



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

September 3, 2021

Deborah Burr, Program Administrator
Office of Environmental Services
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

RE: DRP SMALL Parcel Addition

Dear Deborah,

The Department of Environmental Protection, Division of Recreation and Parks (DRP) is submitting the following property for consideration for inclusion in the Strategic Managed Area Lands List (SMALL) Florida Forever project.

- Washington Oaks Gardens State Park (Park) - Lease Number 3648
One owner: Hal Hansford Smith

Acquisition of the Hansford property would augment suitable habitat for several coastal species, as it would add to the Park. The property is suitable habitat for the Gopher Tortoise (an imperiled species), Wood Stork, Piping Plover, Eastern Indigo Snake, Florida Prairie Warbler, Macgillivray's Seaside Sparrow, Eastern Diamondback Rattlesnake and numerous FNAI listed plant species. The property is entirely coastal strand, including maritime hammock and scrub. Restoration opportunities include re-introduction of fire across the entire property.

Additionally, this property will enhance the coastal dune protection zone of the park while providing much needed sea turtle and shorebird habitat protection, as it contains approximately 0.03 miles of beach, which augment the existing beach of the Park.

If you have any questions regarding this property, please contact Angel Granger at 245-2080 or via email at angel.granger@floridadep.gov with the Office of Park Planning.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven A. Cutshaw".

Steven A. Cutshaw, Chief Office of Park Planning
Division of Recreation and Parks

SAC: ag

cc: Angel Granger
Daniel Alsentzer
Larry Fooks
Robert Yero
Renee Paolini

Florida Forever Boundary Amendment Application



Criteria for Boundary Amendments (Rule [18-24.005](#), Florida Administrative Code)

Boundary addition proposals exceeding 1,000 acres or 10% of the original project acreage or \$2,000,000 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.

**See Rule 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."*

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

Property Proposed for Boundary Amendment: Hal Smith Hansford

Name/Affiliation Proposing Amendment: Angel Granger, OPP/DRP o/b/o DRP and North Florida Land Trust

Mailing Address: 3800 Commonwealth Blvd. MS 525, Tallahassee, FL 32399-3000

Street	City	State	Zip
3800 Commonwealth Blvd.	Tallahassee	FL	32399-3000

Primary Phone: (850) 245-2080 Email: angel.granger@floridadep.gov

Please note: Applications for Boundary Amendments must be submitted at least 30 days prior to a scheduled meeting of the Acquisition and Restoration Council (ARC). Meeting dates are published on the ARC [webpage](#). This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format on a CD or USB drive, and printed copies of the application with Attachments A-C. Maps should be in color and printed on paper no larger than 11" x 17". Incomplete applications may be considered at a later meeting. Contact DEP's Office of Environmental Services for submittal deadlines at 850-245-2555.

SUBMIT COMPLETE APPLICATIONS TO:

Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555
Email: Deborah.Burr@FloridaDEP.gov

Visit our [website](#) for more information about Florida Forever.

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment 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, include current and/or past use of the improvements.
- 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.].
- 7) Whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why.
 - 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.
- 8) The proposed land manager.

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) A letter from each property owner confirming their willingness to sell **or** a statement from the applicant asserting that each owner has been contacted (provide one).

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed addition that depicts the boundaries of the proposed addition or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map. 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. Tax plat maps and aerials are also available from each county's property appraiser's office.
- 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) of the real property described below, in Flagler County, Florida.

Property/project name: Hal Smith Hansford

Name/Affiliation of Authorized Representative: Angel Granger, Land Administration Manager, OPP/DRP
o/b/o DRP and North Florida Land Trust

Mailing Address: 3800 Commonwealth Blvd. MS 525, Tallahassee FL 32399-3000
Street City State Zip

Primary Phone: (850) 245-2080 Email: angel.granger@floridadep.gov

Property information

Section 8 Township 10S Range 31E
Lat/Long _____
Acres 2.86

Parcel identification number(s):
08-10-31-0000-01020-0000

Landowner Information

see next page

Landowner Signature _____ Date _____

Hal Smith Hansford

Landowner Name (print) _____

Mailing Address: 22 Ocean Drive, St. Augustine, FL 32080
Street City State Zip

Primary Phone: (904) 315-1275 Email: none

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.

