

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT / AGENDA ITEM #7n

SUBJECT: Resolution Requesting Authority to Sublease a Portion of the County Fairgrounds to Whispering Meadows Ranch for the Provision of Equine Therapy.

DATE OF MEETING: November 1, 2021

OVERVIEW/SUMMARY: Flagler County leases the Flagler County Fairgrounds from the State of Florida through the State's Board of Trustees of the Internal Improvement Trust Fund (TIITF). (The Florida Department of Environmental Protection, Division of State Lands, acts as staff for the Board of Trustees.) The lease from the State runs for 99 years beginning in 2006, and the overall Fairgrounds site is 183 acres.

In accordance with previous direction from the County Commission, staff is requesting permission from the State to sublease a portion of the site to Whispering Meadows Ranch, a 501(c)(3) organization currently operating as an equine therapy center in Flagler County. The sublease would affect the portion of parcel 04-12-30-5550-00060-0000 west of Sawgrass Road depicted in the exhibit attached to this memo. As a part of the request for authority to sublease, the State requires a resolution from the County formally requesting the proposed sublease. The proposed sublease terms are for 30 years with two 10-year renewals.

County staff: have also coordinated with Whispering Meadows to draft a site development plan; have ordered boundary and wetland delineation surveys; and are working with Whispering Meadows on the terms of the sublease.

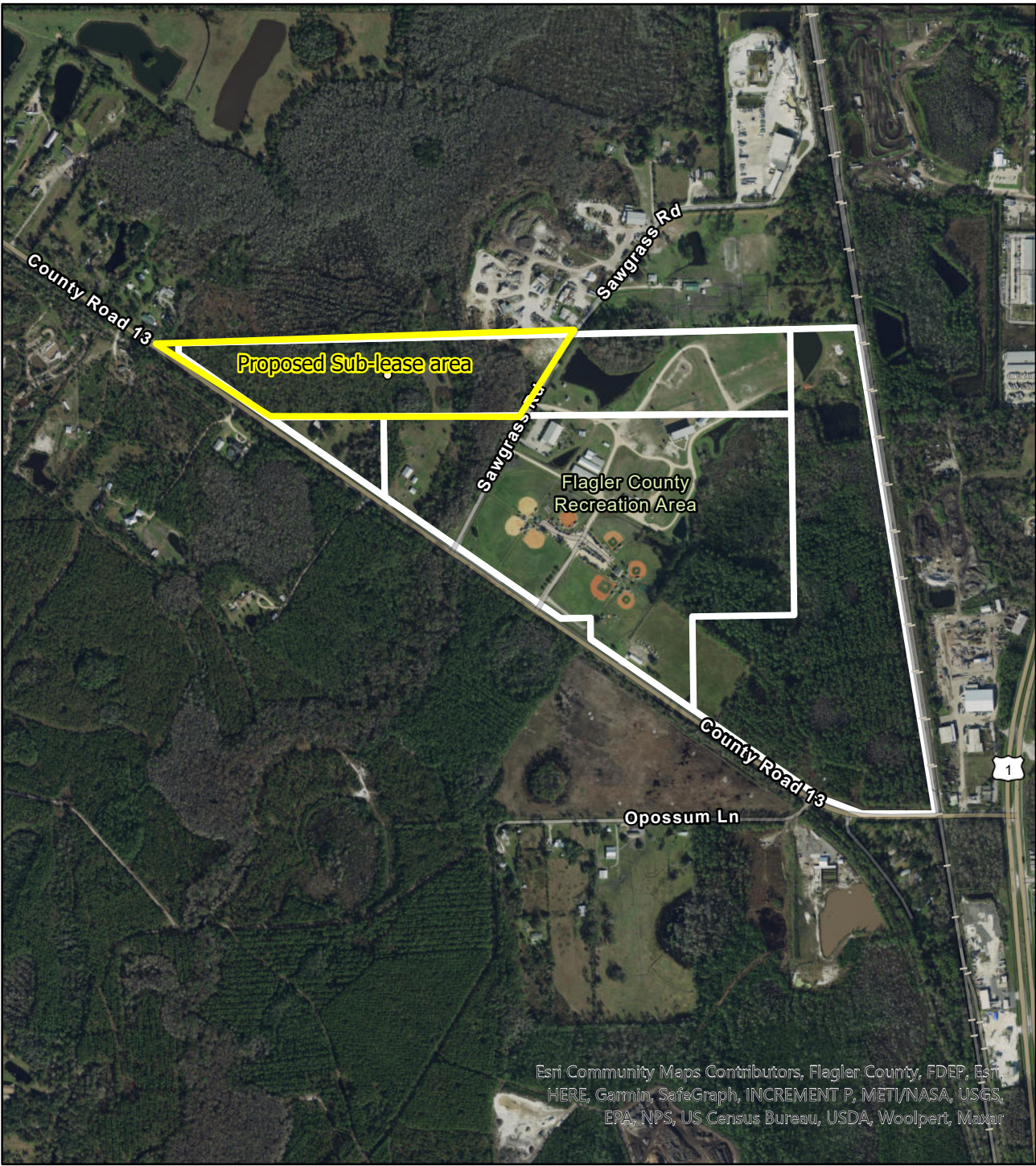
FUNDING INFORMATION: There is a \$300 application fee to the State for the request to sublease, which staff is working to have waived. As part of Flagler County's American Rescue Plan Act (ARPA) funding plan as approved by the Board on June 7, 2021, funding in the amount of \$500,000 has been allocated to increase Mental Health Therapy. This funding would be drawn from to prepare the site for the equine therapy.

