

ITEM 13:

Vote on whether to amend the West Bay Preservation Area Florida Forever Project Boundary to add one parcel totaling approximately 87.9 acres in Bay County with a tax assessed market value of \$194,259.

LOCATION:

Bay County

DSL STAFF REMARKS:

The Goose Bayou amendment, proposed by Beachy Beach Real Estate, adds one parcel to the West Bay Preservation Area Florida Forever project. The parcel, owned by Frank and Mary Joyce Novell, totals approximately 87.9 acres, and has a tax assessed market value of \$194,259. The landowners have been contacted and are willing sellers. If acquired, the parcel would be managed by Bay County. The property is located on the eastern shore of North Bay in Panama City and is primarily salt marsh with a few small tidal creeks and natural open salt pans. The property contributes to water quality within the St. Andrews Bay system and provides habitat for coastal species.

Boundary Amendment Criteria:

The proposal meets the criteria to be submitted as a boundary amendment. The parcel totals less than 1,000 acres, has a tax assessed value of less than \$2 million, and is less than 10% of the size of the overall project to which it is being added. The proposal area should be designated as essential.

Project History:

The West Bay Preservation Area project, located in Bay County, was added to the Florida Forever Priority List in 2012. The project contains miles of frontage along West Bay and North Bay, and miles of creek bank along Crooked and Burnt Mill Creeks. The project aims to protect important coastal ecosystems, provide habitat for coastal species, and preserve water quality in the region.

The West Bay Preservation Area project includes approximately 4,511 and is ranked number nine in the Climate Change Lands category on the 2022 Florida Forever Priority List. The Tax assessed value for the remaining acres to be acquired in this project per property appraiser information (2020) is \$2,855,896.

FNAI Review:

According to the Florida Natural Areas Inventory Florida Forever Measures Evaluation, the proposed addition contributes significantly to Strategic Habitat Conservation Areas (98%), Natural Floodplain Function (98%), Surface Water Protection (99%), Fragile Coastal Resources (66%), Functional Wetlands (66%), and Aquifer Recharge (59%).

STAFF RECOMMENDATION:

Vote on the proposed boundary amendment.

ARC RECOMMENDATION:

Project	DHR	FFS	Lynetta Griner	FWC	Bill Palmer	Elva Peppers	DEP	Selected
West Bay Preservation Area: Goose Bayou								



To: Sine Murray, DEP/OES
From: Dan Hipes, FNAI
Date: June 17, 2022
Subject: Proposed Boundary Modification to the West Bay Preservation Area Florida Forever BOT Project: Goose Bayou

The major goals of the West Bay Preservation Area Florida Forever (FF) Project are to protect, restore, and maintain the quality and natural functions of the land, water, and wetlands systems and to increase natural resource-based public recreational and educational opportunities. The Goose Bayou proposed addition to the project encompasses 87 acres of undeveloped land (and water) in one ownership located on the eastern shore of North Bay across the bay from the West Bay Preservation Area FF Project in northwestern Panama City.

Approximately two thirds of the Goose Bayou property is salt marsh with a few small tidal creeks and natural open salt pans. The marsh is in natural condition except for four small, partial canals--two in the interior of the marsh and two along the boundary of residential development to the east. The canals do not connect to canals that both drain the surrounding development and provide boat access to the bay. The remaining third of the site is a scattered islands of coastal flatwoods/hydric hammock that appear unaltered.

The Goose Bayou property is within the area where Florida black bear (*Ursus americanus floridanus*, G5T4/S4, N, N) is considered abundant by the Florida Fish and Wildlife Conservation Commission; however, bear use of this isolated property seems unlikely. The FNAI database contains no other records of rare species on site or nearby.