**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) of the real property described below, in Flagler County, Florida.

Property/project name: Hal Smith Hansford

Name/Affiliation of Authorized Representative: North Florida Land Trust- Heather Nagy, Real Estate Coordinator

Mailing Address: 843 W. Monroe St Jacksonville FL 32202
Street City State Zip

Primary Phone: (352) 613-5373 Email: hnagy@nflt.org

Property information

Section 8 Township 10S Range 31E

Lat/Long _____

Acres 2.86

Parcel identification number(s):

08-10-31-0000-01020-0000

Landowner Information

Landowner Signature

Date

Hal Smith Hansford

Landowner Name (print)

Mailing Address: 22 Ocean Drive, St. Augustine, FL 32080
Street City State Zip

Primary Phone: (904) 315-1275 Email: _____

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.

**Hal Hansford Smith Property Boundary Amendment to the
Strategic Managed Areas Lands List**

Florida Forever Boundary Amendment Attachment A: General Narrative



2.86 +/- acres in Flagler County

Application made by the North Florida Land Trust on behalf of the owner
Heather Nagy, Real Estate Coordinator



Attachment A. General description (narrative) of the land proposed including:

1)A descriptive location of the proposed project with total acreage

The property is located in Flagler County, directly north of Washington Oaks Gardens State Park. It has direct access from State Road A1A and Old A1A. The property is 2.86 acres according to the local tax appraiser's office, with an assessed value of \$566,320.

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, include current and/or past use of the improvements.

The property is primarily composed of coastal strand. It contains typical species such as saw palmetto, cabbage palm, tough bully, and red bay. The inland parcel contains dense scrub habitat, while the shoreline contains unique coquina rock formations which contain numerous shells and tidepools. The property contains ideal habitat for gopher tortoises, and gopher tortoises and their burrows were seen on the property.

The property shares its southern border with Washington Oaks Gardens State Park, and there is a fire break to delineate the two properties. There are no buildings or structures on the property, and the landowner is not aware of any archaeologically significant sites.

3)Potential public recreation opportunities or other public uses.

The addition of this property to Washington Oaks Gardens State Park would allow for numerous recreational activities, including hiking, birding, wildlife viewing, fishing, shelling and picnicking. In addition, protection of this property would add additional buffer for prescribed fire management. Development of this parcel would create challenges in conducting burns in the nearby portions of Washington Oaks Gardens State Park.

4)Potential threats or development plans that could impact the value of the proposed project.

The property could be subject to low density rural or commercial development if not protected. Due to its location off A1A and its access to the beach, it would be an ideal location for a home or business. As mentioned previously, development of this parcel would pose significant challenges to prescribed burning in the area.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

The Flagler County Land Acquisition Committee has identified the property as Priority A on their acquisition list, and the Flagler County Board of County Commissioners has approved the acquisition list.

Priority A properties are considered first priority for acquisition in the Flagler County Environmentally Sensitive Lands Program. As such, Flagler County staff is looking for conservation partners to consider acquisition of the property for the Environmentally Sensitive Lands Program.

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.].

PERFORMANCE MEASURES AND GOALS- SECTION 259.105(4), FLORIDA STATUTES

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;

The Hal Smith Hansford property is 2.86 acres and one tax parcel located in Flagler County, Florida. It is located directly north of Washington Oaks Gardens State Park, at the intersection of State Road A1A and Old A1A. It contains coastal strand habitat, beach access, and inland scrub.

2. The number of acres protected through the use of alternatives to fee simple acquisition; or

The property is offered as a fee simple sale.

3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

North Florida Land Trust represents the landowner, who is interested in selling this property for conservation purposes. There are no cost-share programs identified for fee acquisition. Additionally, as mentioned above, the Flagler County Land Acquisition Committee has identified the property as Priority A on their acquisition list, and the Flagler County Board of County Commissioners has approved the acquisition list. Flagler County is a willing partner provided their acquisition program criteria are met.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

1. The number of acres acquired of significant strategic habitat conservation areas;

There are not any portions of the Hansford property identified as Strategic Habitat Conservation Areas from the FNAI SHCA data layer.

