

Long Creek Nature Preserve Overview and Update



Community Development
Department



Long's Landing Estuary Sites



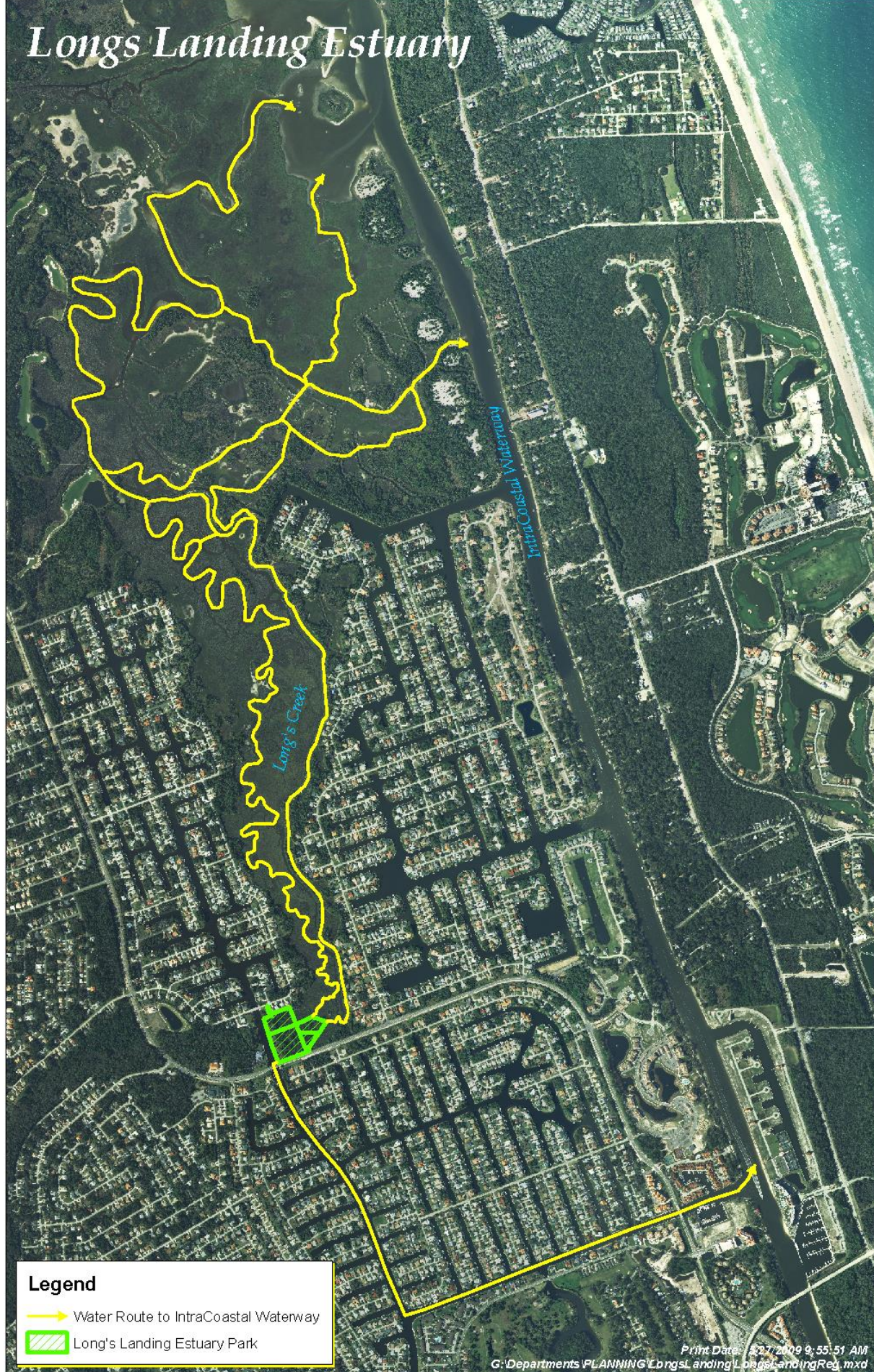
LONG CREEK SITE

PROJECT SITE



