

## LAND ACQUISITION ADVISORY COMMITTEE (LAAC)

The Indian River County (IRC) Land Acquisition Advisory Committee (LAAC) held a meeting on Wednesday, February 13, 2008 at 1:30 p.m. in Room "B1-501" of the County Administration Building B, 1800 27<sup>th</sup> Street, Vero Beach, Florida. You may hear an audio of the meeting; review the agenda and the minutes on the IRC website - [www.ircgov.com/Boards/LAAC//2008](http://www.ircgov.com/Boards/LAAC//2008). Please note listed at the end of each agenda item refers to time on the recorded minutes.

Present were members: **Chairman Dr. Richard Baker**, Pelican Island Audubon Society (PIAS); **Council Member Susan Adams**, City of Fellsmere; **Jim Granse**, Taxpayers' Association; **Bonnie Veron** and **Talmage Rogers**, Members-at-Large; **Adam Bolinger**, Development Community (arrived at 2:20 p.m.); **Michael Walther**, IRC Chamber of Commerce; **Judy Orcutt**, Sierra Club; **Mayor Andrea Coy**, City of Sebastian; **Janice Broda**, Mosquito Control District; **Louis Schacht**, Agriculture Interest; **Lois Work**, Board of Realtors; **Denise Waddell**, IRC Historical Society; **Councilmember Bud Oatway**, Town of Orchid; **Councilmember Frannie Atchison**, Town of Indian River Shores; **Toni Robinson**, Indian River Land Trust (IRLT); and **Councilmember Sabin Abell**, City of Vero Beach.

Absent was: **Kevin Doty**, Civic Association (excused).

Also present were: **Commissioner Peter O'Bryan**, IRC Commissioner Liaison; **Marian Fell**, IRC Assistant County Attorney; **Roland DeBlois**, IRC Chief of Environmental Planning; **Robert Keating**, Community Development Director; **Ken Oristaglio**, IRC Environmental Planner; and **Terri Collins-Lister**, Commissioner Assistant, District 4. Others present were: **Matt Sexton**, The Conservation Fund; **Ralph Monticello**, Indian River Land Trust; **Jim Egan**, Marine Resources of Indian River County; **Charlie Wilson**, Media Arts Group; **Joel Tyson**, Historical Society; **Graham Cox**, Pelican Island Audubon Society; **Henry Stephens**, Press Journal and **Gregory Garcia**, **Richard** and **Mary Jones**; **Jack** and **Diane Bickart**, Interested Citizens.

### Call to Order (00:00:10)

Chairman Baker called the meeting to order at 1:30 p.m. and introductions were made.

**Election of Chairman and Vice Chairman** (00:01:15)

**ON MOTION BY Ms. Broda, SECONDED by Ms. Coy, the members voted unanimously (17-0) to re-elect Dr. Richard Baker as Chairman.**

**ON MOTION BY Ms. Broda, SECONDED by Ms. Coy, the members voted unanimously (17-0) to re-elect Mr. Bolinger as Vice Chairman.**

**Approval of August 29, 2007 Meeting Minutes** (00:02:13)

**ON MOTION BY Ms. Work, SECONDED BY Ms. Broda, the Committee voted unanimously (17-0) to approve the minutes of the meeting of August 29, 2007 as presented.**

**Consideration of Purchase of the Jones's Pier LAAC Site – Mr. Roland DeBlois and Mr. Matt Sexton** (00:02:39)

Mr. Roland DeBlois, IRC Chief of Environmental Planning, reviewed the information contained in his memorandum of February 6, 2008, a copy of which is on file in the Commission Office. He outlined some of the features of the Jones's Pier property and mentioned the 16.50 acres had  $\pm$  335 linear feet of riverfront, a single-family home, a cottage, a single-family and commercial dock. He pointed out what was unique about the Jones's Pier property was that it had been in the Jones's family for over 115 years and was considered a historic homestead that was an integral part of the Jungle Trail. He pointed out the negotiated purchase price with the option agreement was \$8,000,000, which came out to a little under \$485,000 per acre. He concluded the County had been awarded a 45% cost-funding grant from the Florida Communities Trust (FCT) for the Jones's Pier property, which included 45% cost-share of acquisition expenditures. He continued the 45% funding grant was based on the negotiated purchase price and the estimate of acquisition cost was  $\pm$ \$3,654,000 and the result would be an estimated County Expenditure Bond Fund of  $\pm$ \$4,466,000. He told the committee four appraisals were obtained to determine the value of the Jones's Pier property, two of which were the standard procedures of the County under its guidelines.

Mr. DeBlois reiterated aspects of the property the County had negotiated with the Jones's family and also Kennedy Groves, Inc. to be included as a part of the purchase, including cessation of an existing tree farm and accommodation of the Jones's condition of sale allowing Mr. Jones to live out his life on the property

as a caretaker under the terms of the agreement as listed in the memorandum.

Mr. Deblois indicated a public hearing on the Jones's Pier was scheduled to go before the Board of County Commissioners on March 4, 2008 to consider the proposed purchase.

A discussion ensued regarding the caretaker's agreement, management costs, public access with a parking area on the property, the reason for purchasing the entire property instead of just the riverfront portion and the property value.

Mr. Deblois provided an estimate of available funds as of January 31, 2008 in the Environmental Land Acquisition Fund, a copy of which is on file in the Commission Office. A discussion followed.

**(00:58:27) ON MOTION BY Mr. Walther, SECONDED BY Mr. Schacht, the members voted (10-7) to recommend the Board of County Commissioners approve the option contract for the purchase of the Jones's Pier Property. Mr. Rogers, Mayor Coy, Ms. Work, Mr. Bolinger, Councilmember Oatway, Ms. Broda, and Dr. Baker opposed.**

Ms. Orcutt and Mr. Schacht left at 2:30 p.m.

### **Update on Status of Projects (01:00:20)**

Mr. Deblois provided a list of sites to be considered for purchase under the County Environmental Lands Program and gave a brief overview of the projects, a copy of which is on file in the Commission Office. Mr. Walther asked what projects on the list staff had focused their efforts on to bring to the table. Mr. Deblois replied the focus had been on the Saint Sebastian River Greenway Connector. A discussion followed on priority projects and on some of the grants available for land acquisition.

**(01:25:53) ON MOTION BY Mayor Coy, SECONDED BY Councilmember Oatway, the members voted unanimously (15-0) to ratify the final Land Acquisition Site Ranking List.**

**UNDER DISCUSSION**, Mr. Walther felt the Land Acquisition Site Ranking List should rank those projects, the Committee and staff were actively pursuing

for purchase at the top of the list. He suggested those projects be identified and categorized by reality or a wish list and felt this distinction was warranted. A discussion followed.

Mr. Deblois mentioned the official grand opening of North Sebastian Conservation Area would be held on March 1, 2008.

### **Other Business**

There was none.

### **Adjournment**

There being no further business, the meeting adjourned at 3:03 p.m.

DRAFT