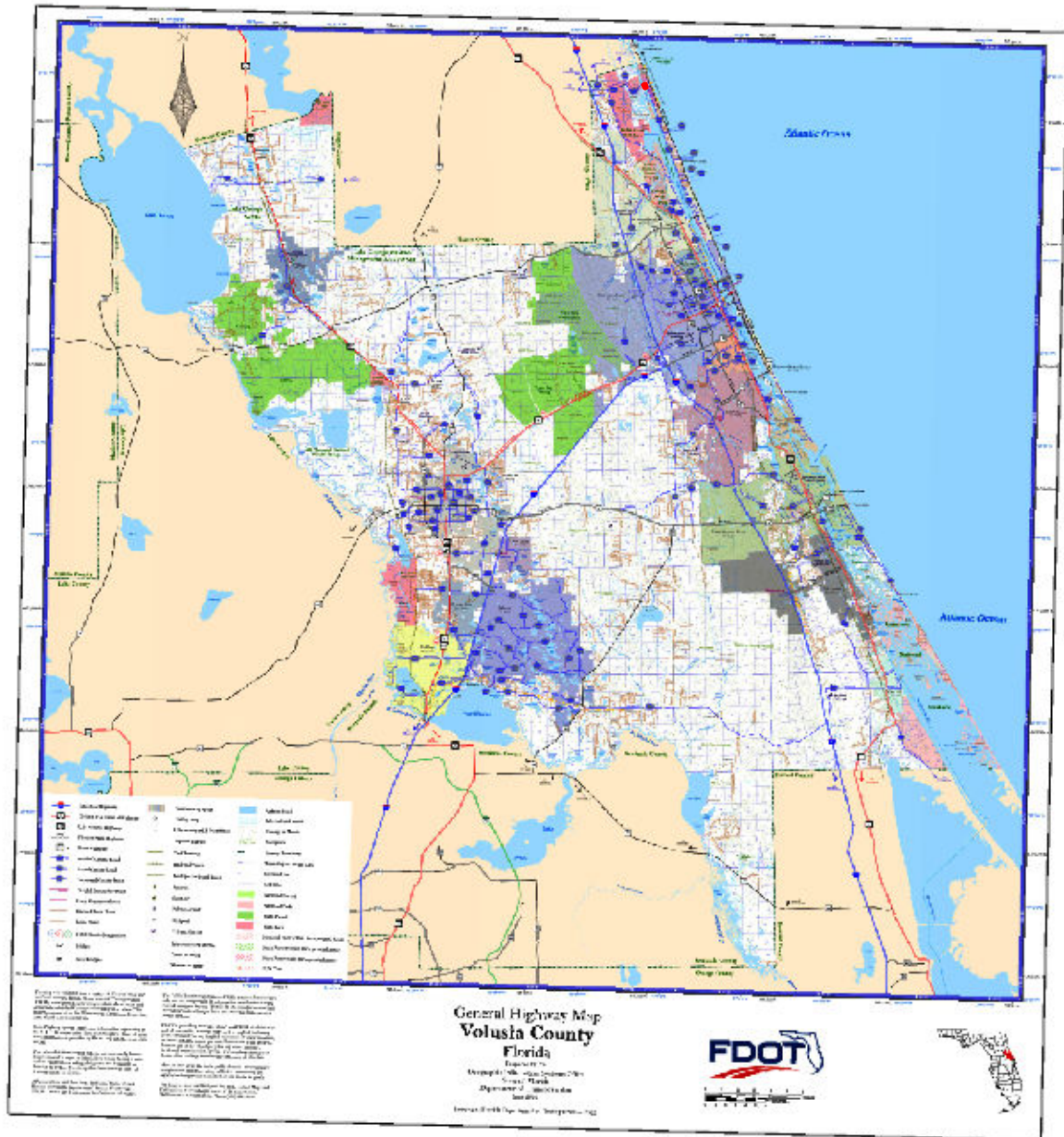
Volusia County Property Appraiser

 North Peninsula State Park Addition-Parcel 3205-00-00-0021

 County Tax Parcel Boundaries

2024 Aerial Photo

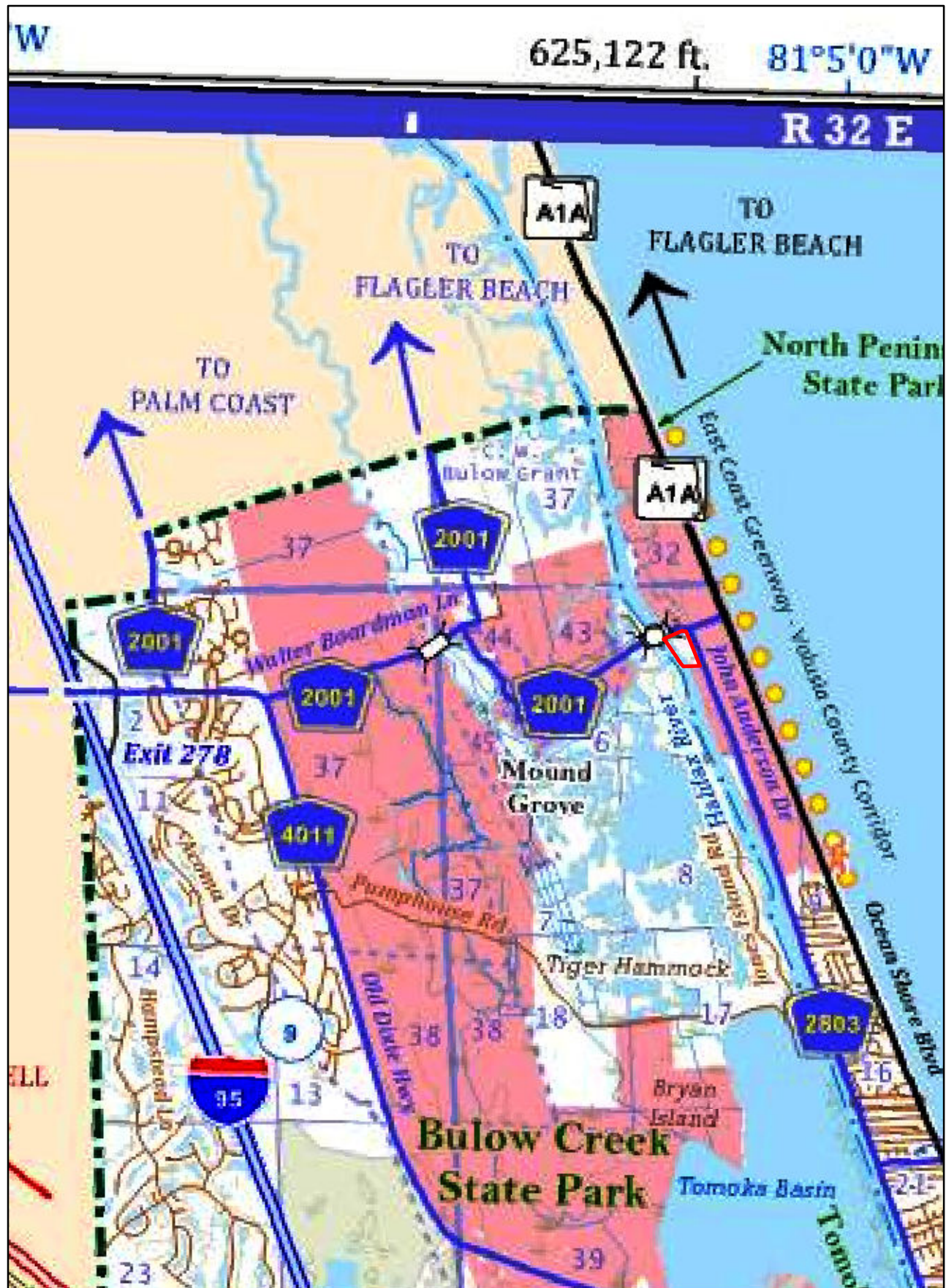
North Peninsula State Park Addition



North Peninsula State Park Addition-Parcel 3205-00-00-0021

FDOT 2022
General Highway Map
Volusia County

North Peninsula State Park Addition



 North Peninsula State Park Addition-Parcel 3205-00-00-0021

FDOT 2022
General Highway Map
Volusia County



North Peninsula
State Park

Ormond Beach
+/- 350 Yards

+/- 14 Acres

+/- 1,000' Water Frontage

Intracoastal Waterway
Halifax River



North Peninsula
State Park

Intracoastal Waterway
Halifax River

+/- 14 Acres

North Peninsula
State Park







