



## City of Flagler Beach      **AGENDA ITEM #7** **Item Summary and Recommendation**

**SUBJECT:** Receive an update and recommendation from the 3600 S. Central Alternative Use Committee and give the Committee direction regarding next steps.

**BACKGROUND:** The Alternative Use Committee was formed by the adoption of Resolution 2014-32. At the Committee's February 19 meeting, they reviewed alternative options for the property (see attached lists). The majority of the Committee determined they would like the property be "revenue neutral." The list was then reviewed to determine which options may be "revenue neutral."

The Committee made the following motion: "We recommend to the Commission for the City to enter into negotiations with the interested entity or entities and make a contingent offer to purchase the 2.94 acres if the City successfully enters into a contract to transform and manage the property as a golf course." The motion carried after a roll call vote.

The Committee seeks guidance regarding the recommendation and in particular, the City's thoughts on the property returning to its original use as a golf course and the purchase of the 2.9 acres.

**ATTACHMENTS:**      Power Point Presentation.

**SUBMITTED BY:** Michael Flank, Chairman, Alternate Use Committee

### **STAFF COMMENTS:**

**CITY MANAGER:** The 2.94 acre area has, based on discussions prior, during and after our original RFP process has been the "stumbling point". It is believed by many that without a driving range the pro-forma finances will not work.

There remains little risk for the City to make a "contingent" offer to purchase the 2.94 acres. Knowing we have two (2) current "Letters of Intent" that would return the property to a nine hole course – the only downside is successfully negotiating a contract with one entity that would be a win-win for this possible private /public partnership.

I personally recommend we:

- 1) Make a contingent offer to purchase the 2.94 acres
- 2) Direct Staff to arrive at a purchase price with current 2.94 acre owners
- 3) Direct Alternative Use Committee to "further" the details of the "Letters of Intent parties"
- 4) Enter into "contract talks" with all three (3) Letter of Intent parties – arriving at a contract that works for all



# 3600 South Central Alternative Use Committee Update and Recommendation





# Committee's charge

“The mission of the committee will be to investigate the options available for possible uses of the property, which comply with our Comprehensive Plan and Future Land Use Map designation of the property and then compile the findings for presentation to the City Commission”

Per Resolution 2014-32



# Chairman's request when reviewing the Alternatives

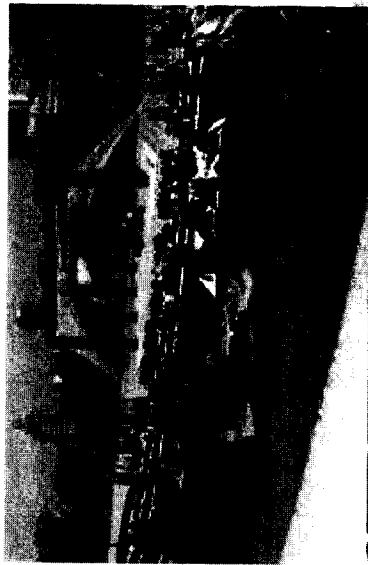
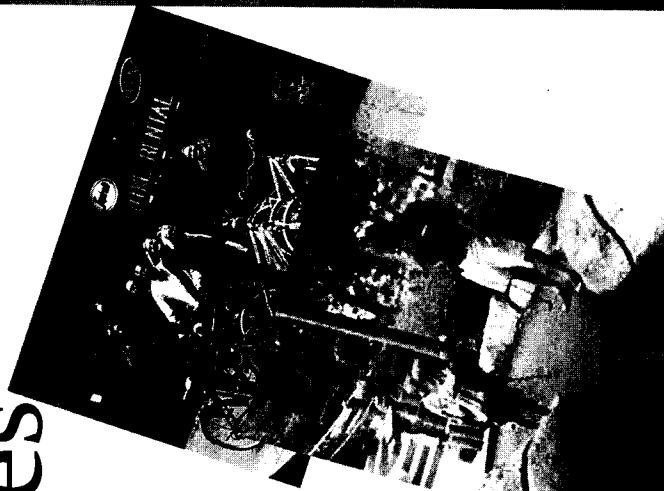
"Mr. Flank reminded the Committee he hoped the Committee's discussion would ensure that the option the Committee presents to the Commission be something that does not harm the citizens but enhances the entire city while causing the least impact to the surrounding community."

