

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Natural Lands Program Status / Committee Recommendations

DEPARTMENT: Planning & Development **DIVISION:** Community Resources

AUTHORIZED BY: Dan Matthys  **CONTACT:** Amy Raub **EXT.** 349-0959

Agenda Date <u>09/27/05</u>	Regular <input checked="" type="checkbox"/>	Consent <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

Authorize staff to initiate due diligence in proceeding toward possible partnerships and acquisition on the Lansing, XYZ Corporation and Schlusemeyer properties per the Natural Lands Committee Recommendations.

BACKGROUND:

Staff will provide the Board with the status of remaining funding and recommendations of the Advisory Committee for the Natural Lands Program. The intention of the update is to receive direction from the Board regarding the final closeout of the existing bond proceeds.

The Natural Lands Advisory Committee has initiated the review and ranking of properties and has recommended the attached properties to be considered for acquisition by the Board.

The Committee has essentially adopted the same criteria used by the previous committees to evaluate properties. These criteria include an assessment of the following characteristics: vulnerability to development, rarity of species, connectedness, completeness of habitat types, manageability, passive use potential and special considerations such as bargain purchase and joint funding availability. Should the Board approve the Committee recommendations, staff will initiate due diligence including appraisals and negotiations in proceeding towards acquisition. Upon successful negotiation of an option, a purchase agreement will be presented for Board action.

STAFF RECOMMENDATION:

Staff recommends the Board authorize staff to initiate due diligence in proceeding toward possible partnerships and acquisition on the Lansing, XYZ Corporation and Schlusemeyer properties per the Natural Lands Committee Recommendations.

Attachment(s): Presentation to the Board of County Commissioners

Reviewed by:	
Co Atty:	_____
DFS:	_____
Other:	_____
DCM:	
CM:	_____
File No.	<u>Rpdc01</u>

The Natural Lands Program Land Acquisition Briefing

September 27, 2005
Community Resources Division



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Natural Lands Program

Briefing Overview:

- Funding report
- Summary of land acquisition program
- Recommendations for final acquisition in the allocation of remaining bond funds.

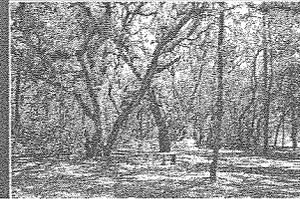




Natural Lands Program

Funding Report:

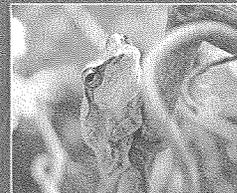
➤ Bond Referendum Funds		\$4,451,218.52
➤ Initial Property Improvements	FY '05-'06	\$450,000.00
	FY '06-'07	\$461,000.00
	FY '07-'08	\$461,000.00
Land Acquisition		<u>\$3,079,218.52</u>



Natural Lands Program

Acquisition Program Snapshot (2005):

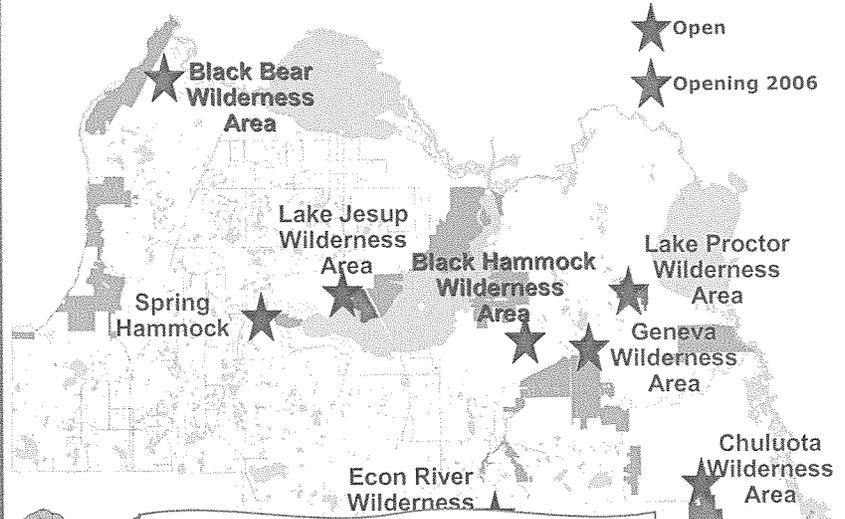
- Over 6,500 acres preserved (includes joint purchases)
- 5 Wilderness Areas open to the public, two others opening in 2006.