2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;

The coastal portion of the Hansford Property is identified as priority land in the FNAI Rare Species Habitat Conservation Priorities data layer. It contains 0.25 acres of Priority 3 habitat.

3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;

Most of the Hansford property falls within an Ecological Greenway priority area as identified in the Ecological Greenways data layer, indicating its contribution to landscape connectivity for the Greenways Network. The property contains 1.73 acres of Priority 2 land, and 0.22 acres of Priority 5 land.

4. The number of acres acquired of underrepresented native ecosystems;

The upland portion of the Property contains Scrub and Scrubby Flatwoods (G2), an identified Underrepresented Natural Community habitat (0.32 acres).

5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or

This property would be a small but important addition to the 425-acre Washington Oaks Gardens State Park. In addition, the area is home to a complex of protected areas totaling over 92,900 acres. This area includes Fort Matanzas National Monument, Mercer Conservation Easement, Moses Creek Conservation Area, Mantanzas State Forest, Faver-Dykes State Park, Princess Place Preserve, Summer Island Conservation Area, and Guana Tolomato Matanzas National Estuarine Research Reserve, to name a few.

6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Acquisition of the Hansford property would augment suitable habitat for several coastal species, as it would add to Washington Oaks Gardens State Park. The property is suitable habitat for the Gopher Tortoise, Wood Stork, Piping Plover, Eastern Indigo Snake, Florida Prairie Warbler, Macgillivray's Seaside Sparrow, Eastern Diamondback Rattlesnake and numerous FNAI listed plant species.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;

The property is entirely coastal strand, including maritime hammock and scrub. The entire property is suitable habitat for several imperiled species, including gopher tortoises. Restoration opportunities include re-introduction of fire across the entire property. Additionally, this property will enhance

management of Washington Oaks Gardens State Park by prohibiting development that could impose restrictions on the Park's current prescribed fire program.

2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;

N/A

3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. 373.453(2), regional or master stormwater management system plans, or other adopted restoration plans;

N/A

4. The number of acres acquired that protect natural floodplain functions;

The entire Hansford property is identified as within Priority Natural floodplains according to the Florida Forever Conservation Needs Assessment: 0.75 acres of Priority 2 lands, and 1.51 acres of Priority 3 lands.

5. The number of acres acquired that protect surface waters of the state;

Nearly the entire property is identified as priority protection lands in the Florida Forever Conservation Needs Assessment Surface Water data- 2.03 acres of Priority 1 (Highest), and 0.23 acres of Priority 4 lands.

6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;

The entire Hansford property falls within the FEMA Flood Zone Category AE. It is also entirely within the COBRA- Coastal Barrier Resources System Area.

7. The number of acres acquired that protect fragile coastal resources;

The majority of the Hansford property contains Fragile Coastal Uplands, as identified in the Florida Forever Conservation Needs Assessment Coastal Uplands layer- 1.90 acres.

8. The number of acres of functional wetland systems protected;

N/A

9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;

The property contains approximately 0.03 miles of beach, which augment the existing beach of Washington Oaks Gardens State Park.

10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or

N/A

11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

There are no known issues with invasive or exotic plants on the property.

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;

N/A

2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or

N/A

3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

The property contains 1.95 acres of Priority 2 lands for aquifer recharge, as identified by the Florida Forever Conservation Needs Assessment Aquifer Recharge data layer.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education;

If the property is added to Washington Oaks Gardens State Park, it will add to the public recreation and education opportunities currently available at the park. This includes hiking, bird watching, shelling, swimming, and other outdoor activity. The entire property would be available for these activities and opportunities if acquired.

2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or

The property is adjacent to Washington Oaks Gardens State Park, and trails along the beach could be expanded if the property were added to the park.

