



Walton County Planning and Development Services

31 Coastal Centre Boulevard, Suite 100
Santa Rosa Beach, Florida 32459

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47 North 6th Street
DeFuniak Springs, Florida 32433

Phone 850-892-8157 * Facsimile 850-892-8162

NOTICE TO BUILDING PERMIT APPLICANTS

The Choctawhatchee beach mouse is a small old-field mouse that can reach a length of up to 5.5 inches (14 centimeters). Its dorsal (back) side is a light brown color which extends to around the nostrils, while the belly is white. The tail is usually all white and can reach a length of two inches (5.1 centimeters) (Florida Natural Areas Inventory 2001). It is a federally listed endangered species and Coastal Walton County is natural habitat for the Choctawhatchee beach mouse. Therefore special federal requirements apply to properties within these habitat areas.

Projects are either located within Tier 1 Habitat Areas (Direct Impacts Likely, Federal Permit Required) or Tier 2 Habitat Areas (Indirect Impacts, County Permitting Only).

Projects within Tier 2 Habitat Areas are subject to Walton County Land Development and Comprehensive Plan requirements for wildlife lighting, dune protection, and native vegetative community protection among other coastal land development requirements. Written acknowledgement of the understanding of beach mouse related conservation measures should be provided to Walton County and the USFWS via email or postal mail. This is accomplished during Walton County Planning and Development Services Building and Flood Review process and a copy of this signed review may be sent to USFWS at the following address: U.S. Fish and Wildlife Service 1601 Balboa Avenue, Panama City FL 32405 or emailed to kristi_yanchis@fws.gov.

In addition, the conservation measures provided on the following attachment (Attachment A) must be recorded prior to issuance of a building permit. Recordation fees are \$10.00 for the first page and \$8.50 for any subsequent pages. You will need either a legal description of the property or a copy of the current deed in order to record. Please note this acknowledgement and recordation requires the property owner's signature. This document may be recorded at:

Walton County Clerk of Courts
South Walton Courthouse Annex
31 Coastal Centre Boulevard, Suite 500
Santa Rosa Beach, FL 32459
(850) 267-3066

571 U.S. Highway 90 East
Defuniak Springs, FL 32433
(850) 892-8155

Projects located within Tier 1 Habitat Areas have been deemed by the U.S. Fish and Wildlife Service to have direct impacts to coastal dune habitat. Property owners must contact the USFWS directly to continue coordination and federal permitting requirements. Issuance of a County Building Permit DOES NOT indicate compliance with federal requirements for projects within Tier 1 Habitat Areas.

Attachment A

Typical Conservation Measures for Walton County Parcels with NO DIRECT IMPACTS to Choctawhatchee beach mice (CBM) or their habitat. These conservation measures are deemed essential for the long term survival and recovery of CBM.

1. Maintain, enhance, management and protect the remaining natural areas and restoration areas onsite following construction.
2. Allow access to USFWS and FWC staff for the purpose of monitoring, trapping, relocation, and management efforts as needed (Owners will be notified if access is needed will not be frequent).
3. Planting and maintaining native dune vegetation within the landscape surrounding the structure. A variety of suitable cover and forage plants are preferred.
4. Restoration of any degraded dune areas associated with previous or construction related impacted lands.
5. Develop and provide educational brochures and placards to be installed and provided to rental occupants.
6. Installation of a dune walkover to focus foot traffic and activities away from coastal dune habitat. Shared walkovers should be explored as an option. Walkovers must be per our current guidelines to not require a permit.
7. Provide annual reporting by a qualified individual to provide details of the condition of the habitat.
8. Prohibit domestic cats outside. No harboring or feeding outdoor or feral cats.
9. Dogs permitted on a leash, and not allowed within the protected dune habitat or marked shorebird nesting habitat.
10. No trash receptacles will be kept outdoors. All trash receptacles kept in an enclosed predator proof receptacle to prevent attracting predators or house mice/rats.
11. Posting, roping, and maintaining the seaward extent of the primary dune line (if applicable to the site) to prevent intrusion into the dune ecosystem and allowing this area to rebuild and function naturally.
12. Wildlife friendly lighting should be reviewed by Walton County staff per their ordinance. This should include the most minimal lighting needed for safety. No decorative lighting. All windows and glass doors should have the appropriate glass or window tint that only allows 45% light transmittance from inside to outside. If outside of Walton County lighting review boundary and within CBM habitat, the same lighting standards should be incorporated into construction and operation of the dwelling.

Owner's Signature: _____ Date: _____

STATE OF FLORIDA
COUNTY OF WALTON

On this ____ day of _____, 20____, before me, a Notary Public in and for the above state and county, personally appeared _____, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

NOTARY PUBLIC
My Commission Expires: _____

(SEAL)

Witness

Witness

Two witness signatures required for recordation.

This document has been developed by the U.S. Fish and Wildlife Service in accordance with the Endangered Species Act of 1973.