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Natural Lands Properties



Monies doubled by Leveraged Funds!!



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Natural Lands Program: Advisory Committee

Snapshot Since Last BCC Briefing:

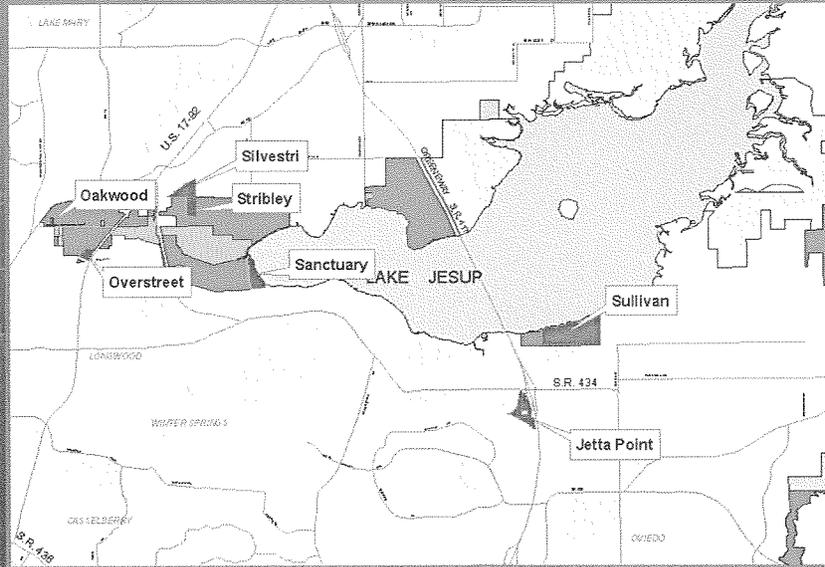
- 31 properties reviewed by Advisory Committee
 - 15 Properties - not recommended
 - 9 Properties – recommended by Committee, not recommended by BCC or no willing seller.
 - 3 Properties – recommended, purchased with leveraged funds.
 - 4 parcels – purchased by Natural Lands funds





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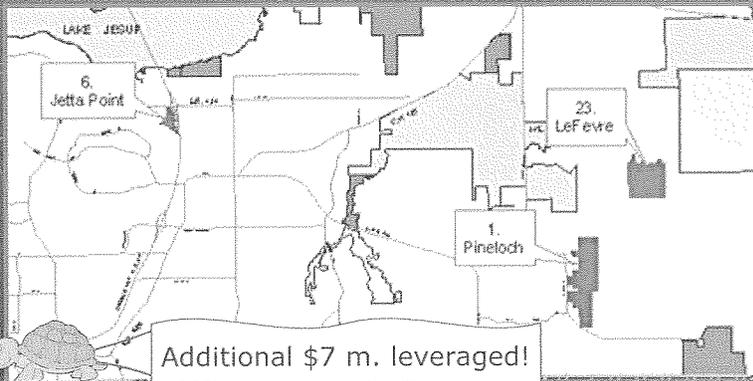
Latest Properties Acquired



