AGENDA

LAND ACQUISITION COMMITTEE

Monday, November 6, 2017 at 1:30 PM

Government Services Building, First Floor Conference Room
1769 E. Moody Blvd., Bunnell, Florida 32110

1. Roll Call
2. Pledge of Allegiance
3. Review and Approval June 12, 2017 Minutes
4. Committee Vote for Priority Ranking
5. Committee Comments
6. Public Comment
7. Adjournment

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS MEETING. THE COMMISSIONERS, WHO ATTEND, WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING.

THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE NUMBER LISTED ABOVE AT LEAST 48 HOURS PRIOR TO THE MEETING.
1. **Roll Call:** The roll was called and the meeting was called to order. There was a quorum present.  
   **Members Present:** Ann Moore, Brynn Newton, and Walter Mahler. Richard Hamilton,  
   **Absent Members:** Anne Wilson, Mike Kuypers, and Thea Hein-Mathen

2. **Pledge of Allegiance:** Brynn Newton led the group in the Pledge of Allegiance.

3. **Review and Approval May 8, 2017 Minutes**  
   **Motion:** Motion to Approve the May 8, 2017 Minutes  
   **Motion By:** Richard Hamilton  
   **Motion 2nd by:** Walter Mahler  
   **Vote:** Motion carried unanimously.

4. **Iroquois Property:** Staff requested that Iroquois property be ranked on “A-List” and to advise the BOCC to allow staff to begin negotiation for the property including utilization of an option agreement if necessary.  
   **Motion:** Motion to add Iroquois Property to “A-List” at number one.  
   **Motion By:** Ann Moore  
   **Motion 2nd by:** Walter Mahler  
   **Vote:** Motion carried unanimously.  
   **Discussion:** A full re-ranking process should occur in the fall. Also, a second motion was made to authorize staff to enter into negotiations but this was all covered in the original motion.

5. **SR100/ Old King’s Property:** Staff reported on discussion with so-called “JX Property” real estate agent  
   **Motion:** No motion  
   **Discussion:** Staff reported that in discussion with agent, the asking price was in the $9,000,000.00 range. No further action was taken by staff.

6. **Committee Comments:** Mr. Hamilton asked how to include LAC comments and language explaining the committee’s rationale in making their property recommendations.  
   Mr. Hamilton asked for an update regarding Pellicer Flats Mitigation Bank. The next step in the process is in legal department review.

7. **Public Comment:** None.

8. **Adjournment**  
   **Motion:** Motion to adjourn at (time not recorded).  
   **Motion By:** Richard Hamilton  
   **Motion 2nd by:** Ann Moore  
   **Vote:** Motion carried unanimously.
LAC Priority Ranking Review
Current A-list Properties (Northern Flagler County)
Current A-list Properties (Southern Flagler County)
Pringle Creek Forest

- +/- 8,432 acres (38% wetland)
- Northern section: 800+ acres
  - Headwaters to Pringle Branch
- Southern Section: 7,000+ acres
  - Industrial Timberlands
  - Palm Coast wells site
- Water Conservation
- Wildlife corridor
- Passive recreation
Craven Property

• +/- 36 acres
• 15 acres of Wetlands
• Located in the City of Palm Coast along Old King’s Road, North of Palm Coast parkway
• Passive Recreation Opportunities
Spalding Property

• +/- 70 acres
• Adjacent to Shell Bluff Park
• Historic Value (former historic hotel, etc.)
• Passive Recreation Opportunities
Townsend Properties

• Silviculture land
• Potential partnership with SJRWMD
  • Haw Creek: 617 acres
  • Lake Disston: 2,678 acres
  • Dead Lake: 1,509 acres
  • Prairie Tract: 667 acres
Kern Property

- +/-136 acres
- Silviculture land
- 0.8 mile frontage on Lake Disston
- Historic structure
- Artesian springs
- canal
Solitude Condos