3. The number of new resource-based recreation facilities, by type, made available on public land.

There are no facilities on the property.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or

N/A

2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

N/A

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. The number of acres acquired that are available for sustainable forest management;

N/A

2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;

N/A

3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or

N/A

4. The percentage and number of acres identified for restoration actually restored by reforestation.

N/A

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or

N/A

2. The percentage and number of acres of purchases of open space within urban service areas.

N/A

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;

The entire property falls within the 100-year floodplain.

2. The number of acres acquired or developed to serve dual functions as:

a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and

N/A

b. Greenways or open spaces available to the public for recreation;

Most of the Hansford property falls within an Ecological Greenway priority area as identified in the Ecological Greenways data layer, indicating its contribution to landscape connectivity for the Greenways Network. The property contains 1.73 acres of Priority 2 land, and 0.22 acres of Priority 5 land. This property will also be incorporated into Washington Oaks Gardens State Park as a public recreation space.

3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and

N/A

4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood

N/A

FLORIDA FOREVER CRITERIA – SECTION 259.105 (9) AND (10)

(9)(c): As stated above, the property is adjacent to Washington Oaks State Park, and the acquisition will enhance management of the park by prohibiting development that could impose restrictions on the Park's prescribed fire program.

(9)(l): The project is proposed as a joint acquisition with the Flagler County Environmentally Sensitive Lands Program.

7) Whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why.

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.

The landowner wishes to sell the property as a fee simple transaction to the State of Florida for a price based on appraisal of fair market value. The landowner wants the Property to be preserved in perpetuity. The property is directly adjacent to, and within the Optimum Boundary of, Washington Oaks State Park, thus fee simple ownership is recommended to prevent incompatible development and allow incorporation of the property into the Park.

8) The proposed land manager.

We recommend that Washington Oaks State Park manage the property, as it would be added to the existing park boundary. The Flagler County Land Management department is a potential secondary manager.

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**

See attached

2) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted (provide one).

See attached

Attachment C. Maps and Aerial Photographs

1) Provide shapefiles for the proposed addition that depicts the boundaries of the proposed addition or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map. 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. Tax plat maps and aerials are also available from each county's property appraiser's office.

3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) county highway maps.

See attached for maps and shapefile.



qPublic.net™

Flagler County, FL Property Appraisers Office

Owner Information

Primary Owner

Hansford Hal Smith
22 Ocean Drive
St Augustine, FL 32080

Parcel Summary

Parcel ID 08-10-31-0000-01020-0000
 Prop ID 12694
 Location Address 6615 OCEAN SHORE BLVD
 PALM COAST, FL 32137
 Brief Tax Description* 0002.54 ACRES PART OF LOT 1 EXCEPT ROAD R/W OR BOOK 39 PAGE 424 OR 488 PG 454 OR 1994/1819-DC OR 2018/484
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code VACANT COMMERCIAL (001000)
 Tax District UNINCORPORATED AREA WITH MOSQUITO CONTROL (District)
 Millage Rate 15.0839
 Homestead N
 Feet (GIS) 101,183.787

[View Map](#)

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$566,320	\$566,320	\$566,320
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$566,320	\$566,320	\$566,320
Assessed Value	\$566,320	\$566,320	\$566,320
Exempt Value	\$0	\$0	\$0
Taxable Value	\$566,320	\$566,320	\$566,320
Protected Value	\$0	\$0	\$0

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

Historical Assessments

2020 TRIM Notice

[TRIM Notice \(PDF\)](#)

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
7/28/2014	\$0	WD	2018	484	Unqualified (U)	Vacant	* HANSFORD J R &	Link (Clerk)
5/1/1993	\$0		488	454	Qualified (Q)	Vacant	* Unknown Seller	Link (Clerk)
1/1/1900	\$880,000		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

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

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 6/1/2021, 6:59:22 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.122

TO: Flagler County Board of County Commissioners

DATE: 4-21-21

ESL PROJECT NAME: Hansford Property

PARCEL #(s): 08-10-31-0000-01020-0000

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

Hals Hansford
Print Name of Property Owner

Print Name of Property Owner

[Signature]
Signature of Property Owner

Signature of Property Owner

22 Ocean Dr. St. Aug, FL 32080
Property Owner's Address

904-315-1275
Property Owner's Telephone Number

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

Please return this statement to:

Tim Telfer
Flagler County Board of County Commissioners
1769 E. Moody Blvd. Suite 105
Bunnell, FL 32110

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

AUTHORIZATION TO ENTER PROPERTY

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

I, Ha S. Hunsford, the Owner or Owner's Representative of the property described below agree that the from the date this Agreement is executed, the members of the members of the Land Acquisition Selection Advisory Committee, upon reasonable notice, shall have the right to enter the property located at

6615 N. Oceanshore Blvd. Parcel Id# 08-10-31-0000-01020-0000

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

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

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

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

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

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

Survey of the property boundaries.

Authorized Representative Signature

Owners Signature

Date

4/21/21



FLORIDA DEPARTMENT OF Environmental Protection

Washington Oaks Gardens State Park
6400 North Oceanshore Blvd.
Palm Coast, FL 32137

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

May 21, 2021

North Florida Land Trust
Rebecca Perry
843 W Monroe Street
Jacksonville, FL 32202

RE: Hansford Smith Acquisition

Dear Ms. Perry,

Thank you for the North Florida Land Trust's interest in acquiring the Hansford Smith property (Parcel ID 08-10-31-0000-01020-0000) located at 6615 North Oceanshore Boulevard, Palm Coast. This property borders Washington Oaks Gardens State Park and would add value to the park. The acquisition of this property would allow the park to continue to preserve and protect the natural resources and safely conduct prescribed burns and protect sea turtle habitat.

Upon successful acquisition, it is understood that North Florida Land Trust would convey the property to the State of Florida. Please accept this letter as confirmation of my willingness to include this acquisition under my management responsibilities at Washington Oaks Gardens State Park.

This letter serves as confirmation of support by the Division of Recreation and Parks to pursue this acquisition. Should you have any questions, please feel free to contact me at 386-931-4123.

Sincerely,

Renee Paolini

Renee Paolini, Park Manager
Washington Oaks Gardens State Park

Cc: Robert Yero, Assistant Chief of Parks District 3
Steven Cutshaw, Chief Office of Park Planning