SEMINOLE COUNTY

Properties Purchased Jointly or with Leveraged Funds

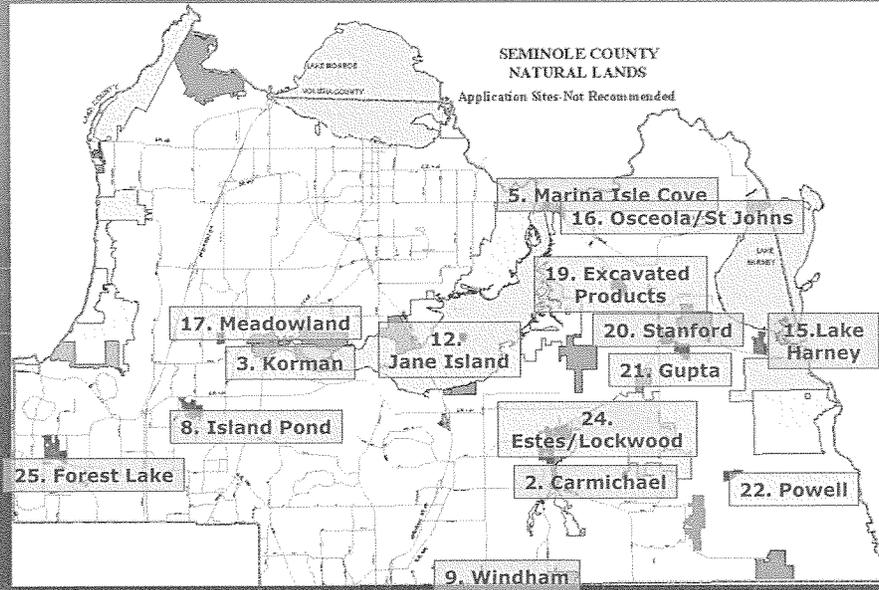
<u>Property Name</u>	<u>Purchasing Entity</u>	<u>Funds Leveraged (approx.)</u>
Pineloch	US Forest Service	\$3.5 million dollars
Jetta Point	Grant/other Cty funding	\$1.7 million dollars
LeFevre	SJRWMD (Easement)	\$1.73 million dollars





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Properties Not Recommended By Advisory Committee



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Properties Recommended, Not Purchased

Unwilling seller or impasse on negotiations:

- > FNST Connector
- > Clifton Springs
- > Additional Spring Hammock Infill
- > Lansing
- > Wekiva Marina

BCC directed no additional Wekiva area purchase:

- > Van Horn
- > Starbuck Springs

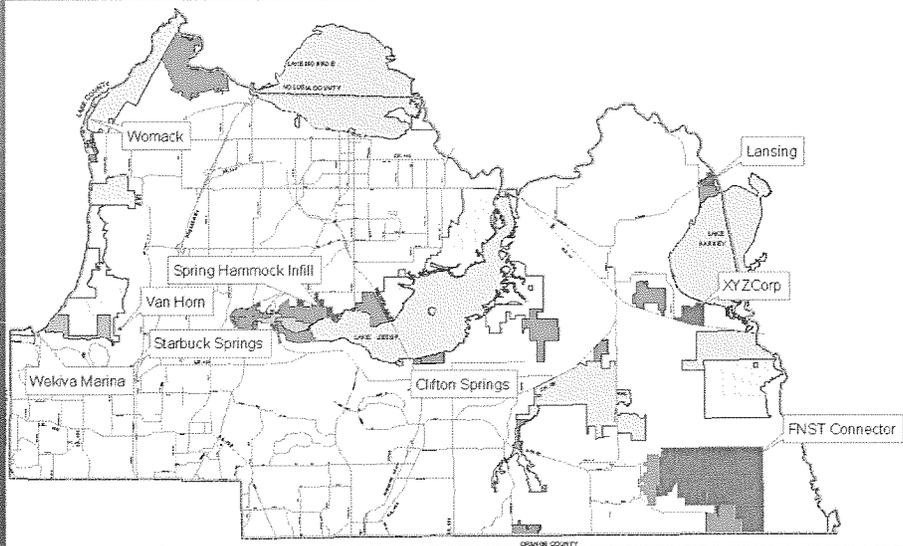
Other:

- > XYZ Corp – failed with BCC, Committee is considering with new owner.
- > Womack – in litigation



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Properties Recommended, Not Purchased

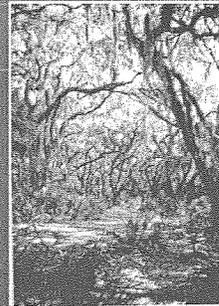
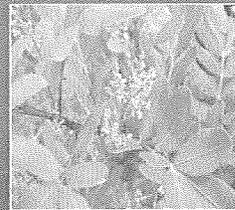


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Properties Reviewed - 2005

Properties Reviewed:

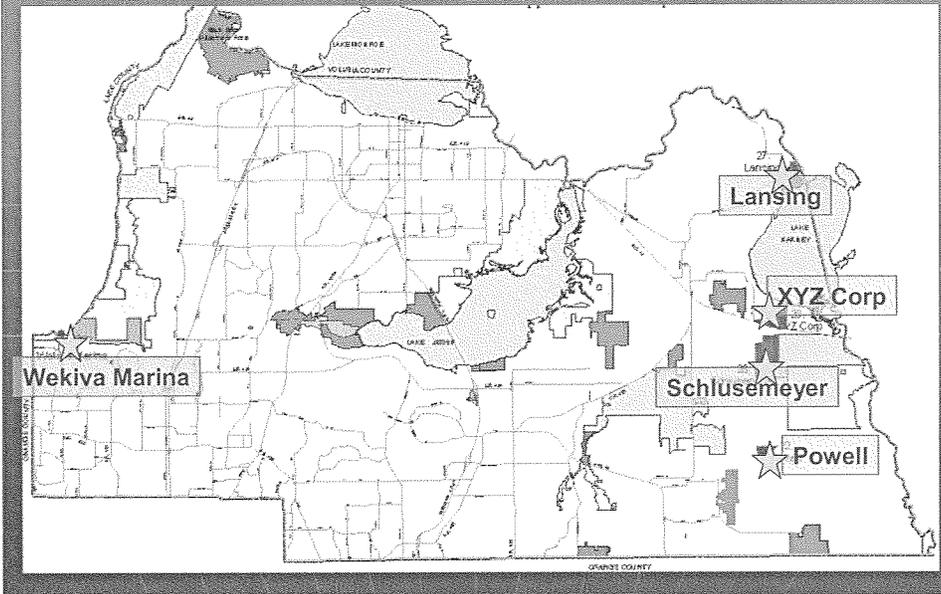
- Lansing: Recommended
- XYZ Corp: Recommended
- Schlusemeyer: Recommended
- Powell: Not Recommended
- Wekiva Marina: Not Currently Available





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Properties Reviewed - 2005



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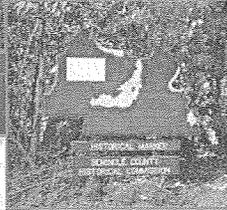
Lansing Property – 112 Acres





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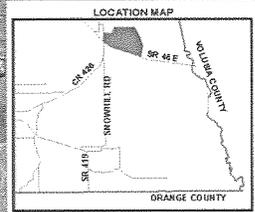
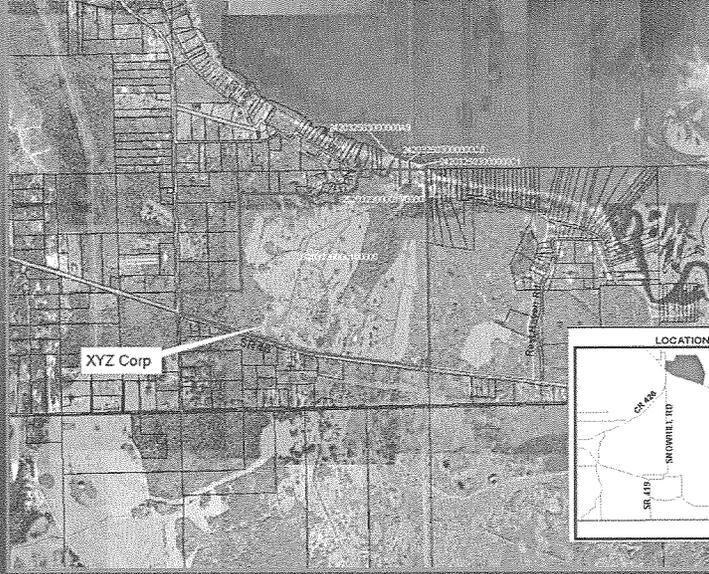
Lansing Property