Community Development
Department





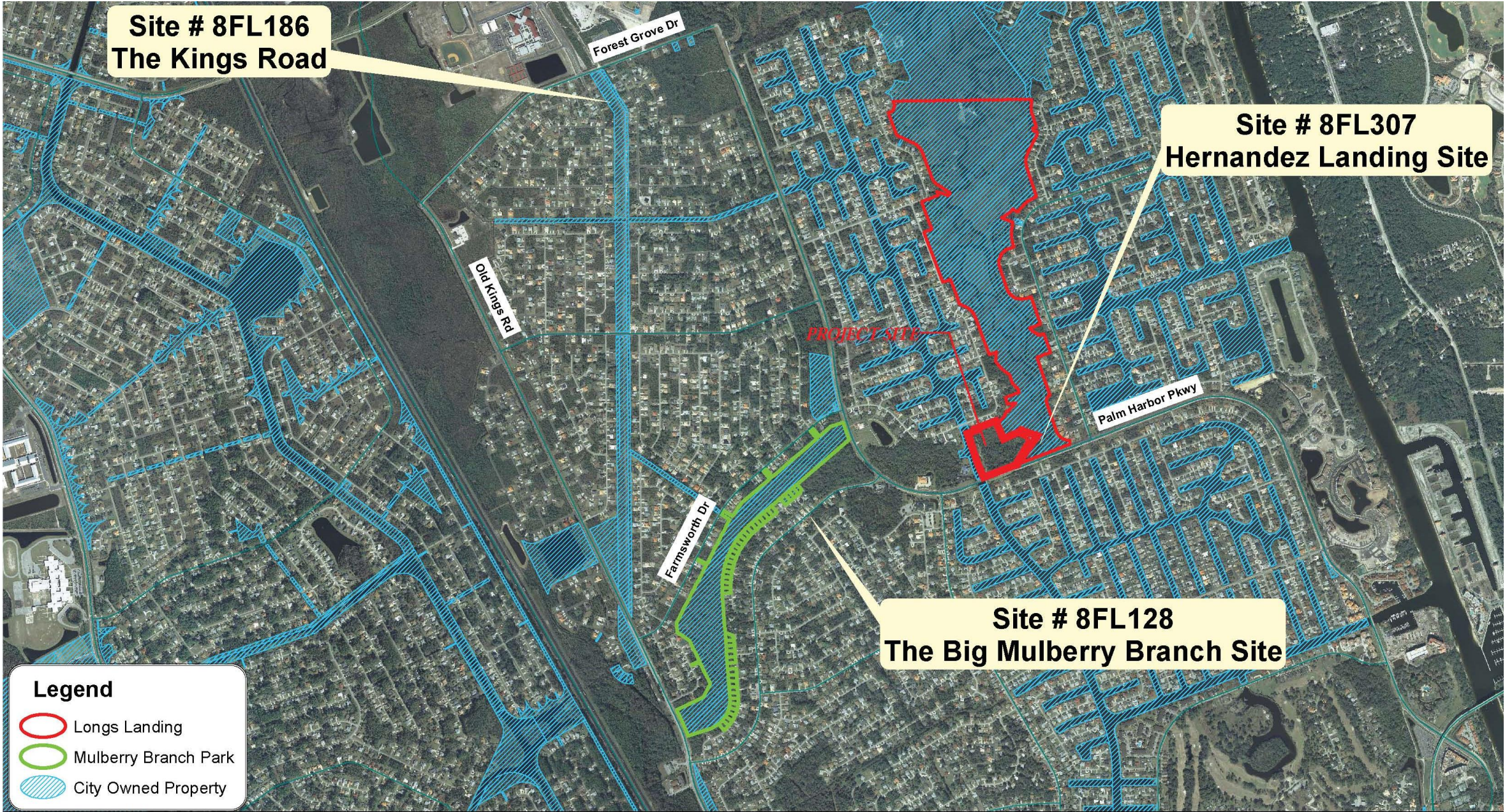
- **Connection to IntraCoastal Waterway**
 - College Waterway (City's salt water canal system)
 - Long Creek