Minutes of 2/19/2015





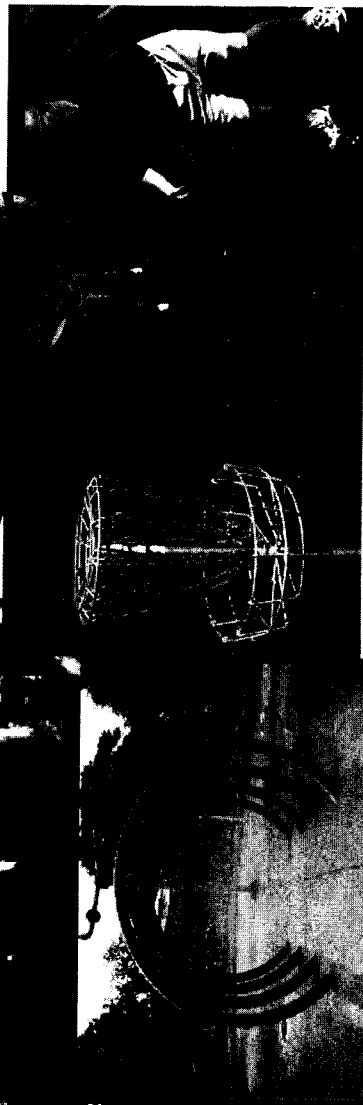
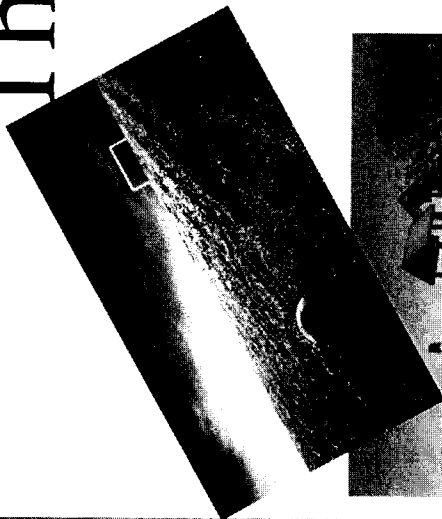
# The Alternatives



## Dog Parks



Every day





## The List of Alternatives Reviewed

Fitness Center	Obstacle Course	Hiking Trails
Biking Trails	Climbing Walls	Health and Wellness Center
Gym	Saunas	Whirlpool
Indoor Swimming Pool	Amusements: Carousel/Arcade	Mini-Golf
Foot Golf	Extreme Golf	Golf Simulator
Bowling Alley	Tennis Courts	Golf Course
Game Rom	Virtual Game Center	Laser Tag
Paint Ball	Batting Cages	Amphitheater
Event Lawn	Garden Arboretum	Natural Area
Native Habitat	Multi-purpose Community Center	Summer Camp



## The List of Alternatives Reviewed continued

Day Camp	Recreational Camping	Ocean Visitor Center
Local Learning Lodge	History Museum	Rain Garden
Stormwater Management	Aquifer Recharge Area	Solar Panel Farm
Wind Farm	Public Farm	Waterpark
Splash Park	Lazy River	Fountains and Water Slides
Hands on Sea Pools	Public Park	Sports Field
Flea Market	Special Needs Playground	Picnic Pavilions
Picnic Pavilions	Bean Bag Toss	Shuffleboard
Croquet	Land Surfing Track	Running Track



## The List of Alternatives Reviewed continued

Nature Walk	Roller Rink	Roller derby
Ice Hockey Rink	Zoo	Tropical Conservatory
Bird Sanctuary	Gopher Turtle Relocation	Equestrian Center
Bike Rentals	Golf Cart Rentals	Archery Range
Fishing Habitat	Parking for South Beach	City Trolley Service
Relocated City Hall	Green Cemetery	Disk Golf
Driving Range	Skateboard Park	Youth Center in old Clubhouse
Dog Park	Zip Line Park	Fishermen Clubhouse
Community Bike Repair	Bocce Ball Court	Community Outdoor Theatre





## The List of Alternatives Reviewed continued

Bike Week Trailer / Truck Parking	Cross Training Exercise Trail	Surf Board Storage
Snack Bar - Old Clubhouse	After School Youth Center	Basketball Courts
Senior Recreation Center	Lacrosse Field	



# Committee's Recommendation after Reviewing the Alternatives

The majority of the Committee determined they would like the property to be revenue neutral.