PROPERTY BOUNDARY



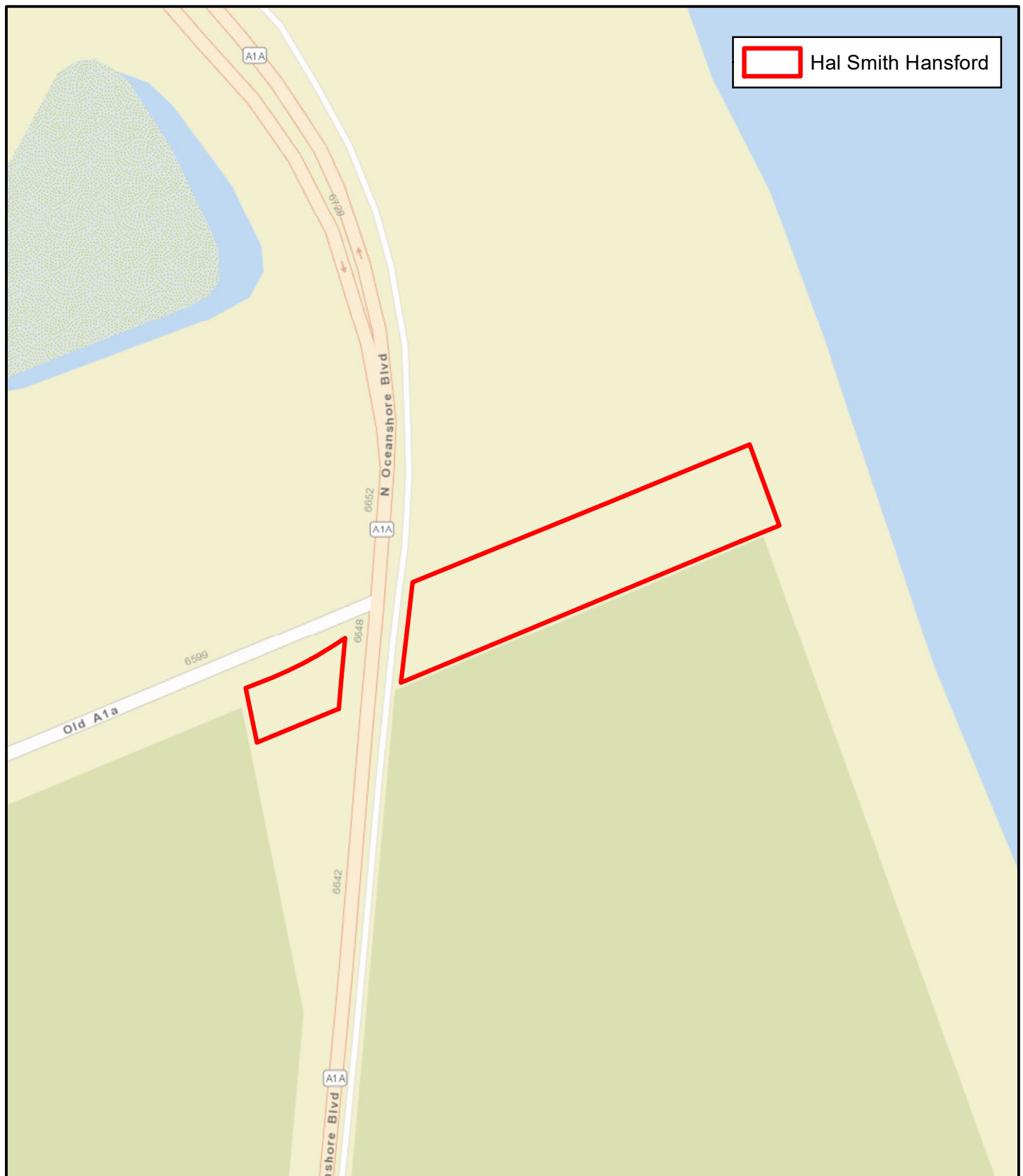
HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.03 0.06
Miles