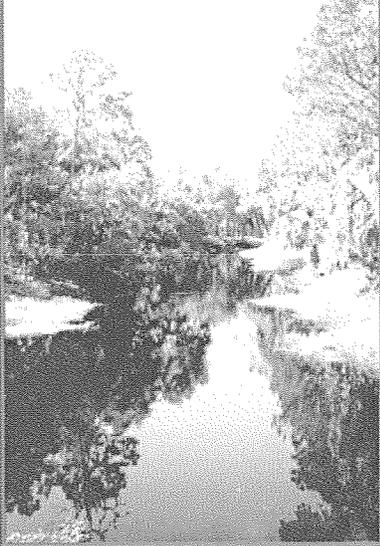
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XYZ Corporation Property 375 Acres



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XYZ Corporation Property



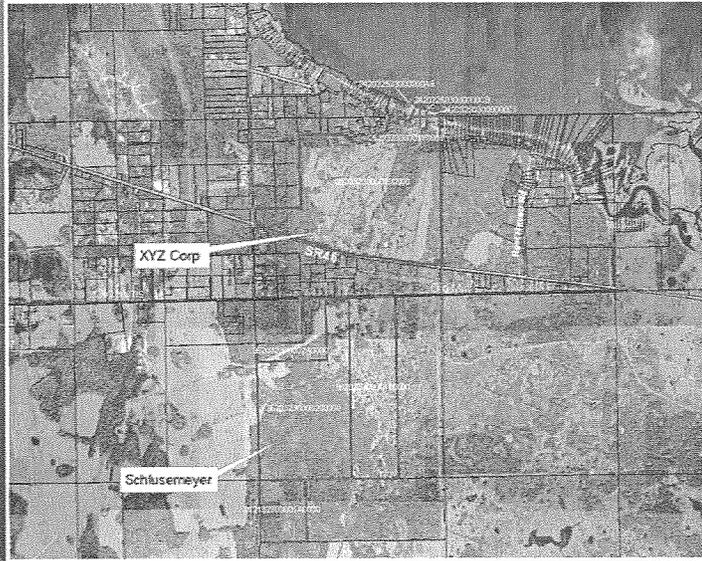
Man made Canal (North access)



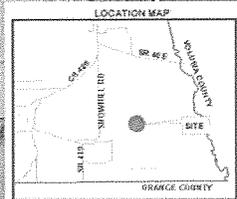
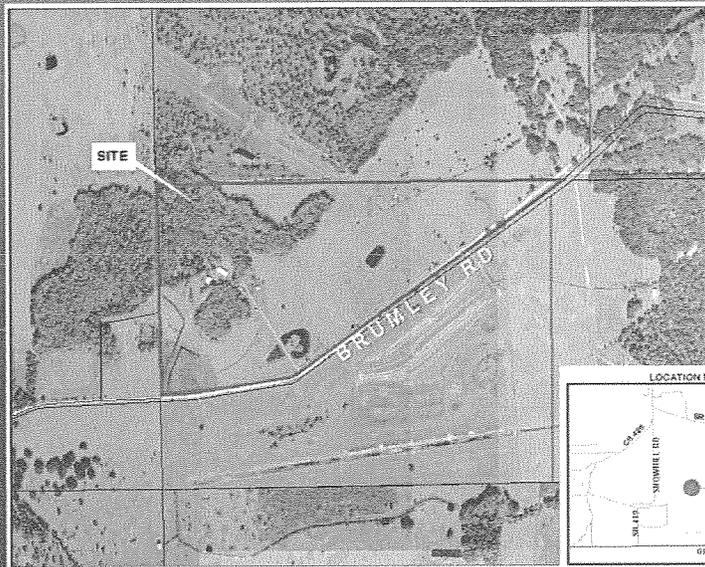
Interior



XYZ Corp. and Schlusemeyer Property



Powell Property – 94 Acres





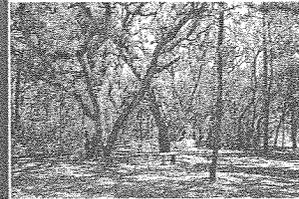
Recap / BCC Direction

Funding Report:

• Bond Referendum Funds		\$4,451,218.52
• Initial Property Improvements	FY '05-'06	\$450,000.00
	FY '06-'07	\$461,000.00
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Land Acquisition

\$3,079,218.52



Recap / BCC Direction

Summary:

- Over 3 million dollars left for land acquisition
- Properties recommended:
 - Lansing
 - XYZ
 - Schlusemeyer