We recommend to the Commission for the City to make a contingent offer to purchase the 2.94 acres based on successfully negotiating a contract with an interested entity or entities to transform and manage the property as a golf course.



# Three Letters of Intent

Unsolicited Letters of Intent have been received should the City purchase the 2.94 acres.



FLAGLER GOLF MANAGEMENT, LLC  
931 Magnolia Terrace  
Flagler Beach, FL 32136



# 9 Hole Golf Courses - the Wave of the Future

*Daytona News Tribune, Wednesday, December 3, 2014*

“Golf Digest’s Tarde point out that the push for nine-hole rounds reflects a reality: Most Americans work longer hours and have more demands on weekend recreational time. . . .” “If golf were invented today,” he added, “it would be a nine-hole game.”





# In Summary

The Committee's recommendation would:

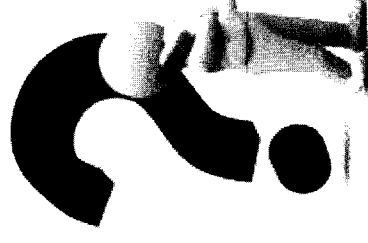
- o Remove any question of future development or litigation.
- o Add to Flagler Beach's attributes of being the County's "Recreation Destination."
- o Continue to support the City's Vision Statement: "Providing opportunities for education, culture and recreation."
- o Support the Commission's Vision for 2020: "Maintain the Character of Flagler Beach" and "... to turn vacant property productive."
- o In concert with the City's Stormwater Master Plan.
- o Provide "best and highest use" of the property.
- o Align property use with Comprehensive Plan.



# Guidance and Direction

The Alternative Use Committee needs direction

1. Returning the property to a golf course?
2. The contingent purchase offer on 2.94?
3. How do you want us to proceed regarding letters of intent?





## Kate Settle

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**From:** Rosemarie Farrell <relizamory@gmail.com>  
**Sent:** Monday, April 20, 2015 11:46 AM  
**To:** Kate Settle; moryfarrell@aol.com; lynne farrell  
**Cc:** Robert Smith; Bruce Campbell; Carmelyn Mazanec; David Frank; Michael Flank; Paul Eik; sharonem@gmail.com; Stanley Smith  
**Subject:** Re: Golf Course Presentation

Thanks Kate. My sister is typing this as I have a fractured left hand and am immediately post-surgery of my right shoulder. While I am unable to attend the meeting I will try to send some comments of my own which augment the presentation.

I think there needs to be a slide before the listed alternative uses, but certainly before the recommendation, which frames the issue with respect to the 2.94 acre parcel. As it is now, the first mention of the 2.94 acres is within the recommendation. (You are kind of left with the question, "where did that come from?"). It could be entitled, "background" or "recent history" and should explain that although there were no bids received on the RFP there was interest until it became clear that the smaller parcel on which the driving range sat was not part of the package. And so any consideration of a return to use as a golf course should factor in this information. (Bullet: (date) city purchase of property at auction for \$495,000 (or whatever it was aka a steal); bullet: (date) city issues an RFP; bullet: feedback from RFP is that project depends on revenue which would come from that parcel; bullet: Consideration--long history of controversy and litigation re use of the property will not certainly be put to rest until the 2.94 acre wild card is resolved especially re use as a golf course but also with whatever use the City determines to make of it.

This can be said better and more briefly but I think you will get my drift. The issue with the 2.94 acres is not generally known or understood, and I include myself in that category. I had thought that the city had purchased the whole thing. We need to begin from the lowest common denominator of understanding in the community and build from there so that the discussion can proceed from an accepted, given set of facts.

I think this information needs to be presented early on as it was to our AUC because it guided and formed the context for our consideration of a golf course as a revenue neutral use in keeping with our charge.

The slide on Diane Zeeman's column, I think means to say that the Golf Digest author "pointed out"...

Sent from my iPhone

On Apr 20, 2015, at 8:20 AM, Kate Settle <[KSettle@CityofFlaglerBeach.com](mailto:KSettle@CityofFlaglerBeach.com)> wrote:

<image001.jpg>

Hello All:

*Attached is the Power point presentation Michael Flank will be presenting to the Commission on the 23<sup>rd</sup>. The document is in power point. If you have difficulty opening it, let me know and I will send a pdf of the document.*

Kate