Legend

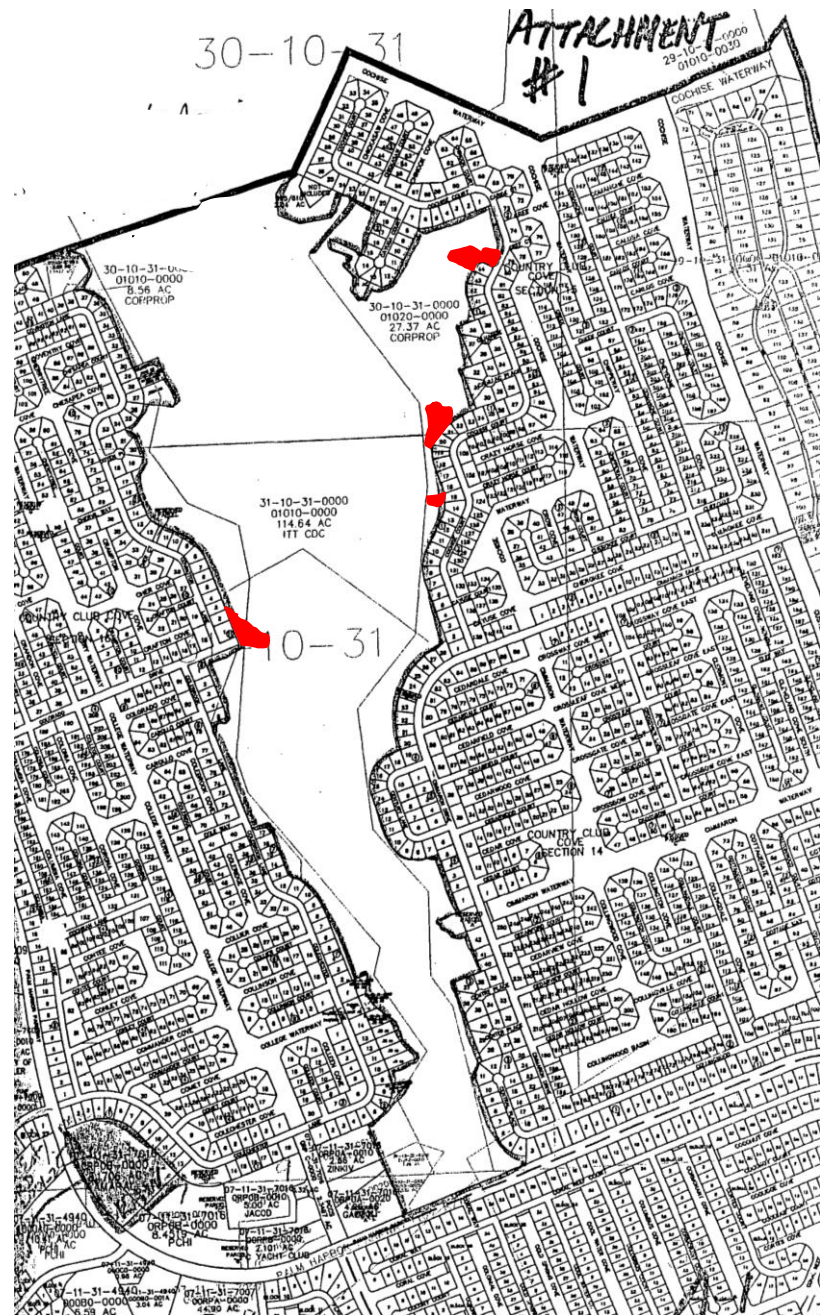
- Water Route to IntraCoastal Waterway
- ▨ Long's Landing Estuary Park



Historical Sites



BACKGROUND



- **2002**
 - June: Raccoon Realty, Inc. purchased a total of 24 vacant parcels from ITT Land Corporation that included lands in the Long Creek basin.
 - October: Mayor Canfield requested City Council discuss Long Creek parcels for consideration as a passive City park.
- **2003**
 - February: City Council reviewed options for obtaining Long Creek property and potential for development of a canoe/kayak launch into Long's Creek.
 - December: City Council approves the donation of 225+/- acres of Long Creek Basin.



BACKGROUND



2004-2006

- Property Owner meets with city to review development options & plans for a proposed condominium development.
- City begins discussions to obtain property due to public outcry over proposed development and for public benefit as a city park with water access.

2007

- Property Owner agrees to sell property to the city for \$4,500,000.00. Two appraisals were completed with a valuation in excess of \$5,000,000.00.
- May: City Council approved the terms and conditions of a Trust for Public Land Agreement to prepare a grant application for the acquisition and protection of Longs Landing property as a waterfront park.
- December: City Council approves the purchase of Longs Landing property.