The Florida Forever Measures Evaluation (FFME) following this memo is based on the Florida Forever Conservation Needs Assessment developed by FNAI. The data used in that analysis represent a standardized, statewide perspective of natural community distributions based primarily on data from the Cooperative Land Cover Map. Nearly all of the proposed addition contributes to priority 2 and 3 Strategic Habitat Conservation Areas, priority 3 and 4 Natural Floodplain Function, and priority 1 Surface Water Protection. The site does not contribute to Ecological Greenways, FNAI Habitat Conservation Priorities, or Under-represented Natural Communities (mesic/wet flatwoods).

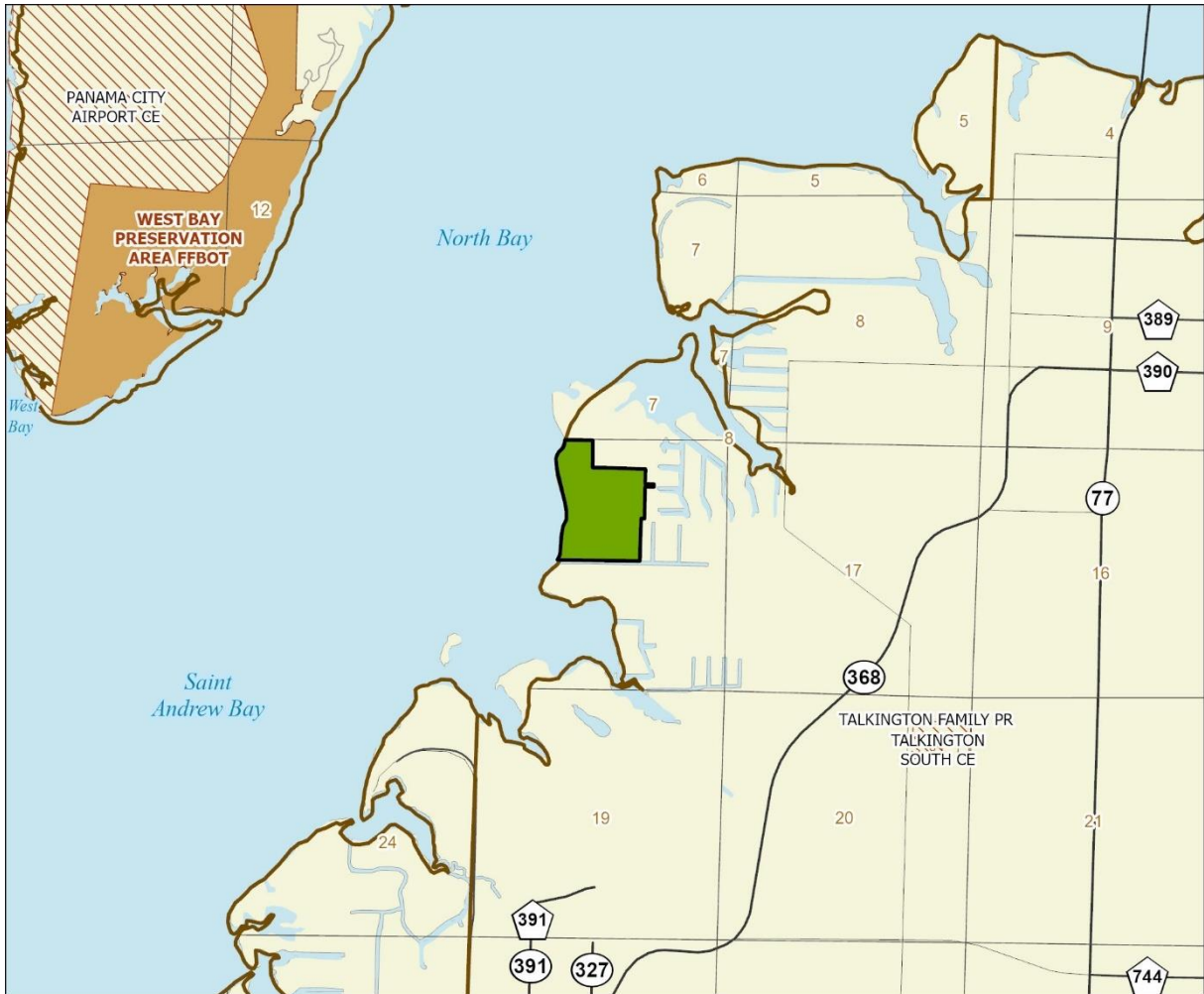
West Bay Preservation Area (Goose Bayou): Florida Forever Measure Evaluation 20220607