DEPARTMENT CONTACT: Michael Lagasse, Interim Resiliency & Resource Stewardship Manager, 386-313-4064

RECOMMENDATION: Request the Board approve a resolution to sublease a portion of the County Fairgrounds to Whispering Meadows Ranch.

ATTACHMENTS:

1. County Fairgrounds Sublease Area
2. Resolution Requesting a Proposed Sublease



RESOLUTION NO. 2021 - ____**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, REQUESTING AUTHORIZATION FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA TO SUBLEASE A PORTION OF STATE LANDS.**

WHEREAS, the Flagler County Board of County Commissioners (“County”) leases from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (“Trustees”) the lands commonly referred to as the “Flagler County Fairgrounds” to be used for public recreational purposes and related uses for a period of ninety-nine years; and

WHEREAS, the Trustees have authorized the Division of State Lands of the Department of Environmental Protection (“DEP”) to act on behalf of the Trustees in relation to the Lease; and

WHEREAS, the County wishes to sublet a portion of the Fairgrounds site, for a period of thirty years with two ten year renewals, to Whispering Meadows Ranch, Inc., a Florida not for profit corporation which provides equine therapy to disabled youth and veterans; and

WHEREAS, as part of the application process to sublet State lands, DEP requires that the County pass a resolution formally requesting authorization to enter into the proposed sublease; and

NOW THEREFORE, be it resolved by the Board of County Commissioners of Flagler County, Florida, that:

1. The above recitals are incorporated as if fully set out herein.
2. The County hereby requests authorization to sublease a portion of the Fairgrounds site to the entity and for the purposes identified above.
3. In its capacity as the Local Planning Agency, the County finds the proposed use of the State lands to be consistent with the Flagler County Comprehensive Plan. The proposed lease is encouraged by Policy H.1.5.3 of the Comprehensive Plan, which policy requires the County enter into agreements with non-profit recreation providers to assist in the provision of recreational programming and facilities.
4. This Resolution will take effect upon adoption.

[Signature page to follow.]

DULY PASSED AND ADOPTED at the regular meeting of the Board of County Commissioners of Flagler County, Florida, on this 1st Day of November 2021.

**FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS**

Donald T. O'Brien Jr., Chair

ATTEST:

Tom Bexley, Clerk of the Circuit Court
& Comptroller

APPROVED AS TO FORM:

Sean S. Moylan Digitally signed by Sean S. Moylan
Date: 2021.10.26 15:06:53 -04'00'

Sean S. Moylan, Assistant County Attorney