BACKGROUND

VIII. SPECIAL MANAGEMENT CONDITIONS

In addition to the Management Plan conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the Management Plan shall address the following conditions that are particular to the Project Site and result from either commitments made in the application that received scoring points or observations made by FCT staff during the site visit described in Rule 9K-7.009, F.A.C.:

1. The future land use and zoning designations of the project site shall be changed to conservation, outdoor recreation, open space, or other similar category.
2. A permanent recognition sign, at a minimum size of 3' x 4', shall be maintained at the entrance area of the project site. The sign shall acknowledge that the project site was purchased with funds from the Florida Communities Trust Program and the Recipient
3. The following recreational facilities, including a fishing pier, picnic pavilion, wildlife observation platform and canoe/kayak launch shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the project site without causing harm to those resources.
4. The location and design of any parking facility shall be designed to have minimal impacts on natural resources. The parking area shall incorporate pervious materials wherever feasible.
5. Bike racks shall be installed to provide an alternative to automobile transportation to the project site.
6. A kiosk and interpretive signs shall be provided on the project site to educate visitors about the natural environment of the project site.
7. At least 12 regularly scheduled educational classes or programs shall be provided at the project site per year. These programs shall promote the protection of environmental resources.
8. A staffed nature center shall be developed on the project site to provide year round education classes or programs.
9. The natural communities that occur on the project site shall be preserved and appropriately managed to ensure the long-term viability of these communities.
10. The project site shall be managed in a manner that protects and enhances the listed and non-listed native wildlife species and their habitat. Periodic surveys shall be conducted of listed species using the project site.
11. A significant portion of the wetland area on the project shall be planted with native vegetation.
12. The quality of surface waters shall be improved by the replacement of a culvert with stormwater facilities that provide wildlife habitat and/or open space in a park like setting. The development of the stormwater facilities shall be coordinated with the St. Johns River Water Management District.
13. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the project site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the project site.
14. A feral animal removal program shall be developed and implemented for the project site.

15. A professional survey shall be conducted to determine the integrity and extent of the historic wharf. The results of this survey shall be reviewed in conjunction with the Division of Historical Resources to develop an appropriate protection plan for this historic resource.

16. Prior to the commencement of any proposed development activities, measures will be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas shall be closely coordinated with the Division of Historical Resources in order to prevent the disturbance of these sites. Information on significant historical and archaeological sites shall be provided to the Division of Historical Resources for the purpose of updating the Florida Master Site File.

17. A walking trail of at least ¼ mile shall be provided on the project site.

18. The development and management of the project site shall be coordinated with agencies managing multi-jurisdictional recreational trails in Flagler County, to ensure the project site is managed as part of a linked land-based trail system.

19. The development and management of the project site shall be coordinated with the agencies managing the Long's Creek and Big Mulberry Branch ecological corridor, to ensure the project site is managed and protected as part of a linked ecological corridor.



• 2008

- March: City Council approves an Agreement with Flagler County Environmentally Sensitive Land Fund to acquire Longs Landing property.
- November: City Council approves a grant contract with FCT to reimburse the city for a portion of the purchase price of Longs Landing property.
- Purchase Amount: \$4,510,145.00
 - Flagler County Environmentally Sensitive Lands Program (ESL) \$2,255,072.50
 - Florida Community Trust (FCT) \$2,255,072.50

** The FCT Grant identified 19 specific Special Management Conditions from commitments made in the grant application that received scoring points. Failure to complete these conditions is considered a default of the grant contract.*