GIS ACRES = 87

MEASURES	Resource Acres ²	% of project
B1: Strategic Habitat Conservation Areas		
Priority 1	0	0%
Priority 2	56	64%
Priority 3	30	34%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	86	98%
B2: FNAI Habitat Conservation Priorities		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	0	0%
B3: Ecological Greenways		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	0	0%
Priority 5	0	0%
Total Acres	0	0%
B4: Under-represented Natural Communities		
Upland Glade (G1)	0	0%
Pine Rockland (G1)	0	0%
Scrub and Scrubby Flatwoods (G2)	0	0%
Rockland Hammock (G2)	0	0%
Dry Prairie (G2)	0	0%
Seepage Slope (G2)	0	0%
Sandhill (G3)	0	0%
Sandhill Upland Lake (G3)	0	0%
Upland Pine (G3)	0	0%
Mesic/Wet Flatwoods (G4)	0	0%
Upland Hardwood Forest (G5)	0	0%
Total Acres	0	0%
B6: Occurrences of FNAI Tracked Species		
G1	0	
G2	0	
G3	0	
G4	1	
G5	0	
Total	1	
C4: Natural Floodplain Function		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	25	29%
Priority 4	58	67%
Priority 5	2	2%
Priority 6	0	0%
Total Acres	85	98%

MEASURES (continued)	Resource Acres ²	% of project
C5: Surface Water Protection		
Priority 1	80	92%
Priority 2	0	0%
Priority 3	0	0%
Priority 4	6	7%
Priority 5	0	0%
Priority 6	0	0%
Priority 7	0	0%
Total Acres	86	99%
C7: Fragile Coastal Resources		
Fragile Coastal Uplands	0	0%
Imperiled Coastal Lakes	0	0%
Coastal Wetlands	58	66%
Total Acres	58	66%
C8: Functional Wetlands		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	23	26%
Priority 4	35	40%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	58	66%
D3: Aquifer Recharge		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	6	7%
Priority 4	46	52%
Priority 5	0	0%
Priority 6	0	0%
Total Acres	51	59%
E2: Recreational Trails (miles) <small>(prioritized trail opportunities from Office of Greenways and Trails & Univ. Florida)</small>		
Land Trail Priorities	0.0	
Land Trail Opportunities	0.0	
Total Miles	0.0	
F2: Arch. & Historical Sites (number)		
	0 sites	
G1: Sustainable Forestry		
Priority 1	0	0%
Priority 2	0	0%
Priority 3	29	33%
Priority 4	0	0%
Priority 5 - Potential Pinelands	0	0%
Total Acres	29	33%
G3: Forestland for Recharge		
	5	6%

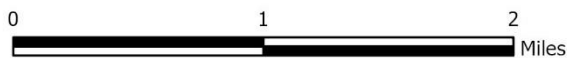
²Acres of each resource in the project and percentage of project represented by each resource are listed except where noted. This analysis converts site boundary into pixels, which causes slight differences from GIS acres; this effect is most noticeable on small sites.



**WEST BAY PRESERVATION AREA PROPOSED ADDITION
(GOOSE BAYOU)**

BAY COUNTY

- Proposed Addition
- Florida Forever BOT Projects
- State Owned Lands
- Other Conservation Lands



JUNE 2022

West Bay Preservation Area Proposed Addition (Goose Bayou)

FLORIDA FOREVER BOARD OF TRUSTEES PROJECT PROPOSED ADDITION AS OF JULY 2022



Bay County, Bay County FL, State of Florida, Maxar, Microsoft

Map Produced by: N. Pasco, July 2022

Background: World Imagery Resolution = 0.3 meter



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