• 3.9 acres
• Additional Beach Access
Dillard/Peavey Property

- 2 acres
- Estuarine wetland
- Borders 6 acres of Flagler County property
- 110 feet of ICW frontage
**Instructions: Rank each property from 1 to 12 in the column on the right, 1=highest priority, 12 = lowest priority**

<table>
<thead>
<tr>
<th>Property Description</th>
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<tbody>
<tr>
<td><strong>Dillard/Peavy Property</strong></td>
<td>+/- 2 total acres - Application submitted by owner-representative. Residential/Limited commercial district zoning, Mixed Use-Low Intensity-Low/Medium Density (1 to 7 residential units per acre). Present Use: Vacant. Approximately 40% of site is likely coastal/estuarine wetland (0.75 acre). Borders on the North with 6 acres of Flagler County owned property. Would add 110 additional feet of Intracoastal waterway frontage.</td>
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<td><strong>Solitude Condos</strong></td>
<td>+/- 3.9 acres – Northeast Flagler County, east of A1A with Beach Access – Committee recommended that the property not be listed unless the Property between Solitude Condos and Washington Oaks Park could be part of the package. FNAI noted this property qualifies as a locally significant Natural Area based on Loggerhead and Green Turtles use of the area for nesting sites. Property would provide additional beach access.</td>
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<td><strong>Pringle Creek Forest a/k/a Rayonier Timberlands</strong></td>
<td>+/- 8,432 acres (38% Wetland) – Application submitted by SJRWMD - Property consists of multiple parcels divided into a North section and a southern section. The property is located in northeast Flagler County located west of I-95 and US 1, south of Pellicer Creek Conservation Area and north of SR 20 – purchase would provide protection for Pringle Swamp that provides sheetflow and water storage for storm events. The Northern section (800+ acres) comprised of mostly wetland is the headwaters for Pringle Branch that flows directly into the Pellicer Creek Aquatic Preserve - Northeast corner is adjacent to Guana Tolomato Matanzas National Estuarine Research Reserve and Faver-Dykes State Park – establishes wildlife corridors and would provide a critical linkage to Florida Ecological Greenways Network. The Southern section (7,000+ acres) is industrial timberlands with outparcels interspersed for City of Palm Coast water supply wells.</td>
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<td><strong>Craven Property</strong></td>
<td>+/- 36 Acres – 15 acres of wetland - located in the City of Palm Coast along Old Kings Road North of Palm Coast Parkway and adjacent to I-95 – Suggested by the City of Palm Coast. Provides normal passive recreation opportunities.</td>
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<td><strong>Kern Property</strong></td>
<td>+/- 136 acres – Application submitted by property owner-representative. 0.8 miles (approx. 4200ft) frontage on Lake Disston. Property includes a historic structure, several artesian springs, a small canal, and timber resources.</td>
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**Townsend Tracts – 4 Parcels**
+/- 5,471 acres – Application submitted by SJRWMD – there are 4 parcels all located in southwest Flagler County – Lake Disston Tract, Prairie Tract, Haw Creek Tract and Dead Lake Tract – Probable 79% wetlands – All tracts are currently vacant and have silviculture production – they are encumbered by a Plum Creek Timber Company lease terminating on 1/29/23 – potential partnership with SJRWMD – Each Parcel will be evaluated individually.

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**Spalding**
+/- 70 acres – Application submitted by property owner – The parcel is adjacent and west of the County’s Shell Bluff Park. According to the application, it is the site of a former historic hotel, commerce center, and loading dock for ag products. Currently the site is undeveloped and consists of mostly hammock/wetland communities with uplands interspersed throughout.

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**Iroquois Tract -**
+/-117 Acres – 12 acres of wetland – Annexed property into the City of Palm Coast - Southeast Flagler County, South of SR 100, East of Old Kings Road, has a working coquina rock and shell extraction project on the property and is adjacent to a FDOT coquina rock storage area. Property is listed on Flagler County Florida Forever Blueway list. Noted by the Florida Department of State, Division of Historical Resources as having “at least moderate archaeological site probability”. Would provide additional entrance into County’s property along Bulow Creek.

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