BACKGROUND

Long's Landing Estuary Management Plan

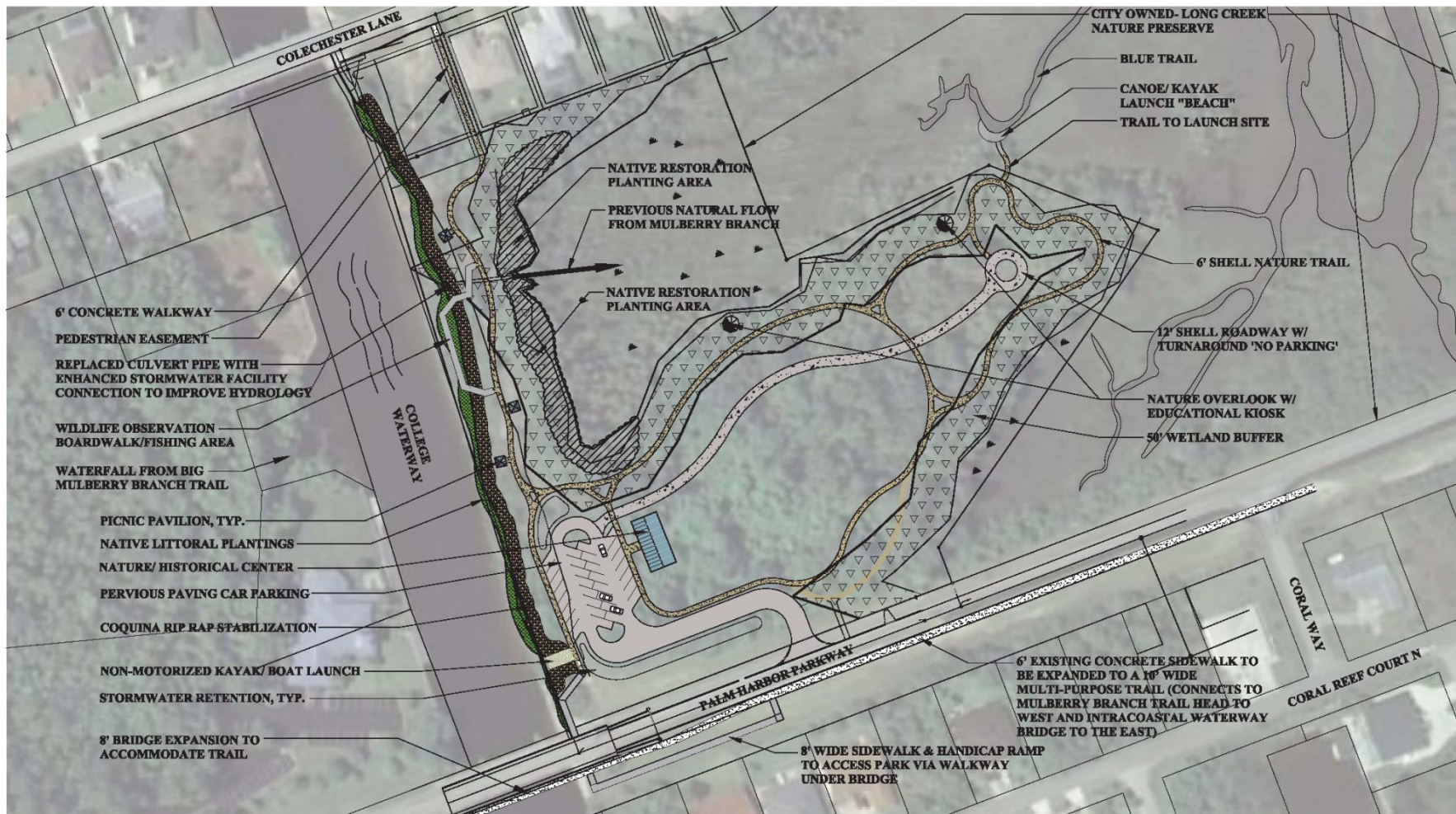


exhibit 8

- 2009
 - January: Per the FCT Grant Contract Item VII. Management Plan; Annual Steward Report, Item 1 required submission and approval of a management plan. The City submitted a Management Plan in January of 2009 that was approved by FCT.

** Approved management plan indicates that all improvements are to be completed by Dec 2012*



BACKGROUND



• 2009

- March: City Council gave approval to submit a grant application to Florida Inland Navigation District (FIND) for design and permitting of Longs Landing Estuary Park.

2010

- January: City Council gave approval to execute the FIND agreement in the amount of \$75,000.

2011

- City council gave approval for the Work Order for the design and permitting of the park improvements in the amount of \$398,600.00

2012

- May: City council was presented with an update of the park design.



BACKGROUND

Capital Improvement Program (continued)