PROPERTY BOUNDARY



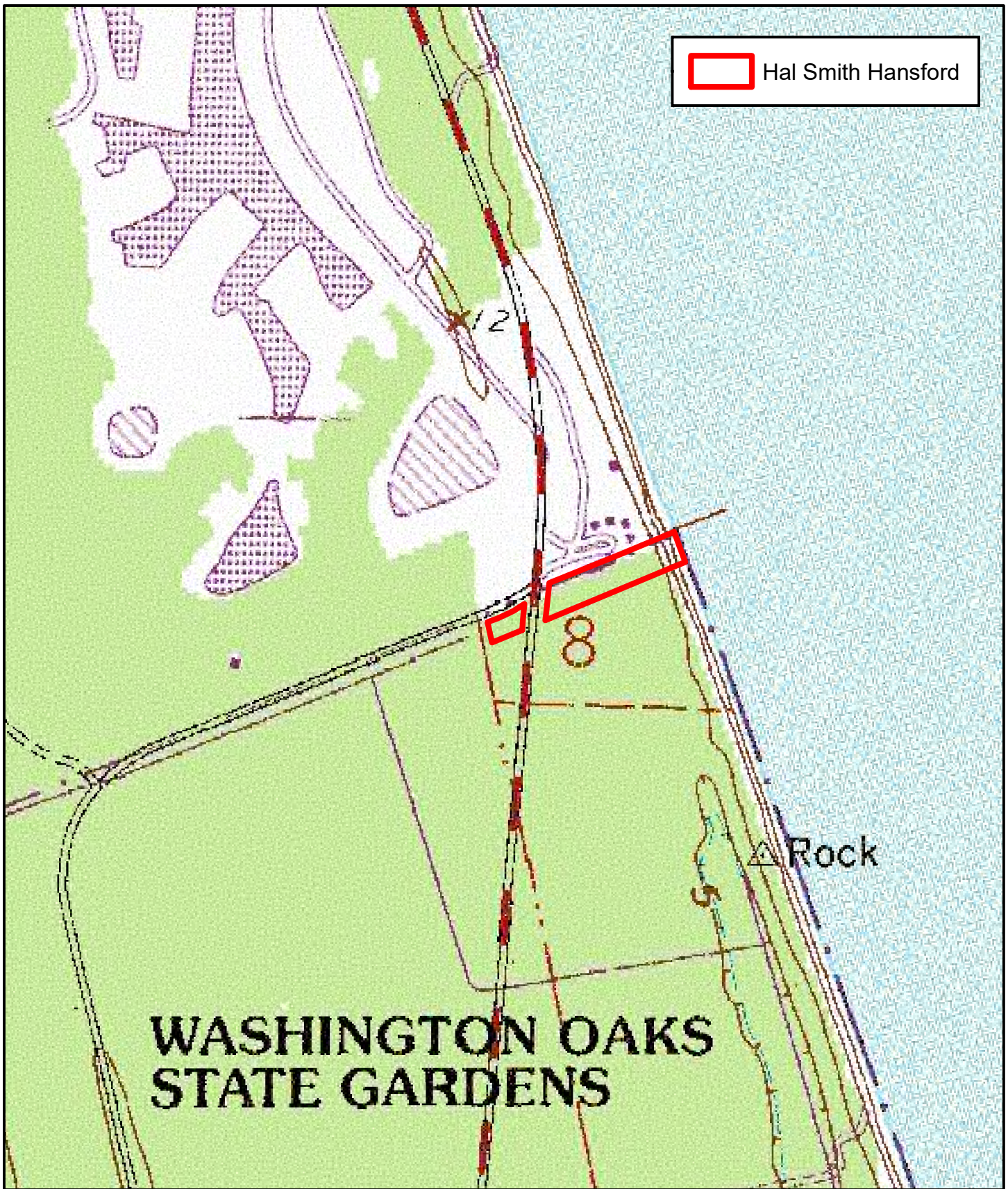
HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
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0 0.03 0.06
Miles



TOPOGRAPHY



Hal Smith Hansford

**WASHINGTON OAKS
STATE GARDENS**

HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.075 0.15
Miles



This map illustrates the Washington Oaks Gardens State Park and its surrounding conservation areas. The park is situated along the coast, with the Atlantic Ocean to the east. Key features include:

- Washington Oaks Gardens State Park:** A large green area in the center, featuring the Florida Trail and Old A1A.
- Matanzas Shores Conservation Easement:** A green area to the north of the park, with a red outline indicating a specific section.
- Marsh View Preserve:** A green area to the west of the park, with a red outline indicating a specific section.
- Guana Tolomato Matanzas National Estuarine Research Reserve:** A large green area to the south of the park, with a red outline indicating a specific section.

The map also shows various roads, including Shady Oak Ln, Cedar Point Rd, Surft View Dr, San Juan Dr, San Jose Dr, Carlos Dr, Rawlins Pl, Florida Trail, Old A1A, N Oceanshore Blvd, Oceanside Dr, Ocean St, Seascape Dr, Moody Dr, Atlantic Dr, Flagler Dr, Rollins Dr, and Rollins Dunes Dr. A legend in the top right corner identifies the red outline as Hal Smith Hansford and the green area as Conservation Lands.



AQUIFER RECHARGE



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.02 0.04
Miles



COASTAL RESOURCES



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
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0 0.02 0.04
Miles



ECOLOGICAL GREENWAYS



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.02 0.04 Miles



FNAI RARE SPECIES HABITAT CONSERVATION PRIORITIES



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.02 0.04
Miles



NATURAL FLOODPLAIN



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.02 0.04
Miles



SIGNIFICANT SURFACE WATERS



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

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DATE: MARCH 8, 2021

0 0.02 0.04
Miles



UNDER-REPRESENTED NATURAL COMMUNITIES



HAL SMITH HANSFORD
FLAGLER COUNTY
2.86 +/- ACRES

CREATED BY: H. NAGY
DATE: MARCH 8, 2021

0 0.02 0.04
Miles