Summary by Funding Source

PROJECT	DEPARTMENT		FY 13	FY 14	FY 15	FY 16	FY 17	TOTAL
Sidewalks and Bike paths	Community Development	51005	\$ 60,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 700,000
Parkway Beautification	Community Development	52003	200,000	200,000	200,000	200,000	200,000	1,000,000
Street Paving and Resurfacing	Public Works	54104	100,000	800,000	800,000	800,000	800,000	3,300,000
North Pine Lakes Pkwy Improvements	Community Development	54403	1,800,000	-	-	-	-	1,800,000
Royal Palms Parkway Phase III	Community Development	54404	700,000	300,000	-	-	-	1,000,000
Intersection/Turn Lane Improvements	Engineering	54409	100,000	350,000	50,000	350,000	50,000	900,000
Palm Coast Parkway 6-Laning	Engineering	54501	9,779,445	600,000	-	-	-	10,379,445
Old Kings Road Extension	Engineering	54502	1,350,000	1,050,000	2,275,000	-	600,000	5,275,000
Palm Harbor Extension	Engineering	54505	450,000	1,315,000	1,125,000	15,000	25,000	2,930,000
North Old Kings Road 4-Laning	Engineering	54507	2,000,000	100,000	-	-	-	2,100,000
Bridge Rehabilitation	Engineering	54602	975,000	150,000	1,000,000	150,000	1,000,000	3,275,000
Total Streets Improvement Fund			\$ 17,514,445	\$ 5,025,000	\$ 5,610,000	\$ 1,675,000	\$ 2,835,000	\$ 32,659,445
Graham Swamp Trail	Recreation & Parks	61014	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Indian Trails Sports Complex	Recreation & Parks	61505	-	120,000	-	-	-	120,000
Lehigh/Belle Terre Trailhead	Recreation & Parks	66009	100,000	300,000	100,000	100,000	-	600,000
Total Park Impact Fee Fund			\$ 100,000	\$ 420,000	\$ 100,000	\$ 100,000	\$ 250,000	\$ 970,000
Belle Terre Parkway-PCP to PLP	Engineering	53209	\$ -	\$ -	\$ 150,000	\$ 500,000	\$ 500,000	\$ 1,150,000
Total Transportation Impact Fee Fund			\$ -	\$ -	\$ 150,000	\$ 500,000	\$ 500,000	\$ 1,150,000
Land Acquisition - SR100 Frontage	Community Redevelopment Agency	31011	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Bulldog Drive	Community Redevelopment Agency	35001	3,800,000	-	-	-	2,420,000	6,220,000
Aquatic Center	Recreation & Parks	61007	-	-	-	-	-	-
Central Park	Recreation & Parks	66005	-	-	-	-	1,000,000	1,000,000
Total SR100 CRA Fund			\$ 4,300,000	\$ -	\$ -	\$ -	\$ 3,420,000	\$ 7,720,000
Fire Station #22 Replacement	Fire	49009	\$ -	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000
Sidewalks and Bike paths	Community Development	51005	160,000	160,000	160,000	160,000	-	640,000
Longs Landing	Recreation & Parks	61015	75,000	1,215,000	-	-	-	1,290,000
Holland Park Renovation	Recreation & Parks	66006	25,000	-	-	-	5,000	30,000
Park Renovation	Recreation & Parks	66008	75,000	75,000	75,000	75,000	75,000	375,000
Total Capital Projects Fund			\$ 335,000	\$ 1,450,000	\$ 235,000	\$ 235,000	\$ 730,000	\$ 2,905,000

- 2012

- City council approved FY13 Budget with 5-Year CIP that allocated funding for Phase 1 Improvements in FY14.

**Failure to have an executed construction contract by October 1, 2013 for the Phase 1 improvements will result in non-reimbursement of \$75,000 by FIND for the design grant received in 2009.*

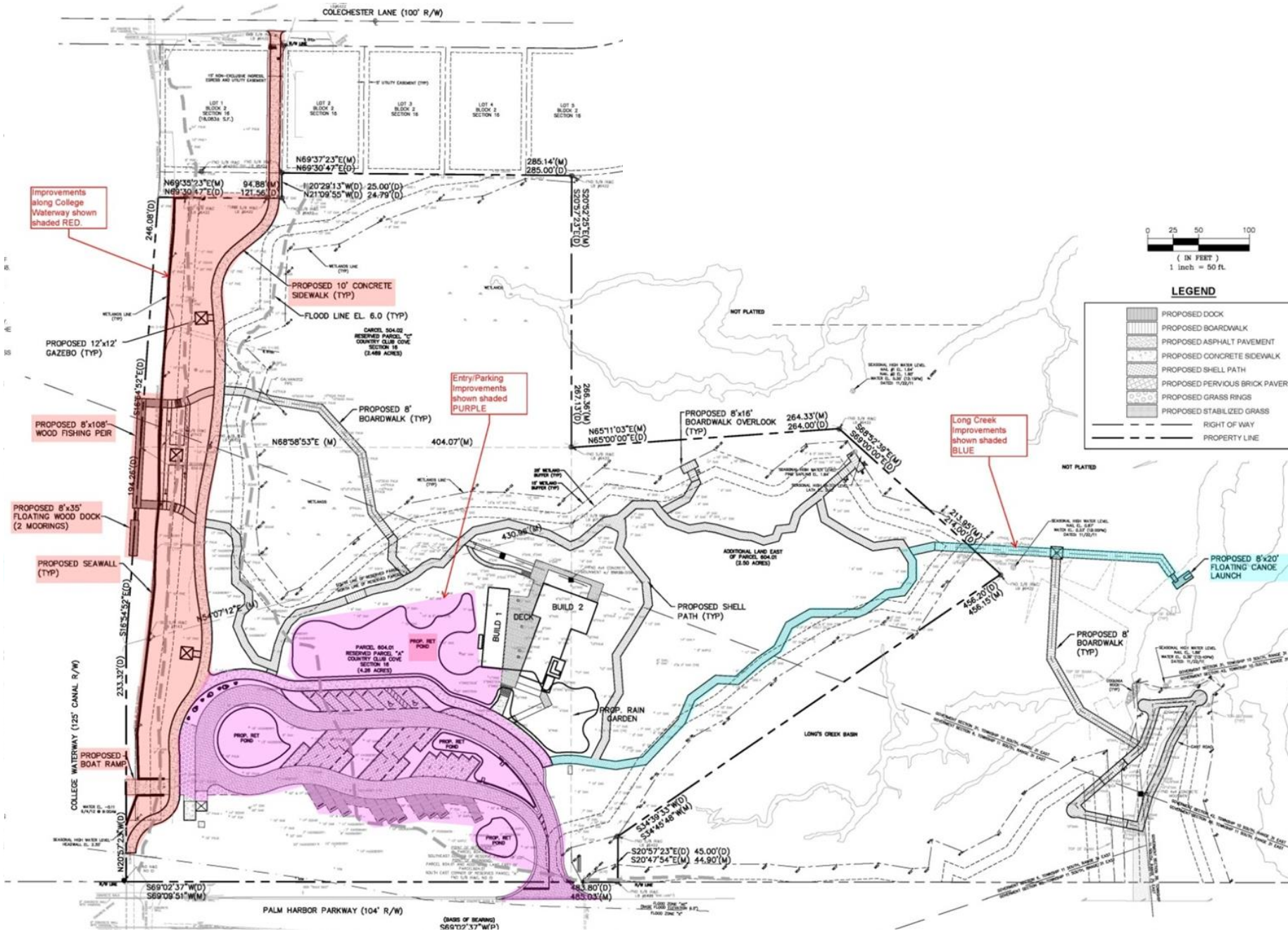


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BACKGROUND

- 2013
 - March: City council gave approval for submission of a FIND grant application for construction of Phase 1 park improvements.



CONSTRUCTION ESTIMATE	
Project Elements	Estimated Cost
I. College Waterway	
a. Boat Launch (Non-Motorized)	\$100,000
b. Shoreline Stabilization	\$595,000
c. Fishing Pier/Boardwalk/Boat Mooring	\$120,000
II. Long Creek	
a. Boat Launch (Canoe/Kayak Launch)	\$220,000
III. Site/Water Access	
a. Entry Road & Parking	\$180,000
TOTAL	\$1,215,000



PHASE 1 FUNDING

FUNDING	
Amount	Description
\$1,215,000.00	Budgeted Amount in City CIP
(\$200,000.00)	Developer Contribution (Water dependent facility)
(\$163,000.00)	Anticipated FIND Grant
\$852,000.00	Proposed City portion for FY14 Budget (Small County Surtax - Collected in FY13) <i>City portion of Sales Tax allocated for Capital Projects</i>
\$363,000.00	Budgeted Savings

**State staff provided the following clarifications regarding the FCT grant requirements/modification:*

- The city must complete all of the improvements; if not state will pursue reimbursement from City.*
- State expects the city to provide access to site and allow public use of property as soon as possible.*
- State understands that there are local budget constraints and that the timing of completing the remaining improvements can be extended with submission of a formal modification to schedule.*
 - 2012 - Current completion of all improvements.*
 - 2017 - Date noted in city annual stewardship report of a proposed revised completion date.*



NEXT STEPS

- **2013**

- Current: No Action Necessary
- June: City staff to give a presentation to FIND Board regarding grant application.
- July:
 - FIND selects projects for grant funding.
 - City staff to advertise for Phase 1 construction bids.
- September:
 - City Council action to approve & execute FIND Grant.
 - City Council action to approve Phase 1 construction contract.
- October: Begin Phase 1 construction.

